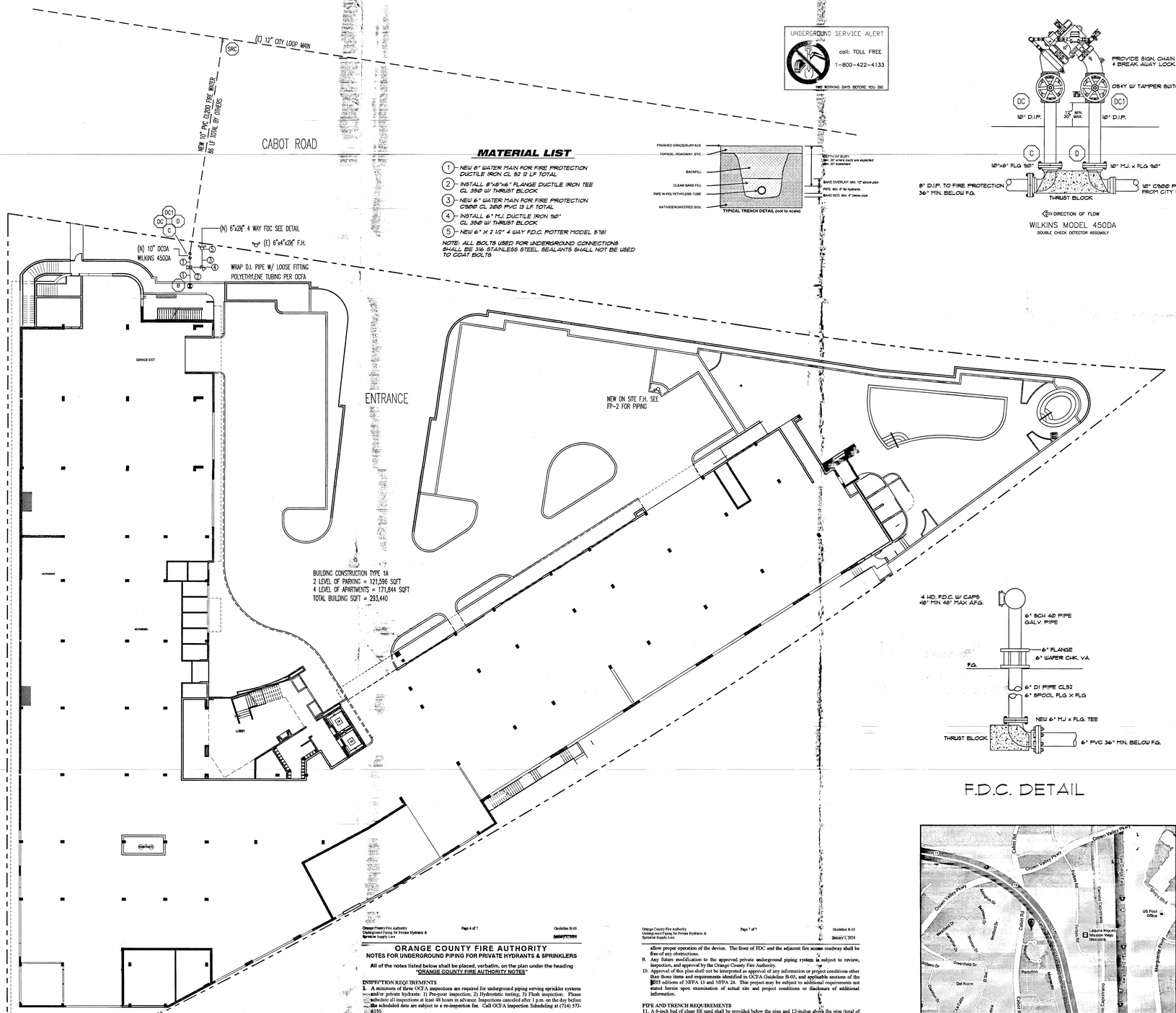


F.D.C. DETAIL

UNDERGROUND SERVICE ALERT
call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

MATERIAL LIST

1. NEW 8" WATER MAIN FOR FIRE PROTECTION DUCTILE IRON CL 52 12 LF TOTAL
2. INSTALL 8"x8"x6" FLANGE DUCTILE IRON TEE CL 350 W/ THRUST BLOCK
3. NEW 6" WATER MAIN FOR FIRE PROTECTION C900 CL 305 PVC 13 LF TOTAL
4. INSTALL 6" M.J. DUCTILE IRON 90° CL 350 W/ THRUST BLOCK
5. NEW 6" X 2 1/2" 4 WAY F.D.C. POTTER MODEL 5781

NOTE: ALL BOLTS USED FOR UNDERGROUND CONNECTIONS SHALL BE 316 STAINLESS STEEL. SEALANTS SHALL NOT BE USED TO COAT BOLTS

TYPICAL TRENCH DETAIL (not to scale)

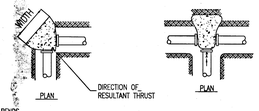
WILKINS MODEL 450DA
DOUBLE CHECK DETECTOR ASSEMBLY

WATER FLOW AVAILABILITY

STATIC PSI:	132
RESIDUAL PSI:	127
PITOT PSI:	N/A
OUTLET SIZE:	N/A
COEFFICIENT:	N/A
CBS FLOW:	N/A
FLOW @ 20 PSI:	1000
DATE:	05-02-2014
CONDUCTED BY:	MOULTON NIGUEL WATER
LOCATION:	28100 CABOT ROAD
WITNESSED BY:	N/A

NOTE:
WHERE A SUBSEQUENT OCCUPANCY REQUIRES A SYSTEM WITH GREATER CAPABILITY, IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR OCCUPANT TO UPGRADE THE SYSTEM TO THE REQUIRED DENSITY AND CURRENT CODE FOR NEW OCCUPANCY.

TYPICAL THRUST BLOCK DETAIL



BENDS
TABLE I

MINIMUM BEARING AREAS IN SQ. FT. *				
MAIN SIZE	TEE**	90° BEND	45° BEND	22.5° BEND
6"	4	4	3	3
8"	5	7	4	3
10"	9	12	6	4
12"	12	16	9	6

* BASED ON 150 PSI W.W.P. PRESSURE & SOIL BEARING LOADS OF 2000 PSF THE RATIO OF WIDTH TO HEIGHT SHALL NOT EXCEED 1 1/2 TO 1.
** TEES, PLUGS, CAPS & HYDRANTS.

TEES
TABLE II

*** SOIL TYPE	**** MAX. ALLOWABLE SOIL BEARING VALUES	FACTORS FOR INCREASING AREAS IN TABLE I
LOOSE SAND	500 PSF	4
SOFT SANDY CLAY	1000 PSF	2
ADOBE	1000 PSF	2
COMPACT FINE SAND	2000 PSF	1
COMPACT COARSE SAND	2000 PSF	1
MEDIUM STIFF CLAY	2000 PSF	1

*** THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SAFE SOIL BEARING VALUES AND THE POSITION AND SIZE OF BEARING AREAS.
****BASED ON 2 FEET MINIMUM DEPTH OF COVER OVER THE PIPE.

GENERAL NOTES:
1. ALL ANCHOR AND THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED SOIL.
2. MINIMUM ALLOWABLE WATER PRESSURE FOR DESIGN OF THRUST BLOCKS IS 150 PSI. BEARING AREA INCREASES DIRECTLY WITH INCREASES IN PRESSURE.
3. ALL CONCRETE USED IN THRUST BLOCKS SHALL ATTAIN 2000 PSI STRENGTH.
4. ALL ANCHOR RODS SHALL BE REINFORCING STEEL AND MIN. 1/2" DIAMETER.
5. USE ANCHOR BLOCKS AT VERTICAL BENDS WHEN PIPE IS ABOVE OR BELOW GROUND. SIZE OF BLOCK AND ROD SHALL BE SHOWN ON THE PLANS OR AS DETERMINED BY THE ENGINEER IN THE FIELD.
6. USE 30 POUND FELT TO INSURE COLD JOINT.
7. CONCRETE SHALL NOT COME INTO DIRECT CONTACT WITH ASBESTOS CEMENT PIPE.
8. FOR PIPE 14" IN DIAMETER OR LARGER ENGINEER IS TO SUBMIT CALCULATIONS.

GENERAL SITE PLAN NOTES

1. ALL UNDERGROUND FIRE SERVICE WATER LINES SHALL BE UL. LISTED FOR USE WITH AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLATIONS.
2. PRIOR TO CONNECTION TO OVERHEAD SPRINKLER PIPING, ALL UNDERGROUND FIRE SERVICE WATER LINES SHALL BE HYDROSTATICALLY TESTED & FLUSHED BY THE INSTALLING CONTRACTOR AT RATES NOT LESS THAN SPECIFIED BY N.F.P.A. STANDARD 24.
3. B & L AUTOMATIC FIRE PROTECTION CONTRACT BEGINS AT BACKFLOW BACKFLOW BY OTHERS
4. TYP. BURY TO BE 36' TO TOP OF PVC PIPE
5. FIRE SPRINKLER SYSTEM AND FIRE UNDERGROUNF TO BE DESIGNED PER NFPA 13 & 24 2013 ED. 2013 CFC 2013 CBC

VERBATIM NOTES

a. IT IS THE RESPONSIBILITY OF THE OWNER TO PROPERLY MAINTAIN THE FIRE PROTECTION SYSTEM IN AN OPERABLE CONDITION AT ALL TIMES
b. THE FIRE SPRINKLER CONTRACTOR WILL PROVIDE THE OWNER WITH THE NECESSARY INSTRUCTION MANUALS FOR THE UPKEEP OF THE SYSTEM AS WELL AS A COPY OF NFPA 25.
c. ONLY NEW SPRINKLERS SHALL BE EMPLOYED IN THE INSTALLATION OF THE SPRINKLER SYSTEM.
d. THE SYSTEM SHALL ONLY EMPLOY THE USE OF APPROVED MATERIALS AND DEVICES.
e. FIRE PROTECTION PLANS SHALL BE APPROVED PRIOR TO THE INSTALLATION OF ANY PIPE. A SET OF APPROVED PLANS SHALL BE MAINTAINED AT ALL TIMES ON THE JOBSITE.
f. AN APPOINTMENT SHALL BE MADE A MINIMUM OF TWO WORKING DAYS IN ADVANCE WITH THE APPROPRIATE FIRE PREVENTION DIVISION REGIONAL OFFICE FOR ALL INSPECTIONS AND TESTS.
g. ALL UNDERGROUND MAINS AND LEAD-IN CONNECTIONS SHALL BE FLUSHED AS INDICATED IN NFPA PRIOR TO CONNECTION TO THE OVERHEAD PIPING. ALL FLUSHING OPERATIONS SHALL CONTINUE UNTIL THE WATER IS CLEAR. FLUSHING SHOULD BE PERFORMED AT TIME OF HYDROSTATIC TEST, AND SHALL BE WITNESSED BY A FIRE PREVENTION DIVISION INSPECTOR.
h. ALL SYSTEM PIPING SHALL BE HYDROSTATICALLY TESTED AT 200 PSI FOR TWO HOURS OR AT 50 PSI ABOVE THE MAXIMUM SYSTEM OPERATING PRESSURE, WHICHEVER IS GREATER.
i. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE ADDRESS SIDE OF THE BUILDING, FACE THE STREET, BE VISIBLE AND ACCESSIBLE, HAVE N.S.T. FEMALE INLETS, HAVE PROTECTIVE CAPS, AND AN ACCESSIBLE APPROVED CHECK VALVE LOCATED IN THE MAIN LINE (AS CLOSE TO THE INLETS AS POSSIBLE).
j. ALL VALVES AND FIRE DEPARTMENT CONNECTIONS SHALL HAVE A PERMANENTLY AFFIXED SIGNS, INDICATING THEIR FUNCTION.
k. A STOCK OF SPARE SPRINKLERS OF EACH STYLE, TYPE, AND TEMP. RATING ALONG WITH A SPRINKLER WRENCH AND SHALL BE LOCATED AT THE MAIN RISER.
l. ANY PORTION OF THE WET FIRE PROTECTION SYSTEM EXPOSED TO FREEZING TEMPERATURES SHALL BE ADEQUATELY PROTECTED.(HEAT TAPE IS NOT AN ACCEPTABLE METHOD OF PROTECTION).
m. WELDING SHALL BE PERFORMED PER NFPA 13 REQUIREMENTS.
n. AUTOMATIC SPRINKLER SYSTEM SHALL BE SUPERVISED BY A LISTED/APPROVED CENTRAL, PROPRIETARY, OR REMOTE STATION, OR A LOCAL ALARM WHEN APPROVED BY THE CHIEF, WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION WHEN THE NUMBER OF SPRINKLERS IS 100 OR MORE

EXCEPTION: 20 OR MORE IN GROUP I, DIVISION 11 AND 13 OCCUPANCIES.

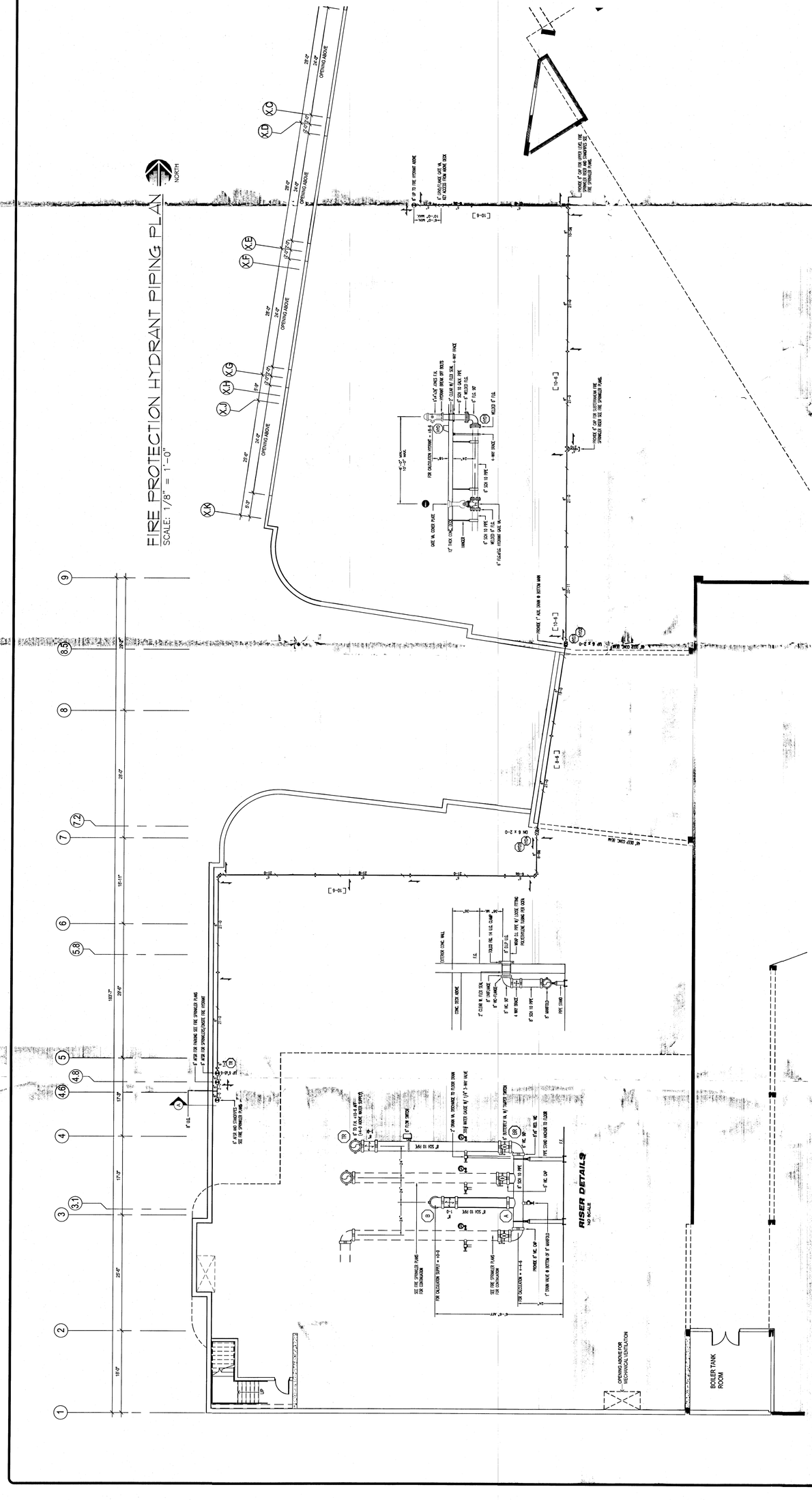
Crown Valley Pkwy
Cabot Rd
Camino Capistrano
Laguna Niguel/Mission Viejo Metrolink
Del Norte
Portofino
Montemar
Colinas De Capistrano Park
Paseo De La Colinas
Via Lomas
Via Las Colinas
La Paloma
La Cuesta
Via Conejo
Via Escuela
Via Arroyo
Via Serena
Via Vaquero
Via Victoria
Via Rancho
Via Ventura
Via Vista
Via Vaquero
Via Manzana
Via Cordova
Via Cortez
Via Cedros
Via Cerrito
Via Cerrada
Via Cerralvo
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Via Cerro
Via Cerrada
Via Cerralvo
Via Cerro

S.P. 191307

FIRE PROTECTION HYDRANT PIPING PLAN

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

NORTH



Tol-Brace Seismic Calculations

Project Address:	Career Lofts 28100 Cabot Road Laguna Niguel, CA Job # 21349
Prepared For:	BAL Automatic Fire Protection 42744 5th Street West Lancaster, CA 93535 (661) 723-5294 CSLB 822807
	COOPER B-Line | TOLCO

Calculations based on 2010 NFPA Pamphlet #13

Brace Information

Maximum Spacing	40'-0" (12.19 m)
Maximum Brace Length	7'-0" (2.13 m)
Bracing Material	1"-Sch.40
Angle from Vertical	60° Max.
Least Rad. of Gyration	0.42" (11 mm)
L/R Value	200
Max Horizontal Load	1554 lbs (728 kg)
Force Factor (Cd)	0.76

Toloo Brace Components

	Toloo Component Fig. Number	Adjusted Load
Typical Clamp	Fig.454 Clamp	1248 lbs (572 kg)
Typical Universal Swivel	Fig.980 Universal Swivel	2395 lbs (1086 kg)

*Calculation Based on COOPER/TOLCO Loading
**Toloo Note: These components are for Toloo components only. Use of any other components voids these calculations & the listing of the assembly.

Assembly Detail

Fastener Information

Fastener Orientation	NFPA Type B
Maximum Load	938 lbs (421 kg)
Diameter	1/2in.
Length	3-1/4in.
Type	Wedge Anchor (6000 psi Normal Weight Cracked Concrete)

Brace Identification on Plans: Lateral
Orientation of Brace: Lateral

Load Information

Braced Pipe: 6" Sch.10 Steel Pipe	Total Length	Total Calculated Load
Size and Type of Pipe		
6" Sch.10 Steel Pipe (152.4 mm)	40ft (12.2 m)	700 lbs (318 kg)

Percentage Added for Fittings and Sprinklers	15%
Total Adjusted Load of all pipe within Zone of influence	805 lbs (365 kg)

(Tol-Brace Version 7)

Tol-Brace Seismic Calculations

Project Address:	Career Lofts 28100 Cabot Road Laguna Niguel, CA Job # 21349
Prepared For:	BAL Automatic Fire Protection 42744 5th Street West Lancaster, CA 93535 (661) 723-5294 CSLB 822807
	COOPER B-Line | TOLCO

Calculations based on 2010 NFPA Pamphlet #13

Brace Information

Maximum Spacing	40'-0" (12.19 m)
Maximum Brace Length	7'-0" (2.13 m)
Bracing Material	1"-Sch.40
Angle from Vertical	45° Max.
Least Rad. of Gyration	0.42" (11 mm)
L/R Value	200
Max Horizontal Load	1310 lbs (594 kg)
Force Factor (Cd)	0.76

Toloo Brace Components

	Toloo Component Fig. Number	Adjusted Load
Typical U-Bolt Clamp	Fig.454 Clamp	1420 lbs (644 kg)
Typical Universal Swivel	Fig.980 Universal Swivel	2395 lbs (1086 kg)

*Calculation Based on COOPER/TOLCO Loading
**Toloo Note: These components are for Toloo components only. Use of any other components voids these calculations & the listing of the assembly.

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Total Adjusted Load of all pipe within Zone of influence	805 lbs (365 kg)

(Tol-Brace Version 7)

No.	Date	Description	By

FIRE SPRINKLER SYSTEM

This drawing is an instrument of service and the property of BAL Automatic Fire Protection Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it is prepared and publication thereof is expressly limited to such use. Do not scale drawing, written dimensions take precedence over scaled dimensions.

B&L AUTOMATIC FIRE PROTECTION COMPANY, INC.
42744 5th Street East • Lancaster, CA 93535
661/723-5294 • Fax 661/723-5264
Specializing in Automatic Fire Sprinkler System Design & Installations for Residential, Commercial, Industrial & Storage Applications

CONTRACTOR'S STATE LICENSE BOARD — CLASSIFIED FIRE PROTECTION CONTRACTOR — AUTOMATIC FIRE PROTECTION — C-16, C-34 — LICENSE NO. 822807 — STATE OF CALIFORNIA

Drawing Title: Fire Hydrant Piping Plan

Project: CABOT CAREER LOFTS
TRACT NO. 7939
28100 CABOT ROAD
LAGUNA NIGUEL, CA

Drawing Scale: 1:10 — SCALE: 1/8"=1'-0"

Job No: 21349

Date: MAY 09, 2014 — Sheet No: FP-2

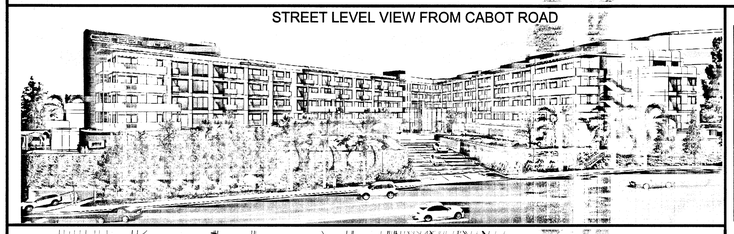
Drawn: JD — Of: 2 Sheets

Checked: JD

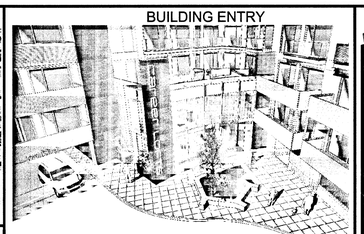
〒812-2472
福岡県糟屋郡久山町
猪野詰
ヒロシ

BUILDING PERSPECTIVES BY THOMAS COX ARCHITECTS, INC.

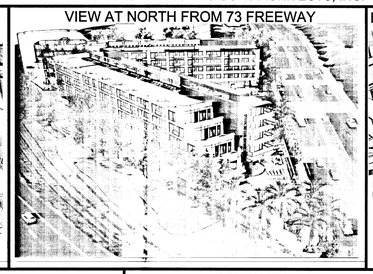
STREET LEVEL VIEW FROM CABOT ROAD



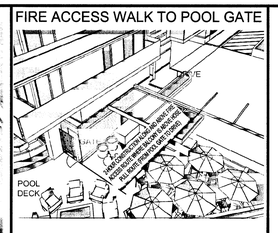
BUILDING ENTRY



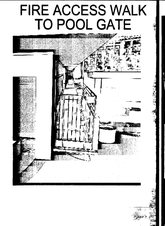
VIEW AT NORTH FROM 73 FREEWAY



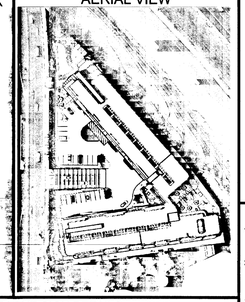
FIRE ACCESS WALK TO POOL GATE



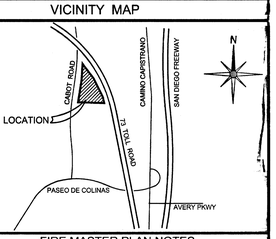
FIRE ACCESS WALK TO POOL GATE

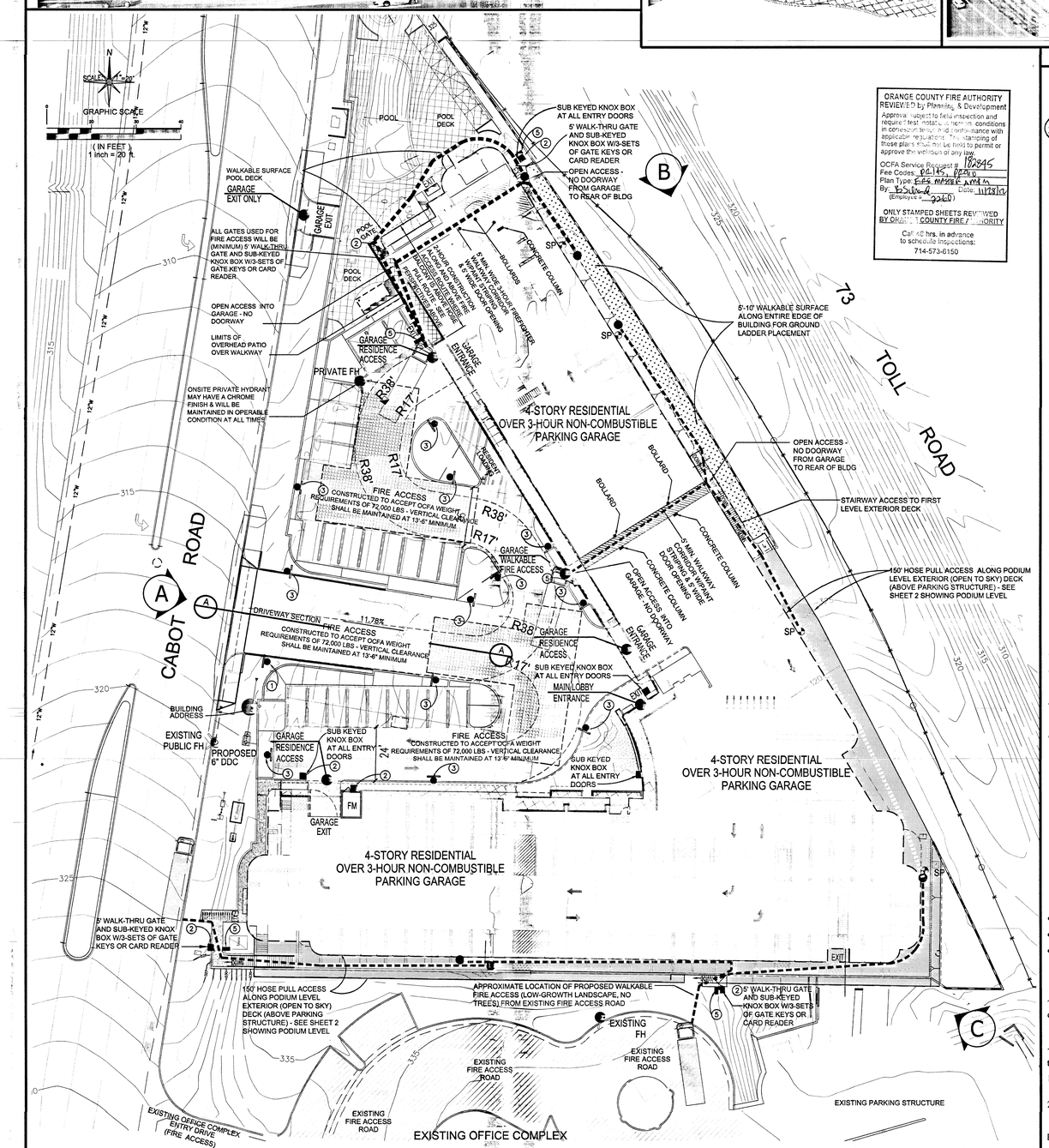


AERIAL VIEW



VICINITY MAP





ORANGE COUNTY FIRE AUTHORITY
REVIEWED by Planning & Development
Approval subject to field inspection and request for additional conditions in connection herewith and in accordance with applicable regulations. The stamping of these plans shall not be held to permit or approve the violation of any law.
OCFA Service Request # 182845
Fee Codes: PR151, PR910
Plan Type: FIRE MASTER PLAN
By: [signature] Date: 11/28/12
(Employee # 2210)
ONLY STAMPED SHEETS REVIEWED BY ORANGE COUNTY FIRE AUTHORITY
Call 48 hrs. in advance to schedule Inspections:
714-573-6150

OCFA ALTERNATE MATERIALS AND METHODS APPROVAL

ORANGE COUNTY FIRE AUTHORITY
Fire Prevention Department - Planning and Development Services Section
1 Fire Authority Road, Irvine, CA. 92602 – .www.ocfa.org – (714) 573-6100 / fax (714) 368-8843

David Oatis
Firesafe Planning Solutions
302 N. El Camino Real, Suite 202
San Clemente, CA 92672

Subject: OCFA Service Request SR# 182845
Cabot Career Lofts
28100 Cabot Road, Laguna Niguel 92677
PR910: Alternate Materials and Methods Request

We have reviewed your Alternate Materials and Methods request and are granting approval. This approval is not intended to serve as approval of the proposal for any project or location other than that specified herein. A summary of our findings is outlined below and includes the facility description, request, and the Orange County Fire Authority's (OCFA) conditions of approval.

Facility Description

Cabot Career Lofts is a proposed 4-story condominium development above a non-combustible parking garage. The property to the South is an office complex, the West and North is Cabot Road, and at the Last is the 73 Toll-road. The project, as proposed, has an access deficiency of approximately 122 feet..

Request

Code Section, 2010 California Fire Code (CFC):

Section 503 – FIRE DEPARTMENT ACCESS

Code Requirement:

- CFC Section 503.1 regarding fire department access
- CFC Section 104.9 Alternate Methods and Materials

Code Intent:

Code compliant access shall be supplied for firefighting purposes.

Applicant Proposal:

Proposed alternative fire protection measures:

- The building will be protected in accordance with NFPA 13 at a sprinkler density of Ordinary Hazard Group 1.
- Two, 2-Hour Fire Walls will be constructed to compartmentalize the building, creating 3 separate areas. CBC 506.1-4 requires, one-2-hour separation wall. Please see 'Area Separation Analysis' on sheet two of this plan.
- Hose pulls meet OCFA standards of 150' with the exception of one location which is deficient by 122 feet.
- Wet standpipes placed in the garage will be extended to provide one where access is deficient.
- Emergency ground ladder access shall be shown on the plan.
- "Oversized" elevator cars with a 3,500 lb. minimum load capacity to accommodate emergency gurneys. Both elevators in the project entry lobby will meet this standard.
- Easy to read way-finding signage will be provided throughout the building for fire personnel to rapidly access individual units and courtyard.
- A Fire Monitoring Room will be provided with access to the exterior of the building only. The fire Monitoring Room shall be separated from the remainder of the building by not less than one-hour fire resistive construction with all openings protected by assemblies having a fire-resistive rating of not less than 45 minutes. It shall have a minimum of one door, which is accessible directly from the exterior portion of the building and shall be able to be opened with a fire department master key. The central control station shall have a minimum dimension of 8 feet. It shall contain the following:
  - ☐ Fire detection, fire alarm system annunciator panels.
  - ☐ Status indicators and controls for air handling systems.
  - ☐ Schematic building plans in clearly labeled approved containers, indicating the floor plan and building core.
  - ☐ Emergency contact information: Building engineer, maintenance, property management, security, alarm company and elevator company.
  - ☐ One 3 foot by 5 foot table and two folding chairs, minimum.
  - ☐ An approved locked and labeled cabinet containing labeled keys for emergency access and elevator control. All control panels in the room shall be permanently identified as to its function.
  - ☐ Battery powered emergency lighting device.
- A 5 foot walkable surface will be provided around the entire perimeter of the building.
- The parking structure will be constructed from materials meeting the requirements of a 3-hour fire rating.
- A firefighter's walkway will be designed into the parking structure to access the building with a 3-hour rating (similar to those approved by OCFA on prior podium and wrap structures).

Justification

The proposed alternate fire protection methods enhance and protect the building by providing compliant fire department hose-pull access. This will provide additional protection for fire personnel and the public.

Conditions

To approve the alternate materials and methods request, the following conditions must be met, in addition to those proposed:

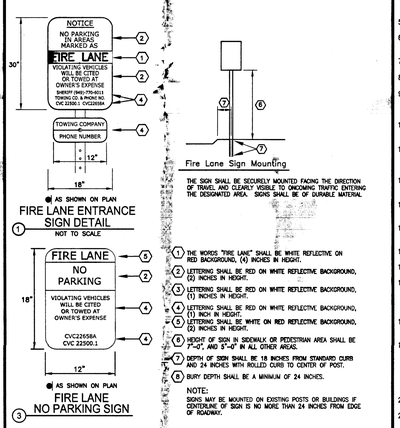
1. A copy of this approval letter shall be blue-lined onto the site plan and any other required OCFA plan approvals.
2. The OCFA reserves the right to re-evaluate the project at any stage in the future if the water supply is inadequate to provide the protection as required by this approval.

Respectfully,

Becky Schade
Fire Prevention Analyst

Concurrence
Vahid Toossi, P.E. Fire Protection Engineer

FIRE LANE SIGN DETAILS



ALTERNATE MATERIALS AND METHODS REQUEST

November 15, 2012

Planning and Development Services Section
Orange County Fire Authority
1 Fire Authority Road
Irvine, CA 92856-0086

SUBJECT: Cabot Career Lofts, Laguna Niguel, CA
Alternate Means and Methods for Fire Master OCFA SR# 182845

On behalf of Cabot Career Lofts, we hereby submit a request for use of Alternate Means and Methods (AM&M), per the 2007 California Fire Code. Our request relates to hose pull deficiencies

The following information is being provided to assist in your evaluation of this proposed AMM.

A. Project information:
- Project name: Cabot Career Lofts
- Contact person: David Oatis, Firesafe Planning Solutions, (949) 240-5911 302 N. El Camino Real, San Clemente, CA 92672
- Current landowner: United American Properties
- Development type: Condominium Development
- Tract No. 7939

B. Code Sections for which the modification is requested:
- CFC Section 103.1.2 Alternate Means and Methods...

C. General Description.
Cabot Career Lofts is a proposed 4-story condominium development in Laguna Niguel, California. The property to the South is an office complex, West and North is Cabot Road, East is the 73 Tollroad.

D. Hardship:
Our hardship is: To be a viable project at the request of the City of Laguna Niguel, the structure needs to extend to the limits of the property.

E. Proposed alternative fire protection measures:
1. Fire access surface will be increased to 72,000 lbs and be certified by a civil engineer.
2. The vertical distance from the lowest point of fire department access to the highest habitable floor shall not exceed 50'
3. Two, 2-Hour Fire Walls will be constructed to 'compartmentalize' building, creating 3 separate areas. Using CBC Code 506.1, 506.2, 506.3, 506.4 , one-2-hour separation wall is required. This project is doubling that requirement with a second area separation wall. Please see "Area Separation Analysis' on sheet two of this plan.
4. Driveway access will not exceed 10% except an 85' portion of the entry drive at 11.78%
5. Wet standpipes will be provided where hose pull access exceeds 150'
6. A minimum 5' walkable path will be provided around the entire perimeter of the building.
7. A firefighter's walkway will be designed into the parking structure to access the building and have a 3-hour rating
8. NFPA 13 Fire Sprinkler Requirements/California Fire Code Section 1003.2.2 Fire Extinguishing Systems. The entire project will be protected by an NFPA Full 13 automatic fire sprinkler system.
9. Automatic fire sprinkler system will be upgraded one density, from light hazard to ordinary hazard.
10. "Oversized" elevator cars with a 3,500 lb. minimum load capacity to accommodate emergency gurneys. Both elevators in the project entry lobby will meet this standard.
11. Easy to read way-finding signage will be provided throughout the building for fire personnel to rapidly access Individual units and courtyard.
12. A "Fire Monitoring Room" will be provided with access to the exterior of the building only. The fire Monitoring Room shall be separated from the remainder of the building by not less than one-hour fire resistive construction with all openings protected by assemblies having a fire-resistive rating of not less than 45 minutes. It shall have a minimum of one door, which is accessible directly from the exterior portion of the building and shall be able to be opened with a fire department master key. The central control station sahll have a minimum of 96 square feet with a minimum dimension of 8 feet. It shall contain the following:
- Fire detection and fire alarm system annunciator panels.
- Sprinkler valve and water-flow detector display panels.
- Status indicators and controls for air handling systems.
- Schematic building plans in clearly labeled approved containers, indicating the typical floor plan and detailing the building core.
- Emergency contact information: Building engineer, maintenance, property management, security, alarm company, elevator company.
- One 3 foot by 5 foot table and two folding chairs, minimum.
- An approved locked and labeled cabinet containing labeled keys for emergency access and elevator control. All control panels in the central control station shall be permanently identified as to its function.
- Battery powered emergency lighting device (Bug Eye).

13. Firefighter Walkways have been provided with 3-hour construction features. Walkways are indicated using a painted stripes with bollards.
14. Wet standpipes will be installed at the end of each Firefighter Walkway exit and 150' hose pull as shown on plan
15. It is our belief that the proposed alternate fire protection methods and modifications developed both enhance and protect the building and more importantly provide additional protection for fire personnel and the public.

Thank you in advance for your consideration of this proposed AM&M request. Please feel free to call me with any questions or requests for additional information.

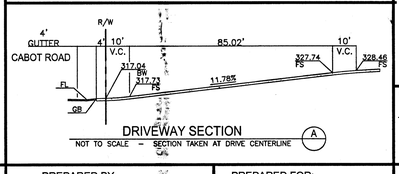
Sincerely,

David Oatis, Firesafe Planning Solutions for Cabot Career Lofts

CONSTRUCTION NOTES

1. INSTALL "ENTRANCE" FIRE LANE SIGN PER DETAIL HEREON.
2. INSTALL KNOX KEY BOXES MEETING OCFA REQUIREMENTS ON BOTH SIDES OF GATE.
3. INSTALL "NO PARKING—FIRE LANE" SIGNS ON BOTH SIDES OF MANUALLY OPERATED GATES & BARRIERS PER DETAIL HEREON.
4. INSTALL MANUALLY OPERATED GATES AND BARRIERS WITH KNOX KEY BOXES.
5. INSTALL WAYFINDING SIGNAGE INDICATING UNITS SERVED FROM ACCESS POINT

DRIVEWAY SECTION



PARKING ENFORCEMENT LETTER

Novemember 15, 2012

Planning and Development Services Section
Orange County Fire Authority
1 Fire Authority Road
Irvine, CA. 92602

Re: Cabot Career Lofts, Laguna Niguel, CA.
OCFA Service Request Number 182845 Parking Enforcement Plan

The fire lane parking enforcement plan for the above referenced project is stated as follows:

All fire lanes within Tract 7939 shall be maintained and in no event shall parking be permitted along any portion of a street or drive that required fire lanes or any area designated as a fire lane for turn-around or drive through purposes.

Cabot Career Lofts Site Management shall adopt reasonable rules and regulations regarding the parking of vehicles along the streets, roads and or drives within the project that are not in conflict with applicable law.

In furtherance thereof, Cabot Career Lofts Site Management, through its officers, committees and agents will establish the "parking" and "no parking" areas within the property in accordance with Section 22658.2 of the California Vehicle Code and OCFA Guideline B-09. The law shall be enforced through such rules and regulations by all lawful means, including, written warnings, citing, levying fines and towing vehicles in violation.

Cabot Career Lofts Site Management will contract with a certified patrol and towing company to remove vehicles that violate no parking restrictions. First time violators will receive a written warning and with subsequent violations, the vehicle shall be subject to towing. The vehicle owner shall be responsible for all costs incurred in remedying such violation, including without limitation towing cost, citations and legal fees.

Sincerely,

David Oatis, Firesafe Planning Solutions, as agent for: Cabot Career Lofts

COMBUSTIBLE CONSTRUCTION LETTER

April 23, 2012

Planning and Development Services Section
Orange County Fire Authority
1 Fire Authority Road
Irvine, CA. 92602

Subject: Combustible Construction Letter OCFA Service Request Number 182845, Cabot Career Lofts, Laguna Niguel, CA.

The purpose of this letter is to notify you that Tract 7939 shall install all required paved fire access roads that meet OCFA access requirements per the approved plans. All fire hydrants and water supply for firefighting purposes shall be installed per the approved plans and shall meet all fire flows requirements, prior to any combustible construction materials being delivered for construction.

Should you have any questions or need further information, please contact me at (949) 521-0852

Sincerely,

David Oatis, Firesafe Planning Solutions, as agent for: Cabot Career Lofts

STRUCTURAL DESIGN LETTER

DCI ENGINEERS

May 25th , 2012

United American Properties
Attn: Hugo Andon J.
4665 Jamboree Road
Newport Beach , CA 92660

Re: Cabot Road – Career Lofts Fire Truck Loading

Dear Mr. Andon J.

The purpose of this letter is to confirm that the structural s ab for the Cabot Road Career Lofts project has been designed to the appropriate loads for fire truck loading per the City of Orange County Fire Authority. Only the areas designated on the engineering plans which are greater than 23,700 psf (the City of Orange County Fire Authority minimum) have been designed for fire truck loading. The loading used for fire trucks is 72,000 lb distributed over 200 SF with wheels' rows as shown on the attached diagram. The new structure has been designed to support the required loads. The effective area of the underlying structure was originally designed for slightly lower loads and Box Beds. Those areas have been evaluated for adjacent loads and have been found to be adequate to support the required loads. Please let us know if you have further questions regarding this matter.

Sincerely,

Richard Hennion, S.E.
Principal

SHEET INDEX

SHEET NO	DESCRIPTION
1	FIRE MASTER SITE PLAN, NOTES PERSPECTIVES
2	GROUND LADDER ACCESS LOCATIONS AND SECTIONS, CONDITIONS OF APPROVAL, BUILDING SUMMARY AND AREA SEPARATION ANALYSIS

NOVEMBER 26, 2012

FIRE MASTER PLAN NOTES

GENERAL REQUIREMENTS

1. OCFA SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE–INSPECTION FEE. CALL OCFA INSPECTION SCHEDULING AT (714) 573–6150.
2. A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS ON–SITE (OR DRYWALL FOR STRUCTURES OF NON–COMBUSTIBLE CONSTRUCTION). ALL–WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 72,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION. USE THE FIRE MASTER PLAN SERVICE REQUEST NUMBER TO SCHEDULE THIS INSPECTION.
3. FOR PROJECTS IN A WILDLAND INTERFACE AREA, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION. USE THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER TO SCHEDULE THE VEGETATION CLEARANCE INSPECTION.
4. PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL. CONTACT INSPECTION SCHEDULING TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE.
5. AN ORIGINAL APPROVED, SIGNED, WET–STAMPED OCFA FIRE MASTER PLAN SHALL BE AVAILABLE ON–SITE AT TIME OF INSPECTION.
6. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL ITEMS DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES.
7. TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE OCFA PRIOR TO USE.
8. THE PROJECT ADDRESS (OR TRACT NUMBER AND PROJECT NAME, WHERE STREET SIGNS ARE NOT YET INSTALLED) SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
9. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.

SITE SPECIFIC REQUIREMENTS

10. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW–LINE TO FLOW–LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC).
11. THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED OCFA FIRE MASTER PLAN AND STANDARDS IDENTIFIED IN OCFA GUIDELINE B–09 FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
12. FIRE LANE SIGNS AND RED CURBS SHALL MEET SPECIFICATIONS SHOWN IN OCFA GUIDELINE B–09 AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
13. ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION PER THE OCFA STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
14. ACCESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED. ADDRESS NUMBERS SHALL BE ILLUMINATED AT NIGHT.
15. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH SECTION 902 OF THE 2001 CFC AND OCFA GUIDELINES.
16. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
17. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
18. ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE OCFA.
19. APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFRASTRUCTURE OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN OCFA GUIDELINE B–09 AND RELATED PORTIONS OF THE CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

ADDITIONAL NOTES:

20. AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
21. THIS PROPERTY IS LOCATED IN THE OCFA WILDFIRE MAPS AND THE DRAFT LOCAL RESPONSIBILITY AREA (LRA) AND IS SUBJECT TO SPECIAL CONSTRUCTION REQUIREMENTS AND RESTRICTIONS.
22. THIS PROPERTY IS LOCATED IN OR ADJACENT TO A FUEL MODIFICATION AREA. ADDITION OR ALTERATION OF STRUCTURES OR LANDSCAPING REQUIRES REVIEW AND APPROVAL BY THE OCFA.
23. FIRE HYDRANT SPACING IS AT 300' AVERAGE AND 150' FROM END OF ACCESS ROADS FOR A FULLY SPRINKLERED COMMUNITY.
24. ALL GATES USED FOR FIRE ACCESS WILL BE 5 FEET WIDE (MINIMUM) WALK–THRU WITH SUB–KEYED KNOX BOX AND 3–SETS OF GATE KEYS OR CARD READER.
25. A 5' WALKABLE ACCESS WILL BE PROVIDED AROUND THE ENTIRE BUILDING. PART OF THE WALKABLE ACCESS WILL BE A DECK WITH STAIRWAY ACCESS.
26. GROUND LADDER ACCESS WILL BE MET FOR ALL SECOND AND THIRD FLOOR RESCUE WINDOWS.

PREMISES IDENTIFICATION:

A. APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON THE FRONT ELEVATION OF ALL NEW OR EXISTING BUILDINGS IN SUCH A POSITION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD ON WHICH THE PROPERTY IS ADDRESSED. CFC 901.4.4, AS AMENDED.

B. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

C. THE NUMBERS SHALL BE A MINIMUM OF 6 INCHES OR MORE WITH A ONE–INCH STROKE OR AS REQUIRED BY LOCAL ORDINANCE, WHICHEVER IS MORE RESTRICTIVE. BUILDING SETBACKS, ELEVATION AND LANDSCAPING CAN AFFECT THESE MINIMUM SIZE REQUIREMENTS.

D. NUMBERS FOR NEW BUILDINGS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED TO BE VISIBLE AT NIGHT. CFC 901.4.4, AS AMENDED.

IN ADDITION TO COMMON REQUIREMENTS SPECIFIED ABOVE, THE FOLLOWING ADDITIONAL REQUIREMENTS PERTAIN TO EACH BUILDING CONFIGURATION:

E. MULTI–UNIT BUILDINGS – SUITE/APARTMENT NUMBERS SHALL BE PLACED ON OR ADJACENT TO THE PRIMARY ENTRANCE FOR EACH SUITE/APARTMENT AND ANY OTHER DOOR PROVIDING ACCESS TO FIRE DEPT. PERSONNEL DURING EMERGENCY. MULTIPLE RESIDENTIAL AND COMMERCIAL UNITS HAVING ENTRANCE DOORS NOT VISIBLE FROM THE STREET OR ROAD SHALL IN ADDITION, HAVE APPROVED NUMBERS GROUPED FOR ALL UNITS WITHIN EACH STRUCTURE AND POSITIONED TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD. CFC 901.4.4, AS AMENDED.

F. MULTI–BUILDING CLUSTERS – APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON THE FRONT ELEVATION(S) OF ALL BUILDINGS THAT FORM THE CLUSTER.

PLACEMENT OF BUILDING IDENTIFICATION NUMBERS (ADDRESSES)

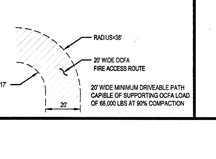
BUILDING IDENTIFICATION SIGN AS SHOWN ON PLAN

NOTE: BUILDING NUMBERS ATTACHED TO BUILDING IN CONTRASTING COLOR PER OCFA SPECIFICATIONS CONTRASTING COLOR PER OCFA SPECIFICATIONS

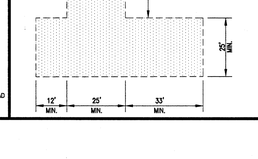
NOTE: MINOR ADJUSTMENTS SHALL BE ALLOWED IN THE FIELD, HOWEVER, THE ADDRESSING SHALL REMAIN VISIBLE PER ADOPTED OCFA ORDINANCE

LEGEND

- PROPOSED FIRE LANE SIGNAGE
- FH PROPOSED PUBLIC FIRE HYDRANT
- INDICATES BLUE REFLECTIVE FIRE HYDRANT MARKER. MARKER SHALL BE PLACED 8" FROM CENTERLINE OF STREET
- E LOCATION AND DIRECTION OF VIEW SHOWN ON SHEET 3
- 150' HOSE PULL
- OUT OF HOSE PULL ACCESS AS PART OF AM & M REQUEST. THIS PLAN
- 3-HOUR FIREFIGHTER 8' WALKWAY CORRIDOR W/PAINTED STRIPING & 8' DOOR OPENING
- AERIAL LADDER ACCESS
- WAYFINDING SIGNAGE, INDICATING UNIT ADDRESSES SERVED FROM ACCESS POINT
- BUILDING IDENTIFICATION LOCATIONS - 6" MIN TALL LETTERING
- KNOX BOX INDICATES APPROXIMATE LOCATION OF KNOX BOX WITH 3-SETS OF ENTRY DOOR/GATE KEYS ALL GATES USED FOR FIRE ACCESS WILL BE (MINIMUM) 5' WALK-THRU GATE WITH SUB-KEYED KNOX BOX W/3-SETS OF GATE KEYS OR CARD READER
- CLICK TO ENTER
- NOTE: OCFA REQUIRES CLICK2ENTER OPENING DEVICE ON ALL NEW ELECTRIC GATES. THIS SYSTEM OPENS GATE WHEN THE EMERGENCY RESPONDER CLICKS AN 800MHZ RADIO RADIO RECEIVER. CLICK2ENTER.NET
- FIRE ACCESS
- PODIUM DECK & SIDEWALK FIRE ACCESS
- LANDSCAPE WALKABLE FIRE ACCESS
- FM FIRE MONITORING ROOM - MINIMUM 96 SQUARE FOOT INTERIOR SPACE
- 2-HOUR CONSTRUCTION ALONG AND ABOVE FIRE ACCESS ROUTE WHERE BALCONY IS ABOVE HOSE PULL ROUTE



OCFA HAMMERHEAD TURNAROUND



CIVIL ENGINEER: FOR ON–SITE ACCESS ROAD ONLY – MEETING OCFA REQUIREMENTS OF 72,000 LBS. BOX COMPACTION PAVEMENT.
FUSCOE ENGINEERING
16795 VON KARMAN, SUITE 100
IRVINE, CALIFORNIA 92606
TEL 949.474.1960 FAX 949.474.5315
CIVIL ENGINEER | RCE NO. | DATE

ARCHITECT:
HUMPHREYS & PARTNERS ARCHITECTS, LP.
19100 VON KARMAN
SUITE 200
IRVINE, CALIFORNIA 92612
(949) 955-9400

PREPARED BY:
FIRESAFE PLANNING SOLUTIONS
302 N. EL CAMINO REAL, SUITE 202
SAN CLEMENTE, CA 92672
(949) 240-5911 (949) 240-8291 FAX
WWW.FIRESAFEPLANNING.COM

PREPARED FOR:
CAREER LOFTS LAGUNA NIGUEL, LLC
4695 JAMBOREE
NEWPORT BEACH, CA 92660
FAX (714) 519-5150

FIRE MASTER PLAN
CABOT CAREER LOFTS
S.R. NO. 182845
PREVIOUSLY APPROVED WRITTEN RESPONSE INQUIRY - S.R. NO. 169958
TRACT NO. 7939
28100 CABOT ROAD
CITY OF LAGUNA NIGUEL

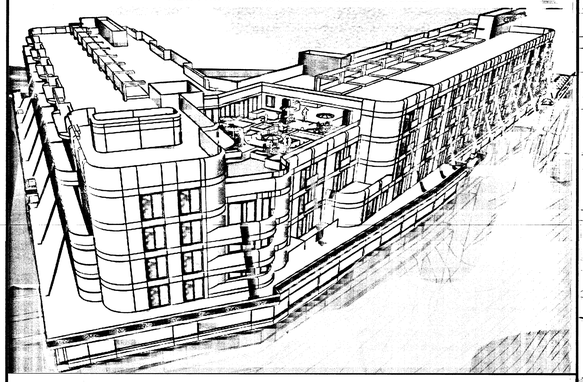
SHEET 1 OF 2

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UNITED AMERICAN PROPERTIES - CABOT LOFTS - FIRE MASTER PLAN - S.R. 182845

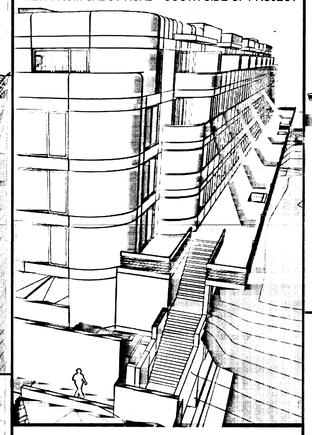
VIEW A

VIEW FROM THE SOUTHEAST SIDE OF PROJECT



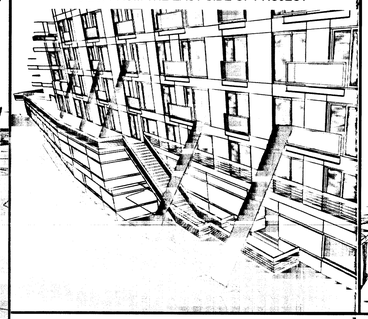
VIEW B

VIEW FROM CABOT ROAD - SOUTH SIDE OF PROJECT



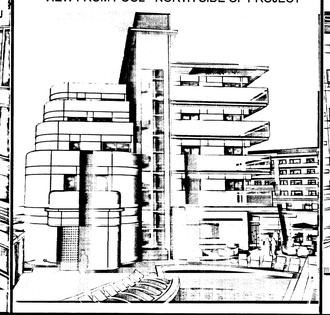
VIEW C

VIEW FROM THE EAST SIDE OF PROJECT



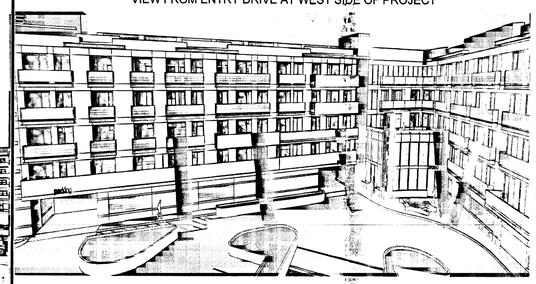
VIEW D

VIEW FROM POOL - NORTH SIDE OF PROJECT



VIEW E

VIEW FROM ENTRY DRIVE AT WEST SIDE OF PROJECT



FIRE FLOW TEST

MOULTON NIGUEL WATER DISTRICT

FLOW TEST REPORT

TODAYS DATE: 06/18/12

OFFICE: (949) 425-3588
FAX: (949) 831-3536

DATE OF REQUEST: 06/04/12

DATE OF TEST: 06/18/12

LOCATION OF TEST: 28100 CABOT RD

MAIN LINE SIZE: ____ FLOW SIZE: 2 1/2" ☐ 4" ☐

MODELED DEMAND:	STATIC PRESSURE:	RESIDUAL PRESSURE:
1500	132	125

TEST PERFORMED BY: EVA PLATZER

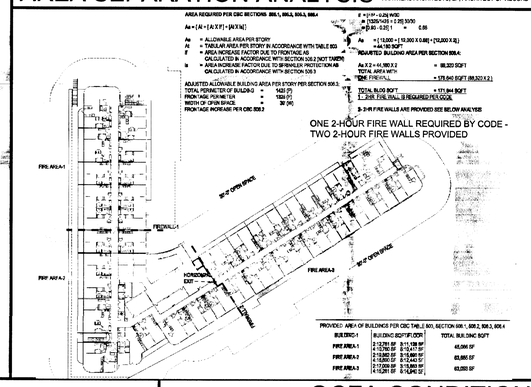
Fire Flow No.54 6/14/2012
Prepared by: Eva Platzer ,949 425-3553
Pressure Zone: 650
Location: 28100 Cabot Road, Laguna Niguel
Sectional Map: I19
Assumptions:
Simulation on Max Month (September) at 9 am (equivalent to model hour 8) .
System Demand w/o fire flow @ hour 8= 43523.46 gpm

Fire hydrants ID	→	FH19018	FH19025		
Simulated model Junction/pipes	→	J0019004	PI19055	PI19081	PI19007
Model Junction elevations	→	310.5 feet	330 feet	8-inch	8-inch
				↓	↓
	Fire Flows	Flowing Hydrant (A)	Residual Hydrant (B)	Pipe Vel near (A)	Pipe Vel Near (B)
	gpm	psi	psi	fps	fps
Static Pressure	0	132	133	N/A	N/A
Flowing Pressure	1,500	121	125	9.6	2.6
Flowing Pressure	2,500	106	115	16	4.6
Flowing Pressure	3,000	97	109	19.1	5.5
Flowing Pressure	4,000	73.9	94.1	35.5	7.5

Note:
In lieu of field tests, MNWD is providing these hydraulic model results.
The designer should take into account that these are model results only and should not be taken as absolute.
The system fluctuates constantly and design parameters should be adjusted as necessary.

AREA SEPARATION ANALYSIS

ANALYSIS AND EXHIBIT PROVIDED BY HUMPHREYS & PARTNERS ARCHITECTS, LP, ARCHITECT OF RECORD

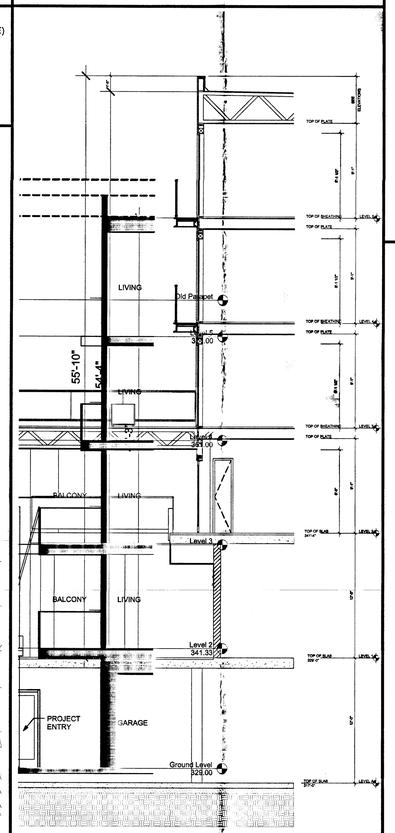


BUILDING SUMMARY

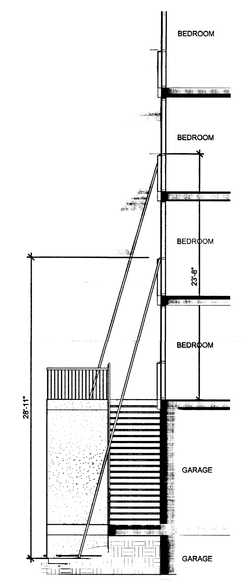
CONSTRUCTION TYPE:
RESIDENTIAL APARTMENTS: 4-STORY TYPE VA 1 HOUR (WOOD FRAME)
GARAGE: 2-STORY (1-STORY SUBTERRANEAN) TYPE IA (CONCRETE / METAL FRAME)
CLASS A ROOF COVERING

BUILDING HEIGHT:
TOP RESIDENTIAL FLOOR: 42'-0"
TOP OF ROOF: 55'-0"
TOP OF PARAPET: 56'-6"

GROUND LADDER SECTIONS



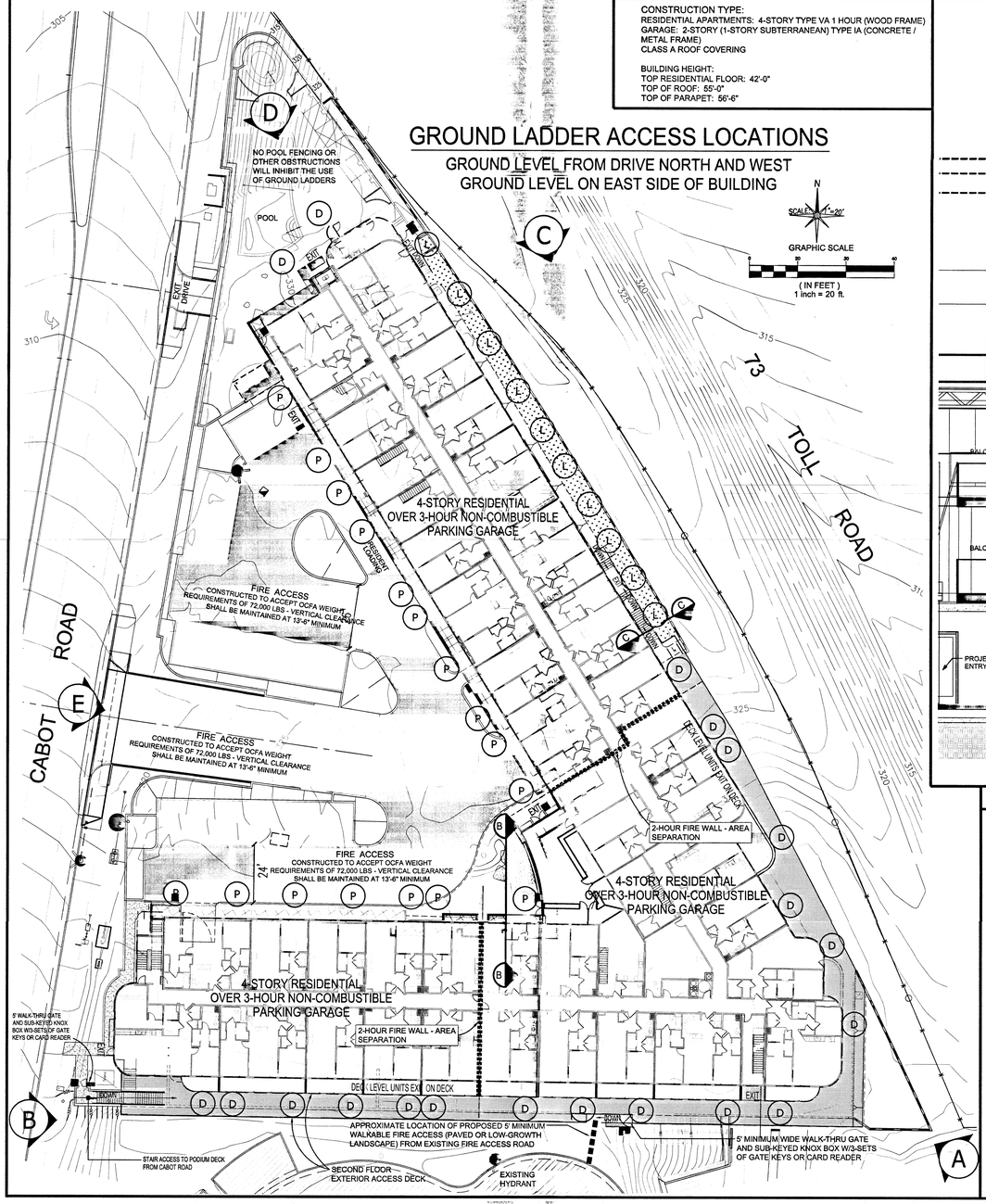
SECTION B-B



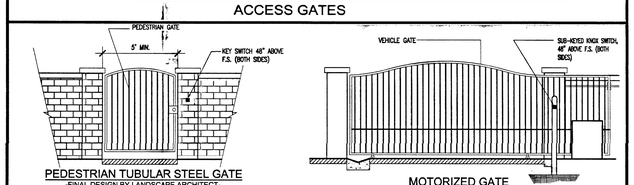
SECTION C-C

GROUND LADDER ACCESS LOCATIONS

GROUND LEVEL FROM DRIVE NORTH AND WEST
GROUND LEVEL ON EAST SIDE OF BUILDING



ACCESS GATES



PEDESTRIAN TUBULAR STEEL GATE
-FINAL DESIGN BY LANDSCAPE ARCHITECT-

MOTORIZED GATE
-FINAL DESIGN BY ARCHITECT-

GATE NOTES:

I. GENERAL
1. THE CURRENT APPROVED TYPE OF LOCKING DEVICE IS A KNOX KEY SWITCH (MODELS 3501, 3502, AND 3503) OR THE WEATHERPROOF PADLOCK (MODEL 3750, 3751, AND 3752).
AUTHORIZATION FORMS ARE REQUIRED BY THE KNOX COMPANY.
2. OPENINGS FOR BOTH INGRESS AND EGRESS OF VEHICLES SHALL BE A 13' MINIMUM CLEAR WIDTH, OR AS APPROVED BY OCFA. THE VERTICAL CLEARANCE SHALL NOT BE LESS THAN 13'-6".
3. THE MINIMUM INSIDE TURNING RADIUS IS 17', WITH AN OUTSIDE RADIUS OF 38' FOR THE EXTERIOR AND INTERIOR APPROACH TO THE GATE.

II. ELECTRICALLY OPERATED GATES
THE DESIGN AND INSTALLATION OF ALL ELECTRICALLY OPERATED GATES SHALL BE IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
1. THE GATE CONTROL SHALL BE OPERABLE BY AN APPROVED EMERGENCY OVERRIDE KEY SWITCH THAT IS AN INTEGRAL PART OF THE MECHANISM. IN THE EVENT OF A POWER FAILURE, THE GATE SHALL AUTOMATICALLY BE TRANSFERRED TO A FAIL-SAFE MODE ALLOWING THE GATE TO BE PUSHED OPEN WITHOUT THE USE OF SPECIAL KNOWLEDGE OR EQUIPMENT.
2. THE KEY SWITCH SHALL BE LABELED WITH A PERMANENT RED SIGN WITH NOT LESS THAN ¼" CONTRASTING LETTERS READING "FIRE DEPT" OR A "KNOX" DECAL.
3. A TRANSMITTER-OPERATED GATE SHALL HAVE A KEY SWITCH ON THE RIGHT SIDE OF THE GATES OPENING APPROXIMATELY 48" ABOVE THE ROADWAY SURFACE. IT SHALL BE VISIBLE AND EASILY ACCESSIBLE WITH A LABEL AS SPECIFIED ABOVE. SEE DETAIL BELOW.
4. UPON ACTIVATION OF THE KEY SWITCH, THE GATE SHALL REMAIN OPEN UNTIL RETURNED TO NORMAL OPERATION BY MEANS OF THE KEY SWITCH.
5. OCFA REQUIRES OPTICOM, CLICKXENTER OPENING DEVICES ON ALL NEW ELECTRIC GATES. THIS SYSTEM OPENS GATE WHEN THE EMERGENCY RESPONDER CLICKS AN 800MHZ RADIO RADIO,RECEIVER. CONTACT: CLICKXENTER.NET

OCFA CONDITIONS OF APPROVAL

ORANGE COUNTY FIRE AUTHORITY
Fire Prevention Division
PO Box 57115, Irvine CA, 92619-7115 • 1 Fire Authority Road, Irvine, CA, 92602

Planning and Development Services • www.ocfa.org • (714) 573-6100 / Fax (714) 368-8843

May 20, 2010

To: City of Laguna Niguel
Attn: Larry Longenecker

From: Becky Schade

Subject: OCFA Service Request SR #152403
Cabot Lofts
28100 Cabot Road, Laguna Niguel

Included with the standard conditions are specialized conditions for the referenced project. The use of an Alternate Methods and Materials may be required as part of the submittal. Please provide OCFA with a copy of the final resolution following approval.

Fire Hydrants
Service Codes: PR145 (Emergency Access & Fire Hydrant Location)
PR470 (Underground Fire Protection)

A) Prior to the issuance of any grading or building permits, the applicant shall submit a fire hydrant location plan to the Fire Chief for review and approval.

B) Prior to the issuance of a building permit, the applicant shall submit evidence of the on-site fire hydrant system to the Fire Chief and indicate whether it is public or private. If the system is private, it shall be reviewed and approved by the Fire Chief prior to building permit issuance, and the applicant shall make provisions for the repair and maintenance of the system in a manner meeting the approval of the Fire Chief. Please contact the OCFA at (714) 573-6100 or visit the OCFA website for a copy of the "Guidelines for Private Fire Hydrant &/or Sprinkler Underground Piping."

C) Prior to the issuance of any certificate of occupancy, all fire hydrants shall have a blue reflective pavement marker indicating the hydrant location on the street as approved by the Fire Chief, and must be maintained in good condition by the property owner. Please contact the OCFA at (714) 573-6100 or visit the OCFA website for a copy of the "Guideline for Installation of Blue Dot Hydrant Markers."

Water Availability
Service Code: PR145 (Emergency Access & Fire Hydrant Location)

Prior to the issuance of any grading or building permits, the applicant shall provide evidence of adequate fire flow. The "Orange County Fire Authority Water Availability for Fire Protection" form shall be signed by the applicable water district and submitted to the Fire Chief for approval.

Fire Access Roads
Service Code: PR145 (Fire Master Plan)
Special Conditions:

The primary emergency access road will meet the following OCFA required conditions:

- A plan will be prepared showing the location of the access roads and indicating the limits and boundary of the parking deck.
- Weight and requirements of 72,000 lbs will be satisfied and certified by a licensed civil engineer.
- The vertical distance from the lowest point of fire department access to the highest habitable floor shall not exceed 55'.
- Grade not to exceed 10% (if any locations exceed 10% then it shall be clearly demonstrated through exhibits and the running of computer simulation AutoTURN to verify truck or ambulance types used by OCFA will have adequate access).
- Turning Radius meeting or exceeding inside dimension 17 feet and 38 feet outside radii.
- Vertical Clearance to be a minimum of 13 feet 6 inches.
- Way-finding signage identifying the fire department access road.
- Hose pull meet OCFA standards of 150'. For locations the hose pull access exceeds 150' wet-standpipes will be provided.
- Emergency ground ladder access shall be shown on the plan. (at no location will pool fencing or other obstructions be designed that would inhibit the use of ground ladders).
- A 5 foot walkable surface will be provided around the entire perimeter of the building.
- Gate(s) and Knox Lock(s) per OCFA standards.
- Access into and out of the building will be clearly demonstrated and shown on the plan.
- A fire fighter's walkway will be designed into the parking structure to access the building and have a 3-hour rating (the design to be similar to those approved by OCFA on prior podium and wrap structures).

Standard Conditions:

A) Prior to the issuance of any grading or building permits, the applicant shall obtain approval of the Fire Chief for all fire protection access roads to within 150 feet of all portions of the exterior of every structure on site. Please contact the OCFA at (714) 573-6100 or visit the OCFA website to obtain a copy of the "Fire Master Plans for Commercial and Residential Development."

D) Prior to the issuance of a precise grading permit or building permit, the applicant shall submit and obtain approval of the Fire Chief and City Staff of plans for all public or private access roads, streets and courts. The plans shall include plan and sectional views and indicate the grade and width of the access road measured flow-line to flow-line. When a dead-end street exceeds 150 feet or when otherwise required, a clearly marked fire apparatus access turnaround must be provided and approved by the Fire Chief. Applicable CC&R 5's or other approved documents shall contain provisions prohibiting obstructions such as speed bumps/humps, control gates or other modifications within said easement or access road unless prior approval of the Fire Chief is granted. Please call OCFA at (714) 573-6100 or visit the OCFA website to obtain a copy of the "Fire Master Plans for Commercial and Residential Development."

Automatic Fire Sprinkler Systems
Service Codes: PR420-PR440 (Commercial Fire Sprinklers)
PR400 (Residential Fire Sprinklers)

Special Condition:

An NFPA 13 system will be provided and upgraded by one "hazard level."

Standard Condition:

A) Prior to the issuance of a building permit, the applicant shall submit plans for any required automatic fire sprinkler system in any structure to the Fire Chief for review and approval. Please contact the OCFA at (714) 573-6100 to request a copy of the "Orange County Fire Authority Notes for New NFPA 13 Commercial Sprinkler Systems."

B) Prior to the issuance of a certificate of occupancy, this system shall be operational in a manner meeting the approval of the Fire Chief.

Fire Alarm Systems
Service Codes: PR500-PR520 (Fire Alarm & Fire Sprinkler Monitoring Reviews)

A) Prior to the issuance of a building permit, plans for the fire alarm system shall be submitted to the Fire Chief for review and approval. Please contact the OCFA at (714) 573-6100 or visit the OCFA website to obtain a copy of the "Guideline for New and Existing Fire Alarm Systems."

B) This system shall be operational prior to the issuance of a certificate of occupancy.

Fire Lane Markings
Service Code: PR145 (Fire Master Plan)

A) Prior to the issuance of any grading or building permits, the applicant shall submit plans and obtain approval from the Fire Chief for fire lanes on required fire access roads less than 36 feet in width. The plans shall indicate the locations of red curbs and signage and include a detail of the proposed signage including the height, stroke and colors of the lettering and its contrasting background. Please contact OCFA at (714) 573-6100 or visit the OCFA website to obtain a copy of the "Fire Master Plans for Commercial and Residential Development."

B) Prior to the issuance of any certificate of occupancy, the fire lanes shall be installed in accordance with the approved fire master plan. The OC&R's or other approved documents shall contain a fire lane map, provisions prohibiting parking in the fire lanes and a method of enforcement.

Access Gates
Service Code: PR180 (Vehicular Emergency Access Gate Review)

Prior to the issuance of any grading permits, the applicant shall obtain the approval from the Fire Chief for the construction of any gate across required fire department access roads. Please contact the OCFA at (714) 573-6100 or visit the OCFA website to obtain a copy of the "Guidelines for Design and installation of Emergency Access Gates and Barriers."

Combustible Construction Letter
No OCFA Service Code (Received with Fire Master Plan)

Prior to the issuance of a building permit for combustible construction, the builder shall submit a letter on company letterhead stating that water for fire-fighting purposes and all-weather fire protection access roads shall be in place and operational before any combustible material is placed on site. *Building permits will not be issued without OCFA approval obtained as a result of an on-site inspection.* Please contact the OCFA at (714) 573-6100 to obtain a copy of the standard combustible construction letter.

Architectural Building Plans
Service Code: PR200-PR285 (Architectural Review)
Special Conditions:

- The parking structure will achieve a 3-hour fire rating.
- Area separation walls will be designed into the structure and be two times (2X) the level of fire resistance required by code, (if code requires 2, the structure will have 4). The location of the area separation walls shall be reviewed and approved by OCFA and shown on the Fire Master Plan submittal.

Standard Condition:

Prior to the issuance of a building permit, the applicant shall submit architectural plans for the review and approval of the Fire Chief if required per the "Orange County Fire Authority Plan Submittal Criteria Form." Please contact the OCFA at (714) 573-6100 for a copy of the Site/Architectural Notes to be placed on the plans prior to submittal.

Building Use Letter
No OCFA Service Code (Submit upon Request)

Prior to the issuance of any building permits, the applicant shall submit a detailed letter of intended use for each building on site to the Fire Chief for review and approval.

Please note that our GUIDELINES and INFORMATIONAL BULLETINS can be found on the OCFA web site at www.ocfa.org; Departments, Fire Prevention, Guidelines. To contact me, call (714) 573-6134 or email: Rebeccaschade@ocfa.org.

Respectfully,

Becky Schade
Fire Prevention Analyst

LEGEND

- PODIUM LEVEL
- LANDSCAPE WALKABLE FIRE ACCESS
- AERIAL LADDER ACCESS
- WAYFINDING SIGNAGE, INDICATING UNIT ADDRESSES SERVED FROM ACCESS POINT
- BUILDING IDENTIFICATION LOCATIONS - 6" MIN. TALL LETTERING
- WALKWAY FIRE ACCESS
- GROUND LADDER SECTIONS
- LOCATION AND DIRECTION OF VIEW ABOVE
- GROUND LADDER ACCESS POINT SYMBOLS - CIRCLES AROUND LETTERS ARE 10' IN DIAMETER
- WALKABLE FIRE ACCESS ALONG LANDSCAPE AREA
- WALKABLE FIRE ACCESS ALONG SECOND STORY PODIUM DECK
- WALKABLE FIRE ACCESS ALONG PAVED / CONCRETE AREA
- 2-HOUR AREA SEPARATION WALL

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2	GROUND LADDER ACCESS LOCATIONS AND SECTIONS, CONDITIONS OF APPROVAL

NOVEMEMBER 15, 2012

GROUND LADDER LOCATIONS AND SECTIONS

CIVIL ENGINEER:
FOR ON-SITE ACCESS ROAD ONLY – MEETING OCFA REQUIREMENTS OF 72,000 LBS 90% COMPACTION PAVEMENT.
FUSCOE ENGINEERING
16795 VON KARMAN, SUITE 100
IRVINE, CALIFORNIA 92606
TEL 949.474.1960 FAX 949.474.5315

ARCHITECT:
HUMPHREYS & PARTNERS ARCHITECTS, LP.
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IRVINE, CALIFORNIA 92612
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SAN CLEMENTE, CA 92672
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PREPARED FOR:
CAREER LOFTS LAGUNA NIGUEL, LLC
4699 JAMBOREE
NEWPORT BEACH, CA 92660
FAX (714) 519-5150

FIRE MASTER PLAN

CABOT CAREER LOFTS
S.R. NO. 182845
PREVIOUSLY APPROVED WRITTEN RESPONSE INQUIRY - S.R. NO. 169958
TRACT NO. 7939
28100 CABOT ROAD
CITY OF LAGUNA NIGUEL

SHEET 2 OF 2

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UNITED AMERICAN PROPERTIES - CABOT LOFTS - FIRE MASTER PLAN SR 182845

City Set

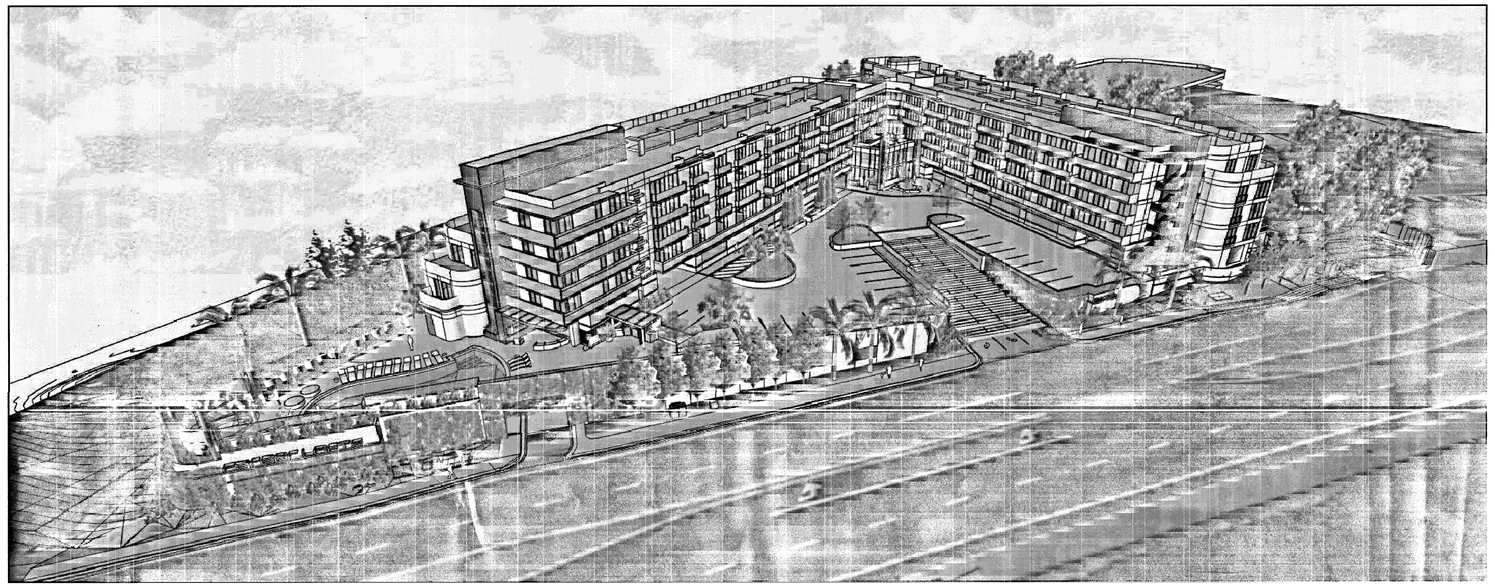
FIRE Master Plan

28100 Cabot Rd
Career lofts

SR# 182845
B12-2442

CAREER LOFTS

28100 CABOT RD LAGUNA NIGUEL, CA 92677



VOLUME 1

ARCHITECT:

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CITY OF LAGUNA NIGUEL
COMMUNITY DEVELOPMENT

CIVIL	STRUCTURAL	MEP	LANDSCAPE	GOVERNMENT	ACOUSTICAL	ACCESSIBILITY	LEED	CODE REVIEW
FUSCOE ENGINEERING, INC	DCI Engineers	GMEP	LandStudio 360	CITY OF LAGUNA NIGUEL BUILDING AND SAFETY DEPT.		ADA COMPLIANCE CONSULTANTS, INC		Curtis Randolph PLANS EXAMINER 1/13/14 DATE PENDING ARCHITECTS SIGNATURE.
16795 Von Karman, Suite 100 IRVINE,CA. 92606 VOICE: (949) 474-1960 FAX: (949) 474-5315	525 B Street, Suite 750 San Diego, CA 92101 VOICE: 619.234.0501 FAX: 619.234.0582	3 MacArthur Place, 8th Floor, Santa Ana, CA 92707 VOICE: 949.232.1919 FAX: 949.232.1918	131 N Glassell Street, Studio 200, Orange, CA 92866 VOICE: 714.289.3280 FAX: 714.289.3247	30111 Crown Valley Parkway Laguna Niguel, CA 92677 VOICE: (949) 362 4321 FAX: (949) 362 4369		1002 RIVER ROCK RD, STE 121 FOLSOM, CA 95630 VOICE: (916) 983-3816 FAX: (916) 357-7246		
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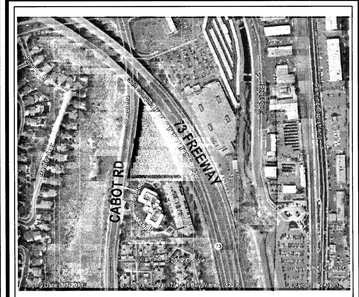
PRINT RECORD

DATE	REASON
05/31/12	DQC SUBMITTAL
11/27/12	BUILDING DEPT. SUBMITTAL
11/22/13	BUILDING DEPT. RESUBMITTAL
12/09/13	PLANNING DEPT. RESUBMITTAL
01/13/14	BUILDING DEPT. RESUBMITTAL

REVISION RECORD

	DATE	REASON
A	11/22/13	BUILDING DEPT. RESUBMITTAL
B	12/09/13	PLANNING DEPT. RESUBMITTAL
C	01/14/14	BUILDING DEPT. RESUBMITTAL

VICINITY MAP



Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS
A	11.22.2013	FIRST SUBMITTAL COMMENTS
B	12-03-2013	PLANNING REVISIONS
C	01-14-2014	REVISIONS

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CAREER LOFTS
28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
VINCE GERALD CHUPKA
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

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SHEET NO.
CS1

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FILE: M:\11492 United Americas_Career Lofts\4-CDs\CS-1.dwg
USER: cmurray DATE/TIME: Jan 10, 2014 - 1:42pm
SCALE: 86 LAYOUT: CS-1

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Drawn By: SW

Original Date Plotted: 11-27-2012

Revisions:

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
B	12-03-2013	PLANNING REVISIONS
C	01-14-2014	REVISIONS

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CAREER LOFTS

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LICENSED ARCHITECT — BRUCE GERALD CHUREA — No. C23572 Ren. 7-31-15 — STATE OF CALIFORNIA

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parking facilities comply with the intent of the off-street parking regulations as specified by Zoning Code Section 9-1-61. Therefore, the applicable off-street parking requirements are excessive or inappropriate due to the nature of the specific use and the project would not result in a negative impact to adjacent properties.

Signage- The use of alternative development standards, to allow an increase in the number of signs and sign area, will result in a project design superior to that under the baseline development standards in that the proposed signage would be more in scale with the size of the substantial project (6 levels and 274,000 square feet of building area) and project site (480-foot frontage along Crown Valley Parkway). The use of non-translucent, polished stainless steel channel letters, with halo illumination, provides a quality design which helps to soften the illumination when viewed from adjacent land uses. Compliance with the square-footage standards of the Zoning Code would allow for one ID sign (30 sq. ft.) and a one-square-foot address sign, which does not provide adequate building identification.

THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Site Development Permit SP 10-01P and Minor Adjustment 12-09P (Cabot Career Lofts) for a new 142-unit, podium-style apartment building with four levels of dwelling units located above a two-level, 299-space parking garage, with the lower parking level being partially subterranean, with a total density of 67 dwelling units per acre, including 14 affordable units (ten percent of the total) for low income households, with on-site amenities to include a pool and spa area, fitness room, club room, and various picnic, lounging and open space areas, subject to the following conditions:

General Conditions

1. Permit Expiration - Unless an extension is approved by the City, this site development permit and minor adjustment shall expire 24 months from the date of approval written herein below. If the use is not established by said expiration date, the site development permit and minor adjustment shall become null and void.

2. Project Compliance - This approval constitutes approval of the proposed project for compliance with the General Plan, Laguna Niguel Gateway Specific Plan, Laguna Niguel Zoning Code, and any other applicable zoning regulations. Approval does not include any action or finding as to compliance or approval of the project regarding any other applicable ordinance, regulation, or requirement.

3. Limits of Approval - This site development permit and minor adjustment shall apply only to the land use and location specified herein and only to the plans and reports date stamped approved June 12, 2012, on file with the Community Development Department, as herein modified. No other land use, location, or

where a maximum of 50% is allowed. This negligible 2% increase represents 1,480 square feet of building area, and would not appreciably change the massing of the project, which is appropriate for the site, and the land use.

Wall Height (Minor Adjustment) - Due to the topographic constraints of the site, an over-height retaining wall would be an integral design component for any development to occur. Therefore, the increased wall height accommodates a better project design than could otherwise be achieved. The proposed retaining wall system supports the pool deck area in the northern corner of the site, allowing a high-quality design and landscape feature of the project located toward Cabot Road, and providing more visual interest as the project is viewed from the west. Given the location of the retaining wall and barrier, it would not adversely affect traffic sight-lines and create a traffic hazard or obstruct views from adjacent land uses. The retaining wall will be planted, with creeping fig or a similar vine, to serve as a landscape backdrop to the trees and shrubs planted between the wall and the Cabot Road sidewalk. Allowing for a four-foot-high barrier located on top of the retaining wall would provide both an effective pool barrier safety wall and a guard rail to prevent people from falling off the pool deck. The barrier would be clear to allow for views. Combining the pool barrier wall with the safety railing is a better design since it would eliminate a double fencing condition along the perimeter of the pool deck.

Guest Parking Ratio – Other cities such as Irvine, Anaheim, Santa Ana, and others, which permit high-density housing similar to what is permitted in the Gateway Area, allow a guest parking ratio of .25 or lower. Parking surveys of specific high-density residential developments in these cities indicate that a guest parking ratio of 0.37 would generally exceed the guest parking demand for the project. As conditioned, the project could increase the guest parking ratio to 0.44, by using surplus resident parking spaces for guest parking purposes, if warranted. The proposed off-street parking facilities comply with the intent of the off-street parking regulations as specified by Zoning Code Section 9-1-61. Therefore, the applicable off-street parking requirements are excessive or inappropriate due to the nature of the specific use and the project would not result in a negative impact to adjacent properties.

Tandem Parking Spaces - Parking surveys of similar residential developments, including in the cities of Irvine, Anaheim, and elsewhere, indicate that tandem parking spaces are typically utilized in high-density residential projects as an efficient method of providing an adequate number of resident parking spaces without compromising the integrity of the vehicle circulation or the overall massing and design of the project parking garage. A Condition of Approval is included requiring tandem parking spaces be assigned only to occupants of the same unit. The proposed off-street

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e. **Surrounding Uses -** Approval of the application will not create conditions materially detrimental to the public health, safety and general welfare or injurious to or incompatible with other properties or land uses in the vicinity. As conditioned, the proposed project would not create adverse significant impacts to surrounding roadways and adjacent land uses related to project-generated, lighting or other visual aesthetics, construction, or project generated traffic.

f. **Consistency with Community Design Guidelines -** The proposed project is consistent with the Community Design Guidelines of the Gateway Specific Plan and Zoning Code. The contemporary architecture of the proposed building is designed to complement, but not match, the architecture of the adjacent Crown Cabot Financial Center, to the south. The proposed building and parking structure would have a very high quality appearance and include a variety of architectural features, design elements, landscape features, quality materials and earth tone colors.

g. **Alternative Development Standards and Minor Adjustment Findings -**

Building Setback - The use of alternative development standards, to allow a reduced building setback adjacent to an Open Space Zone, will result in a project design superior to that under the baseline development standards in that the building footprint is pushed toward the rear and side property lines, allowing a substantial setback from Cabot Road. As such, the majority of the building is substantially set back, more than 100 feet, from Cabot Road, allowing a dramatic entryway design and accommodating generous vehicle-and-pedestrian circulation, and guest parking areas, especially in consideration of the constrained, triangular shape of the lot. With the building located toward the rear of the site, the majority of the project landscape and significant recreational amenities are located toward the front of the site, including the pool deck and outdoor lounging areas. The Open Space Zone, located between the site and the SR-73 Toll Road, provides a 70-foot-wide swath of landscape to buffer views of the project from the Toll Road. In addition, the applicant proposes to landscape a portion of the State-owned Open Space property

Building Massing - The use of alternative development standards, to allow increased building mass on the 5th level of the project, will result in a project design superior to that under the baseline development standards in that While the proposed project does incorporate some off-sets and stepping back of higher stories, the contemporary appearance of the building is meant to complement the adjacent office building. In addition, having more volume on upper floors allows less volume on lower floors, providing more setback area, landscape area, and other ground-floor opportunities. The project meets the maximum allowed massing for each building level except for the fifth level, with a massing of 52% (of the lower level area) proposed

Substantial Public Benefit - The proposed development results in substantial public benefit, beyond that required for projects not requesting a bonus density, in that 14 of the project dwelling units (10 percent of the total) are proposed to be rent-restricted as affordable housing units and made available at rents affordable to low income households.

High-Quality Development - Existing conditions at the vacant site include a dilapidated crib wall and parking structure remaining from previous development, and unmaintained vegetation consisting largely of weeds. The site is an attractive nuisance, consistently subject to trespass, vandalism and graffiti. The proposed project is a significant improvement over existing conditions, with a contemporary architectural style building designed to complement, but not match, the architecture of the adjacent Crown Cabot Financial Center, to the south. The proposed building and parking structure would have a very high quality appearance and include a variety of architectural features, design elements, landscape features, quality materials and earth tone colors.

Gateway Specific Plan Provisions - The project site is located within the Mixed-Use Zone (Planning District F) of the Specific Plan, and with the exception of the request for alternative development standards for building setback and massing, the proposed project would be consistent with the permitted land uses, development standards and right-of-way plans (raised, planted median and Class II bike lane in Cabot Road) of the Specific Plan.

c. **Consistency with the Gateway Specific Plan and the Zoning Code -** The project site is located within Mixed-Use Planning District F of the Gateway Specific Plan, and with the exception of the request for alternative development standards for setbacks, parking, wall height, building massing, and signage, the proposed project would be consistent with the development standards and permitted land uses of the Specific Plan Mixed-Use District and the requirements of both the Gateway Specific Plan and the Zoning Code.

d. **Compliance with the California Environmental Quality Act -** The project is exempt under Section 15182 of Article 12, Special Situations, of the California Environmental Quality Act (CEQA). The Section 15182 exemption applies to residential projects undertaken pursuant to and in conformity to a Specific Plan for which an Environmental Impact Report (EIR) has been prepared by a public agency. The project is consistent with the Laguna Niguel Gateway Specific Plan, approved by the Laguna Niguel City Council on November 15, 2011, as well as the related Program EIR (SCH No. 1998111080), certified by the City Council on November 15, 2011.

4. The Planning Commission of the City of Laguna Niguel finds and determines as follows:

a. **Consistency with the *General Plan* -** The project site is located within Community Profile 4, Sub-Profile Area F (Cabot Road South) of the *Laguna Niguel General Plan*. The Land Use Element designates the site Community Commercial; Professional Office; Public/Institutional; Residential Attached, which allows for a wide range of uses, including residential and non-residential land uses, as well as mixed-use development consisting of both residential and non-residential land uses. The *General Plan* Statistical Summary Table for Sub-Profile Area F includes a total of 142 residential dwelling units and 173,900 commercial square feet (comprised entirely by the existing Crown Cabot Financial Center building), located directly south of the subject property. The project includes 142 dwelling units at the subject property, consistent with the *General Plan* Statistical Summary Table for Sub-Profile Area F, which will be built-out upon completion of the project.

In accordance with the *General Plan* Housing Element, Housing Plan Program 1, Action 1.1, relating to availability of adequate housing sites, the project is in conformance with the Housing Element and the project will not reduce the capacity of available sites below the level necessary to accommodate exclusive residential development equal to at least 72 units in that the following two (2) Gateway Area properties, identified in the Housing Element inventory of vacant sites (Housing Element Table B-2), remain vacant and available to accommodate exclusively residential development in excess of 72 units: 1) NW corner of Crown Valley Parkway and Cabot Road (Bule Property) and 2) NE corner of Crown Valley Parkway and Cabot Road (25891 Crown Valley Parkway).

In accordance with the *General Plan* Housing Element, Housing Plan Program 3, Action 3.2, relating to affordable housing development, a modification of development standards for the project, as detailed in subsection g, below, is further warranted in consideration of the project's provision of 10 percent of the total units (14 units) as affordable to low-income households.

b. **Residential Density, General Plan Findings**

Gateway Specific Plan Objectives - The proposed development substantially advances the objectives of the Laguna Niguel Gateway Specific Plan by providing: housing at increased densities, for a variety of persons and households; new housing near existing jobs; and, a land use that addresses current market demand.

RESOLUTION NO. 12-09

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAGUNA NIGUEL, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT SP 10-01 AND MINOR ADJUSTMENT MA 12-09 (CABOT CAREER LOFTS)

WHEREAS:

1. The APPLICANT and property owner, United American Properties, 4699 Jamboree Road, Newport Beach, CA 92660, is requesting to construct a 142-unit, podium-style apartment building with four levels of dwelling units located above a two-level, 299-space parking garage, with the lower parking level being partially subterranean. The project is proposed with a total density of 67 dwelling units per acre, including 14 affordable units (ten percent of the total) for low income households. On-site amenities include a pool and spa area, fitness room, club room, and various picnic, lounging and open space areas. Alternative development standards are proposed to allow: 1] a reduced building setback adjacent to an Open Space Zone (no setback is proposed where a minimum of 10 feet is required); 2] a reduction in the minimum number of guest parking spaces (53 proposed where a minimum of 71 is required); 3] tandem parking spaces; 4] an increase in max wall height (24 feet is proposed where a max of 6 feet is allowed); 5] increase in number and size of residential signs (two ID signs are proposed where one is allowed, and a total sign area of 122 square feet where a max of 31 square feet is allowed; and 6] deviation from building mass requirement for upper building levels, as required in the Gateway Specific Plan for Courtyard Podium Buildings. Right-of-way improvements will be constructed on within Cabot Road, along the project frontage, including a raised, planted median, an 8-foot-wide sidewalk, and striping for a Class II bike lane, all consistent with the Gateway Specific Plan.

2. The project site is located at 28100 Cabot Road, in Mixed-Use Planning District F of the Laguna Niguel Gateway Specific Plan, generally located south of Crown Valley Parkway and southwest of the San Joaquin Hills Toll Road (SR 73), in the City of Laguna Niguel.

3. Notice of public meeting describing the project, date, time and location of the meeting was advertised in the *Orange County Register* at least 10 days prior to the meeting date. Property owners within 300 feet of the project boundaries, including the Rolling Hills Community Association, as well as selected single-family residential properties in the Rolling Hills community, in closest proximity to the site, were mailed notice of the meeting. A notice was also posted at City Hall and was made available on the City's website.

11/19/12

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS
B	12-03-2013	PLANNING REVISIONS

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CAREER LOFTS
28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT VINCE GERALD CHIPPA No. C28572 Ren. 7-31-15 STATE OF CALIFORNIA

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2011492

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j. (MM4.10-4) Use of noise-reducing pile driving techniques if nearby structures are subject to pile driving noise and vibration. These techniques include pre-drilling pile holes (if feasible, based on soils) to the maximum feasible depth, installing state-of-the-art intake and exhaust mufflers on pile driving equipment, vibrating piles into place when feasible, and installing shrouds around the pile driving hammer where feasible. Pile driving activities shall be scheduled between the hours of 8:00 AM and 4:00 PM on Mondays through Fridays only.

20. Air Pollutants - The project shall comply with the South Coast Air Quality Management District (SCAQMD) Rule 402, which prohibits the discharge from a facility of air pollutants that cause injury, detriment, nuisance or annoyance to the public or that damage business or property.

21. Best Management Practices, Air Quality (GSP MM4.2-1 – MM4.2-14) - Prior to issuance of a grading and/or a building permit, the following BMPs shall be included on the project grading and/or building plans, as determined appropriate by the Community Development Director or Building Official:

a. (MM4.2-1) Name and phone number of the contractor's superintendent hired by the Applicant shall be submitted to the Community Development and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. S/he will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the Applicant's contact number regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with SCAQMD Rule No. 403.

b. (MM4.2-2) Wind barriers shall be installed along the perimeter of the site and/or around areas being graded.

c. (MM4.2-3) Project Applicant shall establish an on-site construction equipment staging area and construction worker parking, located on either paved surfaces or unpaved surfaces subjected to soil stabilization treatments, as close as possible to a public roadway.

d. (MM4.2-4) Project Applicant shall control access to the public by limiting curb cuts/driveways to minimize project construction impacts upon roadway traffic operations.

19. Best Management Practices, Noise Control (GSP MM4.10-1 – MM4.10-4) - Prior to issuance of grading or building permits, the project applicant shall document on the grading and building plans the following construction best management practices (BMPs), to be implemented by contractors to reduce construction noise levels:
(MM4.10-1)

a. Ensure that construction equipment is properly muffled according to industry standards and in good working condition.

b. Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible.

c. Schedule high noise-producing activities between the hours of 8:00 AM and 5:00 PM to minimize disruption on sensitive uses, Monday through Saturday.

d. Implement noise attenuation measures, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources, where feasible.

e. Use electric air compressors and similar power tools rather than diesel equipment, where feasible.

f. Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 10 minutes.

g. Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

h. (MM4.10-2) Construction staging areas along with the operation of earthmoving equipment within the project area would be located as far away from vibration and noise sensitive sites as possible.

i. (MM4.10-3) Heavily loaded trucks used during construction would be routed away from residential streets.

geologic features identified in the technical report or memorandum. Projects that would not encounter undisturbed soils and would therefore not be required to retain a paleontologist shall demonstrate non-disturbance to the City through the appropriate construction plans or geotechnical studies prior to any earth-disturbing activities.

Should paleontological resources (i.e., fossil remains) be identified at a particular site during project construction, the construction foreman shall cease construction within 100 feet of the find and the City of Laguna Niguel shall be notified. The project applicant shall retain a City approved paleontologist to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than-significant level through methods determined adequate by the paleontologist, and as approved by the Community Development Director. In considering any suggested mitigation proposed by the consulting paleontologist, the Community Development Director shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, applicable regulations, policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., monitoring and/or data recovery) shall be instituted

16. Haul Route - Prior to importing or hauling any material to or from the site, the applicant or designee shall submit plans and obtain an encroachment permit for a haul route from the City of Laguna Niguel Public Works Department, and any other applicable permits required for hauling through other adjacent cities or jurisdictions.

17. Import/Export of Material - All trucks hauling dirt, sand, soil, and other loose materials to and from the project site shall be covered. If visible soil material is carried onto private/public paved streets, the streets shall be swept to remove the soil material at the end of each work day. The applicant shall be responsible for any repair of any damage to the existing streets resulting from the exporting and importing of earth to and from the site.

18. Construction Hours - Pursuant to the Section 6-6-7 of the *Laguna Niguel Municipal Code*, grading and construction activities, which includes construction staging and idling engines, shall be conducted only between the hours of 7:00 AM and 8:00 PM on weekdays, and Saturday, and shall not take place at any time on Sunday or local, State or Federal holidays.

13. Right-of-Way Improvements - Prior to the issuance of a grading permit, the applicant or designee shall submit Street Improvement plans for review and approval for all necessary right-of-way improvements, including: raised median, to be irrigated and planted, with project access turn pockets; new sidewalk, curb and gutter; Class II bike lane striping, all as shown on the approved plans, to the satisfaction of the Community Development Director and the Public Works Director.

14. Cultural Resources, Archeological (GSP MM4.4-1, a and b) - Prior to any earth-disturbing activities (e.g., excavation, trenching), that could encounter previously undisturbed soils, and prior to a grading permit, the project applicant shall retain a City approved archaeologist to determine if the project could result in a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines. The results of the investigation shall be documented in a technical report or memorandum that identifies and evaluates any archaeological resources within the development area and includes recommendations and methods for avoiding impacts on archaeological resources or reducing impacts to a less-than-significant level. The technical report or memorandum shall be submitted to the City of Laguna Niguel for approval. The project applicant shall be responsible for implementing methods for avoiding or reducing impacts on archaeological resources identified in the technical report or memorandum. Projects that would not encounter undisturbed soils and would therefore not be required to retain an archaeologist shall demonstrate non-disturbance to the City through the appropriate construction plans or geotechnical studies prior to any earth-disturbing activities. If evidence of an archaeological site or other suspected historical resource as defined by CEQA Guidelines Section 15064.5, are discovered during any project-related earth-disturbing activities (including projects that would not encounter undisturbed soils), all earth-disturbing activity within 100 feet of the find shall be halted and the City of Laguna Niguel shall be notified. The project applicant shall retain a City approved archaeologist to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than-significant level through methods determined adequate by the archaeologist as approved by the Community Development Director

15. Paleontological Cultural Resources (GSP MM4.4-2, a and b) - Prior to any earth-disturbing activities (e.g., excavation, trenching) that could encounter undisturbed soils, and prior to a grading permit, the project applicant shall retain a professional paleontologist to determine if the project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The results of the investigation shall be documented in a technical report or memorandum that identifies the paleontological sensitivity of the development area and includes recommendations and methods for avoiding or reducing impacts to a less-than-significant level for paleontological resources or unique geologic features. The technical report or memorandum shall be submitted to the City for approval. The project applicant shall be responsible for implementing methods for avoiding or reducing impacts on paleontological resources or unique

9. Notice of Exemption Filing Fee - Within 48 hours of the approval of the project, the applicant shall deliver to the Community Development Department, a check payable to the "County Clerk" in the amount of Fifty Dollars ($50.00) for the County administrative fee to enable the City to file the Notice of Exemption.

10. Conditions of Approval - Prior to submittal for building permits, the conditions of approval shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.

Site Preparation & Grading Conditions

11. Precise Grading/Civil Engineer Plans and Final Geotechnical Soils Report - Prior to issuance of a grading permit, the applicant or designee shall submit precise grading/civil engineer plans and a final geotechnical soils report that incorporate the measures identified in the Geotechnical Investigation Report prepared for the proposed project for the review and approval by the City's geotechnical consultant, the City Grading Engineer and the Community Development Director. All grading operations and construction shall be conducted in accordance with governing grading and building codes, including the requirements of the *City of Laguna Niguel Grading and Excavation Code* and the 2010 California Building Code (CBC).

12. Geotechnical Consideration of Adjacent Properties - prior to issuance of a grading permit, the final geotechnical soils report shall include a thorough analysis of geotechnical conditions on properties surrounding the project site, including the following specific issues, to the satisfaction of the City's geotechnical consultant, the City Grading Engineer and the Community Development Director:

a. The geotechnical consultant shall stay informed of developments with the adjacent properties in regards to continued distress and/or landslide movement, and summarize the status of these issues and how they impact the subject property and the development.

b. The consultant should remain informed of Geotechnologies evaluation of installing deep inclinometers around the parking structure south of, and adjacent to, the subject site and whether the results of the evaluation impact the subject site.

plans are authorized under these permits. Approved plans and reports include: 1) architectural plans (perspectives, site plans, floor plans, roof plans, building elevations, and building sections) prepared by Thomas Cox Architects; 2) preliminary civil/grading plans prepared by Fuscoe Engineering; 3) a preliminary landscape plan prepared by LandStudio 360; 4) a preliminary lighting plan prepared by StudioK1; 5) *Preliminary Geotechnical Investigation Report* and supplements to this report prepared by Albus-Keefe & Associates; 6) a preliminary sign program; and, 7) *Preliminary WQMP with a Preliminary Hydrology Study* prepared by Fuscoe Engineering.

4. Changed Plan - Except as otherwise provided herein, this site development permit and minor adjustment are approved as a precise plan. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Director determines that the proposed change complies with the provisions and the spirit and intent of the original approval action, and that the action could have been the same for the changed plan as for the approved plan, he or she may approve the changed plan without requiring a new permit or permit amendment.

5. Revocation - Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Laguna Niguel Community Development Department.

6. Legal Indemnification - The applicant shall defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants from any claim, action, or proceeding against the City, its officers, agents, and employees to attack, set aside, void, or annul an approval of the City Council, Planning Commission, other decision-making body, or staff action concerning this project. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense.

7. Design Review - All colors, materials, architectural design and design details shall be in compliance with plans and elevations as approved by this site development permit. Any deviation from the approved plans and documents shall require an amendment to this permit, unless the Community Development Director finds that the proposed change is of a minor nature, in which case a changed plan shall be processed and approved. Any future changes in colors, materials or architectural treatments shall require processing of either a new permit, an amendment to these permits, or a changed plan depending upon the nature and extent of the changes proposed.

8. Agreement to Conditions Imposed - Prior to the issuance of any permits, the property owner shall execute an Agreement to Conditions Imposed Form, as provided by the Community Development Department, acknowledging and agreeing to abide by all conditions of the subject approval.

Drawn By:	SV	
Original Date Plotted:	11-27-2012	
Revisions:		
#	DATE	COMMENTS
B	12-03-2013	PLANNING REVISIONS

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SHEET NO.
COA-2

2011492

DELTA -B PLANNING RESUB 12-03-2013

FILE: M:\11492_United American_Career Lofts_CD\COA.dwg
USER: smurray DATE/TIME: Dec 05, 2013 - 3:50pm
SCALE: 48 LAYOUT: COA-2

33. Sealed HVAC System (GSP MM4.2-22) - Prior to issuance of a building permit, the applicant shall demonstrate on the project building plans use of a sealed HVAC system designed so that all ambient air introduced into the interior living space will be filtered to remove DPM and other particulate matter at minimum of up to 75 percent of particulates of 0.3 micron or larger in size from the ambient air that is introduced to the system, and 90 percent of particulates of 1 micron or larger (NAFA 1999).

34. HVAC Noise Shielding (GSP MM4.10-5) - Prior to issuance of a building permit, the applicant shall demonstrate proper shielding for HVAC system to achieve a maximum noise level of approximately 50 dBA at 50 feet from the equipment.

35. Roof Materials and Finish - Prior to issuance of a Certificate of Use and Occupancy, the applicant shall demonstrate installation of roof materials that have a non-glare finish and are a neutral tone in color to minimize the reflection of light from the surfaces of the roof, and shall demonstrate utilization of approved non-reflective façade treatments (matte paint, glass coatings, etc), all to the satisfaction of the Community Development Director and Title 24 Requirements.

36. Roof Equipment - Any proposed roof-mounted equipment, including any HVAC systems, vents, exhausts or other roof penetrations, shall be identified on the building plans. All roof-mounted equipment shall be completely screened from a horizontal line-of-sight from surrounding roadways and properties. If roof-mounted equipment is visible after installation, prior to issuance of a Certificate of Use and Occupancy, additional roof-equipment screening details and the location of roof screens shall be included on the building plans and installed accordingly, subject to review and approval by the Community Development Director.

37. Signage - Prior to the issuance of a building permit, all colors, materials, architectural design and design details for the proposed exterior signs, including three (3) signs shown on the project plans oriented to the west, and one (1) building mounted project ID sign (not shown on the project plans) oriented to the east, shall be submitted to the Community Development Director for review and approval. *No project ID or address signage shall be permitted above the building roofline*, including project ID signage shown on the project plans on the roof projection located toward the northern end of the building, which is not approved as part of the action and shall be removed from the building plans.

Building Conditions

26. Building Permit - Prior to commencing with construction, the applicant or designee shall submit applicable plans for the review and approval by the Laguna Niguel Planning and Building Divisions.

27. Building Permit Final - Prior to building permit final inspection request, the applicant or designee shall be responsible for contacting the Planning Division for an inspection of the site and building to ensure compliance with the applicable conditions of approval and project plans.

28. Use and Occupancy Permit - The business owner or designee shall submit an application and obtain a Certificate of Use and Occupancy from the Planning and Building Divisions prior to occupying or operating at the subject property (28100 Cabot Road).

29. Green Building Code (GSP MM4.6-1) - Prior to issuance of a building permit, the applicant shall demonstrate compliance with Green Building Code efficiency and reduction goals, to the satisfaction of the Community Development Director and the Building Official, including the following:

a. Increased electrical energy efficiency by 15 percent beyond 2008 standards.
b. Increased natural gas efficiency by 15 percent beyond 2008 standards.
c. Reduced indoor water consumption beyond business-as-usual by a minimum of 20 percent.
d. Divert 50 percent of all construction debris from landfills. In addition, for projects that require demolition the project shall re-use at least 50 percent of the salvageable materials in the existing buildings on-site. This can take the form of re-use of entire structures, re-use or repurposing of significant elements, such as beams or trusses, and recycling materials within the new project such as grinding paving and asphalt for use as base material at the project site.

30. Building Colors and Materials - Prior to issuance of a building permit, the following colors, materials, and details shall be included on the project building plans:

a. All roof materials/colors are to be non-reflective, neutral tone colors to minimize reflection and glare, including the roof deck, any exposed equipment, equipment screens and enclosures, and architectural projections.

c. Streets adjacent to the project site shall be swept as needed to remove silt that may have accumulated from construction activities so as to prevent excessive amounts of dust.

d. All trucks hauling dirt, sand, soil, or other loose materials shall be securely covered, or maintain at least 0.6 meters (2 feet) of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code (CVC) Section 23114.

e. The area disturbed by clearing, grading, earth-moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust.

f. Visible dust beyond the property line emanating from the project shall be prevented to the maximum extent feasible.

23. Hazardous Materials, Site Assessment (GSP MM4.7-1) - Prior to the issuance of grading permits on any project site, the site developer(s) shall:

a. Investigate the project site to determine whether it or immediately adjacent areas have a record of hazardous material contamination via the preparation of a preliminary environmental site assessment (ESA), which shall be submitted to the City for review. If contamination is found the report shall characterize the site according to the nature and extent of contamination that is present before development activities precede at that site.

b. If contamination is determined to be on site, the City, in accordance with appropriate regulatory agencies, such as OCFA, County Division of Public Health Services, or County Division of Waste and Recycling, shall determine the need for further investigation and/or remediation of the soils conditions on the contaminated site. If further investigation or remediation is required, it shall be the responsibility of the site developer(s) to complete such investigation and/or remediation prior to construction of the project.

c. If remediation is required as identified by the local oversight agency, it shall be accomplished in a manner that reduces risk to below applicable standards and shall be completed prior to issuance of any occupancy permits.

b. Non-Reflective Façade (GSP MM4.1-2) - materials and details to maximize use of non-reflective façade treatments, including matte paint or glass coatings, as determined appropriate by the Community Development Director.

c. Details/materials for the following, to be approved by the Community Development Director: enhanced/decorative wall surfaces, green screens, window wall systems, metal balcony systems, all as identified on the approved project plans.

d. Details/materials for the following common area improvements, to be approved by the Community Development Director: shade, trellis, or other covered structures, pool gates and perimeter wall, fire places and fire pits, and permanent outdoor seating (such as raised planters) at the ground level.

31. Utility Providers - Prior to issuance of a building permit, the applicant or designee shall obtain the applicable approval(s) and/or permit(s) from the utility providers, including refuse and recycling service from CR&R.

32. Noise Attenuation (GSP MM4.10-6) - Prior to issuance of a building permit, the applicant shall demonstrate that noise levels do not exceed the General Plan thresholds and the City's Noise Ordinance. The Project Applicant shall retain the services of a qualified acoustical engineer with expertise in design of building sound isolations who shall submit a signed final acoustical report to the City during plan check for review and approval, which demonstrates that the proposed building design achieves an exterior sound environment of 65 dBA (CNEL, based on existing ambient noise levels and General Plan thresholds) or lower at outdoor activity areas, and an interior sound environment of 45 dBA (CNEL) or lower, as deemed feasible and appropriate by the Community Development Director and Building Official.

The report shall verify that balconies, patios, or any other outdoor activity area located at the proposed building shall incorporate a noise barrier that is at least 42 inches high as measured from the floor. Acceptable materials for the construction of the barrier shall have a weight of 3.5 pounds per square foot of surface area and may be composed of the following: masonry block, stucco veneer over wood framing (or foam core), glass, Plexiglas, Lexan (1/4 inch thick), perforated metal, or other material, as deemed appropriate by the Community Development Director and Building Official. The barrier may, but does not have to be constructed out of a combination of the above listed materials. This measure shall only apply to useable outdoor activity areas (i.e., false and Juliet balconies less than 24 inches in depth would not be subject to this measure). The report shall also verify that window glazing and OITC rated windows are incorporated as necessary to meet the City's threshold for interior noise levels, such as window glazing with some combination of polyvinyl butyral (PVB) plastic interlayer, and an air space between multiple panes of glass.

d. Closure reports or other reports acceptable to the appropriate regulatory agencies, such as OCFA, County Division of Public Health Services, or County Division of Waste and Recycling, that document the successful completion of required remediation activities, if any, for contaminated soils shall be submitted and approved by the appropriate regulatory agencies prior to the issuance of grading permits for site development. No construction shall occur in the affected area until reports have been accepted by the City.

24. Hazardous Materials, Risk Management Plan (GSP MM4.7-2) - In the event that previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction of the proposed project, construction activities in the immediate vicinity of the contamination shall cease immediately. If contamination is encountered, a Risk Management Plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., OCFA). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area.

25. Emergency Access During Construction (GSP MM4.7-3) - To ensure adequate access for emergency vehicles when construction activities would result in temporary lane or roadway closures, the developer shall consult with the City of Laguna Niguel Public Works Department, and Orange County Fire Authority and Sheriff's Department, as deemed necessary by the Public Works Director, to disclose temporary lane or roadway closures and alternative travel routes. The developer shall be required to keep a minimum of one lane in each direction free from encumbrances at all times on perimeter streets accessing the project site. At any time only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e., flagpersons), or other appropriate traffic controls, as deemed appropriate by the Public Works Director, to allow travel in both directions. If construction activities require the complete closure of a roadway segment, the developer shall designate proper detour routes and signage indicating alternative routes, to the satisfaction of the Public Works Director.

e. (MM4.2-5) Project Applicant shall properly maintain nonvehicular equipment engines to minimize the volume of exhaust emissions.

f. (MM4.2-6) Project Applicant shall use electricity from power poles, rather than temporary diesel or gasoline powered generators, as feasible.

g. (MM4.2-7) Project Applicant shall use on-site mobile equipment powered by alternative fuel sources (i.e., methanol, natural gas, propane, or butane) as feasible.

h. (MM4.2-8) Project Applicant shall pave all construction roads as feasible.

i. (MM4.2-9) Project Applicant shall provide ridesharing or shuttle service for construction workers, as feasible.

j. (MM4.2-10) Project Applicant shall provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow, as deemed necessary by the Public Works Director.

k. (MM4.2-11) Project Applicant shall provide dedicated turn lanes for movement of construction trucks and equipment on and off site, as deemed necessary by the Public Works Director.

l. (MM4.2-12) Project Applicant shall reroute construction trucks away from congested streets or sensitive receptor areas, as feasible;

m. (MM4.2-13) Project Applicant shall require the use of cleanest burning diesel haul trucks available, such as trucks that meet 2010 model year EPA standards.

n. (MM4.2-14) Project Applicant shall ensure that all architectural coating (paint and primer) products applied during construction have a low to no VOC rating.

22. Dust Control - During clearing, grading, earth-moving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust-preventive measures using the following procedures, as specified in the SCAQMD Rule 403 listed below. Prior to grading permit issuance, these control techniques shall be noted on the project grading plans. Compliance with the measure shall be subject to periodic site inspections by the City.

a. On-site vehicle speed shall be limited to 15 miles per hour.

b. All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day.

11/3/14

Drawn By:	SV	
Original Date Plotted:	11-27-2012	
Revisions:		
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SHEET CONTENTS:
CONDITIONS OF APPROVAL

SHEET NO.
COA-3

2011492

DELTA -B PLANNING RESUB 12-03-2013

FILE: M11482, United American, Career Lofts\4-CD\COA.dwg
PLOTTED: Tuesday, December 03, 2013 - 3:52pm
SCALE: 48 - ANSI B (17.00 X 11.00)

Landscaping and Lighting Conditions

48. Final Landscape Plans - Prior to the issuance of any building permits, the applicant or designee shall submit final landscaping and irrigation improvement plans for the review and approval of the Community Development Director and the City Landscape Architect. Said final plans shall be consistent with preliminary landscaping and provide specific landscaping details to ensure compliance with the City's Water Efficient Landscape Ordinance, Regulations and Guidelines. The placement and installation of utilities, irrigation systems, and landscape plantings shall be coordinated and shown on the final landscaping plan. Utilities and irrigation systems shall be adequately screened with landscaping. Perimiter Retaining Walls shall be designed to be planted, with creeping fig, similar vines, or other plant materials, to the satisfaction of the Community Development Director. The raised planted median to be constructed in Cabot Road shall be planted consistent with the Gateway Specific Plan plant palette for Cabot Road.

49. Caltrans Agreement - Prior to issuance of building permits, the applicant shall, to the satisfaction of the Community Development Director, demonstrate agreement with and/or approval of Caltrans District 12 to the allow landscape improvements, consistent with the approved project plans and final landscaping plans, to be located in the State-owned Open Space property abutting the subject property to the northeast, providing a landscape buffer between the subject property and the SR-73 Toll Road.

50. Landscaping Installation - Prior to the issuance of a certificate of use and occupancy, the applicant or designee shall demonstrate, via written certification by a licensed landscape architect, to be reviewed and approved by the City Landscape Architect, that all irrigation and landscaping has been installed in accordance with the approved final landscape plans.

51. Tiered Planting (GSP MM4.2-21) - Prior to issuance of a building permit, the applicant shall demonstrate on the project landscape plans tiered planting of vegetation between the SR-73 Toll Road and the project building, as deemed appropriate by the Community Development Director.

52. Landscape Maintenance - The property owner shall be responsible for adequately installing and maintaining all existing and new landscaping at all times. The landscaping shall be maintained in a neat, clear and healthy condition. This shall include proper pruning, weeding, removal and immediate replacement of plants and trees when necessary and the regular watering of landscaping. Any proposed significant modification, removal or substantial thinning of hillside landscaping in the future shall first require the approval of a site development permit amendment.

f. To prevent the discharge of pollutants from material delivery and storage to the storm water system or watercourses all materials shall be properly stored to prevent soil contamination and contact with storm water runoff, which may include appropriate covers, containment areas or surfaces and indoor storage.

g. Stockpiles of soil, paving materials, and pressure treated wood shall be managed to prevent air and water pollution. Stockpiles should be located 50 feet away from concentrated flows of storm water, watercourses and drain inlets. Prior to the onset of precipitation, stockpiles shall be covered and protected by a temporary perimeter sediment barrier at all times.

h. Hazardous material-waste, including but not limited to petroleum products, roofing tar, paints, solvents, stains, acids, wood preservatives, septic wastes and asphalt products shall not be allowed to enter the storm drain system or watercourses and shall be properly transported, used, stored and disposed as required by federal and state law. Paint brushes and equipment for water and oil based paints should be cleaned within a contained area and should not be allowed to contaminate site soils, watercourses or storm drain systems. Water-based paints should be rinsed into the sanitary sewer system and thinners, solvents, excess oil-based paints and sludge should be disposed as hazardous waste.

i. Cementaceous products such as concrete, mortar or stucco from concrete trucks, potable mixers and miscellaneous containers **shall not** be washed-out into the storm drain system or watercourses. Designated washout areas shall be located at least 50 feet from concentrated flows of storm water, watercourses and storm drain inlets and runoff from washout-areas shall be contained by constructing a temporary pit or berm-area large enough to capture the liquid and solid waste materials.

j. Saw-cut cement concrete and asphalt concrete slurry shall not be allowed to enter the storm drain system or watercourses. Residue from grinding operations should be picked up by means of a vacuum attachment to the grinding machine and not allowed to flow across the pavement or be left on the surface of the pavement.

46. WQMP Implementation - Prior to issuance of a certificate of use and occupancy, the applicant or designee shall:

a. Demonstrate that all structural BMPs described in the project's WQMP have been constructed and installed in conformance with approved plans and specifications;

b. Demonstrate that the applicant is prepared to implement all non-structural BMPs described in the project's WQMP;

c. Demonstrate that an adequate number of copies of the project's approved WQMP are available on-site; and

d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.

47. Water Quality Notes - The following water quality notes shall be added on all construction plans:

a. Sediments from areas disturbed by construction shall be retained on-site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, sidewalks, gutters, drain inlets or adjacent properties via runoff, vehicle tracking or wind.

b. All sediment and construction debris which is tracked or deposited onto public or private sidewalks, gutters or paved roads should be removed on a daily basis by sweeping or vacuuming and disposed of properly. Sediment and construction debris **shall not** be washed into the storm drain system, including the gutter and storm drain inlets.

c. Sandbags, gravelbags or other effective filter or trap-type barriers should be used where appropriate to intercept and slow the flow of runoff from the construction site and to trap sediment before it enters the storm drain system, including gutters and inlets. All on-site storm drain inlets shall be protected and off-site inlets shall be protected in areas where construction activity tracks sediment on paved areas or where inlets receive runoff from disturbed areas.

d. Water and/or other dust palliative and stabilization methods should be used to prevent or alleviate dust nuisances (dust control) generated by construction activities. Covering small stockpiles of soils and debris or areas with unstabilized soil is an alternative to applying water or other dust palliatives.

e. Construction-related materials, wastes, spills or residues shall be retained on-site to minimize transport from the site to streets, sidewalks, gutters, drain inlets or adjoining property by wind or runoff.

44. Storm Water Pollution Prevention Plan (SWPPP) - Prior to issuance of a grading permit, the project applicant or designee shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit) for the proposed project. The applicant or designee shall provide the Waste Discharge Identification Number (WDID) to the City to demonstrate proof of coverage under the Construction General Permit. The SWPPP shall be prepared and implemented for the project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction Best Management Practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities. A copy of the current SWPPP shall be kept at the project site and be available for City review on request.

45. Final Water Quality Management Plan (WQMP) - Prior to issuance of a grading permit, the applicant or designee shall submit a Final WQMP for the proposed project for the review and approval by the City hydrology consultant, the City Grading Engineer and the Community Development Director that:

a. Incorporates approved plans, conditions of approval and any applicable CEQA mitigation measures;

b. Incorporates a runoff management plan, or equivalent, that complies with the City's runoff water quality ordinance, grading ordinance and the *San Diego Region Permit.*

c. Incorporates the applicable Routine Source Control BMPs as defined in the City's Local Implementation Plan (LIP);

d. Incorporates Site Design, Treatment Control and Hydro-modification BMPs as defined in the City's LIP;

e. Generally describes the long-term operation and maintenance requirements for the Site Design, Treatment Control and Hydro-modification BMPs;

f. Identifies the entity that will be responsible for long-term operation and maintenance of the Site Design, Treatment Control and Hydro-modification BMPS; and,

g. Describes the mechanism for funding the long-term operation and maintenance of the Site Design, Treatment Control and Hydro-modification BMPs.

Hydrology & Water Quality Conditions

43. Hydrology Study (GSP MM4.8-1) - Prior to the issuance of a grading permit, the project applicant or designee shall submit a Final Hydrology Study that incorporates approved plans and conditions of approval, demonstrating that the proposed on-site drainage system meets the requirements specified in the City's Hydrology Manual, for the review and approval by the City hydrology consultant, City Grading Engineer and the Community Development Director, including demonstration of the the following:

a. Drainage patterns would not be altered such that there is a reduction in the time of concentration at the project site off-site outlet(s); OR, if new impervious surfaces would be created and/or time of concentration could be reduced by drainage characteristics modification, the Drainage Plan shall demonstrate through calculations, modeling, and BMPs that:
   - Stormwater runoff peak flows, flow volumes, and timing of peak flows for the 10- to 25-year storm event would not be different than existing conditions at the project site outlet, OR
   - The local storm drain system has adequate available capacity to convey stormwater runoff from the developed project site for up to the 25-year storm event at the project site outlet to the storm drain system discharge into Oso Creek (or Galivan Basin).

b. Existing stormwater drainage system capacity would be maintained throughout the project site and to the downstream outlet to Oso Creek (or Galivan Basin).

c. Adequate conveyance capacity during construction through the use of BMPs such as construction of storm drains during the dry season; bypass structures for sections being altered; detention devices; and, others as approved by the Community Development Department.

d. *Specific project requirements, if necessary,* to ensure that stormwater peak flow rates, flow volumes, and timing of peak flow rates do not result in storm drain system conveyance capacity constraints for the 10-year to 25-year storm events. Project requirements shall be incorporated into the grading permit and grading and drainage plans.

38. Affordable Housing Agreement - Prior to issuance of a building permit, the property owner or designee shall enter into an Affordable Housing Agreement with the City to provide (i) 14 affordable units (ten percent of the total) for low income households, as defined in the Section 50053 of the Health and Safety Code and not exceeding 80% of the Orange County median family income, or (ii) 7 affordable units (five percent of the total) for very low income households, as defined in Section 50053 of the Health and Safety Code and not exceeding 50% of the Orange County median family income, for a minimum period of 30 years, subject to review and approval by the Community Development Director and City Attorney. The Affordable Housing Agreement shall be recorded on the property's title and be binding on all future owners and successors of interest.

Operational Conditions

39. Transit Schedules (GSP MM4.2-16) - The property owner or designee shall make current transit schedules available in project common areas for the use of residents.

40. Architectural Coating Reapplication (GSP MM4.2-20) - The property owner or designee shall ensure that maintenance requiring the reapplication of architectural coating (paint and primer) shall use products that have a low to no VOC rating.

41. Guest Parking Permit Program - If determined appropriate by the Director of Community Development, based on demand for additional guest parking at the project, the property owner or designee shall implement a guest permit parking program, including utilization of surplus resident parking spaces for overnight guests and/or a permit program for the guest parking area, to the satisfaction of the Community Development Director.

42. Tandem Parking Spaces - The property owner or designee shall ensure that each pair (front to back) of tandem parking spaces, as shown on the project building plans, are assigned to the same dwelling unit, or that one of the tandem spaces in each pair remains unassigned (if the other space in the pair is assigned to a unit and an additional space is not requested/required for that unit.

1/13/14

FILE: M:\11492_United American_Career Lofts_CD\COA.dwg
USER: dmerry DATE/TIME: Dec 05, 2013 - 3:50pm
SCALE: 1/4" = 1'-0" LAYOUT: COA4

Drawn By:	SV	
Original Date Plotted:	11-27-2012	
Revisions:		
#	DATE	COMMENTS
B	12-03-2013	PLANNING REVISIONS

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CAREER LOFTS
28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
VINCE GERALD CHIRCO
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

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2011492

66. Combustible Construction Letter, No OCFA Service Code (Received with Fire Master Plan) - Prior to the issuance of a building permit for combustible construction, the builder shall submit a letter on company letterhead stating that water for fire-fighting purposes and all-weather fire protection access roads shall be in place and operational before any combustible material is placed on site. *Building permits will not be issued without OCFA approval obtained as a result of an on-site inspection.* Please contact the OCFA at (714) 573-6100 to obtain a copy of the standard combustible construction letter.

67. Architectural Building Plans, Service Codes: PR200-PR285 (Architectural Review) -

Special Conditions:
- The parking structure will achieve a 3-hour fire rating.
- Area separation walls will be designed into the structure and be two times (2X) the level of fire resistance required by code, (if code requires 2, the structure will have 4). The location of the area separation walls shall be reviewed and approved by OCFA and shown on the Fire Master Plan submittal.

Standard Condition:
Prior to the issuance of a building permit, the applicant shall submit architectural plans for the review and approval of the Fire Chief if required per the "Orange County Fire Authority Plan Submittal Criteria Form." Please contact the OCFA at (714) 573-6100 for a copy of the Site/Architectural Notes to be placed on the plans prior to submittal.

68. Building Use Letter, No OCFA Service Code (Submit upon Request) - Prior to the issuance of any building permits, the applicant shall submit a detailed letter of intended use for each building on site to the Fire Chief for review and approval.

63. Fire Alarm System, Service Codes: PR500-PR520 (Fire Alarm & Fire Sprinkler Monitoring Reviews) -

a. Prior to the issuance of a building permit, plans for the fire alarm system shall be submitted to the Fire Chief for review and approval. Please contact the OCFA at (714) 573-6100 or visit the OCFA website to obtain a copy of the "Guideline for New and Existing Fire Alarm Systems."

b. This system shall be operational prior to the issuance of a certificate of occupancy.

c. Prior to concealing interior construction the applicant shall obtain approval(s) and/or permits for Fire Alarm System.

64. Fire Lane Markings, Service Code: PR145 (Fire Master Plan) -

a. Prior to the issuance of any grading or building permits, the applicant shall submit plans and obtain approval from the Fire Chief for fire lanes on required fire access roads less than 36 feet in width. The plans shall indicate the locations of red curbs and signage and include a detail of the proposed signage including the height, stroke and colors of the lettering and its contrasting background. Please contact OCFA at (714) 573-6100 or visit the OCFA website to obtain a copy of the "Fire Master Plans for Commercial and Residential Development."

b. Prior to the issuance of any certificate of occupancy, the fire lanes shall be installed in accordance with the approved fire master plan. The CC&R'S's or other approved documents shall contain a fire lane map, provisions prohibiting parking in the fire lanes and a method of enforcement.

65. Access Gates, Service Code: PR180 (Vehicular Emergency Access Gate Review) - Prior to the issuance of any grading permits, the applicant shall obtain the approval from the Fire Chief for the construction of any gate across required fire department access roads. Please contact the OCFA at (714) 573-6100 or visit the OCFA website to obtain a copy of the "Guidelines for Design and Installation of Emergency Access Gates and Barriers."

Standard Conditions:

a. Prior to the issuance of any grading or building permits, the applicant shall obtain approval of the Fire Chief for all fire protection access roads to within 150 feet of all portions of the exterior of every structure on site. Please contact the OCFA at (714) 573-6100 or visit the OCFA website to obtain a copy of the "Fire Master Plans for Commercial and Residential Development."

b. Prior to the issuance of a precise grading permit or building permit, the applicant shall submit and obtain approval of the Fire Chief and City Staff of plans for all public or private access roads, streets and courts. The plans shall include plan and sectional views and indicate the grade and width of the access road measured flow-line to flow-line. When a dead-end street exceeds 150 feet or when otherwise required, a clearly marked fire apparatus access turnaround must be provided and approved by the Fire Chief. Applicable CC&R'S's or other approved documents shall contain provisions prohibiting obstructions such as speed bumps/humps, control gates or other modifications within said easement or access road unless prior approval of the Fire Chief is granted. Please call OCFA at (714) 573-6100 or visit the OCFA website to obtain a copy of the "Fire Master Plans for Commercial and Residential Development."

62. Automatic Fire Sprinkler Systems, Service Codes: PR420-PR440 (Commercial Fire Sprinklers), PR400 (Residential Fire Sprinklers) -

Special Condition:
- An NFPA 13 system will be provided and upgraded by one "hazard level."

Standard Conditions:
a. Prior to the issuance of a building permit, the applicant shall submit plans for any required automatic fire sprinkler system in any structure to the Fire Chief for review and approval. Please contact the OCFA at (714) 573-6100 to request a copy of the "Orange County Fire Authority Notes for New NFPA 13 Commercial Sprinkler Systems."

b. Prior to the issuance of a certificate of occupancy, this system shall be operational in a manner meeting the approval of the Fire Chief.

60. Water Availability, Service Code: PR145 (Emergency Access & Fire Hydrant Location) - Prior to the issuance of any grading or building permits, the applicant shall provide evidence of adequate fire flow. The "Orange County Fire Authority Water Availability for Fire Protection" form shall be signed by the applicable water district and submitted to the Fire Chief for approval.

61. Fire Access Roads, Service Code: PR145 (Fire Master Plan) -

Special Conditions. The primary emergency access road will meet the following OCFA required conditions:
- A plan will be prepared showing the location of the access roads and indicating the limits and boundary of the parking deck.
- Weight and requirements of 72,000 lbs. will be satisfied and certified by a licensed civil engineer.
- The vertical distance from the lowest point of fire department access to the highest habitable floor shall not exceed 55'.
- Grade not to exceed 10% (If any locations exceed 10% then it shall be clearly demonstrated through exhibits and the running of computer simulation AutoTURN to verify truck or ambulance types used by OCFA will have adequate access).
- Turning Radius meeting or exceeding inside dimension 17 feet and 38 feet outside radii.
- Vertical Clearance to be a minimum of 13 feet 6 inches.
- Way-finding signage identifying the fire department access road.
- Hose pulls meet OCFA standards of 150'. For locations the hose pull access exceeds 150' wet-standpipes will be provided.
- Emergency ground ladder access shall be shown on the plan. (at no location will pool fencing or other obstructions be designed that would inhibit the use of ground ladders).
- A 5 foot walkable surface will be provided around the entire perimeter of the building.
- Gate(s) and Knox Lock(s) per OCFA standards.
- Access into and out of the building will be clearly demonstrated and shown on the plan.
- A firefighter's walkway will be designed into the parking structure to access the building and have a 3-hour rating (the design to be similar to those approved by OCFA on prior podium and wrap structures).

58. In-lieu Parkland Fee (GSP MM4.13-1) - Prior to issuance of a building permit, the project applicant or designee shall dedicate required parkland and/or pay a parkland in-lieu fee, in accordance with the amount-of-parkland and/or in-lieu fee provisions of Laguna Niguel Municipal Code Sections 9-1-500 through 9-1-512 and 9-1-521 through 9-1-530. With 142 units, 0.79 acres of parkland are required to be dedicated for the project. Recreational amenities provided on-site are estimated to total approximately 0.50 acres, and shall count as a credit to the amount of parkland required for dedication and/or in-lieu fee. Therefore, approximately 0.29 acres of parkland must be dedicated or equivalent in-lieu fee paid, using the most recent City-Council-approved valuation for said purpose, at the time of building permit issuance. Additional details for specific on-site amenities, which are anticipated to qualify for parkland credit, must be provided for review by the Community Development Director, for final consideration for parkland credit, including: the basement level pet play/grooming area; the ground level bike/surf shop; and the ground-level lobby/lounge area. Final adjustments and establishment of the parkland dedication requirement (anticipated to be approximately 0.29 acres) shall be determined by the Community Development Director.

Orange County Fire Authority

59. Fire Hydrants, Service Codes: PR145 (Emergency Access & Fire Hydrant Location) PR470 (Underground Fire Protection) -

a. Prior to the issuance of any grading or building permits, the applicant shall submit a fire hydrant location plan to the Fire Chief for review and approval.

b. Prior to the issuance of a building permit, the applicant shall submit evidence of the on-site fire hydrant system to the Fire Chief and indicate whether it is public or private. If the system is private, it shall be reviewed and approved by the Fire Chief prior to building permit issuance, and the applicant shall make provisions for the repair and maintenance of the system in a manner meeting the approval of the Fire Chief. Please contact the OCFA at (714) 573-6100 or visit the OCFA website for a copy of the "Guidelines for Private Fire Hydrant &/or Sprinkler Underground Piping."

c. Prior to the issuance of any certificate of occupancy, all fire hydrants shall have a blue reflective pavement marker indicating the hydrant location on the street as approved by the Fire Chief, and must be maintained in good condition by the property owner. Please contact the OCFA at (714) 573-6100 or visit the OCFA website for a copy of the "Guideline for Installation of Blue Dot Hydrant Markers."

53. Electric Outlets (GSP MM4.2-19) - The property owner shall ensure that all new development is equipped with outdoor electrical outlets to accommodate landscaping equipment.

54. Lighting - Prior to the issuance of a building permit, the applicant shall submit a final lighting plan for approval by the Community Development Director. The plans shall specify light fixtures that comply with Section 9-1-35.15 of the Laguna Niguel Zoning Code (Outdoor Lighting). All light fixtures shall confine light rays to the project site so as to not exceed 0.2 footcandle beyond a distance of 20 feet from the project boundary and shall not create any horizontal light glare to the surrounding streets or properties. This includes any light fixtures on the building and within the parking area. All parking area and building-mounted lighting shall be architecturally compatible with the building.

Development Fees

55. School Fees - Prior to the Issuance of building permits, the applicant shall provide proof of payment all applicable school impact fees to the Capistrano Unified School District.

56. Fee Programs - If applicable, prior to issuance of building permits, the applicant shall be required to participate in the following transportation fee programs: Coastal Area Road Improvements and Traffic Signals (CARITS) Fee Program, Major Thoroughfare and Bridge Fee Program for the Moulton Parkway/Laguna Niguel Area, San Joaquin Hills Transportation Corridor (SJHTC) Fee Program, and any other fee programs adopted by the City, at the rate in effect at the time of permit issuance.

57. Fair Share Traffic Impact Fee - Prior to issuance of building permit the applicant shall pay a fair share traffic impact fee for Impacts to Crown Valley Parkway as identified in the project's Traffic and Parking Study, prepared by ITERIS and dated May 2012.

1/12/14

FILE: M:\11492_United American_Career Lofts_CD\COA.dwg
USER: Steve Vinz - 11/27/2012 - 08:05:39 - 3.36pm
SCALE: 48 LAYOUT: COA-5

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS
B	12-03-2013	PLANNING REVISIONS

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Ren. 7-31-15
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COA-5
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2011492

DELTA -B PLANNING RESUB 12-03-2013

BE IT FURTHER RESOLVED that the action taken herein shall not be deemed final until the 16th day after the date of the Resolution. Any aggrieved party may appeal any part of this action to the City Council prior to the expiration of the foregoing period by doing so in writing to the City Clerk and stating the reasons for the appeal.

PASSED, APPROVED, AND ADOPTED this 12th day of June, 2012.

AYES: **Minagar, Rettig, Weiss, Slusiewicz, Cienfuegos**

NOES: **None**

ABSTAIN: **None**

ABSENT: **None**

Daniel Fox, AICP
Community Development Director

Fred Minagar
Chairman of the Planning Commission

1/9/14

FILE: M111492_United American_Career Loft\4-COA.dwg
USER: vincegerald - 12/19/2013 - 10:19:56 AM
SCALE: 48 LAYOUT: COA-6

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS
B	12-03-2013	PLANNING REVISIONS

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CAREER LOFTS

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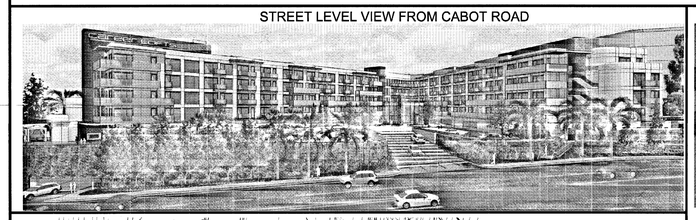
SHEET NO.
COA-6

2011492

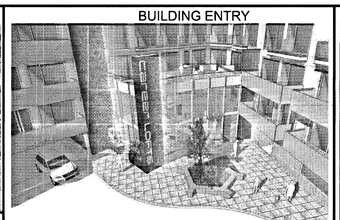
DELTA -B PLANNING RESUB 12-03-2013

BUILDING PERSPECTIVES BY THOMAS COX ARCHITECTS, INC.

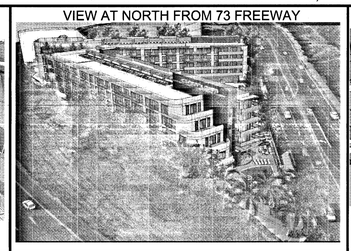
STREET LEVEL VIEW FROM CABOT ROAD



BUILDING ENTRY



VIEW AT NORTH FROM 73 FREEWAY



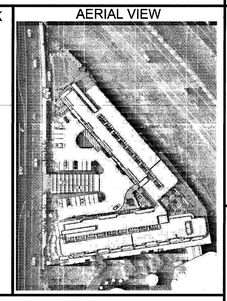
FIRE ACCESS WALK TO POOL GATE

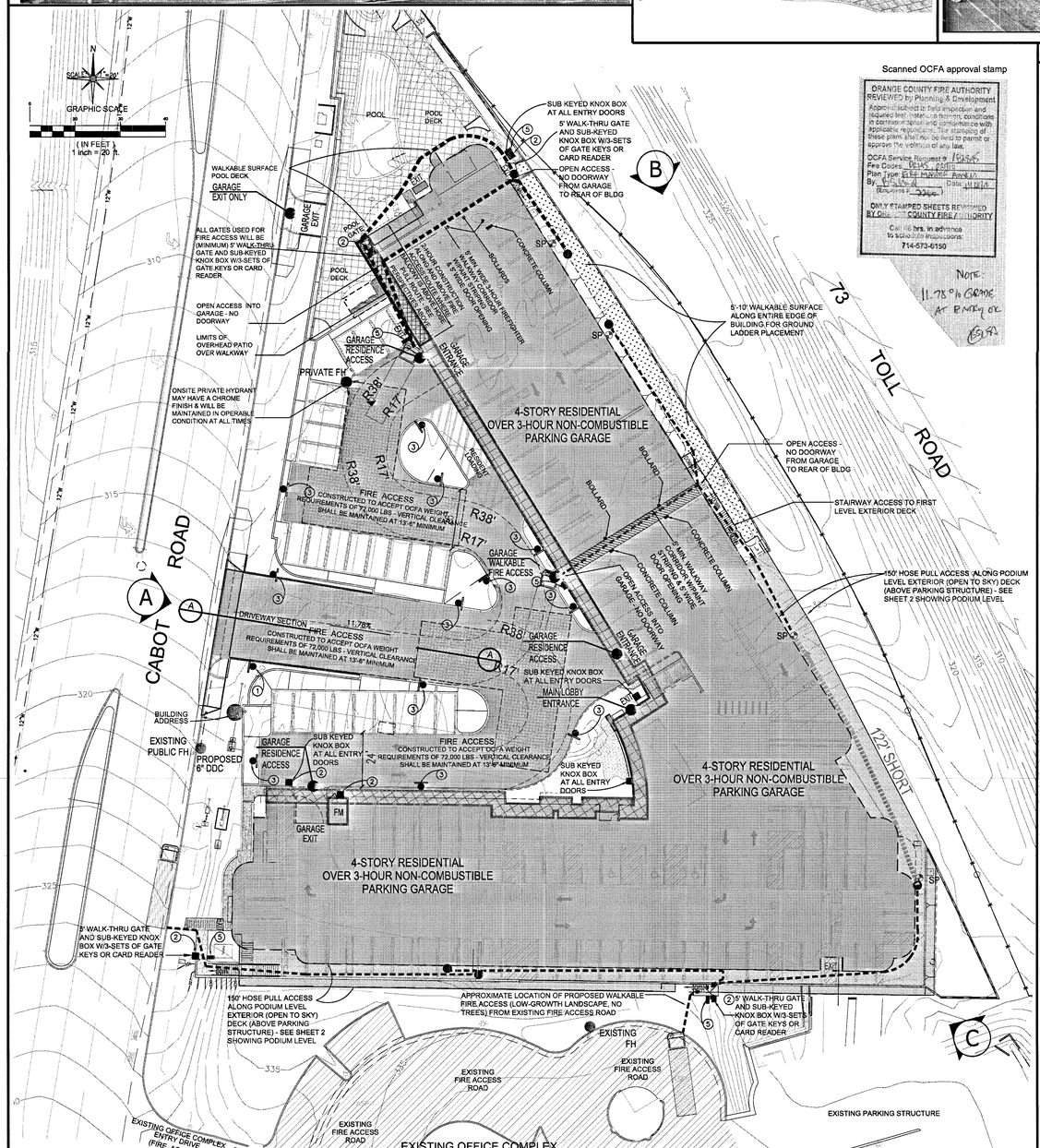


FIRE ACCESS WALK TO POOL GATE



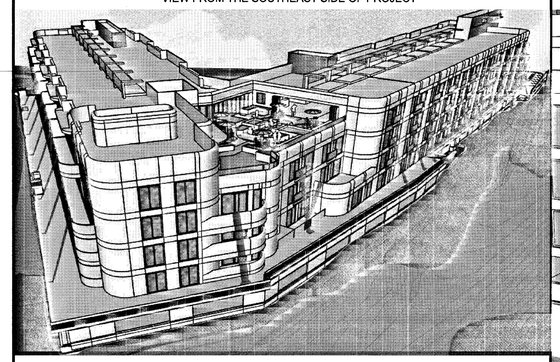
AERIAL VIEW




N
SCALE: 1" = 20'
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
WALKABLE SURFACE POOL DECK
GARAGE EXIT ONLY
GARAGE EXIT
POOL GATE
POOL DECK
ALL GATES USED FOR FIRE ACCESS WILL BE (MINIMUM) 5' WALK-THRU GATE AND SUB-KEYED KNOX BOX W/3-SETS OF GATE KEYS OR CARD READER
OPEN ACCESS INTO GARAGE - NO DOORWAY
LIMITS OF OVERHEAD PATIO OVER WALKWAY
GARAGE RESIDENCE ACCESS
PRIVATE FH
ONSITE PRIVATE HYDRANT MAY HAVE A CHROME FINISH & WILL BE PAINTED IN OPERABLE CONDITION AT ALL TIMES
SUB KEYED KNOX BOX AT ALL ENTRY DOORS
5' WALK-THRU GATE AND SUB-KEYED KNOX BOX W/3-SETS OF GATE KEYS OR CARD READER
OPEN ACCESS - NO DOORWAY FROM GARAGE TO REAR OF BLDG
5'-10' WALKABLE SURFACE ALONG ENTIRE EDGE OF BUILDING FOR GROUND LADDER PLACEMENT
OPEN ACCESS NO DOORWAY FROM GARAGE TO REAR OF BLDG
STAIRWAY ACCESS TO FIRST LEVEL EXTERIOR DECK
150' HOSE PULL ACCESS ALONG PODIUM LEVEL EXTERIOR (OPEN TO SKY) DECK (ABOVE PARKING STRUCTURE) - SEE SHEET 2 SHOWING PODIUM LEVEL
4-STORY RESIDENTIAL OVER 3-HOUR NON-COMBUSTIBLE PARKING GARAGE
BOULARDS
CONCRETE COLUMN
8 MIN WIDE MASONRY SCREEN WALL W/ PLANTER BEHIND
6 MIN WIDE MASONRY SCREEN WALL W/ PLANTER BEHIND
SLOPE
SLOPE
SLOPE

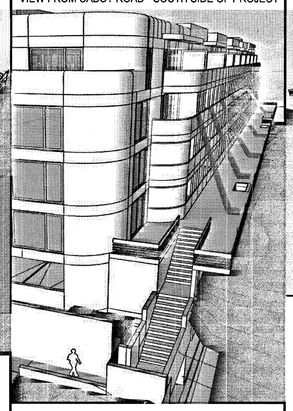
VIEW A

VIEW FROM THE SOUTHEAST SIDE OF PROJECT



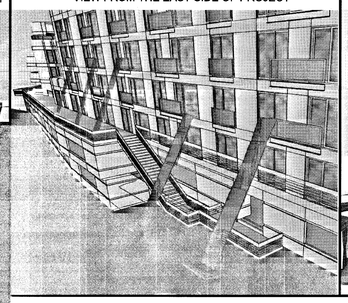
VIEW B

VIEW FROM CABOT ROAD - SOUTH SIDE OF PROJECT



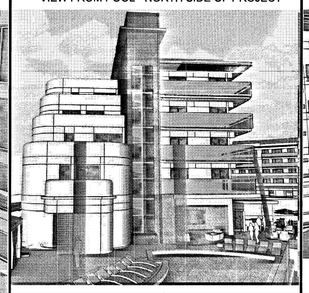
VIEW C

VIEW FROM THE EAST SIDE OF PROJECT



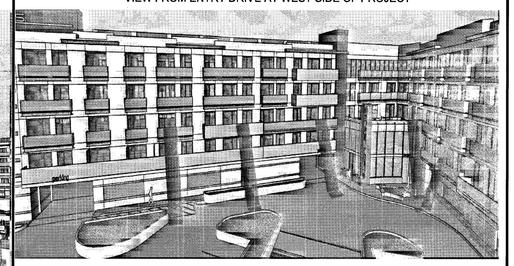
VIEW D

VIEW FROM POOL - NORTH SIDE OF PROJECT



VIEW E

VIEW FROM ENTRY DRIVE AT WEST SIDE OF PROJECT



FIRE FLOW TEST

MOULTON NIGUEL WATER DISTRICT
FLOW TEST REPORT

TODAYS DATE: 06/18/12

OFFICE: (949) 425-3568
FAX: (949) 831-3536

DATE OF REQUEST: 06/04/12 DATE OF TEST: 06/18/12

LOCATION OF TEST: 28100 CABOT RD

MAIN LINE SIZE: FLOW SIZE: 2 1/2" 4"

MODELED DEMAND:	STATIC PRESSURE:	RESIDUAL PRESSURE:
3500	132	125

TEST PERFORMED BY: EVA FLAZER

Fire Flow No.54 6/14/2012
Prepared by: Eva Flazer 949-425-3533
Pressure Zone: 650
Location: 28100 Cabot Road, Laguna Niguel
Sectional Map: I19
Assumptions:
Simulation on Max Month (September) at 9 am (equivalent to model hour 8)
System Demand w/o fire flow @ hour 8= 43523.46 gpm

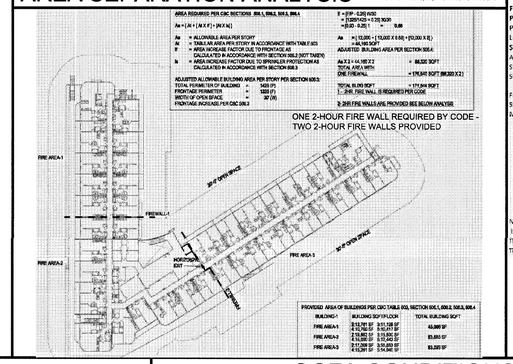
Fire Hydrants ID	→	FH59018	FH59025	FP19081	FP19007
Simulated model Junction/pipes	→	DC19004	PP19055	PP19081	PP19007
Model Junction elevations	→	330.3 feet	330 feet	8-inch	8-inch

	Fire Flows	Flowing Hydrant (A)	Residual Hydrant (B)	Pipe Vel near (A)	Pipe Vel Nom-(B)
	gpm	psi	psi	fps	fps
Static Pressure	0	132	135	N/A	N/A
Flowing Pressure	1,500	121	125	9.6	2.6
Flowing Pressure	2,500	106	115	16	4.6
Flowing Pressure	3,000	97	109	19.1	5.5
Flowing Pressure	4,000	73.9	94.1	35.1	7.5

Note
In lieu of field tests, MNWD is providing these hydraulic model results.
The designer should take into account that these are model results only and should not be taken as absolute.
The system fluctuates constantly and design parameters should be adjusted as necessary.

AREA SEPARATION ANALYSIS

ANALYSIS AND EXHIBIT PROVIDED BY HUMPHREYS & PARTNERS ARCHITECTS, LP, ARCHITECT OF RECORD

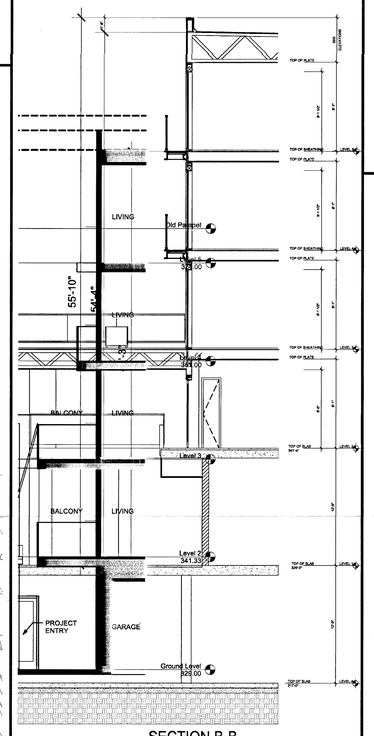


BUILDING SUMMARY

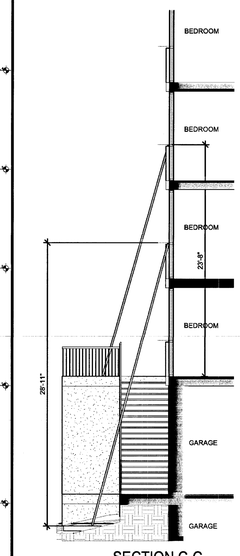
CONSTRUCTION TYPE:
RESIDENTIAL APARTMENTS: 4-STORY TYPE VA 1 HOUR (WOOD FRAME)
GARAGE: 2-STORY (1-STORY SUBTERRANEAN) TYPE IA (CONCRETE / METAL FRAME)
CLASS A ROOF COVERING

BUILDING HEIGHT:
TOP RESIDENTIAL FLOOR: 42'-0"
TOP OF ROOF: 55'-0"
TOP OF PARAPET: 56'-6"

GROUND LADDER SECTIONS



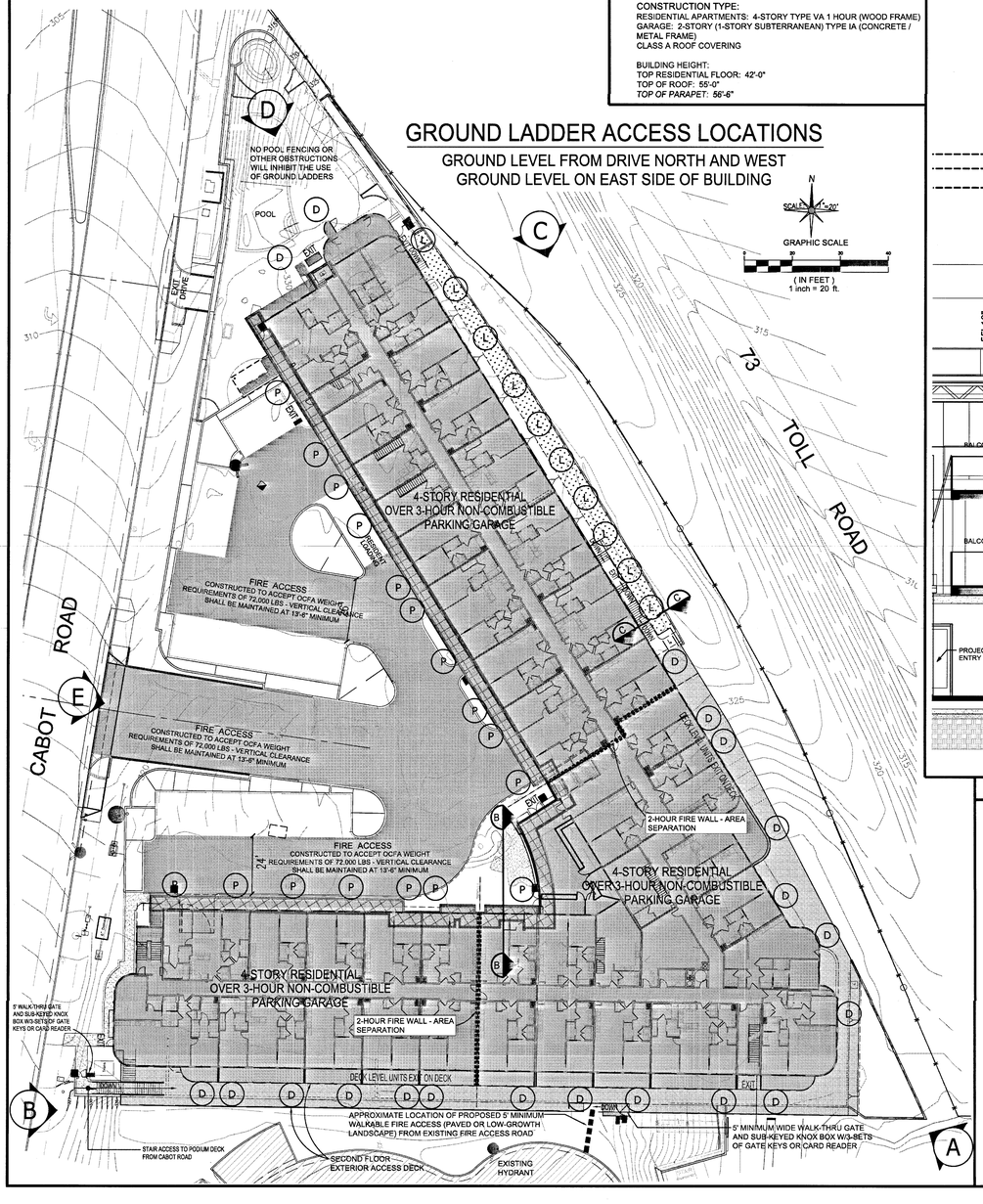
SECTION B-B



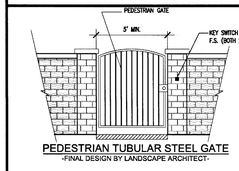
SECTION C-C

GROUND LADDER ACCESS LOCATIONS

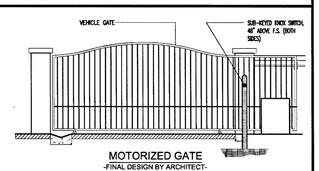
GROUND LEVEL FROM DRIVE NORTH AND WEST
GROUND LEVEL ON EAST SIDE OF BUILDING



ACCESS GATES



PEDESTRIAN TUBULAR STEEL GATE
-FINAL DESIGN BY LANDSCAPE ARCHITECT-



MOTORIZED GATE
-FINAL DESIGN BY ARCHITECT-

GATE NOTES:

I. GENERAL
1. THE CURRENT APPROVED TYPE OF LOCKING DEVICE IS A KNOX KEY SWITCH (MODELS 3501, 3502, AND 3503) OR THE WEATHERPROOF PADLOCK (MODEL 3750, 3751, AND 3752). *AUTHORIZATION FORMS ARE REQUIRED BY THE KNOX COMPANY.*
2. OPENINGS FOR BOTH INGRESS AND EGRESS OF VEHICLES SHALL BE A 13' MINIMUM CLEAR WIDTH, OR AS APPROVED BY OCFA. THE VERTICAL CLEARANCE SHALL NOT BE LESS THAN 13'-6".
3. THE MINIMUM INSIDE TURNING RADIUS IS 17', WITH AN OUTSIDE RADIUS OF 39' FOR THE EXTERIOR AND INTERIOR APPROACH TO THE GATE.

II. ELECTRICALLY OPERATED GATES
THE DESIGN AND INSTALLATION OF ALL ELECTRICALLY OPERATED GATES SHALL BE IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
1. THE GATE CONTROL SHALL BE OPERABLE BY AN APPROVED EMERGENCY OVERRIDE KEY SWITCH THAT IS AN INTEGRAL PART OF THE MECHANISM. IN THE EVENT OF A POWER FAILURE, THE GATE SHALL AUTOMATICALLY BE TRANSFERRED TO A FAIL-SAFE MODE ALLOWING THE GATE TO BE PUSHED OPEN WITHOUT THE USE OF SPECIAL KNOWLEDGE OR EQUIPMENT.
2. THE KEY SWITCH SHALL BE LABELED WITH A PERMANENT RED SIGN WITH NOT LESS THAN ¼" CONTRASTING LETTERS READING "FIRE DEPT" OR A "KNOX" DECAL.
3. A TRANSMITTER-OPERATED GATE SHALL HAVE A KEY SWITCH ON THE RIGHT SIDE OF THE GATES OPENING APPROXIMATELY 48" ABOVE THE ROADWAY SURFACE. IT SHALL BE VISIBLE AND EASILY ACCESSIBLE WITH A LABEL AS SPECIFIED ABOVE. SEE DETAIL BELOW.
4. UPON ACTIVATION OF THE KEY SWITCH, THE GATE SHALL REMAIN OPEN UNTIL RETURNED TO NORMAL OPERATION BY MEANS OF THE KEY SWITCH.
5. OCFA REQUIRES OPTICOM, CLICKCENTER OPENING DEVICES ON ALL NEW ELECTRIC GATES. THIS SYSTEM OPENS GATE WHEN THE EMERGENCY RESPONDER CLICKS AN 800MHZ RADIO RADIO RECEIVER. CONTACT: CLICKCENTER.NET

OCFA CONDITIONS OF APPROVAL

ORANGE COUNTY FIRE AUTHORITY
Fire Prevention Division
PO Box 57115, Irvine CA, 92619-7115 • 1 Fire Authority Road, Irvine, CA, 92602

Planning and Development Services ♦ www.ocfa.org ♦ (714) 573-6100 / Fax (714) 368-0163

May 20, 2010

To: City of Laguna Niguel
Attn: Larry Longenecker

From: Becky Schade

Subject: OCFA Service Request SR #152403
Cabot Lofts
28100 Cabot Road, Laguna Niguel

Included with the standard conditions are specialized conditions for the referenced project. The use of an Alternate Methods and Materials may be required as part of the submittal. Please provide OCFA with a copy of the final resolution following approval.

Fire Hydrants
Service Codes: PR145 (Emergency Access & Fire Hydrant Location)
FH470 (Underground Fire Protection)

A) Prior to the issuance of any grading or building permits, the applicant shall submit a fire hydrant location plan to the Fire Chief for review and approval.

B) Prior to the issuance of a building permit, the applicant shall submit evidence of the on-site fire hydrant system to the Fire Chief and indicate whether it is public or private. If the system is private, it shall be reviewed and approved by the Fire Chief prior to building permit issuance, and the applicant shall make provisions for the repair and maintenance of the system in a manner meeting the approval of the Fire Chief. Please contact the OCFA at (714) 573-6160 or visit the OCFA website for a copy of the "Guidelines for Private Fire Hydrant &/or Sprinkler Underground Piping".

C) Prior to the issuance of any certificate of occupancy, all fire hydrants shall have a blue reflective pavement marker indicating the hydrant location on the street as approved by the Fire Chief, and must be maintained in good condition by the property owner. Please contact the OCFA at (714) 573-6100 or visit the OCFA website for a copy of the "Guidelines for Installation of Blue Dot Hydrant Markers."

Water Availability
Service Code: PR145 (Emergency Access & Fire Hydrant Location)

Prior to the issuance of any grading or building permits, the applicant shall provide evidence of adequate fire flow. The "Orange County Fire Authority Water Availability for Fire Protection" form shall be signed by the applicable water district and submitted to the Fire Chief for approval.

Fire Access Roads
Service Code: PR145 (Fire Master Plan)
Special Conditions:

The primary emergency access road will meet the following OCFA required conditions:

- A plan will be prepared showing the location of the access roads and indicating the limits and boundary of the parking deck.
- Weight and requirements of 72,000 lbs. will be satisfied and certified by a licensed civil engineer.
- The vertical distance from the lowest point of fire department access to the highest habitable floor shall not exceed 55'.
- Grade not to exceed 10% (if any locations exceed 10% then it shall be clearly demonstrated through exhibits and the running of computer simulation AutoTURN to verify truck or ambulance types used by OCFA will have adequate access).
- Turning Radius meeting or exceeding inside dimension 17 feet and 38 feet outside radii.
- Vertical Clearance to be a minimum of 13 feet 6 inches.
- Way-finding signage identifying the fire department access road.
- Hose pulls meet OCFA standards of 150'. For locations the hose pull across exceeds 150' wet-standpipes will be provided.
- Emergency ground ladder access shall be shown on the plan. (at no location will post fencing or other obstructions be designed that would inhibit the use of ground ladders).
- A 5 foot walkable surface will be provided around the entire perimeter of the building.
- Gate(s) and Knox Lock(s) per OCFA standards.
- Access into and out of the building will be clearly demonstrated and shown on the plan.
- A firefighter's walkway will be designed into the parking structure to access the building and have a 3-hour rating (the design to be similar to those approved by OCFA on prior podium and wrap structures).

Standard Conditions:

A) Prior to the issuance of any grading or building permits, the applicant shall obtain approval of the Fire Chief for all fire protection access roads to within 150 feet of all portions of the exterior of every structure on site. Please contact the OCFA at (714) 573-6100 or visit the OCFA website to obtain a copy of the "Fire Master Plans for Commercial and Residential Development."

B) Prior to the issuance of a precise grading permit or building permit, the applicant shall submit and obtain approval of the Fire Chief and City Staff of plans for all public or private access roads, streets and courts. The plans shall include plan and sectional views and indicate the grade and width of the access road measured flow-line to flow-line. When a dead-end street exceeds 150 feet or when otherwise required, a clearly marked fire apparatus access turnaround must be provided and approved by the Fire Chief. Applicable CC&R'S's or other approved documents shall contain provisions prohibiting obstructions such as speed bumps/humps, control gates or other modifications within said easement or access road unless prior approval of the Fire Chief is granted. Please call OCFA at (714) 573-6100 or visit the OCFA website to obtain a copy of the "Fire Master Plans for Commercial and Residential Development."

Automatic Fire Sprinkler Systems
Service Codes: PR420-PR440 (Commercial Fire Sprinklers)
PR400 (Residential Fire Sprinklers)

Special Conditions:

An NFPA 13 system will be provided and upgraded by one "hazard level."

Standard Condition:

A) Prior to the issuance of a building permit, the applicant shall submit plans for any required automatic fire sprinkler system in any structure to the Fire Chief for review and approval. Please contact the OCFA at (714) 573-6100 to request a copy of the "Orange County Fire Authority Notes for New NFPA 13 Commercial Sprinkler Systems."

B) Prior to the issuance of a certificate of occupancy, this system shall be operational in a manner meeting the approval of the Fire Chief.

Fire Alarm System
Service Codes: PR500-PR520 (Fire Alarm & Fire Sprinkler Monitoring Reviews)

A) Prior to the issuance of a building permit, plans for the fire alarm system shall be submitted to the Fire Chief for review and approval. Please contact the OCFA at (714) 573-6160 or visit the OCFA website to obtain a copy of the "Guideline for New and Existing Fire Alarm Systems."

B) This system shall be operational prior to the issuance of a certificate of occupancy.

Fire Lane Markings
Service Code: PR145 (Fire Master Plan)

A) Prior to the issuance of any grading or building permits, the applicant shall submit plans and obtain approval from the Fire Chief for fire lanes on required fire access roads less than 36 feet in width. The plans shall indicate the locations of red curbs and signage and include a detail of the proposed signage including the height, stroke and colors of the lettering and its contrasting background. Please contact OCFA at (714) 573-6100 or visit the OCFA website to obtain a copy of the "Fire Master Plans for Commercial and Residential Development."

B) Prior to the issuance of any certificate of occupancy, the fire lanes shall be installed in accordance with the approved fire master plan. The CC&R'S's or other approved documents shall contain a fire lane map, provisions prohibiting parking in the fire lanes and a method of enforcement.

Access Gates
Service Code: PR180 (Vehicular Emergency Access Gate Review)

Prior to the issuance of any grading permits, the applicant shall obtain the approval from the Fire Chief for the construction of any gate across required fire department access roads. Please contact the OCFA at (714) 573-6160 or visit the OCFA website to obtain a copy of the "Guidelines for Design and Installation of Emergency Access Gates and Barriers."

Combustible Construction Letter
No OCFA Service Code (Received with Fire Master Plan)

Prior to the issuance of a building permit for combustible construction, the builder shall submit a letter on company letterhead stating that water for fire-fighting purposes and all-weather fire protection access roads shall be in place and operational before any combustible material is placed on site. *Building permits will not be issued without OCFA approval obtained as a result of an on-site inspection.* Please contact the OCFA at (714) 573-6100 to obtain a copy of the standard combustible construction letter.

Architectural Building Plans
Service Codes: PR200-PR285 (Architectural Review)

Special Conditions:

- The parking structure will achieve a 3-hour fire rating.
- Area separation walls will be designed into the structure and be two times (2X) the level of fire resistance required by code, (if code requires 2, the structure will have 4). The location of the area separation walls shall be reviewed and approved by OCFA and shown on the Fire Master Plan submittal.

Standard Condition:

Prior to the issuance of a building permit, the applicant shall submit architectural plans for the review and approval of the Fire Chief if required per the "Orange County Fire Authority Plan Submittal Criteria Form." Please contact the OCFA at (714) 573-6100 for a copy of the Site/Architectural Notes to be placed on the plans prior to submittal.

Building Use Letter
No OCFA Service Code (Submit upon Request)

Prior to the issuance of any building permits, the applicant shall submit a detailed letter of intended use for each building on site to the Fire Chief for review and approval.

Please note that our GUIDELINES and INFORMATICAL BULLETINS can be found on the OCFA web site at www.ocfa.org: Departments, Fire Prevention, Guidelines. To contact me, call (714) 573-6134 or email: Rebeccaschade@ocfa.org.

Respectfully,

Scanned OCFA approval stamp

Becky Schade
Fire Prevention Analyst

5/20/10
DATE

LEGEND

- PODIUM LEVEL WALKWAY FIRE ACCESS
- LANDSCAPE WALKABLE FIRE ACCESS
- AERIAL LADDER ACCESS
- WAYFINDING SIGNAGE, INDICATING UNIT ADDRESSES SERVED FROM ACCESS POINT
- BUILDING IDENTIFICATION LOCATIONS - 6" MIN. TALL LETTERING
- GROUND LADDER ACCESS POINT SYMBOLS - CIRCLED AROUND LETTERS ARE 10' IN DIAMETER
- GROUND LADDER SECTIONS
- LOCATION AND DIRECTION OF VIEW ABOVE
- WALKABLE FIRE ACCESS ALONG LANDSCAPE AREA
- WALKABLE FIRE ACCESS ALONG SECOND STORY PODIUM DECK
- WALKABLE FIRE ACCESS ALONG PAVED / CONCRETE AREA
- 2-HOUR AREA SEPARATION WALL

SHEET INDEX

SHEET NO	DESCRIPTION
1	FIRE MASTER SITE PLAN, NOTES PERSPECTIVES
2	GROUND LADDER ACCESS LOCATIONS AND SECTIONS, CONDITIONS OF APPROVAL

NOVEMEMBER 15, 2012

GROUND LADDER ACCESS LOCATIONS AND SECTIONS

CIVIL ENGINEER:
FOR ON-SITE ACCESS ROAD ONLY – MEETING OCFA REQUIREMENTS OF 72,000 LBS W/2K COMPACTION PAVEMENT.
FUSCOE ENGINEERING
16795 VON KARMAN, SUITE 100
IRVINE, CALIFORNIA 92606
TEL 949.474.1960 FAX 949.474.5315

ARCHITECT:
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
19100 VON KARMAN
SUITE 200
IRVINE, CALIFORNIA 92612
(949) 955-9400

PREPARED BY:
FIRESAFE PLANNING SOLUTIONS
302 N. EL CAMINO REAL, SUITE 202
SAN CLEMENTE, CA 92672
(949) 240-5911 FAX (949) 240-8291
WWW.FIRESAFEPLANNING.COM

PREPARED FOR:
CAREER LOFTS LAGUNA NIGUEL, LLC
4699 JAMBOREE
NEWPORT BEACH, CA 92660
FAX (714) 519-5150

FIRE MASTER PLAN
CABOT CAREER LOFTS
S.R. NO. 182845
PREVIOUSLY APPROVED WRITTEN RESPONSE INQUIRY - S.R. NO. 169958
TRACT NO. 7939
28100 CABOT ROAD
CITY OF LAGUNA NIGUEL

SHEET 2 OF 2

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction, publication, or re-use by any method, in whole or in part without the express consent of FIRESAFE PLANNING SOLUTIONS is prohibited.

UNITED AMERICAN PROPERTIES - CABOT LOFTS - FIRE MASTER PLAN SR 182845

CALGREEN REQUIREMENTS

Department of Development Services
Building and Safety Bureau
STORM WATER POLLUTION CONTROL
FORM GRN-01

STORM WATER POLLUTION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES MINIMUM WATER QUALITY PROTECTION REQUIREMENTS FOR ALL CONSTRUCTION PROJECTS

The following notes shall be incorporated in the approved set of construction documents and represents the minimum standards of good housekeeping that must be implemented on all construction projects. Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work.

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

333 West Ocean Blvd., 4th Floor
Long Beach, CA 90802

Update: 05/11/2011
www.lbds.info

Department of Development Services
Building and Safety Bureau
MANDATORY REQUIREMENT CHECKLIST
FORM GRN-04

NEWLY-CONSTRUCTED RESIDENTIAL BUILDINGS OF SIX STORIES OR LESS

Use this worksheet to identify where on the construction documents the following mandatory CALGreen requirements are provided. Incorporated this worksheet onto the construction documents.

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note # or detail #)
		PLANNING AND DESIGN		
1	4.106.2	Storm water drainage and retention during construction		
2	4.106.3	Surface drainage		
		ENERGY EFFICIENCY		
3	4.210.1	Meet California Energy Code		
		WATER EFFICIENCY & CONSERVATION		
4	4.303.1	20 percent savings		
5	4.303.2	Multiple showerheads serving one shower		
6	4.304.1	Irrigation controllers		
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
7	4.406.1	Joints and openings		
8	4.408.1	Construction waste reduction of at least 50 percent		
9	4.410.1	Operation and maintenance manual		
		ENVIRONMENTAL QUALITY		
10	4.503.1	Fireplaces and woodstoves		
11	4.504.1	Covering of duct openings and protection of mechanical equipment during construction		
12	4.504.2	Finish material pollutant control		
13	4.504.2.1	Adhesives, sealants, caulks		
14	4.504.2.2	Paints and coatings		
15	4.504.2.3	Aerosol paints and coatings		
16	4.504.2.4	Verification		
17	4.504.3	Carpet systems		
18	4.504.3.1	Carpet cushion		
19	4.504.4	Resilient flooring systems		
20	4.504.5	Composite wood products		
21	4.505.2	Capillary break		
22	4.505.3	Moisture content of building materials		
23	4.506.1	Bathroom exhaust fans		
24	4.507.1	Whole house exhaust fans		
25	4.507.2	Heating and air-conditioning system design		

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Department of Development Services
Building and Safety Bureau
BASELINE WATER USE
WORKSHEET WS-1

To demonstrate the 20 percent reduction in potable water in accordance with Method 2 of Sections 4.303.1 or .5.303.2 of the CALGreen Code, use this worksheet to calculate the baseline water use. Incorporated this worksheet onto the construction documents.

BASELINE WATER USE CALCULATION TABLE

FIXTURE TYPE	FLOW RATE[1]		DURATION		DAILY USES		OCCUPANTS[2,4]		GALLONS PER DAY
Showerheads	2.5[3]	X	5 min.	X	1	X		=	
Showerheads residential	2.5[3]	X	8 min.	X	1	X	134	=	2,680
Lavatory faucets residential	2.2[3]	X	.25 min.	X	3	X	134	=	221.1
Lavatory faucets nonresidential	0.5[3]	X	.25 min.	X	3	X		=	
Kitchen faucets	2.2[3]	X	4 min.	X	1	X		=	
Replacement aerators	2.2[3]	X		X		X		=	
Wash fountains	2.2[3]	X		X		X		=	
Metering faucets	0.25[3]	X	.25 min.	X	3	X		=	
Metering faucets for wash fountains	2.2[3]	X	.25 min.	X		X		=	
Gravity tank type water closets	1.6[3]	X	1 flush	X	1 male[5] 3 female	X	134	=	857.6
Flushometer tank water closets	1.6[3]	X	1 flush	X	1 male[5] 3 female	X		=	
Flushometer valve water closets	1.6[3]	X	1 flush	X	1 male[5] 3 female	X		=	
Electromechanical hydraulic water closets	1.6[3]	X	1 flush	X	1 male[5] 3 female	X		=	
Urinals	1.0[3]	X	1 flush	X	2 male	X		=	
							Total daily baseline water use (BWU)	=	3758.7

3758.7 (BWU) X 0.80 = 3,006.99 Allowable water use

FOOTNOTES:
1. The daily use number shall be increased to three if urinals are not installed in the room.
2. The flow rate is from the CEC Appliance Efficiency Standards, Title 20 *California Code of Regulations*; where a conflict occurs, the CEC standards shall apply.
3. For future residential occupancies, the number of occupants shall be based on two persons for the first bedroom, plus one additional person for each additional bedroom. In addition, the calculation shall be limited to the following plumbing fixture and fitting types: water closets, urinals, lavatory faucets and showerheads.
4. For nonresidential occupancies, refer to Table A, Chapter 4, 2010 *California Plumbing Code*, for occupant load factors.
5. Gallon per minute.
6. Gallon per flush.

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Department of Development Services
Building and Safety Bureau
20% REDUCTION WATER USE
WORKSHEET WS-2

Use this worksheet to demonstrate the 20 percent reduction in potable water in accordance with Method 2 of Sections 4.303.1 or .5.303.2 of the CALGreen Code. Incorporated this worksheet onto the construction documents.

20% REDUCTION WATER USE CALCULATION TABLE

FIXTURE TYPE	FLOW RATE[1]		DURATION		DAILY USES		OCCUPANTS[2,4]		GALLONS PER DAY
Showerheads		X	5 min.	X	1	X		=	
Showerheads residential		X	8 min.	X	1	X		=	
Lavatory faucets residential		X	.25 min.	X	3	X		=	
Lavatory faucets nonresidential		X	.25 min.	X	3	X		=	
Kitchen faucets		X	4 min.	X	1	X		=	
Replacement aerators		X		X		X		=	
Wash fountains		X		X		X		=	
Metering faucets		X	.25 min.	X	3	X		=	
Metering faucets for wash fountains		X	.25 min.	X		X		=	
Gravity tank type water closets		X	1 flush	X	1 male[5] 3 female	X		=	
HET[6] High-efficient toilet	1.28[6]	X	1 flush	X	1 male[5] 3 female	X		=	
Flushometer tank water closets		X	1 flush	X	1 male[5] 3 female	X		=	
Flushometer valve water closets		X	1 flush	X	1 male[5] 3 female	X		=	
Electromechanical hydraulic water closets		X	1 flush	X	1 male[5] 3 female	X		=	
Urinals		X	1 flush	X	2 male	X		=	
Urinals Nonwater supplied	0.0[4]	X	1 flush	X	2 male	X		=	
							Proposed water use	=	

_____ (BWU from WS-1) X 0.80 = _____ Allowable water use

FOOTNOTES:
1. The daily use number shall be increased to three if urinals are not installed in the room.
2. The flow rate is from the CEC Appliance Efficiency Standards, Title 20 *California Code of Regulations*; where a conflict occurs, the CEC standards shall apply.
3. For future residential occupancies, the number of occupants shall be based on two persons for the first bedroom, plus one additional person for each additional bedroom. In addition, the calculation shall be limited to the following plumbing fixture and fitting types: water closets, urinals, lavatory faucets and showerheads.
4. For nonresidential occupancies, refer to Table A, Chapter 4, 2010 *California Plumbing Code*, for occupant load factors.
5. Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
   Single flush toilets – The *effective flush volume shall not exceed 1.28 gallons (4.8 liters)*. *The effective flush volume is the average flush* volume when tested in accordance with ASME A 112.19.233.2.
   Dual flush toilets – The *effective flush volume* shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A 112.19.2 and ASME A 112.19.14.
6. Gallon per minute.

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Department of Development Services
Building and Safety Bureau
VOC CONTENT VERIFICATION CHECKLIST
FORM GRN-02

VOC content verification of paints, coatings, carpets, cushions, resilient flooring, adhesives, sealants, and caulks shall be identified on this checklist. VOC limits shall meet the limits specified in the 2010 Edition of the CALGreen Code. **Attach product specification sheets and other supporting documents**. Use additional sheets, if necessary.

Item #	Product Category (e.g. paint, carpet, adhesive)	Location (e.g. bedroom, kitchen)	Product Manufacturer	Product Specification (e.g. model #)	VOC Content (in grams/liter) OR Standard (e.g. Green Label Plus)	Allowable VOC Content (in grams/liter)

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City of Long Beach • VOC Content Verification Checklist • Form GRN-02

The following section shall be completed by a person with overall responsibility for the planning and design portion of the project.

DECLARATION STATEMENT

- I certify under penalty of perjury, under the laws of the State of California, the information provided is true and correct.
- I certify that the installed measures, materials, components, or manufactured devices identified on this certificate conform to all applicable codes and regulations, and the installation is consistent with the plans and specifications approved by the enforcing agency.

Responsible Person's Name:	Responsible Person's Signature:
Date Signed:	Position/Title:
Notes:	

NOTE: This form should be completed, signed and submitted prior to request for final building inspection as required by the enforcing agency.

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Department of Development Services
Building and Safety Bureau
FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST
FORM GRN-03

Formaldehyde emissions verification of non-structural engineered wood, hardwood plywood, particleboard, and medium density fiberboard composite wood shall be identified on this checklist. Formaldehyde limits shall meet the limits specified in the 2010 Edition of the CALGreen Code. **Attach product specification sheets and other supporting documents**. Use additional sheets, if necessary.

Item #	Product Category (e.g. particleboard, hardwood plywood, etc.)	Location (e.g. bedroom, kitchen)	Product Manufacturer	Product Specification (e.g. model #)	Formaldehyde Content (in parts per million)	Formaldehyde Limit (in parts per million)

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City of Long Beach • Formaldehyde Emissions Verification Checklist • Form GRN-03

The following section shall be completed by a person with overall responsibility for the planning and design portion of the project.

DECLARATION STATEMENT

- I certify under penalty of perjury, under the laws of the State of California, the information provided is true and correct.
- I certify that the installed measures, materials, components, or manufactured devices identified on this certificate conform to all applicable codes and regulations, and the installation is consistent with the plans and specifications approved by the enforcing agency.

Responsible Person's Name:	Responsible Person's Signature:
Date Signed:	Position/Title:
Notes:	

NOTE: This form should be completed, signed and submitted prior to request for final building inspection as required by the enforcing agency.

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DIVISION 4.4 MATERIAL CONSERVATION AND RESOURSE EFFICIENCY
C. MATERIAL SOURCES
1. PROVIDE DOCUMENTATIONS TO SHOW THAT USE OF BUILDINGS MATERIALS WITH POST-CONSUMER OR PRE-CONSUMER RECYCLED CONTENT VALUE (RCV) FOR A MINIMUM OF 10% OF THE TOTAL VALUE, BASED ON ESTIMATED COST OF MATERIALS ON THE PROJECT. (LBMC 18.47.140)

NOTE: ONE OR MORE OF THE FOLLOWING MATERIAL FROM RENEWABLE SOURCES OR AGRICULTURAL BY-PRODUCTS SHALL BE USED: INSULATION, BAMBOO OR CORK, WOOD PRODUCTS, AGRICULTURAL BASED PRODUCTS, SOLID WOOD PRODUCTS, AND OTHER ACCEPTABLE PRODUCTS. (LBMC 18.47.140)

SECTION 4.406
ENHANCED DURABILITY
AND REDUCED MAINTENANCE

4.406.1 JOINTS AND OPENINGS. OPENINGS IN THE BUILDING ENVELOPE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE NEEDED TO ACCOMMODATE GAS, PLUMBING, ELECTRICAL LINES AND OTHER NECESSARY PENETRATIONS MUST BE SEALED IN COMPLIANCE WITH THE CALIFORNIA ENERGY CODE.
EXCEPTION: ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIORWALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY

SECTION 4.408
CONSTRUCTION WASTE REDUCTION,
DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE REDUCTION OF AT LEAST 50 PERCENT. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.
EXCEPTIONS:
1. EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
2. ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCEWITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
4.408.2 CONSTRUCTION

SECTION 4.410
BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:
1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
A. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
B. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
C. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
D. LANDSCAPE IRRIGATION SYSTEMS.
E. WATER REUSE SYSTEMS.
3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.

SECTION 4.503
FIREPLACES

4.503.1 GENERAL. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

SECTION 4.504
POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND
UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE
TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.

SECTION 4.504
POLLUTANT CONTROL

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. FINISH MATERIALS SHALL COMPLY WITH THIS SECTION.

4.504.2.1 ADHESIVES, SEALANTS AND CAULKS. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY:
1. ADHESIVES: ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE
4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLYWITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE,METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW.
2. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OFMORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

4.504.2.2 PAINTS AND COATINGS. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT,NONFLAT ORNONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY.

4.504.2.3 AEROSOL PAINTS AND COATINGS. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROG IN SECTION 94522(A)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(C)(2) AND (D)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.

4.504.2.4 VERIFICATION.VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
1. MANUFACTURER'S PRODUCT SPECIFICATION.
2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.
3. OTHER MEETHODS APPROVED BY THE DEPARTMENT.

4.504.3 CARPET SYSTEMS. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
1. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
2. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCS (SPECIFICATION 01350).
3. NSFANSI 140 AT THE GOLD LEVEL.
4. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD.

4.504.3.1 CARPET CUSHION. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM.

SECTION 4.504
POLLUTANT CONTROL

TABLE 4.504.1
ADHESIVE VOC LIMIT 1,2
LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER
ARCHITECTURAL APPLICATIONS CURRENT VOC LIMIT

INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVE	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT AND ASPHALT TILE ADHESIVES	50
DRYWALL AND PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP AND TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS

TABLE 4.504.2
SEALANT VOC LIMIT
LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER
SEALANTS CURRENT VOC LIMIT

ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS2, 3
GRAMS OF VOC PER LITER OF COATING,
LESS WATER AND LESS EXEMPT COMPOUNDS

COATING CATEGORY	EFFECTIVE 1/1/2010	EFFECTIVE 1/1/2012
FLAT COATINGS	50	
NONFLAT COATINGS	100	
NONFLAT-HIGH GLOSS COATINGS	150	
SPECIALTY COATINGS		
ALUMINUM ROOF COATINGS	400	
BASEMENT SPECIALTY COATINGS	400	
BITUMINOUS ROOF COATINGS	50	
BITUMINOUS ROOF PRIMERS	350	
BOND BREAKERS	350	
CONCRETE CURING COMPOUNDS	350	
CONCRETE/MASONRY SEALERS	100	
DRIVEWAY SEALERS	50	
DRY FOG COATINGS	150	
FAUX FINISHING COATINGS	350	
FIRE RESISTIVE COATINGS	350	
FLOOR COATINGS	100	
FORM-RELEASE COMPOUNDS	250	
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500	
HIGH TEMPERATURE COATINGS	420	
INDUSTRIAL MAINTENANCE COATINGS	250	
LOW SOLIDS COATINGS1	120	
MAGNESITE CEMENT COATINGS	450	
MASTIC TEXTURE COATINGS	100	
METALLIC PIGMENTED COATINGS	500	
MULTICOLOR COATINGS	250	
PRETREATMENT WASH PRIMERS	420	
PRIMERS, SEALERS, AND UNDERCOATERS	100	
REACTIVE PENETRATING SEALERS	350	
RECYCLED COATINGS	250	
ROOF COATINGS	50	
RUST PREVENTATIVE COATINGS	400	250
SHELLACS		
CLEAR	730	
OPAQUE	550	
SPECIALTY PRIMERS, SEALERS AND UNDERCOATERS	350	100
STAINS	250	
STONE CONSOLIDANTS	450	
SWIMMING POOL COATINGS	340	
TRAFFIC MARKING COATINGS	100	
TUB AND TILE REFINISH COATINGS	420	
WATERPROOFING MEMBRANES	250	
WOOD COATINGS	275	
WOOD PRESERVATIVES	350	
ZINC-RICH PRIMERS	340	

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER AND INCLUDING EXEMPT COMPOUNDS.
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR
RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEBRUARY 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

4.504.4

50 PERCENT OF FLOOR AREA RECEIVING RESILIENT
FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.

4.504.5 COMPOSITE WOOD PRODUCTS.

HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5.

4.504.5.1 DOCUMENTATION.

VERIFICATION OF COMPLIANCE WITH
THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:
1. PRODUCT CERTIFICATIONS AND SPECIFICATIONS
2. CHAIN OF CUSTODY CERTIFICATIONS
3. OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED.WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING.
1. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER.
2. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
3. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.
INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE INWALL OR FLOOR CAVITIES.WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

4/18/14
TITLE

Drawn By: SW
Original Date Plotted: 11-27-2012
Revisions:

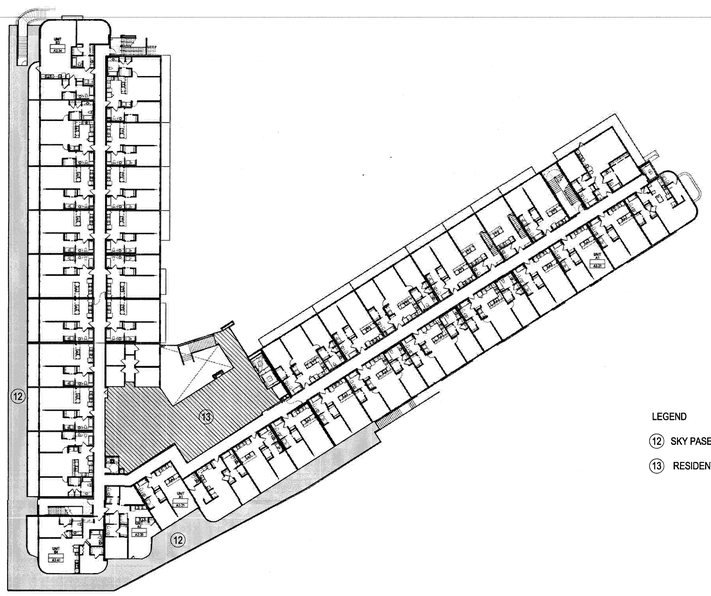
#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL

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OPEN SPACE AREA TABULATION (S.F.):

1	DOG WASH	380	
2	PET PLAY AREA	1,300	
BASEMENT LEVEL TOTAL			1,680
3	POOL DECK	4,960	
4	GARDEN	2,762	
5	RETREAT	1,353	
6	LOBBY	1,997	
7	SURF SHOP	345	
8	PROMENADE	2,426	
9	SEASONAL COURT	1,525	
10	BIKE KITCHEN	181	
11	SNACK / DRINK	471	
GROUND LEVEL TOTAL			16,020
12	SKY PASEO	5,625	
13	RESIDENT LOUNGE	3,306	
LEVEL 2 TOTAL			8,931
14	SUNSET TERRACE	1,177	
LEVEL 3 TOTAL			1,177
15	RECREATION SPACE	4,107	
16	SKY DECK	3,153	
LEVEL 5 TOTAL			7,260
GRAND TOTAL			35,068

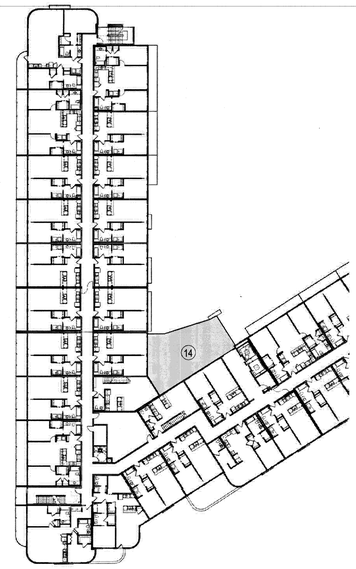


LEGEND

12 SKY PASEO

13 RESIDENT LOUNGE

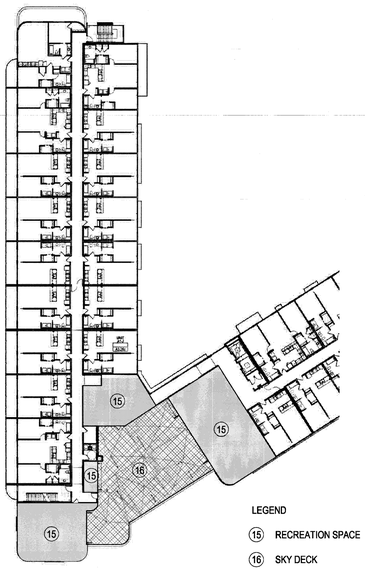
3 LEVEL 2
SCALE: 1/32" = 1'-0"



LEGEND

14 SUNSET TERRACE

4 LEVEL 3
SCALE: 1/32" = 1'-0"

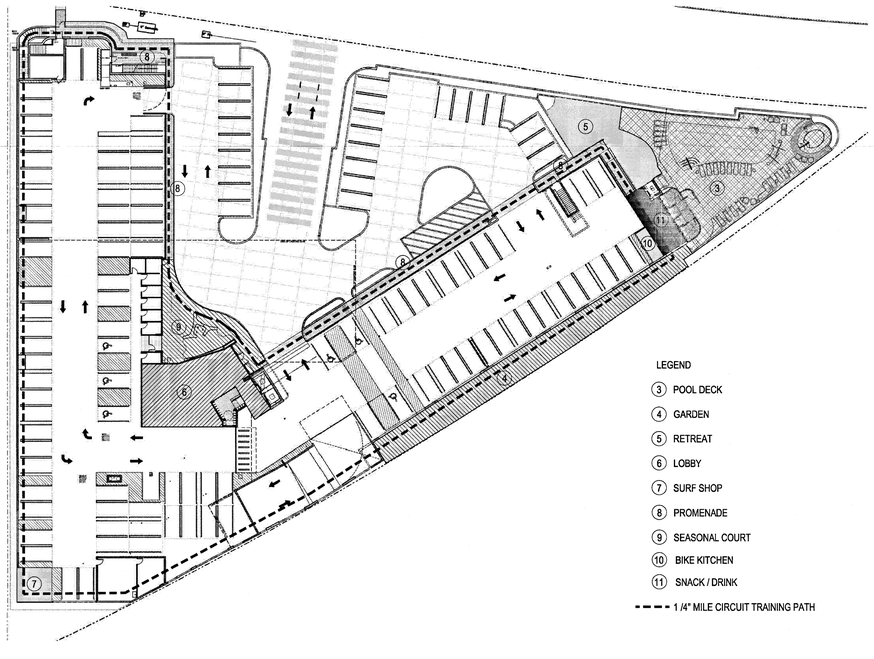


LEGEND

15 RECREATION SPACE

16 SKY DECK

5 LEVEL 5
SCALE: 1/32" = 1'-0"



LEGEND

3 POOL DECK

4 GARDEN

5 RETREAT

6 LOBBY

7 SURF SHOP

8 PROMENADE

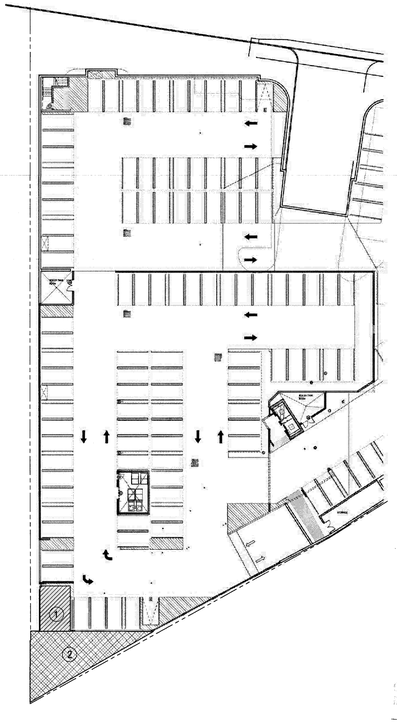
9 SEASONAL COURT

10 BIKE KITCHEN

11 SNACK / DRINK

1 /4" MILE CIRCUIT TRAINING PATH

2 GROUND LEVEL
SCALE: 1/32" = 1'-0"



LEGEND

1 DOG WASH

2 PET PLAY AREA

1 BASEMENT LEVEL
SCALE: 1/32" = 1'-0"

NORTH

Drawn By:

Original Date Plotted: 11-27-2012

Revisions:

#	DATE	COMMENTS
B	12-03-2013	PLANNING REVISIONS

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SHEET CONTENTS:
OPEN SPACE EXHIBIT

SHEET NO.
OSE

2011492

DELTA -B PLANNING RESUB 12-03-2013

FILE: M11492_Untitled Amerikan_Cimex Lofts\pw\Open space exhibit.dwg
USER: Mike Ramirez DATE: Dec 11, 2013 - 10:42am
SCALE:1 LAYOUT: OSE

ACCESSIBILITY NOTES:

SITE ACCESSIBILITY:
REFER TO CIVIL ENGINEER'S AND/OR LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL SITE ACCESSIBLE FEATURES.

ENTRANCES:
1. ALL ENTRANCES AND EXTERIOR GROUND-FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES. DOORWAYS SHALL HAVE A MINIMUM CLEAR OPENING OF 32 INCHES WITH THE DOOR OPEN 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP.

2. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32 INCHES WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

3. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL. CHANGE IN LEVEL GREATER THAN 1/2 INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.

4. MINIMUM MANEUVERING CLEARANCES AT DOORS SHALL BE AS SHOWN IN THE DETAIL 8. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCE SHALL BE LEVEL AND CLEAR.

5. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LB. INTERIOR OR SLIDING DOORS WITH SUCH PUSH OR PULL EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS.

6. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34 INCHES AND 48 INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

7. THE BOTTOM 10 INCHES OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

TOILET FACILITIES:
1. PASSAGEWAYS LEADING TO SANITARY FACILITIES SHALL HAVE A CLEAR ACCESS. ALL DOORWAYS LEADING TO SUCH FACILITIES SHALL HAVE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32 INCHES. A LEVEL AND CLEAR AREA FOR A MINIMUM DEPTH OF 60 INCHES IN THE DIRECTION OF THE DOOR SWING AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION, AND 44 INCHES WHERE THE DOOR SWINGS AWAY FROM THE LEVEL AND CLEAR AREA. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS.

2. A CLEAR FLOOR SPACE OF 30 INCHES BY 48 INCHES SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40 INCHES FROM THE FLOOR.

3. WHERE TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40 INCHES FROM THE FINISHED FLOOR OR AS DESCRIBED IN REACH RANGES DETAIL 14.

4. TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL WITHIN 12 INCHES OF THE FRONT EDGE OF THE TOILET SEAT. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.

5. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR FLOOR SPACE 30 INCHES BY 48 INCHES IN FRONT OF THE URINAL TO ALLOW FORWARD APPROACH. THE URINAL RIM HEIGHT SHALL NOT BE HIGHER THAN 17" AFF AND THE FLUSH CONTROL SHALL NOT BE ABOVE 44" AFF.

6. THE FRONT OF LAVATORIES SHALL BE 34 INCHES MAX. ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR COUNTER SURFACE.

7. FAUCETS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LB. MAX.

1127A.5.3 SHOWERS.
SHOWERS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THE FOLLOWING:
1. SIZE. SHOWERS SHALL BE CONSISTENT WITH ONE OF THE FOLLOWING: (1) 60 INCHES MINIMUM IN WIDTH BETWEEN WALL SURFACES AND 30 INCHES MINIMUM IN DEPTH WITH A FULL OPENING WIDTH ON THE LONG SIDE; OR (2) 42 INCHES IN WIDTH BETWEEN WALL SURFACES AND 48 INCHES MINIMUM IN DEPTH WITH AN ENTRANCE OPENING OF 42 INCHES; OR (3) SHOWERS 60 INCHES MINIMUM IN WIDTH MAY BE 36 INCHES MINIMUM IN DEPTH AS LONG AS THE ENTRANCE OPENING WIDTH IS A MINIMUM 36 INCHES.

2. THRESHOLDS. WHEN A THRESHOLD OR RECESSED DROP IS PERMITTED, IT SHALL BE A MAXIMUM OF ½ INCH IN HEIGHT AND SHALL BE BEVELED OR SLOPED AT AN ANGLE NOT EXCEEDING 45 DEGREES (100 PERCENT GRADIENT) FROM THE HORIZONTAL.

3. MULTIPLE SHOWERS. WHERE, WITHIN THE SAME FUNCTIONAL AREA, TWO OR MORE ACCESSIBLE SHOWERS ARE PROVIDED, THERE SHALL BE AT LEAST ONE SHOWER CONSTRUCTED OPPOSITE HAND FROM THE OTHER OR OTHERS (I.E., ONE LEFT-HAND CONTROL VERSUS RIGHT-HAND CONTROLS).

4. ACCESSORIES. SHOWER ACCESSORIES SHALL INCLUDE:
4.1. WATER CONTROLS. WATER CONTROLS OF A SINGLE-LEVER DESIGN SHALL BE LOCATED ON THE SIDE WALL OF THE COMPARTMENT ADJACENT TO THE SEAT AND OPERABLE WITH A MAXIMUM FORCE OF 5 POUNDS, MOUNTED AT 40 INCHES [PLUS OR MINUS 1 INCH TOLERANCE] ABOVE THE SHOWER FLOOR. THE CENTERLINE OF THE CONTROLS SHALL BE WITHIN A REACH RANGE OF NO LESS THAN 18 INCHES AND NO MORE THAN 24 INCHES FROM THE REAR EDGE OF THE SEAT.
4.2. HAND-HELD SPRAYER UNIT. A FLEXIBLE HAND-HELD SPRAYER UNIT WITH A HOSE AT LEAST 60 INCHES LONG SHALL BE PROVIDED WITHIN REACH RANGE OF THE SEAT AT A DISTANCE NOT TO EXCEED 27 INCHES HORIZONTALLY MEASURED FROM THE REAR SEAT EDGE TO THE CENTERLINE OF THE MOUNTING BRACKET. THIS UNIT SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 48 INCHES [PLUS OR MINUS 1 INCH TOLERANCE] ABOVE THE SHOWER FLOOR.
4.3. SPRAYER UNIT ALTERNATIVE. WHERE ACCESSIBLE SHOWER FACILITIES ARE PROVIDED IN AREAS SUBJECT TO EXCESSIVE VANDALISM, IN LIEU OF PROVIDING THE FIXED FLEXIBLE HOSE, TWO WALL-MOUNTED SHOWER HEADS SHALL BE INSTALLED. EACH SHOWER HEAD SHALL BE INSTALLED SO THAT IT CAN BE OPERATED INDEPENDENTLY OF THE OTHER AND SHALL HAVE SWIVEL ANGLE ADJUSTMENTS, BOTH VERTICALLY AND HORIZONTALLY. ONE SHOWER HEAD SHALL BE LOCATED AT A HEIGHT OF 48 INCHES [PLUS OR MINUS 1 INCH TOLERANCE] ABOVE THE FLOOR.
4.4. FLOOR SLOPE. THE MAXIMUM SLOPE OF THE FLOOR SHALL BE 2 PERCENT PER FOOT IN ANY DIRECTION. WHERE DRAINS ARE PROVIDED, GRATE OPENINGS SHALL BE A MAXIMUM OF ¼ INCH AND LOCATED FLUSH WITH THE FLOOR SURFACE.

5. SHOWER FIXTURES. SHOWER FIXTURES SHALL INCLUDE:
5.1. A FOLDING SEAT LOCATED WITHIN 27 INCHES OF THE CONTROLS, MOUNTED 18 INCHES ABOVE THE FLOOR AND WITH A MINIMUM SPACE OF 1 INCH AND MAXIMUM SPACE OF 1½ INCHES ALLOWED BETWEEN THE EDGE OF THE SEAT AND ANY WALL WHEN FOLDED. THE SEAT SHALL NOT EXTEND MORE THAN 6 INCHES FROM THE MOUNTING WALL. (SEE FIGURES 11A-9H, 11A-9I, 11A-9J AND 11A-9K).
5.2. GRAB BARS LOCATED ON WALLS ADJACENT TO AND OPPOSITE THE SEAT. GRAB BARS SHALL COMPLY WITH THE DIAMETER, LOADING AND PROJECTION REQUIREMENTS OF SECTIONS 1127A.4.3, 1127A.4.4 AND 1127A.4.5. GRAB BARS SHALL BE MOUNTED BETWEEN A MINIMUM OF 33 INCHES AND A MAXIMUM OF 36 INCHES ABOVE THE SHOWER FLOOR WITH AN L-SHAPED GRAB BAR MOUNTED ON WALLS OPPOSITE AND ADJACENT TO THE FRONT EDGE OF THE SEAT, BUT NOT EXTENDED TO INCLUDE THAT PORTION OF WALL OVER THE SEAT. (SEE FIGURE 11A-9H OR 11A-9I).

6. SOAP DISH. WHEN A SOAP DISH IS PROVIDED, IT SHALL BE LOCATED ON THE CONTROL WALL AT A MAXIMUM HEIGHT OF 40 INCHES ABOVE THE SHOWER FLOOR, AND WITHIN REACH LIMITS FROM THE SEAT.

7. ENCLOSURES. ENCLOSURES, WHEN PROVIDED FOR SHOWER STALLS, SHALL NOT OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO SHOWER SEATS.

DRINKING FOUNTAINS:
WHERE WATER FOUNTAINS ARE PROVIDED, THERE SHALL BE A DRINKING FOUNTAIN THAT IS ACCESSIBLE TO INDIVIDUALS WHO USE WHEELCHAIRS AND ONE ACCESSIBLE TO THOSE WHO HAVE DIFFICULTY BENDING OR STOOPING. THIS CAN BE ACCOMMODATED BY THE USE OF "HI-LOW" FOUNTAINS. WATER FOUNTAINS SHALL BE LOCATED COMPLETELY WITHIN ALCOVES OR OTHERWISE POSITIONED SO AS NOT TO ENCROACH INTO PEDESTRIAN WAYS.

KITCHENS:
1. REFER TO KITCHEN DIAGRAMS IN DETAIL 5 FOR REQUIRED ACCESSIBILITY AT KITCHENS.

2. THE WORK SURFACE SHALL BE 34 INCHES MAX. ABOVE THE FLOOR WITH NO SHARP ABRASIVE SURFACES UNDERNEATH.

3. THE SINK AND SURROUNDING COUNTER SHALL BE 34 INCHES MAX. ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR THE COUNTER SURFACE.

4. THE DEPTH OF THE SINK BOWL SHALL BE 6 1/2 INCHES MAX.

5. FAUCETS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE THE OPERABLE PARTS SHALL BE 5 LB. MAX.

6. WATER SUPPLY AND DRAIN PIPES UNDER THE SINK SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE SINK.

SIGNAGE:
1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS.

2. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE. BRAILLE SHALL BE BELOW THE CORRESPONDING TEXT SEPARATED BY 3/8" MIN. FROM OTHER TACTILE CHARACTERS. BRAILLE SHALL BE CENTERED AT 60" FROM FINISH FLOOR. BRAILLE SHALL COMPLY WITH LITERARY BRAILLE.

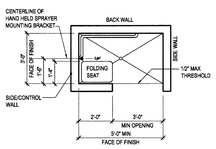
3. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH TO HEIGHT RATIO BETWEEN 1:5 AND 1:10.

4. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPERCASE X. LOWERCASE CHARACTERS ARE PERMITTED.

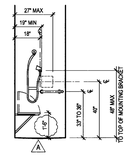
5. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

6. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.

FLOORING:
1. IF CARPET IS USED IN A COMMON-USE AREA ON A GROUND OR FLOOR SURFACE, IT SHALL HAVE FIRM BACKING OR NO BACKING. THE MAXIMUM PILE HEIGHT SHALL BE 1/2 INCH. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH THE REQUIREMENTS FOR CHANGES IN LEVEL. SEE DETAIL 1.



ROLL IN SHOWER PLAN



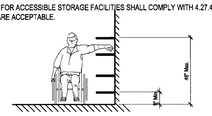
ROLL IN SHOWER ELEVATION

16 SHOWER STALL

4.25.2 A CLEAR FLOOR SPACE AT LEAST 30" X 48" COMPLYING WITH 4.2.4 THAT ALLOWS EITHER A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT ACCESSIBLE STORAGE FACILITIES. THIS CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH 4.2.4.

4.25.3 ACCESSIBLE STORAGE SPACES SHALL BE WITHIN AT LEAST ONE OF THE REACH RANGES SPECIFIED IN 4.2.5 AND 4.2.6 CLOTHES RODS OR SHELVES SHALL BE A MAX. OF 54" ABOVE THE FINISH FLOOR FOR A SIDE APPROACH. WHERE THE DISTANCE FROM THE WHEELCHAIR TO THE CLOTHES ROD OR SHELF EXCEEDS 10" THE HEIGHT AND DEPTH TO THE ROD OR SHELF SHALL COMPLY WITH FIG. 38.

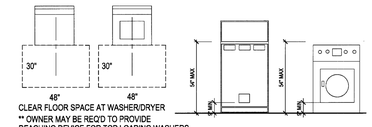
4.25.4 HARDWARE FOR ACCESSIBLE STORAGE FACILITIES SHALL COMPLY WITH 4.27.4 TOUCH LATCHES AND U-SHAPED PULLS ARE ACCEPTABLE.



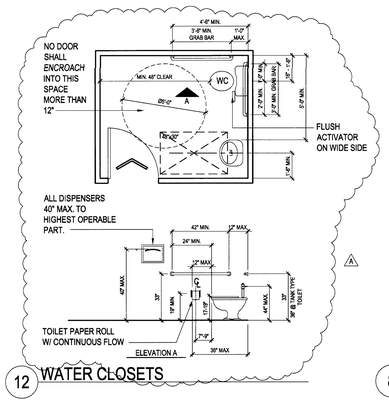
15 STORAGE



14 SPACE & REACH REQ.



13 VENDING MACHINES



12 WATER CLOSETS

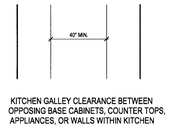
4.27.2 CLEAR FLOOR SPACE COMPLYING WITH 4.2.4 THAT ALLOWS A FORWARD OR A PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT. CONTROLS AND OPERATING MECHANISMS LOCATED IN ALCOVES DEEPER THAN 24" REQUIRE ADDITIONAL MANEUVERING AREA (SEE FIG 4E)

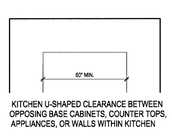
4.27.3 THE HIGHEST OPERABLE PART OF CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES SPECIFIED IN 4.2.5 AND 4.2.6. ELECTRICAL AND COMMUNICATIONS SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15" ABOVE THE FLOOR.
EXCEPTION: THESE REQUIREMENTS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL AND COMMUNICATIONS SYSTEMS RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.

4.27.4 CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LB.

11 CONTROLS & OPERATING MECH.

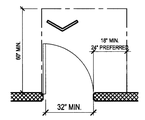
10 NOT USED



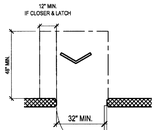


9 KITCHEN CLEAR SPACE

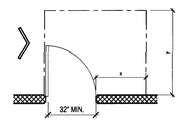
**SEE BLDG PLANS FOR SPECIFIC LAYOUTS AND CLEARANCES SHOWN



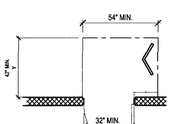
PULL SIDE
FRONT APPROACH



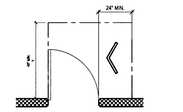
PUSH SIDE
FRONT APPROACH

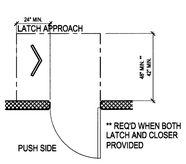


x IS 36" MIN, IF y IS 60"
x IS 42" MIN, IF y IS 54"
PULL SIDE
HINGE SIDE APPROACH



Y IS 48" MIN IF LATCH AND CLOSER
PUSH SIDE
HINGE SIDE APPROACH

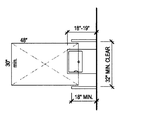


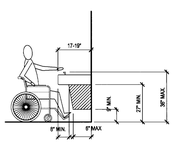


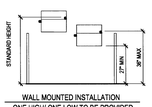
** REQ'D WHEN BOTH LATCH AND CLOSER PROVIDED

8 DOORS

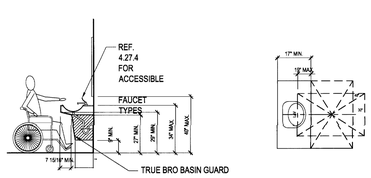
SPOUT LOCATION:
5.15.3 SPOUT LOCATION. THE SPOUTS OF DRINKING FOUNTAINS AND WATER COOLERS SHALL BE AT THE FRONT OF THE UNIT AND SHALL DIRECT THE WATER FLOW IN A TRAJECTORY THAT IS PARALLEL OR NEARLY PARALLEL TO THE FRONT OF THE UNIT. THE SPOUT SHALL PROVIDE A FLOW OF WATER AT LEAST 4" HIGH SO AS TO ALLOW THE INSERTION OF A CUP OR GLASS UNDER THE FLOW OF WATER. ON AN ACCESSIBLE DRINKING FOUNTAIN WITH A ROUND OR OVAL BOWL, AND ON AN ACCESSIBLE DRINKING FOUNTAIN PROVIDING ONLY A PARALLEL APPROACH COMPLYING WITH 4.15.5(2), THE SPOUT MUST BE POSITIONED SO THE FLOW OF WATER IS WITHIN 3" OF THE FRONT EDGE OF THE FOUNTAIN.
4.15.4 UNIT CONTROLS SHALL BE FRONT MOUNTED OR SIDE MOUNTED NEAR THE FRONT EDGE.



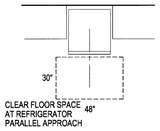




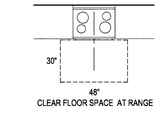
7 WATER FOUNTAIN



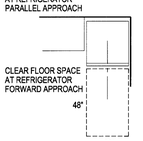
6 LAVATORIES AND MIRRORS

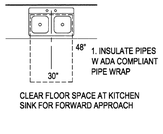


CLEAR FLOOR SPACE AT REFRIGERATOR PARALLEL APPROACH

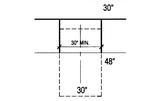


CLEAR FLOOR SPACE AT RANGE

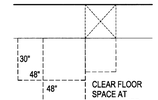




CLEAR FLOOR SPACE AT KITCHEN SINK FOR FORWARD APPROACH

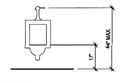


CLEAR FLOOR SPACE AT WORK SURFACE FOR FORWARD APPROACH



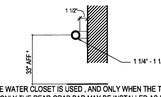
CLEAR FLOOR SPACE AT DISHWASHER FORWARD OR PARALLEL

5 KITCHEN APPLIANCES



4 URINAL

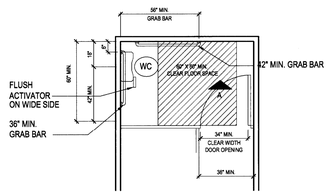
GRAB BARS SHALL BE INSTALLED IN ACCORDANCE WITH 2010 CBC SECTION 1115B.4.1, ITEM #3



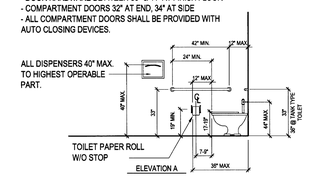
* WHEN A TANK TYPE WATER CLOSET IS USED , AND ONLY WHEN THE TANK OBSTRUCTS PLACEMENT AT 33", ONLY THE REAR GRAB BAR MAY BE INSTALLED AS HIGH AS 36" ABOVE THE FLOOR. A MINIMUM OF 1 1/2" CLEARANCE SHALL BE PROVIDED BETWEEN THE TOP OF THE TANK AND THE BOTTTOM OF THE GRAB BAR

STRUCTURAL STRENGTH:
(1)(2)(3) BENDING STRESS(SHEAR STRESS, SHEAR FORCE) IN A GRAB BAR OR SEAT INDUCED BY THE MAX. BENDING MOMENT FORM THE APPLICATION OF 250 LBF SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
4) TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 LBF PLUS THE MAX. MOMENT FROM THE APPLICATION OF 250 LBF SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE
5) GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

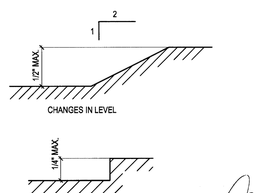
3 GRAB BARS



- LOOP OR U-SHAPED HANDLE AT DOORS
- DOOR HARDWARE BETWEEN 30" & 44" AT FINISH FLOOR
- COMPARTMENT DOORS 32" AT END, 34" AT SIDE
- ALL COMPARTMENT DOORS SHALL BE PROVIDED WITH AUTO CLOSING DEVICES.



2 TOILET STALL (MULTIPLE TOILET)



1 GROUND & FLOOR SURFACES

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
19100 VON KARMAN SUITE 200 IRVINE, CA 92612
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CAREER LOFTS
28100 CABOT RD, LAGUNA NIGUEL CA 92677

Drawn By:	SW
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL

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LICENSED ARCHITECT — VINCE GERALD CHIORA — No. C23572 Rem. 7-31-15 — STATE OF CALIFORNIA

DELTA -A BLDG DEPT RESUB 11-22-2013

SHEET CONTENTS:
ACCESSIBILITY PUBLIC SPACES CHAPTER 11B

SHEET NO.
A0.03

2011492

FILE: A0.11492 United Americas Corner Lofts4 CD\DETAILS\A0.03.dwg
USER: jyu DATE/TIME: Nov 20, 2013 - 3:55pm
SCALE: 4 LAYOUT: A0.03

TACTILE SIGN NOTES

1143A.1 GENERAL.
WHEN SIGNS AND/OR IDENTIFICATION DEVICES ARE PROVIDED THEY SHALL COMPLY WITH THIS SECTION.
EXCEPTION: SIGNS NEED NOT BE PROVIDED WITHIN DWELLING UNITS.
1143A.2 IDENTIFICATION SIGNS.
WHEN SIGNS IDENTIFY PERMANENT ROOMS AND SPACES OF A BUILDING OR SITE, THEY SHALL COMPLY WITH SECTIONS 1143A.5, 1143A.6, 1143A.8 AND 1143A.10.
NOTE: SEE SECTION 1124A FOR ADDITIONAL SIGNAGE REQUIREMENTS APPLICABLE TO ELEVATORS AND SECTION 1127A.7 FOR SANITARY FACILITIES.
1143A.3 DIRECTION AND INFORMATIONAL SIGNS.
WHEN SIGNS DIRECT TO OR GIVE INFORMATION ABOUT PERMANENT ROOMS AND SPACES OF A BUILDING OR SITE, THEY SHALL COMPLY WITH SECTIONS 1143A.5, 1143A.6 AND 1143A.7.
1143A.4 ACCESSIBILITY SIGNS.
WHEN SIGNS IDENTIFY, DIRECT OR GIVE INFORMATION ABOUT ACCESSIBLE ELEMENTS AND FEATURES OF A BUILDING OR SITE, THEY SHALL INCLUDE THE APPROPRIATE SYMBOL OF ACCESSIBILITY AND SHALL COMPLY WITH SECTION 1143A.5 AND, WHEN APPLICABLE, SECTION 1143A.11.
1143A.5 FINISH AND CONTRAST.
CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.
1143A.6 PROPORTIONS.
CHARACTERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO OF BETWEEN 1:5 AND 1:10.
1143A.7 CHARACTER HEIGHT.
CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPERCASE "X." LOWERCASE CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR GREATER THAN 80 INCHES (2032 MM), THE MINIMUM CHARACTER HEIGHT SHALL BE 3 INCHES (76 MM).
1143A.8 RAISED CHARACTERS AND PICTORIAL SYMBOL SIGNS.
WHEN RAISED CHARACTERS ARE REQUIRED OR WHEN PICTORIAL SYMBOLS (PICTOGRAMS) ARE USED ON SUCH SIGNS, THEY SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
1. CHARACTER TYPE. CHARACTERS ON SIGNS SHALL BE RAISED 1/32-INCH (0.794 MM) MINIMUM AND SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE COMPLYING WITH SECTION 1143A.9.
2. CHARACTER SIZE. RAISED CHARACTERS SHALL BE A MINIMUM OF 5/8 INCH (15.9 MM) AND A MAXIMUM OF 2 INCHES (51 MM) HIGH.
3. PICTORIAL SYMBOL SIGNS (PICTOGRAMS). PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE OUTSIDE DIMENSION OF THE PICTOGRAM FIELD SHALL BE A MINIMUM OF 6 INCHES (152 MM) IN HEIGHT.
4. CHARACTER PLACEMENT. CHARACTERS AND BRAILLE SHALL BE IN A HORIZONTAL FORMAT. BRAILLE SHALL BE PLACED A MINIMUM OF 3/8 INCH (9.5 MM) AND A MAXIMUM OF ½ INCH (12.7 MM) DIRECTLY BELOW THE TACTILE CHARACTERS, FLUSH LEFT OR CENTERED. WHEN TACTILE TEXT IS MULTILINED, ALL BRAILLE SHALL BE PLACED TOGETHER BELOW ALL LINES OF TACTILE TEXT.
1143A.9 BRAILLE.
CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE IS REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE 1/10 INCH (2.54 MM) ON CENTER IN EACH CELL WITH 2/10-INCH (5.08 MM) SPACE BETWEEN CELLS, MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. DOTS SHALL BE RAISED A MINIMUM OF 1/40 INCH (0.635 MM) ABOVE THE BACKGROUND. BRAILLE DOTS SHALL BE DOMED OR ROUNDED.
1143A.10 MOUNTING LOCATION AND HEIGHT.
WHERE PERMANENT IDENTIFICATION SIGNS ARE PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.
WHERE PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES, IT SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE SAME SIDE OF THE DOOR AS THE VISUAL EXIT SIGN.
MOUNTING HEIGHT SHALL BE 60 INCHES (1524 MM) ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES (76 MM) OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.
NOTE: SEE ALSO SECTION 1127A.7 FOR ADDITIONAL SIGNAGE REQUIREMENTS APPLICABLE TO SANITARY FACILITIES.

GENERAL SIGNAGE NOTES
REFER TO SHEET A1.02 FOR APPLICABLE CODES.
1. FURNISH AND INSTALL MEANS OF EGRESS IDENTIFICATION (EXIT SIGNS) PER SECTION 1011CBC AND SECTION 1011 CFC. EXIT SIGNS SHALL BE ELECTRICALLY ILLUMINATED, AND THE TWO LAMPS SHALL BE ENERGIZED FROM SEPARATE CIRCUITS. ILLUMINATIONS SHALL NORMALLY BE PROVIDED BY THE PREMISES WIRING SYSTEM IN THE EVENT OF FAILURE OF THIS SYSTEM, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SOURCE. WHENEVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL BE LIGHTED SO THAT THE Y ARE CLEARLY VISIBLE. PROVIDE LOW LEVEL EXIT SIGNS, INSTALL BOTTOM OF SIGN BETWEEN 6" TO 8" ABOVE THE FLOOR, PER SECTION 1011.6 CFC.
PROVIDE TACTILE EXIT SIGNAGE AT EACH GRADE LEVEL EXTERIOR EXIT DOOR, EACH EXIT DOOR THAT LEADS DIRECTLY TO A GARAGE LEVEL EXIT BY MEANS OF AN EXIT ENCLOSURE, EXIT PASSAGEWAY OR HORIZONTAL EXIT AND EACH EXIT ACCESS DOOR LEADING TO A CORRIDOR OR HALLWAY THAT REQUIRES A VISUAL EXIT SIGN PER SECTION 1011.3 CBC.

2. EXIT SIGNS AND DIRECTIONAL EXIT SIGNS SHALL HAVE A MINIMUM 6" HIGH BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND. SEE SECTION 1011.5.1 CBC. FOR ADDITIONAL INFORMATION.

3. BUILDING ADDRESS SIGNAGE SHALL BE VISIBLE DAY AND NIGHT FROM THE NEAREST STREET, EITHER BY MEANS OF INTERNAL OR EXTERNAL ILLUMINATION. BUILDING ADDRESS SHALL HAVE CHARACTERS OF 12 INCH MINIMUM HEIGHT.

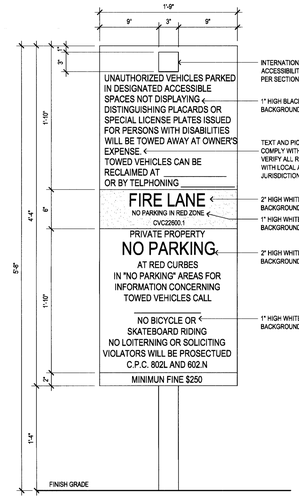
4. BUILDING EVACUATION SIGNAGE SHALL BE FURNISHED PER SECTION 3002.3 CBC AND SHALL BE DESIGNED AND INSTALLED PER THE FIRE AUTHORITY'S REQUIREMENT. SEE DETAIL 8 THIS SHEET.

5. INDIVIDUAL ROOMS SHALL BE IDENTIFIED WITH APPROVED SIGNAGE AS REQUIRED BY CBC, CFC, DISABLED ACCESSIBILITY CODES AND AS DIRECTED BY THE FIRE AUTHORITY HAVING JURISDICTION. SEE DETAIL 6 THIS SHEET.

6. SIGNAGE SHALL BE MOUNTED USING CONSEALED HARDWARE, TYPICAL.

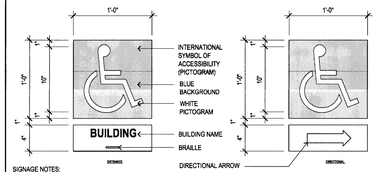
7. CONTRACTOR SHALL SUBMIT SHOP DRAWING AND SAMPLES OF ALL SIGNAGE PER SPECIFICATIONS FOR REVIEW BY THE OWNER, ARCHITECT AND SIGNAGE/GRAPHIC DESIGNER. REVIEWED SHOP DRAWINGS SHALL THEN BE SUBMITTED TO THE LOCAL PLANNING, BUILING AND FIRE DEPARTMENTS, AS WELL AS ANY OTHER AGENCY HAVING JURISDICTION FOR REVIEW AND PERMIT APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

17 TACTILE AND SIGNAGE NOTES
N.T.S



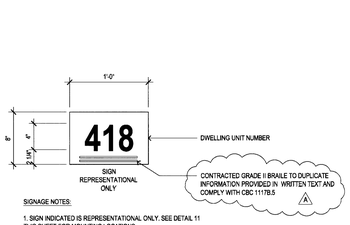
SIGNAGE NOTES:
1. SIGN INDICATED IS REPRESENTATIONAL ONLY.
2. REFER TO SIGNAGE DESIGNERS DOCUMENTS FOR MATERIALS, COLORS, STYLES, VERBAGE AND METHOD OF ATTACHMENT.
3. SIGN SHALL COMPLY WITH SECTIONS 1129B.4 CBC.
4. TEXT AND PICTOGRAMS SHALL COMPLY WITH SECTION 1117B.5 CBC. VERIFY ALL REQUIRED VERBAGE WITH LOCAL AUTHORITIES HAVING JURISDICTION.

13 PROJECT CODE ENFORCEMENT SIGN
1 1/2" = 1'-0"



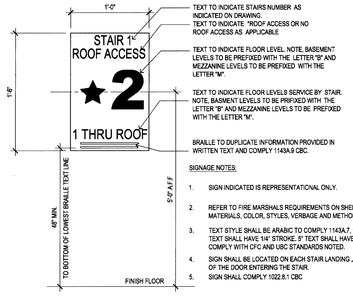
SIGNAGE NOTES:
1. SIGN INDICATED IS REPRESENTATIONAL ONLY . SEE DETAIL 11 THIS SHEET FOR MOUNTING LOCATIONS. CENTER LINE OF SIGN SHALL BE 12" FROM THE LATCH SIDE OF DOOR AND 5'-0" ABOVE FINISH FLOOR.
2. ENTRY AND DIRECTIONAL SIGN TO HAVE AN OIL RUBBED BRONZE FINISH. SEE SIGNATE PACKAGE FOR SIGN MATERIALS AT GARAGE ELEVATORS LOBBY LOCATIONS. PROVIDE SAMPLES FOR APPROVAL PRIOR TO FABRICATION. SEE PACKAGE FOR ALL MLTS, COLORS STYLES, VERBAGE AND METHOD OF ATTACHMENT.
3. IDENTIFICATION SIGNS SHALL COMPLY WITH CBC SECTIONS 1143A.2, 1127B.3 AND 1117B.5 CBC. FOR DESIGN & LOCATIONS.
4. TEXT STYLE SHALL BE 3/4" MINIMUM HIGH, RAISED 1/32" SANSE-SERIF (UPPERCASE) TO COMPLY W/ SECTION 1117B.5.5 CBC.
5. PICTOGRAMS SHALL COMPLY WITH SECTIONS 1117B.5.5 AND 1117B.5.6.1 CBC.
6. BRAILLE SHALL COMPLY WITH SECTION 1117B.5 CBC

10 ACCESSIBLE ENTRANCE SIGN
1 1/2" = 1'-0"



SIGNAGE NOTES:
1. SIGN INDICATED IS REPRESENTATIONAL ONLY. SEE DETAIL 11 THIS SHEET FOR MOUNTING LOCATIONS.
2. REFER TO SIGNAGE DESIGNER'S DOCUMENTS FOR MATERIALS, COLORS, STYLES, VERBAGE AND METHOD OF ATTACHMENT.
3. SIGN INSTALLED IN GALVANIZED PANS PROVIDED BY SIGNAGE CONTRACTOR SET WITHIN THE CEMENT PLASTER BROWN COAT.

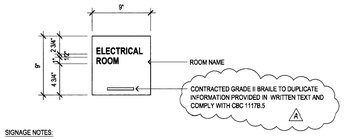
9 DWELLING UNIT IDENTIFICATION SIGN
1 1/2" = 1'-0"



SIGNAGE NOTES:
1. SIGN INDICATED IS REPRESENTATIONAL ONLY.
2. REFER TO FIRE MARSHALS REQUIREMENTS ON SHEET A1.02E FOR MATERIALS, COLOR, STYLES, VERBAGE AND METHOD OF ATTACHMENT.
3. TEXT STYLE SHALL BE ARABIC TO COMPLY 1143A.7, 1143A.8 CBC. 1" HIGH TEXT SHALL HAVE 1/4" STROKE. 5" TEXT SHALL HAVE 3/4" STROKE TO COMPLY WITH CFC AND UBC STANDARDS NOTED.
4. SIGN SHALL BE LOCATED ON EACH STAIR LANDING ,AT THE STRIKE SIDE OF THE DOOR ENTERING THE STAIR.
5. SIGN SHALL COMPLY 1022.8.1 CBC

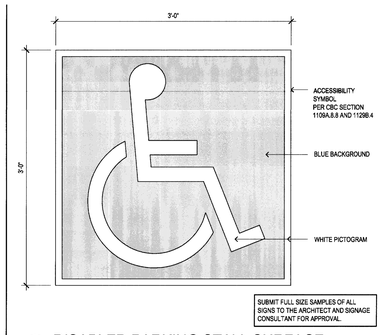
7 STAIR IDENTIFICATION SIGN
1 1/2" = 1'-0"

SUBMIT FULL SIZE SAMPLES OF ALL SIGN TO ARCHITECT & SIGNAGE CONSULT FOR APPROVAL.



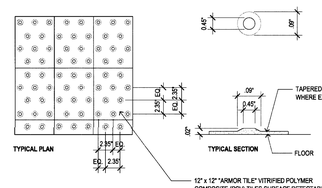
SIGNAGE NOTES:
1. SIGN INDICATED IS REPRESENTATIONAL ONLY.SEE DETAILS 12 IN THIS SHEET FOR MOUNTING LOCATIONS.
2. REFER TO SIGNAGE DESIGNERS DOCUMENTS FOR MATERIALS, COLORS, STYLES, VERBAGE AND METHOD OF ATTACHMENT.
3. SIGN SHALL COMPLY WITH SECTION 1117B.5 CBC.
4. TEXT STYLE SHALL BE 3/4" MINIMUM HIGH, RAISED 1/32 SAN-SERIF (UPPERCASE) TO COMPLY W/ 1117B.5.5 CBC.
5. BRAILLE SHALL COMPLY WITH SECTION 1117B.5.6 CBC

6 ROOM IDENTIFICATION SIGN
1 1/2" = 1'-0"

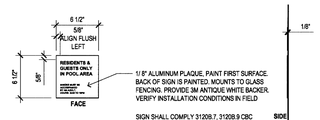


4 DISABLED PARKING STALL SURFACE
1 1/2" = 1'-0"

IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY , AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBES, RAILINGS, OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND THE VECHICULAR AREAS, THE BOUNDRY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUPUS DETECTABLE WARNING WHICH IS A MINIMUM 3'-0" WIDE.
PER CBC 1133B.8.5



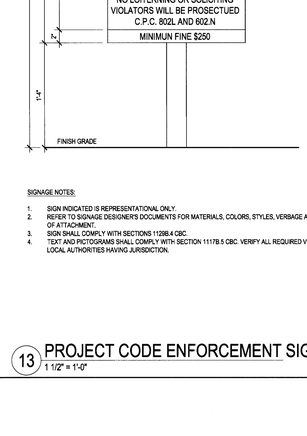
3 DETECTABLE WARNING SURFACE
N.T.S.



1/8" ALUMINUM PLAQUE, PAINT FIRST SURFACE. BACK OF SIGN IS PAINTED. MOUNTS TO GLASS FENCING. PROVIDE 3M ANTIQUE WHITE BACKER. VERIFY INSTALLATION CONDITIONS IN FIELD

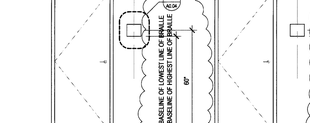
SIGN SHALL COMPLY 31208.7, 31208.9 CBC

16 POOL GATE SIGN
1 1/2" = 1'-0"

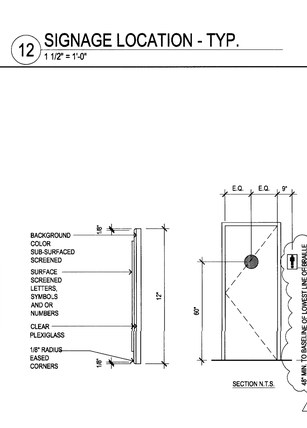


SIGNAGE NOTES:
1. SIGN INDICATED IS REPRESENTATIONAL ONLY.SEE DETAIL 12 THIS SHEET FOR MOUNTING LOCATIONS.
2. REFER TO SIGNAGE DESIGNER'S DOCUMENTS FOR MATERIALS, COLOR, STYLES, VERBAGE AND METHOD OF ATTACHMENT.
3. SIGN SHALL COMPLY WITH SECTIONS 1133B.4.3 CBC.
4. *TEXT STYLE SHALL BE ARABIC TO COMPLY 1133B.4.3 CBC. 1" HIGH TEXT* SHALL HAVE 1/4" STROKE. 5" TEXT SHALL HAVE 3/4" STROKE TO COMPLY WITH CFC AND UBC STANDARDS NOTED.
5. SIGN SHALL BE LOCATED ON EACH STAIR LANDING ,AT THE STRIKE SIDE OF THE DOOR ENTERING THE STAIR.

15 EXIT SIGN
N.T.S

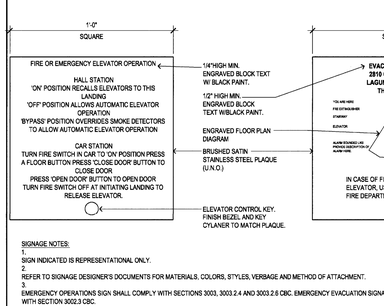


2 GARAGE HEIGHT LIMIT SIGN
1 1/2" = 1'-0"



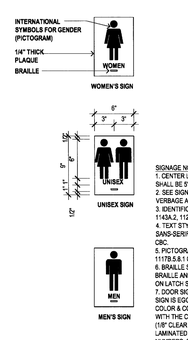
SIGNAGE NOTES:
1. SIGN LOCATIONS SHALL COMPLY WITH SECTION 1117B.5.7 CBC

12 SIGNAGE LOCATION - TYP.
1 1/2" = 1'-0"



SIGNAGE NOTES:
1.
SIGN INDICATED IS REPRESENTATIONAL ONLY.
2.
REFER TO SIGNAGE DESIGNER'S DOCUMENTS FOR MATERIALS, COLORS, STYLES, VERBAGE AND METHOD OF ATTACHMENT.
3.
EMERGENCY OPERATIONS SIGN SHALL COMPLY WITH SECTIONS 3003, 3003.2.4 AND 3003.2.6 CBC. EMERGENCY EVACUATION SIGNAGE SHALL COMPLY WITH SECTION 3002.3 CBC.
4.
VERIFY SIGN VERBAGE WITH ELEVATOR MANUFACTURER AND LOCAL FIRE AUTHORITY PRIOR TO FABRICATION.

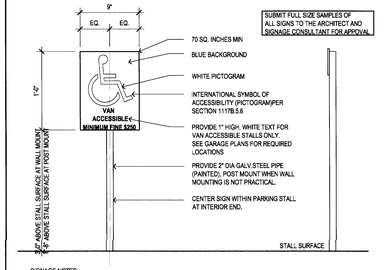
8 EMERGENCY EVACUATION AND INSTRUCTION SIGN
N.T.S.



SIGNAGE NOTES:
1. CENTER LINE OF SIGN SHALL ALIGN WITH CENTER OF DOOR SHALL BE 5'-0" ABOVE FINISH FLOOR.
2. SEE SIGNAGE PACKAGE FOR ALL MTL'S, COLORS, STYLES, VERBAGE AND METHOD OF ATTACHMENT.
3. IDENTIFICATION SIGN SHALL COMPLY WITH CBC SECTIONS 1143A.2, 1127B.3, AND 1117B.5 CBC. FOR DESIGN AND LOCATIONS.
4. TEXT STYLE SHALL BE 3/4" MINIMUM HIGH, RAISED 1/32" SANS-SERIF (UPPERCASE) TO COMPLY W/ SECTION 1117B.5.5 CBC.
5. PICTOGRAMS SHALL COMPLY WITH SECTIONS 1117B.5.5 AND 1117B.5.6.1 CBC.
6. BRAILLE SHALL COMPLY WITH SECTION 1117B.5 CBC. BRAILLE AND RAISED LETTERING ON SEPARATE SIGN MOUNTED ON LATCH SIDE OF DOOR.
7. DOOR SIGN: THE CHARACTERS AND BACKGROUND OF THE SIGN IS EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH & THE COLOR & CONTRAST OF THE SIGN DISTINCTIVELY CONTRASTS WITH THE COLOR OF THE DOOR.(CBC 1115B.6)
(1/8" CLEAR PLEXIGLASS SUBSURFACED SCREENED & LAMINATED TO 1/4" CLEAR PLEXIGLASS , WORDS, SYMBOLS, NUMBERS, SURFACED SCREENED TO 1/8" CLEAR PLEXIGLASS SURFACE.)

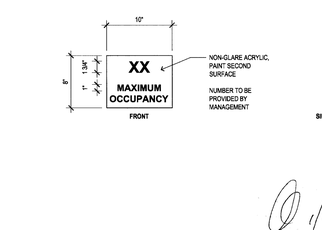
11 ACCESSIBLE RESTROOM IDENTIFICATION SIGN
1 1/2" = 1'-0"

SUBMIT FULL SIZE SAMPLES OF ALL SIGNS TO THE ARCHITECT AND SIGNAGE CONSULTANT FOR APPROVAL.



SIGNAGE NOTES:
1. REFER TO DETAIL 11 SHEET A1.06 FOR STALL REQUIREMENTS
2. SIGNAGE SHALL COMPLY WITH SECTIONS 1129B.4 & 1106A.8.8 CBC.
3. SIGN SHALL BE 70 SQ. INCHES IN SIZE MINIMUM.

5 DISABLED PARKING STALL SIGN
1 1/2" = 1'-0"



1/13/14

1 MAXIMUM OCCUPANCY SIGN
1 1/2" = 1'-0"

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Drawn By: SW
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS
A	XX.XX.2013	FIST SUBMITTAL COMMENTS

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CAREER LOFTS

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LICENSED ARCHITECT — WINCE GERALD CHONG — No. C 23572 Rem. 7-31-15 — STATE OF CALIFORNIA

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SHEET CONTENTS:
ACCESSIBILITY SIGNAGE DETAILS

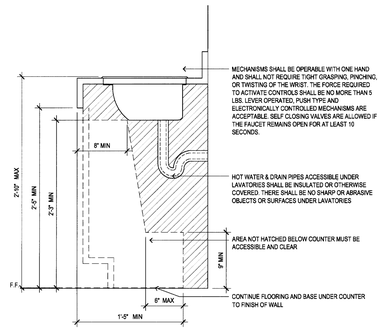
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A0.04

2011492

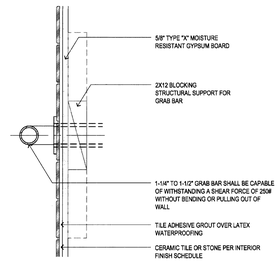
DELTA -A BLDG DEPT RESUB 11-22-2013

12 NOT USED
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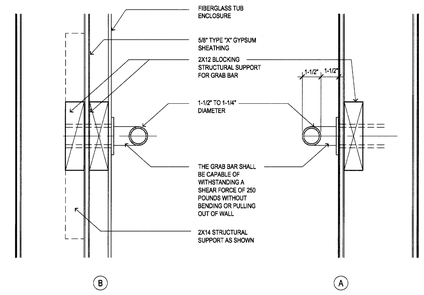
9 COUNTER CLEARANCES @ AT UNIT LAVATORIES
SCALE : 1 1/2" = 1'-0"



6 SHOWER WALL REINFORCEMENTS
SCALE : 1 1/2" = 1'-0"

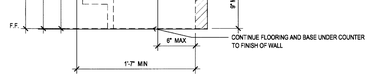


3 GRAB BARS
SCALE : 1 1/2" = 1'-0"



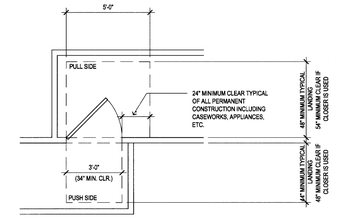
11 NOT USED
SCALE : 1 1/2" = 1'-0"

8 COUNTER CLEARANCES @ UNIT KITCHEN SINK
SCALE : 1 1/2" = 1'-0"



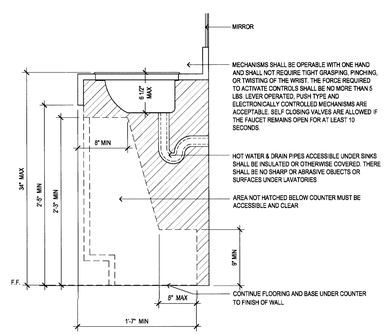
5 NOT USED
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2 DOOR LANDINGS- EXTERIOR
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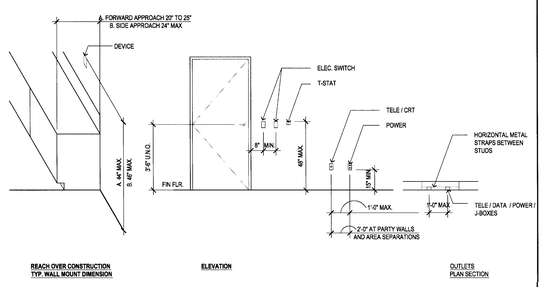


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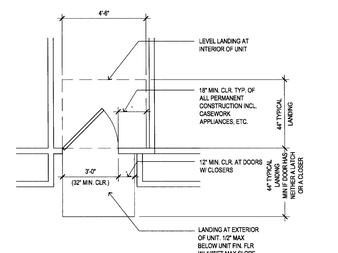
7 COUNTER CLEARANCES AT SINK PUBLIC SPACES
SCALE : 1 1/2" = 1'-0"



4 REACHES AND MOUNTING HEIGHTS
SCALE : N.T.S.



1 LANDINGS- EXTERIOR COMMON DOOR
SCALE : N.T.S.



c/15/14

FILE:M11492_United Americas_Carmel Label-CONDETAILSA0.05.dwg
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SCALE:$ LAYOUT: A0.05

Drawn By: SW
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS

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SHEET CONTENTS:
ACCESSIBILITY DETAILS

SHEET NO.
A0.05

2011492

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ACCESSIBILITY NOTES

NOTE: COVERED DWELLING UNITS SHALL COMPLY WITH THE 2010 CALIFORNIA BUILDING CODE AS WELL AS THE 1988 FAIR HOUSING ACT, WHICHEVER IS MORE STRINGENT. SECTIONS NOTED REFER TO THE 2010 CALIFORNIA BUILDING CODE UNLESS NOTED OTHERWISE.

DIMENSIONS NOTED AS MINIMUM, MAXIMUM, OR CLEAR ARE TO FINISH MATERIALS.

DEFINITIONS:

-*ACCESSIBLE* FOR COVERED MULTIFAMILY DWELLINGS IS THE PUBLC- OR COMMON-USE AREAS OF THE BUILDING THAT CAN BE APPROACHED, ENTERED AND USED BY INDIVIDUALS WITH PHYSICAL DISABILITIES.
-*ACCESSIBLE ROUTE OF TRAVEL* IS A CONTINUOUS UNOBSTRUCTED PATH CONNECTING ALL ACCESSIBLE ELEMENTS AND SPACES IN AN ACCESSIBLE BUILDING OR FACILITY THAT CAN BE NEGOTIATED BY A PERSON WITH A SEVERE DISABILITY USING A WHEELCHAIR, AND THAT IS ALSO SAFE FOR AND USABLE BY PERSONS WITH OTHER DISABILITIES.
-*ADAPTABLE DWELLING UNIT* IS AN ACCESSIBLE DWELLING UNIT WITHIN A COVERED MULTIFAMILY BUILDING AS DESIGNED WITH ELEMENTS AND SPACES ALLOWING THE DWELLING UNIT TO BE ADAPTED OR ADJUSTED TO ACCOMMODATE THE USER. SEE DIVISION IV OF CHAPTER 11A IN THE CBC.
-*COVERED MULTIFAMILY DWELLINGS* ARE ALL DWELLING UNITS IN BUILDINGS CONSISTING OF THREE OR MORE DWELLING UNITS OR FOUR OR MORE CONDOMINIUM UNITS.
-*GROUND FLOOR* IS THE FLOOR OF A BUILDING WITH A BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE.

ACCESSIBLE ROUTE OF TRAVEL:

1110A.1 WHEN A BUILDING OR PORTION OF A BUILDING IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE, AN ACCESSIBLE ROUTE SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, ACCESSIBLE BUILDING ENTRANCES, AND BETWEEN THE BUILDING AND THE PUBLIC WAY. THE ACCESSIBLE ROUTE SHALL BE THE MOST PRACTICAL DIRECT ROUTE AND TO THE MAXIMUM EXTENT FEASIBLE, COINCIDE WITH THE ROUTE FOR THE GENERAL PUBLIC AND BUILDING RESIDENTS. SEE SECTION 1110A.1 FOR REQUIREMENTS OF EXTERIOR ACCESSIBLE ROUTES. REFER TO CIVIL OR LANDSCAPE DRAWINGS FOR ACCESSIBLE ROUTES OF TRAVEL THROUGHOUT THE SITE.
1111A.2 CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE MADE BY MEANS OF A SLOPED SURFACE NOT GREATER THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL, OR A CURB RAMP, RAMP, ELEVATOR, OR PLATFORM LIFT. STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE.
1116A.2 WALKS, PEDESTRIAN WAYS, AND OTHER CIRCULATION SPACES WHICH ARE PART OF THE REQUIRED EGRESS SYSTEM SHALL HAVE A MIN. CLEAR HEADROOM OF 84 INCHES. OTHER WALKS, PEDESTRIAN WAYS, AND CIRCULATION SPACES SHALL HAVE AN 80" MIN. CLEAR HEADROOM. IF VERTICAL CLEARANCE OF AN AREA ADJOINING AN ACCESSIBLE ROUTE IS REDUCED TO LESS THAN 80" NOMINAL DIMENSION, A GUARDRAIL OR OTHER BARRIER HAVING ITS LEADING EDGE AT OR BELOW 27" A.F.F. SHALL BE PROVIDED.
1130A.1 AN ACCESSIBLE ROUTE SHALL BE PROVIDED THROUGH ALL ROOMS AND SPACES OF THE DWELLING UNIT. THE ACCESSIBLE ROUTE SHALL PASS THROUGH THE PRIMARY ENTRY DOOR, AND SHALL CONNCECT WITH ALL ADDITIONAL EXTERIOR DOORS, REQUIRED CLEAR FLOOR SPACES AT KITCHEN APPLIANCES AND BATHROOM FIXTURES. THESE ACCESSIBLE ROUTES MAY INCLUDE HALLWAYS, CORRIDORS, AND RAMPS. PER SECTION 1130A.2, THE ACCESSIBLE ROUTE INTO AND THROUGHOUT COVERED MULTIFAMILY DWELLING UNITS SHALL BE AT LEAST 36" WIDE.

EGRESS AND AREAS OF REFUGE (CBC SECTION 1118A):

1118A.1 ACCESSIBLE ROUTES, SIGNAGE, AND EMERGENCY WARNING SYSTEMS IN BUILDINGS OR PORTIONS OF BUILDINGS REQUIRED TO BE ACCESSIBLE SHALL BE PROVIDED WITH ACCESSIBLE MEANS OF EGRESS AS REQUIRED BY CBC SECTION 1007. PER SECTION 1007, ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. *WHEN MORE THAN ONE MEANS OF EGRESS ARE REQUIRED BY 1015.1 OR 1021.1 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY* ACCESSIBLE MEANS OF EGRESS IN AT LEAST THE SAME NUMBER AS REQUIRED BY SECTION 1015.1 OR 1021.1. EACH REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS TO A PUBLIC WAY AND SHALL CONSIST OF ONE OR MORE OF THE 8 COMPONENTS LISTED IN THE CBC SECTION 1007.2.

EACH ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO A PUBLIC WAY AND SHALL INCLUDE ACCESSIBLE ROUTES, RAMPS, EXIT STAIRS, ELEVATORS, HORIZONTAL EXITS, OR SMOKE BARRIERS. AREAS FOR EVACUATION ASSISTANCE ARE NOT REQUIRED IN BUILDINGS HAVING A SUPERVISED AUTOMATIC SPRINKLER SYSTEM. EMERGENCY WARNING SYSTEMS AS PART OF THE FIRE ALARM SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 72 AS AMENDED BY THE BUILDING CODE.

FLOORING (CBC SECTION 1119A.2):

IF CARPET OR CARPET TILE IS USED IN A COMMON USE AREA OR PUBLIC USE AREA ON A GROUND OR FLOOR SURFACE, IT SHALL HAVE FIRM BACKING OR NO BACKING. THE MAXIMUM PILE HEIGHT SHALL BE 1/2". EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH THE SECTION 1111A REQUIREMENTS FOR CHANGES IN LEVEL.

BATHING FACILITIES AND TOILET FACILITIES (CBC SECTION 1134A):

THIS PROJECT IS DESIGNED TO COMPLY WITH OPTION 2 PER CBC SECTION 1134A. THE FULLY COMPLYING BATH SHALL COMPLY WITH ITEMS 1 THROUGH 12. THE SECONDARY BATH SHALL COMPLY WITH ITEMS 8 THROUGH 12.
FULLY COMPLYING BATH IS IDENTIFIED BY AN ACCESSIBILITY SYMBOL ON THE UNIT PLANS.

THE FULLY COMPLYING BATHROOM WITHIN AN INDIVIDUAL DWELLING UNIT MUST MEET THE FOLLOWING REQUIREMENTS:

1. TOILET, BATHING, AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4 WHICH STATES THAT BATHING AND TOILET FACILITIES REQUIRED TO BE ADAPTABLE SHALL PROVIDE SUFFICIENT MANEUVERING SPACE FOR A PERSON USING A WHEELCHAIR OR OTHER MOBILITY AID TO ENTER AND CLOSE THE DOOR, USE THE FIXTURES, REOPEN THE DOOR, AND EXIT. WHERE THE DOOR SWINGS INTO THE BATHROOM, THERE SHALL BE A CLEAR SPACE OUTSIDE THE SWING OF THE DOOR OF AT LEAST 30"x48" WITHIN THE ROOM. DOORS MAY SWING INTO THE REQUIRED CLEAR SPACE AT ANY FIXTURE WHEN A CLEAR MANEUVERING SPACE IS PROVIDED OUTSIDE THE SWING ARC OF THE DOOR SO IT CAN BE CLOSED. MANEUVERING SPACES MAY INCLUDE ANY KNEE SPACE OR TOE SPACE AVAILABLE BELOW BATHROOM FIXTURES.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5 WHICH STATES THAT THERE SHALL BE A MINIMUM CLEAR FLOOR SPACE OF 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB-SHOWER COMBINATION (MEASURED FROM THE FOOT OR DRAIN END OF THE BATHTUB). THE AREA UNDER A FACTORY MAY BE INCLUDED IN THE CLEAR FLOOR SPACE PROVIDED THE KNEE AND TOE SPACE COMPLY WITH SECTION 1134A.8. GRAB BAR REINFORCEMENT SHALL BE LOCATED ACCORDING TO SECTION 1134A.5. A SHOWER SPRAY UNIT IS NOT REQUIRED IN BATHTUBS.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7 WHICH STATES THAT THE MINIMUM CLEAR FLOOR SPACE PROVIDED AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". A GRAB BAR IS TO BE INSTALLED ON ONE SIDE OF THE FIXTURE. GRAB BAR REINFORCEMENT SHALL BE INSTALLED PER SECTION 1134A.7. IN LOCATIONS WHERE WATER CLOSETS ARE ADJACENT TO WALLS, VANITIES, LAVATORIES, OR BATHTUBS, THE CENTERLINE OF THE FIXTURE SHALL BE A MIN. OF 18" FROM THE OBSTACLE. THE MIN. HEIGHT OF WATER CLOSET SEATS SHALL BE 15" ABOVE THE FLOOR. WATER CLOSET CONTROLS SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR.
5. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8 WHICH STATES THAT VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN. OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE TO ALLOW FOR FORWARD APPROACH. WHEN PARALLEL APPROACH IS PROVIDED, LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN. OF 24" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE. THE TOP OF THE FIXTURE RIM SHALL BE A MAX. OF 34" A.F.F. A CLEAR MANEUVERING SPACE AT LEAST 30"x48" SHALL BE PROVIDED AND CENTERED ON LAVATORIES. CABINETS UNDER LAVATORIES ARE ACCEPTABLE PROVIDED THE BATHROOM HAS SPACE TO ALLOW A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR AND THE LAVATORY CABINETS ARE DESIGNED WITH ADAPTABLE KNEE AND TOE SPACE.
   -KNEE SPACE SHALL BE AT LEAST 30" WIDE AND 8" DEEP
   -KNEE SPACE SHALL BE AT LEAST 29" HIGH AT THE FRONT FACE AND REDUCING TO NOT LESS THAN 27" AT A POINT 8" BACK FROM THE FRONT EDGE
   -THE KNEE SPACE REQUIRED SHALL BE PROVIDED BY ONE OF THE FOLLOWING:
      A) THE SPACE BENEATH THE LAVATORY SHALL BE LEFT CLEAR AND UNOBSTRUCTED
      B) ANY CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED KNOWLEDGE OR TOOLS OR
      C) DOORS TO THE CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE OR OPENABLE TO PROVIDE THE REQUIRED UNOBSTRUCTED KNEE SPACE
   -THE TOE SPACE REQUIRED SHALL BE PROVIDED AS FOLLOWS:
      A) IT SHALL BE AT LEAST 30" WIDE AND CENTERED ON THE LAVATORY
      B) IT SHALL BE AT LEAST 17" DEEP, MEASURED FROM THE FRONT EDGE AND
      C) IT SHALL BE AT LEAST 9" HIGH FROM THE FLOOR

THE FINISHED FLOOR BENEATH THE LAVATORY SHALL BE EXTENDED TO THE WALL. HOT WATER AND DRAIN PIPES EXPOSED UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL MEET THE REQUIREMENTS OF SECTION 1134A.8. WHERE MIRRORS OR TOWEL FIXTURES ARE PROVIDED THEY SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE FLOOR.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE. WHERE 2 OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THE APPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDE IN SECTION 1134A.
7. WHEN 2 OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8

ALL BATHROOMS SHALL CONFORM TO THE FOLLOWING GENERAL ACCESSIBILITY REQUIREMENTS:

8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5 (SEE "DOORS" AT RIGHT).
10. A MINIMUM 18" CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A (SEE "ELECTRICAL RECEPTACLE, SWITCH, AND CONTROL HEIGHTS" AT RIGHT).
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, AND SHOWER SHALL COMPLY *WITH SECTION 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION* 1127A.4.

LAUNDRY ROOMS (CBC SECTION 1135A):

IF CLOTHES WASHING MACHINES AND CLOTHES DRYERS ARE PROVIDED IN COVERED MULTIFAMILY DWELLING UNITS, ONE OF EACH TYPE OF APPLIANCE SHALL BE PROVIDED. LAUNDRY ROOMS SERVING COVERED MULTIFAMILY DWELLINGS ARE NOT REQUIRED TO HAVE FRONT-LOADING CLOTHES WASHERS. WHERE FRONT-LOADING CLOTHES WASHERS ARE NOT PROVIDED, MANAGEMENT SHALL PROVIDE ASSISTIVE DEVICES, ON REQUEST OF THE OCCUPANT, TO PERMIT THE USE OF A TOP-LOADING CLOTHES WASHER.

KITCHENS (CBC SECTION 1133A):

1133A.1 KITCHENS SHALL BE ON ACCESSIBLE ROUTE AND SHALL COMPLY WITH SECTION 1133A.
1133A.2 CLEAR FLOOR SPACE AT KITCHENS SHALL COMPLY WITH THE FOLLOWING:
   1. A CLEAR FLOOR SPACE AT LEAST 30"x48" THAT ALLOWS A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR SHALL BE PROVIDED AT THE RANGE OR COOKTOP
   2. A CLEAR FLOOR SPACE AT LEAST 30"x48" THAT ALLOWS EITHER A PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED AT THE KITCHEN SINK AND ALL OTHER FIXTURES OR APPLIANCES INCLUDING THE OVEN, DISHWASHER, REFRIGERATOR/FREEZER, AND TRASH COMPACTOR
   3. THE CENTERLINE OF THE 30"x48" CLEAR FLOOR SPACE PROVIDED FOR PARALLEL OR FORWARD APPROACH SHALL BE ALIGNED WITH THE CENTERLINE OF THE APPLIANCE OR FIXTURE
1133A.2.1 KITCHENS SHALL HAVE A MINIMUM CLEAR WIDTH MEASURED BETWEEN ANY CABINET, COUNTERTOP, OR THE FACE OF ANY APPLIANCE (EXCLUDING HANDLES AND CONTROLS) THAT PROJECTS INTO THE KITCHEN AND THE OPPOSING CABINET, COUNTERTOP, APPLIANCE, OR WALL AS FOLLOWS:
   1. U-SHAPED KITCHENS, DESIGNED WITH PARALLEL APPROACH AT A RANGE OR COOKTOP LOCATED AT THE BASE OF THE U, SHALL HAVE A MIN. CLEAR WIDTH OF AT LEAST 60"
   2. U-SHAPED KITCHENS, DESIGNED WITH A COOKTOP OR SINK LOACTED AT THE BASE OF THE U WHICH PROVIDES A 30" WIDE KNEE SPACE TO A HEIGHT OF 27" ABOVE THE FLOOR TO ALLOW FOR A FORWARD APPROACH, SHALL HAVE A CLEAR WIDTH OF AT LEAST 48"
   3. ALL OTHER KITCHEN DESIGNS SHALL PROVIDE A MIN. CLEAR WIDTH OF AT LEAST 48"
1133A.3 BASE CABINETS DIRECTLY UNDER THE KITCHEN SINK COUNTER AREA, INCLUDING TOEBOARD AND SHELVING, SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE IN ORDER TO PROVIDE CLEARANCE FOR A WHEELCHAIR. THE FINISH FLOOR BENEATH THE KITCHEN SINK COUNTER AREA SHALL BE EXTENDED TO THE WALL.
1133A.4 KITCHEN COUNTERTOPS SHALL COMPLY WITH THIS SECTION AND SHALL BE PROVIDED WITH THE FOLLOWING:
   1. A MIN. LINEAR LENGTH OF 30" OF COUNTERTOP SHALL BE PROVIDED FOR THE KITCHEN SINK INSTALLATION
   2. A MIN. LINEAR LENGTH OF 30" OF COUNTERTOP SHALL BE PROVIDED FOR A WORK SURFACE
   3. THE SINK AND WORK SURFACE MAY BE A SINGLE INTEGRAL UNIT A MIN. OF 60" IN LENGTH, OR BE SEPARATE COMPONENTS (EXCEPTION: TWO 15" MIN. WIDTH BREADBOARDS MAY BE PROVIDED IN LIEU OF THE REQUIRED 30" OF COUNTERTOP WORK SURFACE)
1133A.4.1 REPOSITIONABLE COUNTERTOPS SHALL BE PROVIDED IN A MIN. OF 5% OF THE COVERED MULTIFAMILY DWELLING UNITS. REPOSITIONABLE COUNTERTOPS SHALL COMPLY WITH THE FOLLOWING:
   1. THE KITCHEN SINK AND WORK SURFACE SPACE REQUIRED BY SECTION 1133A.4 SHALL BE DESIGNED TO ENABLE REPOSITIONING TO A MIN. HEIGHT OF 28"
   2. BASE CABINETS DIRECTLY UNDER THE KITCHEN SINK AND WORK SURFACE SHALL BE REMOVABLE TO PROVIDE CLEARANCE FOR A WHEELCHAIR
   3. THE SIDES OF ADJACENT CABINETS AND THE BACK WALL, WHICH MAY BECOME EXPOSED TO MOISTURE OR FOOD HANDLING WHEN A COUNTERTOP IS LOWERED, SHALL BE CONSTRUCTED OF DURABLE, NONASSORBENT MATERIALS APPROPRIATE FOR SUCH USES
   4. FINISHED FLOORING SHALL BE EXTENDED TO THE WALL BENEATH THE SINK AND WORK SURFACE (EXCEPTIONS: STONE, CULTURED STONE, AND TILED COUNTERTOPS MAY BE USED WITHOUT MEETING THE REPOSITIONING REQUIREMENTS AND TWO 15" MIN. WIDTH BREADBOARDS MAY BE PROVIDED IN LIEU OF THE REQUIRED 30" OF COUNTERTOP WORK SURFACE)
1133A.5 LOWER SHELVING AND/OR DRAWER SPACE SHALL BE PROVIDED IN THE KITCHEN AT A HEIGHT OF NO MORE THAN 48" ABOVE THE FLOOR.
1133A.6 FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND FORCE. LEVER OPERATED, PUSH TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCETABLE DESIGNS. SELF CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

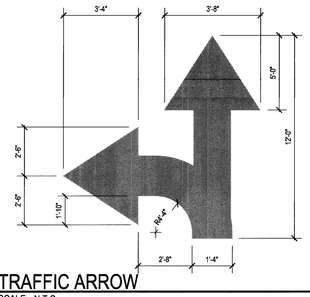
DOORS (CBC SECTIONS 1126A & 1132A):

1126A.1 DOORWAYS WHICH PROVIDE ACCESS TO COMMON USE AREAS OR COVERED MULTIFAMILY DWELLINGS SHALL COMPLY WITH THE FOLLOWING:
   1. PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 36" IN WIDTH, NOT LESS THAN 80" IN HIEGHT, AND PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32", MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGRESS FROM ITS CLOSED POSITION
   2. BE CAPABLE OF OPENING AT LEAST 90 DEGREES
   3. A PAIR OF DOORS, MANUAL OR AUTOMATIC, MUST HAVE AT LEAST ONE LEAF WHICH PROVIDES A CLEAR WIDTH OF NOT LESS THAN 32", MEASURED WITH THE DOOR POISITIONED AT AN ANGLE OF 90 DEGRESS FROM ITS CLOSED POSITION
   4. THE WIDTH OF ANY COMPONENT IN THE EGRESS SYSTEM SHALL NOT BE LESS THAN THE MIN. WIDTH REQUIRED BY SECTION 1005
REVOLVING DOORS SHALL NOT BE USED AS REQUIRED ENTRANCES FOR PERSONS WITH DISABILITIES.
1126A.3.3 THE MIN. SPACE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES, SERVING OTHER THAN A REQUIRED EXIT STAIRWAY, SHALL PROVIDE A MIN. OF 48" PLUS THE WIDTH OF THE DOOR SWINGING INTO THE SPACE. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS. WHERE THE DOOR OPENS INTO A STAIR OR SMOKEPROOF ENCLOSURE, THE LANDING NEED NOT HAVE A MIN. LENGTH OF 60".
1132A.1 THE PRIMARY ENTRY DOOR AND ALL REQUIRED EXIT DOORS SHALL COMPLY WITH THE REQUIREMENTS OF 1132A. THE REQUIREMENTS OF SECTION 1126A.3 SHALL APPLY TO MANEUVERING CLEARANCES AT THE SIDE OF THE DOOR EXPOSED TO COMMON OR PUBLIC USE SPACES (E.G. DOORS THAT OPEN FROM THE COVERED MULTIFAMILY DWELLING UNIT INTO A CORRIDOR, HALLWAY OR LOBBY, OR DIRECTLY TO THE OUTSIDE).
1132A.2 EXCEPT AS ALLOWED BY SECTION 1109A.2, DOORS INTENDED FOR USER PASSAGE AND SECONDARY EXTERIOR DOORS SHALL COMPLY WITH 1132A. THE PROVISIONS OF THIS SECTION SHALL APPLY TO THE DWELLING UNIT SIDE OF DOORS LEADING FROM THE INTERIOR OF THE DWELLING UNIT TO AN UNFINISHED BASEMENT OR AN ATTACHED GARAGE.
1132A.3 DOORS SHALL COMPLY WITH THE FOLLOWING:
   1. DOORS SHALL NOT BE LESS THAN 6'-8" IN HEIGHT.
   2. SWINGING DOORS SHALL PROVIDE A NET CLEAR OPENING WIDTH OF NOT LESS THAN 32", MEASURED WITH THE DOOR OR DOORS POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION. A 34" DOOR IS ACCEPTABLE. THE PRIMARY ENTRY DOOR AND ALL REQUIRED EXIT DOORS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1126A.1
   3. SWINGING DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES
   4. A NOMINAL 32" CLEAR OPENING PROVIDED BY A STANDARD 6'-0" WIDE SLIDING PATIO DOOR ASSEMBLY IS ACCEPTABLE
   NOTE: MANY OF THE STANDARD 6-FOOT SLIDING GLASS DOOR ASSEMBLIES YIELD ONLY A 28 1/2-INCH MAX. CLEAR OPENING IN THE FULL OPEN POSITION. THIS IS NOT AN ACCEPTABLE 32-INCH NOMINAL DIMENSION. CONTRACTOR TO VERIFY DOOR SELECTED MEETS OR EXCEEDS MIN. CLEAR OPENING WIDTH REQUIREMENTS.
   5. A PAIR OF DOORS, MANUAL OR AUTOMATIC, MUST HAVE AT LEAST ONE LEAF WHICH PROVIDES A CLEAR WIDTH OF NOT LESS THAN 32", MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION
   6. THE WIDTH OF ANY COMPONENT IN THE MEANS OF EGRESS SYSTEM SHALL NOT BE LESS THAN THE MIN. WIDTH REQUIRED BY SECTION 1005
1132A.4 THE FLOOR OR LANDING ON EACH SIDE OF A DOOR SHALL BE LEVEL. PRIMARY ENTRY DOORS, REQUIRED EXIT DOORS OR SECONDARY EXTERIOR DOORS WITH CHANGES IN HEIGHT BETWEEN THE INTERIOR SURFACE OR FLOOR LEVEL AND THE EXTERIOR SURFACE OR FLOOR LEVEL SHALL COMPLY WITH THE FOLLOWING:
   1. EXTERIOR LANDINGS OF IMPERVIOUS CONSTRUCTION SERVING PRIMARY ENTRY DOORS AND REQUIRED EXIT DOORS ARE LIMITED TO NOT MORE THAN 1/2" OF CHANGE IN HEIGHT BETWEEN FLOOR SURFACES. CHANGES IN LEVEL SHALL COMPLY WITH SECTION 1131A
   2. EXTERIOR LANDINGS OF PERVIOUS CONSTRUCTION (E.G. WOOD DECKING WITH SPACES) SHALL BE THE SAME LEVEL AS THE INTERIOR LANDING, EXCEPT THAT SECONDARY EXTERIOR DOORS MAY HAVE NO MORE THAN 1/2" OF CHANGE IN HEIGHT BETWEEN FLOOR SURFACES. CHANGES IN LEVEL SHALL COMPLY WITH SECTION 1131A
   3. SECONDARY EXTERIOR DOORS ONTO DECKS, PATIOS, OR BALCONIES CONSTRUCTED OF IMPERVIOUS MATERIALS MAY HAVE A MAX. CHANGE IN HEIGHT FROM THE INTERIOR LANDING OF 4". CHANGES IN HEIGHT GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP COMPLYING WITH SECTION 1114A
   4. SECONDARY EXTERIOR DOORS ONTO DECKS, PATIOS, OR BALCONIES OF IMPERVIOUS MATERIALS MAY HAVE A MAX. CHANGE IN HEIGHT FROM THE INTERIOR LANDING OF 1", PROVIDED A RAMP WITH A MAX. SLOPE OF 1:8 IS PERMANENTLY INSTALLED
   5. IN BUILDINGS CONTAINING COVERED MULTIFAMILY DWELLING UNITS, THE FLOOR OR LANDING IMMEDIATELY OUTSIDE THE ENTRY MAY BE SLOPED UP TO 1/4" PER FOOT (12"), IN A DIRECTION AWAY FROM THE PRIMARY ENTRANCE OF THE DWELLING UNIT FOR DRAINAGE
1132A.4.1 THRESHOLDS AT THE PRIMARY ENTRY AND REQUIRED EXIT DOORS SHALL BE NO HIGHER THAN 1/2". THRESHOLDS AT SECONDARY EXTERIOR DOORS, INCLUDING SLIDING DOOR TRACKES, SHALL BE NO HIGHER THAN 3/4". CHANGES IN HEIGHT AT INTERIOR DOOR THRESHOLDS SHALL NOT EXCEED 1/2". THRESHOLDS MUST COMPLY WITH THE FOLLOWING:
   1. THRESHOLDS WITH A CHANGE IN HEIGHT OF NOT MORE THAN 1/4" MAY BE VERTICAL
   2. THRESHOLDS WITH A CHANGE IN HEIGHT BETWEEN 1/4" AND 3/4" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50% SLOPE)
1132A.5 MANEUVERING CLEARANCES AT INTERIOR DOORS SHALL PROVIDE A MIN. LENGTH ON BOTH SIDES OF THE DOOR OF AT LEAST 42" MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION (EXCEPTIONS: A 39" LENGTH IS ACCEPTABLE WHEN A MIN. CLEAR OPENING WIDTH OF 34" IS PROVIDED, AND THE FLOOR OR LANDING ON THE DWELLING UNIT SIDE OF THE PRIMARY ENTRY DOOR AND ANY REQUIRED EXIT DOOR SHALL HAVE A MIN. LENGTH OF NOT LESS THAN 44". SECTION 1126A.3 SHALL APPLY TO MANEUVERING CLEARANCES AT THE SIDE OF THE DOOR EXPOSED TO COMMON OR PUBLIC USE SPACES).
1132A.5.2 THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 18" PAST THE STRIKE EDGE FOR ALL DOORS. THE WIDTH OF THE LEVEL AREA AT THE EXTERIOR SIDE OF THE PRIMARY ENTRY DOOR AND ANY REQUIRED EXIT DOORS SHALL COMPLY WITH SECTION 1126A (WHICH STATES THAT THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND AT LEAST 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS).
1132A.6 MAX. EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THESE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAX. EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MIN. ALLOWABLE BY THE APPROPRIATE ENFORCEMENT AGENCY, NOT TO EXCEED 15 POUNDS.
1132A.7 THE TYPE OF LATCH AND LOCK REQUIRED FOR ALL DOORS SHALL BE IN ACCORDANCE WITH CHAPTER 10 SECTION 1008.
1132A.8 HAND ACTIVATED DOOR LATCHING, LOCKING, AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE CONSISTENT WITH SECTION 1132A.8, IN THE DIRECTION OF EGRESS.
1132A.9 THE BOTTOM 10" OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION (EXCEPTION: AUTOMATIC SLIDING DOORS).
1132A.10 EVERY PRIMARY ENTRANCE TO A COVERED MULTIFAMILY DWELLING UNIT SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME, OR EQUIVALENT. THE ACTIVATING MECHANISM SHALL BE MOUNTED A MAX. OF 48" ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING.
NOTE: A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE DWELLING UNIT ENTRY DOOR SHALL BE PROVIDED. PEEPHOLES, WHERE USED, SHALL PROVIDE A MINIMUM 180 DEGREE RANGE OF VIEW.

ACCESSIBILITY DIAGRAMS FOR ADAPTABLE DWELLING UNITS

ELECTRICAL RECEPTACLE, SWITCH, AND CONTROL HEIGHTS (CBC SECTION 1136A):

1136A.1 ELECTRICAL RECEPTACLE OUTLETS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX OR RECEPTACLE HOUSING NOR LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX OR RECEPTACLE HOUSING TO THE LEVEL OF THE F



H TRAFFIC ARROW
SCALE: N.T.S.

STRIPING NOTES

1. THE CENTER LINE OF THE DOUBLE STRIPE IS SHOWN ON PLAN UNLESS NOTED.

2. ALL FLOOR STRIPES ARE 4" WIDE , COLOR IS TO BE TRAFFIC YELLOW, REFERENCE: AASHTO-M 247 FOR TYPE AND SIZE OF GLASS BEADS. ACCESSIBLE SYMBOL TO BE BLUE.

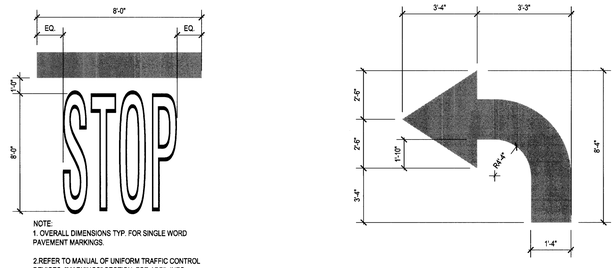
3. BLOCKED OUT AREAS ARE TO BE DIAGONALLY STRIPED WITH 4" WIDE STRIPES AT 2'-0" O.C. ON A 45 DEGREE ANGLE WHERE SHOWN ON PLANS AND DETAILS.

4. PARKING SPACE STRIPING DIMENSIONS INDICATED ARE NORMAL DIMENSIONS. TOLERANCES ARE AS FOLLOWS:
   A. PARKING SPACE LENGTH = INDICATED LENGTH +/- 2".
   B. PARKING SPACE WIDTH = INDICATED WIDTH +/- 1".
   C. BASE LINE LENGTH = INDICATED LENGTH +/- 1".
   D. STRIPE WIDTH = 4" +/-1/4".
   E. TOTAL OVERALL STRING BASELINE DIMENSIONS = INDICATED LENGTH +/- 2" PER RUN.

5. PARKING SPACE DIMENSIONS INDICATED ARE FROM THE FACE OF A WALL OR COLUMN, UNLESS OTHERWISE INDICATED OR NOTED.

6. KEY TO STRIPING ABBREVIATIONS:

-- ACCESSIBLE PARKING SYMBOL

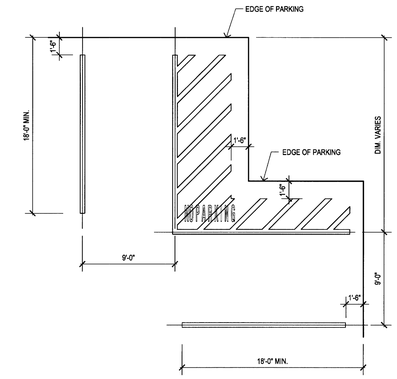


NOTE:
1. OVERALL DIMENSIONS TYP. FOR SINGLE WORD PAVEMENT MARKINGS.

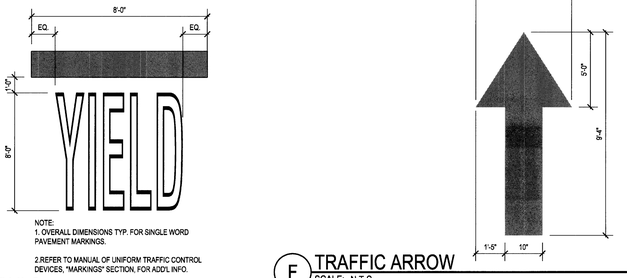
2.REFER TO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, "MARKINGS" SECTION, FOR ADD'L INFO.

M MARKING DETAILS
SCALE: N.T.S.

G TRAFFIC ARROW
SCALE: N.T.S.



C CORNER SPACE
SCALE: N.T.S.

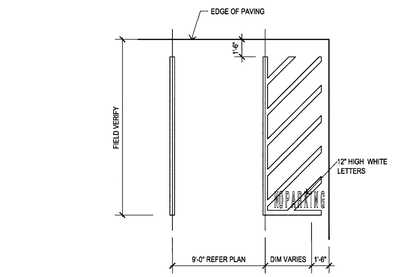


NOTE:
1. OVERALL DIMENSIONS TYP. FOR SINGLE WORD PAVEMENT MARKINGS.

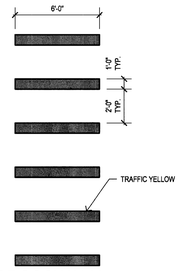
2.REFER TO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, "MARKINGS" SECTION, FOR ADD'L INFO.

L MARKING DETAILS
SCALE: N.T.S.

F TRAFFIC ARROW
SCALE: N.T.S.

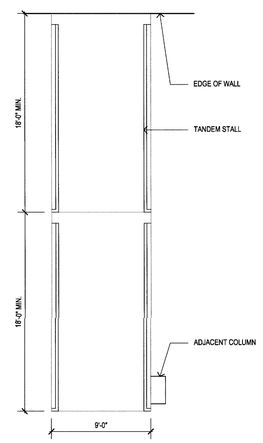


B CORNER SPACE
SCALE: N.T.S.

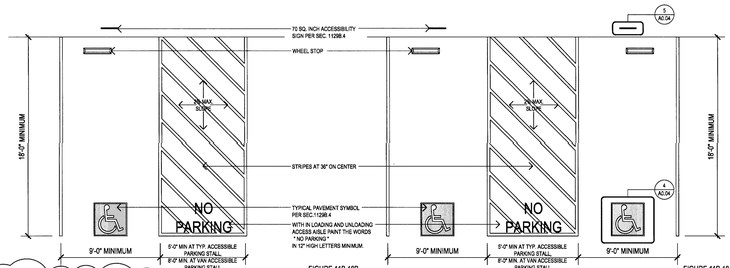


J PEDESTRIAN CROSSWALK
SCALE: N.T.S.

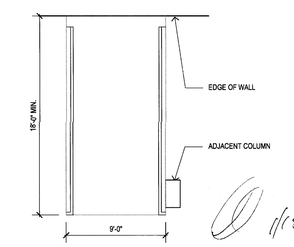
E NOT USED
SCALE: 1-1/2" = 1'-0"



P TANDEM SPACE
SCALE: N.T.S.



D ACCESSIBLE SPACE
SCALE: N.T.S.



A STANDARD SPACE
SCALE: N.T.S.

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Drawn By:	SW
Original Date Posted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL

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SHEET CONTENTS:
PARKING SIGNAGE INFORMATION

SHEET NO.
A0.07

DELTA-A BLDG DEPT RESUB 11-22-2013

2011492

FILE: M111492 [United American Career Lofts]-CDSETALSAG07.dwg
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CONTRACTOR NOTES

VERIFICATIONS:

CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS OF BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING BUREAU ARE REQUIRED TO BE SUBMITTED TO THE CITY INSPECTORS FOR VERIFICATION AND COMPLIANCE AT THE TIME OF FINAL INSPECTION

CONTRACTORS SHALL ACOMPLETE THE FOLLOWING DOCUMENTS AND PROVIDE THEM TO THE CITY INSPECTOR AT THE TIME OF FINAL INSPECTION:
INSTALLATION CERTIFICATES ARE REQUIRED FOR RESIDENTIAL MANDATORY MEASURES (RMM)

A. 1-A PLANNING AND DESIGN
B. 1-B (WATER EFFICIENCY AND CONSERVATION)
C. 1-C (MATERIAL CONSERVATION AND RESOURCE EFFICIENCY)
D. 1-D (ENVIRONMENTAL QUALITY)
E. 1-E (INSTALLER AND THIRD PARTY QUALIFICATIONS)

PROUCTION INFORMATION SHEETS AND DECLARTION STATEMENTS ARE REQUIRED FOR:

A. ADHESIVE
B. SEALANTS
C. CAULKS
D. PAINTS AND COATINGS
E. FINISH FLOORING MATERIALS
F. COMPOSITE WOOD PRODUCTS

BUILDING MAINTENANCE AND OPERATION:

CONTRACTOR TO PROVIDE AN OPERATION AND MAINTENANCE MANUAL WITH CONTENTS INDICATED PER SECTION 4.410.1FOR BUILDING SHALL BE AVAILABLE AT THE TIME OF FINAL INSPECTION. (4.410.1)

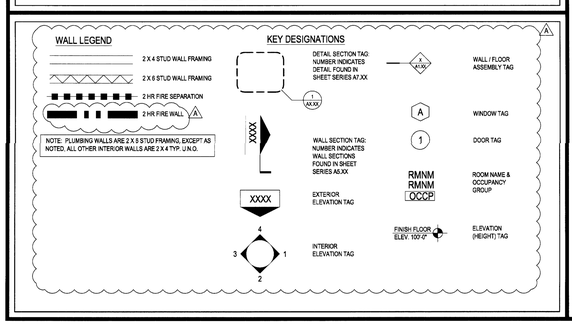
ABBREVIATIONS

AVG.	AVERAGE
ALT.	ALTERNATE
A.F.F.	ABOVE FINISH FLOOR
ABV.	ABOVE
ADJ.	ADJACENT
ALUM.	ALUMINUM
APL	ASSUMED PROPERTY LINE
ARCH.	ARCHITECT
BALC.	BALCONY
BD.	BOARD
BLDG.	BUILDING
BDRM	BEDROOM
BLK.	BLOCKING
BM.	BEAM
C.L.	CENTER LINE
C.O.	CASED OPENING
CLO.	CLOSET
CLG.	CEILING
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
DECOR.	DECORATIVE
DTL.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DWGS.	DRAWINGS
DN	DOWN
D.S.	DOWN SPOUT
EA.	EACH
EB.	EYEBROW
E.W.	EACH WAY
ELEC.	ELECTRIC
EL.	ELEVATION
EQ.	EQUAL
EXIST.	EXISTING
EXP.	EXPANSION
E.J.	EXPANSION JOINT
EXT.	EXTERIOR
FAB.	FABRICATE
FIN.	FINISH
F.C.	FIRE CODE
F.F.	FINISH FLOOR
F.P.	FIRE PLACE
FLASH.	FLASHING
FLR.	FLOOR
FLUOR.	FLUORESCENT
FTG.	FOOTING
FDN.	FOUNDATION
F.B.O.	FURNISHED BY OTHERS
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
GA.	GAUGE
GEN.	GENERAL
G.C.	GENERAL CONTRACTOR
GYP. BD.	GYPSUM BOARD
HT.	HEIGHT
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
HDR.	HEADER
HORIZ.	HORIZONTAL
HR.	HOUR
HD. HT.	HEADER HEIGHT
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
KIT.	KITCHEN
K.S.	KNEE SPACE
LAM.	LAMINATE
LT.	LIGHT
MFR.	MANUFACTURER
MAS.	MASONRY
M.D.	MASONRY DIMENSION
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MECH.	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, AND PLUMBING
MED.	MEDIUM
MTL.	METAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N.	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPG.	OPENING
OPP. H.	OPPOSITE HAND
O.S.B.	ORIENTED STRAND BOARD
O.H.D.	OVER HEAD DOOR
PVMT.	PAVEMENT
PL.	PLATE
PLAS. LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD OR O.S.B.
POL.	POLISHED
P.T.	PRESSURE TREATED
R.C.	RESILIENT CHANNEL
R.	RADIUS OR RISER
RECPT.	RECEPTACLE
REF.	REFERENCE TO
REFRG.	REFRIGERATOR
REINF.	REINFORCING
REQ'D	REQUIRED
RM.	ROOM
R.D.	ROOF DRAIN
R.O.	ROUGH OPENING
S.F.	SQUARE FOOT
SCHED.	SCHEDULE
SECT.	SECTION
SHT.	SHELF
SIM.	SIMILAR
STC	SOUND TRANSMISSION COEFFICIENT
S.T.C.	SOUND ATTENUATION BLANKET
SPEC.	SPECIFIED OR SPECIFICATIONS
S.R.O.	SHEET ROCK OPENING
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
STOR.	STORAGE
SQ.	SQUARE
THK.	THICK
T.	TREAD, TILE OR TOP
TB.	TOWEL BAR
T.O.C.	TOP OF CONCRETE
T.O.D.	TOP OF DECK
T.O.H.	TOP OF HEEL
T.O.P.	TOP OF PLATE
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
W.W.M.	WELDED WIRE MESH
W.	WITH
WD.	WOOD
W.I.C.	WALK IN CLOSET
WT.	WEIGHT
WRB.	WEATHER RESISTIVE BARRIER

ABBREVIATION SYMBOLS

&	AND	'	FEET OR MINUTES
∠	ANGLE	"	INCH OR SECONDS
@	AT	℄	PLATE
℄	CENTERLINE	±	PLUS OR MINUS
°	DEGREE	#	POUND OR NUMBER
—/—	DRAWING CUT LINE	:	RATIO
=	EQUAL	-	ROUND
	HT./F.F. LOCATION	☐	SQUARE OR SQ. FOOT

LEGEND



GENERAL NOTES

A: GENERAL - CONSTRUCTION DOCUMENTS:

1. THESE DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF HUMPHREYS AND PARTNERS ARCHITECTS/IRVINE LLC AND ARE INTENDED ONLY FOR USE IN THE CONSTRUCTION OF THE CENTRAL PARK WEST-RENWICK SITE ANY OTHER USE OF THE PLANS SHALL BE PERMITTED ONLY WITH THE SPECIFIC WRITTEN CONSENT OF HUMPHREYS AND PARTNERS ARCHITECTS/IRVINE LLC. REVISIONS OR MODIFICATIONS MAY NOT BE MADE TO THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT. ANY REVISIONS AND/OR MODIFICATIONS MADE WITH-OUT WRITTEN APPROVAL AND AUTHORIZATION OF THE ARCHITECT WILL RELIEVE THE CHOLD HUMPHREYS AND PARTNERS ARCHITECTS/IRVINE LLC HARMLESS FROM ANY COSTS, CLAIMS OR LIABILITY SPECIFICALLY RELATING TO THE CHANGE.
2. THE CONSTRUCTION DOCUMENT PACKAGE REPRESENTS THE BASIC PROJECT SCOPE AND CONSTRUCTION REQUIREMENTS. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR, THEIR SUBCONTRACTORS AND SUPPLIERS FOR THIS PROJECT SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. ALL PARTIES ARE EXPECTED TO VISIT THE SITE AND REVIEW THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON A THOROUGH KNOWLEDGE OF THE WORK AND THE MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT.
3. ANY REQUESTS FOR CLARIFICATION, INTERPRETATION OR ADDITIONAL INFORMATION FOR THIS PROJECT SHALL BE IN WRITING AND PROCESSED IN STRICT CONFORMANCE WITH THE RFI PROCEDURE. ALL RFI'S MUST COME THROUGH THE GENERAL CONTRACTOR TO THE ARCHITECT. ALL RFI'S MUST BE IN WRITING. NO VERBAL RFI'S. DIRECT REQUESTS FROM SUBCONTRACTORS THE ARCHITECT/ENGINEER/OWNER, OR REQUESTS DIRECTED OUTSIDE THE ARCHITECT TO THE OWNER OR ENGINEERING SUBCONSULTANT WILL BE PERMITTED OR ACKNOWLEDGED.
4. THE CONSTRUCTION DOCUMENT PACKAGE DOES NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED FOR THE INSTALLATION OF ALL INTERIOR FINISHES OF THIS PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER AND/OR THE OWNER'S INTERIOR DESIGN CONSULTANT
5. ANY ERRORS, OMISSIONS OR INCONSISTENCIES DISCOVERED IN THE DOCUMENTS, OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IF A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & ARCHITECT SHALL IMMEDIATELY BE NOTIFIED IN WRITING.
6. SHOP DRAWINGS SHALL BE SUBMITTED AS INDICATED IN THE SPECIFICATIONS. SUBMIT DRAWINGS TO THE ARCHITECT (THROUGH THE GENERAL CONTRACTOR) FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION OF ANY EQUIPMENT. (REFER TO SPECIFICATION SECTIONS FOR SHOP DRAWING SUBMITTAL REQUIREMENTS). CONTRACTORS AND/OR SUPPLIERS SHALL PREPARE SUBMITTAL PACKAGES IN SUFFICIENT NUMBERS TO ALLOW 3 COPIES TO BE RETAINED BY THE AE. PROVIDE REPRODUCIBLE COPIES FOR ALL PLANS AND LAYOUTS LARGER THAN 11 X 17.
7. THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS AND/OR THE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF THE OWNER, ARCHITECT AND/OR ENGINEER. PLEASE REFER TO THE APPROVED RFI PROCESSING REQUIREMENTS.
8. ALL MATERIALS USED FOR THIS PROJECT SHALL BE NEW AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTION AND/OR RECOMMENDATIONS UNLESS INDICATED OTHERWISE IN THE DRAWINGS OR SPECS.
9. SPECIFIED PRODUCTS HAVE BEEN USED IN PREPARING THE CONTRACT DOCUMENTS TO ESTABLISH THE MINIMUM LEVEL OF ACCEPTABLE QUALITY. RESPONSIBILITY TO PROVIDE EVIDENCE OF EQUALITY BY ANY MATERIAL/PRODUCT PROPOSED AS A SUBSTITUTION IS BORNE BY THE CONTRACTOR. APPROPRIATE DOCUMENTATION SUPPORTING CLAIMS OF EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO THE ARCHITECTOWNER WITHIN 30 DAYS OF CONTRACT AWARD TO RECEIVE CONSIDERATION.
10. SHOP DRAWING SUBMITTAL PACKAGES FOR "DEFERRED SUBMITTAL ITEMS" SUCH AS FIRE SPRINKLERS, FIRE ALARMS, FLOOR AND ROOF TRUSSES, ELEVATORS, ETC. AND OTHERS WHICH MAY REQUIRE ADDITIONAL REVIEW BY THE JURISDICTION BUILDING OFFICIAL, MUST BE SUBMITTED FIRST TO THE ARCHITECT/ENGINEER FOR A GENERAL CONFORMANCE REVIEW. UPON COMPLETION OF THE REVIEW, THE GENERAL CONTRACTOR SHALL THEN SUBMIT THE PACKAGE TO THE JURISDICTION BUILDING DEPARTMENT FOR REVIEW AND INCLUSION IN THE APPROVED PERMIT SET OF DOCUMENTS. THE PACKAGE MUST BEAR SIGNATURES, SEALS AND/OR RAISED SEALS AS REQUIRED. ITEMS/SYSTEMS MAY NOT BE INSTALLED UNTIL THE ENGINEERED DESIGNS/SHOP DRAWING DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. (REFERENCE IBC 106.3.2)
11. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ORGANIZE AND MAINTAIN THE "MASTER CONSTRUCTION DOCUMENT" SET OF DOCUMENTS.
12. THE GENERAL CONTRACTOR SHALL MAINTAIN SOLE RESPONSIBILITY FOR THE DISTRIBUTION OF ALL REVISED CONSTRUCTION DOCUMENTS TO ALL AFFECTED SUBCONTRACTORS AND SUPPLIERS AND NOTIFICATION OF ALL SUBCONTRACTORS AND SUPPLIERS THAT REVISED DRAWINGS HAVE BEEN ISSUED. THE GENERAL CONTRACTOR MUST MAINTAIN A COMPLETE, CURRENT SET OF CONSTRUCTION DOCUMENTS IN THE CONSTRUCTION TRAILER FOR REFERENCE. THIS SET IS TO REMAIN IN THE CONSTRUCTION TRAILER AT ALL TIMES AND CLEARLY MARKED AS THE MASTER REFERENCE SET.
13. IN THE CASE OF DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS, OR BETWEEN DISCIPLINES WITHIN THE CONSTRUCTION DOCUMENT SET, THE ARCHITECT WILL, UPON BEING PRESENTED THE DISCREPANCY IN WRITING, PROVIDE AN INTERPRETATION INDICATING THE INTENT OF THE DOCUMENT SET.

B: GENERAL CONTRACTOR/COORDINATION:

1. THE GENERAL CONTRACTOR, SUBCONTRACTORS AND SUPPLIERS (AS REQUIRED) SHALL COMPLY WITH ALL APPLICABLE LAWS, BUILDING CODES, LIFE SAFETY CODES, ZONING ORDINANCES AND/OR ANY OTHER NATIONAL, STATE OR LOCAL REQUIREMENTS INCLUDING ANY LOCAL REVISIONS TO THE CODES, AND THE AHJ (AUTHORITY HAVING JURISDICTION) GOVERNING THE WORK INDICATED WITHIN THESE CONTRACT DOCUMENTS.
2. THE GENERAL CONTRACTOR SHALL ENSURE ALL SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE BUILDING CODE AND ESPECIALLY ANY LOCAL AMENDMENTS TO THE CODE. SHOULD ANY DISCREPANCIES IN THE DIRECTIONS, LAYOUTS OR DETAILS PROVIDED IN THE PLANS OR SPECIFICATIONS BE IDENTIFIED, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING.
3. THE GENERAL CONTRACTOR AS VERIFIED IN THE BIDDING INSTRUCTIONS, SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS AND OBTAIN ALL PERMITS AND CERTIFICATES OF APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THESE CONTRACTS. THE GENERAL BUILDING PERMITS SHALL BE APPLIED FOR,OBTAINED BY THE GENERAL CONTRACTOR AND PAID BY THE GENERAL CONTRACTOR. PAYMENT FOR OTHER IMPACT FEES, UTILITY SERVICE FEES AND OTHER SITE RELATED FEES, WILL BE COORDINATED DIRECTLY BETWEEN THE OWNER AND THE CONTRACTOR.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
5. THE GENERAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF ALL OTHER TRADES. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. MEP SUBCONTRACTORS SHALL ATTEND A PRECONSTRUCTION COORDINATION MEETING CHAIRED BY THE GENERAL CONTRACTOR AT THE BEGINNING OF CONSTRUCTION. PURPOSE OF THE MEETING IS TO IDENTIFY SYSTEM ROUTING REQUIREMENTS, VERIFY ACCEPTABILITY OF DESIGNED FURDOWN SPACE REQUIREMENTS AND TO IDENTIFY ANY CONFLICTS BETWEEN SYSTEMS. FOLLOWING ROUGH FRAMING, ANOTHER MANDATORY "ON SITE" MEETING SHALL BE HELD TO DISCUSS MEP SYSTEM ROUGH-IN REQUIREMENTS FOR EACH OF THE VARIOUS UNIT TYPES. ONE MOCK UP FOR EACH UNIT TYPE SHALL BE COMPLETED, REVIEWED AND APPROVED BY ALL PARTIES (INCLUDING OWNER, ARCHITECT AND ENGINEER) PRIOR TO COMPLETION OF THE REMAINDER OF THE UNITS.
7. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FOR CONCRETE, SOIL COMPACTION, AND WELDING TO INSURE COMPLIANCE WITH PLANS, STANDARDS, AND CODES. REFER TO SPECS, FOR FREQUENCY OF TESTING REQUIRED. COSTS SHALL BE INCLUDED IN THE CONTRACT. THE CONTRACTOR SHALL PAY FOR RE-TESTS FOR DEFICIENT WORK.

C: DIMENSIONS AND FIELD VERIFICATION:

1. UPON RECEIPT OF THE CONSTRUCTION DOCUMENTS AND PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR SHALL REVIEW DIMENSIONS AND COORDINATE WITH ALL AFFECTED SUBCONTRACTORS AND SUPPLIERS TO ASSURE THAT THEIR WORK CAN BE INSTALLED IN COMPLIANCE WITH THE DOCUMENTS. FOLLOWING COMMENCEMENT OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL PROVIDE OVERALL VERIFICATION AND COORDINATION OF ALL DIMENSIONS AND MEASUREMENTS AT THE SITE AND ASSURE THE ACCURACY AND CORRECTNESS OF SAME. ANY DISCREPANCY SHALL BE NOTED TO THE ARCHITECT IN WRITING.
2. EACH CONTRACTOR, SUBCONTRACTOR SUPPLIER, SHALL VERIFY ALL DIMENSIONS IN THE FIELD PERTAINING TO THEIR PORTION OF THE WORK, AND SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES. DO NOT SCALE THE DRAWINGS. EACH CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR THE GENERAL CONTRACTOR OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL PROVIDE CLARIFICATION IN WRITING.
3. EACH CONTRACTOR SHALL VERITY ALL ROUGH OPENING REQUIREMENTS OR OTHER CRITICAL BUILDING MEASUREMENTS WHICH AFFECT THEIR PORTION OF THE WORK.
4. THE CONTRACTOR SHALL COORDINATE ALL MECHANICAL, PLUMBING AND ELECTRICAL CHASE REQUIREMENTS WITH THE MEP SUBCONTRACTORS AND SUPPLIERS AND VERIFY THE SIZE AND LOCATION OF ALL CHASES WITH THE ARCHITECTOWNER. SHOP DRAWINGS INDICATING THE CHASE, SLEEVE, AND /OR OPENING REQUIREMENTS FOR WALLS, FLOORCEILING ASSEMBLY, ROOF, AND OUTLOOR FOUNDATION SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING OF EQUIPMENT OR COMMENCING CONSTRUCTION OF THE OPENING.
5. (OWNER PROVIDED EQUIPMENT OR MATERIALS FOR CONTRACTOR INSTALLATION). THE CONTRACTOR SHALL VERIFY THE SIZE LOCATION, OPENINGS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE STARTING ANY CONSTRUCTION RELATED TO SAID WORK AND/OR EQUIPMENT.

D: FIRE RESISTANT RATED CONSTRUCTION/PENETRATIONS:

1. EACH CONTRACTOR SHALL PROVIDE UL RATED PENETRATION PROTECTION ASSEMBLIES FOR ANY PENETRATIONS OF THEIR SYSTEMS THROUGH ANY DESIGNATED FIRE RESISTANT RATED WALLS, FLOORCEILINGS AND/OR ROOF CONSTRUCTION. RATED PROTECTION ASSEMBLIES MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND SUBMITTAL TO THE BUILDING DEPARTMENT PRIOR TO INSTALLATION AT THE PROJECT SITE. PROVIDE BOUND COPIES OF PROPOSED PROTECTION ASSEMBLIES, CLEARLY INDICATING THE ASSEMBLY, THE PENETRANT AND THE ASSEMBLY TYPE BEING PENETRATED.

E: SITE RELATED COORDINATION:

1. THE CONTRACTOR SHALL REFERENCE AND COORDINATE WITH CIVIL ENGINEERING DRAWINGS FOR BUILDING LAYOUT EXCAVATION AND SITE WORK LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE AND HARDSCAPE DESIGN; AND ANY OTHER SITE RELATED CONSTRUCTION DRAWINGS PREPARED BY OTHERS UNDER DIRECT CONTRACT WITH THE OWNER.
2. ALL SITE WORK AND LANDSCAPING HAS BEEN DEVELOPED AND DESIGNED BY THE CIVIL ENGINEER AND THE LANDSCAPE ARCHITECT UNDER DIRECT CONTRACT WITH THE OWNER. THE ARCHITECT/ENGINEER HAS ATTEMPTED, WITHIN THE REALMS OF THEIR AUTHORITY, TO COORDINATE THEIR CONSTRUCTION DOCUMENT PACKAGE WITH THE SITE/CIVIL ENGINEER AND LANDSCAPE ARCHITECT. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE DISCIPLINES, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT, THE OWNER AND THE CIVIL ENGINEER IN WRITING FOR RESOLUTION.
3. REFER TO CIVIL ENGINEERING DRAWINGS FOR THE BUILDING LAYOUT DIMENSIONAL CONTROL PLAN AND GRADING INFORMATION.
4. REFER TO MEP AND LANDSCAPE DRAWINGS FOR EXTERIOR SITE AND BUILDING LIGHTING.
5. REFER TO CIVIL ENGINEERING AND LANDSCAPE DRAWINGS FOR LOCATION OF SIDEWALKS, ROADS, CURBS AND SITE RELATED DETAILS.
6. REFER TO CIVIL ENGINEERING AND LANDSCAPE DRAWINGS FOR LOCATION OF RETAINING WALLS AND DETAILS.
7. REFER TO CIVIL ENGINEERING DRAWINGS FOR FIRE HYDRANT LOCATIONS.
8. REFER TO MEP, CIVIL AND LANDSCAPE DRAWINGS FOR TRANSFORMER LOCATIONS. (TO BE VERIFIED WITH LOCAL UTILITY SERVICE.)
9. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR TO EXISTING CONDITION ANY DAMAGE TO EXISTING CONSTRUCTION, EQUIPMENT OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATION TO RECEIVE ALTERATIONS, ADDITIONS, OR REMOVAL.
10. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR TO EXISTING CONDITION, ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING CONDUIT OR EQUIPMENT.
11. NO CONSTRUCTION TRAFFIC IS ALLOWED IN OR AROUND COMPLETED UNITS AND BUILDINGS

F: OTHER:

1. STATIC COEFFICIENT OF FRICTION (SCOF) SHALL BE A MINIMUM OF 0.8 FOR ALL RAMPS AND 0.6 FOR ALL WALKS LOCATED ON ACCESSIBLE ROUTES TO PROVIDE FOR PROPER TRACTION.
2. AT THE OWNER AND/OR THE ARCHITECTS DIRECTION, THE CONTRACTOR SHALL PROVIDE A MOCK UP PANEL WITH ALL EXTERIOR MATERIALS, WINDOWS, TRIM, ROOFING MATERIALS, AND EXTERIOR COLORS INDICATED.
3. STORE MATERIALS ONLY IN SPACES DESIGNATED BY OWNER AND ASSIGNED BY THE GENERAL CONTRACTOR. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED BY THE CONTRACTOR
4. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE ARCHITECTOWNER BEFORE TURNOVER TO THE OWNER.

CONSTRUCTION NOTES

A: GENERAL:

1. THE BASIC CONSTRUCTION SYSTEM SHALL BE A SPREAD FOOTING (VERIFY WITH SOILS ENGINEER AND STRUCTURAL ENGINEER RECOMMENDATIONS BASED UPON EXISTING SITE CONDITIONS) WITH WOOD FRAME INTERIOR AND EXTERIOR WALLS/BEARING WALLS, WOOD ROOF TRUSSES AND A WOOD FLOOR TRUSS/GYPSUM CEMENT FLOOR SYSTEM. ARCHITECTURAL DRAWINGS TYPICALLY GOVERN ON ALL DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL DISCIPLINES. NOTIFY THE ARCHITECT OF ANY DISCREPANCY FOR A FINAL DETERMINATION.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES AND FOR THE PROPER DISTRIBUTION OF ALL PROJECT RELATED INFORMATION, REVISIONS, CLARIFICATIONS, SUPPLEMENTAL INSTRUCTIONS, SUPPLEMENTAL DETAILS, RFI RESPONSES AND/OR REVISED AND REISSUED DOCUMENT SHEETS TO ALL AFFECTED SUBCONTRACTORS AND SUPPLIERS.

B: FRAMING GENERAL:

1. ALL WOOD FRAMING TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND IN CONFORMANCE WITH THE NATIONAL FOREST PRODUCTS' "MANUAL FOR HOUSE FRAMING".
2. FRAMING SHALL NOT BE CONCEALED PRIOR TO INSPECTIONS BY GOVERNING AUTHORITIES.
3. REFER TO STRUCTURAL DRAWINGS FOR ALL WIND BRACING, ANCHORAGE, STUD SPACING AND SIZING REQUIREMENTS, SHEAR WALL LOCATIONS, AND SUPPORT LINTEL SCHEDULES. REPORT ANY DISCREPANCIES BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS TO THE ARCHITECT
4. THE GENERAL CONTRACTOR SHALL PROVIDE ENGINEERED (SIGNED AND SEALED) SHOP DRAWINGS FOR ALL PRE ENGINEERED ROOF TRUSS AND FLOOR TRUSS SYSTEMS. SHOP DRAWING PACKAGE SHALL BE PROVIDED PRIOR TO TRUSS FABRICATION AND INSTALLATION ON SITE. SCHEDULE MUST ANTICIPATE ADEQUATE TIME FOR REVIEW BY THE ARCHITECT AND STRUCTURAL ENGINEER AS WELL AS TIME FOR REVIEW AND APPROVAL BY THE JURISDICTIONS BUILDING DEPARTMENT.
5. ALL LUMBER TO BE GRADE MARKED AS INDICATED BY THE STRUCTURAL ENGINEER
6. BALCONY FRAMING FOR WOOD OR COMPOSITE WOOD BALCONIES SHALL BE SUPPORTED ON LEDGER BOARDS. INSTALL FLASHING OVER THE TOP EDGE AND BEHIND ALL BALCONY LEDGER SUPPORT MEMBERS.
7. ALL STUD WALLS ARE DIMENSIONED TO ACTUAL MEASUREMENTS UNLESS NOTED OTHERWISE. ALL UNIT TENANT SEPARATION WALLS ARE DIMENSIONED AT 8" (3 ½" + 1" AIR SPACE + 3 ½") FRAME TO FRAME UNLESS NOTED OTHERWISE.
8. ALL INTERIOR STUD WALLS SHALL BE FRAMED WITH 2 X 4 WOOD STUDS AS INDICATED, UNLESS NOTED OTHERWISE ON UNIT PLANS.
9. ALL PLUMBING WALLS SHALL BE FRAMED WITH 2 X 6 STUDS AS INDICATED ON THE DRAWINGS, UNLESS NOTED OTHERWISE. THE PLUMBING CONTRACTOR SHALL COORDINATE PLUMBING LAYOUT AND WALL CAVITY REQUIREMENTS WITH DRAWINGS. NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY OF ANY DISCREPANCIES OR ADDITIONAL SPACE REQUIREMENTS.
10. PROVIDE 3 FULL STUD MINIMUM AT ALL WOOD FRAME INSIDE AND OUTSIDE CORNERS.
11. PROVIDE SOLID BLOCKING UNDER ALL WALLS PERPENDICULAR TO FLOOR TRUSSES AND DOUBLE JOISTS UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES AT ALL FIREPLACE HEARTH AND STAIR OPENINGS.
12. PROVIDE FIRE BLOCKING IN ALL WALLS AT ALL FLOOR LEVELS AND AT OTHER LOCATIONS AS REQUIRED BY THE APPLICABLE BUILDING CODE OR LOCAL JURISDICTION.
13. WOOD FRAMING AT WINDOWS & DOORS SHALL BE ADEQUATE TO MINIMIZE MOVEMENT & LESSEN CRACKING OF MASONRY, STONE AND/OR EXTERIOR CEMENT PLASTER EXTERIOR. (DOUBLE STUDS REQUIRED IN SOME CASES.)
14. ANY WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WITH AN APPROVED WOOD PRESERVATIVE AND SHALL BE INSTALLED OVER A CONTINUOUS SILL SEALER AND TERMITE SHIELD. SET SILL IN FULL SEALANTMASTIC BED (OR WITH OTHER SILL SEALER MATERIAL AS INDICATED OR APPROVED BY THE ARCHITECT.
15. INSTALL SOLID (WOOD OR METAL) BLOCKING IN ALL BATH AND KITCHEN WALL CAVITIES WHERE NEEDED TO SUPPORT CABINETS, TOWEL BARS, TOILET PAPER HOLDERS, AND GRAB BARS. INSTALL SOLID BLOCKING IN ALL WALL CAVITIES WHERE NEEDED TO SUPPORT HANDRAILS AND BALCONY GUARDRAILS.
16. NOT USED
17. FRAMING AND NAILING REQUIREMENTS FOR ANY FIRE RESISTANT RATED CONSTRUCTION MUST ADHERE TO THE SPECIFIC REQUIREMENTS FOR THE ASSEMBLY LISTED.

C: EXTERIOR SLABS AND SURFACES:

1. SLOPE ALL SIDEWALKS AWAY FROM BUILDING. PROVIDE A ½" DROP BETWEEN ALL EXTERIOR SLABS, PATIOS OR STOOPS AND THE FINISH FLOOR OF ADJACENT SPACE. FINAL RESULTING FLOOR DIFFERENCE AND THRESHOLD SHALL COMPLY WITH ACCESSIBILITY AND FAIR HOUSING REQUIREMENTS
2. WARP CONCRETE SLABS AT CORRIDORS AND EXTERIOR EXIT ACCESS WAYS UP TO THE UNIT ENTRY DOORS TO PROVIDE A COMPLIANT DROP/THRESHOLD CONDITION.
3. ALL PATIOS, BALCONIES, BREEZEWAYS, & GARAGES TO BE SLOPED A MINIMUM OF 1/8" PER 1'-0" IN DIRECTION INDICATED ON FOUNDATION PLANS, UNIT PLANS OR AWAY FROM THE BUILDING WHERE DIRECTION IS NOT NOTED.
4. ALL HAND/CAPPED RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE. BROOM FINISH SHALL PROVIDE STATIC COEFFICIENT OF FRICTION (SCOF) OF 0.8 FOR ALL RAMPS AND 0.6 FOR ALL WALKS LOCATED ON ACCESSIBLE PATHS. SLOPE RAMPS AT 1:20 (MAX) WITHOUT RAILINGS, AND 1:12(MAX.) WITH RAILINGS. REFER TO CIVIL AND/OR L

UNIT TABULATIONS

CAREER LOFTS-LAGUNA NIGUEL, LLC												
CAREER LOFTS						JOB # 2011492						
UNIT	UNIT TYPE	UNIT S.F.	BALCONY S.F.	NO.	%	TOTAL SF	TL. BAL.	GR. UNIT S.F.	% PER CAT'G.	Parking Space Ratio	Parking Space Required
A1	1BR/1BA	715	0	40	28.17%	28,600	0	28,600	28.17%	1.5	60.0
A1-A	1BR/1BA	707	0	8	5.63%	5,656	0	5,656	5.63%	1.50	12.0
A1-B	1BR/1.5BA	959	0	3	2.11%	2,877	0	2,877	2.11%	1.50	4.5
A1-C	1BR/1.5BA	953	0	1	0.70%	953	0	953	0.70%	1.50	1.5
A1-D	1BR/1.5BA	956	0	1	0.70%	956	0	956	0.70%	1.50	1.5
A1-E	1BR/1BA	741	0	8	5.63%	5,928	0	5,928	5.63%	1.50	12.0
A1-F	1BR/1BA	708	0	4	2.82%	2,832	0	2,832	2.82%	1.50	6.0
A1-G	1BR/1BA	740	0	4	2.82%	2,960	0	2,960	2.82%	1.50	6.0
A1-H	1BR/1BA	708	0	8	5.63%	5,664	0	5,664	5.63%	1.50	12.0
A1-J	1BR/1BA	716	0	7	4.93%	5,012	0	5,012	4.93%	1.50	10.5
A1-K	1BR/1BA	716	0	4	2.82%	2,864	0	2,864	2.82%	1.50	6.0
A2	1BR/1.5BA	987	0	3	2.11%	2,961	0	2,961	2.11%	1.5	4.5
T1	1BR/1.5BA	1,064	0	4	2.82%	4,256	0	4,256	2.82%	1.5	6.0
T2	1BR/1.5BA	1,035	0	1	0.70%	1,035	0	1,035	0.70%	1.5	1.5
T3	1BR/1.5BA	1,165	0	1	0.70%	1,165	0	1,165	0.70%	1.5	1.5
B1	2BR/2BA	1,078	0	16	11.27%	17,248	0	17,248	11.27%	2.0	32.0
B1-A	2BR/2BA	1,113	0	4	2.82%	4,452	0	4,452	2.82%	2.0	8.0
B1-F	2BR/2BA	1,112	0	4	2.82%	4,448	0	4,448	2.82%	2.0	8.0
B1-S	2BR/2BA	1,076	0	8	5.63%	8,608	0	8,608	5.63%	2.0	16.0
B2	2BR/2BA	1,113	0	4	2.82%	4,452	0	4,452	2.82%	2.0	8.0
B3	2BR/2BA	1,419	0	3	2.11%	4,257	0	4,257	2.11%	2.0	6.0
B3-A	2BR/2BA	1,110	0	1	0.70%	1,110	0	1,110	0.70%	2.0	2.0
B3-B	2BR/2BA	1,347	0	2	1.41%	2,694	0	2,694	1.41%	2.0	4.0
B4	2BR/2BA	1,141	0	3	2.11%	3,423	0	3,423	2.11%	2.0	6.0
TOTAL		23,379	0	142	100.00%	124,411	0	124,411	100.00%		235.5

AVERAGE UNIT SIZE: 876 s.f.

- NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL FRAME WALLS THAT ENCLOSE AN A/C SPACE. IT DOES NOT INCLUDE PATIOS, PORCHES, GARAGES, OR STORAGE CLOSETS/AREAS.

- GROSS FLOOR AREA IS COMPUTED TO INCLUDE ALL ROOFED AREAS, INCLUDING NET (A/C) AREAS, EXTERIOR BALCONIES, EXTERIOR ATTACHED STORAGE CLOSETS, ELECTRICAL/MECHANICAL CLOSETS, FIRE SPRINKLER RISER CLOSETS, TELEPHONE/CABLE CLOSETS, FIREPLACE CHASES, AND ATTCHED GARAGES.

BUILDING CALCULATIONS

RESIDENTIAL ALLOWABLE BUILDING HEIGHT

CONSTRUCTION TYPE:	TYPE VA
ACCORDING TO TABLE 503:	50'-0" MAX. BLDG. HEIGHT AND 3 STORIES
HEIGHT INCREASE (PER SECTION 504.2):	+20'-0" (60'-0" MAX. BLDG. HT.) AND 1 STORY (NFPA-13)
TOTAL HEIGHT ALLOWED:	60'-0" AND 4 STORIES
TOTAL HEIGHT PROVIDED:	71'-4" AND 4 STORIES

GARAGE ALLOWABLE BUILDING HEIGHT

CONSTRUCTION TYPE:	TYPE IA
ACCORDING TO TABLE 503:	UNLIMITED
HEIGHT INCREASE (PER SECTION 504.2):	NONE TAKEN
TOTAL HEIGHT ALLOWED:	UNLIMITED
TOTAL HEIGHT PROVIDED:	12'-6"

AREA CALCULATIONS

ALLOWABLE BUILDING HEIGHT

CONSTRUCTION TYPE:	TYPE VA
ACCORDING TO TABLE 503:	50'-0" MAX. BLDG. HEIGHT AND 3 STORIES
HEIGHT INCREASE (PER SECTION 504.2):	+20'-0" (60'-0" MAX. BLDG. HT.) AND 1 STORY (NFPA-13)
TOTAL HEIGHT ALLOWED:	60'-0" AND 4 STORIES

ALLOWABLE BUILDING AREA

ACCORDING TO TABLE 503, TYPE VA, GROUP R2	At = 12,000 SF (PER STORY)
ADJUSTED OVERALL BUILDING AREAS PER SECTIONS 506.1, 506.2, 506.3, 506.4:	Aa = 72,000 SF (SEE FORMULA BELOW *)

CLUBHOUSE ALLOWABLE BUILDING HEIGHT

CONSTRUCTION TYPE:	TYPE VA
ACCORDING TO TABLE 503:	40'-0" MAX. BLDG. HEIGHT AND 2 STORIES
TOTAL HEIGHT ALLOWED:	40'-0" AND 2 STORIES (NO INCREASES TAKEN)

CLUBHOUSE ALLOWABLE BUILDING AREA

ACCORDING TO TABLE 503, TYPE VA, GROUP B	At = 18,000 SF (PER STORY)
ADJUSTED OVERALL BUILDING AREAS PER SECTIONS 506.1, 506.2, 506.3, 506.4:	NO INCREASES TAKEN

TABLE A

FLOOR AREA OF BUILDINGS PER CBC TABLE 503, SECTION 506.1, 506.2, 506.3, 506.4

BUILDING-1	ALLOWABLE SF (Aa)	BUILDING SQFT/FLOOR	TOTAL BUILDING SQFT
FIRE AREA-1	72,000 SF	2:12,761 SF 3:11,128 SF 4:10,760 SF 5:10,417 SF	45,066 SF
FIRE AREA-2	72,000 SF	2:19,862 SF 3:15,690 SF 4:15,690 SF 5:12,443 SF	63,685 SF
FIRE AREA-3	72,000 SF	2:17,009 SF 3:15,883 SF 4:15,261 SF 5:14,940 SF	63,093 SF
TOTAL APARTMENT SQFT			171,844 SF
GARAGE	ALLOWABLE SF/FLR	ACTUAL SF/FLOOR	TOTAL GARAGE SQFT
LEVEL-A	UNLIMITED	73,862 SF [3]	121,596 SF
LEVEL-1	UNLIMITED	47,734 SF [3]	
LEASING	ALLOWABLE SF/FLR	ACTUAL SF/FLOOR	TOTAL BUILDING SQFT
FIRST FLR	18,000 SF	2,251 SF	
SECOND FLR	18,000 SF	4,131 SF	2,251 + 4,131 = 6,388 SF
SKYDECK	ALLOWABLE SF/FLR	ACTUAL SF/FLOOR	
LEVEL-5	18,000 SF	6,725 SF	

*** AREA MODIFICATIONS PER 506.1, 506.2, 506.3, 506.4**

Aa = { At + [At X If] + [At X Is] }

Aa = ALLOWABLE AREA PER STORY
At = TABULAR AREA PER STORY IN ACCORDANCE WITH TABLE 503
If = AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE WITH SECTION 506.2 (NOT TAKEN)
Is = AREA INCREASE FACTOR DUE TO SPRINKLER PROTECTION AS CALCULATED IN ACCORDANCE WITH SECTION 506.3

ADJUSTED ALLOWABLE BUILDING AREA PER STORY PER SECTION 506.3:
Aa = { 12,000 + [12,000 X 0] + [12,000 X 2] }
= 36,000 SQFT

ADJUSTED OVERALL BUILDING AREA PER SECTION 506.4:
Aa X 2 = 36,000 X 2 = 72,000 SQFT

[3] GARAGE AREA BREAKDOWN

EXISTING LEVEL-A GARAGE	-	27,042 SQFT
NEW LEVEL-A GARAGE	-	46,820 SQFT
TOTAL LEVEL-A	-	73,862 SQFT
EXISTING LEVEL-1 GARAGE (INCLUDING RAMP)	-	23,568 SQFT
NEW LEVEL-1 GARAGE	-	24,166 SQFT
TOTAL LEVEL-1	-	47,734 SQFT

TOTAL BUILDING SQFT (INCLUDING APARTMENT & GARAGE)

APARTMENTS	171,844 SF
GARAGE	121,596 SF
TOTAL SQFT (INCLUDING EXISTING GARAGE)	293,440 SF
TOTAL SQFT (WITHOUT EXISTING GARAGE)	266,398 SF

2010 CBC CODE SUMMARY

CHAPTER 3: OCCUPANCY CLASSIFICATION

SECTION 304:	GROUP B	LEASING / CLUBHOUSE	GROUP B
SECTION 310:	GROUP R	MAIN BUILDINGS	GROUP R-2
SECTION 3XX:	GROUP S	GARAGE	GROUP S-2
SECTION 311:	GROUP S	STORAGE/OTHER	GROUP S-1

CHAPTER 4: REQUIREMENTS BASED ON USE AND OCCUPANCY

CHAPTER 5: GENERAL BUILDING HEIGHTS & AREAS (SEE TABLE A BELOW FOR MORE INFORMATION)

SECTION 503: GENERAL HEIGHT AND AREA LIMITATIONS
TABLE 503: MAIN BUILDINGS, TYPE VA: ALLOWABLE HEIGHT (50 FT), NUMBER OF STORIES (3), ALLOWABLE BLDG. AREA (12,000 PER STORY)

SECTION 504.2: ADJUSTED BUILDING HEIGHT AT MAIN BLDGS: MAX. 60 FT & 4-STORIES
SECTION 506.1: BUILDING AREA MODIFICATIONS FOR MAIN BUILDINGS, SEE TABLE A BELOW.
SECTION 506.2: FRONTAGE INCREASE NOT TAKEN.
SECTION 506.3: AUTOMATIC SPRINKLER SYSTEM INCREASE TAKEN AT MAIN BUILDINGS FOR BOTH BUILDING HEIGHT & BUILDING AREA THROUGHOUT.
SECTION 506.4: MAXIMUM AREA OF A BUILDING WITH MORE THAN ONE STORY ABOVE GRADE PLANE SHALL BE DETERMINED BY MULTIPLYING THE ALLOWABLE AREA OF THE FIRST STORY (Aa) BY:
1. FOR BUILDINGS WITH TWO OR MORE STORIES ABOVE GRADE PLANE, MULTIPLY BY 2.
SECTION 508: MIXED USE & OCCUPANCY (SEE A102.A FOR OCCUPANCY SEPARATIONS FOR SPRINKLERED BUILDING)
TABLE 508.3.3: REQUIRED SEPARATION OF OCCUPANCIES = 1 HOUR PER TABLE

CHAPTER 6: TYPES OF CONSTRUCTION

TABLE 601: FIRE RATING OF BUILDING ELEMENTS FOR TYPE VA, R2 - 1 HR NON-COMBUSTIBLE THROUGHOUT

CHAPTER 7: FIRE RESISTANCE RATED CONSTRUCTION

SECTION 705.8.1: IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE MAXIMUM ALLOWABLE AREA OF UNPROTECTED OPENINGS SHALL BE THE SAME AS THE TABULATED LIMITATIONS FOR PROTECTED OPENINGS PER TABLE 705.8
TABLE 705.8: SEE SHEET A1.02.A FOR EXTERIOR PROTECTION DISTANCES AND % OF OPENINGS.
SECTION 706: SEE FIRE WALL LOCATIONS AND CALCULATIONS ON SHEET A1.02.A
SECTION 706.4: R-2 OCCUPANCY 2 HOUR RATING REQUIRED AT FIREWALLS, NOTE a.
SECTION 706.5: HORIZONTAL CONTINUITY - FIRE WALLS SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL EXTEND AT LEAST 18" BEYOND THE SURFACE OF EXTERIOR WALLS (SEE EXCEPTION 3).
SECTION 706.6: VERTICAL CONTINUITY - FIRE WALLS SHALL EXTEND FROM THE FOUNDATION TO A TERMINATION POINT AT LEAST 30" ABOVE BOTH ADJACENT ROOFS (SEE 706.6 EXCEPTION 4).
SECTION 707: FIRE BARRIERS - SEE 1.02A FOR LOCATIONS.
SECTION 708: SHAFT ENCLOSURES SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 2-HRS WHERE CONNECTING 4 STORIES OR MORE, AND NOT LESS THAN 1-HR WHERE CONNECTING LESS THAN 4 STORIES.
SECTION 709: ALL CORRIDOR WALLS ARE FIRE PARTITIONS
SECTION 712: HORIZONTAL ASSEMBLIES - SEE BUILDING & WALL SECTIONS FOR FLOOR & ROOF ASSEMBLY RATINGS.
SECTION 713: SEE SHEETS A1.22 & A1.26 FOR THRU & MEMBRANE PENETRATIONS. SEE UNIT & BUILDING PLANS FOR ALL FLOOR & WALL RATINGS FOR PENETRATING UNITS.

CHAPTER 8: INTERIOR FINISHES

SECTION 803.9: WALL & CEILING FINISHES PER TABLE 803.9
SECTION 804.4: FLOOR FINISHES

CHAPTER 9: FIRE PROTECTION SYSTEMS

SECTION 903: AUTOMATIC SPRINKLER SYSTEM REQUIREMENTS
SECTION 903.2.8: AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.
SECTION 903.3.1.1: NFPA 13 SPRINKLER SYSTEMS
WHERE THE PROVISIONS OF THIS CODE REQUIRE THAT A BUILDING OR PORTION THEREOF BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THIS SECTION, SPRINKLERS SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13
SECTION 905.3: STANDPIPE SYSTEMS SHALL BE INSTALLED WHERE REQUIRED BY SECTIONS 905.3.1 THROUGH 905.3.10.1 AND IN THE LOCATIONS INDICATED IN SECTIONS 905.4, 905.5 AND 905.6. STANDPIPE SYSTEMS ARE ALLOWED TO BE COMBINED WITH AUTOMATIC SPRINKLER SYSTEMS.
SECTION 905.3.1: CLASS III STANDPIPE SYSTEM
CLASS III STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE THE FLOOR LEVEL OF THE HIGHEST STORY IS LOCATED MORE THAN 30 FEET (9144 MM) ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS, IN BUILDINGS THAT ARE 4 OR MORE STORIES IN HEIGHT, WHERE THE FLOOR LEVEL OF THE LOWEST STORY IS LOCATED MORE THAN 30 FEET BELOW THE HIGHEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS, AND IN BUILDINGS THAT ARE 2 OR MORE STORIES BELOW THE HIGHEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.
SEE SHEET A1.33 FOR STANDPIPE LOCATIONS
SECTION 907.2: FIRE ALARM PROVISIONS. SEE SECTION 907.2.9 FOR R2 OCCUPANCY SPECIFICATIONS. SEE SECTION 907.2.2 EXCEPTION FOR GROUP B OCCUPANCY.

CHAPTER 10: MEANS OF EGRESS

- TRAVEL DISTANCE:
  AT TYPE VA BUILDINGS: 250' PER TABLE 1016.1, SEE SHEET A1.32.
- AT R2 OCCUPANCIES, ONE EXIT REQUIRED IN ALL UNITS (TABLE 1004.1.1 & 1015.1).
- AT R2 OCCUPANCIES, TWO EXITS REQUIRED PER FLOOR (TABLE 1019.1).
- SEPARATION OF EXIT REQUIREMENTS FOR EXITING: EXITS MUST BE ONE THIRD THE DISTANCE OF THE MAXIMUM DIAGONAL DISTANCE OF THE AREA SERVED BY THE EXIT STAIRS (1015.2.1, EXCEPTION 2).
- AREAS OF REFUGE ARE NOT REQUIRED AT EXIT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 (PER SECTION 1007.3, EXCEPTION 3).

PER SECTION 1018.4, EXCEPTION 3:
A DEAD END CORRIDOR SHALL NOT BE LIMITED IN LENGTH WHERE THE LENGTH OF THE DEAD END CORRIDOR IS LESS THAN 2.5 TIMES THE LEAST WIDTH OF THE DEAD END CORRIDOR.

SECTION 1025:
A HORIZONTAL EXIT SHALL NOT SERVE AS THE ONLY EXIT FROM A PORTION OF A BUILDING AND, WHERE TWO OR MORE EXITS ARE REQUIRED, NOT MORE THAN ONE-HALF OF THE TOTAL NUMBER OF EXITS OR TOTAL EXIT WIDTH SHALL BE HORIZONTAL EXITS.

THE MIN. FIRE RESISTANCE RATING OF THE SEPARATION AT HORIZONTAL EXITS SHALL BE 2-HOURS.

1 STAND PIPE WILL BE REQUIRED AT HORIZONTAL EXIT
EXCEPTION: WHERE FLOOR AREAS ADJACENT TO AN EXIT PASSAGEWAY ARE REACHABLE FROM EXIT STAIRWAY HOSE CONNECTIONS BY A 30 FOOT (9144 mm) HOSE STREAM FROM A NOZZLE ATTACHED TO 100 FEET (30, 480 mm) OF HOSE, A HOSE CONNECTION SHALL NOT BE REQUIRED AT THE ENTRANCE FROM THE EXIT PASSAGEWAY TO OTHER AREAS OF THE BUILDING.

SECTION 1029.2:
EMERGENCY ESCAPE & RESCUE OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQFT AND SHALL BE A NET CLEAR 24" IN HEIGHT AND A NET CLEAR WIDTH OF 20".

SECTION 1029.3:
EMERGENCY ESCAPE & RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR.

CHAPTER 11: ACCESSIBILITY

SEE SHEET A0.03 - A0.06 FOR ALL ACCESSIBILITY CODE REQUIREMENTS

SECTION 1132A.4.1:
AT TYPE VA, GROUP R2 - THRESHOLDS AT PRIMARY ENTRY AND REQUIRED EXIT DOORS SHALL BE NO HIGHER THAN 1/2". THRESHOLDS AT SECONDARY EXTERIOR DOORS INCLUDING SLIDING TRACK DOORS SHALL BE NO HIGHER THAN 3/4".

CHAPTER 12: ROOF VENTS

PER 2010 CBC SECTION 1203.2
THE MINIMUM REQUIRED NET VENT FREE VENTILATING AREA SHALL BE 1/300 OF THE AREA OF THE SPACE VENTILATED, WITH 50 PERCENT OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

CHAPTER 15: ROOF COVERING

SECTION 1505.1, TABLE 1505.1:
ROOF COVER CLASSIFICATION

CLASS A ROOF COVERING TO BE PROVIDED

CHAPTER 24: GLAZING

SECTION 2406.3: SAFETY GLAZING PROVISIONS

CHAPTER 27-29: ELECTRICAL MECHANICAL & PLUMBING

REFER TO MEP DRAWINGS FOR ALL CODE REQUIREMENTS

WATERPROOFING SCHEDULE

MANUFACTURER	UNDER SLAB	BELOW GRADE WALLS	PODIUM DECK	ELEVATOR PITS	LEASING DECK	SKYDECK	BALCONIES			ROOFING	
							OVER PLYWOOD	OVER CONCRETE			
HYDOTECH	SPEC SECTION 07 26 16		SPEC SECTION 07 14 13								
	FILTER FABRIC (BURRITO TYPE)		215 MILLIMETER MONOLITHIC MEMBRANE 6125								
	DETAIL 1 A7.10	DETAIL 1 A7.10	DETAIL 1 / A7.13	DETAIL 5 A7.10	TILE OVER FLUID APPLIED DETAIL 8/A1.03	60 MIL FLUID APPLIED DETAIL 1/A7.67					
LIFE-DECK							SPEC SECTION 07 18 00				
							PLI-DEK SYSTEM, WATERPROOF DECK COATING OVER PLYWOOD SUSTRATES				
PLI-DECK							DETAIL 1 A7.24	SPEC SECTION 07 18 00			
								PLI-DEK "CON-DEK" SYSTEM, LATH REINFORCED WP SYSTEM W/FULL LAYER OF FIBERGLASS & PD RESIN			
								DETAIL 1 / A7.20			
GAF CORP										SPEC SECTION 07 51 13	
										GAFGLAS 4 PLY OFF WHITE BUILT-UP ROOFING	
										DETAIL 1 / A7.81	

PARKING SPACE REQUIREMENTS

DWELLING SPACES
9'-0" x 18'-0" STANDARD SPACES
9' x 18' ACCESSIBLE SPACES WITH 5' x 18' OPEN ADJACENT AREA
9' x 18' VAN ACCESSIBLE SPACES WITH 9' x 18' OPEN ADJACENT AREA

GUEST SPACES
9'-0" x 18'-0" STANDARD SPACES
9' x 18' ACCESSIBLE SPACES WITH 5' x 18' OPEN ADJACENT AREA
9' x 18' VAN ACCESSIBLE SPACES WITH 9' x 18' OPEN ADJACENT AREA

REQUIRED RESIDENT PARKING

UNIT TYPE	UNIT COUNT	RESIDENT PARKING RATIO	RESIDENT PARKING REQUIRED
1 BEDROOM (A)	91	1.5	136.5
1 BEDROOM (T)	6	1.5	9.0
2 BEDROOM (B)	45	2.0	90.0
TOTAL	142		235.5

142 X 2 % = 3 ACCESSIBLE STALLS REQUIRED
3 ACCESSIBLE STALLS PROVIDED

PROVIDED RESIDENT PARKING

PARKING TYPE	LEVEL	COUNT
ACCESSIBLE	BASEMENT LEVEL	0
ACCESSIBLE	GROUND LEVEL	1
ACCESSIBLE - VAN	GROUND LEVEL	2
		TOTAL 3
ELECTRIC VEHICLE PARKING	BASEMENT LEVEL	2
ELECTRIC VEHICLE PARKING	GROUND LEVEL	1
		TOTAL 3
STANDARD	BASEMENT LEVEL	166
STANDARD	GROUND LEVEL	48
		TOTAL 214
TANDEM	BASEMENT LEVEL	9
TANDEM	GROUND LEVEL	14
		TOTAL 23
		GRAND TOTAL = 243

REQUIRED GUEST PARKING

UNIT TYPE	UNIT COUNT	GUEST PARKING RATIO	GUEST PARKING REQUIRED
1 BEDROOM (A)	91	0.5	45.5
1 BEDROOM (T)	6	0.5	3.0
2 BEDROOM (B)	45	0.5	22.5
TOTAL	142		71.0

PROVIDED GUEST PARKING

UNIT TYPE	GUEST PARKING RATIO	GUEST PARKING REQUIRED
GUEST	0.36	51
GUEST ACCESSIBLE		1.0
GUEST ACCESSIBLE-VAN		2.0
TOTAL		54.0

51 X 5 % = 3 ACCESSIBLE GUEST STALLS REQUIRED
3 ACCESSIBLE GUEST STALLS PROVIDED

CODE SUMMARY

APPLICABLE CODES IN EFFECT FOR THE CITY OF LAGUNA NIGUEL, CA

CODE	ADOPTED EDITION
BUILDING CODE	2010 CALIFORNIA BUILDING CODE
ENERGY CODE	2010 BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NONRESIDENTAIL BUILDINGS
MECHANICAL CODE	2010 CALIFORNIA MECHANICAL CODE
PLUMBING CODE	2010 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE	2010 CALIFORNIA CODE
FIRE CODE	2010 CALIFORNIA FIRE CODE
NFPA CODE	2010 NFPA CODE

ZONING

DEVELOPMENT SUMMARY

- SITE ADDRESS:
- 28100 CABOT Rd, LAGUNA NIGUEL, CA 92677

DESCRIPTION OF WORK

- A NEW 4 STORY WOOD FRAMED APARTMENT BUILDING OVER A TWO LEVEL CONCRETE PARKING STRUCTURE, THE LOWEST LEVEL IS PARTIALLY SUBTERRANEAN. THE PROJECT HAS 142 UNITS CONSISTING OF 1 AND 2 BEDROOM APARTMENTS

- ASSESSOR PARCEL NUMBERS: 637-202-14

- TYPE OF CONSTRUCTION: TYPE VA OVER TYPE IA
- APARTMENTS - 4 STORY TYPE V A 1 HOUR PER CBC 2010 (WOOD FRAME)
- GARAGE - 2 STORY TYPE I 1A HOUR PER CBC 2010 (CONCRETE/METAL FRAME)

- CURRENT ZONING: LAGUNA NIGUEL GATEWAY SPECIFIC PLAN, MIXED USE-MU
- GROSS FLOOR AREAS:
- BUILDING RESIDENTIAL 43,770 SF FT
- GARAGE / COMMON 36,870 SF FT
- BUILDING HEIGHT 71'-4" FT

ALLOWABLE FLOOR AREA RATIO:	N/A
TOTAL SITE AREA:	92,785 SQFT (2.13 ACRES)
TOTAL CUMULATIVE BUILDING AREA:	70,673 SQFT (36,870 SQFT GROUND COVERAGE)
FAR PROPOSED AT RESIDENTIAL:	1.58 TO 1
ALLOWABLE LOT COVERAGE:	LOT AREA / 975 = NUMBER OF ALLOWED DWELLING UNITS 74,052 / 975 = 75 UNITS
PROVIDED LOT COVERAGE:	61 X 1500 = 91,500
ALLOWABLE DENSITY RATIO:	975 PER UNIT (PER TABLE 31-2B)
DENSITY PROVIDED:	1.7 ACRES X 43,560 = 74,052 / 975 = 67 UNITS / ACRE

LEGAL DESCRIPTION

ZONING SETBACKS

PROJECT TEAM

CLIENT:
CAREER LOFTS - LAGUNA NIGUEL, LLC
4699 JAMBOREE RD.
NEWPORT BEACH, CA 92660
PHIL ANDONIU * (949) 756*8800

ARCHITECTS:
HUMPHREYS & PARTNERS ARCHITECTS
19100 Von Karman
Irvine, CA 92612
(949) 955-9400 T
(949) 955-1897 F
P. 949.232.1919 F. 949.232.1918

CIVIL ENGINEERS:
FUSCOE ENGINEERING INC.
16795 VON KARMAN AVE SUITE 100
Irvine, CA 92606
(949) 472-3440 T

STRUCTURAL ENGINEERS:
DCI ENGINEERS
525 B STREET, SUITE 750 •
SAN DIEGO, CA 92101
P: 619.234.0501 • F. 619.234.0582

MEP:
G MEP
3 MACARTHUR PLACE 8TH FLOOR
SANTA ANA, CA 92707

LANDSCAPE:
LANDSTUDIO 360
131 N GLASSELL STREET, STUDIO 200
ORANGE, CA 92866
ALEX POLEN * (714) 289*3280

REQUIRED RESTROOM FIXTURE COUNT - LEASING

TOTAL OCCUPANT LOAD @ LEASING CENTER: <I= XX (XX WOMEN, XX MEN)

TOTAL FIXTURE COUNT PER TABLE 4-1 OF THE 2010 PLUMBING CODE:
REQUIRED
3 TOILETS, 1 LAV (FOR WOMEN)
1 TOILET, 1 LAV (FOR MEN)
PROVIDED
3 TOILETS, 2 LAV (FOR WOMEN)
2 TOILETS, 1 URINAL, 1 LAV (FOR MEN) **PER FOOTNOTE 14 OF TABLE 4-1

REQUIRED RESTROOM FIXTURE COUNT - POOL/SPA

TOTAL OCCUPANT LOAD @ POOL/SPA AREA: N/A **PER FOOTNOTE 16 OF TABLE 4-1

TOTAL FIXTURE COUNT PER TABLE 4-1 OF THE 2010 PLUMBING CODE:
REQUIRED **PER FOOTNOTE 16
1 TOILET, 1 LAV (FOR WOMEN)
1 TOILET, 1 LAV (FOR MEN)
PROVIDED
1 TOILET, 1 LAV (FOR WOMEN)
1 TOILET, 1 LAV (FOR MEN)

1/28/14

REQUIRED RESTROOM FIXTURE COUNT - SKYDECK

TOTAL OCCUPANT LOAD @ SKYDECK: N/A **PER FOOTNOTE 16 OF TABLE 4-1

TOTAL FIXTURE COUNT PER TABLE 4-1 OF THE 2010 PLUMBING CODE:
REQUIRED **PER FOOTNOTE 16
1 TOILET, 1 LAV (FOR WOMEN)
1 TOILET, 1 LAV (FOR MEN)
PROVIDED
3 TOILETS, 1 LAV (FOR WOMEN)
2 TOILETS, 1 URINAL, 1 LAV (FOR MEN)

Drawn By:	SW
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
B	12-03-2013	PLANNING REVISIONS
C	01-14-2014	REVISIONS

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CAREER LOFTS
28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT VINCE GERALD CINDRIC No. C23572 Ren. 7-31-15 STATE OF CALIFORNIA

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
2363 S.E. BRISTOL ST., SUITE 310
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(949) 955 - 9400 (949) 955 - 1987 FAX
DALLAS - NEWPORT BEACH - NEW ORLEANS
ORLANDO - SAN RAMON - SCOTTSDALE
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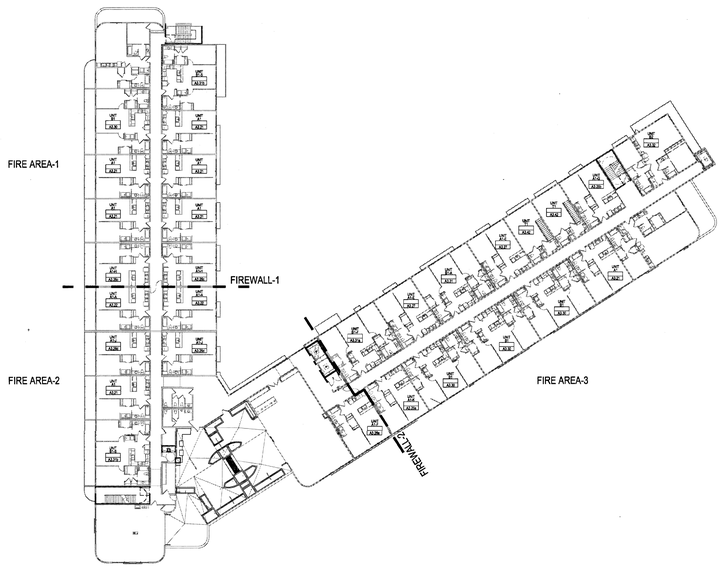
SHEET CONTENTS: BUILDING CODE ANALYSIS

SHEET NO. A1.02

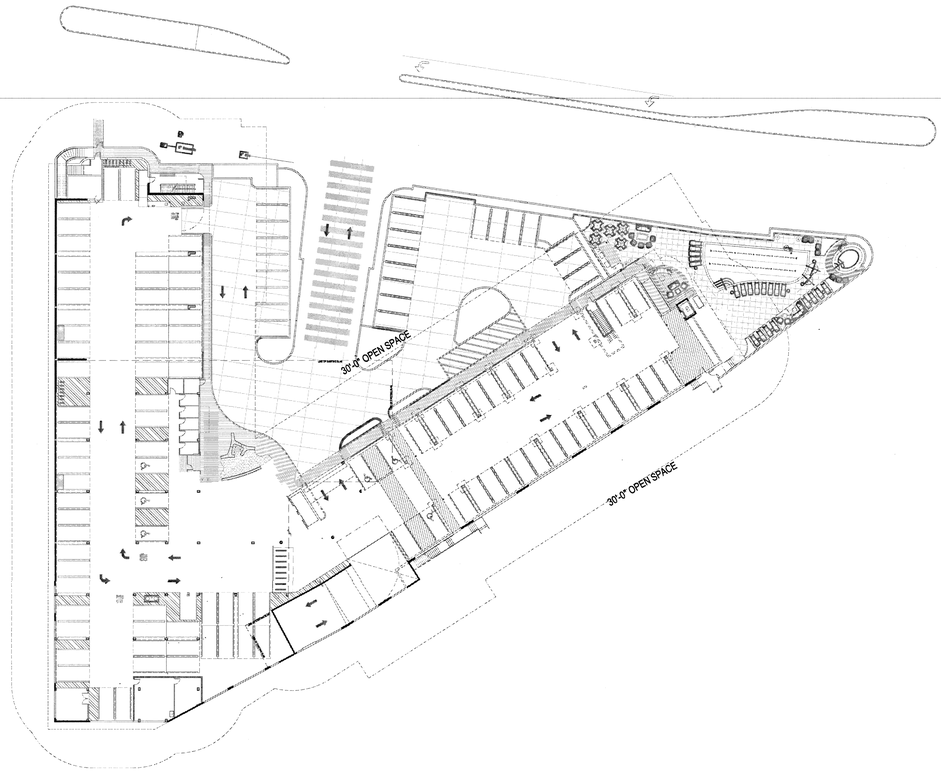
2011492

DELTA-C 01-14-2014

FILE: M:\11492_United American_Career Lofts\A-CD\A1.02.dwg
USER: cmurray DATE/TIME: Jan 09, 2014 - 5:40pm
SCALE: 96" LAYOUT: A1.02



4 AREA ANALYSIS LEVEL-5
SCALE: 1/32" = 1'-0"



2 AREA ANALYSIS LEVEL-1
SCALE: 1/32" = 1'-0"

AREA REQUIRED PER CBC SECTIONS 506.1, 506.2, 506.3, 506.4

Aa = { At + [At X If] + [At X Is] }

Aa = ALLOWABLE AREA PER STORY
At = TABULAR AREA PER STORY IN ACCORDANCE WITH TABLE 503
If = AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE WITH SECTION 506.2 (NOT TAKEN)
Is = AREA INCREASE FACTOR DUE TO SPRINKLER PROTECTION AS CALCULATED IN ACCORDANCE WITH SECTION 506.3

ADJUSTED ALLOWABLE BUILDING AREA PER STORY PER SECTION 506.3:

TOTAL PERIMETER OF BUILDING	=	1425 (P)
FRONTAGE PERIMETER	=	1325 (F)
WIDTH OF OPEN SPACE	=	30' (W)
FRONTAGE INCREASE PER CBC 506.2		

If = [F/P - 0.25] W/30
= [1325/1425 = 0.25] 30/30
= [0.93 - 0.25] 1 = 0.68

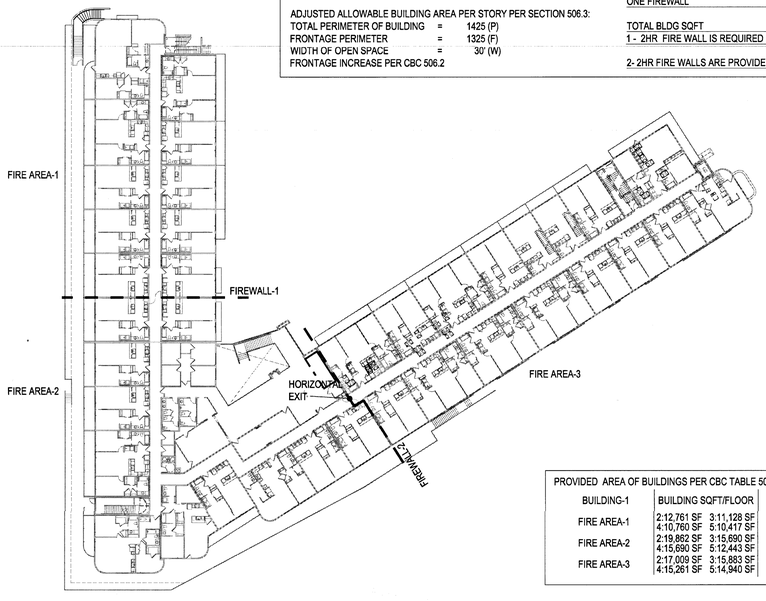
Aa = { 12,000 + [12,000 X 0.68] + [12,000 X 2] }
= 44,160 SQFT

ADJUSTED BUILDING AREA PER SECTION 506.4:

Aa X 2 = 44,160 X 2 = 88,320 SQFT
TOTAL AREA WITH ONE FIREWALL = 176,640 SQFT (88,320 X 2)

TOTAL BLDG SQFT = 171,844 SQFT
1 - 2HR FIRE WALL IS REQUIRED PER CODE

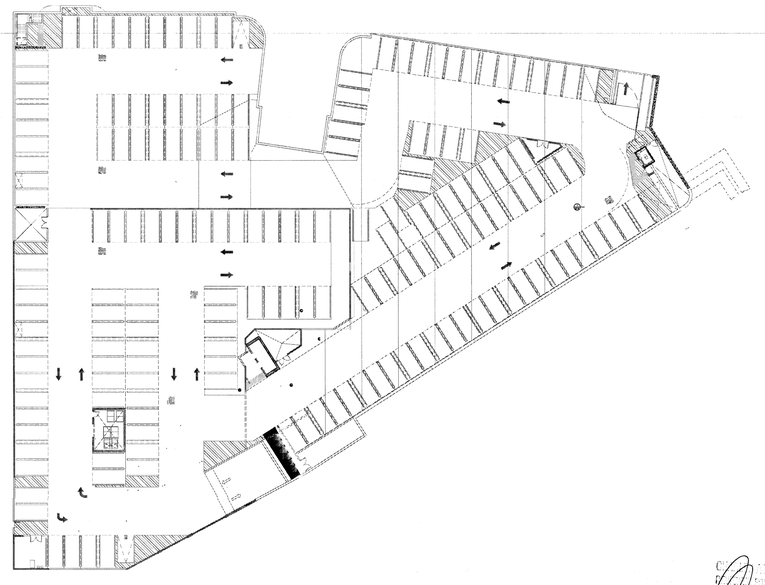
2- 2HR FIRE WALLS ARE PROVIDED SEE BELOW ANALYSIS



PROVIDED AREA OF BUILDINGS PER CBC TABLE 503, SECTION 506.1, 506.2, 506.3, 506.4

BUILDING-1	BUILDING SQFT/FLOOR	TOTAL BUILDING SQFT
FIRE AREA-1	2:12,761 SF 3:11,128 SF 4:10,760 SF 5:10,417 SF	45,066 SF
FIRE AREA-2	2:19,862 SF 3:15,690 SF 4:15,690 SF 5:12,443 SF	63,685 SF
FIRE AREA-3	2:17,009 SF 3:15,883 SF 4:15,261 SF 5:14,940 SF	63,093 SF

1 AREA ANALYSIS LEVEL 2; LEVELS 3 THROUGH 4 SIM.
SCALE: 1/32" = 1'-0"



1 AREA ANALYSIS LEVEL-A
SCALE: 1/32" = 1'-0"

Drawn By:

Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
TYRUS GERALD CHOATE
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
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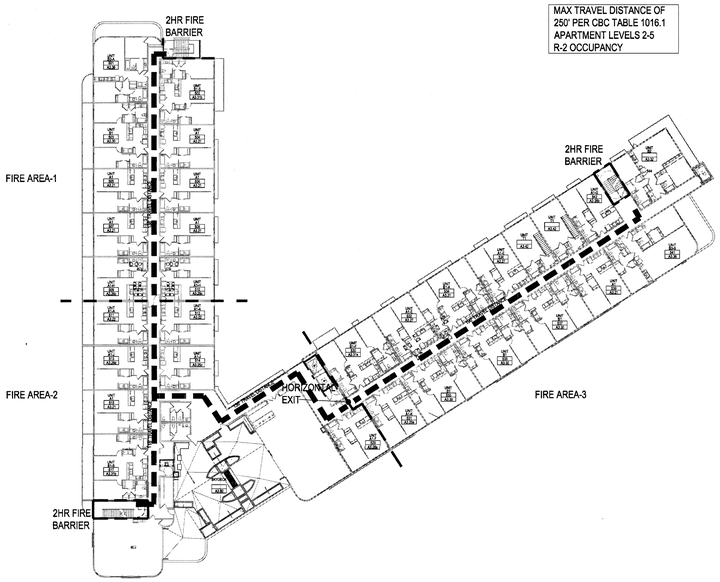
SHEET CONTENTS:
AREA ANALYSIS LEVELS A,1,2-4 & 5

SHEET NO.
A1.02A

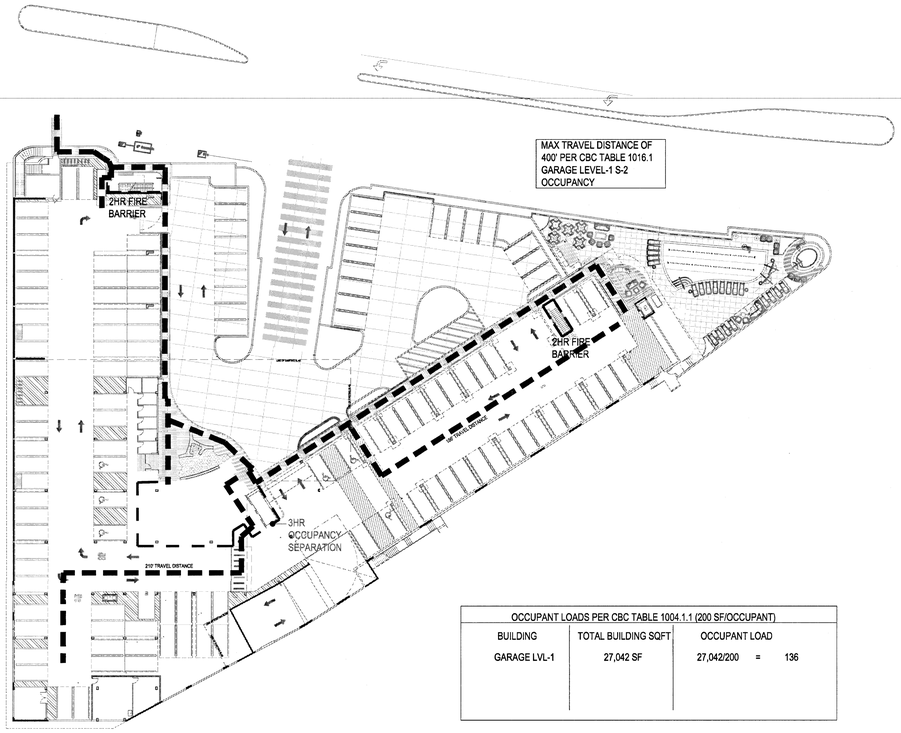
2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

FILE: M11492_United American_Corner LotM-CDM1-005.dwg
USER: jlb DATE/TIME: Nov 26, 2013 - 4:01pm
SCALE @ 8 LAYOUT: A1.02A



4 EXIT DIAGRAM LEVEL-5 SKYDECK
SCALE: 1/32" = 1'-0"



OCCUPANT LOADS PER CBC TABLE 1004.1.1 (200 SF/OCCUPANT)

BUILDING	TOTAL BUILDING SQFT	OCCUPANT LOAD
GARAGE LVL-1	27,042 SF	27,042/200 = 136

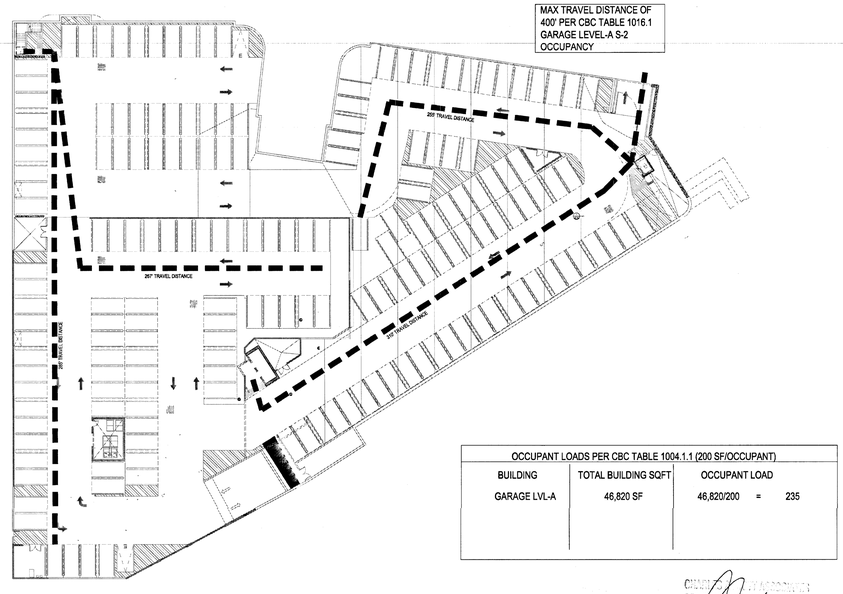
2 EXIT DIAGRAM LEVEL 1
SCALE: 1/32" = 1'-0"



OCCUPANT LOADS PER CBC TABLE 1004.1.1 (200 SF/OCCUPANT)

BUILDING	TOTAL BUILDING SQFT	OCCUPANT LOAD
FIRE AREA-1	45,066 SF	45,066/200 = 226
FIRE AREA-2	63,685 SF	63,685/200 = 319
FIRE AREA-3	63,093 SF	63,093/200 = 316

3 EXIT DIAGRAM LEVEL-2; LEVELS 3 THROUGH 4 SIM.
SCALE: 1/32" = 1'-0"



OCCUPANT LOADS PER CBC TABLE 1004.1.1 (200 SF/OCCUPANT)

BUILDING	TOTAL BUILDING SQFT	OCCUPANT LOAD
GARAGE LVL-A	46,820 SF	46,820/200 = 235

1 EXIT DIAGRAM LEVEL-A
SCALE: 1/32" = 1'-0"

Drawn By:

Original Date Plotted: 11-27-2012

Revisions:

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT VINCE GERALD CHIOTA No. C28572 Ren. 7-31-15 STATE OF CALIFORNIA

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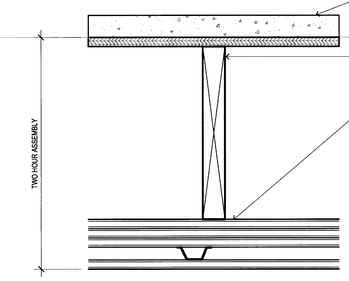
SHEET CONTENTS:
EXIT DIAGRAMS LEVELS A,1,2-4 & 5

SHEET NO.
A1.02B

2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

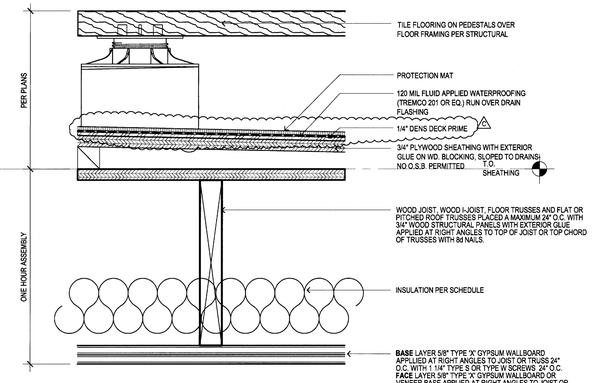
FILE:M11492 United American Corner Lot64-ODM1-028.dwg
USER:JN DATE/TIME: Nov 20, 2013 - 4:01pm
SCALE:4:8 LAYOUT: A1.02B



ASSEMBLY: GA FILE NO. FC 5725
FIRE RATING: TWO HOUR
IIC: NOT APPLICABLE

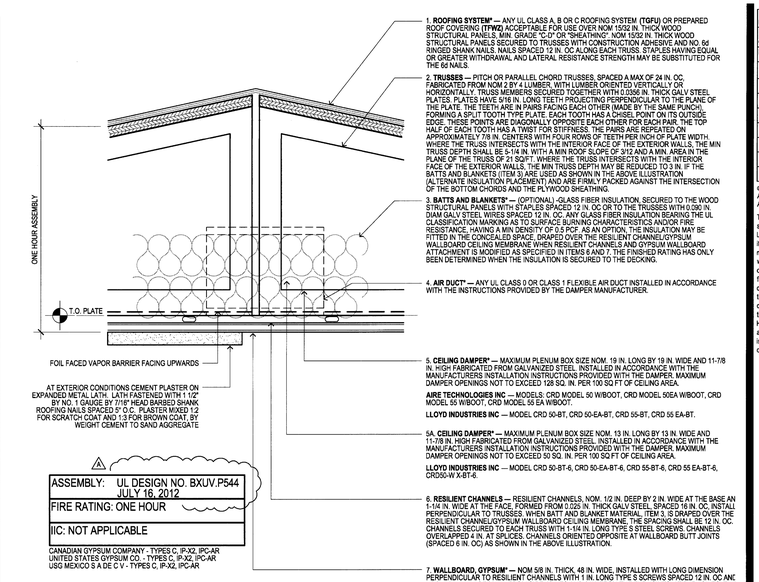
NOTE: SEE UL DESIGN NO. L556 FOR ADDITIONAL INFORMATION (OCTOBER 29, 2012)

9 2 HOUR ASSEMBLY AT STAIR LANDINGS
SCALE : 3" = 1'-0"



ASSEMBLY: CBC TABLE 720.1(3) 21-1.1
FIRE RATING: ONE HOUR
IIC: NOT APPLICABLE

6 FLOOR/CEILING ASSEMBLY @ SKYDECK EXTERIOR
SCALE : 3" = 1'-0"



ASSEMBLY: UL DESIGN NO. BXUV.P544 JULY 16, 2012
FIRE RATING: ONE HOUR
IIC: NOT APPLICABLE

1 LAYER OF R19 ANDS 2 LAYERS OF R38 INSULATION IN FLAT ROOF ATTIC CAVITY TO ELIMINATE NEED FOR FIRE SPRINKLERS IN CAVITY.

3 1 HOUR ROOF / CEILING ASSEMBLY
SCALE : 3" = 1'-0"

8 TERRACE/CEILING ASSEMBLY
SCALE : 3" = 1'-0"

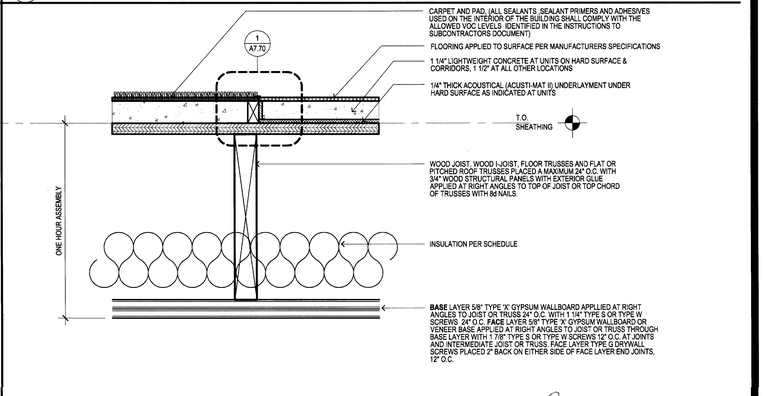
ASSEMBLY: CBC TABLE 720.1(3) 13-1.4
FIRE RATING: ONE HOUR
IIC: NOT APPLICABLE

5 1 HOUR EXTERIOR BALCONY ASSEMBLY
SCALE : 3" = 1'-0"

ASSEMBLY: CBC TABLE 720.1(3) 21-1.1
FIRE RATING: ONE HOUR
IIC: NOT APPLICABLE

CANADIAN GYPSUM COMPANY - TYPES C, IP-X2, IPC-AR
UNITED STATES GYPSUM CO. - TYPES C, IP-X2, IPC-AR
USG MEXICO S A DE C V - TYPES C, IP-X2, IPC-AR

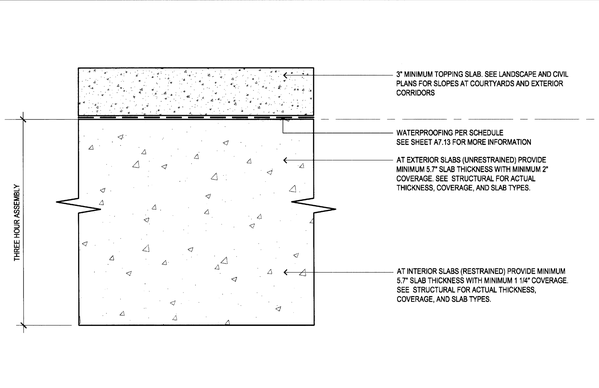
2 1HR ROOF ASSEMBLY
SCALE : 3" = 1'-0"



ASSEMBLY: GA FILE NO. FC 5725
FIRE RATING: TWO HOUR
IIC: NOT APPLICABLE

NOTE: SEE UL DESIGN NO. L556 FOR ADDITIONAL INFORMATION (OCTOBER 29, 2012)

7 TWO HOUR EXTERIOR STAIR ASSEMBLY
SCALE : 3" = 1'-0"



ASSEMBLY: C.B.C TABLE 720.1(3) 2-1.1
FIRE RATING: THREE HOUR
IIC: NOT APPLICABLE

4 3 HOUR CONCRETE SLAB
SCALE : 3" = 1'-0"

ASSEMBLY: CBC TABLE 720.1(3) 21-1.1
FIRE RATING: ONE HOUR
IIC: NOT APPLICABLE

1 FLOOR CEILING ASSEMBLY AT UNITS / CORRIDOR
SCALE : 3" = 1'-0"

1/13/14

Drawn By: SW		
Original Date Plotted:	11-27-2012	
Revisions:		
#	DATE	COMMENTS
A	11.22.2013	FIRST SUBMITTAL COMMENTS
C	01-14-2014	REVISIONS

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CAREER LOFTS
28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT — JANICE GERALD CHUPP — No. C23572 Ren. 7-31-15 — STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
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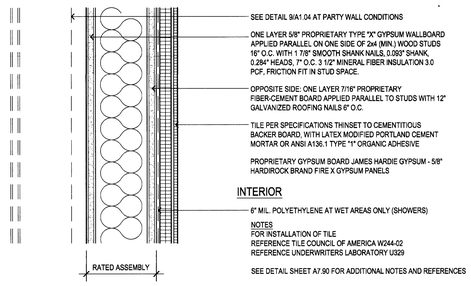
SHEET CONTENTS:
FLOOR & ROOF ASSEMBLIES

SHEET NO.
A1.03

2011492

DELTA-C 01-14-2014

FILE: M:\11492_United American_Career Loft\v2-CDVDET\A1.03A1.03.dwg
USER: cmurray DATE/TIME: Jan 10, 2014 - 6:05pm
SCALE: 4 LAYOUT: A1.03

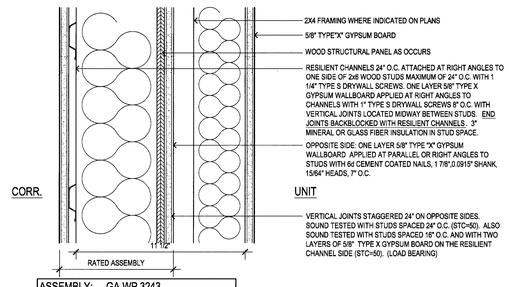


ASSEMBLY: GA WP 3445 ALT 3441
FIRE RATING: ONE HOUR
STC: NA

UL DESIGN U329 **PROPRIETARY**
AMERICAN GYPSUM COMPANY 5/8" FIREBLOC TYPE 'X'
LAFARGE NORTH AMERICA INCE 5/8" FIRECHECK TYPE 'X'
TEMPLE-INLAND FOREST PRODUCTS CORP 5/8" TYPE 'X'
UNITED STATES GYPSUM COMPANY 5/8" SHEETROCK BRAND FIRECODE CORE GYPSUM PANELS
DECEMBER 31, 2012

⚠A

16 ONE HOUR CERAMIC TILE
SCALE : 3" = 1'-0"

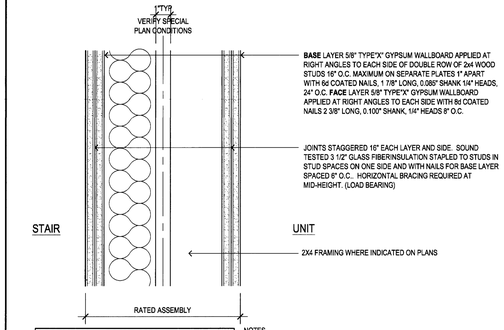


ASSEMBLY: GA WP 3243
FIRE RATING: ONE HOUR
STC: 50 TO 54

UL DESIGN U305 **GENERIC**
JANUARY 11, 2013

⚠A

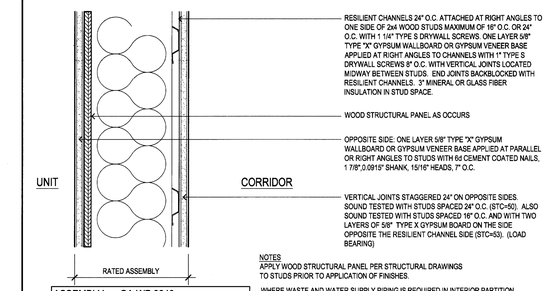
12 PLUMBING AT CORRIDOR WALL
SCALE : 3" = 1'-0"



ASSEMBLY: GA WP 3820
FIRE RATING: TWO HOUR
STC: 55 TO 59

NOTES
APPLY WOOD STRUCTURAL PANEL PER STRUCTURAL DRAWINGS TO STUDS PRIOR TO APPLICATION OF FINISHES
ONE LAYER OF INSULATION BATTS PER SCHEDULE SNUGLY FITTED BETWEEN THE STUDS WHERE PIPING OCCURS

8 TWO HOUR FIRE BARRIER, INTERIOR WALL
SCALE : 3" = 1'-0"



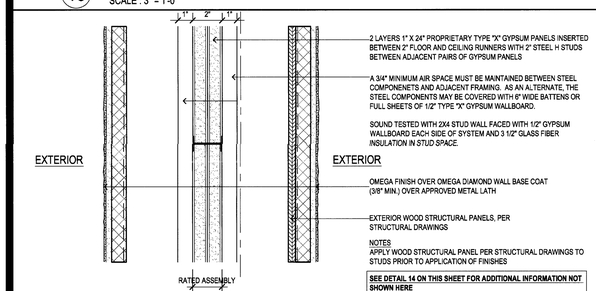
NOTES
APPLY WOOD STRUCTURAL PANEL PER STRUCTURAL DRAWINGS TO STUDS PRIOR TO APPLICATION OF FINISHES.
WHERE WASTE AND WATER SUPPLY PIPING IS REQUIRED IN INTERIOR PARTITION WALLS THE PARTITION WALL SHALL BE CONSTRUCTED WITH THE FOLLOWING REVISIONS,
1) 2x6 STUDS ON A 2x6 PLATE SEE UNIT PLANS FOR LOCATIONS OF DOUBLE 2x4 WALLS

ASSEMBLY: GA WP 3243
FIRE RATING: ONE HOUR
STC: 50 TO 54

UL DESIGN U305 **GENERIC**
JANUARY 11, 2013

⚠A

4 ONE HOUR FIRE PARTITION, INTERIOR CORRIDOR WALL
SCALE : 3" = 1'-0"



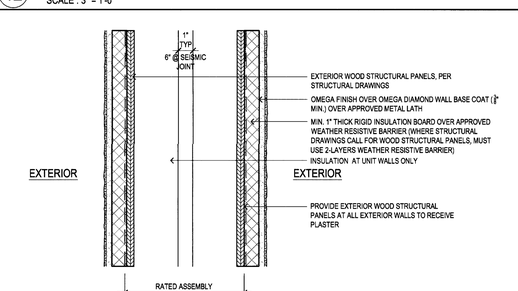
ASSEMBLY: GA ASW 1005
FIRE RATING: TWO HOUR
STC: 55 TO 59 STC

SEE DETAIL 14 ON THIS SHEET FOR ADDITIONAL INFORMATION NOT SHOWN HERE

UL DESIGN U347 **PROPRIETARY**
NATIONAL GYPSUM COMPANY 1" GOLD BOND BRAND FIRE-SHIELD SHAFTLINER
FEBRUARY 19, 2013

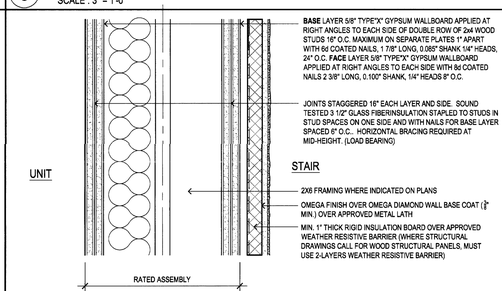
⚠A

15 TWO HOUR FIREWALL (EXTERIOR)
SCALE : 3" = 1'-0"



ASSEMBLY:
FIRE RATING:
STC:

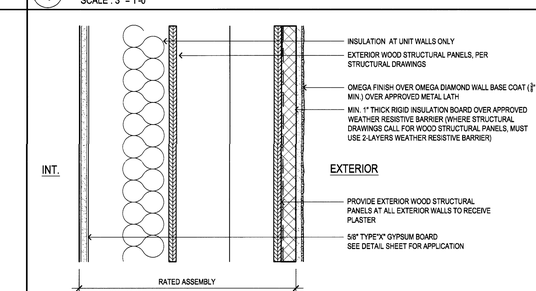
11 ONE HOUR EXTERIOR WALL DOUBLE FRAME
SCALE : 3" = 1'-0"



ASSEMBLY: GA WP 3820
FIRE RATING: TWO HOUR
STC: NA

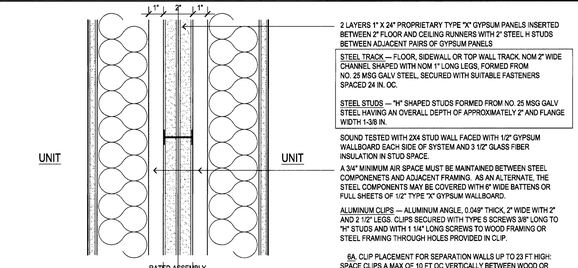
NOTES
APPLY WOOD STRUCTURAL PANEL PER STRUCTURAL DRAWINGS TO STUDS PRIOR TO APPLICATION OF FINISHES
ONE LAYER OF INSULATION BATTS PER SCHEDULE SNUGLY FITTED BETWEEN THE STUDS WHERE PIPING OCCURS

7 TWO HOUR FIRE BARRIER, EXTERIOR WALL
SCALE : 3" = 1'-0"



ASSEMBLY:
FIRE RATING: ONE HOUR
STC: NA

3 ONE HOUR EXTERIOR WALL @ DOUBLE FRAMING
SCALE : 3" = 1'-0"

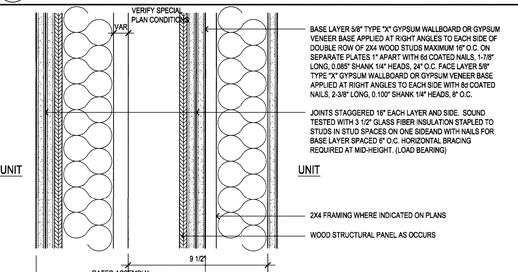


ASSEMBLY: GA ASW 1005
FIRE RATING: TWO HOUR
STC: 55 TO 59 STC

UL DESIGN U347 **PROPRIETARY**
NATIONAL GYPSUM COMPANY 1" GOLD BOND BRAND FIRE-SHIELD SHAFTLINER
FEBRUARY 19, 2013

⚠A

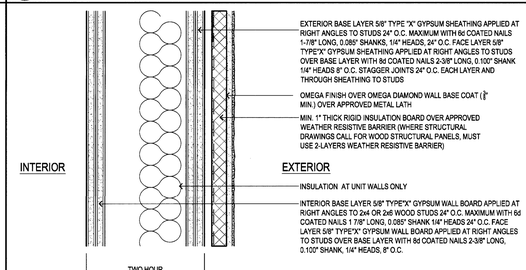
14 TWO HOUR FIREWALL
SCALE : 3" = 1'-0"



ASSEMBLY: GA WP 5520
FIRE RATING: TWO HOUR
STC: 55 TO 59

NOTES
APPLY WOOD STRUCTURAL PANEL PER STRUCTURAL DRAWINGS TO STUDS PRIOR TO APPLICATION OF FINISHES

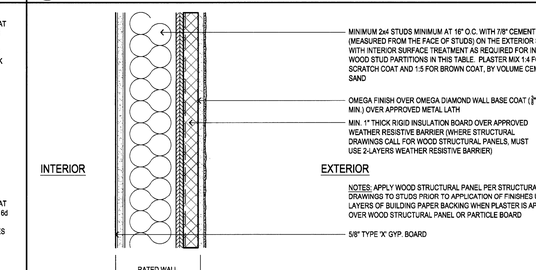
10 PLUMBING AT PARTY WALL
SCALE : 3" = 1'-0"



ASSEMBLY: GA WP 8415
FIRE RATING: TWO HOUR
STC: NA

NOTES
APPLY WOOD STRUCTURAL PANEL PER STRUCTURAL DRAWINGS TO STUDS PRIOR TO APPLICATION OF FINISHES USE (2) LAYERS OF BUILDING PAPER BACKING WHEN PLASTER IS APPLIED OVER PLYWOOD OR PARTICAL BOARD
SEE DETAIL SHEET A7.31 FOR EXPANSION JOINT DETAILS AT SHAFTS

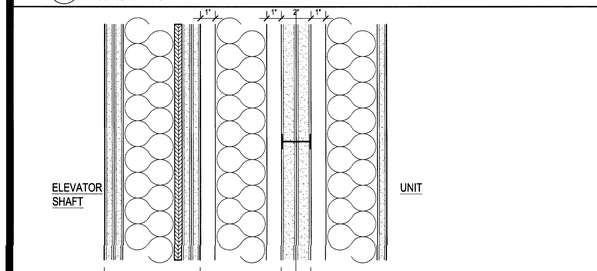
6 TWO HOUR FIRE BARRIER, EXTERIOR WALL
SCALE : 3" = 1'-0"



ASSEMBLY: CBC TABLE 720.1(2) 15.1.3
FIRE RATING: ONE HOUR
STC: NA

NOTES
WHERE WASTE AND WATER SUPPLY PIPING IS REQUIRED IN INTERIOR PARTITION WALLS THE PARTITION WALL SHALL BE CONSTRUCTED WITH THE FOLLOWING REVISIONS.
1) 2x6 STUDS ON A 2x6 PLATE. SEE UNIT PLANS FOR LOCATIONS OF DOUBLE 2x4 WALLS
2) ONE LAYER OF R-13 INSULATION BATTS SNUGLY FITTED BETWEEN THE STUDS WHERE PIPING OCCURS

2 ONE HOUR EXTERIOR WALL
SCALE : 3" = 1'-0"



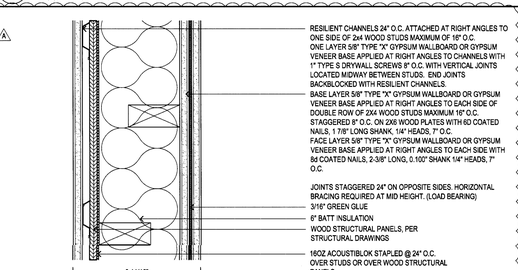
SEE DETAIL 14 ON THIS SHEET FOR ADDITIONAL INFORMATION NOT SHOWN HERE

ASSEMBLY: GA ASW 1005
FIRE RATING: TWO HOUR
STC: 55 TO 59 STC

UL DESIGN U347 **PROPRIETARY**
NATIONAL GYPSUM COMPANY 1" GOLD BOND BRAND FIRE-SHIELD SHAFTLINER
FEBRUARY 19, 2013

⚠A

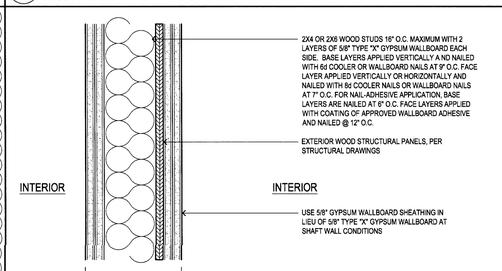
13 TWO HOUR FIREWALL AT ELEVATOR SHAFT
SCALE : 3" = 1'-0"



ASSEMBLY: GA WP 3380 (MODIFIED)
FIRE RATING: ONE HOUR
STC: 57

UL DESIGN CLBV R21590 **PROPRIETARY**
ACOUSTIBLOK INC

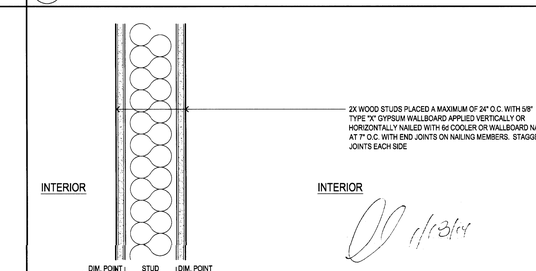
9 ONE HOUR FIRE PARTITION, PARTY WALL
SCALE : 3" = 1'-0"



ASSEMBLY: CBC TABLE 720.1(2) 14-1.5
FIRE RATING: TWO HOUR
STC: NA

NOTES
APPLY WOOD STRUCTURAL PANEL PER STRUCTURAL DRAWINGS TO STUDS PRIOR TO APPLICATION OF FINISHES
SEE DETAIL SHEET A7.31 FOR EXPANSION JOINT DETAIL AT SHAFTS

5 TWO HOUR FIRE BARRIER, INTERIOR WALL
SCALE : 3" = 1'-0"



NOTE
APPLY WOOD STRUCTURAL PANEL PER STRUCTURAL DRAWINGS TO STUDS PRIOR TO APPLICATION OF FINISHES.
WHERE WASTE AND WATER SUPPLY PIPING IS REQUIRED IN INTERIOR PARTITION WALLS THE PARTITION WALL SHALL BE CONSTRUCTED WITH THE FOLLOWING REVISIONS,
1) 2x6 STUDS ON A 2x6 PLATE SEE UNIT PLANS FOR LOCATIONS OF DOUBLE 2x4 WALLS
2) ONE LAYER OF INSULATION PER SCHEDULE OF BATTS SNUGLY FITTED BETWEEN THE STUDS WHERE PIPING OCCURS

ASSEMBLY: CBC TABLE 720.1(2) 14-1.3
FIRE RATING: ONE HOUR
STC: NA

⚠A ASSEMBLY LABELS ON THIS SHEET FURTHER CLARIFIES AS FIREWALL, FIRE BARRIER, OR FIRE PARTITION

1 ONE HOUR INTERIOR WALL
SCALE : 3" = 1'-0"

Drawn By: SW
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT VINCE GERALD CHIDRA No. C23572 Ren. 7-31-15 STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
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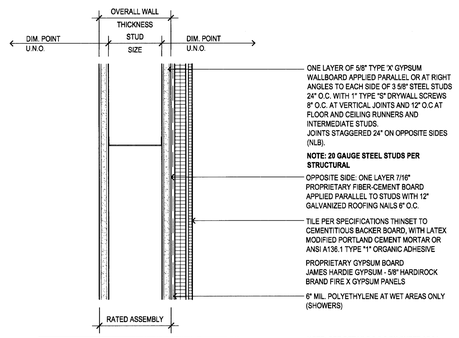
SHEET CONTENTS:
WALL ASSEMBLIES

SHEET NO.
A1.04

2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

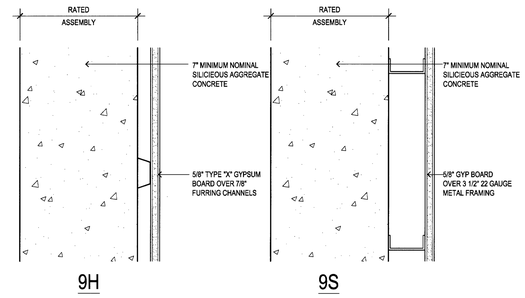
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USER: JN DATE/TIME: Nov 20, 2013 - 3:03pm
SCALE: @ LAYOUT: A1.04



ASSEMBLY: GA WP 1350
FIRE RATING: ONE HOUR
STC: NA

NOTE: SEE DETAILS 2 & 3 ON SHEET A7.34 FOR HEAD AND SILL CONDITIONS

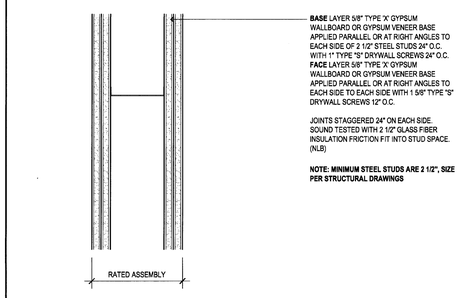
12 1 HOUR RATED INTERIOR METAL STUD WALL
SCALE: 3" = 1'-0"



9H 9S

ASSEMBLY: CBC TABLE 720.1(2) 4-1.1
FIRE RATING: THREE HOUR
STC: NA

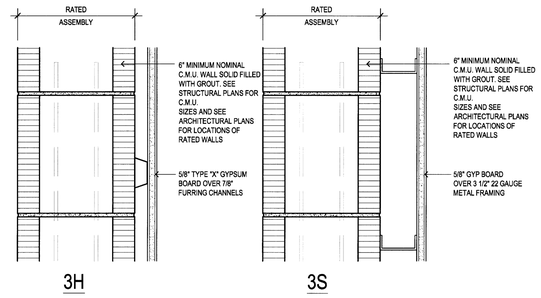
9 INTERIOR TWO / THREE / FOUR HOUR CAST IN PLACE
SCALE: 3" = 1'-0"



ASSEMBLY: GA WP 1548
FIRE RATING: TWO HOUR
STC: 50 TO 54

NOTE: SEE DETAILS 2 & 3 ON SHEET A7.34 FOR HEAD AND SILL CONDITIONS

6 2HR METAL STUD WALL
SCALE: 3" = 1'-0"

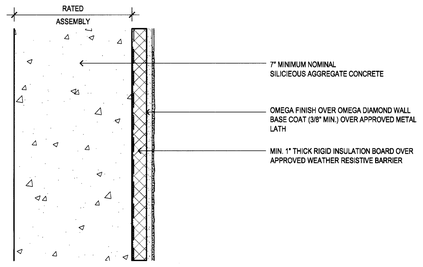


3H 3S

ASSEMBLY: CBC TABLE 720.1(2) 3-1.4
FIRE RATING: THREE HOUR
STC: NA

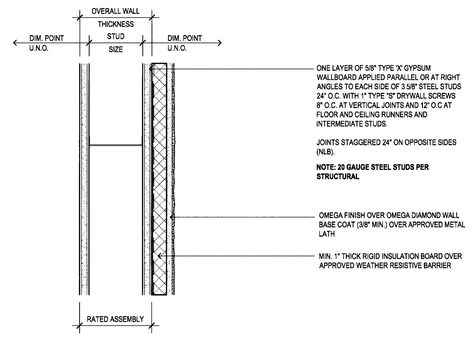
3 INTERIOR TWO / THREE / FOUR HOUR C.M.U.
SCALE: 3" = 1'-0"

11 NOT USED
SCALE: 3" = 1'-0"



ASSEMBLY: CBC TABLE 720.1(2) 4-1.1
FIRE RATING: THREE HOUR
STC: NA

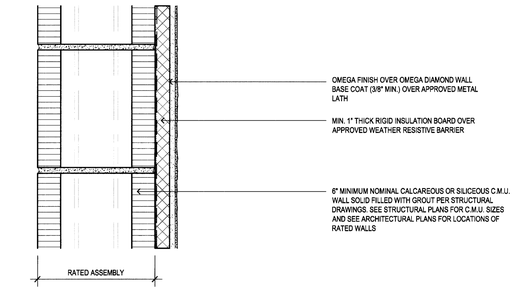
8 EXTERIOR TWO / THREE / FOUR HOUR CAST IN PLACE
SCALE: 3" = 1'-0"



ASSEMBLY: GA WP 1350
FIRE RATING: ONE HOUR
STC: NA

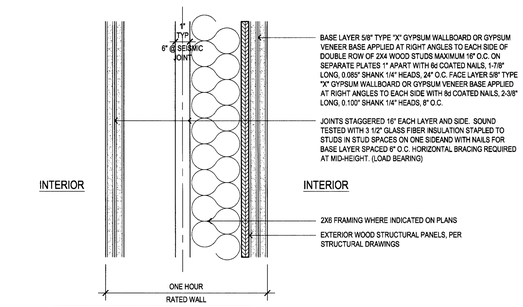
NOTE: SEE DETAILS 2 & 3 ON SHEET A7.34 FOR HEAD AND SILL CONDITIONS

5 1 HOUR EXTERIOR METAL STUD WALL
SCALE: 3" = 1'-0"



ASSEMBLY: CBC TABLE 720.1 3-1.4
FIRE RATING: THREE HOUR
STC: NA

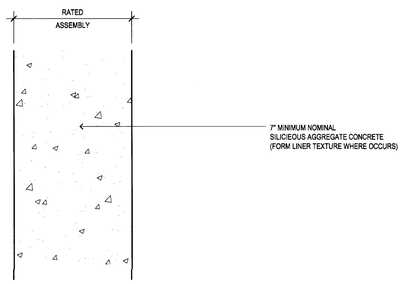
2 EXTERIOR CMU WALL
SCALE: 3" = 1'-0"



ASSEMBLY: GA WP 5520
FIRE RATING: ONE HOUR
STC: 55 TO 59

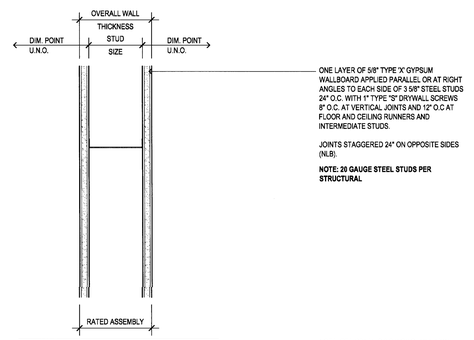
NOTES
APPLY WOOD STRUCTURAL PANEL PER STRUCTURAL DRAWINGS TO STUDS PRIOR TO APPLICATION OF FINISHES

10 ONE HOUR PARTY WALL
SCALE: 3" = 1'-0"



ASSEMBLY: CBC TABLE 720.1(2) 4-1.1
FIRE RATING: THREE HOUR
STC: NA

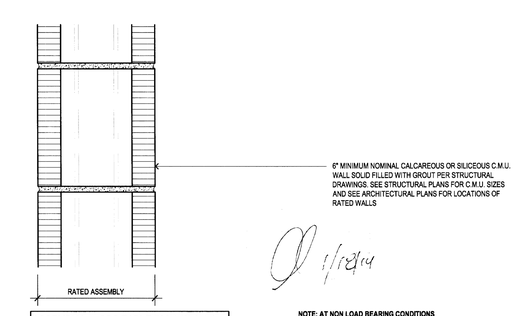
7 INTERIOR TWO / THREE / FOUR HOUR CAST IN PLACE
SCALE: 3" = 1'-0"



ASSEMBLY: GA WP 1350
FIRE RATING: ONE HOUR
STC: NA

NOTE: SEE DETAILS 2 & 3 ON SHEET A7.34 FOR HEAD AND SILL CONDITIONS

4 1 HOUR RATED INTERIOR METAL STUD WALL
SCALE: 3" = 1'-0"



ASSEMBLY: CBC TABLE 720.1 (2) 3-1.4
FIRE RATING: THREE HOUR
STC: NA

NOTE: AT NON LOAD BEARING CONDITIONS SEE DETAIL 5 ON SHEET A7.34

1 TWO / THREE / FOUR HOUR C.M.U.
SCALE: 3" = 1'-0"

Drawn By:	SW
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL

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SHEET CONTENTS:
WALL ASSEMBLIES

SHEET NO.
A1.05

2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

FILE: M:\11492_United American_Career Lofts_CD\DETAILS\A1.05.dwg
USER: JN DATE/TIME: Nov 21, 2013 - 8:43am
SCALE: 96 LAYOUT: A1.05

FLOORING MATERIALS AT UNIT INTERIORS

FT-1	SEE INTERIOR SCHEDULE OF MATERIALS	
FT-2	SEE INTERIOR SCHEDULE OF MATERIALS	
FT-3	SEE INTERIOR SCHEDULE OF MATERIALS	
FT-4		
CT-1	ENGINEERED VINYL	
CT-2	ENGINEERED VINYL	
CP-1	ATL 1- LIVING, DINING, BEDROOMS. - ENGINEERED VINYL -	
	WITH UNDERLINING SOUND BARRIER	
CP-2	ALT 2- LIVING, DINING, BEDROOMS - ENGINEERED VINYL -	
	WITH UNDERLINING SOUND BARRIER	

FLOORING MATERIALS AT COMMON AREAS

ST -1	SEE INTERIOR SCHEDULE OF MATERIALS	
CT-1	SEE INTERIOR SCHEDULE OF MATERIALS	
CT-2	SEE INTERIOR SCHEDULE OF MATERIALS	
CT-3	SEE INTERIOR SCHEDULE OF MATERIALS	
CP-A		
CP-B		
CP-C		
LT-A		
LT-B		

CONCRETE FLOOR FINISHES

CF- 1	SEE LANDSCAPE DRAWINGS	
	@ PODIUM COURTYARD FLOOR	
CF- 2	SWIRL FINISH	
	COLOR - NATURAL GREY	
	AT EXPOSED GARAGE CONCRETE FLOOR	
CF- 3	STAINED FINISH	
	SEE INTERIOR SCHEDULE OF MATERIALS	
CF - 4	LIGHT BROOM FINISH	
	COLOR - NATURAL GREY TO MATCH UNCOATED CORRIDOR SLAB	
	@ RAMP, 1ST LEVEL INTERIOR CORRIDOR	
	PRIVATE PATIOS AT COURTYARDS	

CONCRETE MASONRY UNITS

CM - 1	CONCRETE MASONRY BLOCK	
	ORCO, SIZE PER STUCTURAL	
	NATURAL GREY	

EXPOSED METAL ELEMENTS

EM-1	CANOPY FRAME, FINS, AND CONNECTIONS	
	NON-CORROSIVE STEEL WITH GALVALUM TREATMENT	
	POWER COAT - LT. GREY, ALUMINUM FINISH OR MILL FINISH	
EM-2	LEVEL 1- METAL GARAGE PERIMETER FENCES	
	MESH - MCNICHOLS METAL PRODUCTS,	
	MCNICHOLS WIRE MESH: 8148 PLUS DESIGNER, SERIES COPPER. ITEM # 3381480048	
	CONTACT: CERRITOS OFFICE 877-684-4653 . WWW.MCNICHOLS.COM	
	4X4 STD GRD. TUBE STL, SHOP FABRICATE, PRIME AND PAINT -MATCH	
	MILGARD'S "BROWNSTONE" COLOR	
EM-3	STEEL TILT-UP VEHICULAR GATES, PEDESTRIAN GATES, GUARDRAILS,	
	HANDRAILS, AND MISCELLANEOUS EXPOSED HARDWARE: CUSTOM	
	SHOP FABRICATE PER ARCHITECTURAL AND STRUCTURAL DETAILS.	
	PRIME AND PAINT - DUNN EDWARDS - ALUMINUM FINISH OR LT. GREY	
EM-4	ALL EXPOSED SHEET METAL FLASHINGS: SHOP FABRICATE PER	
	ARCHITECTURAL DETAILS. ETCH, PRIME AND PAINT PRIOR TO	
	INSTALLATION- DUNN EDWARDS - ALUMINUM FINISH OR LT. GREY	
EM-5	ALL EXPOSED TUBE STEEL, STEEL PLATES: SHOP FABRICATE PER	
	ARCHITECTURAL DETAILS. ETCH, PRIME AND PAINT PRIOR TO	
	INSTALLATION- DUNN EDWARDS - ALUMINUM FINISH OR LT. GREY	
EM-6	ALL EXPOSED BREAK METAL: SHOP FABRICATE PER ARCHITECTURAL	
	DETAILS. ETCH, PRIME AND PAINT PRIOR TO INSTALLATION- DUNN	
	EDWARDS - ALUMINUM FINISH OR LT. GREY	
EM-7	ALL EXPOSED WROUGHT IRON: SHOP FABRICATE PER	
	ARCHITECTURAL DETAILS	

PRE-CAST CONCRETE

CIP- 1	CAST -IN-PLACE CONCRETE EXTERIOR GARAGE WALLS	
	STEEL FORM FINISH	
	NATURAL GREY	
BR - 1	CORONADO STONE- WIRE CUT TEXTURE	
	STANDARD DIMENSION 3 5/8" H X 11 5/8 L X 1/2" THICK	
	COLOR: LA JOLLA BLEND, STD. DIMENSION 3 5/8" H X 11 5/8 L X 1/2" THICK	
	FIELD BRICK IN RUNNING BOND PATTERN	
	GROUT COLOR: OMEGA "CAPUCCINNO"	
	CONTACT: TOM ALDANA 714 412 5612	

EXTERIOR PORTLAND CEMENT PLASTER

PL - 1	OMEGA PRODUCTS INTERNATIONAL - THREE COAT CEMENTITIOUS STUCCO	
	SAND FINISH - FINE SAND FLOAT (16/20 BLEND)	
	INTEGRAL COLOR BASE, WITH ACRYLIC ADMIXTURE	
	SEE PAINT FINISH EXHIBIT FOR ACRYLIC FINISH COAT COLORS	
PL - 2	OMEGA PRODUCTS INTERNATIONAL - TWO COAT CEMENTITIOUS STUCCO	
	SAND FINISH - FINE SAND FLOAT (16/20 BLEND)	
	INTEGRAL COLOR BASE, WITH ACRYLIC ADMIXTURE	
	SEE PAINT FINISH EXHIBIT FOR ACRYLIC FINISH COAT COLORS	
FO-1	HIGH DENSITY EXPANDED POLYSTYRENE FOAM WITH PLASTER	
	FINISH COAT APPLIED PER MANUFACTURER INSTRUCTIONS.	

PAINT OR FINISH

	EXTERIOR PLASTER FINISH COLORS TO BE APPLIED OVER INTEGRAL COLOR	
EP - 1	BEHR PAINT - "APPLE CRUNCH" 280 A-2	
EP - 2	BEHR PAINT - "APPLE CRUNCH" 280 A-2	
EP - 3	BEHR PAINT - "APPLE CRUNCH" 280 A-2	
P - 1	PAINT ALL SPRINKLER LINES AT CEILING BLACK UNLESS PROHIBITED	
	BY FIRE DEPARTMENT REGULATIONS OR CODE	
P - 2	COMMON AREA CORRIDORS, LOBBIES, AND PUBLIC AREAS TO BE	
	PAINTED PER INTERIOR DESIGN DOCUMENTS	
P - 3	UNIT INTERIOR PAINTING;	
	BEHR PAINT - "ULTRA PURE WHITE" 720 C-1	
P - 4	GARAGE WALLS / CEILINGS PAINTING;	
	EXPOSED CONCRETE	

BALCONY FLOOR FINISH

BF- 1	LIFE-DECK AL COATING SYSTEM OVER LEVEL 2 PRIVATE PATIOS	
	MANUFACTURER STANDARD COLOR "CONCRETE GREY"	

CAULKING & SEALANTS

L - 1	WINDOWS: CUSTOM COLOR TO MATCH WINDOW	
L - 2	CONTROL JOINTS: CUSTOM COLOR TO MATCH ADJACENT EXTERIOR COLORS	
IC - 1	INTUMESCENT COATING: CARBOLINE NULLIFIRE S605 BASE COAT OVER	
	CARBOZINC 859 PRIMER WITH FOLLOWING TOP COATS	
	FOR INTERIOR: CARBOLINE "CARBOTHANE" 133 HB POLYURETHANE TOPCOAT	
	FOR EXTERIOR: CARBOLINE "CARBOGUARD" 1340 PRIMER COAT PLUS	
	CARBOLINE "CARBOTHANE" 133 HB POLYURETHANE TOPCOAT	
	TOPCOAT COLOR:	

BUILT UP ROOF (LOW SLOPE)

RF - 1	GAFGLASS ENERGY CAP BUILT-UP MINERAL CAP SHEET - OFF WHITE	
	CLASS A, UL 90 (SEE SPECIFICATIONS), ISR: 0.8, ITE: 0.9, SRI INIT. >100	
	WATERPROOFING SCHEDULE FOR ADDITIONAL INFORMATION)	

WINDOWS AND DOORS

	SEE WINDOW SCHEDULE ON SHEET A3.10	
W - 1	VINYL WINDOWS	
	MILGARD TUSCANY SERIES, COLOR: "TBD"	
	TEMPERED GLASS AS REQUIRED	
	CONTACT: KATHY STEIERT (951) 296-1400 OFFICE	
D - 1	HOLLOW AND FIRE-RATED METAL DOORS	
	CECO	
	EXTERIOR FRAMES ARE TO BE PAINTED "BROWNSTONE"	
D - 2	HOLLOW METAL DOOR FRAMES	
	TIMELY PREFINISHED STEEL DOOR FRAMES	
	EXTERIOR FRAMES ARE TO BE PAINTED "TBD"	
	CONTACT: -	
D - 3	DOORS AT BALCONIES / PATIOS	
	MILGARD FIBERGLASS ADA DOORS, COLOR: "TBD"	
	TEMPERED GLASS AS REQUIRED	
	CONTACT:	

ELEVATOR CAB FINISHES

	SEE SHEET A7.36 FOR ELEVATOR CAB DRAWINGS	
EL-1	ELEVATOR DOOR AND FRAME:	
	SATIN BRONZE FINISH	
EL -2	CAB WALLS:	
	SATIN BRONZE FINISH	
EL-3	ELEVATOR CAB CEILING:	
	SATIN BRONZE FINISH	
	FINISH WITH INCANDESCENT DOWN LIGHTS	
EL-4	ELEVATOR GRAB BAR:	
	SATIN BRONZE FINISH	

DOOR THRESHOLD

TH - 1	MILLED ALUMINUM	

FIRE DETECTOR CHECK

FIRE EXTINGUISHER CABINETS

FE -1	JL INDUSTRIES FIRE RATED COSMOPOLITIAN SERIES	
	SATIN FINISH STAINLESS STEEL - (#6 FINISH)	

MAILBOX CABINETS

M - 2	POWDER COATED ALUMINUM - "DARK BRONZE"	
	AF FLORENCE MAILBOXES 4C SERIES MAILBOXES	
	PHONE: 1-800-275-1747. DIRECT : 1-785-323-4589	
	DIRECTORY - VISIONTRON CORP, ILLUMINATED BULLETIN	
	BOARD MODEL OBBC3648, CORK PANEL	
TP - 1	PUBLIC RESTROOM TOILET PARTITIONS	
	SEE INTERIOR SCHEDULE OF FINISHES	
AT - 1	ACOUSTICAL CEILING PANELS	
	ARMSTRONG PRODUCT # 584 24"x24"x3/4" WHITE	
	ARMSTRONG PRODUCT PRELUDE XL GRID SYSTEM	

UNIT BATHROOM ACCESSORIES

	TODAYS DESIGN HOUSE (800) 558 - 8700	
	SATIN NICKEL FINISH	
	560409 24" TOWEL BAR	
	560466 TOWEL RING	
	560490 TOILET PAPER HOLDER	
	560433 DOUBLE ROBE HOOK	

UNIT INTERIOR WOOD TRIM

	BASEBOARD:	
	#399, 1/2" X 3 1/2", PAINT GRADE PINE	
	WORLD OF MOULDING (714) 556-7772	
	BASE SHOE: AT HARDWOOD SURFACES	
	#322, 3/8" X 3/4" PINE PAINT GRADE	
	WORLD OF MOULDING (714) 556-7772	
	DOOR STOP:	
	#321, 3/8" X 1 1/4", PINE-B PAINT GRADE	
	WORLD OF MOULDING (714) 556-7772	
	DOOR CASING:	
	#501, 5/8" X 2 1/2", FJ PAINT GRADE	
	WORLD OF MOULDING (714) 556-7772	
	ALL TRIM MOULDING PAINTED P-201	
	PER SCHEDULE OF MATERIALS	
VP - 1	VINYL BASE	
	ROPPE 4" DARK GREY VINYL COVE WALL BASE	

UNIT WALL & COUNTER TOP FINISHES

UCT-1	ALT 1 - BATHROOM AND POWDER	
	MATERIAL: DAL TILE RITTENHOUSE SQUARE FIELD TILE	
	SIZE: 3 X 6 COLOR; 0190 ARTIC WHITE	
	BACKSPLASH: ONE (1) ROW OF 2 X 6 SEMIGLOSS	
	BULLNOSE TILE #S4269 ATOP ONE (1) ROW OF 3 X 6	
	RITTENHOUSE 3 X 6 TILE	
	GROUT: CUSTOM BLDG PRODUCTS; #381 BRIGHT WHITE	
UCT-2	ALT 2 - BATHROOM TUB/SHOWER WALLS	
	DAL TILE: RITTENHOUSE SQUARE, 3 X 6 FIELD TILE	
	COLOR: 0190 ARCTIC WHITE	
	GROUT: CUSTOM BLDG PRODUCTS; #381 BRIGHT WHITE	
UCT-3	KITCHEN -SILESTONE GROUP A, COLOR 1007 GREY EXPO	
	4" BACKSPLASH, NO BACKSPLASH AT RANGE. GROUT -	
	CUSTOM BUILDING PRODUCTS COLOR STD COLOR TBD	

FINISH SCHEDULE

RM.	NOTES	FLOOR MATERIAL	FLOOR FINISH	BASE MATERIAL	BASE FINISH	WALLS MATERIAL	WALLS FINISH	CEILINGS MATERIAL	CEILINGS FINISH
	1- SEE UNIT PLANS FOR APPLICATION OF CARPET, HARDSURFACE FLOORING, AND ACOUSTICAL UNDERLAYMENT 2- PER INTERIOR PACKAGE	CARPET - SEE INTERIOR SCHEDULE OF MATERIALS ACOUSTICAL UNDERLAYMENT PER SCHEDULE SEE NOTE 1 HARDSURFACE FLOORING - SEE SCHEDULE SEE NOTE 1 CORK EXPOSED CONCRETE CERAMIC TILE - SEE INTERIOR SCHEDULE OF MATERIALS WATERPROOF DECK COATING (SEE WATERPROOFING SCHEDULE) HARDROCK CONCRETE TOPPING SLAB MEDIUM BROOM FINISH LIGHT BROOM FINISH STEEL TROWEL FINISH SLIP RESISTANT TILE APPLY CONCRETE SEALER STAINED CONCRETE SEE INTERIOR SCHEDULE OF MATERIALS MACHINE SWIRL FINISH	WOOD BASE SEE INTERIOR SCHEDULE OF MATERIALS & FINISH SCHEDULE VINYL BASE VP-1 CERAMIC TILE BASE - SEE INTERIOR SCHEDULE OF MATERIALS NO BASE TILE W/ 3/8" RADIUS PAINT - SEE INTERIOR SCHEDULE OF MATERIALS & FINISH SCHEDULE	GYPSUM BOARD - 5/8" TYPE "X" (SEE NOTE 5 AT UNITS) EXTERIOR GYPSUM SHEATHING - 5/8" TYPE "X" MOISTURE RESISTANT DENSARMOR PLUS DRYWALL WALL TILE PER ELEVATIONS (SEE CORE PLANS FOR LOCATIONS) EXTERIOR CEMENT PLASTER, SEE NOTE 3 EXPOSED CONCRETE STRUCTURE CERAMIC TILE - SEE INTERIOR SCHEDULE OF MATERIALS & CORE ELEVATIONS PAINT - SEE INTERIOR SCHEDULE OF MATERIALS & FINISH SCHEDULE MEDIUM ORANGE PEEL MEDIUM SAND FINISH TAPE AND SAND - PRIME FOR PAINT INTEGRAL COLOR WITH ACRYLIC PAINT SEALER PER SPECIFICATION EPOXY COATING	GYPSUM BOARD - 5/8" TYPE "X" (SEE NOTE 5 AT UNITS) EXTERIOR GYPSUM SHEATHING - 5/8" TYPE "X" EXPOSED CONCRETE STRUCTURE SUSPENDED GYPBOARD CEILING - 5/8" TYPE "X" SUSPENDED 2X4 GRID WITH 2 X 2 CEILING PANELS AND LIGHTING AT-1 SUSPENDED METAL GRID (AT-1) UNDER PAINTED CONC. STRUCT. CROWN MOULD (PER INTERIOR FINISH SCHEDULE)	PAINT - SEE INTERIOR SCHEDULE OF MATERIALS & FINISH SCHEDULE MEDIUM ORANGE PEEL - SAMPLER FOR OWNER/ARCH. - APPROVAL REQUIRED LIGHT SAND FINISH - SAMPLER FOR OWNER/ARCH. - APPROVAL REQUIRED

LEVEL A

	FLOOR	BASE	WALLS	CEILINGS
DRIVE AISLES	● ● ●	●	●	●
PARKING SPACES	● ● ●	●	●	●
NO PARKING AREAS	● ● ●	●	●	●
BOILER ROOM	● ● ●	●	●	●
ELEVATOR LOBBY	● ● ●	●	●	●
TRASH ROOM	● ● ●	●	●	●
STAIR ENCLOSURE	● ● ●	●	●	●
POOL EQUIPMENT ROOM	● ● ●	●	●	●

LEVEL 1

	FLOOR	BASE	WALLS	CEILINGS
GARAGE ENTRANCE & DRIVE AISLES	● ● ●	●	● ●	●
PARKING SPACES	● ● ●	●	● ●	●
NO PARKING AREAS	● ● ●	●	● ●	●
LOBBY / MAIL	●	● ●		●
ELEVATOR LOBBY	●	● ●		●
LEASING LOBBY	●	● ●		●
MEN'S AND WOMEN'S RESTROOMS	● ●	● ●	●	●
STAIR ENCLOSURES	● ● ●	● ●	● ●	●
ELECTRICAL ROOM	● ●	●	●	●
MAIL ROOM	●	● ●		●
STORAGE ROOMS	● ●	●	●	●
MAINTENANCE ROOMS	● ●	●	●	●

BUILDING COMMON AREAS - LEVELS 2 TO 5

		FLOOR	BASE	WALLS	CEILINGS
TYPICAL	PODIUM LEVEL SPACES				
	PODIUM TOPPING SLAB	● ●			
	STAIR ENCLOSURES	● ●	●	● ●	
	ELEVATOR SHAFT - 2HR. CONST.		●	●	
	TRASH CHUTE SHAFT - 2HR. CONST.			●	
	MISC. SHAFTS - 2HR. CONST.			●	
	TRASH ROOM VESTIBULE	● ●	●	●	●
	TELEPHONE/ DATA ROOM	●	●	● ●	●
	ELEC./ EQUIPMENT/ MECH. ROOMS	●	●	●	●
	ELEVATOR LOBBY	●	●	●	●
	INTERIOR CORRIDOR	● ●	●	●	●
	LEASING RESTROOMS	● ●	●	● ●	●
	LEASING OFFICE	● ●	●	●	●
	LEASING CONFERENCE ROOMS	●	●	●	●
	LEASING KITCHEN	●	●	● ●	●
	LEASING STORAGE	●	●	●	●
	LEASING COPY ROOM	●	●	●	●
	STORAGE ROOMS	●	●	●	●
TYPICAL	UPPER LEVEL SPACES				
	STAIR ENCLOSURES	● ●	●	● ●	
	ELEVATOR SHAFT - 2HR. CONST.		●	●	
	TRASH CHUTE SHAFT - 2HR. CONST.			●	
	MISC. SHAFTS - 2HR. CONST.			●	
	TRASH ROOM VESTIBULE	● ●	●	●	●
	TELEPHONE/ DATA ROOM	●	●	● ●	●
	ELEC./ EQUIPMENT/ MECH. ROOMS	●	●	●	●
	ELEVATOR LOBBY	●	●	●	●
	INTERIOR CORRIDOR	● ●	●	●	●
	STORAGE ROOMS	● ●	●	●	●
	SKY DECK	● ●	●	● ●	●
	CLUBROOM	● ●	●	●	●
	FITNESS ROOM	●	●	●	●
	MEN'S AND WOMEN'S RESTROOMS	● ●	●	● ●	●

LIVING UNIT AREAS

		FLOOR	BASE	WALLS	CEILINGS
TYPICAL	ENTRY AND ENTRY CLOSET	● ●	●	●	●
TYPICAL	LIVING / DINING ROOMS	● ●	●	●	●
TYPICAL	DEN	● ●	●	●	●
TYPICAL	CLOSETS (HALL)	● ●	●	●	●
TYPICAL	KITCHEN	● ●	●	●	●
TYPICAL	MASTER BEDROOM	● ●	●	●	●
TYPICAL	MASTER BATHROOM	● ●	●	●	●
TYPICAL	CLOSETS (BEDROOM)	● ●	●	●	●
TYPICAL	BEDROOM 2	● ●	●	●	●
TYPICAL	BATH 2	● ●	●	●	●
TYPICAL	LAUNDRY	● ●	●	●	●
TYPICAL	UPPER LEVEL WOOD FRAMED DECKS	● ● ●	●		
TYPICAL	PODIUM LEVEL PATIOS	● ● ●	●		●
TYPICAL	COURTYARD PATIOS	● ● ●	●		●

Drawn By:
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS

FILE: M11492_United American_Corner Lot\Mx4-CX2A1-05.dwg
USER: jvb DATE/TIME: Nov 20, 2013 - 4:02pm
SCALE: 1 LAYOUT: A1.06

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CAREER LOFTS

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SHEET CONTENTS: FINISH SCHEDULE

SHEET NO. A1.06

2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

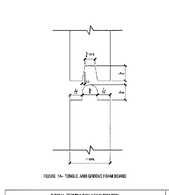


FIGURE 1A– TONGUE AND GROOVE FOAM BOARD

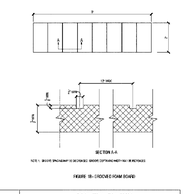


FIGURE 1B– CROCKED FOAM BOARD

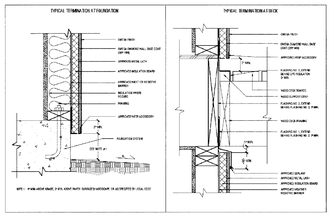


FIGURE 2—TYPICAL DETAILS

TABLE 1—FASTENER SPACINGS FOR LATH ATTACHMENT TO WOOD STUDS WITH WOOD STRUCTURAL PANEL SHEATHING AND NOMINAL ½-INCH-THICK FOAM PLASTIC[1] (inches)

WOOD SPECIES	SPECIFIC GRAVITY	STAPLE GAGE				
		16[2]	15	14	13	12
Douglas fir—larch	0.50	6	6	6	6	6
Douglas fir—South	0.46	6	6	6	6	6
Western hemlock	0.47	6	6	6	6	6
Western hemlock—South	0.47	6	6	6	6	6
Hem-fir—South	0.46	6	6	6	6	6
Hem-fir	0.43	6	6	6	6	6
Spruce-pine-fir	0.42	4	5	6	6	6
Western woods	0.36	4	4	4	5	5

For SI: 1 inch = 25.4 mm.

[1]Wood structural panel sheathing must be fastened in accordance with the applicable code. Nonstructural sheathing must have sufficient length to penetrate a minimum of 1 inch into the framing.

[2]As an alternate to the 16 gage staple, 15 gage roofing nails can be used at the tabulated spacing.

TABLE 2—FASTENER SPACINGS FOR LATH ATTACHMENT TO WOOD STRUCTURAL PANEL SHEATHING AND WOOD STUDS WITH 1-INCH-THICK FOAM PLASTIC[1] (inches)

WOOD SPECIES	SPECIFIC GRAVITY	STAPLE GAGE				
		16[2]	15	14	13	12
Western hemlock	0.47	4	4	4	5	6
Western hemlock—South	0.47	4	4	4	5	6
Hem-fir—South	0.46	4	4	4	5	6
Hem-fir	0.43	4	4	4	5	6
Spruce-pine-fir	0.42	4	4	5	5	6
Western woods	0.36	4	4	4	5	5

For SI: 1 inch = 25.4 mm.

[1]Wood structural panel sheathing must be fastened in accordance with the applicable code, except that the intermediate stud fastener spacing must be 8 inches on center.

[2]For lath attachment, fasteners must have sufficient length to penetrate a minimum of 1 inch into sheathing and framing.

[3]As an alternate to the 16 gage staple, 11 gage roofing nails can be used at the tabulated spacing.

7.62 mm) and spaced a maximum of 9 inches (203 mm) on center. All wallboard joints must be taped and treated with joint compound in accordance with ASTM C840 or GA216. All vertical wallboard joints must be backed with minimum 2-by-4 wood framing, and taped and treated with joint compound in accordance with ASTM C840 or GA216. Insulation batts, R-11 and measuring 3½ inches (89 mm) thick, are placed in the cavities between the framing and fastened to the framing. The insulation may be either fiberglass insulation batts with a minimum density of 0.62 pcf (9.93 kg/m³) or kraft-paper-faced fiberglass insulation batts with a minimum density of 0.65 pcf (10.41 kg/m³).

4.4.5.2 Exterior Face: One layer of minimum ⅜-inch-thick (9.5 mm) OSB, one layer of minimum ½-inch-thick (12.0 mm) plywood, or one layer of minimum ½-inch-thick, water-resistant core treated gypsum sheathing complying with ASTM C79 or ASTM C1396, must be applied vertically to the wall, and fastened to the wood studs, sill and plates using 2½-inch-long (60 mm) 0.113-inch-diameter (2.87 mm), 6D coated sinker nails having minimum head diameters of 0.296 inch (7.76 mm) and spaced a maximum of 8 inches (152 mm) on center. The water-resistive barrier must be installed as required in Section 3.2.9.1. A one-layer, 1-inch-thick (25 mm) EPS insulation board, or DOW Styrofoam Sturcomate brand XPS insulation boards recognized in ESR-2142 and described in Section 3.2.3.2, must then be attached using galvanized staples or roofing nails. The insulation board must be followed by lath, as described in Section 3.2.4, fastened through the insulation boards to the studs and perimeter framing with 0.120-inch-diameter (3.05 mm) nails having minimum head diameters of 0.305 inch (9.02 mm), or No. 16-gage corrosion-resistant staples having ⅞-inch (22.6 mm) crowns. Fasteners must be spaced 6 inches (152 mm) on center. The Diamond Wall coating must then be applied to the lath in accordance with Section 4.1, at a minimum thickness of ⅞ inch (9.5 mm).

4.4.5.3 Axial Design: The allowable axial loading for this system is limited to the least of the following:

1. 1,100 pounds (4893 N) per stud.
2. A maximum of 51.3 percent of the load calculated in accordance with Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-05.
3. Design stress of 0.78 F_c, calculated in accordance with Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-05.
4. Design stress of 0.78 F_c at a maximum slenderness ratio (l_e/d) of 33 calculated in accordance with Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-05.

4.4.6 Soffits: The system may be applied to soffits, provided the coating is applied over metal lath complying with Section 3.2.4.2 in lieu of wire fabric lath. Metal lath fastening must comply with ASTM C926 or C1063 (IBC), or IRC Section R703.6.1, as applicable except the fastener spacing must be increased by the thickness of the substrate.

4.4.7 Sills: The system may be applied to sills at locations such as windows and other similar areas. Sills must slope a minimum of 15 degrees or may be flat if the coating and lath applied to any substrate permitted in this report, provided the coating, lath, water-resistive barrier and substrate are installed in accordance with the appropriate sections of this report. Sills with depths exceeding 6 inches (152 mm) must have substrates of solid wood or plywood. The substrate must be fastened in accordance with IBC Table 2304.9.1, or IRC Table R602.3(1), as applicable and a double layer of a complying water-resistive barrier must be applied over the substrate. The coating, lath, and optional insulation board are applied in accordance with Section 4.2.

5.0 CONDITIONS OF USE

The Omega Diamond Wall and Diamond Wall PM Insulating Exterior Stucco Systems described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 The materials and methods of installation must comply with this report and the manufacturer's published instructions. In the event of conflict between the manufacturer's published instructions and this report, this report governs.

5.2 Installation must be by contractors approved by Omega Products International, Inc.

5.3 The system is recognized for use in noncombustible construction when installation is in accordance with Section 4.5.

5.4 The system is recognized as a one-hour fire-resistance-rated assembly when installation complies with Section 4.4 of this report.

5.5 The interior of the building must be protected from condensation in accordance with good building practice by means complying with the applicable code, such as ½-inch (12.7 mm) regular gypsum wallboard mechanically attached in accordance with the code.

5.6 A completed installation card, such as that shown in Figure 3, must be left at the jobsite for the owner, and a copy must be filed with the building department.

5.7 For the Diamond Wall PM System, inspections are required in accordance with Section 4.6.1. A declaration, such as that shown in Figure 4, must be filled out by the building owner, and a copy must be filed with the code official.

5.8 The allowable wind load on the systems are as follows:

5.8.1 For wood studs having a minimum specific gravity of 0.50 (Douglas fir-larch) or steel studs at a maximum of 24 inches (610 mm) on center, allowable wind load is 35 psf (1676 Pa) positive or negative when installation is over open framing in accordance with Section 4.2.1. For installations over wood structural panel sheathing using alternate fastener spacing and various wood species, see Tables 1 and 2.

5.8.2 For wood studs having a minimum specific gravity of 0.42 (spruce-pine-fir) at a maximum spacing of 24 inches (610 mm) on center, allowable wind load is 29 psf (1388 Pa) positive or negative when installation is over open framing in accordance with Section 4.2.1.

Support framing must be adequate to resist the calculated wind load, with a maximum allowable deflection of l_{360} of the span.

5.9 Foam plastic insulation boards on exterior walls of wood construction must be coated at least 6 inches (152 mm) from the ground in areas where hazard of termite damage is very heavy in accordance with IBC Section 2603.8, 2006 IRC Section R318.4, or 2006 IRC Section R320.5, as applicable.

6.0 EVIDENCE SUBMITTED

6.1 Data in accordance with the ICC-ES Acceptance Criteria for Cementitious Exterior Wall Coatings (AC11), dated March 2010.

6.2 Data in accordance with ASTM E119.

6.3 Data in accordance with NFPA 285.

7.0 IDENTIFICATION

7.1 The Diamond Wall stucco is delivered to the jobsite in labeled, 80-pound (36 kg), water-resistive bags bearing labels with the following information:

a. Name and address of manufacturer (Omega Products International, Inc.) and the evaluation report number (ESR-1194).

b. Identification of components.

c. Weight of packaged mix.

d. Storage instructions.

e. Maximum amount of water and other components that may be added, and conditions *that must be considered in determining actual* amount to be admitted.

f. Curing instructions.

7.2 Foam plastic insulation boards must be identified in accordance with their respective ICC-ES evaluation reports. Additionally, the board density must be noted. When applied to walls required to be of noncombustible construction, along one edge of each package, the foam plastic must be labeled with the name "Omega Diamond Wall" and the evaluation report number (ESR-1194), and the information required by the insulation board's ICC-ES evaluation report.

7.3 Fome-Cor Board must be identified in accordance with evaluation report ESR-1614.

7.4 DOW Styrofoam Stucomate brand XPS insulation boards must be identified in accordance with ESR-2142.

4.4.2.3 Axial Design: The allowable axial loading for this system is limited to the least of the following:

1. 1100 pounds (4893 N) per stud.
2. A maximum of 58 percent of the load calculated in accordance with Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-05.
3. Design stress of 0.78 F_c calculated in accordance with Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-05.
4. Design stress of 0.78 F_c at a maximum slenderness ratio (l_e/d) of 33 calculated in accordance with Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-05.

4.4.3 Third Assembly (Limited Load-bearing):

4.4.3.1 Interior Face: One layer of ½-inch-thick (15.9 mm), Type X gypsum wallboard, complying with ASTM C36 or ASTM C1396, must be applied horizontally or vertically to the interior face of 2-by-4 wood studs spaced a maximum of 24 inches (610 mm) on center. The wallboard must be fastened to the studs and perimeter framing using 0.120-inch-diameter (3.04 mm), steel cup head nails or No. 6 bugle head screws, 1⅞ inches long (48.3 mm), having minimum head diameters of 0.300 inch (7.62 mm), and spaced a maximum of 8 inches (203 mm) on center. All wallboard joints must be taped and treated with joint compound in accordance with ASTM C840 or GA216. All vertical wallboard joints must be backed with minimum 2-by-4 wood framing, and taped and treated with joint compound in accordance with ASTM C840 or GA216. Insulation batts, R-11, measuring 3½ inches thick (89 mm), must be placed in the cavities between the framing and fastened to the framing. The insulation may be either fiberglass insulation batts with a minimum density of 0.62 pcf (9.93 kg/m³), or kraft-paper-faced fiberglass insulation batts with a minimum density of 0.65 pcf (10.41 kg/m³).

4.4.3.2 Exterior Face: One layer of minimum ⅞-inch-thick (11.1 mm) OSB, one layer of minimum ½-inch-thick (11.9 mm) plywood, or one layer of minimum ½-inch-thick, water-resistant core treated gypsum sheathing complying with ASTM C79 or ASTM C1396, must be applied vertically to the wall, and fastened to the wood studs, sill and plates using 2½-inch-long (60 mm) 0.113-inch-diameter (2.87 mm), 6d coated sinker nails having minimum head diameters of 0.296 inch (6.76 mm) and spaced a maximum of 8 inches (152 mm) on center. The water-resistive barrier must be installed as required in Section 3.2.9.1. A one-layer, 1-inch-thick (25 mm) EPS insulation board, or DOW Styrofoam Sturcomate brand XPS insulation boards recognized in ESR-2142 and described in Section 3.2.3.2, must then be attached using galvanized staples or roofing nails. The insulation board must be followed by lath, as described in Section 3.2.4, fastened through the insulation boards to the studs and perimeter framing with 0.120-inch-diameter (3.05 mm) nails having minimum head diameters of 0.305 inch (9.02 mm), or No. 16-gage corrosion-resistant staples having ⅞-inch (22.6 mm) crowns. Fasteners must be spaced 6 inches (152 mm) on center. The Diamond Wall coating must then be applied to the lath in accordance with Section 4.1, at a minimum thickness of ⅞ inch (9.5 mm).

4.4.3.3 Axial Design: The allowable axial loading for this system is limited to the least of the following:

1. 1,100 pounds (4893 N) per stud.
2. A maximum of 51.3 percent of the load calculated in accordance with Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-05.
3. Design stress of 0.78 F_c calculated in accordance with Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-05.
4. Design stress of 0.78 F_c at a maximum slenderness ratio (l_e/d) of 33 calculated in accordance with Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-05.

4.4.4 Fourth Assembly (Limited Load-bearing):

4.4.4.1 Interior Face: One layer of ½-inch-thick (15.9 mm), Type X gypsum wallboard, complying with ASTM C36 or ASTM C1396, must be applied horizontally or vertically to the interior face of 2-by-4 wood studs spaced a maximum of 24 inches (610 mm) on center. The wallboard must be fastened to the studs and perimeter framing using 0.120-inch-diameter (2.54 mm), steel cup head nails or No. 6 bugle head screws, 1⅞ inches long (48.3 mm), having minimum head diameters of 0.300 inch (7.62 mm) and spaced a maximum of 8 inches (203 mm) on center. All wallboard joints must be taped and treated with joint compound in accordance with ASTM C840 or GA216. All vertical wallboard joints must be backed with minimum 2-by-4 wood framing, and taped and treated with joint compound in accordance with ASTM C840 or GA216. Insulation batts, R-11 and measuring 3½ inches thick (89 mm), must be placed in the cavities between the framing and fastened to the framing. The insulation may be either fiberglass insulation batts with a minimum density of 0.62 pcf (9.93 kg/m³), or kraft-paper-faced fiberglass insulation batts with a minimum density of 0.65 pcf (10.41 kg/m³).

4.4.4.2 Exterior Face: One layer of minimum ⅞-inch-thick (11.1 mm) OSB, one layer of minimum ½-inch-thick (11.9 mm) plywood, or one layer of minimum ½-inch-thick, water-resistant core treated gypsum sheathing complying with ASTM C79 or ASTM C1396, must be applied vertically to the wall, and fastened to the wood studs, sill and plates using 2½-inch-long (60 mm) 0.113-inch-diameter (2.87 mm), 6d coated sinker nails having minimum head diameters of 0.296 inch (6.76 mm) and spaced a maximum of 8 inches (152 mm) on center. The water-resistive barrier must be installed as required in Section 3.2.9.1. Lath, as described in Section 3.2.4, must be fastened through the EPS insulation board to the studs and perimeter framing using 0.120-inch-diameter (3.05 mm) nails having minimum head diameters of 0.305 inch (9.02 mm), or No. 16-gage, corrosion-resistant staples having ⅞-inch (22.6 mm) crowns. The fasteners must be spaced 6 inches (152 mm) on center on the studs and perimeter framing. The Diamond Wall coating must then be applied to the lath in accordance with Section 4.1, at a minimum thickness of ⅞ inch (9.5 mm).

4.4.4.3 Axial Design: The allowable axial loading for this system is limited to the least of the following:

1. 1,100 pounds (4893 N) per stud.
2. A maximum of 51.3 percent of the load calculated in accordance with Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-05.
3. Design stress of 0.78 F_c calculated in accordance with Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-05.
4. Design stress of 0.78 F_c at a maximum slenderness ratio (l_e/d) of 33 calculated in accordance with Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-05.

4.4.5 Fifth Assembly (Limited Load-bearing):

4.4.5.1 Interior Face: One layer of ½-inch-thick (15.9 mm), Type X gypsum wallboard, complying with ASTM C36 or ASTM C1396, must be applied horizontally or vertically to the interior face of 2-by-4 wood studs spaced a maximum of 24 inches (610 mm) on center. The wallboard must be fastened to the studs and perimeter framing using 0.100-inch-diameter (2.54 mm), steel cup head nails or No. 6 bugle head screws, 1⅝ inches long (41.3 mm), having minimum head diameters of 0.300 inch (7.62 mm) and spaced a maximum of 8 inches (203 mm) on center. All vertical wallboard joints must be backed with minimum 2-by-4 wood framing, and taped and treated with joint compound in accordance with ASTM C840 or GA216. Fastener heads must also be treated with joint compound in accordance with ASTM C840 or GA216.

4.4.5.2 Exterior Face: One layer of minimum ½-inch-thick (12.7 mm), water-resistant core-treated gypsum sheathing, complying with ASTM C79 or ASTM C1396, must be applied horizontally or vertically to the stud, sill and plates using 2-inch-long (51 mm), 0.099-inch-diameter (2.51 mm), 6d coated screws spaced 8 inches (203 mm) on center at all framing locations.

4.4.5.3 Steel Framing: The steel framing must be minimum 3½-inch-deep (92 mm), minimum No. 20 gage (0.0358 inch (0.91 mm)) steel studs, spaced a maximum of 16 inches (406 mm) on center.

4.4.5.4 Openings: Wall openings must be framed with minimum 0.125-inch-thick (3.2 mm) aluminum or steel framing.

4.4.5.5 Interior Finish: One layer of minimum ½-inch-thick (12.7 mm), water-resistant core-treated gypsum sheathing, complying with ASTM C79 or ASTM C1396, must be applied horizontally or vertically to the steel framing using No. 8 by 1"-inch-long (92 mm) buglehead screws spaced 8 inches (203 mm) on center at all framing locations.

4.4.5.6 Stucco System: Where a water-resistive barrier is required, the stucco system must include one layer of a minimum No. 60 grade D paper, complying with ASTM D226, having a flame-spread index of 25 and a smoke-developed index of 450 or less. The water-resistive barrier must be installed over the sheathing in accordance with IBC Section 1404.2 EPS insulation board with a nominal 1.5 pcf (24 kg/m3) density must be installed at a 1-inch (25 mm) thickness horizontally in running bond to the sheathing. The lath, insulation board, and water-resistive barrier must be positively fastened to the steel framing using No. 8 by 2½-inch-long (63.5 mm), wafer-head, self-drilling screws spaced 8 inches (203 mm) on center to all framing members. The Diamond Wall stucco system must be applied in two ¾-inch (9.5 mm) minimum thickness in accordance with Section 4.1.

4.5.2 Without Foam Plastic: The Diamond Wall stucco system must be applied over gypsum sheathing and steel studs in accordance with Section 4.3.3 without the foam plastic.

4.6 Miscellaneous:

4.6.1 Inspection Requirements: Building department inspection is required of lath installation prior to application of the coating, as required by the applicable code. The Diamond Wall PM System requires special inspections, in accordance with IBC Section 1704.13, for observation and testing of components. As an alternative, when approved by the code official, continuous field inspection of all batching and mixing operations, by an authorized inspector, trained and approved by Omega Products International, Inc., may be used. The authorized inspector must be independent of the plastering contractor. A declaration, such as that shown in Figure 4, must be completed and signed in duplicate, for presentation to the building owner and the code official with the plastering contractor's installation card.

4.6.2 Control Joints: Control joints must be installed as specified by the architect or designer.

4.6.3 Curing: Moist during must be provided for a minimum 24 hours after coating applications. The length of time and most effective procedure for moist curing will depend on climatic and job conditions.

4.6 One-hour Fire-resistance-rated Assemblies:

The assemblies described in this section are rated for exposure to fire from both sides, unless otherwise noted.

4.6.1 First Assembly:

4.6.1.1 Interior Face: One layer of ⅝-inch-thick (15.9 mm), Type X gypsum wallboard, water-resistant backer board or veneer base, complying with ASTM C36 or ASTM C1396, must be applied parallel or at right angles to the interior face of 2-by-4 wood studs spaced a maximum of 24 inches (610 mm) on center. The gypsum board must be attached using 1¼-inch-long (48 mm) 6d coated gypsum wallboard nails, complying with ASTM C514, having ⅞-inch-diameter (9.4 mm) heads, at 7 inches (178 mm) on center to studs, plates and blocking. All gypsum board joints must be backed with minimum 2-by-4 wood framing, and taped and treated with joint compound in accordance with ASTM C840 or GA216. Fastener heads must also be treated with joint compound in accordance with ASTM C840 or GA216.

4.6.1.2 Exterior Face: One layer of minimum ⅞-inch-thick (11.1 mm) OSB, one layer of minimum ½-inch-thick (11.9 mm) plywood, or one layer of minimum ½-inch-thick, water-resistant core treated gypsum sheathing complying with ASTM C79 or ASTM C1396, must be applied vertically to studs using No. 11 gage, galvanized roofing nails having ⅞-in. or ¾-inch diameter (11.1 or 12.7 mm) heads, at 4 inches (102 mm) on center at board edges and 7 inches (178 mm) on center at intermediate studs. The sheathing must be nailed to top and bottom plates at 7 inches (178 mm) on centre. A water-resistive barrier must be provided over the sheathing. The lath and wall coating must then be applied without insulation board as described in Section 4.2.

4.6.1.3 Axial Design: The wood stud axial design stress for the wall assembly calculated in accordance with Sections 3.6 and 3.7 of ANSI/ AF&PA NDS-05 (IBC and IRC) shall be 0.78 F_c at a maximum slenderness ratio (le/d) not exceed 0.78 F_c at a maximum slenderness ratio (le/d) of 33.

4.6.2 Second Assembly (Limited Load-bearing):

4.6.2.1 Interior Face: One layer of ½-inch-thick (15.9 mm), Type X gypsum wallboard, complying with ASTM C36 or ASTM C1396, must be applied horizontally or vertically to the interior face of 2-by-4 wood studs spaced a maximum of 24 inches (610 mm) on center. The wallboard must be fastened to the studs and perimeter framing using 0.100-inch-diameter (2.54 mm), steel cup head nails or No. 6 bugle head screws, 1⅝ inches long (41.3 mm), having minimum head diameters of 0.300 inch (7.62 mm) and spaced a maximum of 8 inches (203 mm) on center. All wallboard joints must be taped and treated with joint compound in accordance with ASTM C840 or GA216. All vertical wallboard joints must be backed with minimum 2-by-4 wood framing, and taped and treated with joint compound in accordance with ASTM C840 or GA216. Insulation batts, R-11 and measuring 3½ inches (89 mm) thick must be placed in the cavities between the framing and fastened to the framing. The insulation may be either fiberglass insulation batts with a minimum density of 0.62 pcf (9.93 kg/m³) or kraft-paper-faced fiberglass insulation batts with a minimum density of 0.65 pcf (10.41 kg/m³).

4.6.2.2 Exterior Face: One layer of minimum ⅞-inch-thick (11.1 mm) OSB, one layer of minimum ½-inch-thick (11.9 mm) plywood, or one layer of minimum ½-inch-thick, water-resistant core treated gypsum sheathing complying with ASTM C79 or ASTM C1396, must be applied vertically to the wall, and fastened to the wood studs, sill and plates using 2½-inch-long (60 mm) 0.113-inch-diameter (2.87 mm), 6d coated sinker nails having minimum head diameters of 0.296 inch (6.76 mm) and spaced a maximum of 8 inches (203 mm) on center. All vertical joints in the sheathing must occur over studs. The water resistive barrier must be installed as required in Section 3.2.9.1. Lath, as described in Section 3.2.4, must be fastened through the sheathing to the studs with ¾-inch-long (19 mm) 0.120-inch-diameter (3.05 mm) nails having minimum head diameters of 0.305 inch (9.02 mm), or No. 16 gage, corrosion-resistant staples having ⅞-inch (22.6 mm) crowns. The fasteners must be spaced 6 inches (152 mm) on center on the studs and perimeter framing. The Diamond Wall coating must then be applied to the lath in accordance with Section 4.1, at a minimum thickness of ⅞ inch (9.5 mm).

4.6.2.3 Axial Design: The allowable axial loading for this system is limited to the least of the following:

1. 1,100 pounds (4893 N) per stud.
2. A maximum of 51.3 percent of the load calculated in accordance with Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-05.
3. Design stress of 0.78 F_c calculated in accordance with Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-05.
4. Design stress of 0.78 F_c at a maximum slenderness ratio (l_e/d) of 33 calculated in accordance with Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-05.

4.6.2.4 Fifth Assembly (Limited Load-bearing):

4.6.2.4.1 Interior Face: One layer of ½-inch-thick (15.9 mm), Type X gypsum wallboard, complying with ASTM C36 or ASTM C1396, must be applied horizontally or vertically to the interior face of 2-by-4 wood studs spaced a maximum of 24 inches (610 mm) on center. The wallboard must be fastened to the studs and perimeter framing using 0.100-inch-diameter (2.54 mm), steel cup head nails or No. 6 bugle head screws, 1⅝ inches long (41.3 mm), having minimum head diameters of 0.300 inch (7.62 mm) and spaced a maximum of 8 inches (203 mm) on center. All wallboard joints must be taped and treated with joint compound in accordance with ASTM C840 or GA216. All vertical wallboard joints must be backed with minimum 2-by-4 wood framing, and taped and treated with joint compound in accordance with ASTM C840 or GA216. Insulation batts, R-11 and measuring 3½ inches (89 mm) thick must be placed in the cavities between the framing and fastened to the framing. The insulation may be either fiberglass insulation batts with a minimum density of 0.62 pcf (9.93 kg/m³) or kraft-paper-faced fiberglass insulation batts with a minimum density of 0.65 pcf (10.41 kg/m³).

4.6.2.4.2 Exterior Face: A water-resistive barrier must be applied over the exterior face of wood framing in accordance with Section 3.2.9.1. One-inch-thick (25 mm), 1.5 pcf density (24 kg/m³), tongue-and-groove EPS insulation boards, or DOW Styrofoam Sturcomate brand XPS insulation boards recognized in ESR-2142 and described in Section 3.2.3.2 must be attached to the studs and perimeter framing in accordance with Section 4.2. All vertical joints in the insulation board must occur over studs. The insulation board must be followed by lath, as described in Section 3.2.4, fastened through the insulation board to the studs and perimeter framing using 2-inch-long (51 mm), No. 16 gage, galvanized roofing nails having ⅞-inch (22.6 mm) crowns, or minimum 2-inch-long (51.7 mm), 0.135-inch-diameter (3.18 mm) nails having minimum head diameters of 0.305 inch (9.02 mm). Fasteners must be spaced 6 inches (152 mm) on center. The Diamond Wall coating must then be applied to the lath in accordance with Section 4.1, at a minimum thickness of ⅞ inch (9.5 mm).

4.6.3 Sixth Assembly (Limited Load-bearing):

4.6.3.1 Interior Face: One layer of ½-inch-thick (15.9 mm), Type X gypsum wallboard, complying with ASTM C36 or ASTM C1396, must be applied horizontally or vertically to the interior face of 2-by-4 wood studs spaced a maximum of 24 inches (610 mm) on center. The wallboard must be fastened to the studs and perimeter framing using 0.100-inch-diameter (2.54 mm), steel cup head nails or No. 6 bugle head screws, 1⅝ inches long (41.3 mm), having minimum head diameters of 0.300 inch (7.62 mm) and spaced a maximum of 8 inches (203 mm) on center. All wallboard joints must be taped and treated with joint compound in accordance with ASTM C840 or GA216. All vertical wallboard joints must be backed with minimum 2-by-4 wood framing, and taped and treated with joint compound in accordance with ASTM C840 or GA216. Insulation batts, R-11 and measuring 3½ inches (89 mm) thick must be placed in the cavities between the framing and fastened to the framing. The insulation may be either fiberglass insulation batts with a minimum density of 0.62 pcf (9.93 kg/m³) or kraft-paper-faced fiberglass insulation batts with a minimum density of 0.65 pcf (10.41 kg/m³).

4.6.3.2 Exterior Face: One layer of minimum ⅞-inch-thick (11.1 mm) OSB, one layer of minimum ½-inch-thick (11.9 mm) plywood, or one layer of minimum ½-inch-thick, water-resistant core treated gypsum sheathing complying with ASTM C79 or ASTM C1396, must be applied vertically to the wall, and fastened to the wood studs, sill and plates using 2½-inch-long (60 mm) 0.113-inch-diameter (2.87 mm), 6d coated sinker nails having minimum head diameters of 0.296 inch (6.76 mm) and spaced a maximum of 8 inches (203 mm) on center. All vertical joints in the sheathing must occur over studs. The water resistive barrier must be installed as required in Section 3.2.9.1. Lath, as described in Section 3.2.4, must be fastened through the sheathing to the studs with ¾-inch-long (19 mm) 0.120-inch-diameter (3.05 mm) nails having minimum head diameters of 0.305 inch (9.02 mm), or No. 16 gage, corrosion-resistant staples having ⅞-inch (22.6 mm) crowns. The fasteners must be spaced 6 inches (152 mm) on center on the studs and perimeter framing. The Diamond Wall coating must then be applied to the lath in accordance with Section 4.1, at a minimum thickness of ⅞ inch (9.5 mm).

4.6.3.3 Axial Design: The allowable axial loading for this system is limited to the least of the following:

1. 1,100 pounds (4893 N) per stud.
2. A maximum of 51.3 percent of the load calculated in accordance with Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-05.
3. Design stress of 0.78 F_c calculated in accordance with Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-05.
4. Design stress of 0.78 F_c at a maximum slenderness ratio (l_e/d) of 33 calculated in accordance with Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-05.

3.2.10 Flashing: Flashing complying with 2009 IBC Section 1405.4, 2006 IBC Section 1405.3, or 2009 or 2006 IRC Section R703.8, as applicable, must be provided. Where flexible flashing is used, it must be a self-adhering, flexible rubberized asphalt and polyethylene material, a minimum of 0.020 inch (0.51 mm) thick, shingle-lapped with the water-resistive barrier. Rigid flashings must be sloped towards the exterior, with an returned lip on the interior side and at the ends, and must extend beyond the surface of the exterior wall.

3.2.11 Trim and Accessories: All trim, weep screeds and corner reinforcement must be corrosion-resistant.

4.0 INSTALLATION

4.1 General:

The exterior cementitious coating must be applied by hand-troweling or machine-spraying, in one coat or two coats, to a minimum ⅞-inch (9.5 mm) thickness, unless noted otherwise. Nominal thickness around penetrations is ½ inch (9.5 mm), backed by framing or blocking. The lath must be embedded in the minimum coating thickness and therefore cannot be exposed. The finish coat must be applied in accordance with Omega Products International, Inc. instructions. Flashing, corner reinforcement, metal trim and weep screeds must be installed as shown in Figure 2.

The coating must be applied at ambient air temperatures of 40°F to 120°F (4°C to 49°C) by applicators approved by Omega Products International, Inc. The water-resistive barrier must be applied as set forth in Section 3.2.9.1. An installation card, such as that shown in Figure 3, must be on the jobsite, with the name of the applicator and the product to be used, before any water-resistive barrier or exterior sheathing is installed. See Section 5.6.

4.2 Application over Open Framing:

4.2.1 Foam Plastic Insulation Boards: The water-resistive barrier must be placed over open wood studs spaced a maximum of 24 inches (610 mm) on center. The EPS, XPS, or polyisocyanurate board, as described, respectively, in Section 3.2.3.1, 3.2.3.2, or 3.2.3.3, must be attached using galvanized staples, roofing nails, or screws, as described in Section 3.2.3.4, with the long joints over and parallel to the studs, and with the ends staggered. Boards may be installed with vertical edges located between framing members, provided the vertical edges are tongue-and-groove and provided the joints between adjacent courses are staggered a minimum of one stud space.

The lath must then be applied tightly over the foam plastic insulation board, with 1½-inch (38 mm) end and side laps, and fastened through the insulation board and water-resistive barrier to wood studs, sills and plates using No. 11 gage galvanized roofing nails or No. 16 gage corrosion-resistant staples spaced a maximum of 6 inches (152 mm) on center, with a minimum 1-inch (25 mm) penetration into the framing. Fasteners must be installed in rows a minimum of ⅞ inch (22.2 mm) from the edge of the foam plastic boards and must be installed with vertical edges located between framing members, provided the vertical edges are tongue-and-groove and provided the joints between adjacent courses are staggered a minimum of one stud space.

The lath must then be applied tightly over the foam plastic insulation board, with 1½-inch (38 mm) end and side laps, and fastened through the insulation board and water-resistive barrier to the metal studs, using minimum No. 11 gage galvanized roofing nails or No. 16 gage corrosion-resistant staples spaced a maximum of 6 inches (152 mm) on center, with a minimum 1-inch (25 mm) penetration into the framing. Fasteners must be installed in rows a minimum of ⅞ inch (22.2 mm) from the edge of the foam plastic boards and must be installed with vertical edges located between framing members, provided the vertical edges are tongue-and-groove and provided the joints between adjacent courses are staggered a minimum of one stud space.

The Omega Diamond Wall coating system may also be applied to minimum No. 20 gage (0.0359 inch (0.91mm)) steel studs spaced a maximum of 24 inches (610 mm) on center. Lath must be applied tightly over the foam plastic board and must be fastened through the board and water-resistive barrier to the metal studs, using minimum No. 8, Type IS, corrosion-resistant, drywall screws with ½-inch-diameter (25 mm) washers or No. 8 corrosion-resistant screws having ⅞-inch-diameter (9.5 mm) pan heads, at 7 inches (178 mm) on center to all studs and track. Screws must penetrate the studs a minimum of ½ inch (12.7 mm).

Wall bracing in accordance with IBC Section 2308.9.3 or 2308.12, IRC Section 2308.8.3 or 2308.12, IRC Section R602.10 or R602.11, as applicable, or an acceptable alternate, must be provided. Square wall corners and parapet corners must be covered with corner reinforcement. For round wall, bull noses and parapet corners, metal reinforcement is optional when construction is in accordance with Figure 2. Weep screeds must comply with, and be installed at the bottom of the wall in accordance with, IBC Section 2512.1.2, or IRC Section R703.6.2.1, as applicable. Galvanized steel J-shaped trim must be used at the top of the wall where foam plastic board is exposed. See Figure 2 for typical installation details. At windows and doors, flashing as described in Section 3.2.10 is required. Building paper and approved metal edges, when installed, must be flashed as described in Section 3.2.10. Holes for hose bibs, electrical panels and other penetrations of substrate surfaces, except those caused by fasteners, must also be flashed as described in Section 3.2.10. The coating must then be applied as described in Section 4.1.

4.2.2 Fome-Cor Board: Fome-Cor Board, applied in accordance with evaluation report ESR-1614, is permitted to be applied to wood studs having a minimum specific gravity of 0.50 spaced a maximum of 16 inches (406 mm) on center, followed by 1-inch (25.4 mm) by No. 17 gage (0.058 inch (1.47 mm)) by 1½-inch (38 mm) wide, 0.120-inch-diameter (3.05 mm) shank, wafer-head screws through the Fome-Cor Board to the studs using 1-inch-crown (25 mm), No. 16 gage staples of sufficient leg length to penetrate studs a minimum of 1 inch (25 mm). The coating must be applied as described in Section 4.1 to a minimum ⅞-inch (15.9 mm) thickness. Alternately, the base coat must be a minimum of ½ inch (12.7 mm) thick and must be used in accordance with Section 4.6.3. The finish coat must then be applied over the cured base coat. Additional installation requirements are as noted in Section 4.2.1.

4.3 Application over Solid Substrates:

4.3.1 Fiberboard: Minimum ½-inch-thick (12.7 mm) fiberboard, as described in Section 3.2.5, must be installed directly to wood studs or minimum No. 20 gage

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Roofing Systems

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Roofing Systems

See General Information for Roofing Systems

BUILDING MATERIALS CORP OF AMERICA, DBA GAF R1306
1361 ALPS RD
WAYNE, NJ 07470 USA

"Ruberoid® 20" or "Ruberoid® 20 HT" or "Ruberoid® Modified Base Sheet" may be utilized as an alternate to Type G2 base sheets in any of the following Classifications.

1/2-in. thick (minimum) gypsum board or 1/4-in. thick (minimum) Georgia-Pacific Gypsum LLC "DensDeck® Roofboard," "DensDeck Prime® Roofboard" or "DensDeck DuraGuard™ Roofboard" may be used in any existing noncombustible deck Classification. When this is done, the resulting roofing system is acceptable for use over combustible (15/32-in. thick minimum) roof decks. However, the butt joints in the gypsum board and Georgia-Pacific Gypsum LLC "DensDeck® Roofboard," "DensDeck Prime® Roofboard" or "DensDeck DuraGuard™ Roofboard" are to offset a minimum of 6-in. with the butt joints in the roof deck. If polystyrene is part of the roof system, it must be placed below the overlayment board.

Multiple plies of "GAFGLAS® Ply 4" or "Tri-Ply® Ply 4" or "Tri-Ply® Ply 6" may be adhered to Georgia-Pacific Gypsum LLC "DensDeck ® Roofboard," "DensDeck Prime® Roofboard" or "DensDeck DuraGuard™ Roofboard" in hot roofing asphalt.

"EnergyGuard™ Ultra" is an acceptable alternate to "EnergyGuard™ RF" in any applicable Classification.

"GAF Stratavent® Eliminator™ Venting Base Sheet (Nailable)" may be mechanically attached or hot mopped over noncombustible decks and as a recover over existing roof systems.

"GAFGLAS® Perlite Insulation" may be utilized as a cover board over "EnergyGuard™ RF" insulation in any of the following systems.

Unless otherwise indicated, the roof insulation is mechanically fastened, adhered with hot mopping asphalt or UL Classified urethane insulation adhesive. Polystyrene referenced in any of the following Classifications include "EnergyGuard™ EPS Insulation".

Unless otherwise indicated, all insulations may be adhered with any UL Classified Insulation Adhesive per the manufacturer's installation instructions (excluding LRF Adhesive O) in any applicable Non-Combustible Roof Deck Classifications.

References to glass fiber insulation include "EnergyGuard Fiberglass Insulation".

"EnergyGuard™ Tapered" is an acceptable alternate to "EnergyGuard™" in any applicable Classification.

ASPHALT FELT SYSTEMS WITH HOT ROOFING ASPHALT

Type G2 asphalt glass mat base sheet ("GAFGLAS® #75 Base Sheet" or "Tri-Ply® #75 Base Sheet", or "GAFGLAS® #80 ULTIMA") is a suitable alternate for Type G1 asphalt glass fiber ply sheet ("GAFGLAS® Ply 4" or "Tri-Ply® Ply 4", or "GAFGLAS® Ply 6") in the Class A, B or C roof systems indicated below.

The roof deck may first be covered with one ply Type G2 asphalt saturated glass mat base sheet "GAF Stratavent® Eliminator™ Venting Base Sheet (Perforated)" or "GAF Stratavent® Eliminator™ Venting Base Sheet (Nailable)." Perforated base sheets to be loose laid or fully adhered with hot roofing asphalt and nailable base sheets are to be mechanically attached granule side down.

As an option Type G2 asphalt glass mat base sheet ("GAFGLAS® #75 Base Sheet" or "Tri-Ply® #75 Base Sheet" or "GAFGLAS® #80 ULTIMA" or "GAF Stratavent® Eliminator™ Venting Base Sheet (Nailable)" may be substituted for Type G1 asphalt glass fiber ply sheet ("GAFGLAS® Ply 4" or "Tri-Ply® Ply 4" or "GAFGLAS® Ply 6") as the nailed base ply in the following systems.

Bottom ply or base sheet may be solid mopped, spot mopped or mechanically fastened.

Unless otherwise indicated, all insulations may be hot mopped or mechanically fastened.

"GAFGLAS® Flashing" or "Ruberoid®" may be used for flashing in any of the Class A, B or C systems listed below.

When "perlite" is referenced, this includes "GAFTEMP PERMALITE®" or any other UL Classified perlite insulation.

Crushed stone or slag are suitable alternates for gravel in any of the Class A, B or C systems listed.

Structural cement fiber building units are considered suitable to be included as a deck in the following Class A, B or C systems listed over C-15/32 or NC.

The use of gypsum board under any of the following Class A, B or C systems does not adversely affect the rating. The use of ½-in. minimum thick gypsum board is an acceptable alternate for minimum insulation over C-15/32 thick roof decks.

The use of polystyrene insulation board between minimum ¾-in. thick perlite board and deck with rosin paper (perlite/rosin paper/polystyrene/perlite) is a suitable alternate for polyisocyanurate board in the following Class A, B or C systems.

"EnergyGuard™ RA" or "Tapered EnergyGuard™ RA" or "EnergyGuard™ Composite RA" may be substituted for any Atlas Roofing Corp. polyisocyanurate insulation in any of the following Classifications.

Trumbull "Perma Mop" may be utilized with any of the following "Asphalt Felt Systems with Hot Roofing Asphalt".

"GAFGLAS® #80 Premium Base Sheet" may be used in any of the following systems.

"GAFGLAS® Flex Ply 6" and "Tri-Ply® Ultra-Flexible Ply 6" are suitable alternates to "GAFGLAS® Ply 6".

"GAFTEMP Permalite Recover Board" may be used in lieu of any perlite insulation in any of the following NC Classifications.

Unless otherwise indicated, any of the "Asphalt Felt Systems with Hot Roofing Asphalt" may be surfaced with "Fireshield MB" at 2½ to 3-gal/100-ft2.

"Ruberoid® Dual Smooth" may be used as an alternate to "Ruberoid® Mop Smooth" or "Ruberoid® 20" or "Ruberoid® 20 HT"

"Ruberoid® Mop Smooth 1.5" may be used as an alternate to "Ruberoid® Mop Smooth"

Class A, B and C

Hot roofing asphalt, for use with organic and glass felts or modified bitumen membranes.

"Ruberoid® Heat Weld" SBS roofing membrane may be used in lieu of "Ruberoid® Mop" SBS products in any applicable Classification.

Class A

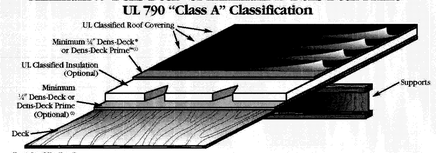
1. Deck: C-15/32 Incline: 3
Insulation (Optional): — One or more layers perlite or wood fiber or glass fiber or polyisocyanurate or urethane or perlite/polyisocyanurate composite or perlite/urethane composite or wood fiber/polyisocyanurate composite or phenolic, any thickness. Ply Sheet: — Three or more plies Type G1 or "GAFGLAS® Ply 4" or "Tri-Ply® Ply 4" or "GAFGLAS® Ply 6" hot mopped.Surfacing: — Gravel.
2. Deck: C-15/32 Incline: 2
Insulation (Optional): — One or more layers perlite or wood fiber or glass fiber or polyisocyanurate or urethane or perlite/polyisocyanurate composite or perlite/urethane composite or wood fiber/polyisocyanurate composite or phenolic, any thickness. Ply Sheet: — Three or more plies Type G1 or "GAFGLAS® Ply 4" or "Tri-Ply® Ply 4" or "GAFGLAS® Ply 6". Cap Sheet: — One ply Type G3 "GAFGLAS® Mineral Surfaced Cap Sheet" or "Tri-Ply® Mineral Surfaced Cap Sheet " or "GAFGLAS® EnergyCap™ BUR Mineral Surfaced Cap Sheet."
3. Deck: NC Incline: 2
Insulation (Optional): — One or more layers perlite, wood fiber, glass fiber, polyisocyanurate, urethane, perlite/polyisocyanurate composite, perlite/urethane composite, wood fiber/polyisocyanurate composite, phenolic, 2-in. maximum. Ply Sheet: — Two or more plies Type G1 "GAFGLAS® Ply 4", "Tri-Ply® Ply 4" or "GAFGLAS® Ply 6". Cap Sheet: — One ply Type G3 "GAFGLAS® Mineral Surfaced Cap Sheet" or "Tri-Ply® Mineral Surfaced Cap Sheet" or "GAFGLAS® EnergyCap™ BUR Mineral Surfaced Cap Sheet."
4. Deck: C-15/32 Incline: 1
Slip Sheet (Optional): — Red rosin paper, nailed to deck. Insulation (Optional): — Any thickness perlite or wood fiber or glass fiber or polyisocyanurate mechanically fastened or adhered with OMG Inc. "OlyBond Fastening System" or any UL Classified insulation adhesive. Base Sheet: — One ply Type G2 "GAFGLAS® #75 Base Sheet" or "Tri-Ply® #75 Base Sheet" (may be nailed).Ply Sheet: — One or more plies Type G1 "GAFGLAS® Ply 4" or "Tri-Ply® Ply 4" or GAFGLAS® Ply 6". Cap Sheet: — One ply Type G3 "GAFGLAS® Mineral Surfaced Cap Sheet" or "Tri-Ply® Mineral Surfaced Cap Sheet" or "GAFGLAS® EnergyCap™ BUR Mineral Surfaced Cap Sheet."Surfacing (Optional): — "TOPCOAT® EnergyCote™" applied at a rate of 2-gal/100-ft2.
5. Deck: NC Incline: 3
Base Sheet: — One ply Type G2 "GAFGLAS® #75 Base Sheet" or "Tri-Ply® #75 Base Sheet". Ply Sheet: — One or more plies Type G1 "GAFGLAS® Ply 4" or "Tri-Ply® Ply 4" or "GAFGLAS® Ply 6". Cap Sheet: — One ply Type G3 "GAFGLAS® Mineral Surfaced Cap Sheet" or "Tri-Ply® Mineral Surfaced Cap Sheet" or "GAFGLAS® EnergyCap™ BUR Mineral Surfaced Cap Sheet."
6. Deck: C-15/32 Incline: 2
Insulation: — One or more layers perlite, glass fiber, polyisocyanurate, urethane, perlite/polyisocyanurate composite, perlite/urethane composite, phenolic, 1 in. minimum (offset a minimum of 6-in. from plywood deck joints). Base Sheet: — One or more plies Type G1 or Type G2 or Type G3.Membrane: — One or more plies "Ruberoid® Torch Smooth" or "Ruberoid® Torch Granule" or "Ruberoid® Torch Granule Plus" or "Ruberoid® Mop Smooth" or "Ruberoid® Mop Smooth 1.5" or "Ruberoid® Mop Smooth Plus" or "Ruberoid® Mop Granule" or "Ruberoid® Mop Plus Granule" or "ROOFMatch™ SBS Modified Granular" or "Tri-Ply® SBS Modified Bitumen Membrane" or "ROOFMatch™ APP Modified Granular" or "Tri-Ply® TP-4G" or "Tri-Ply® TP-4" or "Ruberoid® Dual Smooth".Cap Sheet: — Type G3 "GAFGLAS® Mineral Surfaced Cap Sheet" or "Tri-Ply® Mineral Surfaced Cap Sheet" or "GAFGLAS® EnergyCap™ BUR Mineral Surfaced Cap Sheet" fully adhered with hot roofing asphalt.
7. Deck: C-15/32 Incline: 2
Insulation (Optional): — One or more layers perlite or wood fiber or glass fiber or polyisocyanurate or urethane or perlite/polyisocyanurate composite or perlite/urethane composite or wood fiber/polyisocyanurate composite or phenolic, any thickness. Base Sheet: — Two or more plies Type G2 or Type G3.Ply Sheet (Optional): — One or more plies Type G1.Membrane: — One or more plies "Ruberoid® Torch Smooth" or "Ruberoid® Torch Granule" or "Ruberoid® Torch Granule Plus" or "Ruberoid® Mop Smooth" or "Ruberoid® Mop Smooth 1.5" or "Ruberoid® Mop Smooth Plus" or "Ruberoid® Mop Granule" or "Ruberoid® Mop Plus Granule" or "ROOFMatch™ SBS Modified Granular" or "Tri-Ply® SBS Modified Bitumen Membrane" or "ROOFMatch™ APP Modified Granular" or "Tri-Ply® TP-4G" or "Tri-Ply® TP-4" or "Ruberoid® Dual Smooth". Cap Sheet: — Type G3 "GAFGLAS® Mineral Surfaced Cap Sheet" or "Tri-Ply® Mineral Surfaced Cap Sheet" or "GAFGLAS® EnergyCap™ BUR Mineral Surfaced Cap Sheet" fully adhered with hot roofing asphalt.
8. Deck: NC Incline: 2
Insulation (Optional): — Perlite or glass fiber or polyisocyanurate or wood fiber or mechanically fastened, any thickness. Base Sheet: — One or more plies Type G2, "GAFGLAS® #75 Base Sheet" or "Tri-Ply® #75 Base Sheet". Ply Sheet: — One or more plies Type G1 "GAFGLAS® Ply 4" or "Tri-Ply® Ply 4" or "GAFGLAS® Ply 6". Cap Sheet: — Type G3 "GAFGLAS® Mineral Surfaced Cap Sheet" or "Tri-Ply® Mineral Surfaced Cap Sheet" or GAFGLAS® EnergyCap™ BUR Mineral Surfaced Cap Sheet" fully adhered with hot roofing asphalt. Surfacing: — "Fireshield MB" applied at 2½ to 3.0-gal./100-ft2.
9. Deck: C-15/32 Incline: 1
Insulation (Optional): — One or more layers perlite or wood fiber or glass fiber or polyisocyanurate or urethane or perlite/polyisocyanurate composite or perlite/urethane composite or wood fiber/polyisocyanurate composite or phenolic, any thickness. Ply Sheet: — Three or more plies Type G1 "GAFGLAS® Ply 4" or "Tri-Ply® Ply 4" or "GAFGLAS® Ply 6". Cap Sheet: — "GASFGLAS® EnergyCap™ BUR Mineral Surfaced Cap Sheet".
10. Deck: NC Incline: 1
Insulation (Optional): — One or more layers perlite or wood fiber or glass fiber or polyisocyanurate or urethane or perlite/polyisocyanurate composite or perlite/urethane composite or wood fiber/polyisocyanurate composite or phenolic, 2-in. maximum. Ply Sheet: — Two or more plies Type G1 "GAFGLAS® Ply 4" or "Tri-Ply® Ply 4" or "GAFGLAS® Ply 6". Cap Sheet: — "GASFGLAS® EnergyCap™ BUR Mineral Surfaced Cap Sheet".
11. Deck: NC Incline: 2
Base Sheet: — One ply Type G2 "GAFGLAS® #75 Base Sheet" or "Tri-Ply® #75 Base Sheet". Ply Sheet: — One or more plies Type G1 "GAFGLAS® Ply 4" or "Tri-Ply® Ply 4" or "GAFGLAS® Ply 6". Cap Sheet: — "GASFGLAS® EnergyCap™ BUR Mineral Surfaced Cap Sheet".
12. Deck: C-15/32 Incline: 1
Insulation: — One or more layers perlite or glass fiber or polyisocyanurate or urethane or perlite/polyisocyanurate composite or perlite/urethane composite or phenolic, 1-in. minimum (insulation joints offset a minimum of 6-in. from plywood deck joints). Base Sheet: — One or more plies Type G1 "GAFGLAS® Ply 4" or "Tri-Ply® Ply 4" or "GAFGLAS® Ply 6" or Type G2 "GAFGLAS® #75 Base Sheet" or "Tri-Ply® #75 Base Sheet" or Type G3 "GAFGLAS® Mineral Surfaced Cap Sheet" or "Tri-Ply® Mineral Surfaced Cap Sheet".Membrane: — One or more plies "Ruberoid® Torch Smooth" or "Ruberoid® Torch Granule" or "Ruberoid® Torch Granule Plus" or "Ruberoid® Mop Smooth" or "Ruberoid® Mop Smooth 1.5" or "Ruberoid® Mop Smooth Plus" or "Ruberoid® Mop Granule" or "Ruberoid® Mop Plus Granule" or "ROOFMatch™ SBS Modified Granular" or "Tri-Ply SBS Modified Bitumen Membrane" or "ROOFMatch™ APP Modified Granular" or "Tri-Ply® TP-4G" or "Tri-Ply® TP-4" or "Ruberoid® Dual Smooth."Cap Sheet: — "GASFGLAS® EnergyCap™ BUR Mineral Surfaced Cap Sheet".
13. Deck: C-15/32 Incline: 1
Insulation (Optional): — One or more layers perlite or wood fiber or glass fiber or polyisocyanurate or urethane or perlite/polyisocyanurate composite or perlite/urethane composite or wood fiber/polyisocyanurate composite or phenolic, any thickness. Base Sheet: — Two or more plies Type G2 "GAFGLAS® #75 Base Sheet", "Tri-Ply® #75 Base Sheet", or Type G3 "GAFGLAS® Mineral Surfaced Cap Sheet" or "Tri-Ply® Mineral Surfaced Cap Sheet". Ply Sheet (Optional): — One or more plies Type G1. Membrane: — One or more plies "Ruberoid® Torch Smooth" or "Ruberoid® Torch Granule" or "Ruberoid® Torch Granule Plus" or "Ruberoid® Mop Smooth" or "Ruberoid® Mop Smooth 1.5" or "Ruberoid® Mop Smooth Plus" or "Ruberoid® Mop Granule" or "Ruberoid® Mop Plus Granule" or "ROOFMatch™ SBS Modified Granular" or "Tri-Ply® SBS Modified Bitumen Membrane" or "ROOFMatch™ APP Modified Granular" or "Tri-Ply® TP-4G" or "Tri-Ply® TP-4" or "Ruberoid® Dual Smooth". Cap Sheet: — "GASFGLAS® EnergyCap™ BUR Mineral Surfaced Cap Sheet".
14. Deck: C-15/32 Incline: 2
Insulation (Optional): — One or more layers perlite or wood fiber or glass fiber or polyisocyanurate perlite/polyisocyanurate composite or wood fiber/polyisocyanurate composite any thickness mechanically or adhered with hot roofing asphalt. Base Sheet: — One ply "GAFGLAS® Stratavent Eliminator Venting Base Sheet" or Type G2 fully adhered with hot roofing asphaltPly Sheet: — Two or more plies Type G1 or "Ruberoid® Mop Smooth" or "Ruberoid® Mop Smooth 1.5" or "Ruberoid® Mop Smooth Plus" or "Ruberoid® 20" or "Ruberoid® 20 HT" fully adhered with hot roofing asphalt Membrane: — "GAFGLAS® Mineral Surfaced Cap Sheet" or "GAFGLAS® EnergyCap™ BUR Mineral Surfaced Cap Sheet" fully adhered with hot roofing asphalt
15. Deck: C-15/32 Incline: 1
Insulation (Optional): — Any thickness perlite or wood fiber or glass fiber or polyisocyanurate mechanically fastened or adhered with OMG Inc. "OlyBond Fastening System" or any UL Classified insulation adhesive. Barrier Board: — Minimum ¼-in. thick Georgia-Pacific Gypsum LLC "DensDeck® Roofboard" or "DensDeck Prime® Roofboard" or "DensDeck DuraGuard™ Roofboard" or minimum ¼-in. thick Untied States Gypsum Corp. "SECUROCK® Roof Board" (Type FRX-G) or "SECUROCK® Glass-Mat Roof Board" (Type SGMRX) mechanically fastened or adhered with OMG Inc. "OlyBond Fastening System" or any UL Classified insulation adhesive with butt joints in the barrier board products staggered a minimum of 6-in. from plywood deck joints. Base Sheet: — One ply Type G2 "GAFGLAS® #75 Base Sheet" or "Tri-Ply #75 Base Sheet" mechanically fastened Ply Sheet: — One or two plies Type G1 "GAFGLAS® Ply 4" or "Tri-Ply 4" or "GAFGLAS® Flex Ply 6" or Type G2 "GAFGLAS® #75 Base Sheet" or "Tri-Ply #75 Base Sheet" fully adhered with hot roofing asphalt. Cap Sheet: — One ply Type G3 "GAFGLAS® Mineral Surfaced Cap Sheet" fully adhered with hot roofing asphaltSurfacing (Optional): — "TOPCOAT® EnergyCote™" applied at a rate of 2-gal/100-ft2.
16. Deck: NC Incline: 1/2
Insulation (Optional): — Any thickness perlite or wood fiber or glass fiber or polyisocyanurate, mechanically fastened or adhered with "LRF Adhesive M" or OMG Inc. "Olybond Fastening System" applied as a nominal 3/4-in. bead or "GAF 2-Part Roofing Adhesive" applied as a nominal 2-1/2-in. bead with a maximum on-center spacing of 12-in. or any UL Classified insulation adhesive applied per the manufacturer's installation instructions. Base Sheet: — One ply Type G2 "GAFGLAS® #75 Base Sheet" or "Tri-Ply® #75 Base Sheet", mechanically fastened Ply Sheet: — One or two plies Type G1 "GAFGLAS® Ply 4" or "Tri-Ply® 4" or "GAFGLAS® Flex-Ply™ 6" or Type G2 "GAFGLAS® #75 Base Sheet" or "Tri-Ply® #75 Base Sheet", fully adhered with hot roofing asphalt. Cap Sheet: — One ply Type G3 "GAFGLAS® Mineral Surfaced Cap Sheet", fully adhered with hot roofing asphaltSurfacing: — "TOPCOAT® EnergyCote™" or "TOPCOAT® MB Plus - White" or "Matrix™ 322 White Elastomeric Roof Coating", applied at a rate of 2-gal/100-ft2.
17. Deck: C-15/32 Incline: 1/2
Insulation (Optional): — Any thickness perlite or wood fiber or glass fiber or polyisocyanurate mechanically fastened or adhered with OMG Inc. "OlyBond Fastening System" or any UL Classified insulation adhesive. Barrier Board: — Minimum ¼-in. thick Georgia-Pacific Gypsum LLC "DensDeck® Roofboard" or "DensDeck Prime® Roofboard" or "DensDeck DuraGuard™ Roofboard" or minimum ¼-in. thick Untied States Gypsum Corp. "SECUROCK® Roof Board" (Type FRX-G) or "SECUROCK® Glass-Mat Roof Board" (Type SGMRX) mechanically fastened or adhered with OMG Inc. "OlyBond Fastening System" or any UL Classified insulation adhesive with butt joints in the barrier board products staggered a minimum of 6-in. from plywood deck joints. Base Sheet: — One ply Type G2 "GAFGLAS® #75 Base Sheet" or "Tri-Ply #75 Base Sheet" mechanically fastened Ply Sheet: — One or two plies Type G1 "GAFGLAS® Ply 4" or "Tri-Ply 4" or "GAFGLAS® Flex Ply 6" or Type G2 "GAFGLAS® #75 Base Sheet" or "Tri-Ply #75 Base Sheet" fully adhered with hot roofing asphalt. Cap Sheet: — One ply Type G3 "GAFGLAS® Mineral Surfaced Cap Sheet" fully adhered with hot roofing asphalt.Surfacing: — "TOPCOAT® EnergyCote™" or "TOPCOAT® MB Plus - White" or "Matrix 322" applied at a rate of 2-gal/100-ft2.
18. Deck: NC Incline: 1
Insulation (Optional): — Any thickness perlite or wood fiber or glass fiber or polyisocyanurate, mechanically fastened or adhered with "LRF Adhesive M" or OMG Inc. "Olybond Fastening System" applied as a nominal 3/4-in. bead or "GAF 2-Part Roofing Adhesive" applied as a nominal 2-1/2-in. bead with a maximum on-center spacing of 12-in. or any UL Classified insulation adhesive applied per the manufacturer's installation instructions. Base Sheet: — One ply "GAFGLAS® Stratavent® Eliminator™ Venting Base Sheet" or Type G2, fully adhered with hot roofing asphalt Ply Sheet: — One or two plies "Ruberoid® Mop Smooth" or "Ruberoid® Mop Smooth 1.5" or "Ruberoid® Mop Smooth Plus" or "Ruberoid® 20" or "Ruberoid® 20 HT", fully adhered with hot roofing asphalt Membrane: — One ply "GAFGLAS® Mineral Surfaced Cap Sheet", fully adhered with hot roofing asphalt Surfacing: — "TOPCOAT® EnergyCote™" or "TOPCOAT® MB Plus - White" or "Matrix™ 322 White Elastomeric Roof Coating" applied at a rate of 2-gal/100-ft2.
19. Deck: C-15/32 Incline: 1
Insulation (optional): — Any thickness perlite or wood fiber or glass fiber or polyisocyanurate mechanically fastened or adhered with OMG Inc. "OlyBond Fastening System" or any UL Classified insulation adhesive. Barrier Board: — Minimum ¼-in. thick Georgia-Pacific Gypsum LLC "DensDeck® Roofboard" or "DensDeck Prime® Roofboard" or "DensDeck DuraGuard™ Roofboard" or minimum ¼-in. thick Untied States Gypsum Corp. "SECUROCK® Roof Board" (Type FRX-G) or "SECUROCK® Glass-Mat Roof Board" (Type SGMRX) mechanically fastened or adhered with OMG Inc. "OlyBond Fastening System" or any UL Classified insulation adhesive with butt joints in the barrier board products staggered a minimum of 6-in. from plywood deck joints. Base Sheet: — One ply Type G2 "GAFGLAS® Stratavent Eliminator Venting Base Sheet" fully adhered with hot roofing asphalt Ply Sheet: — One or two plies "Ruberoid® Mop Smooth" or "Ruberoid® Mop Smooth Plus" fully adhered with hot roofing asphalt Membrane: — One ply "GAFGLAS® Mineral Surfaced Cap Sheet" fully adhered with hot roofing asphalt Surfacing: — "TOPCOAT® EnergyCote™" or "TOPCOAT® MB Plus - White" or "Matrix 322" applied at a rate of 2-gal/100-ft2.
20. Deck: C-15/32 Incline: 1
Base Sheet: — One ply Type G2 "GAFGLAS® #75 Base Sheet" or "Tri-Ply® #75 Base Sheet" mechanically fastened. Insulation (Optional): — Any thickness or combination: perlite or wood fiber or glass fiber or polyisocyanurate, mechanically fastened or hot mopped or adhered with OMG Inc. "OlyBond Fastening System" or any UL Classified insulation adhesive. Base Sheet: — One or more plies "Ruberoid® 20" or "Ruberoid® 20 HT" or "Ruberoid® Modified Base Sheet", hot mopped or mechanically attached.Cap Sheet: — One ply Type G3 "GAFGLAS® Mineral Surfaced Cap Sheet" or "Tri-Ply® Mineral Surfaced Cap Sheet" or "GAFGLAS® EnergyCap™ BUR Mineral Surfaced Cap Sheet."

PRODUCT BULLETIN

Product Group: Gypsum
Product: Dens-Deck® and Dens-Deck Prime™
Date: April 2002
Bulletin #: 97-03

Important information on G-P Gypsum products

Minimum ¼" Dens-Deck® or minimum ¼" Dens-Deck Prime™ UL 790 "Class A" Classification



Class A, B or C (See Note 1).
(1) Deck: C15/32 Incline: See Note 1
Insulation: Any UL Classified, any thickness.
Barrier Board: (See Note 2) ¼" Dens-Deck® or Dens-Deck Prime™ as an Underlayment with all joints staggered a min. of 6" from the plywood joints.
Membrane: Any UL Classified modified bitumen system, BUR system or CPE,CSM,CSPE,EPDM,NBR/PB,PVC,TPO or TREmembrane system suitable for use with any roof insulation.
(2) Deck: C15/32 Incline: See Note 1
Barrier Board: (See Note 2) ¼" Dens-Deck® or Dens-Deck Prime™ as an Underlayment with all joints staggered a min. of 6" from the plywood joints.
Insulation (Optional): Fiberglass, polyisocyanurate, perlite or wood fiber, any thickness.
Membrane: Any UL Classified modified bitumen system, BUR system or CPE,CSM,CSPE,EPDM,NBR/PB,PVC,TPO or TREmembrane system suitable for use with any roof insulation.
Note 1: Classifications C, B or G and maximum incline will be the same as that of the Classified Roofing System (TGFU) currently finished to noncombustible deck.
Note 2: The use of the "Dens-Deck or Dens-Deck Prime" barrier board over the foamplastic permits the use of any Classified Roofing System (TGFU) which otherwise is limited to use over noncombustible decks. When used limited to use over one of the types specified.
Note 3: The use of the "Dens-Deck or Dens-Deck Prime" barrier board directly over the combustible deck permits the use of any Classified Roofing System (TGFU) which otherwise is limited to use over noncombustible decks. When used limited to use over one of the types specified.

UL Class A Listings

Minimum ½" Dens-Deck® and Dens-Deck Prime™ are continuing to gain acceptance by Roofing Manufacturers. Many manufacturers have evaluated and included Dens-Deck or Dens-Deck Prime into their UL roofing systems.Dens-Deck and Dens-Deck Prime are also Underwriters Laboratories of Canada classified for the Canadian market and meets the Canadian S-107 and S-126 test criteria. Below is a list of roof system manufacturers that list Dens-Deck or Dens-Deck Prime in their UL listings:

ABI, Roofing Systems, Inc.
AEP Span, Div. of VP Buildings
APM Corp.
Baker Inc.
Birc Inc.
Bondcote Corp.
Canadian General - Tower Ltd.
Carlisle SynTec Inc.
Carpenter Co. Insulation Div.
Celotex Corp.
CenTrimm Corp.
Centrimmed Corp.
Commercial Innovations
Consolidated Fiber Glasspac Co.
Cooley Roofing Systems, Inc.
Copper Sales, Inc.
Custom Seal Inc.
Dunn-Lan, Inc.
Eastlake Roof Systems Corp.
Energy Solutions Insulation, Inc.
Environmental Roofing Systems, Inc.
Eres Thermoplastic Products
Fabtal
Fabtal, Inc., d/a Americoat Agt
Fields Corp.
Firestone Building Products Co.
Firm Membrane International
Flexible Products Co.
Foam Enterprises, Inc.
Garland Co. Inc.
GenFlow Roofing Systems
Grupo Industrial Alce S.A. De C.V.
Henry Co.
Hirsbeen Mastertop Roofing Co.
Honeywell International, Inc.
Hyload Inc.
IB Roof Systems
IKO Industries, Ltd.
Ingersoll Adhesives, Inc.
Independent Contractors of America
Innovative Metals Co., Inc.
Insulated Dry Roof Systems, Inc.
Isinc/Permagle, Div. of U.I.Inits
International Diamond Systems, Inc.
John Manville International, Inc.
Kelly Co. - 2001, Inc.
Kemper Systems
CDBH & Co. &G
Kowatch, Inc.
Lemcon Industrial Supply Ltd.
Metacrylics
Metal Sales Mfg. Corp.
Modtia Corp.
Mowery Tinker
MPV Enterprises L.L.C.
Main Elec Products Co., Inc.
National Coatings Corp.
Permanent Liquid Seal, Inc.
Performance Roof Systems
Petersen Aluminum Corp.
Polyglass USA, Inc.
Premier Industries, Inc.
Quantum Coatings, Inc.
Republic Powdered Metals
Resin Tech, Co., Div. of Elmer's Co.
Roofing Products International, Inc.
Royal Aluminum, Inc.
Samafil Inc.
Seaman Corp.
Single Source Roofing Corp.
Siplast, Inc.
Soprema Inc.
Specification Chemicals, Inc.
Stabar Roofing Products Co.
Stevens Roofing Systems
SWD Urethane Co.
TACC International Corp.
Tamko Roofing Products Inc.
The Dow Chemical Co.
The Garland Co.
Tremco Inc.
TriPlex Roofing Systems
US Intec Inc.
UCSC Ltd.
Versico Inc.
WF Hickman Systems Inc.

DENS-DECK® ROOF BOARD
DENS-DECK PRIME™ ROOF BOARD

G-P Gypsum
a Georgia-Pacific company

DENS-DECK is a registered trademark and DENS-DECK PRIME is a trademark of G-P Gypsum Corporation.
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Printed in the U.S.A. ADS PT Lit. Item #WDS0

Drawn By:	SV	
Original Date Plotted:	11-27-2012	
Revisions:		
#	DATE	COMMENTS
C	01-14-2014	REVISIONS

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LICENSED ARCHITECT — VINCE GERALD CHIMERA — No. C23572 — Ren. 7-31-15 — STATE OF CALIFORNIA

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
24551 KLEIN, SUITE 110
LAKE FOREST, CA 92630
(949) 955 - 9400 - (949) 955 - 1987 FAX
DALLAS - NEWPORT BEACH - NEW ORLEANS
ORLANDO - SAN RAMON - SCOTTSDALE
www.humphreys.com

SHEET CONTENTS:
ROOF COVERING DATA SHEETS

SHEET NO.
A1.06b

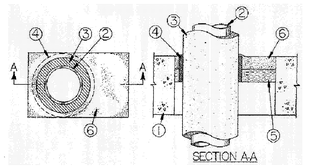
2011492

DELTA-C 01-14-2014

FILE: M11.1492_United American_Corner Lot\4x4 CD\SECTA1.SA1.06b.dwg
USER: cmurray DATE/TIME: Jan 10, 2014 - 9:09pm
SCALE: 48 LAYOUT: A1.06b

C-AJ-5017

System No. C-AJ-5017
August 23, 2004
F Rating — 3 Hr
T Ratings — 1/2 and 1 Hr (See Item 3)
L Rating At Ambient — less than 1 CFM/sq ft
L Rating At 400 F — less than 1 CFM/sq ft
W Rating — Class 1 (See Item 6)



1. **Floor or Wall Assembly** — Min 4-1/2 in. thick lightweight or normal weight (100-150 pcf) concrete. Wall may also be constructed of any UL Classified **Concrete Blocks*** Max area of square, rectangular or circular opening is 45 sq in. with max dimension of 9 in.

See **Concrete Blocks** (CAZT) category in the Fire Resistance Directory for names of manufacturers.

2. **Pipe —** Nom 3 in. diam (or smaller) Type L (or heavier) copper pipe or nom 2-1/2 in. diam (or smaller) Schedule 10 (or heavier) steel pipe. One or more insulated pipes may be installed with a min clearance of 1/2 in. maintained between insulated pipes and with a min clearance of 1/4 in. maintained between insulated pipe and sides of through opening. Pipes to be rigidly supported on both sides of floor or wall assembly.

3. **Pipe Insulation — Plasticel* —** Nom 3/4 in. thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing with skin. **When nom 2-1/2 or 3 in. diam insulated steel or copper pipe is used, T Rating is 1/2 hr. When max 2 in. diam insulated steel or copper pipe is used, T rating is 1 hr.**

See **Plasticel*** (QMFZ2) category in the Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation material meeting the above specifications and having a UL94 Flammability Classification of 94-5VA may be used.

4. Fill, Void or **Cavity Materials* — Wrap Strip —** Nom 1/4 in. thick intumescent elastomeric material faced on one side with aluminum foil, supplied in 2 in. wide strips. One nom 2 in. wide strip tightly-wrapped around pipe insulation (Item 3) with the foil side exposed and slid into through opening such that the top edge is flush with top surface of floor. When a single insulated pipe is installed in a circular through opening and when the max annular space between the insulated pipe and the sides of the through opening is 3/8 in., the wrap strip layer may be secured in place with pressure-sensitive tape. In all other situations, the wrap strip layer shall be secured in place with min No. 18 gauge galv steel tie wire. In wall assemblies, the wrap strip layer is to be installed on the insulated pipe in the same manner used for floor assemblies but shall be installed symmetrically on both sides of the wall.

3M COMPANY — Type FS-195+

5. **Packing Material —** Min 1 in. thick mineral wool batt insulation firmly packed into opening with its top surface recessed min 1 in. from top surface of the floor. In wall assemblies, packing material to be firmly packed into opening on both sides of wall and recessed min 1 in. from wall surface. When a single insulated pipe (with wrap strip layer) is installed in a circular through opening and when the max annular space between the wrap strip layer and the sides of the through opening is 1/8 in., no forming material is required.

6. **Fill, Void or Cavity Materials* — Caulk or Sealant —** Applied to fill through opening to a min depth of 1 in. In floor assemblies, fill material to be installed flush with top surface of floor. In wall assemblies, fill material to be installed flush with wall surface on both sides of wall.

3M COMPANY — CP 25WB+ or FB-3000 WT.

(Note - W Rating applies only when FB-3000 WT is used.)

*Bearing the UL Classification Mark

C-AJ-1226

UL/cUL SYSTEM NO. C-AJ-1226

METAL PIPE THROUGH CONCRETE FLOOR/WALL OR BLOCK WALL

F-RATING = 3-HR. T-RATING = 0-HR. L-RATING AT AMBIENT = LESS THAN 1 CFM/SQ. FT. L-RATING AT 400° F = 4 CFM/SQ. FT.



1. CONCRETE FLOOR OR WALL ASSEMBLY (3-HR. FIRE-RATING) :
   A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE FLOOR OR WALL (MINIMUM 4-1/2" THICK).
   B. ANY UL/cUL CLASSIFIED CONCRETE BLOCK WALL.
2. (OPTIONAL) ANY OF THE FOLLOWING STEEL SLEEVES MAY BE USED :
   A. MAXIMUM 32" NOMINAL DIAMETER STEEL PIPE SLEEVE (SCHEDULE 40 OR HEAVIER) MAY EXTEND MAXIMUM 1" ABOVE FLOOR OR BEYOND BOTH SURFACES OF WALL.
   B. MAXIMUM 0" (MIN. 26 GA.) OR 12" (MIN. 24 GA.) DIAMETER GALVANIZED STEEL SLEEVE WITH SQUARE FLANGE SPOT WELDED TO BOTTOM OR MID-HEIGHT OF SLEEVE AND SIZED MINIMUM 2" LARGER THAN SLEEVE DIAMETER. SLEEVE MAY EXTEND MAXIMUM 1" ABOVE TOP SURFACE OF FLOOR, AND MAXIMUM 4" BELOW BOTTOM SURFACE OF FLOOR.
3. PENETRATING ITEM TO BE ONE OF THE FOLLOWING :
   A. MAXIMUM 36" NOMINAL DIAMETER STEEL PIPE (SCHEDULE 10 OR HEAVIER).
   B. MAXIMUM 32" NOMINAL DIAMETER CAST IRON PIPE.
   C. MAXIMUM 6" NOMINAL DIAMETER COPPER PIPE.
   D. MAXIMUM 6" NOMINAL DIAMETER STEEL CONDUIT.
   E. MAXIMUM 4" NOMINAL DIAMETER EMT.
4. MINIMUM 4" THICKNESS MINERAL WOOL (MINIMUM 4 PCF DENSITY) TIGHTLY PACKED AND RECESSED TO ACCOMMODATE FIRESTOP SEALANT.
5. MINIMUM 1/4" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT FLUSH WITH TOP SURFACE OF PIPE SLEEVE OR FLOOR ASSEMBLY.
6. MINIMUM 1/4" BEAD HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT AT POINT OF CONTACT.

NOTES - 1. MAXIMUM DIAMETER OF OPENING = 32".
2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 1-7/8".
3. MINIMUM 1/4" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT IS REQUIRED ON BOTH SIDES OF A WALL ASSEMBLY.
4. PIPE MAY BE INSTALLED WITH CONTINUOUS POINT OF CONTACT.

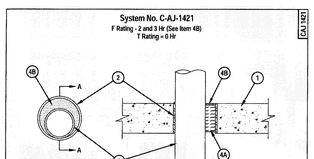
HILTI Firestop Systems — HILTI, INC. Tulsa, Oklahoma USA (800) 879-8000 — Sheet 1 of 1 — Scale 1/16" = 1" — Date Aug. 01, 2007 — Drawing No. CAJ 1226m

Saving Lives through Innovation and Education

C-AJ-1421

System No. C-AJ-1421
F Rating - 2 and 3 Hr (See Item 4B)
T Rating = 0 Hr

CAJ 1421

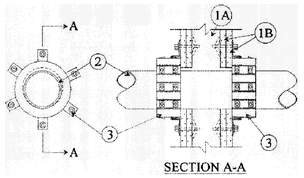


1. Floor or Wall Assembly - Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diam of opening is 8 in. (152 mm). See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
2. Metallic Sleeve - (Optional) Nom 6 in. (153 mm) diam (or smaller) Schedule 40 (or heavier) steel sleeve cast or grouted into floor or wall assembly, flush with floor or wall surfaces.
3. Through-Penetrant - One metallic pipe or conduit to be installed either concentrically or eccentrically within the firestop system. The annular space between pipe, tube or conduit and periphery of opening shall be min 0 in. (0 mm) (point contact) to max 5-3/8 in. (137 mm). Pipe or conduit to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic pipes or conduits may be used:
   A. Steel Pipe - Nom 4 in. (102 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. Iron Pipe - Nom 4 in. (102 mm) diam (or smaller) cast or ductile iron pipe.
   C. Copper Pipe - Nom 4 in. (102 mm) diam (or smaller) Regular (or heavier) copper pipe.
   D. Copper Tubing - Nom 4 in. (102 mm) diam (or smaller) Type L (or heavier) copper tubing.
   E. Conduit - Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing (EMT).
4. Fill, Void or Cavity Materials* - Sealant - Min 1/4 in. (6 mm) thickness of fill material applied within the annulus, flush with top surface of floor or with both surfaces of wall. For 3 hr rated assemblies, a min 1/4 in. (6 mm) thick bead of fill material shall be applied at the concrete/pipe interface at the point contact location on the top surface of floor and on both surfaces of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC - FS-ONE Sealant or CP604 Self-Leveling Firestop Sealant. CP604 shall be used in floor applications only. When CP604 is used, 7 Rating is 2 Hr.
*Bearing the UL Classification Mark

HILTI FIRESTOP SYSTEMS — Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. April 26, 2004 — CLASSIFIED C UL US

W-L-2078

System No. W-L-2078
November 29, 2005
F Ratings — 1 and 2 Hr (See Item 1)
T Ratings — 0, 1 and 2 Hr (See Items 2 and 3)
L Rating At Ambient — 2 CFM/sq ft
L Rating At 400 F — Less Than 1 CFM/sq ft



1. **Wall Assembly** — The fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300, U400 or V400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the construction features noted below.

   A. **Studs** — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced max 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.

   B. **Gypsum Board*** — Nom 5/8 in. thick gypsum board, as specified in the individual Wall and Partition Design. Max diam of opening is 11-1/2 in.

   The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.

2. **Through-Penetrants** — One nonmetallic pipe, conduit or tubing to be installed within the firestop system. The annular space between pipe and periphery of opening shall be min 0 in. (point contact) to max 1/2 in. Pipe or conduit to be rigidly supported on both sides of the wall assembly. The following types and sizes of nonmetallic pipes may be used:

   A. **Polyvinyl Chloride (PVC) Pipe** — Nom 10 in. diam (or smaller) Schedule 40 solid-core or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.

   B. **Chlorinated Polyvinyl Chloride (CPVC) Pipe** — Nom 10 in. diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.

   C. **Acrylonitrile Butadiene Styrene (ABS) Pipe** — Nom 6 in. diam (or smaller) Schedule 40 solid-core or cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.

   D. **Flame Retardant Polypropylene (FRPP) Pipe** — Nom 6 in. diam (or smaller) Schedule 40 FRPP pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.

   E. **Polyvinylidene Fluoride (PVDF) Pipe** — Nom 4 in. diam (or smaller) PVDF pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.

   When max 6 in. diam pipe is used, T Rating is equal to the hourly fire rating of the wall. When nom 8 in. or 10 in. diam pipe is used, T Rating is 0 hr.

3. **Firestop Device* — Firestop Collar** — Firestop collar shall be installed in accordance with the accompanying installation instructions. Collar to be installed and latched around the pipe and secured to both sides of the wall using the anchor hooks provided with the collar. (Minimum two anchor hooks for 1-1/2 and 2 in. diam pipes, three anchor hooks for 3 and 4 in. diam pipes, four anchor hooks for 6 in. diam pipes, ten anchor hooks for 8 in. diam pipes and twelve anchor hooks for 10 in. diam pipes). The anchor hooks are to be secured to the surface of wall with 3/16 in. diam by 2-1/2 in. long steel toggle bolts along with washers. As an alternate for pipe sizes of nom 4 in. diam or less, min No. 10 by 1-1/2 in. long drywall or laminate screws with min 3/4 in. steel washers may be used. **When the drywall or laminate screw is used, T Rating shall not exceed 1 hr.**

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 643 50/1.5"N, CP 643 63/2"N, CP 643 90/3"N, CP 643 110/4"N, CP 643 160/6"N, CP 644 200/8" andCP 644 250/10" Firestop Collars

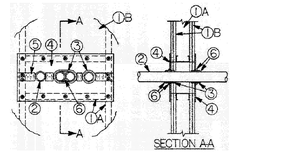
4. **Fill, Void or Cavity Material* — Sealant - (Not Shown)** — Min 1/2 in. thickness of sealant applied within the annular space for nom 6 in. and 10 in. diam pipes, flush with each side of wall. Sealant in annular space is optional for max 6 in. diam pipes. A min 1/4 in. thickness of sealant is required within the annular space, flush with each side of wall, to attain the L Ratings for max 6 in. diam pipes.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-One Sealant

*Bearing the UL Classification Mark

W-L-8002

System No. W-L-8002
May 19, 2005
F Rating — 2 Hr
T Ratings — 0, 1 and 1-1/2 Hr (See Item 2)
L Rating At Ambient — 2 CFM/sq ft
L Rating At 400 F — Less than 1 CFM/sq ft



1. **Wall Assembly** — The Fire-rated gypsum board/steel stud wall assembly shall be constructed of the materials and in the manner described in the individual U400 or V400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:

   A. **Steel Studs** — Steel studs to be min 3-5/8 in. (92 mm) deep and spaced max 24 in. (610 mm) OC. The opening in the wall to accommodate the pipes and/or conduits (Item 2) shall be framed on all sides using lengths of steel stud installed between the vertical studs and screw-attached to the steel studs at each end. The framed opening in the wall shall be max 22-1/2 in. (572 mm) wide and 8 in. (203 mm) high.

   B. **Gypsum Board*** — Two layers of nom 5/8 in. (16 mm) thick gypsum board, as specified in the individual Wall and Partition Design.

2. **Pipe or Conduit** — Nom 2 in. (51 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe, rigid steel conduit, steel EMT, Type L (or heavier) copper pipe or Schedule 40 polyvinyl chloride (PVC) pipe. Pipes may be for closed (process or supply) or vented (drain, waste or vent) piping systems. When PVC pipes are included in same opening with metallic pipes or conduits, a min separation of 2 in. (51 mm) shall be maintained between PVC pipe and nearest metal pipe. A min separation of 1 in. (25 mm) shall be maintained between pipe or conduit and periphery of opening. Pipes and conduits to be rigidly supported on both sides of wall assembly. **When copper pipe is used, T Rating is 0 hr. When steel pipe is used, T Rating is 1 hr. When PVC pipe is used, T Rating is 1-1/2 hr.**

3. Fill, Void or **Cavity Materials* — Wrap Strip** — Nom 1/4 in. (6 mm) thick intumescent elastomeric material faced on one side with aluminum foil, supplied in nom 2 in. (51 mm) wide strips. Nom 2 in. (51 mm) wide wrap strip tightly-wrapped around each PVC pipe (foil side exposed) and secured in place with steel wire ties. When two metallic pipes or conduits are in close proximity or in contact with one another such that the intumescent sheet (Item 4) can not readily be cut to follow their contours, a nom 2 in. (51 mm) wide wrap strip shall be tightly-wrapped around the two pipes and secured with steel wire ties. Wrap strips to project approx 7/8 in. (22 mm) beyond each face of the intumescent sheet (Item 4) on each side of wall. When diam of circular cutout in intumescent sheet is max 1/4 in. (6 mm) larger than diam of metallic pipe or conduit, no wrap strip is required on pipe or conduit.

3M COMPANY — Type FS-195+

4. **Fill, Void or Cavity Materials* — Intumescent Sheet** — Rigid aluminum foil-faced sheet with galv sheet steel backer sheets cut to tightly-follow the contours of the individual metallic pipe or conduit or the wrap strip (Item 3) on the PVC pipe or grouped metallic pipes. Sheets cut to lap a min of 2 in. (51 mm) on the wall on all sides of the opening on both sides of the wall. Prior to installation, a min 1/4 in. (6 mm) diam bead of caulk (Item 6) shall be applied as a gasket approx 1 in. (25 mm) from and on all sides of the through opening. Sheet to be installed with the galv steel sheet backer exposed (aluminum foil facing against wall surface) and secured to steel framing, through gypsum board layers, with min 1/4 in. (6 mm) diam by 2-1/4 in. (57 mm) long steel screws in conjunction with min 1-1/4 in. (32 mm) diam steel fender washers. Max spacing of fasteners not to exceed 6 in. (152 mm) with additional fasteners located on each side of butted seams or slits made to permit installation of the sheet around the pipes or conduits.

3M COMPANY — CS-195+

5. **Steel Cover Strip** — Min 2 in. (51 mm) wide strip of min 0.020 in. (0.51 mm) thick (26 gauge) galv steel sheet cut into one entire length of each butted seam or slit made in the intumescent sheet (Item 4). Prior to installation of the steel strip, the seam or slit in the intumescent sheet shall be covered with a nom 1/4 in. (6 mm) diam bead of caulk (Item 6). Steel cover strip secured to galv steel sheet backer of intumescent sheet with steel sheet metal screws or steel rivets spaced max 3 in. (76 mm) OC on each side of seam or slit.

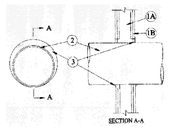
6. **Fill, Void or Cavity Materials* — Caulk or Sealant** — Generous application of caulk to be applied around base of pipe or wrap strip at its egress from the intumescent sheet on each side of wall. An additional bead of caulk shall be applied to the exposed edge of each wrap strip layer. When two metallic pipes or conduits are grouped tightly together and enclosed in a single wrap strip, pieces of mineral wool batt packing material shall be installed inside wrap strip layer and a min 1 in. (25 mm) depth of caulk shall be installed to fill all interstices between the pipes within the confines of the wrap strip.

3M COMPANY — CP 25WB+, IC 15WB+, FireDam 150+ caulk or FB-3000 WT sealant

*Bearing the UL Classification Mark

W-L-1167

System No. W-L-1167
August 03, 2001
F Ratings — 1 and 2 Hr (See Item 1)
T Rating — 0 Hr
L Rating At Ambient — Less Than 1 CFM/sq ft
L Rating At 400 F — 2 CFM/sq ft



1. **Wall Assembly** — The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:

   A. **Studs** — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC with nom 2 by 4 in. lumber end plates and cross braces. Steel studs to be min 3-1/2 in. wide by 1-3/8 in. deep channels spaced max 24 in. OC.

   B. **Gypsum Board*** — The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 14 in.

   The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.

2. **Through-Penetrant** — One metallic pipe, conduit or tubing installed either concentrically or eccentrically within the firestop system. The annular space between pipe, conduit or tubing and periphery of opening shall be min 0 in. (point contact) to max 1-3/8 in. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:

   A. **Steel Pipe** — Nom 12 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.

   B. **Iron Pipe** — Nom 12 in. diam (or smaller) cast or ductile iron pipe.

   C. **Conduit** — Nom 6 in. diam (or smaller) steel conduit or nom 4 in. diam (or smaller) steel electrical metallic tubing.

   D. **Copper Tubing** — Nom 4 in. diam (or smaller) Type L (or heavier) copper tubing.

   E. **Copper Pipe** — Nom 4 in. diam (or smaller) Regular (or heavier) copper pipe.

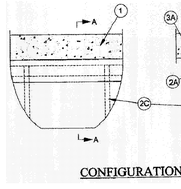
3. **Fill Void or Cavity Materials* - Caulk** — Min 5/8 in. thickness of fill material applied within the annulus, flush with both surfaces of wall. Min 1/2 in. diam bead of caulk applied to the penetrant/wallboard interface at the point contact location on both sides of wall.

3M COMPANY — CP 25WB+, IC 15WB+, FireDam 150+ caulk or FB-3000 WT sealant

*Bearing the UL Classification Marking

HW-D-0060

System No. HW-D-0060
March 20, 2013
Assembly Ratings — 1, 2 and 3 Hr (See Item 2)
Nominal Joint Width — 1 In.
Class II and III Movement Capabilities — 100% Compression or Extension



CONFIGURATION C

1. **Floor Assembly** — The fire-rated fluted steel deck/concrete floor assembly shall be constructed of the materials and in the manner described in the individual Floor-Ceiling Design in the UL Fire Resistance Directory. The hourly fire rating of the floor assembly shall be equal to or greater than the hourly fire rating of the wall assembly. The floor assembly shall include the following construction features:

   A. **Steel Floor and Form Units*** — Max 3 in. (76 mm) deep galv fluted floor units.

   B. **Concrete** — Min 2-1/2 in. (64 mm) thick reinforced (100-150 pcf or 1600-2400 kg/m3) concrete, as measured from the top plane of the floor units.

1A. **Roof Assembly** — As an alternate to Item 1, the fire-rated roof assembly shall be constructed of the materials and in the manner described in the individual P700, P800 or P900 series Roof-Ceiling Designs in the UL Fire Resistance Directory and shall contain max 3 in. (76 mm) deep galv steel fluted roof units. The hourly fire rating of the roof assembly shall be equal to or greater than the hourly fire rating of the wall assembly. In the case of spray-applied protection materials on the steel roof units, the joint system shall be installed prior to the spray-applied protection material.

1B. **Floor Assembly** — As an alternate to Item 1, min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) structural concrete.

2. **Wall Assembly** — The 1, 2 or 3 hr fire-rated gypsum board /steel stud wall assembly shall be constructed of the materials and in the manner described in the individual U400 and V400-Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:

   A. **Light Gauge Framing* - Deflection Trak —** Deflection trak of wall assembly shall consist of min No. 25 gauge galv steel channel sized to accommodate steel studs (Item 2C) and with offset legs to accommodate wall cladding (Item 3A). Deflection trak installed parallel or perpendicular to the floor units. When installed perpendicular (Configuration A), min No. 25 gauge deflection trak secured on both sides to valley of floor units with 1-1/2 in. (38 mm) long welds spaced max 12 in. (305 mm) OC. Min No. 20 gauge deflection trak may be secured with steel fasteners spaced 12 in. (305 mm) OC. When installed parallel (Configuration B), min No. 25 gauge deflection trak secured on one side to valley of floor units with 1-1/2 in. (38 mm) long welds spaced 12 in. (305 mm) OC. Min No. 20 gauge deflection trak may be secured with steel fasteners spaced max 12 in. (305 mm) OC. The other side of the deflection trak is secured to Z-Furring clips (Item 2B) with two No. 8 by 1/2 in. (13 mm) long lox screws. On concrete floor (Configuration C), min No. 20 gauge deflection trak attached to concrete at ceiling with steel fasteners spaced max 12 in. (305 mm) OC.

   FIRE TRAK CORP — Shadowline

   B. Z-Furring - (Parallel Units) — When trak is installed parallel to floor units, Z-Furring clips are attached to the bottom of the floor units within the crests with two steel fasteners . Clip spacing not to exceed 24 in. (610 mm) OC.

   C. **Studs** — Steel studs to be min 2-1/2 in. (64 mm) wide and as specified in the individual Wall and Partition Design in the UL Fire Resistance Directory. Studs cut 1-1/2 in. (38 mm) less in length than the assembly height with bottom nesting in and resting on floor runner and with top nesting in ceiling runner without attachment. Stud spacing not to exceed 24 in. (610 mm) OC.

   D. **Gypsum Board*** — Gypsum board sheets installed and attached to studs and runners as specified in the individual Wall and Partition Design in the UL Fire Resistance Directory, except that a nominal 1 in. (25 mm) gap shall be maintained between top of the gypsum board and the bottom flange of the deflection trak. Top row of screws shall be installed into the studs 3 in. (76 mm) below the top edge of the gypsum board sheets.

The hourly assembly rating of the joint system is equal to the fire rating of the wall.

Firestop Configuration C

3. **Joint System — Max separation between bottom flange of the deflection trak and top of wallboard (at the time of installation of the joint system) is 1 in. (25 mm). The joint system is designed to accommodate a max 100 percent compression or extension from its installed width.** The joint system consists of packing material (Item 3A), wall cladding (Item 3B) and a fill material (Item 3C) as follows:

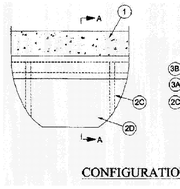
   A. **Wall Cladding** — Strips of the gypsum board material attached to the deflection trak. The number of layers, board type and thickness and fastener type shall be as specified for the gypsum board in the individual Wall and Partition Design in the UL Fire Resistance Directory. Fasteners shall be max spaced 3 in. (76 mm) OC. The top of the wall cladding shall be recessed min 1/8 in. (3.2 mm) to max 1/2 in. (13 mm) from the bottom of the concrete floor and overlap the gypsum board 4 in. (102 mm).

   B. **Fill, Void or Cavity Material*** — Full depth of fill material installed on each side of the wall between the top of the wall cladding and the bottom of the concrete floor , flush with each surface of the cladding.

A/D FIRE PROTECTION SYSTEMS INC — A/D FireBarrier Seal N/S, A/D FireBarrier Silicone
DAP PRODUCTS INC — DAP Firestop Sealant
EGS NELSON FIRESTOP — ES 1399 Sealant
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS611A or FS-ONE
JOHNS MANVILLE INTERNATIONAL INC — Firestop CI
3M COMPANY — FB 1000NS, FD-150+, CP 25 WB+
NATIONAL GYPSUM CO — FS-90
NUCO INC — Self Seal GG-220
PASSIVE FIRE PROTECTION PARTNERS — 4100NS, 4800DW
RECTORSEAL — Metacaulk 835+, Metacaulk 1000, Biostop 500+Caulk, Biotherm 100, FS1900, FS4000
SPECIFIED TECHNOLOGIES INC — SpecSeal ES Sealant
TREMCO INC — TREMstop Acrylic
UNITED STATES GYPSUM CO — FC, RFC
*Bearing the UL Classification Mark

HW-D-0061

System No. HW-D-0061
March 20, 2013
Assembly Ratings — 1, 2 and 3 Hr (See Item 2)
Nominal Joint Width — 1 In.
Class II and III Movement Capabilities — 100% Compression or Extension



CONFIGURATION C

1. **Floor Assembly** — The fire-rated fluted steel deck/concrete floor assembly shall be constructed of the materials and in the manner described in the individual Floor-Ceiling Design in the UL Fire Resistance Directory. The hourly fire rating of the floor assembly shall be equal to or greater than the hourly fire rating of the wall assembly. The floor assembly shall include the following construction features:

   A. **Steel Floor and Form Units*** — Max 3 in. (76 mm) deep galv fluted floor units.

   B. **Concrete** — Min 2-1/2 in. (64 mm) thick reinforced (100-150 pcf or 1600-2400 kg/m3) concrete, as measured from the top plane of the floor units.

1A. **Roof Assembly** — As an alternate to Item 1, the fire-rated roof assembly shall be constructed of the materials and in the manner described in the individual P700, P800 or P900 series Roof-Ceiling Designs in the UL Fire Resistance Directory and shall contain max 3 in. (76 mm) deep galv steel fluted roof units. The hourly fire rating of the roof assembly shall be equal to or greater than the hourly fire rating of the wall assembly. In the case of spray-applied protection materials on the steel roof units, the joint system shall be installed prior to the spray-applied protection material.

1B. **Floor Assembly** — As an alternate to Item 1, min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) structural concrete.

2. **Wall Assembly** — The 1, 2 or 3 hr fire-rated gypsum board /steel stud wall assembly shall be constructed of the materials and in the manner described in the individual U400 and V400-Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:

   A. **Light Gauge Framing* - Deflection Trak —** Deflection trak of wall assembly shall consist of min No. 25 gauge galv steel channel sized to accommodate steel studs (Item 2C) and with offset legs to accommodate wall cladding (Item 3A). Deflection trak installed parallel or perpendicular to the floor units. When installed perpendicular (Configuration A), min No. 25 gauge deflection trak secured on both sides to valley of floor units with 1-1/2 in. (38 mm) long welds spaced max 12 in. (305 mm) OC. Min No. 20 gauge deflection trak may be secured with steel fasteners spaced 12 in. (305 mm) OC. When installed parallel (Configuration B), min No. 25 gauge deflection trak secured on one side to valley of floor units with 1-1/2 in. (38 mm) long welds spaced 12 in. (305 mm) OC. Min No. 20 gauge deflection trak may be secured with steel fasteners spaced max 12 in. (305 mm) OC. The other side of the deflection trak is secured to Z-Furring clips (Item 2B) with two No. 8 by 1/2 in. (13 mm) long lox screws. On concrete floor (Configuration C), min No. 20 gauge deflection trak attached to concrete at ceiling with steel fasteners spaced max 12 in. (305 mm) OC.

   FIRE TRAK CORP — Shadowline, Cavity Shadowline

   B. Z-Furring - (Parallel Units) — When trak is installed parallel to floor units, Z-Furring clips are attached to the bottom of the floor units within the crests with two steel fasteners . Clip spacing not to exceed 24 in. (610 mm) OC.

   FIRE TRAK CORP — Z-Furring Clips

   C. **Studs** — Steel studs to be min 2-1/2 in. (64 mm) wide and as specified in the individual Wall and Partition Design in the UL Fire Resistance Directory. Studs cut 1-1/2 in. (38 mm) less in length than the assembly height with bottom nesting in and resting on floor runner and with top nesting in ceiling runner without attachment. Stud spacing not to exceed 24 in. (610 mm) OC.

   D. **Gypsum Board*** — Gypsum board sheets installed and attached to studs and runners as specified in the individual Wall and Partition Design in the UL Fire Resistance Directory, except that a nominal 1 in. (25 mm) gap shall be maintained between top of the gypsum board and the bottom flange of the deflection trak. Top row of screws shall be installed into the studs 3 in. (76 mm) below the top edge of the gypsum board sheets.

   E. **Bracing** — (Not Shown) - Bracing as specified in the individual Wall and Partition Design in the UL Fire Resistance Directory.

The hourly assembly rating of the joint system is equal to the fire rating of the wall.

Firestop Configuration C

3. **Joint System — Max separation between bottom flange of the deflection trak and top of wallboard (at the time of installation of the joint system) is 1 in. (25 mm). The joint system is designed to accommodate a max 100 percent compression or extension from its installed width.** The joint system consists of packing material (Item 3A), wall cladding (Item 3B) and a fill material (Item 3C) as follows:

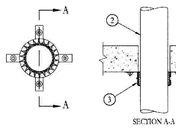
   A. **Wall Cladding** — Strips of the gypsum board material attached to the deflection trak. The number of layers, board type and thickness and fastener type shall be as specified for the gypsum board in the individual Wall and Partition Design in the UL Fire Resistance Directory. Fasteners shall be max spaced 3 in. (76 mm) OC. The top of the wall cladding shall be recessed min 1/8 in. (3.2 mm) to max 1/2 in. (13 mm) from the bottom of the concrete floor and overlap the gypsum board 4 in. (102 mm).

   B. **Fill, Void or Cavity Material*** — Full depth of fill material installed on each side of the wall between the top of the wall cladding and the surface of the steel floor units, flush with each surface of the cladding.

A/D FIRE PROTECTION SYSTEMS INC — A/D FireBarrier Seal N/S, A/D FireBarrier Silicone
DAP PRODUCTS INC — DAP Firestop Sealant
EGS NELSON FIRESTOP — ES 1399 Sealant
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS611A or FS-ONE
JOHNS MANVILLE INTERNATIONAL INC — Firestop CI
3M COMPANY — FB 1000NS, FD-150+, CP 25 WB+
NATIONAL GYPSUM CO — FS-90
NUCO INC — Self Seal GG-220
PASSIVE FIRE PROTECTION PARTNERS — 4100NS, 4800DW
RECTORSEAL — Metacaulk 835+, Metacaulk 1000, Biostop 500+Caulk, Biotherm 100, FS1900, FS4000
SPECIFIED TECHNOLOGIES INC — SpecSeal ES Sealant
TREMCO INC — TREMstop Acrylic
UNITED STATES GYPSUM CO — FC, RFC
*Bearing the UL Classification Mark

C-AJ-2226

System No. C-AJ-2226
November 20, 2009
F Rating - 3 Hr
T Rating - 3 Hr



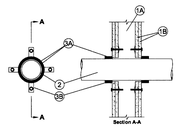
1. **Floor or Wall Assembly** - Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600 - 2400 kg/m3) concrete. Wall may also be constructed of any UL Classified **Concrete Blocks***. Floor may also be constructed of any min 6 in.(152 mm) thick UL Classified hollow-core **Precast Concrete Units***. Max diam of opening is 5 in. (127 mm). See **Concrete Block** (CAZT) and **Precast Concrete units** (CFTV) categories in the Fire Resistance Directory for names of manufacturers.

1A. **Steel Sleeve** - (Optional, Not Shown) - Nom 5 in. (127 mm) diam (or smaller) Schedule 10 (or heavier) steel sleeve cast or grouted into floor or wall assembly.

2. **Through Penetrants** - One nonmetallic pipe or conduit to be centered within opening with a nom 1/4 in. (6 mm) annular space between pipe or conduit and periphery of opening. Pipe or conduit to be rigidly supported on both sides of the floor or wall assembly. The following types and sizes of nonmetallic pipes or conduits may be used:
   A. **Polyvinyl Chloride (PVC) Pipe** - Nom 4 in. (102 mm) diam (or smaller) Schedule 40 solid core or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. B. **Rigid Nonmetallic Conduit**++ - Nom 4 in. (102 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA No. 70). C. **Chlorinated Polyvinyl Chloride (CPVC) Pipe** - Nom 4 in. (102 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems. D. **Acrylonitrile Butadiene Styrene (ABS) Pipe** - Nom 4 in. (102 mm) diam (or smaller) Schedule 40 solid core or cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. E. **Fire Retardant Polypropylene (FRPP) Pipe** - Nom 4 in. (102 mm) diam (or smaller) Schedule 40 FRPP pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. F. **Polyvinylidene Fluoride (PVDF) Pipe** - Nom 2 in. (51 mm) diam (or smaller) SDR 11, or nom 4 in. (102 mm) diam (or smaller) SDR 32.5 PVDF pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
3. **Firestop Device - Collar** - Collar to be installed in accordance with the accompanying installation instructions. Collar to be installed and latched around pipe and secured to underside of floor or on both sides of wall with 3M Ultra Fast

W-L-2101

System No. W-L-2101
F Ratings - 1 and 2 Hr (See Item 1)
T Ratings - 1 and 1-1/2 Hr (See Item 1)



1. **Wall Assembly -** The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs -** Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 3-5/8 in. wide and spaced max 24 in. OC.
   B. **Gypsum Board*** - 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 5 in.
   The hourly F and T Ratings of the firestop system are dependent on the hourly fire rating of the wall assembly in which it is installed as shown in the table below:

Rating of Wall Hr	F Rating Hr	T Rating Hr
2	2	1-1/2
1	1	1

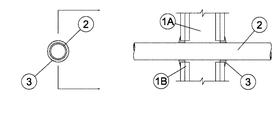
2. **Through Penetrants -** One nonmetallic pipe or conduit to be either concentrically or eccentrically within the firestop system. The annular space between pipe or conduit and perphery of opening shall be min 0 in. (point contact) to max 1/2 in. Pipe or conduit to be rigidly supported on both sides of the wall assembly. The following types and sizes of nonmetallic pipes or conduit may be used:
   A. **Polyvinyl Chloride (PVC) Pipe -** Nom 4 in. diam (or smaller) Schedule 40 cellular or solid core PVC pipe for use in closed (process or supply) or vented (drain, waste, or vent) piping systems.
   B. **Chlorinated Polyvinyl Chloride (CPVC) Pipe -** Nom 4 in. diam (or smaller) SDR 17 CPVC pipe for use in closed (process or supply) or vented (drain, waste, or vent) piping systems.
   C. **Rigid Nonmetallic Conduit -** Nom 4 in. diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA 70).
3. **Firestop System -** The firestop system shall consist of the following:
   A. **Fill, Void or Cavity Material* - Wrap Strip -** Nom 1/4 in. thick intumescent material faced on both sides with a plastic film, supplied in 1-1/2 in. wide strips. The layers of wrap strips are individually wrapped around the through penetrant with ends butted and held in place with masking tape. Butted ends in successive layers may be aligned or offset. The edge of the wrap strips shall abut each surface of the wall. The layers of wrap strips are installed on each side of the wall. *The number of layers of wrap strip are dependent on* the diam of the pipe or conduit as tabulated below:

Diam of Thought Penetrant, In.	Layers of Wrap Strip
4	2
3	2
2	1

   SPECIFIED TECHNOLOGIES INC - SpecSeal RED Wrap Strip, SpecSeal Series SSS Sealant or SpecSeal LCI Sealant
   C. **Steel Collar -** Collar fabricated from coils of precut 0.016 in. thick (No. 30 MSG) galv sheet steel available from wrap strip manufacturer. Collar shall be nom 1-1/2 in. deep with min four 1 in. wide by 2 in. long anchor tabs for securement to the wall. Retainer tabs, 3/4 in. wide tapering down to 1/4 in. wide and located opposite the anchor tabs, are folded 90 degree toward through penetrant surface to maintain the annular space around the through penetrant and to retain the wrap strips. Steel collar wrapped around wrap strips and through penetrant with a 1 in. wide overlap along its perimeter joint. Steel collar tightened around wrap strips and through penetrant using min 1/2 in. wide by 0.028 in. thick stainless steel hose clamp at midheight of steel collar. Collar secured to wall with 1/8 in. diam by min 2-3/4 in. long steel molly bolts in conjunction with min 1/4 in. by 1-1/4 in. diam steel fender washers. Steel collars are installed on each side of wall.
   *Bearing the UL Listing Mark
   *Bearing the UL Classification Marking

W-L-2093

System No. W-L-2093
F Ratings - 1 & 2 Hr. (See Item 1)
T Ratings - 1 and 1-1/2 Hr.(See Item 2)



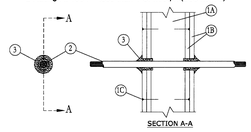
1. Wall Assembly - The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 3-5/8 in. wide and spaced max 24 in. OC.
   B. Gypsum Board* - Nom 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 5 in.
   The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. Through Penetrants - One nonmetallic pipe, conduit or raceway to be centered within the firestop system. A nom annular space of 5/16 in. is required within the firestop system. Pipe, conduit or raceway to be rigidly supported on both sides of the floor or wall assembly. The following types and sizes of nonmetallic pipes, conduits or raceway may be used:
   A. Polyvinyl Chloride (PVC) Pipe - Nom 2 in. diam (or smaller) Schedule 40 cellular or solid core PVC pipe for use in closed (process or supply) piping systems.
   B. Rigid Nonmetallic Conduit* - Nom 2 in. diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA No. 70).
   C. Chlorinated Polyvinyl Chloride (CPVC) Pipe - Nom 2 in. diam (or smaller) SDR17 CPVC pipe for use in closed (process or supply) piping systems.
   D. Optical Fiber Raceway+ - Nom 2 in. diam (or smaller) optical fiber raceway formed from polyvinyl chloride (PVC) or nom 1-1/4 in. diam (or smaller) optical fiber raceway formed from polyvinylidene fluoride (PVDF). Raceway to be installed in accordance with Article No. 770 of the National Electrical Code. Raceway to be rigidly supported on both sides of wall assembly.
   See Optical Fiber Raceway (QAZM) category in the Electrical Construction Materials Directory for names of manufacturers.
   E. Electrical Nonmetallic Tubing+ - Nom 2 in. diam (or smaller) PVC tubing installed in accordance with Article 331 of the National Electrical Code (NFPA No. 70). See Electrical Nonmetallic Tubing (FKHU) category in the Electrical Construction Materials Directory for names of manufacturers.
   The hourly T Rating of the firestop system is dependent upon the hourly fire rating of the wall and the diam of the through-penetrant as shown below:

Wall Hr	Max Diam of Throught Pentrant In.	T Rating Hr
1	2	1
1	1-1/4	1
2	2	1
2	1 1/4	1 1/2

3. Fill, Void or Cavity Material* - Sealant - Min 5/8 in. thickness of fill material applied within annulus, flush with both surfaces of wall. Additional fill material to be installed such that a min 1/4 in. thick crown is formed around the penetrating item and lapping 1 in. beyond the perphery of the opening.
   SPECIFIED TECHNOLOGIES INC - SpecSeal Series SSS Sealant or SpecSeal LCI Sealant
   +Bearing the UL Listing Mark
   *Bearing the UL Classification Mark

W-L-3001

System No.W-L-3001
September 07, 2004
(Formerly System No. 149)
F Ratings - 1 and 2 Hr (See Item 1)
T Ratings - 3/4, 1, 1-1/2 and 2 Hr (See Item 2)
L Rating At Ambient - 15 CFM/sq ft (See Item 3)
L Rating At 400 F - less than 1 CFM/sq ft (See Item 3)



1. Wall Assembly - The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. **Studs** - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC with nom 2 by 4 in. lumber end plates and cross braces. Steel studs to be min 3-5/8 in. wide by 1-3/8 in. deep channels spaced max 24 in OC.
B. **Gypsum Board*** - Nom 1/2 or 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers and sheet orientation shall be as specified in the individual Wall or Partition Design. Diam of circular through opening to be 3/8 in. to 5/8 in. larger than outside diam of cable or cable bundle.
C. **Fasteners** - When wood stud framing is employed gypsum wallboard layers attached to studs with cement coated nails as specified in the individual Wall or Partition Design. When steel channel stud framing is employed, gypsum wallboard attached to studs with Type S self-drilling, self-tapping bugle-head steel screws as specified in the individual Wall or Partition Design.

The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.

2. Cables - Individual cable or max 1 in. diam cable bundle installed in through opening with an annular space of min 0 in. (point contact) to max 3/4 in. Cable to be rigidly supported on both sides of wall assembly. The following types and sizes of cables may be used:

A. Max 150 pair No. 24 AWG copper conductor telephone cable with polyvinyl chloride (PVC insulation and jacket materials. When max 25 pair telephone cable is used,

T Rating is 2 hr.When 50 to 150 pair telephone cable is used in 1 hr fire rated wall,
T Rating is 3/4 hr.When 50 to 150 pair telephone cable is used in 2 hr fire rated wall, T Rating is 1 hr.

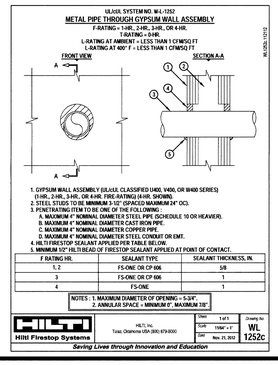
B. Max No. 10 AWG multiple copper conductor Type NM ("Romex") nonmetallic sheathed cable with PVC insulation and jacket materials.
When Type NM cable is used, max T Rating is 1-1/2 hr.
C. Multiple fiber optical communication cable jacketed with PVC and having a max outside diam of 5/8 in.
When fiber optic cable is used, max T Rating is 2 hr.
D. Max 12 AWG multi conductor (max seven conductors) power/control cable with cross-linked polyethylene (XLPE) insulation and XLPE or PVC jacket materials.
When multi conductor power/control cable is used, max T Rating is 2 hr.
E. Max four conductor with ground No. 2 AWG (or smaller) aluminum SER cables with polyvinyl chloride insulation and jacket materials.

3. Fill,Void or Cavity Materials* - Caulk, Sealant or Putty - Caulk or putty fill material installed to completely fill annular space between cable and gypsum wallboard on both sides of wall and with a min 1/4 in. diam bead of caulk or putty applied to perimeter of cable(s) at its egress from each side of the wall.

3M COMPANY - MP+ Stix putty, CP 25WB+ caulk, FB-3000 WT sealant or Cable Wrap putty
(Note: L Ratings apply only when CP 25WB+ caulk or FB-3000 WT sealant is used.)

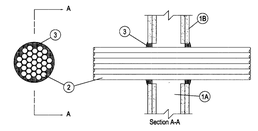
*Bearing the UL Classification Mark

W-L-1252



W-L-3076

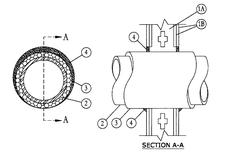
System No. W-L-3076
F Ratings - 1 and 2 Hr (See Item 1)
T Rating - 0 Hr



1. **Wall Assembly** - The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300, U400 or V400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 3-5/8 in. wide and spaced max 24 in. OC.
   B. **Gypsum Board*** - Nom 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall or Partition Design. Max diam of opening in wallboard layers is 7 in.
   The hourly F Rating of the firestop system is 1 hr when installed in a 1 hr fire rated wall and 2 hr when installed in a 2 hr fire rated wall.
2. **Through Penetrants** - One metallic pipe or tubing to be installed either concentrically or eccentrically within the firestop system. Pipe or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes or tubing may be used:
   A. Steel Pipe - Nom 4 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.
   When steel pipe is used, T Rating is 3/4 hr.
   B. **Copper Tubing** - Nom 4 in. diam (or smaller) Type L (or heavier) copper tubing.
   T Rating is 3/4 hr for copper tubing of nom 2 in. diam and smaller.
   For copper tube tubing greater than nom 2 in. diam,T Rating is 1/4 and 1/2 hr when installed in 1 and 2 hr rated walls, respectively.
   C. **Copper Pipe** - Nom 4 in. diam (or smaller) Regular (or heavier) copper pipe.
   T Rating is 3/4 hr for copper pipe of nom 2 in. diam and smaller.
   For copper pipe greater than nom 2 in. diam,T Rating is 1/4 and 1/2 hr when installed in 1 and 2 hr rated wall respectively.
   3. Pipe Insulation - Plastics# - Nom 3/4 in. thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC flexible foam furnished in the form of tubing. The annular space between the insulated pipe and the edge of the through opening shall be min zero in. (point contact) to max 1-1/4 in.
   See **Plastics#** (QMFZ2) category in the Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation material meeting the above specifications and having a UL94 Flammability Classification of 94-5VA may be used.
   4. Fill,Void or Cavity Materials* - Caulk or Sealant - Min 5/8 in. thickness of caulk or sealant applied within the annular space, flush with each surface of wall. A min 1/2 in. diam bead of caulk or sealant shall be applied to the pipe insulation/ wallboard interface at the point contact location on both sides of wall.
   3M COMPANY - CP-25 WB+ caulk or FB-3000 WT sealant
   *Bearing the UL Classification Marking
2A. **Through penetrating Product*** - As an alternate to the Item 2, a max 4 in. (102 mm) diam tight bundle of max 4 /C (with ground) - No. 2/0 AWG (or smaller) aluminum or steel jacketed **Armored Cable+** or **Metal-Clad Cable+** with aluminum or copper conductors may be used. The annular space between the cable bundle and the perphery of the opening shall be a min of 0 in. (point contact) to a max of 1 in. (25 mm). Through penetrating products may also be used in conjunction with the cables specified in Item 2. The through penetrating products are to be spaced min 1/2 in. (13 mm) from the cable bundle in Item 2. Cables to be rigidly supported on both sides of wall assembly.
   AFC CABLE SYSTEMS INC
   ENCORE WIRE CORP
3. **Fill, Void or Cavity Material* - Sealant -** Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with both surfaces of wall. Fill material to be forced into interstices of cable group to max extent possible. At point contact location, apply min 1/4 in. (6 mm) diam bead of fill material at cable/gypsum board interface on both sides of wall.
   SPECIFIED TECHNOLOGIES INC - SpecSeal Series SSS Sealant or SpecSeal LCI Sealant
   *Bearing the UL Classification Mark
   + Bearing the UL Listing Mark

W-L-5040

System No.W-L-5040
September 07, 2004
F Ratings - 1 and 2 Hr (See Item 1)
T Ratings - 1/4, 1/2 and 3/4 Hr (See Item 2)



1. Wall Assembly - The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. **Studs** - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 3-5/8 in. wide and spaced max 24 in. OC.
B. **Gypsum Board*** - Nom 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall and Partition Design. Max diam of opening in wallboard layers is 7 in.

The hourly F Rating of the firestop system is 1 hr when installed in a 1 hr fire rated wall and 2 hr when installed in a 2 hr fire rated wall.

2. Through Penetrants - One metallic pipe or tubing to be installed either concentrically or eccentrically within the firestop system. Pipe or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes or tubing may be used:

A. Steel Pipe - Nom 4 in. diam (or smaller) Schedule 10 (or heavier) steel pipe. When steel pipe is used, T Rating is 3/4 hr.
B. **Copper Tubing** - Nom 4 in. diam (or smaller) Type L (or heavier) copper tubing.

T Rating is 3/4 hr for copper tubing of nom 2 in. diam and smaller.
For copper tube tubing greater than nom 2 in. diam,T Rating is 1/4 and 1/2 hr when installed in 1 and 2 hr rated walls, respectively.

C. **Copper Pipe** - Nom 4 in. diam (or smaller) Regular (or heavier) copper pipe.
T Rating is 3/4 hr for copper pipe of nom 2 in. diam and smaller.
For copper pipe greater than nom 2 in. diam,T Rating is 1/4 and 1/2 hr when installed in 1 and 2 hr rated wall respectively.

3. Pipe Insulation - Plastics# - Nom 3/4 in. thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC flexible foam furnished in the form of tubing. The annular space between the insulated pipe and the edge of the through opening shall be min zero in. (point contact) to max 1-1/4 in.

See **Plastics#** (QMFZ2) category in the Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation material meeting the above specifications and having a UL94 Flammability Classification of 94-5VA may be used.

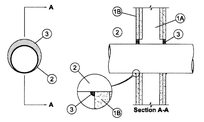
4. Fill,Void or Cavity Materials* - Caulk or Sealant - Min 5/8 in. thickness of caulk or sealant applied within the annular space, flush with each surface of wall. A min 1/2 in. diam bead of caulk or sealant shall be applied to the pipe insulation/ wallboard interface at the point contact location on both sides of wall.

3M COMPANY - CP-25 WB+ caulk or FB-3000 WT sealant

*Bearing the UL Classification Marking

W-L-7019

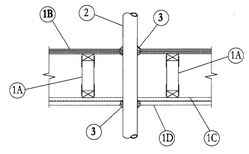
System No. W-L-7019
F Ratings - 1 & 2 Hr (See Item 1)
T Rating - 0 Hr



1. **Wall Assembly -** The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs -** Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC with nom 2 by 4 in. lumber end plates and cross braces. Steel studs to be min 3-5/8 in. wide and spaced max 24 in. OC.
   B. **Gypsum Board* -** 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 7 in.
   The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. **Through Penetrant -** One nom 6 in. diam (or smaller) No. 28 MSG (or heavier) steel vent pipe to be installed either concentrically or eccentrically within the firestop system. The annular space between pipe and periphery of opening shall be min 0 in. (point contact) to max 1 in. Pipe to be rigidly supported on both sides of wall assembly.
3. **Fill, Void or Cavity Material* - Sealant -** Min 5/8 in. thickness of fill material applied within annulus, flush with both surfaces of wall. At the point contact location between through penetrant and gypsum wallboard, a min 3/8 in. diam bead of fill material shall be applied at the gypsum wallboard/through penetrant interface on both surfaces of wall.
   SPECIFIED TECHNOLOGIES INC - SpecSeal Series SSS Sealant or SpecSeal LCI Sealant
   *Bearing the UL Classification Mark

F-C-1006

System No. F-C-1006
September 03, 2004
(Formerly System No. 453)
F Rating - 1 Hr
T Rating - 1 Hr
L Rating At Ambient - Less Than 1 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft



1. Floor-Ceiling Assembly - The 1 hr fire rated wood joist, wood truss or combination wood and steel truss Floor-Ceiling assembly shall be constructed of the materials and in the manner described in the individual L500-Series Design in the UL Fire Resistance Directory, as summarized below:

A. **Joists or Trusses** - Nom 2 by 10 in. lumber joists, min 12 in. deep parallel chord trusses fabricated from nom 2 by 4 in. lumber in conjunction with galv steel truss plates or **Structural Wood Members*** with bridging as required.
B. **Flooring** - Nom 3/4 in. thick plywood flooring with or without **Floor Topping Mixture***. Max diam of opening is 5 in.
C. **Furring Channels** - Rigid or resilient galv steel furring channels installed perpendicular to bottom chord of trusses.
D. **Gypsum Board*** - Nom 4 ft wide by 5/8 in. thick, screw-attached to furring channels. Max diam of opening is 1-1/4 in.

1.1 Chase Wall (Optional, not shown) - The through penetrants (Item No. 2) may be routed through a 1 hr fire-rated single, double or staggered wood stud/gypsum wallboard chase wall constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. **Studs** - Nom 2 by 6 in. or double nom 2 by 4 in. lumber studs.
B. **Sole Plate** - Nom 2 by 6 in. or parallel 2 by 4 in. lumber plates, tightly butted.
C. **Top Plate** - The double top plate shall consist of two nom 2 by 6 in. or two sets of parallel 2 by 4 in. lumber plates, tightly butted. Max diam of opening is 5 in.
D. **Gypsum Board*** - Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.

2. **Pipe or Conduit** - Nom 10 in. diam (or smaller) Schedule 10 (or heavier) steel pipe or cast iron pipe, nom 4 in. diam (or smaller) steel conduit or steel EMT or nom 3 in. diam (or smaller) Type L (or heavier) copper tubing. Pipe to be installed approx midway between joists or trusses and centered in circular cutouts. Diam of circular cutouts is 1/4 in. to 1/2 in. larger than diam of the pipe. Pipe to be rigidly supported on both sides of Floor-Ceiling assembly.

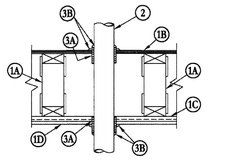
3. Fill,Void or Cavity Materials* - Caulk or Sealant - Min 3/4 in. thickness of fill material applied within the annulus, flush with top surface of floor or sole plate. Min 5/8 in. thickness of fill material applied within the annulus, flush with bottom surface of ceiling or top plate. An additional min 1/4 in. crown of fill material applied to perimeter of penetrant at its egress from the top of flooring and underside of ceiling or from top of sole plate and underside of top plate.

3M COMPANY - CP 25WB+ caulk or FB-3000 WT sealant.

*Bearing the UL Classification Marking

F-C-2008

System No. F-C-2008
May 20, 2005
F Rating - 1 Hr
T Rating - 1 Hr
L Rating At Ambient - 7 CFM/sq ft (See Item 3B
)L Rating At 400 F - Less Than 1 CFM/sq ft (See Item 3B)



1. **Floor Assembly** - The fire rated wood truss or combination wood and steel truss Floor-Ceiling assembly shall be constructed of the materials and in the manner described in the individual L500 Series Design in the UL Fire Resistance Directory and shall include the following construction features:A. **Trusses** - Min 12 in. (305 mm) deep parallel chord trusses fabricated from 2 by 4 in. (51 mm by 102 mm) lumber in conjunction with galv steel truss plates or **Structural Wood Members*** with bridging as required.B. **Flooring** - Nom 3/4 in. (19 mm) thick plywood flooring with or without **Floor Topping Mixture***. Diam of hole-sawed opening in flooring to be 1/2 in. to 3/4 in. (13 mm to 19 mm) larger than diam of pipe. Max diam of opening in flooring is 3 in. (76 mm).C. **Furring Channels** - Rigid or resilient galv steel furring channels installed perpendicular to bottom chord of trusses.D. **Gypsum Board*** - Nom 4 ft (122 cm) wide by 5/8 in. (16 mm) thick, screw-attached to furring channels. Diam of hole-sawed opening in gypsum wallboard ceiling to be 1/2 in. to 3/4 in. (13 mm to 19 mm) larger than diam of pipe. Max diam of opening in ceiling is 3 in. (76 mm).
2. **Nonmetallic Pipe** - Nom 2 in. (51 mm) diam (or smaller) Schedule 40 polyvinyl chloride (PVC), SDR13.5 chlorinated polyvinyl chloride (CPVC) or solid-core Schedule 40 acrylonitrile-butadiene-styrene (ABS) pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. One pipe to be installed approx midway between trusses and centered in circular openings in flooring and in ceiling. A nom 1/4 in. to 3/8 in. (6 mm to 10 mm) annular space is required in the firestop system. Pipe to be rigidly supported on both sides of Floor-Ceiling assembly.

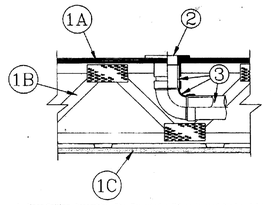
2A. Electrical Nonmetallic Tubing + - Nom 1 in. (25 mm) diam (or smaller) corrugated wall ENT constructed of polyvinyl chloride. ENT to be installed as a complete system with all terminations in junction boxes, outlet boxes or other approved enclosures as specified in the National Electrical Code. Max one ENT per through opening. ENT to be centered in opening and rigidly supported on both sides of the Floor-Ceiling assembly.See **Electrical Nonmetallic Tubing** (FKHU) category in Electrical Construction Materials Directory for names of manufacturers.

3. **Firestop System** - The details of the firestop system shall be as follows:A. **Fill, Void or Cavity Materials* - Wrap Strip** - Nom 1/4 in. (6 mm) thick intumescent elastomeric material faced on one side with aluminum foil, supplied to 2 in. (51 mm) wide strips. Nom 2 in. (51 mm) wide strip tightly-wrapped around nonmetallic pipe (foil side exposed), secured with two steel tie wires and slid into hole-sawed opening in flooring (Item 1B) and in gypsum wallboard ceiling (Item 1D). Bottom edge of wrap strip to project 9/16 to 11/16 in. (14 mm to 17.5 mm) below bottom surface of flooring and below bottom (ceiling) surface of gypsum wallboard.
   3M COMPANY - FS-195+B. **Fill, Void or Cavity Materials* - Caulk, Sealant or Putty** - Nom 1/4 in. (6 mm) thickness of caulk or putty to be applied to the exposed edge of the wrap strip layer (top of flooring and bottom of gypsum wallboard ceiling). Generous application of caulk or putty to be applied to fill all gaps at the wrap strip/flooring and wrap strip/gypsum wallboard ceiling interfaces.
   3M COMPANY - CP 25WB+ caulk, FB-3000 WT sealant or MP+ Stix putty (Note: L Ratings apply only when CP 25WB+ caulk or FB-3000 WT sealant is used. CP 25WB+ not suitable for use with CPVC pipes.)

*Bearing the UL Classification Marking

F-C-2012

System No. F-C-2012
F Rating—1 Hr
T Rating—1 Hr

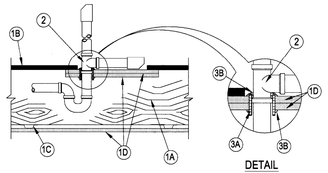


1. **Floor-Ceiling Assembly**—The fire-rated solid or trussed lumber joist Floor-Ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Flooring System— Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. **Diam of hole-sawed opening in flooring *to be 6 in. or 5 in. for nom 3 in. or 4 in. closet flange (Item 2),*** respectively.
   B. Joists—**Nom 10 in. deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members*** with bridging as required and with ends firestopped.
   C. Wallboard, Gypsum*—Nom 4 ft wide by 5/8 in. thick. Wallboard direct attached to joists or screw-attached to furring channels as specified in the individual Floor-Ceiling Design.
2. **Firestop Device*—Closet Flange—PVC closet stub sized to accommodate nom 3 in. or 4 in. diam pipe. Closet flange installed in hole-sawed opening in flooring system with flange secured to top of flooring with steel screws.**
   ProSet Systems Inc.—Part No. A35340 or A45340
3. **Drain Piping—Nom 3 in. or 4 in. diam Schedule 40 PVC drain piping and fitting. Short length of pipe with 90 degree elbow fitting cemented into bottom socket of closet flange. Drain piping to soil stack cemented into elbow.**
4. **Water Closet—(Not Shown)—Floor mounted vitreous china water closet.**

*Bearing the UL Classification Marking

F-C-2026

System No. F-C-2026
May 18, 2005
F Rating - 1 Hr
T Rating - 1 Hr



1. Floor-Ceiling Assembly - The fire-rated solid or trussed lumber joist Floor-Ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory, as summarized below:

A. Joists - Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
B. Flooring System - Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Rectangular cutout in flooring to accommodate the bathtub drain piping (Item 2) to be max 8 by 12 in. (203 mm by 305 mm).
C. Furring Channels - Rigid or resilient galv steel furring channels installed perpendicular to joists.
D. Gypsum Board* - Nom 4 ft (122 cm) wide by 5/8 in. (16 mm) thick. Wallboard screw-attached to furring channels as specified in the individual Floor-Ceiling Design. Two pieces of gypsum wallboard, each min 4 in. (102 mm) longer and wider than the cutout in the flooring, screw-attached to bottom of flooring concentric with cutout. Diam of opening hole-sawed through both layers of the gypsum wallboard patch to be 1/2 in. to 5/8 in. (13 mm to 16 mm) larger than outside diam of bathtub drain piping (Item 2).

2. Drain Piping - Nom 1-1/2 in. (38 mm) diam Schedule 40 PVC pipe and drain fittings cemented together and provided with PVC bathtub waste/overflow fitting.

3. Firestop System - The details of the firestop system shall be as follows:

A. Fill,Void or Cavity Materials* - Wrap Strip - Nom 1/4 in. (6 mm) thick intumescent elastomeric material faced on one side with aluminum foil, supplied in 2 in. (51 mm) wide strips. Nom 2 in. (51 mm) wide strip tightly-wrapped around PVC drain piping (foil side exposed), secured with two steel wire ties, and slid into hole-sawed opening in gypsum wallboard patch (Item 1D). Bottom edge of wrap strip to project approx 1/2 in. (13 mm) below bottom surface of gypsum wallboard patch.

3M COMPANY - FS-195+

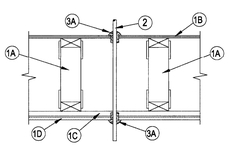
B. Fill,Void or Cavity Materials* - Caulk or Sealant - Nom 1/4 in. (6 mm) diam bead of caulk to be applied to perimeter of wrap strip at its egress from the underside of the gypsum wallboard patch. Nom 1/4 in. (6 mm) thickness of caulk to be applied to the exposed edge of the wrap strip layer and to fill all gaps between the wrap strip layer and the tee of the drain fitting on the top surface of the gypsum wallboard patch.

3M COMPANY - CP 25WB+, IC 15 WB, FireDam 150+ caulk or FB-3000 WT sealant

*Bearing the UL Classification Marking

F-C-3007

System No. F-C-3007
May 20, 2005
F Rating - 1 Hr
T Rating - 1 Hr

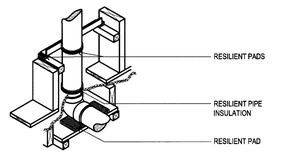


1. **Floor Assembly** - The 1 hr fire rated wood truss or combination wood and steel truss Floor-Ceiling assembly shall be constructed of the materials and in the manner described in the individual L500 Series Design in the UL Fire Resistance Directory, as summarized below:

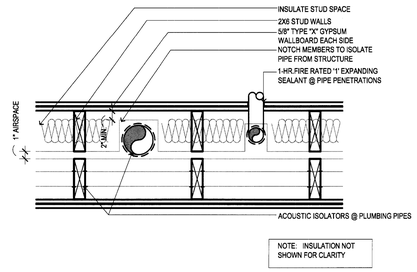
A. Trusses - Min 12 in. (305) deep parallel chord trusses fabricated from nom 2 by 4 in. (51 mm by 102 mm) lumber in conjunction with galv steel truss plates or **Structural Wood Members*** with bridging as required.
B. Flooring - Nom 3/4 in. (19 mm) thick plywood flooring with or without **Floor Topping Mixture***. Max diam of opening is 1-1/4 in. (32 mm).
C. Furring Channels - Rigid or resilient galv steel furring channels installed perpendicular to bottom chord of trusses.
D. Gypsum Board* - Nom 4 ft (122 cm) wide by 5/8 in. (16 mm) thick, screw-attached to furring channels. Max diam of opening is 1-1/4 in. (32 mm).

1.1 Chase Wall - (Optional, not shown) - The through penetrants (Item No. 2) may be routed through a 1 hr fire-rated single, double or staggered wood stud/gypsum board chase wall constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

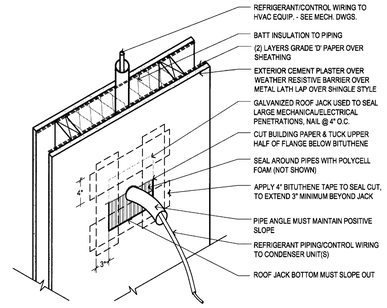
A. Studs - Nom 2 by 6 in. (51 mm by 152 mm) or double nom 2 by 4 in. (51 mm by 102 mm) lumber studs.
B. Sole Plate - Nom 2 by 6 in. (51 mm by 152 mm) or parallel 2 by 4 in. (51 mm by 102 mm) lumber plates, tightly butted.
C. Top Plate - The double top plate shall consist of two nom 2 by 6 in. (51 mm by 152 mm



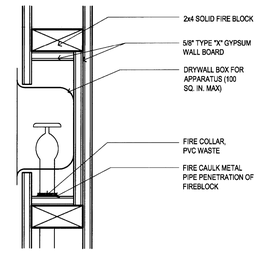
16 WASTE TRAP - ACOUSTICAL ISOLATION
SCALE: 1 1/2" = 1'-0"



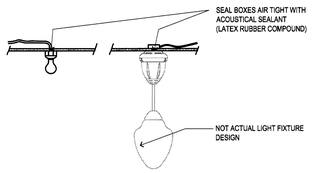
12 PLUMBING PENETRATIONS - ACOUSTICAL ISOLATION
SCALE: 1 1/2" = 1'-0"



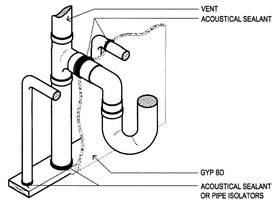
8 REFRIGERANT / CONTROL WIRING TO HVAC EQUIP.
SCALE: 1 1/2" = 1'-0"



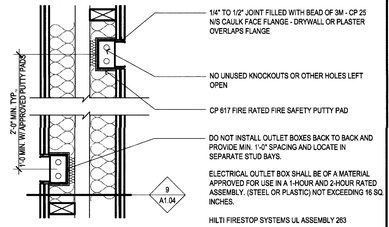
4 WASHER BOX DETAIL @ 1 HR WALL
SCALE: 1 1/2" = 1'-0"



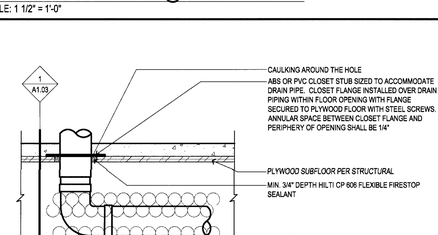
15 LIGHT FIXTURE - ACOUSTICAL ISOLATION
SCALE: 1 1/2" = 1'-0"



11 KITCHEN SINK PENETRATIONS - ACOUSTICAL ISOLATION
SCALE: 1 1/2" = 1'-0"

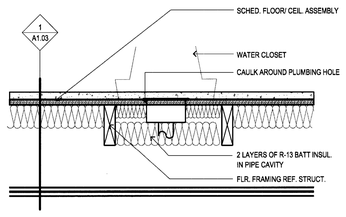


7 STAGGERED PENETRATION @ PARTY WALL
SCALE: 1 1/2" = 1'-0"

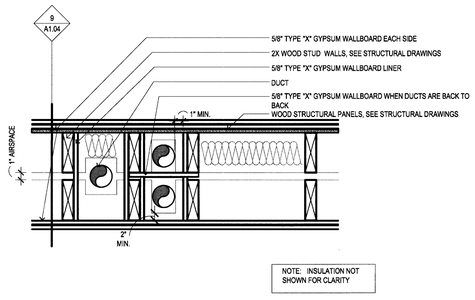


REFERENCE UL SYSTEM NO. F-C-2263

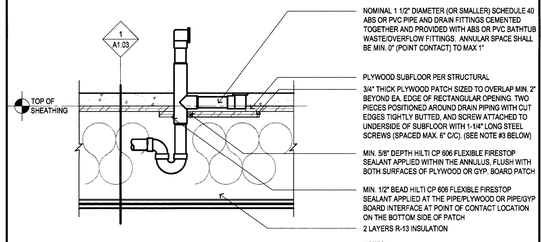
3 WATER CLOSET WASTE LINE
SCALE: 1 1/2" = 1'-0"



14 WATER CLOSET - ACOUSTICAL ISOLATION
SCALE: 1 1/2" = 1'-0"



10 DUCT CHASE
SCALE: 1 1/2" = 1'-0"



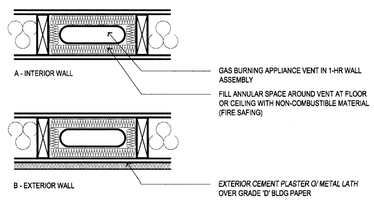
REFERENCE UL SYSTEM NO. F-C-2262

NOTES:
1. MAX SIZE OF OPENING = 12" x 8".
2. ANNULAR SPACE BETWEEN DRAIN PIPING AND PATCH = MIN. 0", MAX. 1"
3. AS AN ALTERNATE TO PLYWOOD, 5/8" THICK GYPSUM WALLBOARD MAY BE USED

6 BATHTUB WASTE TRAP DETAIL
SCALE: 1 1/2" = 1'-0"

2 NOT USED
SCALE: 1 1/2" = 1'-0"

13 NOT USED
SCALE: 1 1/2" = 1'-0"



NOTE:
GAS VENTS AND NON-COMBUSTIBLE PIPING PASSING THROUGH THREE FLOORS OR LESS

9 NON COMBUSTIBLE PIPE @ WALL
SCALE: 1 1/2" = 1'-0"

5 NOT USED
SCALE: 1 1/2" = 1'-0"

FIRE STOPPING & PENETRATION NOTES:

1. MATERIALS USED IN THE FIRE SAFING SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MAUFACTURERS INSTRUCTIONS PROVIDED WITH THE MATERIALS AND SHALL BE UL LISTED AS FIRE RATED PRODUCTS.
2. THE F AND T RATINGS OF THROUGH PENETRATION FIRE STOPS SHALL NOT BE LESS THAN THE FIRE RESISTANCE OF THE ASSEMBLY PENETRATED AND SHALL BE SUITABLE FOR THE METHOD OF, AND MATERIALS SURROUNDING THE PENETRATION AND PENETRATING ITEM.
3. SEE CBC SECTION 713.3 FOR PENETRATIONS INTO OR THROUGH FIRE RESISTANCE RATED WALLS
   SEE CBC SECTION 713.4 FOR PENETRATION OF FIRE RESISTANCE FIRE RATED FLOOR / CEILING ASSEMBLIES
   SEE CBC SECTION 713.4.1.2 FOR MEMBRANE PENETRATION REQUIREMENTS OF
   CBC SECTION 713.3.2 FOR HORIZONTAL ASSEMBLIES ADDITIONAL MEMBRANE PENETRATION REQUIREMENTS
4. FIRE SAFING SYSTEMS ARE SPECIFIC FOR EACH VARYING CONDITION OF A FIRE RATED WALL OR FLOOR ASSEMBLY, THE PENETRATING ITEMS, AND THE MATERIALS SELECTED TO PREVENT THE SPREAD OF FIRE THROUGH THE PENETRATION. THE SAFING MATERIALS DESIGNATED FOR USE IN THE FIRE ASSEMBLIES ARE NOT PROVIDED SPECIFIC FIRE RATINGS. DESIGNATED MATERIALS
5. *REVIEW FULL PLAN SET FOR THE CONSTRUCTION ASSEMBLIES TO BE PENETRATED.*
6. SEE SHEET A1.02 FOR DIFFERENT BUILDING CONSTRUCTION TYPES.
7. MAINTAIN COPIES OF MANUFACTURER INSTRUCTIONS AT JOB SITE.
8. CONTRACTOR TO COMPARE PIPE MATERIAL WITH SOILS REPORT TO VERIFY COMPATABILITY.

1 FIRE STOPPING AND PENETRATION NOTES
SCALE: 1 1/2" = 1'-0"

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Drawn By:	SW	
Original Date Plotted:	11-27-2012	
Revisions:		
#	DATE	COMMENTS

CAREER LOFTS
28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT VINCE GERALD CHOPKA No. C23572 Ren. 7-31-15 STATE OF CALIFORNIA

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SHEET CONTENTS:
PENETRATION DETAILS

SHEET NO.
A1.26

2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

F:\C & M V10\02 United American Career Lofts\Arch\CONSTRUCTION\A1.26.dwg
USER: Mj LAST EDITING: Nov 22, 2013 - 3:04pm
SCALE: 96 LAYOUT: A1.26

PROPOSED TRANSFORMER PAD
BACKFLOW PREVENTION-RPPA
WATER SERVICE
FIRE SERVICE
PROPERTY LINE
CABOT ROAD
PROPOSED FUSE CABINET
PROPOSED TRANSFORMER PAD
SITE ENTRANCE
GARAGE LVL-1 EXIT
GARAGE LVL-A EXIT
POOL
SPA
LOADING AREA
ENTRANCE
FIRE DEPT PATH OF TRAVEL
GUEST PARKING
RESIDENT PARKING
LOBBY
SECURITY GATE
LEVEL-1 GARAGE
RAMP TO LEVEL-A
EXISTING GARAGE AND OPENINGS ON PRPOERTY LINE
INTERSTATE 73 (SAN JOAQUIN HILLS CORRIDOR)
ST HWY 73
OBSCURED
ASPH
CONCRETE PARKING STRUCTURE

01 SITE PLAN
1" = 20'-0"

EXTENT OF EXISTING GARAGE AT LEVEL-A

SITE MAP

ADDITIONAL DETAIL REFERENCES ADDED

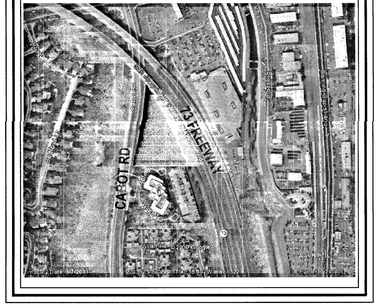
NORTH

LEGEND

PROPERTY LINE
BUILDING SETBACK LINE
ACCESSIBLE PATH OF TRAVEL (SEE CIVIL ENGINEER'S DRAWINGS)

NOTE:
THIS SITE PLAN WAS PREPARED USING INFORMATION PREPARED BY OTHERS. THIS DRAWING IS INTENDED TO PROVIDE INFORMATION DESCRIBING ARCHITECTURAL FEATURES ONLY. SEE DOCUMENTS PREPARED BY CIVIL ENGINEER FOR INFORMATION CONCERNING PRECISE GRADING, HORIZONTAL CONTROL AND SITE ACCESSIBILITY FEATURES.

VICINITY MAP



Drawn By: XXX
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
B	12-03-2013	PLANNING REVISIONS
C	01-14-2014	REVISIONS

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SHEET CONTENTS:
SITE PLAN

SHEET NO.
A2.01

2011492

DELTA-C 01-14-2014

FILE: M11492_United American_Career Loft\work\A-SITE.dwg
USER: cmurray DATE/TIME: Jan 13, 2014 - 2:57pm
SCALE: 360 LAYOUT: A2.01

DOOR NOTES

1. ALL DOORS SHALL COMPLY WITH C.B.C. SECTIONS 1008, 1014, & 1015. ⚠1
2. ALL GLASS AND GLAZING IN DOORS SHALL COMPLY WITH CBC CHAPTER 24.
3. GLASS DOORS AND ADJACENT GLASS PANELS WITHIN 18" SHALL BE APPROVED FOR IMPACT HAZARD .
4. DOOR SIZES SHOWN ARE NOMINAL. ALLOWANCE FOR OPERABILITY, THRESHOLDS ETC., SHALL BE SUBTRACTED FROM THE DOOR.
5. EXIT DOORS SHALL BE A MINIMUM OF 3'-0" WIDE X 6'-8" HIGH AND SHALL OPEN AT LEAST 90 DEGREES AND PROVIDE A CLEAR WIDTH OF AT LEAST 32". SWINGING DOOR LEAF TO BE MAX 48" NOMINAL. ⚠1
6. DOORS IN RATED WALLS SHALL CONSIST OF SELF-CLOSING, SELF-LATCHING ASSEMBLIES WITH SMOKE AND DRAFT SEALS AT HEAD AND JAMBS. DOOR ASSEMBLY RATINGS SHALL BE AS INDICATED ON DOOR SCHEDULE. HOLD OPEN DEVICES ON RATED ASSEMBLIES SHALL BE MAGNETICALLY OPERATED AND ACTIVATED BY SMOKE DETECTORS, CLOSE AND LATCH.
7. AIR LEAKAGE AT EXTERIOR DOORS SHALL BE LIMITED BY THE FOLLOWING.

A. ALL DOORS SHALL BE WEATHER-STRIPPED AT THE HEAD, SILL AND JAMBS.
B. DOORS MOUNTED IN AN EXTERIOR WALL SHALL HAVE A MINIMUM 1/2" LAP AT EACH JAMB AND HEAD.
C. DOORS REQUIRING VERTICAL TRACK OR GUIDES SHALL USE A CONTINUOUS MOUNTING ANGLE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE.
D. MEETING STILES AND RAILS OF SECTION DOORS SHALL BE PROVIDED WITH A SEAL, ASTRAGAL.

8. DOORS WITH LOUVERS, LOUVER SHALL BE 12" HIGH UNLESS NOTED OTHERWISE. LOUVERS IN FIRE-RATED DOOR ASSEMBLIES TO BE FUSIBLE LINK FIRE DAMPERS. LOUVERS IN EXTERIOR DOORS SHALL BE VANDAL RESISTANT.
9. ALL DOORS SHALL BE 1-3/4" THICK UNLESS NOTED OTHERWISE.
10 EXIT DOORS MUST OPEN FROM THE INSIDE WITHOUT A KEY, OR ANY SPECIAL KNOWLEDGE OR EFFORT.
11. DOOR HARDWARE SHALL COMPLY WITH THE FOLLOWING:
    A. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND ARE IN THE PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
    B. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8-1/2 LBS FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT SHALL BE APPLIED AT AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS, WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 LBS. FOR ALL OCCUPANCIES REQUIRED FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE, NOT TO EXCEED 15LBF.
12. THE BOTTOM 10 INCHES OF ALL DOOR EXCEPT SLIDING AND POCKET DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
13. COORDINATE FABRICATION OF ALL DOORS AND FRAMES WITH THE PROJECTS SECURITY REQUIREMENTS.
14. ALL RATED DOORS OPENING TO CORRIDORS TO HAVE "S" LABEL FOR POSITIVE PRESSURE COMPLIANCE . PER CBC SECTION 715.4.3
15. ENTRANCE DOORS FROM INTERIOR CORRIDORS TOGETHER WITH THEIR PERIMETER SEALS SHALL HAVE STC RATINGS NOT LESS THAN 26. SUCH TESTED DOORS SHALL OPERATE NORMALLY WITH COMMERCIALLY AVAILABLE SEALS.
16. ALL DOORS WITHIN THE 2-HOUR STAIR ENCLOSURE TO HAVE 90 MINUTE LABEL.
17. DOORS IN EXIT ENCLOSURES SHALL COMPLY WITH CBC SECTION 715.4.4
18. DOORS THAT ARE CLASSIFIED AS INCIDENTAL USE ARE REQUIRED TO HAVE CLOSERS. DOORS SHALL NOT HAVE AIR TRANSFER OPENINGS AND SHALL NOT BE UNDERCUT IN EXCESS OF THE CLEARANCE PERMITTED.
19. PER 2010 CBC 1126A.4.1 & 1133B.2.5.1, IF THE DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF *70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LANDING EDGE OF THE DOOR.*
20. PER 2010 CBC 1126A.6.1 THE LEVER OF THE LEVER-ACTUATED LATCHES OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN 1/2 INCH OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS.
21. PER CBC SECTION 1008.1.9 ALL DOORS SHALL BE OPERABLE WITHOUT ANY SPECIAL KNOWLEDGE OR HARDWARE
22. DOORS, GATES, AND SIDE LIGHTS ADJACENT TO DOORS OR GATES, CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 42 INCHES MAXIMUM ABOVE THE FINISH FLOOR.

HOLLOW METAL FRAME INSTALLATION NOTES (NON BEARING STUD WALLS):

1. FURNISH FRAMES AS ONE-PIECE ASSEMBLY
2. FACTORY WELD FRAME ANCHORS IN PLACE AT HINGE LEVELS AND DIRECTLY OPPOSITE ON STRIKE JAMB.
3. SQUARE, BRACE AND PLUMB FRAME AND SET SPREADER AT THE THRESHOLD TO MAINTAIN DOOR OPENING DIMENSION ATTACHING JAMBS TO FLOOR THROUGH FLOOR ANCHORS.
4. INSTALL JAMB STUDS TO FLOOR AND CEILING RUNNERS AND TIGHTLY AGAINST FRAME ANCHORS. FASTEN STUDS TO FRAME ANCHORS THROUGH BACK OF STUD W/ MIN. 8X1/2" SELF TAPPPING SCREWS.
5. NOTE DRYWALL MUST EXTEND AT LEAST 1/2" INTO FRAME AT OPENING INDICATED AS FIRE-RATED ASSEMBLIES.

HOLLOW METAL FRAME INSTALLATION NOTES (CMU WALLS):

1. FURNISH FRAMES AS ONE-PIECE ASSEMBLY
2. FACTORY WELD ANCHORS IN PLACE AT HINGE LEVELS AND DIRECTLY OPPOSITE ON STRIKE JAMB.
3. SET, BRACE AND PLUMB FRAME IN MODULAR MASONRY OPENING. PROVIDE SPREADERS AT THE THRESHOLD AND AT THE MID-POINT OF THE OPENING TO MAINTAIN DOOR OPENING DIMENSION.
4. GROUT FRAME IN THE AREA OF THE ANCHORS AS THE WALL IS LAID UP.

REMARKS

1. SELF-CLOSING
2. CARD READER.
3. MAGNETIC HOLD OPEN. WIRE TO LIFE SAFETY SYSTEM.
4. KEY LOCK
5. WEATHER STRIPPED AT HEAD, SILL, AND JAMBS.
6. SECURITY CONTACT
7. KNOX BOX FOR FIRE DEPARTMENT KEY ACCESS
8. KEY ACCESS TO ROOF
9. LOUVER. SEE MECHANICAL FOR FREE AREA.
10. STAIRWAY IDENTIFICATION SIGNAGE PER DETAIL 7 ON SHEET A0.04
11. PRIVACY LOCK
12 PEEP HOLE VIEWER
13. CASED OPENING
14. ACCESSIBLE RESTROOM SIGNAGE PER DETAIL 11 ON SHEET A0.04
15. UNIT IDENTIFICATION SIGNAGE PER DETAIL 9 ON SHEET A0.04
16. PANIC HARDWARE
17. FINISH TO MATCH WINDOW SYSTEM
18. STAIN OR PAINT COLOR AND SEALER PER ARCHITECT.
19. KICKPLATE
20. DOOR ASSEMBLY IN CORRIDOR SEE DOOR NOTE 15
21. DOOR ASSEMBLY IN EXIT ENCLOSURES SEE DOOR NOTE 17
22. PROVIDE DOOR SIGNAGE PER CBC SECTION1020.1.6. REFERENCE DETAIL 10 SHEET A0.04
23. DOOR ASSEMBLY IN UNITS SEE DOOR NOTE 15
24. DOORS TO BE CLOSED AT ALL TIMES
25. PROVIDE SMOKE GUARD PER DETAIL 3 OR 6 A7.31

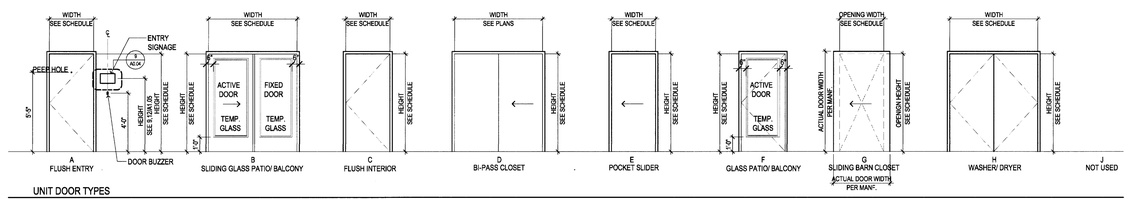
DOOR SCHEDULE ABBREVIATIONS

AL	ALUMINUM
AC	ANODIZED CLEAR
AP	ANODIZED PAINT
BZ	BRONZE
CC	CONCEALED CLOSER
CLR	CLEAR
ENT	ENTRY DOOR
FB	FIBERGLASS
FC	FLOOR CLOSER
FF	FACTORY FINISH
FSFD	FUSIBLE LINK FIRE DAMPER
FP	FACTORY PRIMED, FIELD PAINTED
FR	FRENCH DOOR
FRA	FIRE RATED ASSEMBLY
GA	GALVANIZED
GD	GLASS DOOR
GL	GLASS OR GLAZING
HC	HOLLOW CORE WOOD
HCP	HOLLOW CORE WOOD, PAINT GRADE
HM	HOLLOW METAL
HS	HORIZONTAL SLIDER
LVR	LOUVER
MF	MILL FINISH
MHO	MAGNETIC HOLD OPEN
PHG	PAINT HIGH GLOSS ENAMEL
PSG	PAINT SEMI-GLOSS ENAMEL
PC	PVDF COAT
PT	PAINT
PR	PAIR
SCS	SOLID CORE WOOD, STAIN GRADE VENEER
SCP	SOLID CORE WOOD, PAINT GRADE VENEER
SCM	SOLID CORE WOOD, MEDIUM DENSITY OVERLAY VENEER
SF	STOREFRONT
SMC	SURFACE MOUNTED CLOSER
STL	STEEL
(T)	TEMPERED
WAR	WARDROBE
WD	WOOD
WV	WOOD VENEER

DOOR SCHEDULE (UNITS)

DOOR NUMBER	ROOM NAME	DOOR INFORMATION: DOOR TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR MATERIAL	DOOR FINISH	FRAME INFORMATION: FRAME TYPE	FRAME MATERIAL	FRAME FINISH	HEAD DETAIL	JAMB DETAIL	THRESHOLD DETAIL	FIRE RATING		EGRESS DOOR	REMARKS
UNITS																	
1	UNIT ENTRY	A	3'-0"	8'-0"	1-3/4"	SCS	ST	-	HM	PT	3/A3.05	3/A3.05	1&2/A3.05	20 MIN.		●	INSULATED,1,4,12,15, 20, 23
2	BEDROOM	E	3'-2"	6'-8"	1-3/8"	SCS	ST	-	WD	ST	6/A3.06	5&8/A3.06	-	NR			11
3	BEDRM/ BATH/ CLOSET/ COAT	C	2'-10"	6'-8"	1-3/8"	SCS	ST	-	WD	ST	3/A3.06	3/A3.06	-	NR			11 AT BEDS, BATHS
4	CLOSET	D	6'-0"	6'-8"	1-3/8"	SCS	ST	-	WD	ST	2/A3.06	2/A3.06	-	NR			HS, MIRRORED, BI-PASS
5	CLOSET	D	8'-0"	6'-8"	1-3/8"	SCS	ST	-	WD	ST	2/A3.06	2/A3.06	-	NR			HS, MIRRORED, BI-PASS
6	CLOSET	G	3'-0"	6'-8"	1-3/4"	SCP	ST	-	HM	PT	11/A3.06	-	10/A3.06	NR			
7	WASHER/ DRYER	H	PR 2'-6"	6'-8"	1-3/8"	SCS	ST	-	WD	ST	3/A3.06	3/A3.06	-	NR			
8	PATIO/ BALCONY	B	9'-0"	8'-0"	1-3/4"	FB	ST	-	FB	PT	9/A3.05	5&8/A3.05	6/A3.05	NR		●	INSULATED, 5, 17
9	PATIO/ BALCONY	B	6'-4"	8'-0"	1-3/4"	FB	ST	-	FB	PT	9/A3.05	5&8/A3.05	6/A3.05	NR		●	INSULATED, 5, 17
10	PATIO/ BALCONY	F	3'-0"	8'-0"	1-3/4"	FB	ST	-	FB	PT	12/A3.05	11/A3.05	6/A3.05	NR		●	INSULATED, 5, 17, KICK PLATE TO MATCH DOOR COLOR

DOOR TYPES



1/13/14

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SHEET CONTENTS: DOOR SCHEDULE

SHEET NO. A3.01

2011492

CAREER LOFTS
28100 CABOT RD, LAGUNA NIGUEL CA 92677

DELTA -A BLDG DEPT RESUB 11-22-2013

Drawn By: SW
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITAL

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USER: Mike Hall [3:57:21 PM, Nov 20, 2013 - 4:04pm
SCALE: 4/8 LAYOUT: A3.01

DOOR SCHEDULE

DOOR NUMBER	ROOM NAME	DOOR INFORMATION						FRAME INFORMATION						FIRE RATING		EGRESS DOOR	REMARKS
		DOOR TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	HEAD DETAIL	JAMB DETAIL	THRESHOLD DETAIL				
COMMON AREA GATE																	
G01	GARAGE GATE	U	+/-14'-0"	8'-0"		MTL	PT	-	MTL	PT				NR			2
G02	GARAGE ROLL UP GATE	V	24'-0"	8'-0"		MTL	PT	-	MTL	PT	12/A7.33	11/A7.33	10/A7.33	NR			2
G03	GARAGE ROLL UP GATE	V	27'-0"	8'-0"		MTL	PT	-	MTL	PT	12/A7.33	11/A7.33	10/A7.33	NR			2
G04	ENTRY GATE	W	3'-0"	8'-0"		MTL	PT	-	MTL	PT				NR			4
G05	ENTRY GATE	W	3'-0"	8'-0"		MTL	PT	-	MTL	PT				NR			4, 16

DOOR SCHEDULE (COMMON AREA)

DOOR NUMBER	ROOM NAME	DOOR INFORMATION						FRAME INFORMATION						FIRE RATING		EGRESS DOOR	REMARKS
		DOOR TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	HEAD DETAIL	JAMB DETAIL	THRESHOLD DETAIL				
COMMON AREA LEVELS A & 1 (DOORS BELOW PODIUM)																	
101	EXIT STAIR (INTERIOR)	K	3'-0"	8'-0"	1-3/4"	HM.	PT	-	HM.	PT	5/A3.08	5/A3.08	1/A3.08	90 MIN.		●	1, 7, 10, 16, 19, 21
102	STORAGE ROOM	P	PR 3'-0"	8'-0"	1-3/4"	HM.	PT	-	HM.	PT	5/A3.08	5/A3.08	1/A3.08	90 MIN.			1, 4, 9, 5, 19
103	POOL EQUIPMENT ROOM	N	3'-0"	8'-0"	1-3/4"	HM.	PT	-	HM.	PT	5/A3.08	5/A3.08	1/A3.08	60 MIN.			1, 4, 5, 16, 19
104	TRASH ROOM	P	3'-0"	8'-0"	1-3/4"	HM.	PT	-	HM.	PT	5/A3.08	5/A3.08	1/A3.08	90 MIN.			1, 5, 19
105	MAINTENANCE ROOM	N	3'-0"	7'-0"	1-3/4"	HM.	PT	-	HM.	PT	5/A3.08	5/A3.08	-	20 MIN.			1, 4, 19
106	EXIT STAIR (EXTERIOR)	N	3'-0"	7'-0"	1-3/4"	HM	PT	-	HM.	PT	3/A3.08	3/A3.08	-	90 MIN.		●	1, 5, 10, 16, 19
107	ELECTRICAL ROOM	N	3'-0"	7'-0"	1-3/4"	HM.	PT	-	HM.	PT	5/A3.08	5/A3.08	-	90 MIN.			1, 4, 16, 19
108	STORAGE	P	PR 3'-0"	7'-0"	1-3/4"	HM.	PT	-	HM.	PT	6/A3.08	6/A3.08	-	20 MIN.			1, 4, 19
109	MAINTENANCE /STORAGE	N	3'-0"	7'-0"	1-3/4"	HM.	PT	-	HM.	PT	6/A3.08	6/A3.08	-	NR			1, 4, 19
110	RESTROOM	N	3'-0"	7'-0"	1-3/4"	HM.	PT	-	HM.	PT	5/A3.08	5/A3.08	-	NR			1, 14, 19
111																	
112	ENTRANCE LOBBY (EXTERIOR)	O	PR 3'-0"	8'-0"	1-3/4"	WD.	PT	-	HM.	PT	12/A3.13	11/A3.07	10/A3.07	NR		●	1, 2, 7, 16, 18
113	ELEVATOR LOBBY	O	PR 3'-0"	8'-0"	1-3/4"	WD.	PT	-	HM.	PT	5/A3.08	5/A3.08	-	180 MIN.		●	1, 2, 4, 16, 18, 20
114	MAIL ROOM	Q	3'-0"	8'-0"	1-3/4"	WD.	PT	-	HM.	PT	6/A3.08	6/A3.08	-	NR			1, 19
115	EXIT STAIR (EXTERIOR)	T	3'-0"	7'-0"	1-3/4"	HM.	PT	-	HM.	PT	3/A3.08	3/A3.08	-	NR		●	1, 5, 10, 16, 19
116																	
117	TRASH ROOM	V	7'-0"	8'-0"	1-3/4"	22 GA.	PT	-	HM.	PT	12/A7.33	11/A7.33	10/A7.33	90 MIN.			3
118																	
119																	
120																	
121																	
122																	
COMMON AREA LEVEL 2-5 (DOORS ABOVE PODIUM)																	
201	EXIT STAIRWAY (INTERIOR)	K	3'-0"	8'-0"	1-3/4"	HM.	PT	-	HM.	PT	3/A3.07	3/A3.07	-	90 MIN.		●	1, 10, 16, 19, 20, 21
202	ELECTRICAL ROOM	N	3'-0"	6'-8"	1-3/4"	WD.	PT	-	HM.	PT	5/A3.07	5/A3.07	-	20 MIN.			1, 4, 16, 19, 20
203	ELECTRICAL CLOSET	N	PR 3'-0"	6'-8"	1-3/4"	WD.	PT	-	HM.	PT	5/A3.07	5/A3.07	-	20 MIN.			1, 4, 16, 19, 20
204																	
205	TRASH ROOM	N	3'-0"	6'-8"	1-3/4"	WD.	PT	-	HM.	PT	5/A3.07	5/A3.07	-	45 MIN.			1, 19, 20
206	STORAGE ROOM	N	3'-0"	6'-8"	1-3/4"	WD.	PT	-	HM.	PT	2&5/A3.07	2&5/A3.07	-	20 MIN.			1, 19, 20
207	LEASING (TO OFFICE)	L	3'-0"	6'-8"	1-3/4"	WD.	PT	-	HM.	PT	1/A3.07	1/A3.07	-	20 MIN.			1, 19, 20
208	LEASING (TO ELEV. LOBBY)	L	3'-0"	8'-0"	1-3/4"	SF.	PT	-	SF.	PT	6/A3.07	6/A3.07	-	20 MIN.			1, 4, 18, 20
209	LEASING	M	3'-0"	6'-8"	1-3/4"	WD.	PT	-	HM.	PT	5/A3.07	5/A3.07	-	20 MIN.		●	1, 4, 5,19, 20
210	CLUBHOUSE ENTRY	L	3'-0"	8'-0"	1-3/4"	SF.	PT	-	SF.	PT	2/A3.07	2/A3.07	-	20 MIN.			1, 4, 5
211																	
212																	
213	RESTROOM	M	3'-0"	8'-0"	1-3/4"	WD.	PT	-	HM.	PT	2/A3.07	2/A3.07	-	20 MIN.			1, 11, 14, 19
214	FIRE WALL	P	PR 3'-0"	8'-0"	1-3/4"	HM.	PT	-	HM.	PT	8/A7.0.4	4/A7.0.4	-	90 MIN.			1, 16, 19, 20, 24
215	EXIT STAIR (EXTERIOR)	K	3'-0"	6'-8"	1-3/4"	HM.	PT	-	HM.	PT	9/A3.07	9/A3.07	1/A3.08 SIM.	90 MIN.		●	1, 5, 7, 8, 10, 16, 19
216	MULTIPURPOSE ROOM	R	PR 2'-6"	7'-0"	1-3/4"	SF.	PT	-	SF.	PT	5/A3.07	5/A3.07	-	20 MIN.			1, 4, 19, 20
217	OFFICE	M	3'-0"	6'-8"	1-3/4"	WD.	PT	-	HM.	PT	2/A3.07	2/A3.07	-	20 MIN.			1, 4, 19, 20
218	EXIT STAIR (EXTERIOR)	K	3'-0"	6'-8"	1-3/4"	HM.	PT	-	HM.	PT	9/A3.07	9/A3.07	1/A3.08 SIM.	90 MIN.		●	1, 5, 7, 8, 10, 16, 19
219	EXTERIOR ENTRY (TO ROOF)	R	PR 3'-0"	6'-8"	1-3/4"	HM.	PT	-	HM.	PT	12/A3.07	12/A3.07	2/A7.21	NR		●	1, 4, 5, 19
220	FITNESS CENTER	L	3'-0"	8'-0"	1-3/4"	SF.	PT	-	SF.	PT	5/A3.07	5/A3.07		20 MIN.			1, 4, 19, 20
221	STORAGE CLOSET	N	3'-0"	6'-8"	1-3/4"	WD.	PT	-	HM.	PT	2/A3.07	2/A3.07	-	NR			19
222	EXTERIOR ENTRY (TO SKY DECK)	Q	3'-0"	6'-8"	1-3/4"	HM.	PT	-	HM.	PT	8/A3.07	8/A3.07	1/A7.67	NR		●	1, 4, 5, 19
223	PREP (TO SKY DECK)	S	15'-0"	8'-0"		SF.	PT	-	HM.	PT				NR			4, 5, # OF PANEL PER MFR.
224	MULTIPURPOSE ROOM (TO SKY DECK)	S	13'-0"	8'-0"		SF.	PT	-	HM.	PT				NR			4, 5, # OF PANEL PER MFR.
225	FITNESS CENTER (TO SKY DECK)	S	17'-0"	8'-0"		SF.	PT	-	HM.	PT				NR			4, 5, # OF PANEL PER MFR.
COMMON AREA ROOF																	
R 101	STAIR-2 ROOF ACCESS	K	3'-0"	8'-0"	1-3/4"	HM.	PT	-	HM.	PT	9/A3.07	9/A3.07	5/A7.80	90 MIN.		●	1, 5, 7, 8, 10, 21

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Drawn By: SW
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL

CAREER LOFTS
28100 CABOT RD, LAGUNA NIGUEL CA 92677

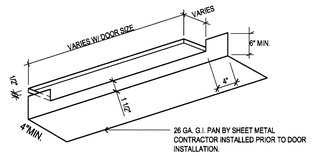
LICENSED ARCHITECT VINCE GERALD CHIOKA No. C23572 Rem. 7-31-15 STATE OF CALIFORNIA

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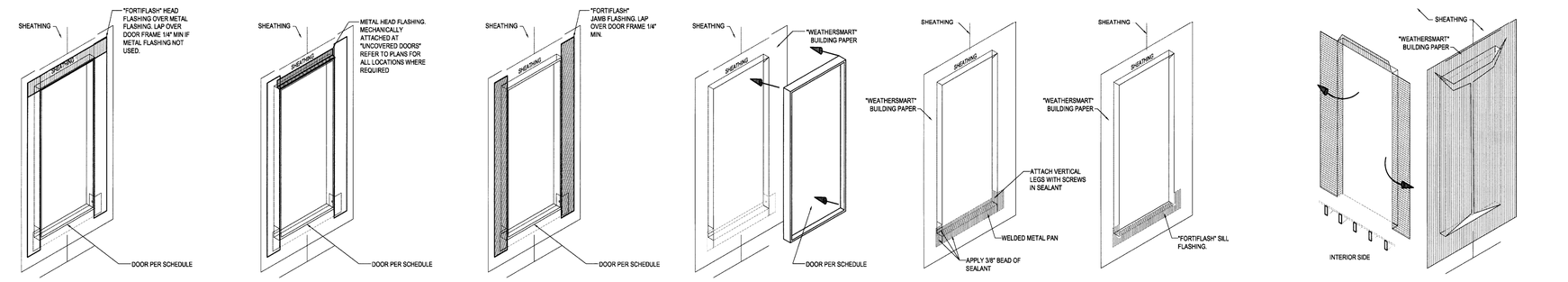
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SHEET NO. A3.02
2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

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USER:Jlo DATE/TIME: Nov 20, 2013 - 4:02pm
SCALE:1/8 LAYOUT: A3.02



2 FLASHING
SCALE : NTS



STEP - 7 | STEP - 6 | STEP - 5 | STEP - 4 | STEP - 3 | STEP - 2 | STEP - 1

NOTE:
1. APPLY PRIMER TO SHEATHING ANYTIME PEEL AND STICK MEMBRANE IS APPLIED DIRECTLY TO SHEATHING.
2. FORTIFLASH WATERPROOF FLASHING TO BE A MINIMUM OF 9" WIDE.
3. WHEN TEMPERATURES ARE BELOW 40° F, REPLACE "FORTIFLASH" FLASHING WITH "FORTIFLASH BUTYL" FLASHING.
4. THE DOOR INSTALLATION SEQUENCE IS BASED UPON AAMA METHOD A1

1/28/14

1 EXTERIOR DOOR WRAP DETAILS
SCALE : NTS

FILE: M111492 (United American Owner) pltted-CODETAILSAA3.04.dwg
USER: jNi DATE/TIME: Nov 20, 2013 - 3:06pm
SCALE: 4 LAYOUT: A3.04

Drawn By: YL
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS

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28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT — No. C23572 Ren. 7-31-15 — STATE OF CALIFORNIA

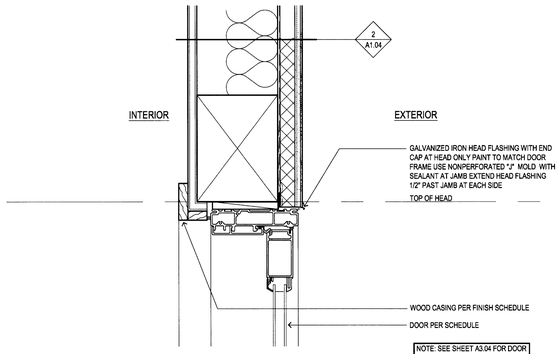
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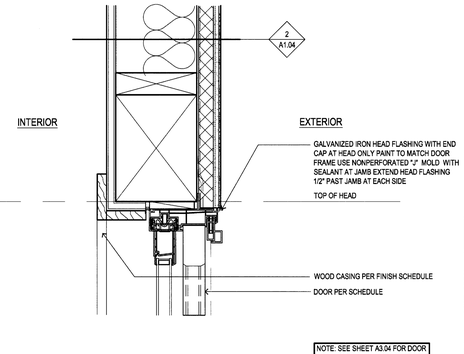
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DOOR WRAP DETAILS

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A3.04

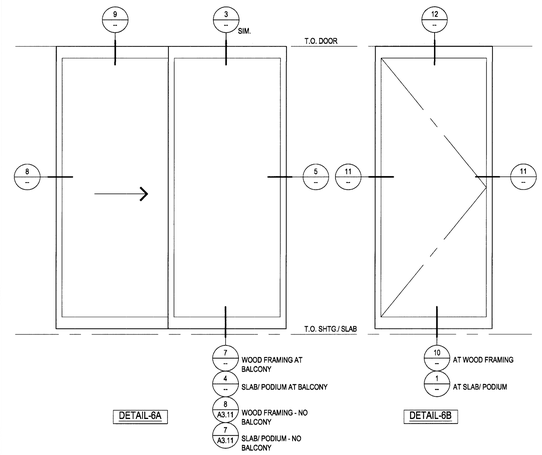
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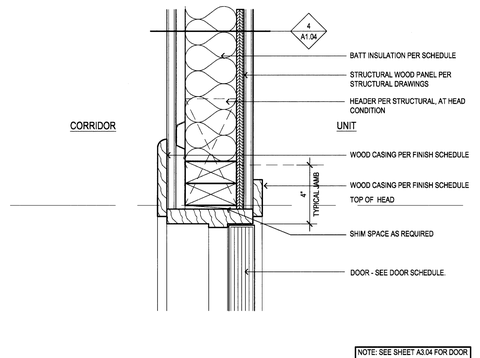
12 DOOR HEAD AT BALCONY
SCALE : 3" = 1'-0"



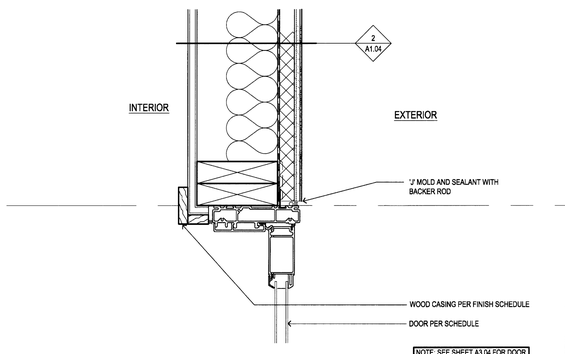
9 SLIDING DOOR HEAD AT BALCONY
SCALE : 3" = 1'-0"



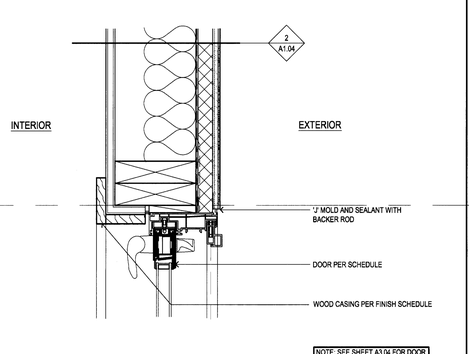
6 SLIDING & SWING DOOR/ WINDOW ELEVATIONS
SCALE : 3" = 1'-0"



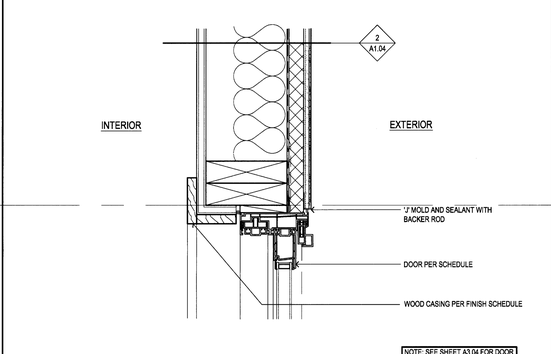
3 ENTRY DOOR HEAD/ JAMB
N.T.S.



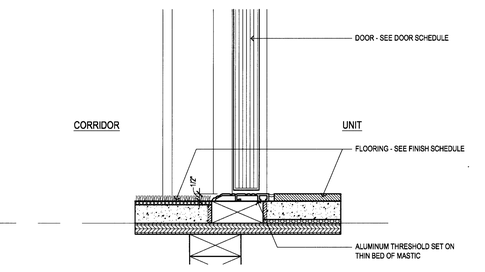
11 DOOR JAMB AT BALCONY
SCALE : 3" = 1'-0"



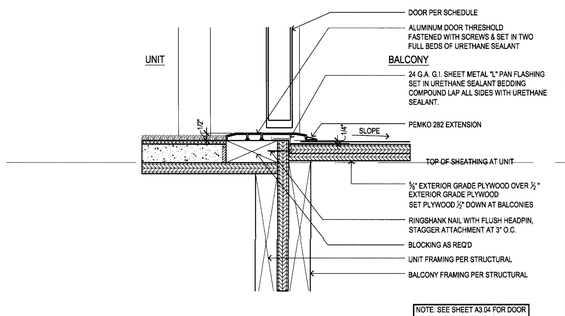
8 SLIDING DOOR JAMB AT BALCONY
SCALE : 3" = 1'-0"



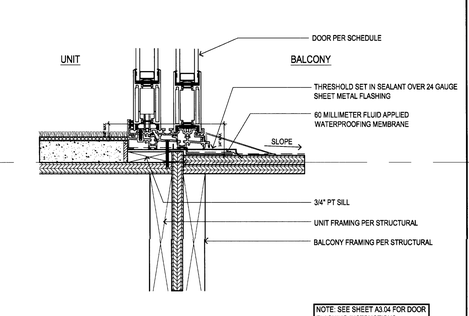
5 SLIDING DOOR JAMB AT BALCONY
SCALE : 3" = 1'-0"



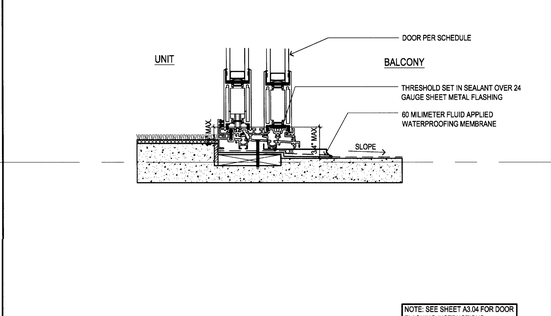
2 ENTRY DOOR THRESHOLD AT WOOD FRAMING
SCALE : 3" = 1'-0"



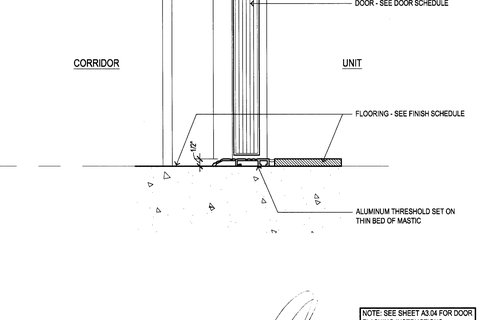
10 DOOR THRESHOLD AT BALCONY (WOOD FRAMING)
SCALE : 3" = 1'-0"



7 SLIDING DOOR SILL AT BALCONY (WOOD FRAMING)
SCALE : 3" = 1'-0"



4 SLIDING DOOR SILL AT BALCONY (SLAB/ PODIUM)
SCALE : 3" = 1'-0"



1 ENTRY DOOR THRESHOLD AT SLAB/ PODIUM
SCALE : 3" = 1'-0"

Drawn By:	YL
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS

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LICENSED ARCHITECT
GREGG GERALD CHERRA
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

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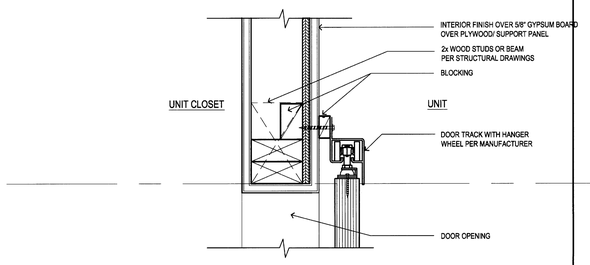
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UNIT EXTERIOR DOOR DETAILS

SHEET NO.
A3.05

2011492

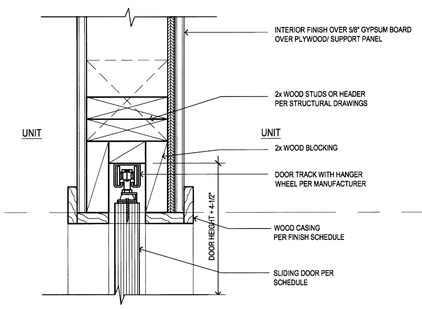
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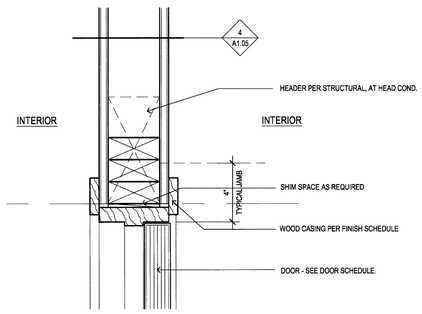


12 BARN DOOR FRONT ELEVATION
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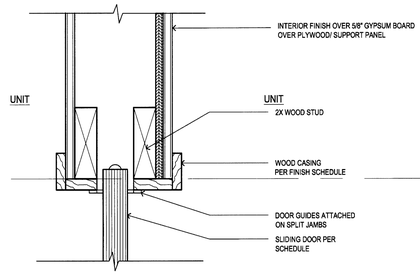
9 NOT USED
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6 POCKET DOOR HEAD
SCALE : NTS

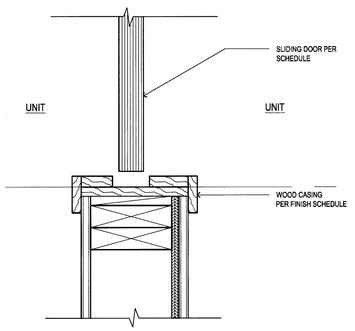


3 TYPICAL INTERIOR DOOR HEAD/ JAMB
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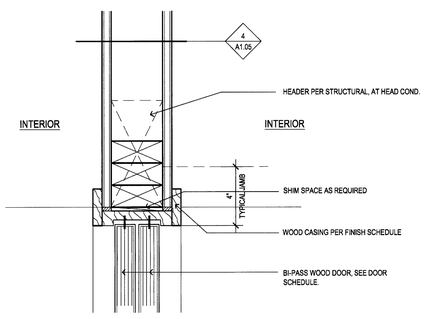


11 BARN DOOR HEAD
SCALE : 3" = 1'-0"

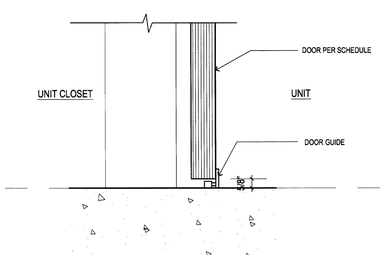
8 POCKET DOOR JAMB
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5 POCKET DOOR JAMB
SCALE : 3" = 1'-0"

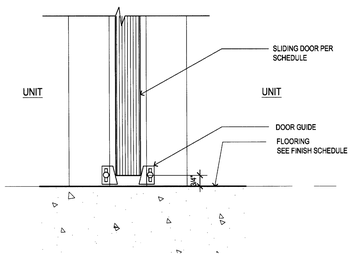


2 BI-PASS DOORS HEAD
SCALE : 3" = 1'-0"



10 BARN DOOR BOTTOM GUIDE
SCALE : 3" = 1'-0"

7 NOT USED
SCALE : 3" = 1'-0"



4 POCKET DOOR BOTTOM GUIDE
SCALE : 3" = 1'-0"

1 BI-PASS DOORS BOTTOM GUIDE
SCALE : 3" = 1'-0"

Drawn By: YL
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS

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LICENSED ARCHITECT
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Ren. 7-31-15
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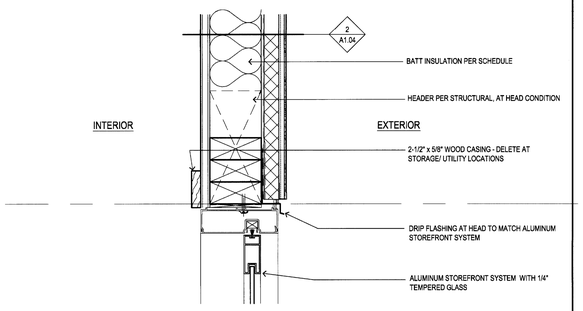
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UNIT INTERIOR DOOR DETAILS

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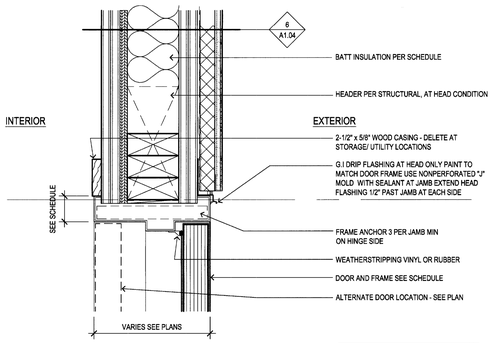
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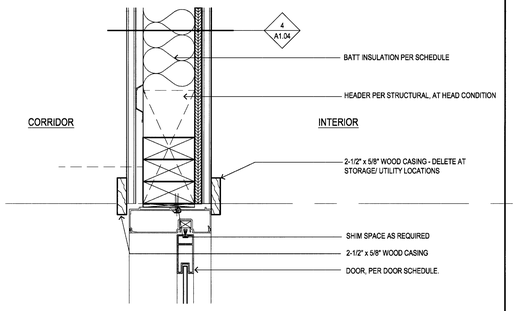
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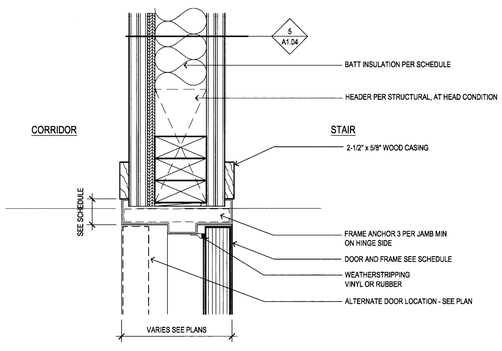
12 STOREFRONT DOOR HEAD/ JAMB
SCALE : 1 1/2" = 1'-0"



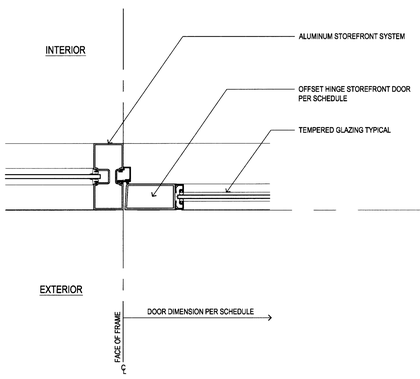
9 2 HOUR EXTERIOR DOOR HEAD/ JAMB
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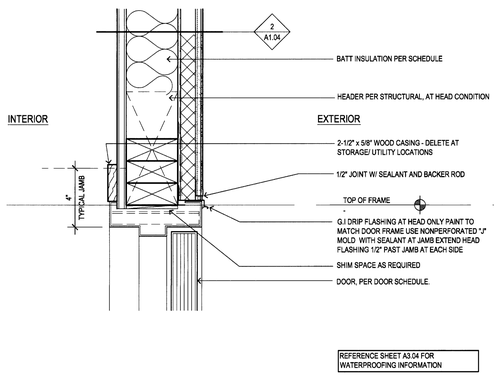
6 INTERIOR ALUMINUM DOOR HEAD/JAMB DETAIL
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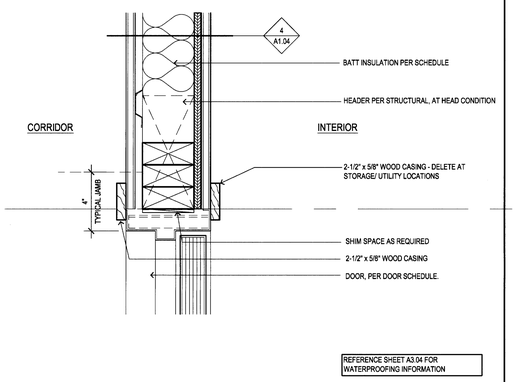
3 2 HOUR INTERIOR DOOR HEAD/ JAMB
SCALE : 3" = 1'-0"



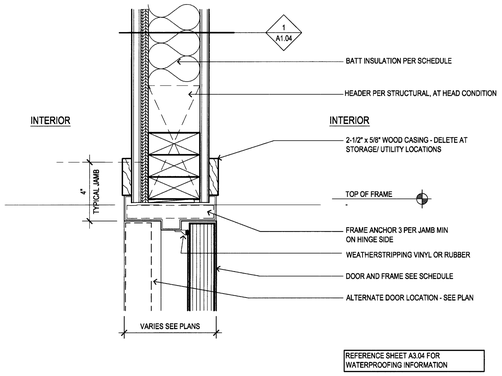
11 STOREFRONT DOOR JAMB
SCALE : 1 1/2" = 1'-0"



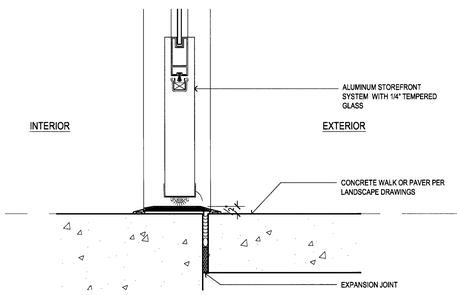
8 TYPICAL EXTERIOR DOOR HEAD/ JAMB
SCALE : 3" = 1'-0"



5 INTERIOR DOOR HEAD/ JAMB
SCALE : 3" = 1'-0"



2 TYPICAL INTERIOR DOOR HEAD / JAMB
SCALE : 3" = 1'-0"



10 STOREFRONT DOOR SILL
SCALE : 1 1/2" = 1'-0"

7 NOT USED
SCALE : 3" = 1'-0"

4 NOT USED
SCALE : 3" = 1'-0"

1 NOT USED
SCALE : 3" = 1'-0"

Drawn By: YL
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS

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LICENSED ARCHITECT
BRUCE GERALD CHOPPA
No. C 23572
Ren. 7-31-15
STATE OF CALIFORNIA

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DELTA -A BLDG DEPT RESUB 11-22-2013

SHEET CONTENTS:
COMMON AREA DOOR DETAILS (ABOVE PODIUM)

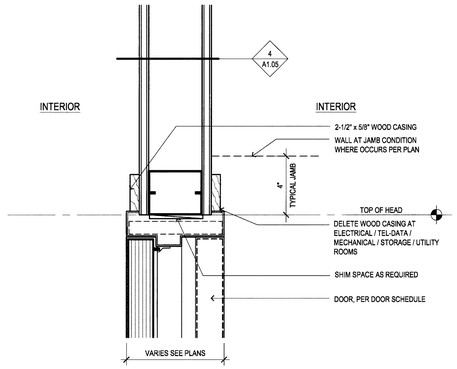
SHEET NO.
A3.07

2011492

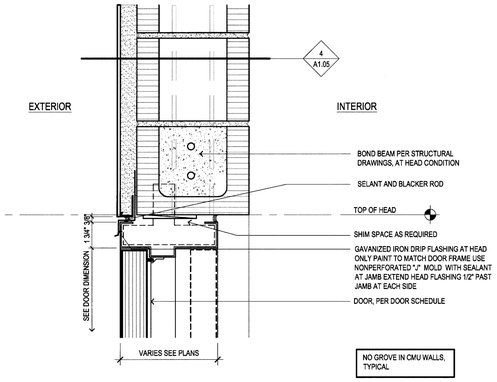
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SCALE : 3" = 1'-0"

9 NOT USED
SCALE : 3" = 1'-0"



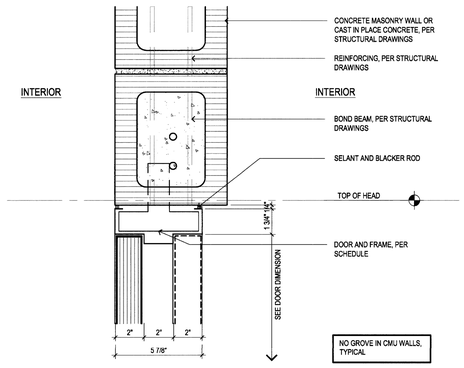
6 DOOR HEAD/JAMB AT INTERIOR
SCALE : 3" = 1'-0"



3 EXTERIOR DOOR HEAD/JAMB AT CMU WALL
SCALE : 3" = 1'-0"

11 NOT USED
SCALE : 3" = 1'-0"

8 NOT USED
SCALE : 3" = 1'-0"



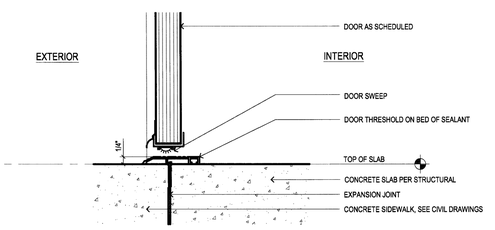
5 INTERIOR DOOR HEAD/JAMB AT CMU WALL
SCALE : 3" = 1'-0"

2 NOT USED
SCALE : 3" = 1'-0"

10 NOT USED
SCALE : 3" = 1'-0"

7 NOT USED
SCALE : 3" = 1'-0"

4 NOT USED
SCALE : 3" = 1'-0"



1 DOOR SILL AT EXTERIOR WALL
SCALE : 3" = 1'-0"

FILE: M:\11492 (Irvine) Americas, Career Lofts\--CODET\ALS\A3.08.dwg
USER: jhu DATE/TIME: Nov 20, 2013 - 3:05pm
SCALE: 4 LAYOUT: A3.08

Drawn By: YL
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS

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SHEET CONTENTS:
COMMON AREA DOOR DETAILS (ABOVE PODIUM)

SHEET NO.
A3.08

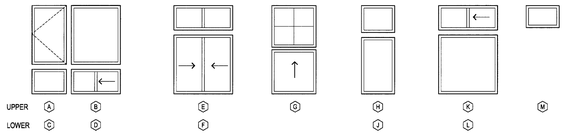
2011492

DELTA-A BLDG DEPT RESUB 11-22-2013

CAREER LOFTS WINDOW SCHEDULE

WINDOW TYPES

REFER TO ELEVATION FOR HEADER HEIGHT



UNIT WINDOW TYPES

UNIT WINDOW TYPES

T= DENOTES TEMPERED GLASS REFER TO ELEVATIONS & UNIT PLANS FOR LOCATIONS

WINDOW SCHEDULE (UNITS)

⬡ DENOTES WINDOW

MARK	WINDOW SIZE	TYPE	DESCRIPTION	REMARKS	HEADER HEIGHT	NOTES
A	2'-4" X 4'-0"	CASEMENT	ALUMINUM WINDOW	U-VALUES .34 AND SHGC .33 LOW-E	REF. ELEVATION	FIXED AT STAIRS, TEMPERED AT STAIRS
B	3'-4" X 4'-0"	FIXED	ALUMINUM WINDOW	U-VALUES .34 AND SHGC .33 LOW-E	REF. ELEVATION	
C	1'-8" X 2'-4"	FIXED	ALUMINUM WINDOW	U-VALUES .34 AND SHGC .33 LOW-E	REF. ELEVATION	
D	1'-8" X 3'-4"	SLIDER	ALUMINUM WINDOW	U-VALUES .34 AND SHGC .33 LOW-E	REF. ELEVATION	
E	1'-8" X 4'-0"	FIXED	ALUMINUM WINDOW	U-VALUES .34 AND SHGC .33 LOW-E	REF. ELEVATION	
F	4'-0" X 4'-0"	SLIDER	ALUMINUM WINDOW	U-VALUES .34 AND SHGC .33 LOW-E	REF. ELEVATION	EGRESS REQUIRED AT UNITS, SEE NOTE BELOW
G	3'-0" X 6'-0"	DBL. HUNG	ALUMINUM WINDOW	U-VALUES .34 AND SHGC .33 LOW-E	REF. ELEVATION	FIXED AT STAIRS, TEMPERED AT STAIRS EGRESS REQUIRED AT UNITS, SEE NOTE BELOW
H	2'-3" X 11'-10"	FIXED	ALUMINUM WINDOW	U-VALUES .34 AND SHGC .33 LOW-E	REF. ELEVATION	
I	NOT USED			A		
J	2'-3" X 3'-10"	FIXED	ALUMINUM WINDOW	U-VALUES .34 AND SHGC .33 LOW-E	REF. ELEVATION	
K	1'-8" X 4'-0"	SLIDER	ALUMINUM WINDOW	U-VALUES .34 AND SHGC .33 LOW-E	REF. ELEVATION	SPANDREL GLASS PER ELEVATIONS
L	4'-0" X 4'-0"	FIXED	ALUMINUM WINDOW	U-VALUES .34 AND SHGC .33 LOW-E	REF. ELEVATION	SPANDREL GLASS PER ELEVATIONS
M	1'-8" X 2'-3"	FIXED	ALUMINUM WINDOW	U-VALUES .34 AND SHGC .33 LOW-E	REF. ELEVATION	

*ALL WINDOWS ARE VINYL DUAL GLAZED PER TITLE 24 REPORT AND MANUFACTURER SPECIFICATIONS

WINDOW SCHEDULE (COMMON)

⬡ DENOTES WINDOW

MARK	WINDOW SIZE	TYPE	DESCRIPTION	REMARKS	HEADER HEIGHT
P	3'-0" X 6'-6"	FIXED	ALUMINUM WINDOW	U-VALUES .34 AND SHGC .33	REF. ELEVATION
Q	2'-8" X 6'-0"	FIXED	ALUMINUM WINDOW	U-VALUES .34 AND SHGC .33	REF. ELEVATION
R	2'-0" X 6'-0"	FIXED	ALUMINUM WINDOW	U-VALUES .34 AND SHGC .33	REF. ELEVATION
S	2'-0" X 4'-0"	FIXED	ALUMINUM WINDOW	U-VALUES .34 AND SHGC .33	REF. ELEVATION
T	1'-10" X 3'-0"	FIXED	ALUMINUM WINDOW A	U-VALUES .34 AND SHGC .33	REF. ELEVATION

*ALL WINDOWS ARE VINYL DUAL GLAZED PER TITLE 24 REPORT AND MANUFACTURER SPECIFICATIONS

T= DENOTES TEMPERED GLASS PER IBC 2406 REFER TO UNIT PLANS FOR LOCATION

SAFETY GLAZING NOTES

2406.4 HAZARDOUS LOCATIONS. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDS LOCATIONS FOR THE PURPOSE OF GLAZING:

1. GLAZING IN INGRESS AND EGRESS DOORS EXCEPT JALOUSIES.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBES DOORS.
3. GLAZING IN STORM DOORS.
4. GLAZING IN ALL UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE A STANDING SURFACE AND DRAIN INLET.
6. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATION DESCRIBED IN ITEMS 5 AND 6, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   7.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M²).
   7.2 EXPOSED BOTTOM EDGE LESS 18 INCHES (457 MM) ABOVE THE FLOOR.
   7.3 EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
   7.4 ONE OR MORE WALKING SURFACE WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
8. GLAZING IN RAILING REGARDLESS OF HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.

EXCEPTION: THE FOLLOWING PRODUCTS AND APPLICATIONS ARE EXEMPT FROM THE REQUIREMENTS FOR HAZARDOUS LOCATION AS LISTED IN ITEMS 1 THROUGH 8:

1. GLAZING IN ITEM 8 WHEN THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING.
2. GLAZING IN ITEM 7 WHEN A PROTECTIVE BAR IN INSTALLED ON THE ACCESSIBLE SIDES OF THE GLAZING 34 INCHES (864 MM) TO 38 INCHES (965 MM) ABOVE THE FLOOR. THE BAR SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (729 N/M) WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1½ INCHES (38 MM) IN HEIGHT.
3. OUTBOARD PANE IN INSULATING GLASS UNITS AND IN OTHER MULTIPLE GLAZED PANELS IN ITEM 7 WHEN THE BOTTOM EXPOSED EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE ANY GRADE, ROOF, WALKING SURFACE, OR OTHER HORIZONTAL OR SLOPED (WITHIN 45 DEGREES OF HORIZONTAL) SURFACE ADJACENT TO THE GLASS EXTERIOR.
4. OPENING IN DOOR THOUGH WHICH A 3-INCH-DIAMETER (76.2 MM) SPHERE WILL NOT PASS.
5. ASSEMBLIES OF LEADED, FACETED OR CARVED GLASS IN ITEM 1,2,6 AND 7 WHEN USED FOR DECORATIVE PURPOSES.
6. CURVED PANELS IN REVOLVING DOOR ASSEMBLIES.
7. DOORS IN COMMERCIAL REFRIGERATED CABINETS.
8. GLASS BLOCK PANELS COMPLYING WITH SECTION 2110.
9. GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHEN ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
   9.1 THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE POOLSIDE OF THE GLAZING.
   9.2 THE GLAZING IS WITHIN 5 FEET (1525 MM) OF A SWIMMING POOL OR SPA WATERS EDGE.
10. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5 FEET (1525 MM) OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES (1525 MM) ABOVE A WALKING SURFACE.

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   7.2 EXPOSED BOTTOM EDGE LESS 18 INCHES (457 MM) ABOVE THE FLOOR.
   7.3 EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
   7.4 ONE OR MORE WALKING SURFACE WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
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EMERGENCY ESCAPE AND RESCUE

EGRESS - NOTED ON UNIT PLANS

PER CBC SECTION 1029.2
MINIMUM SIZE -
MINIMUM DIMENSIONS -

EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A THE MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
THE MINIMUM NET CLEAR HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20".
THE NET CLEAR OPENING DIMENSION SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING(SILL HEIGHT) NOT GREATER THAN 44" MEASURED FROM THE FLOOR

11/18/13

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SCALE: 48 LAYOUT: A3.10

Drawn By:	SW
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL

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DELTA -A BLDG DEPT RESUB 11-22-2013

SHEET CONTENTS:
WINDOW SCHEDULE
APARTMENTS

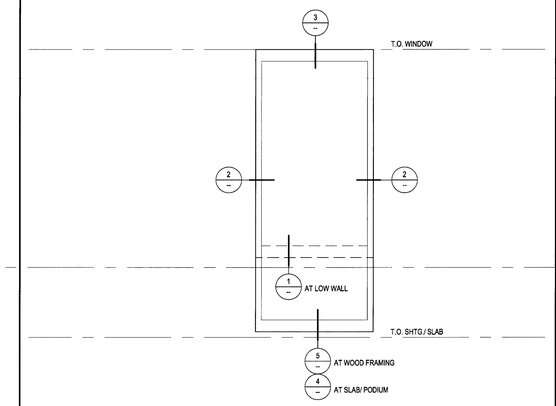
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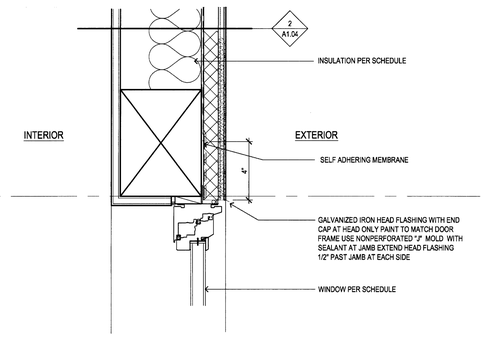
2011492

12 NOT USED
SCALE : 3" = 1'-0"

9 NOT USED
SCALE : 3" = 1'-0"

6 NOT USED
SCALE : 3" = 1'-0"

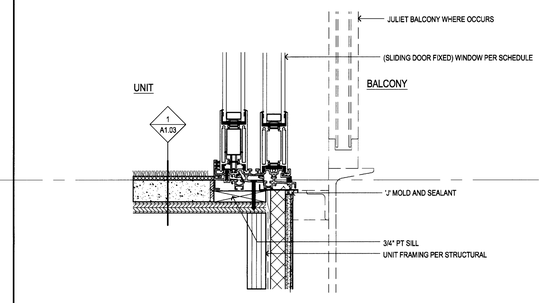




REFERENCE SHEET A3.16 FOR SEQUENCING AND ADDITIONAL WATERPROOFING INFORMATION

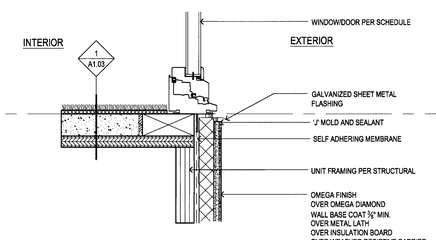
3 WINDOW HEAD
SCALE : 3" = 1'-0"

11 NOT USED
SCALE : 3" = 1'-0"



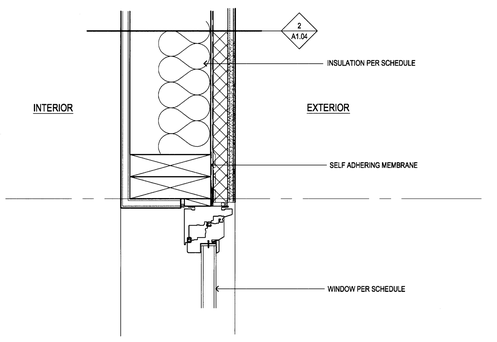
NOTE: SEE SHEET A3.04 FOR DOOR FLASHING INSTRUCTIONS

8 (SLIDING DOOR FIXED) WINDOW SILL AT WOOD FRAMING
SCALE : 3" = 1'-0"



REFERENCE SHEET A3.16 FOR SEQUENCING AND ADDITIONAL WATERPROOFING INFORMATION

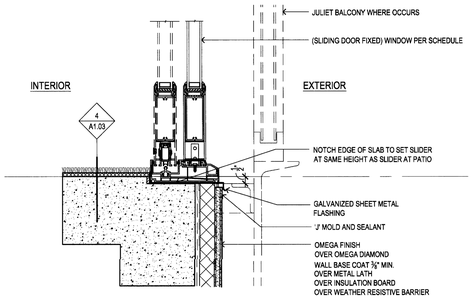
5 WINDOW SILL AT WOOD FRAMING
SCALE : 3" = 1'-0"



REFERENCE SHEET A3.16 FOR SEQUENCING AND ADDITIONAL WATERPROOFING INFORMATION

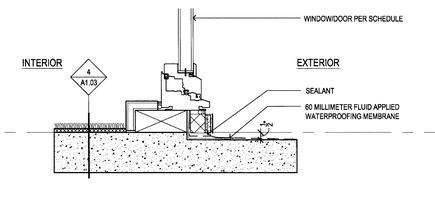
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SCALE : 3" = 1'-0"

10 NOT USED
SCALE : 3" = 1'-0"



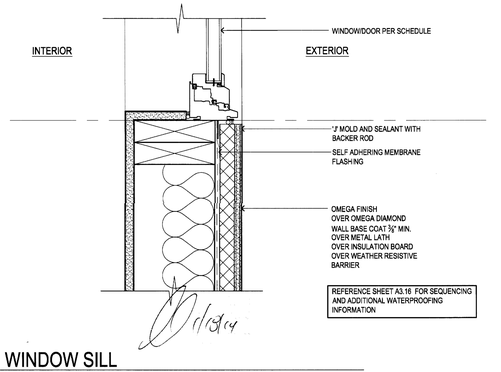
REFERENCE SHEET A3.16 FOR SEQUENCING AND ADDITIONAL WATERPROOFING INFORMATION

7 (SLIDING DOOR FIXED) WINDOW SILL AT SLAB/ PODIUM
SCALE : 3" = 1'-0"



REFERENCE SHEET A3.16 FOR SEQUENCING AND ADDITIONAL WATERPROOFING INFORMATION

4 WINDOW SILL AT SLAB/ PODIUM
SCALE : 3" = 1'-0"



REFERENCE SHEET A3.16 FOR SEQUENCING AND ADDITIONAL WATERPROOFING INFORMATION

1 WINDOW SILL
SCALE : 3" = 1'-0"

Drawn By:	YL
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS

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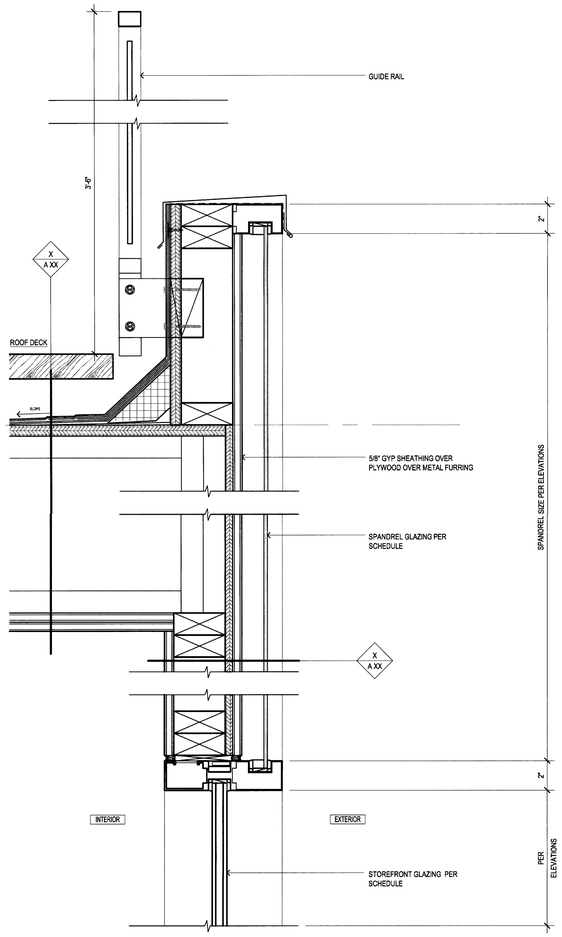
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SHEET NO.
A3.11

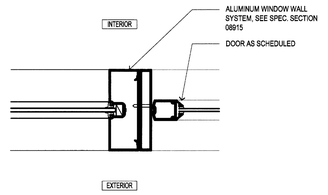
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DELTA-A BLDG DEPT RESUB 11-22-2013

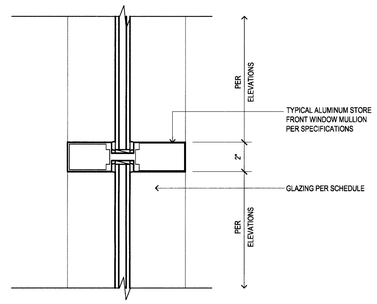
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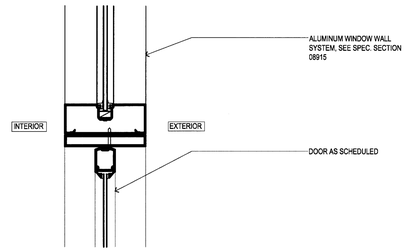
11 STOREFRONT WINDOW AT PARAPET
SCALE : 3" = 1'-0"



9 DOOR JAMB AT SIDELIGHT
SCALE : 3" = 1'-0"



6 STOREFRONT DOOR HEAD AT TRANSOM
SCALE : 3" = 1'-0"



3 STOREFRONT DOOR/WINDOW HEAD/JAMB (BREAK MTL)
SCALE : 3" = 1'-0"



10 STOREFRONT WINDOW
SCALE : 3" = 1'-0"

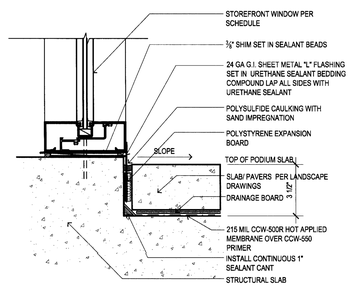
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8 STOREFRONT DOOR / WINDOW JAMB (BREAK MTL)
SCALE : 3" = 1'-0"

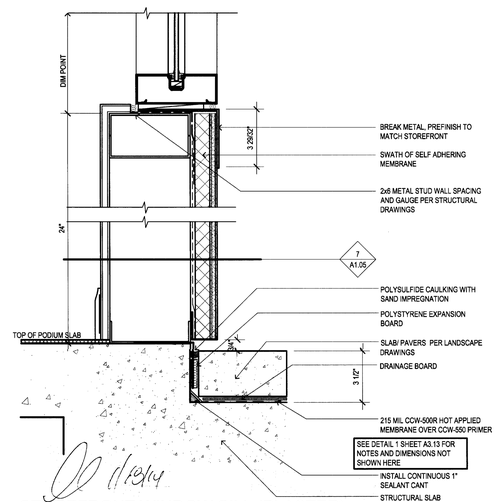


5 STOREFRONT DOOR / WINDOW JAMB (BREAK MTL)
SCALE : 3" = 1'-0"

2 STOREFRONT WINDOW JAMB (PLASTER)
SCALE : 3" = 1'-0"



4 STOREFRONT WINDOW SILL
SCALE : 3" = 1'-0"



1 STOREFRONT WINDOW SILL (PLASTER)
SCALE : 3" = 1'-0"

Drawn By:	YL	
Original Date Plotted:	11-27-2012	
Revisions:		
#	DATE	COMMENTS

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SHEET CONTENTS:
STOREFRONT
DETAILS

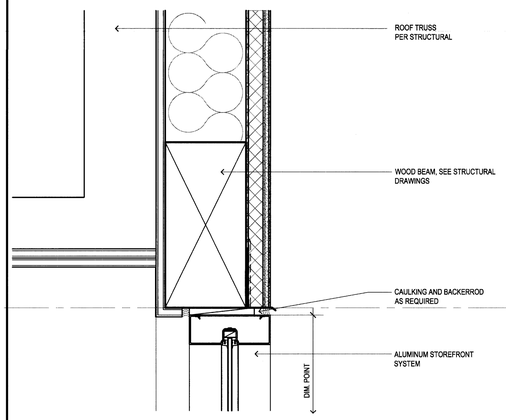
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A3.13

2011492

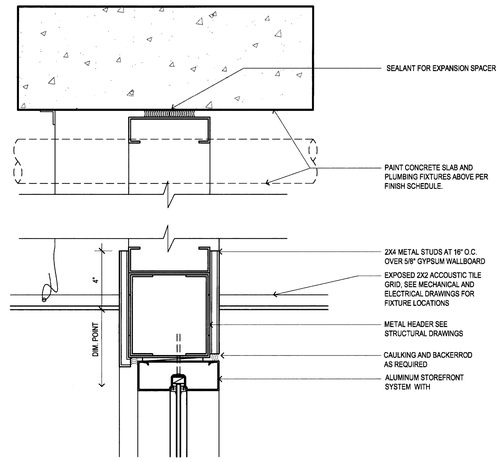
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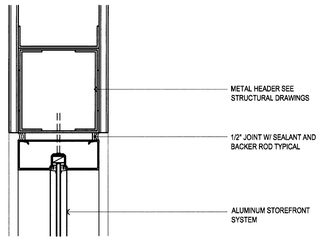
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9 EXTERIOR STOREFRONT WINDOW HEAD
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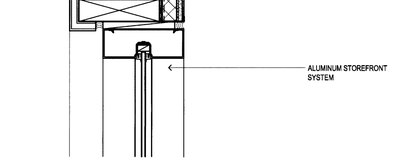


6 STOREFRONT HEAD AT INTERIOR
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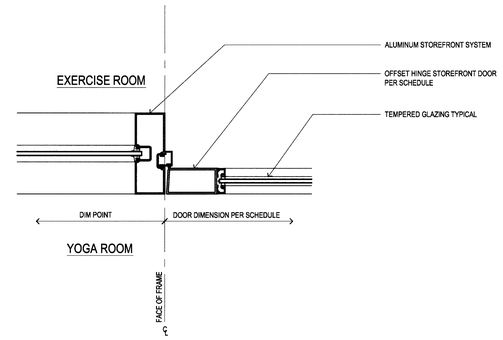


3 STOREFRONT HEAD AT INTERIOR
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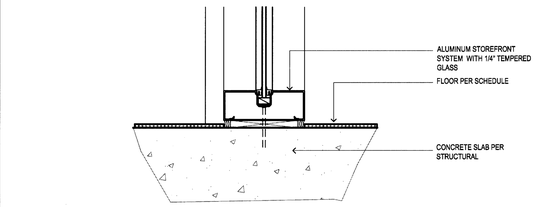
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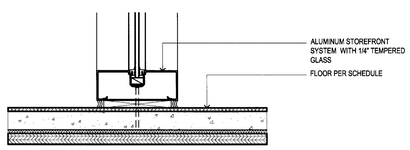
8 STOREFRONT JAMB
SCALE : 3" = 1'-0"



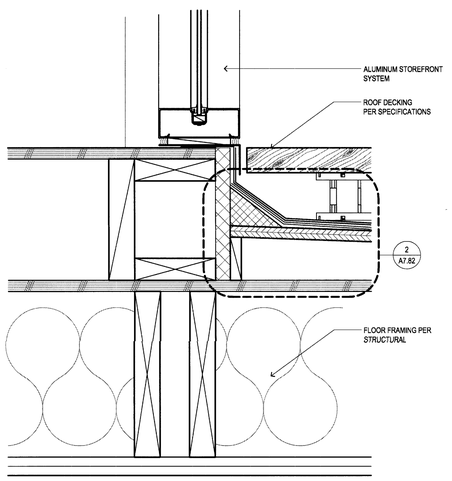
5 STOREFRONT JAMB AT DOOR/WINDOW
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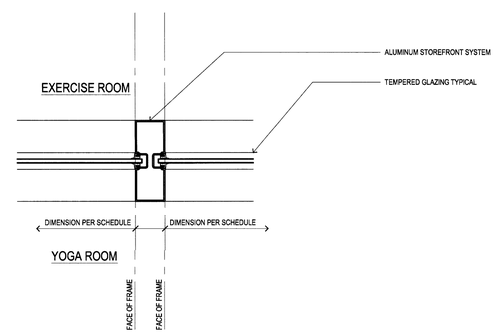
2 STOREFRONT AT INTERIOR SILL
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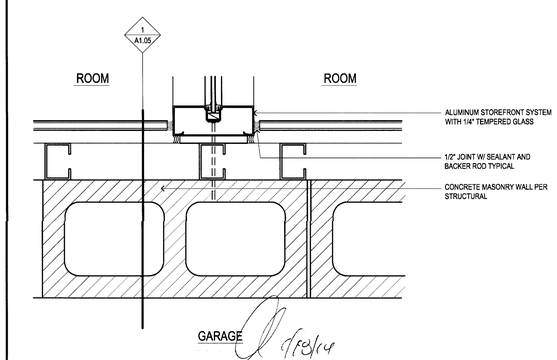
10 STORE FRONT WINDOW SILL
SCALE : 3" = 1'-0"



7 STOREFRONT WINDOW SILL AT SKY DECK
SCALE : 3" = 1'-0"



4 STOREFRONT JAMB
SCALE : 3" = 1'-0"



1 STOREFRONT JAMB AT END WALL
SCALE : 3" = 1'-0"

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Drawn By:	YL	
Original Date Plotted:	11-27-2012	
Revisions:		
#	DATE	COMMENTS

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SHEET CONTENTS:
STORE FRONT DETAILS

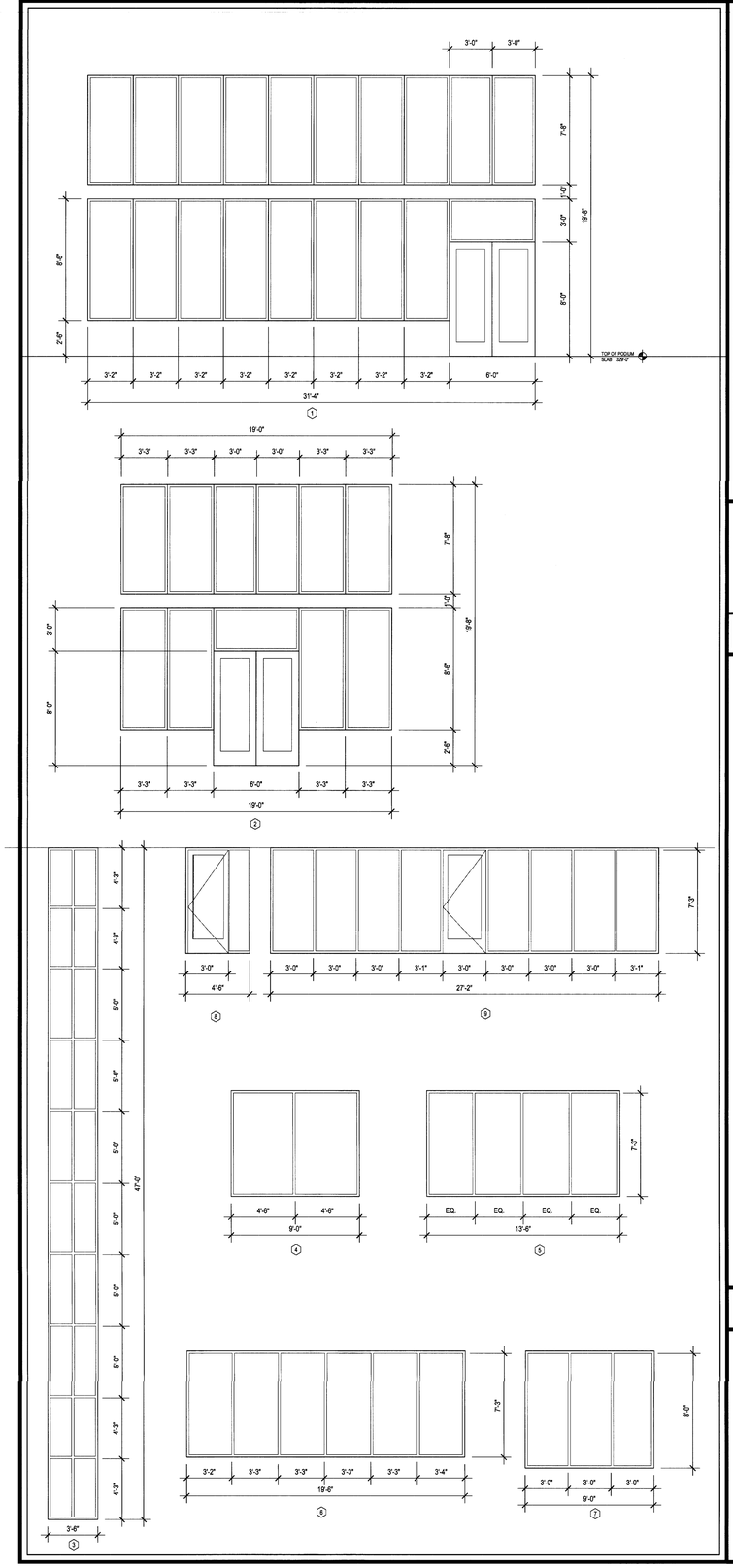
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2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

CAREER LOFTS STOREFRONT SCHEDULE

STOREFRONT TYPES



T= DENOTES TEMPERED GLASS REFER TO ELEVATIONS & UNIT PLANS FOR LOCATIONS

STOREFRONT SCHEDULE (COMMON)

⬡ DENOTES WINDOW

MARK	WINDOW SIZE	TYPE	DESCRIPTION	REMARKS		HEADER HEIGHT	NOTES
1	SEE ELEVATION	FIXED	ALUMINUM	U-VALUES .34 AND SHGC .33	LOW-E	REF. ELEVATION	TEMPERED GLASS
2	SEE ELEVATION	FIXED	ALUMINUM	U-VALUES .34 AND SHGC .33	LOW-E	REF. ELEVATION	TEMPERED GLASS
3	SEE ELEVATION	FIXED	ALUMINUM	U-VALUES .34 AND SHGC .33	LOW-E	REF. ELEVATION	TEMPERED GLASS
4	SEE ELEVATION	FIXED	ALUMINUM	U-VALUES .34 AND SHGC .33	LOW-E	REF. ELEVATION	TEMPERED GLASS
5	SEE ELEVATION	DOOR	ALUMINUM	U-VALUES .34 AND SHGC .33	LOW-E	REF. ELEVATION	TEMPERED GLASS
6	SEE ELEVATION	FIXED	ALUMINUM	U-VALUES .34 AND SHGC .33	LOW-E	REF. ELEVATION	TEMPERED GLASS
7	SEE ELEVATION	FIXED	ALUMINUM	U-VALUES .34 AND SHGC .33	LOW-E	REF. ELEVATION	TEMPERED GLASS
8	SEE ELEVATION	FIXED	ALUMINUM	U-VALUES .34 AND SHGC .33	LOW-E	REF. ELEVATION	TEMPERED GLASS

T= DENOTES TEMPERED GLASS PER IBC 2406 REFER TO UNIT PLANS FOR LOCATION

SAFETY GLAZING NOTES

2406.4 HAZARDOUS LOCATIONS. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDS LOCATIONS FOR THE PURPOSE OF GLAZING:

1. GLAZING IN INGRESS AND EGRESS DOORS EXCEPT JALOUSIES.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBES DOORS.
3. GLAZING IN STORM DOORS.
4. GLAZING IN ALL UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE A STANDING SURFACE AND DRAIN INLET.
6. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATION DESCRIBED IN ITEMS 5 AND 6, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   7.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M²).
   7.2 EXPOSED BOTTOM EDGE LESS 18 INCHES (457 MM) ABOVE THE FLOOR.
   7.3 EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
   7.4 ONE OR MORE WALKING SURFACE WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
8. GLAZING IN RAILING REGARDLESS OF HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.

EXCEPTION: THE FOLLOWING PRODUCTS AND APPLICATIONS ARE EXEMPT FROM THE REQUIREMENTS FOR HAZARDOUS LOCATION AS LISTED IN ITEMS 1 THROUGH 8:

1. GLAZING IN ITEM 6 WHEN THERE IS AN IN VERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING.
2. GLAZING IN ITEM 7 WHEN A PROTECTIVE BAR IN INSTALLED ON THE ACCESSIBLE SIDES OF THE GLAZING 34 INCHES (864 MM) TO 38 INCHES (965 MM) ABOVE THE FLOOR. THE BAR SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (729 N/M) WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1½ INCHES (38 MM) IN HEIGHT.
3. OUTBOARD PANE IN INSULATING GLASS UNITS AND IN OTHER MULTIPLE GLAZED PANELS IN ITEM 7 WHEN THE BOTTOM EXPOSED EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE ANY GRADE, ROOF, WALKING SURFACE, OR OTHER HORIZONTAL OR SLOPED (WITHIN 45 DEGREES OF HORIZONTAL) SURFACE ADJACENT TO THE GLASS EXTERIOR.
4. OPENING IN DOOR THOUGH WHICH A 3-INCH-DIAMETER (76.2 MM) SPHERE WILL NOT PASS.
5. ASSEMBLIES OF LEADED, FACETED OR CARVED GLASS IN ITEM 1,2,6 AND 7 WHEN USED FOR DECORATIVE PURPOSES.
6. CURVED PANELS IN REVOLVING DOOR ASSEMBLIES.
7. DOORS IN COMMERCIAL REFRIGERATED CABINETS.
8. GLASS BLOCK PANELS COMPLYING WITH SECTION 2110.
9. GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHEN ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
   9.1 THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE POOLSIDE OF THE GLAZING.
   9.2 THE GLAZING IS WITHIN 5 FEET (1525 MM) OF A SWIMMING POOL OR SPA WATERS EDGE.
10. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5 FEET (1525 MM) OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES (1525 MM) ABOVE A WALKING SURFACE.

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2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBES DOORS.
3. GLAZING IN STORM DOORS.
4. GLAZING IN ALL UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE A STANDING SURFACE AND DRAIN INLET.
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7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATION DESCRIBED IN ITEMS 5 AND 6, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   7.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M²).
   7.2 EXPOSED BOTTOM EDGE LESS 18 INCHES (457 MM) ABOVE THE FLOOR.
   7.3 EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
   7.4 ONE OR MORE WALKING SURFACE WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
8. GLAZING IN RAILING REGARDLESS OF HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.

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2. GLAZING IN ITEM 7 WHEN A PROTECTIVE BAR IN INSTALLED ON THE ACCESSIBLE SIDES OF THE GLAZING 34 INCHES (864 MM) TO 38 INCHES (965 MM) ABOVE THE FLOOR. THE BAR SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (729 N/M) WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1½ INCHES (38 MM) IN HEIGHT.
3. OUTBOARD PANE IN INSULATING GLASS UNITS AND IN OTHER MULTIPLE GLAZED PANELS IN ITEM 7 WHEN THE BOTTOM EXPOSED EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE ANY GRADE, ROOF, WALKING SURFACE, OR OTHER HORIZONTAL OR SLOPED (WITHIN 45 DEGREES OF HORIZONTAL) SURFACE ADJACENT TO THE GLASS EXTERIOR.
4. OPENING IN DOOR THOUGH WHICH A 3-INCH-DIAMETER (76.2 MM) SPHERE WILL NOT PASS.
5. ASSEMBLIES OF LEADED, FACETED OR CARVED GLASS IN ITEM 1,2,6 AND 7 WHEN USED FOR DECORATIVE PURPOSES.
6. CURVED PANELS IN REVOLVING DOOR ASSEMBLIES.
7. DOORS IN COMMERCIAL REFRIGERATED CABINETS.
8. GLASS BLOCK PANELS COMPLYING WITH SECTION 2110.
9. GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHEN ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
   9.1 THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE POOLSIDE OF THE GLAZING.
   9.2 THE GLAZING IS WITHIN 5 FEET (1525 MM) OF A SWIMMING POOL OR SPA WATERS EDGE.
10. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5 FEET (1525 MM) OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES (1525 MM) ABOVE A WALKING SURFACE.

EMERGENCY ESCAPE AND RESCUE

EGRESS - NOTED ON UNIT PLANS

PER CBC SECTION 1029.2

MINIMUM SIZE -
MINIMUM DIMENSIONS - EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A THE MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
THE MINIMUM NET CLEAR HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20".
THE NET CLEAR OPENING DIMENSION SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING(SILL HEIGHT) NOT GREATER THAN 44" MEASURED FROM THE FLOOR

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Drawn By: SW
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS

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SHEET CONTENTS:
STOREFRONT SCHEDULE

SHEET NO.
A3.15

2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

WINDOW FLASHING SEQUENCE

(BASED ON FORTIFIBER METHOD A1 INSTALLATION INSTRUCTIONS)

THE "METHOD A1" INSTALLATION GUIDE IS DESIGNED FOR INTEGRAL FLANGED WINDOW APPLICATIONS, WHERE THE WINDOW IS INSTALLED AFTER THE WEATHER RESISTIVE BARRIER IS APPLIED. COMPLIANCE WITH THE BUILDING CODE AND PROPER INSTALLATION IS CRITICAL IN REDUCING POTENTIAL WATER LEAKAGE POINTS.

NOTE TO INSTALLERS:
MEMBRANE FLASHING MUST BE ROLLED ON WITH A MECHANICAL ROLLER, ANY OTHER METHOD IS NOT ACCEPTABLE.
WHEN TEMPERATURES DROP BELOW 40°F, REPLACE FORTIFLASH WITH FORTIFLASH BUTYL. FOTRIFLASH BUTYL WORKS BEST FOR TEMPERATURES BETWEEN 25°F AND 125°F.

THE FORTIFIBER A1 WINDOW INSTALLATION SEQUENCE IS BASED UPON ASTM 2112-07 METHOD A1
THE FOLLOWING SUBMITTALS ARE REQUIRED FOR REVIEW PRIOR TO ANY WINDOW INSTALLATIONS

1. WINDOW MANUFACTURER INSTALLATION RECOMMENDATIONS INCLUDING ANY TEST DATA REQUIRED BY LOCAL AHJ.
2. WINDOW FLASHING MEMBRANE AND PRIMER, (3" MINIMUM WIDTH FLASHING MATERIAL WILL BE ACCEPTABLE)
3. WINDOW SEALANT, (FROM SAME MANUFACTURER OR APPROVED FOR SYSTEM)
4. WINDOW AND RIGID METAL FASTENERS MUST BE GALVANIZED OR SS.
5. BUILDING WRAP AND TAPE.

**** EQUIVALENT COMPLETE FLASHING AND WRAP SYSTEMS MAY BE ALLOWED ONLY WITH WRITTEN APPROVAL FROM OWNER AND ARCHITECT.***

STEP 1: AT THE ROUGH OPENING, CUT HOUSEWRAP IN AN INVERTED "Y" FASHION. TO ALLOW HEAD FLASHING INSTALLATION, MAKE A 45° CUT IN HOUSEWRAP AS SHOWN. *(EXAMPLE: FOR A 9" FLASHING MEASURE AS FOLLOWS - 9" UP AND 9" OVER).* ONCE THE 45° CUT HAS BEEN MADE, GENTLY RAISE THE TOP EDGE OF THE WATER-RESISTIVE BARRIER AND TAPE THE CORNERS AND THE CENTER TO THE BARRIER SURFACE ABOVE. THIS WILL ALLOW FOR THE INSTALLATION OF THE WINDOW AND THE JAMB AND HEAD FLASHING LATER.

STEP 2: FOLD THE WATER-RESISTIVE BARRIER'S JAMBS AND SILL INTO THE OPENING AND FASTEN TO INTERIOR WALL FRAMING. FORTIFIBER RECOMENDS USING 1" PLASTIC CAP FASTENERS (OR MINIMUM 1" CROWN STAPLES THAT PENETRATE THE STUDS ARE ACCEPTABLE) TO ATTACH WATER RESISTIVE BARRIER SO THAT IS TAUT AND FLAT. PROPER FASTENER SPACING IS 12" ON CENTER. GUIDE MARKS HAVE BEEN PRINTED EVERY 8" ON WRAP TO HELP LOCATE STUDS.

STEP 3: CUT THE SILL FLASHING TO THE WIDTH OF THE ROUGH OPENING PLUS TWICE THE FLASHING WIDTH. WIPE THE SURFACE OF THE WEATHER-RESISTIVE BARRIER WITH A CLEAN RAG TO ENSURE PROPER ADHESION.

STEP 4: REMOVE THE RELEASE PAPER AND PRESS THE SILL FLASHING IN PLACE SO THAT THE EDGE OF THE FLASHING'S ADHESIVE IS LEVEL WITH THE TOP EDGE OF THE ROUGH OPENING. **(ROLL ALL FLASHING WITH MECHANICAL ROLLER)** . IN PREPARATION FOR INSTALLATION OF MOISTOP CORNER SHIELDS APPLY A 3/8" THICK BEAD OF SEALANT AT THE JAMBS TO SEAL THE TOP OF THE MOISTOP SILL CORNERS INSTALLED IN STEP 5.

STEP 5: INSTALL MOISTOP CORNER SHIELDS AT SILL CORNERS. APPLY TWO FASTENERS TO THE FACE OF THE CORNER SHIELDS PER MANUFACTURER'S RECOMMENDATIONS. TRIM EXCESS OFF FROM THE INTERIOR OR THE OPENING AS SHOWN.

STEP 6: INSTALL FORTIFLASH SILL WRAP. **(ROLL ALL FLASHING WITH MECHANICAL ROLLER)** SILL WRAP IS A 9" FORTIFLASH PIECE CUT TO THE WIDTH OF THE OPENING AND INSTALLED TO COMPLETELY COVER SILL WITH EXCESS FOLDED OVER TO PROVIDE A MINIMUM 3" COVERAGE ON THE FACE OF THE OPENING AS SHOWN.

STEP 7: BEFORE INSTALLING THE WINDOW, APPLY A CONTINUOUS 3/8" BEAD OF MOISTOP SEALANT TO THE BACKSIDE (INTERIOR) OF THE MOUNTING FLANGE @ HEAD AND JAMBS; APPLY A BROKEN BEAD OF SEALANT TO SILL TO ALLOW WATER TO DRAIN OUT. INSTALL AND FASTENTHE WINDOW ACCORDING TO THE WINDOW MANUFACTURER'S INSTRUCTIONS.

STEP 8: PRIOR TO INSTALLING THE JAMB FLASHING WIPE THE JAMB FLANGE AND WATER-RESISTIVE BARRIER WITH A CLEAN RAG TO ENSURE PROPER ADHESION. CUT TWO STRIPS OF FLASHING LONG ENOUGH TO EXTEND BEYOND THE SILL FLASHING AND 2" BELOW THE TOP OF THE HEAD FLASHING. REMOVE RELEASE PAPER AND ALIGN THE FLASHING FLUSH AGAINST THE WINDOW FRAME WITH THE ADHESIVE STRIP COVERING THE ENTIRE WINDOW FLANGE. **(ROLL ALL FLASHING WITH MECHANICAL ROLLER)** FOLLOW THIS PROCEDURE FOR THE OTHER SIDE OF THE WINDOW.

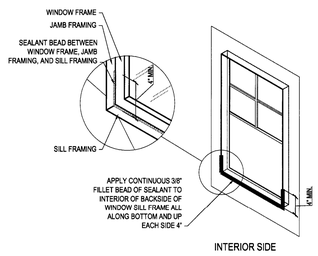
STEP 9: PRIOR TO INSTALLING THE HEAD FLASHING WIPE THE HEAD FLANGE, JAMB FLASHING, WEATHER -RESISTIVE BARRIER, AND SHEATHING WITH A CLEAN RAG. CUT A PIECE OF FLASHING LONG ENOUGH TO ENSURE THAT THE HEAD FLASHING EXTENDS A MINIMUM OF 1" BEYOND THE JAMB FLASHING. INSTALL THE HEAD FLASHING BY PRESSING FIRMLY IN PLACE IN ONE DIRECTION TO PREVENT VOIDS. **(ROLL ALL FLASHING WITH MECHANICAL ROLLER)**

STEP 10: INSTALL METAL WINDOW HEAD FLASHING OVER FORTIFLASH HEAD FLASHING AND MECHANICALLY ATTACH TO SUBSTRATE. (INSTALL AT "UNCOVERED" WINDOW LOCATIONS. REFER TO WINDOW SCHEDULE AND DETAILS FOR ALL LOCATIONS WHERE METAL FLASHING IS REQUIRED)

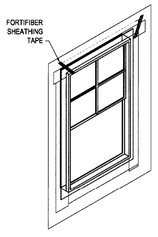
STEP 11: ALLOW THE FLAP OF THE WEATHER-RESISTIVE BARRIER AT THE HEAD TO LAY FLAT OVER THE HEAD FLASHING, AND METAL FLASHING. APPLY A NEW PIECE OF FORTIFIBER SHEATHING TAPE OVER THE ENTIRE DIAGONAL CUT MADEIN THE WEATHER-RESISTIVE BARRIER AND PRESS FIRMLY IN PLACE. **(ROLL ALL SHEATHING TAPE WITH MECHANICAL ROLLER)**

STEP 12: ON THE INTERIOR SIDE OF THE WINDOW APPLY A CONTINOUS 3/8" BEAD OF SEALANT TO THE ENTIRE SILL FRAME. TURN UP THE JAMBS A MINIMUM OF 4".

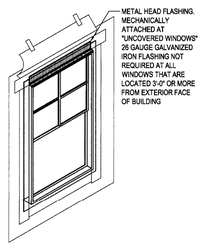
LIMITATIONS: FOR OPTIMUM ADHESION, FORTIFLASH AND MOISTOP E-Z SEAL SHOULD BE APPLIED AT TEMPERATURES BETWEEN 40°F AND 120°F.FORTIFLASH BUTYL SHOULD BE APPLIED AT TEMPERATURES BETWEEN 25°F AND 125°F. FORTIFLASH AND FORTIFLASH BUTYL ARE THE ONLY FORTIFIBER FLASHING PRODUCTS THAT CAN BE INSTALLED HORIZONTALLY OR AT A SLOPE OF LESS THAN 60°. PRODUCT SHOULD BE COVERED AS SOON AS POSSIBLE. INSPECT PRODUCT TO INSURE IT IS FREE OF ANY PROTRUSIONS OR DAMAGE WHICH MAY COMPROMISE ITS MOISTURE-RESISTIVE PROPERTIES. FORTIFLASH IS NOT COMPATIBLE WITH EPDM OR FLEXIBLE (PLASTICIZED) POLYVINYL CHLORIDE (PVC) BASED PRODUCTS. FORTIFLASH ALSO IS NOT COMPATIBLE WITH SOME SEALANTS. CONSULT WITH SEALANT MANUFACTURER FOR COMPATIBILITY INFORMATION. DIRECT EXPOSURE OF SEALANT TO THE ADHESIVE SIDE OF FORTIFLASH CAN BE DETRIMENTAL IF THE AMOUNT OF SEALANT EXCEEDS WHAT IS SPECIFIED ABOVE. PLEASE FOLLOW THESE RECOMMENDATIONS REGARDING LOCATION AND AMOUNT OF SEALANT TO BE USED. FORTIFIBER STRONGLY RECOMENDS AGAINST THE PRACTICE OF USING A "KNOCKDOWN BEAD OF SEALANT", OR "BUTTERING THE FLANGE" WITH SEALANT, BECAUSE THIS AMOUNT OF SEALANT IS EXCESSIVE AND UNNECESSARY. CALL 1-800-773-4777 FOR TECHNICAL ASSISTANCE OR VISIT WWW.FORTIFIBER.COM FOR ALL THE RECOMMENDED INSTALLATION GUIDES AND DETAILED INFORMATION.



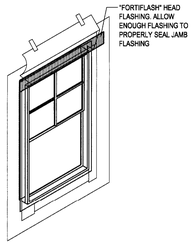
STEP - 12



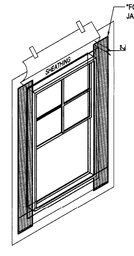
STEP - 11



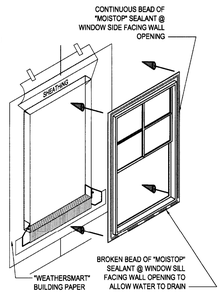
STEP - 10



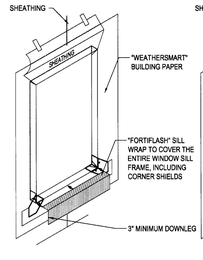
STEP - 9



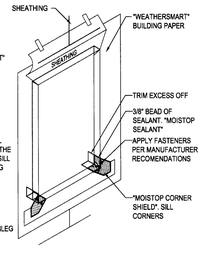
STEP - 8



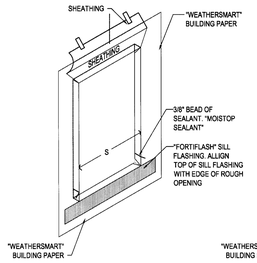
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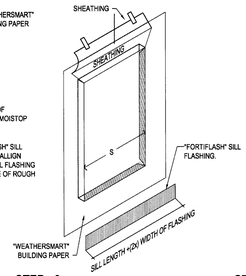
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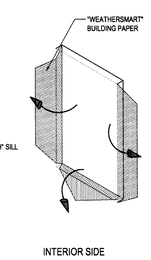
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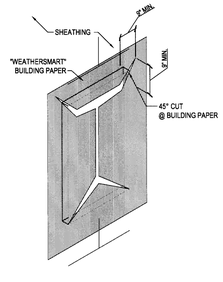
STEP - 4



STEP - 3



STEP - 2



STEP - 1

NOTE:

1. APPLY PRIMER TO SHEATHING ANYTIME PEEL AND STICK MEMBRANE IS APPLIED DIRECTLY TO SHEATHING.
2. FORTIFLASH WATERPROOF FLASHING TO BE A MINIMUM OF 9" WIDE.
3. WHEN TEMPERATURES ARE BELOW 40° F, REPLACE "FORTIFLASH" FLASHING WITH "FORTIFLASH BUTYL" FLASHING.

PRODUCT SPECIFICATIONS

- BUILDING WRAP - FORTIBIBER BUILDING SYSTEMS GROUP (800) 773-4777 - SUPER JUMBER TEX GRADE 'D' 60 MINUTE BUILDING PAPER. ICBO EVALUATION REPORT NUMBER 1025
- WR GRACE ICE AND WATER SHIELD SELF ADHERING FLASHING MEMBRANE
- FORTIFLASH SELF ADHESIVE WATERPROOF FLASHING MEMBRANE 4,6,9,12,18 AND 36 INCH X 75' ROLLS
- MOISTOP SEALANT (EXCEEDS AAMA STANDARDS)
- SELF ADHERING MEMBRANE MUST BE ROLLED PER MANUFACTURER INSTALLATION SPECIFICATIONS

1/13/14

FILE: M:\11492_United American, Career Lofts\4-CD\DETAILS\A3.1.6.dwg
USER: Alex Gutierrez Mar 20, 2013 - 3:07pm
SCALE: 96 LAYOUT: A3.16

Drawn By: SW
Original Date Plotted: 11-27-2012
Revisions:

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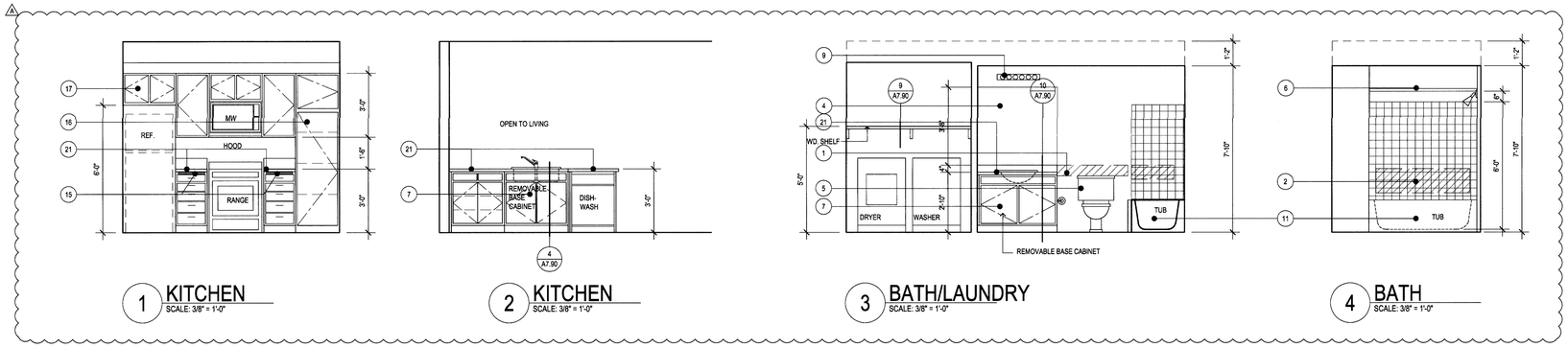
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SHEET CONTENTS:
WINDOW WRAP DETAILS

SHEET NO.
A3.16

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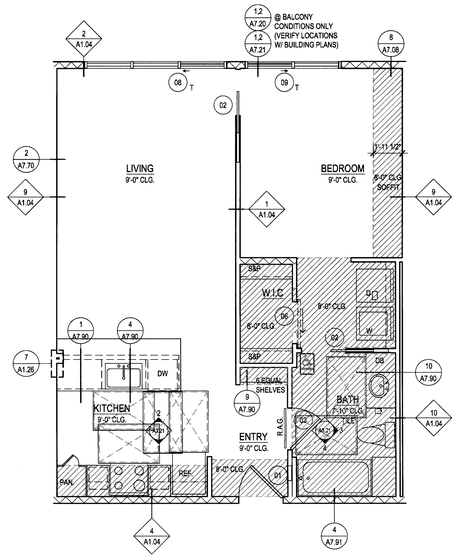


1 KITCHEN
SCALE: 3/8" = 1'-0"

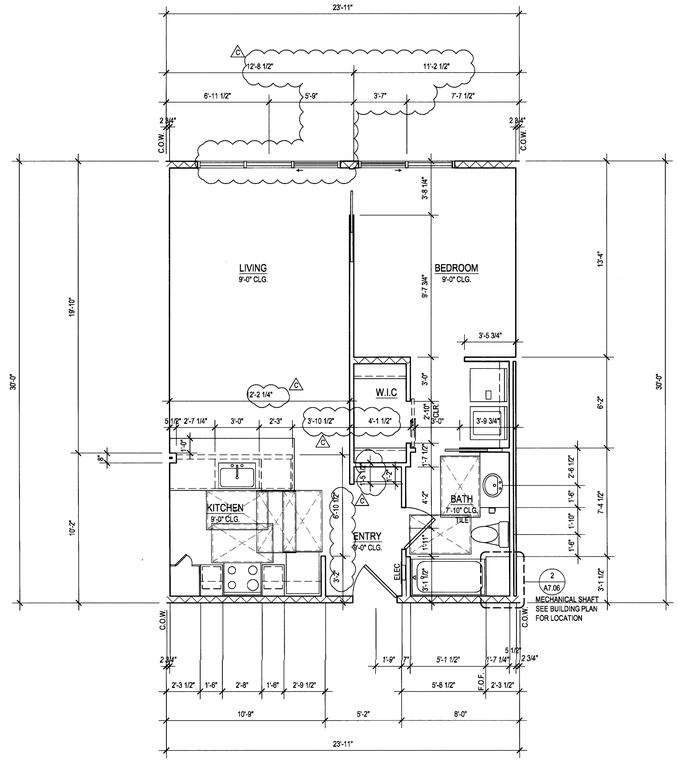
2 KITCHEN
SCALE: 3/8" = 1'-0"

3 BATH/LAUNDRY
SCALE: 3/8" = 1'-0"

4 BATH
SCALE: 3/8" = 1'-0"



2 UNIT A1 NOTES PLAN
SCALE: 1/4" = 1'-0"



1 UNIT A1 DIMENSION PLAN
SCALE: 1/4" = 1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
2. BATH TUB GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. MIRROR TOP MOUNTED AT 6'-10" (44" HEIGHT), 3/16" PLATE W/ POLISHED CHROME J-CHANNEL. VANITY MIRRORS TO BE GLUED WITH SUPPORTING CLIPS
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL
6. CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 10 ON SHEET A7.90 (BATH) OR DETAILS 4, 5, AND 6 ON SHEET A7.90 (KITCHEN)
8. FOUR DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. NOT USED
11. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
12. NOT USED
13. NOT USED
14. NOT USED
15. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
16. PANTRY, PROVIDE WOOD SHELVING
17. OVERHEAD CABINET W/ ADJUSTIBLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
18. NOT USED
19. NOT USED
20. NOT USED
21. GRANITE COUNTERTOP
22. NOT USED

PLAN LEGEND

- KITCHEN SINK WITH GARBAGE DISPOSAL
- KITCHEN COUNTER TOP
- 30" CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4,5,6 ON SHEET A7.90. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS.
- SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE
- BREADBOARDS PER INTERIOR ELEVATIONS
- REFRIGERATOR SPACE. PROVIDE WATER LINE FOR ICE MAKER
- LINE OF CABINET ABOVE
- WASHER AND DRYER SPACE PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY SEE DETAIL 3 ON SHEET A7.91 FOR EXHAUST VENT.
- PROVIDE LEVER FAUCET
- LAVATORY
- BATHROOM CABINET PER DETAIL 10 ON SHEET A7.90. AT ACCESSIBLE UNITS PROVIDE REMOVABLE BASE CABINETS PER DETAILS 5, 6 ON SHEET A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.
- LINE OF VANITY
- WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 2 ON SHEET A0.06 FOR GRAB BAR BACKING
- PROVIDE CLEAR DIMENSION.
- BATHTUB - SEE DETAIL 4 ON SHEET A7.91 FOR CONTINUATION OF DRYWALL
- SEE DETAIL 6 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.
- TB, PROVIDE BLKG CENTERLINED AT 40" AFF.
- EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3 & 1134A.8, #5. SEE DETAILS 1 AND 2 ON SHEET A7.70 FOR TRANSITIONS AT WALL AND AT HARDSURFACE TO CARPET.
- 30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11A

CEILING LEGEND

- DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING WITH NON COMBUSTABLE METAL FRAMING PER 1/A7.08 & 4/A7.08
- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.08

WALL TYPES

- 3 1/2" WOOD STUD WALL — 1 HOUR WOOD STUD WALL INTERIOR WALL 1 / A1.04 CORRIDOR WALL 4 / A1.04 EXTERIOR WALL 2 / A1.04
- 5 1/2" WOOD STUD WALL — SEE BUILDING PLANS FOR 1 HR VS. 2 HR CONDITIONS. SEE STRUCTURAL FOR FRAMING
- ELEC. — WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL PER DETAIL 4 / A7.08

NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 3/A7.08
2. NOT USED
3. SEE DETAIL 1/A7.08 FOR DROP SOFFIT CONDITIONS

NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
19. BUILDING PLANS SHOW DECK SLOPES AND DRAINS AT WOOD FRAMED BALCONIES. SEE PODIUM (2ND LEVEL) BUILDING PLANS FOR PATIO SLOPES AT SLAB.
20. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
21. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.

C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT JAMES GERALD CHUNG No. C23572 Ren. 7-31-15 STATE OF CALIFORNIA

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DALLAS - NEWPORT BEACH - NEW ORLEANS
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SHEET CONTENTS:
UNIT A1
FLOOR PLANS

SHEET NO.
A3.21

2011492

DELTA-C 01-14-2014

FILE: M:\11492_United American_Corner Lot\final\A1.dwg
USER: Av DATE/TIME: Jan 09, 2014 - 2:49pm
SCALE: 48 LAYOUT: A3.21

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
2. BATH TUB GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. MIRROR TOP MOUNTED AT 6'-10" (44" HEIGHT), 3/16" PLATE W/ POLISHED CHROME J-CHANNEL. VANITY MIRRORS TO BE GLUED WITH SUPPORTING CLIPS
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL
6. CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 10 ON SHEET A7.90 (BATH) OR DETAILS 4, 5, AND 6 ON SHEET A7.90 (KITCHEN)
8. FOUR DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. NOT USED
11. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
12. NOT USED
13. NOT USED
14. NOT USED
15. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
16. PANTRY, PROVIDE WOOD SHELVING
17. OVERHEAD CABINET W/ ADJUSTIBLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
18. NOT USED
19. NOT USED
20. NOT USED
21. GRANITE COUNTERTOP
22. NOT USED

PLAN LEGEND

- KITCHEN SINK WITH GARBAGE DISPOSAL
- KITCHEN COUNTER TOP
- 30" CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4,5,6 ON SHEET A7.90. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS.
- SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE
- BREADBOARDS PER INTERIOR ELEVATIONS
- REFRIGERATOR SPACE. PROVIDE WATER LINE FOR ICE MAKER
- LINE OF CABINET ABOVE
- WASHER AND DRYER SPACE PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY. SEE DETAIL 3 ON SHEET A7.91 FOR EXHAUST VENT.
- PROVIDE LEVER FAUCET
- LAVATORY
- BATHROOM CABINET PER DETAIL 10 ON SHEET A7.90. AT ACCESSIBLE UNITS PROVIDE REMOVABLE BASE CABINETS PER DETAILS 5, 6 ON SHEET A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.
- LINE OF VANITY
- WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 2 ON SHEET A0.06 FOR GRAB BAR BACKING.
- PROVIDE CLEAR DIMENSION.
- BATHTUB - SEE DETAIL 4 ON SHEET A7.91 FOR CONTINUATON OF DRYWALL
- SEE DETAIL 6 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.
- TB, PROVIDE BLKG CENTERLINED AT 40" AFF.
- EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3 & 1134A.8, #8. SEE DETAILS 1 AND 2 ON SHEET A7.70 FOR TRANSITIONS AT WALL AND AT HARDSURFACE TO CARPET.
- 30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11A

CEILING LEGEND

- DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING WITH NON COMBUSTABLE METAL FRAMING PER 1/A7.08 & 4/A7.08
- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.08

WALL TYPES

- 3 1/2" WOOD STUD WALL — 1 HOUR WOOD STUD WALL. INTERIOR WALL 1 / A1.04, CORRIDOR WALL 4 / A1.04, EXTERIOR WALL 2 / A1.04
- 5 1/2" WOOD STUD WALL — SEE BUILDING PLANS FOR 1 HR VS. 2 HR CONDITIONS. SEE STRUCTURAL FOR FRAMING
- ELEC. — WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL. PER DETAIL 4 / A7.08

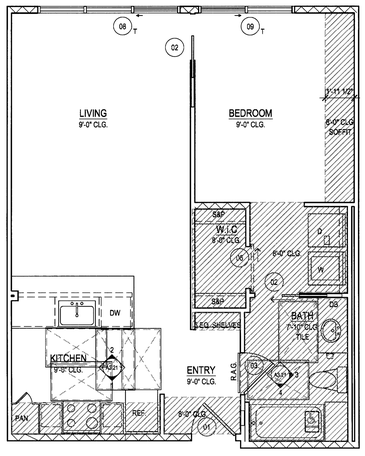
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 3/A7.08
2. NOT USED
3. SEE DETAIL 1/A7.08 FOR DROP SOFFIT CONDITIONS

NOTES

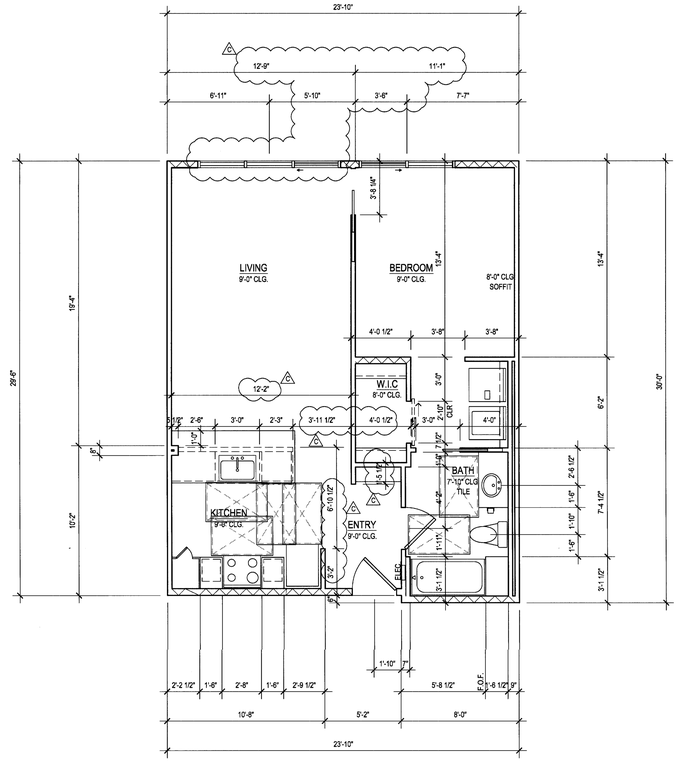
1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2909.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS, DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. 'A' PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
19. BUILDING PLANS SHOW DECK SLOPES AND DRAINS AT WOOD FRAMED BALCONIES. SEE PODIUM (2ND LEVEL) BUILDING PLANS FOR PATIO SLOPES AT SLAB.
20. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
21. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.

C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)



2 UNIT A1-A NOTES PLAN — SCALE: 1/4" = 1'-0"

**SEE UNIT A1 ON SHEET A3.21 FOR ADDITIONAL NOTES AND INFORMATION NOT SHOWN HERE



1 UNIT A1-A LEVEL-1 FLOOR PLAN — SCALE: 1/4" = 1'-0"

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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CAREER LOFTS

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LICENSED ARCHITECT — VINCE GERALD CHIODA — No. C23572 — Ren. 7-31-15 — STATE OF CALIFORNIA

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SHEET CONTENTS:
UNIT A1-A
FLOOR PLANS

SHEET NO.
A3.22

2011492

DELTA-C 01-14-2014

FILE: M111492_United American_Career Lofts\bim\RX-A1-A.dwg
USER: vlv DATE/TIME: Jan 09, 2014 - 2:49pm
SCALE: 48 LAYOUT: A3.22

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
2. BATH TUB GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
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5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL
6. CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 10 ON SHEET A7.90 (BATH) OR DETAILS 4, 5, AND 6 ON SHEET A7.90 (KITCHEN)
8. FOUR DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. NOT USED
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12. NOT USED
13. NOT USED
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15. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
16. PANTRY, PROVIDE WOOD SHELVING
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22. NOT USED

PLAN LEGEND

- KITCHEN SINK WITH GARBAGE DISPOSAL
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- 30" CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4 & 6 ON SHEET A7.90. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS.
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- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.08

WALL TYPES

- 3 1/2" WOOD STUD WALL — 1 HOUR WOOD STUD WALL. INTERIOR WALL 1 / A1.04 CORRIDOR WALL 4 / A1.04 EXTERIOR WALL 2 / A1.04
- 5 1/2" WOOD STUD WALL — SEE BUILDING PLANS FOR 1 HR VS. 2 HR CONDITIONS. SEE STRUCTURAL FOR FRAMING
- ELEC. — WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL PER DETAIL 4 / A7.08

NOTES

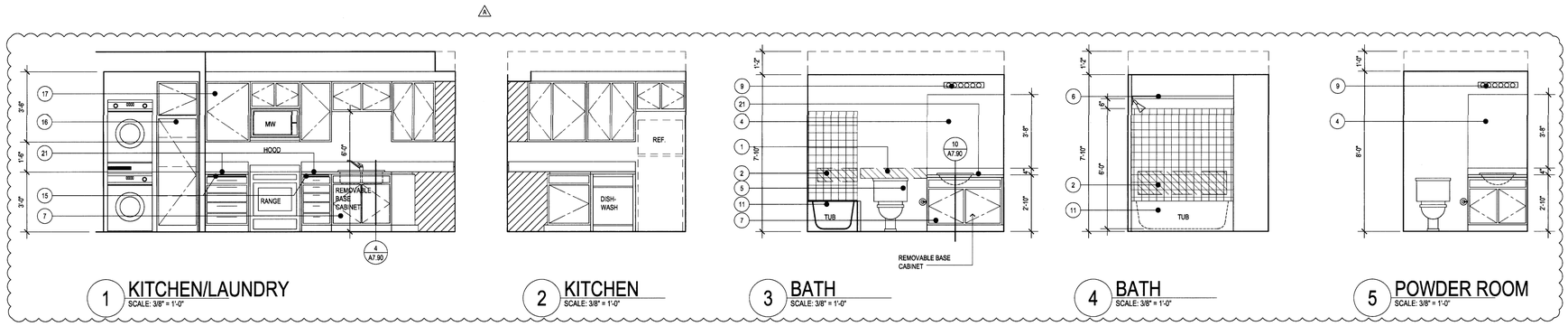
1. RECESSED CAN FIXTURE, SEE DETAIL 3/A7.08
2. NOT USED
3. SEE DETAIL 1/A7.08 FOR DROP SOFFIT CONDITIONS

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6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
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14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESSIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
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C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)

11/22/14



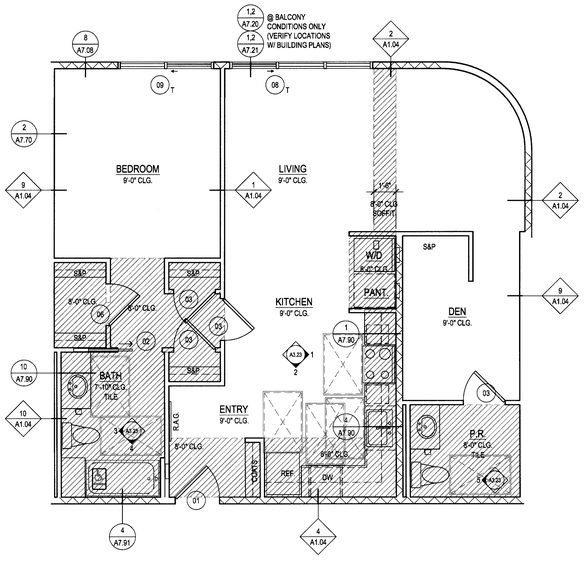
1 KITCHEN/LAUNDRY SCALE: 3/8" = 1'-0"

2 KITCHEN SCALE: 3/8" = 1'-0"

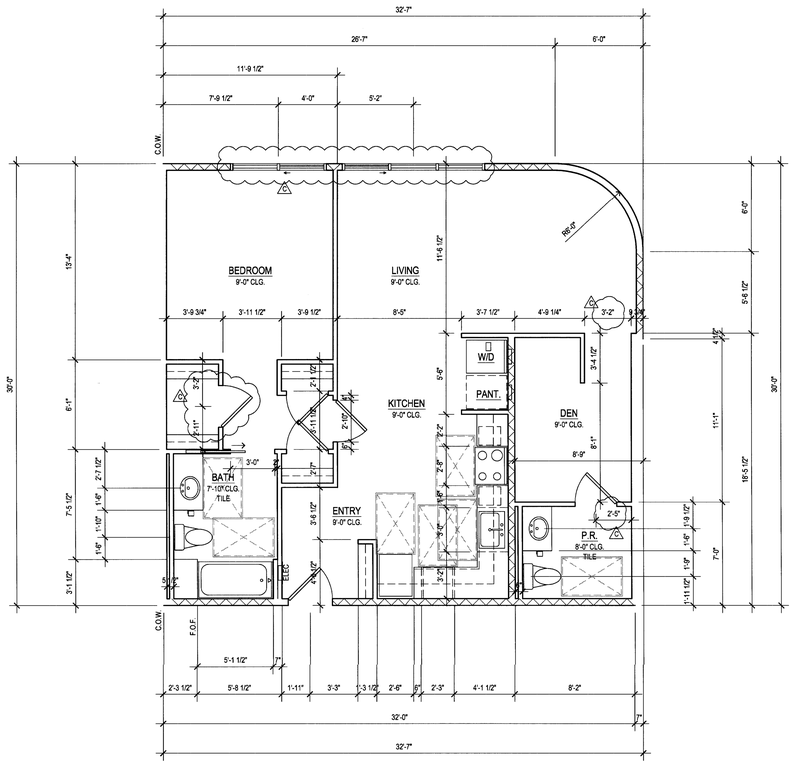
3 BATH SCALE: 3/8" = 1'-0"

4 BATH SCALE: 3/8" = 1'-0"

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



2 UNIT A1-B NOTES PLAN SCALE: 1/4" = 1'-0"



1 UNIT A1-B FLOOR PLAN SCALE: 1/4" = 1'-0"

FILE: M111492_United American, Career Lofts\mod\X-A1-B.dwg
USER: Ali DATE/TIME: Jan 09, 2014 - 2:49pm
SCALE: 48 LAYOUT: A3.23

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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LICENSED ARCHITECT — BRUCE GERALD CHOPA — No. C23572 Ren. 7-31-15 — STATE OF CALIFORNIA

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SHEET CONTENTS: UNIT A1-B FLOOR PLANS

SHEET NO. A3.23

2011492

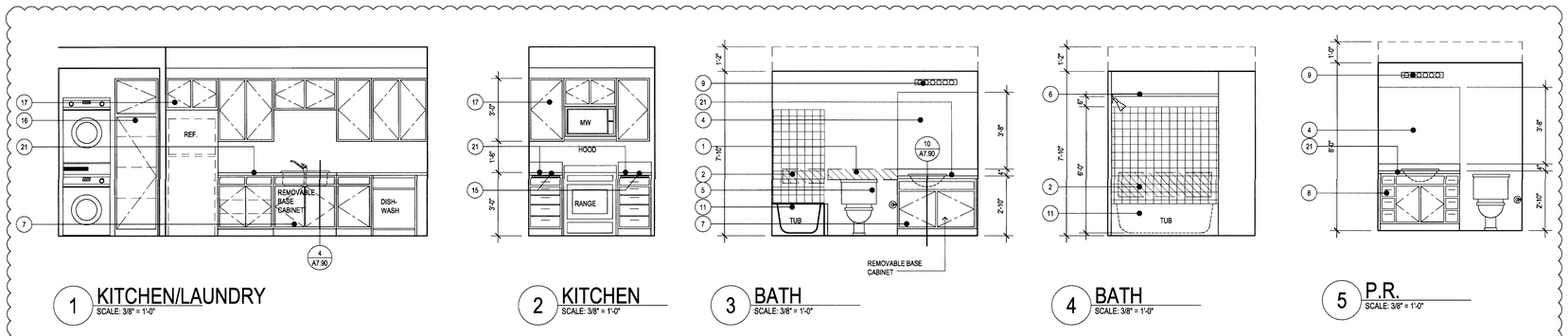
DELTA-C 01-14-2014

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12. NOT USED
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20. NOT USED
21. GRANITE COUNTERTOP
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PLAN LEGEND

- KITCHEN SINK WITH GARBAGE DISPOSAL
- KITCHEN COUNTER TOP
- 30" CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4,5,6 ON SHEET A7.90. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS.
- SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE
- BREADBOARDS PER INTERIOR ELEVATIONS
- REFRIGERATOR SPACE. PROVIDE WATER LINE FOR ICE MAKER
- LINE OF CABINET ABOVE
- WASHER AND DRYER SPACE PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CBC,UPC ASSEMBLY. SEE DETAIL 3 ON SHEET A7.91 FOR EXHAUST VENT.
- PROVIDE LEVER FAUCET
- LAVATORY
- BATHROOM CABINET PER DETAIL 10 ON SHEET A7.90. AT ACCESSIBLE UNITS PROVIDE REMOVABLE BASE CABINETS PER DETAILS 5, 6 ON SHEET A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.
- LINE OF VANITY
- WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 2 ON SHEET A0.06 FOR GRAB BAR BACKING.
- PROVIDE CLEAR DIMENSION.
- BATHTUB - SEE DETAIL 4 ON SHEET A7.91 FOR CONTINUATION OF DRYWALL
- SEE DETAIL 6 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.
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- EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3 & 1134A.8, #5. SEE DETAILS 1 AND 2 ON SHEET A7.70 FOR TRANSITIONS AT WALL AND AT HARDSURFACE TO CARPET.
- 30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11A



1 KITCHEN/LAUNDRY SCALE: 3/8" = 1'-0"
2 KITCHEN SCALE: 3/8" = 1'-0"
3 BATH SCALE: 3/8" = 1'-0"
4 BATH SCALE: 3/8" = 1'-0"
5 P.R. SCALE: 3/8" = 1'-0"

CEILING LEGEND

- DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING WITH NON COMBUSTABLE METAL FRAMING PER 1/A7.08 & 4/A7.08
- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.08

WALL TYPES

- 3 1/2" WOOD STUD WALL — 1 HOUR WOOD STUD WALL INTERIOR WALL 1 / A1.04 CORRIDOR WALL 4 / A1.04 EXTERIOR WALL 2 / A1.04
- 5 1/2" WOOD STUD WALL — SEE BUILDING PLANS FOR 1 HR VS. 2 HR CONDITIONS. SEE STRUCTURAL FOR FRAMING
- ELEC. — WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL PER DETAIL 4 / A7.08

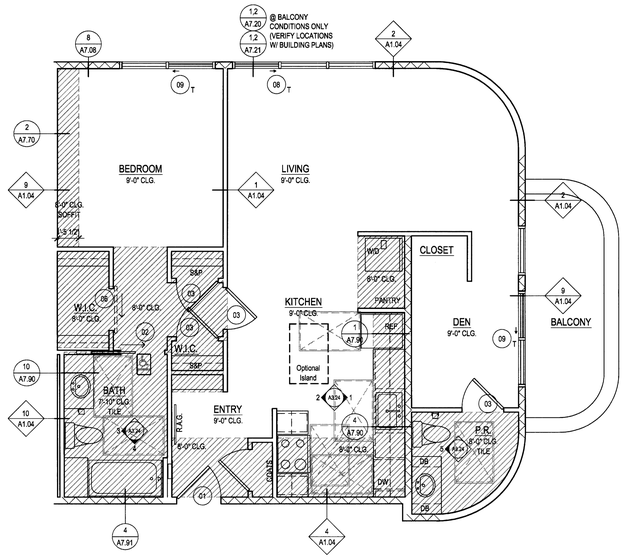
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 3/A7.08
2. NOT USED
3. SEE DETAIL 1/A7.08 FOR DROP SOFFIT CONDITIONS

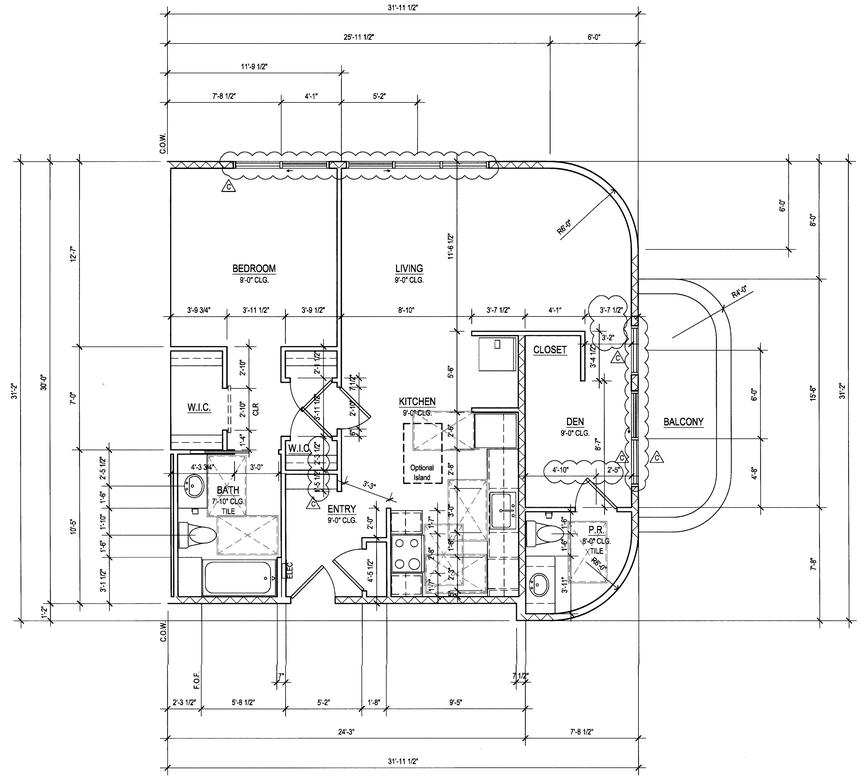
NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
19. BUILDING PLANS SHOW DECK SLOPES AND DRAINS AT WOOD FRAMED BALCONIES. SEE PODIUM (2ND LEVEL) BUILDING PLANS FOR PATIO SLOPES AT SLAB.
20. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
21. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.

C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)



2 UNIT A1-C NOTES PLAN SCALE: 1/4" = 1'-0"



1 UNIT A1-C FLOOR PLAN SCALE: 1/4" = 1'-0"

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Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT — JAMES GERALD CROPP — No. C23572 Exp. 7-31-15 — STATE OF CALIFORNIA

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SHEET CONTENTS: UNIT A1-C FLOOR PLANS

SHEET NO. A3.24

2011492

DELTA-C 01-14-2014

FILE: M:\11492_United American_Career Lofts\new\A1-C.dwg
USER: Alv DATE/TIME: Jan 09, 2014 - 2:49pm
SCALE: 48 LAYOUT: A3.24

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
2. BATH TUB GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. MIRROR TOP MOUNTED AT 6'-10" (44" HEIGHT), 3/16" PLATE W/ POLISHED CHROME J-CHANNEL. VANITY MIRRORS TO BE GLUED WITH SUPPORTING CLIPS
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL
6. CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 10 ON SHEET A7.90 (BATH) OR DETAILS 4, 5, AND 6 ON SHEET A7.90 (KITCHEN)
8. FOUR DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. NOT USED
11. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
12. NOT USED
13. NOT USED
14. NOT USED
15. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
16. PANTRY, PROVIDE WOOD SHELVING
17. OVERHEAD CABINET W/ ADJUSTIBLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
18. NOT USED
19. NOT USED
20. NOT USED
21. GRANITE COUNTERTOP
22. NOT USED

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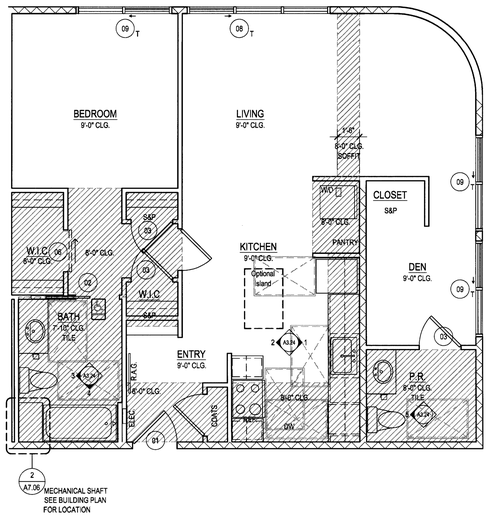
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1. RECESSED CAN FIXTURE, SEE DETAIL 3/A7.08
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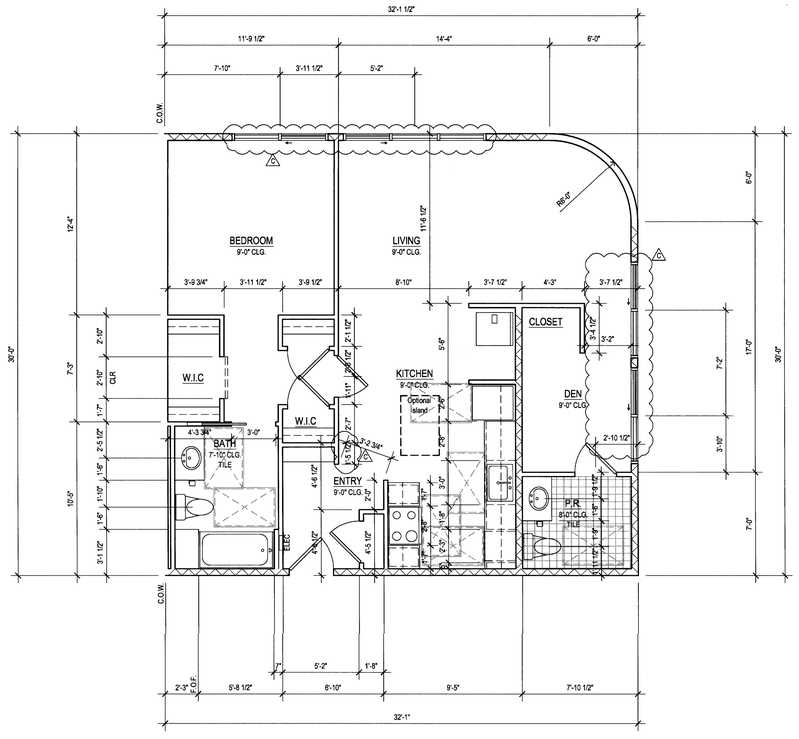
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C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)



2 UNIT A1-D NOTES PLAN — SCALE : 1/4" = 1'-0" — **SEE UNIT A1-C ON SHEET A3.24 FOR ADDITIONAL NOTES AND INFORMATION NOT SHOWN HERE



1 UNIT A1-D FLOOR PLAN — SCALE : 1/4" = 1'-0"

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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CAREER LOFTS
28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT — VINCE GERALD CHIORA — No. C23572 — Rem. 7-31-15 — STATE OF CALIFORNIA

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
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SHEET CONTENTS:
UNIT A1-D
FLOOR PLANS

SHEET NO.
A3.25

2011492

DELTA-C 01-14-2014

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USER: jw DATE/TIME: Jan 09, 2014 - 2:49pm
SCALE: 48 LAYOUT: A3.25

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
2. BATH TUB GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
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- ELEC.

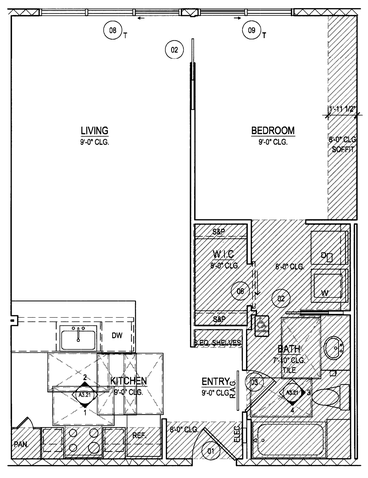
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NOTES

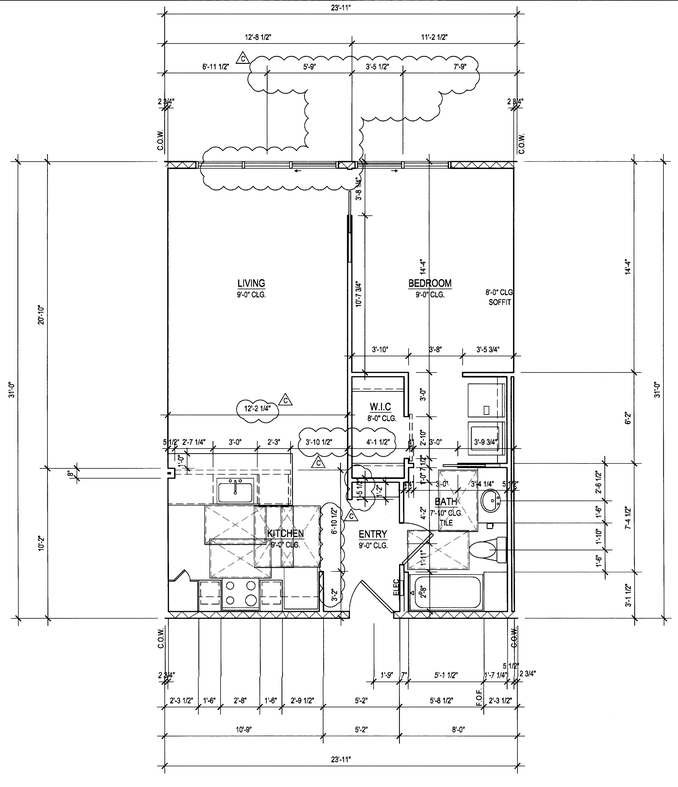
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4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS: 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
19. BUILDING PLANS SHOW DECK SLOPES AND DRAINS AT WOOD FRAMED BALCONIES. SEE PODIUM (2ND LEVEL) BUILDING PLANS FOR PATIO SLOPES AT SLAB.
20. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
21. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.

C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)



2 UNIT A1-E NOTES PLAN — SCALE: 1/4" = 1'-0"

**SEE UNIT A1 ON SHEET A3.21 FOR ADDITIONAL NOTES AND INFORMATION NOT SHOWN HERE



1 UNIT A1-E LEVEL-1 FLOOR PLAN — SCALE: 1/4" = 1'-0"

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT — VINCE GERALD CHIORA — No. C23572 — Exp. 7-31-15 — STATE OF CALIFORNIA

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
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SHEET CONTENTS: UNIT A1-E FLOOR PLANS

SHEET NO. A3.26

2011492

DELTA-C 01-14-2014

FILE: M111492_United American_Career Lofts\work\X-A1-E.dwg
USER: JW DATE/TIME: Jan 09, 2014 - 2:49pm
SCALE: 48 LAYOUT: A3.26

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
2. BATH TUB GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. MIRROR TOP MOUNTED AT 6'-10" (44" HEIGHT), 3/16" PLATE W/ POLISHED CHROME J-CHANNEL. VANITY MIRRORS TO BE GLUED WITH SUPPORTING CLIPS
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL
6. CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 10 ON SHEET A7.90 (BATH) OR DETAILS 4, 5, AND 6 ON SHEET A7.90 (KITCHEN)
8. FOUR DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. NOT USED
11. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
12. NOT USED
13. NOT USED
14. NOT USED
15. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
16. PANTRY, PROVIDE WOOD SHELVING
17. OVERHEAD CABINET W/ ADJUSTIBLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
18. NOT USED
19. NOT USED
20. NOT USED
21. GRANITE COUNTERTOP
22. NOT USED

PLAN LEGEND

- KITCHEN SINK WITH GARBAGE DISPOSAL
- KITCHEN COUNTER TOP
- 30" CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4,5,6 ON SHEET A7.90. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS.
- SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE
- BREADBOARDS PER INTERIOR ELEVATIONS
- REFRIGERATOR SPACE. PROVIDE WATER LINE FOR ICE MAKER
- LINE OF CABINET ABOVE
- WASHER AND DRYER SPACE PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY. SEE DETAIL 3 ON SHEET A7.91 FOR EXHAUST VENT.
- PROVIDE LEVER FAUCET
- LAVATORY
- BATHROOM CABINET PER DETAIL 10 ON SHEET A7.90. AT ACCESSIBLE UNITS PROVIDE REMOVABLE BASE CABINETS PER DETAILS 5, 6 ON SHEET A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.
- LINE OF VANITY
- WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 2 ON SHEET A0.06 FOR GRAB BAR BACKING.
- PROVIDE CLEAR DIMENSION.
- BATHTUB - SEE DETAIL 4 ON SHEET A7.91 FOR CONTINUATION OF DRYWALL
- SEE DETAIL 6 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.
- TB. PROVIDE BLKG CENTERLINED AT 40" AFF.
- EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3 & 1134A.8, #5. SEE DETAILS 1 AND 2 ON SHEET A7.70 FOR TRANSITIONS AT WALL AND AT HARDSURFACE TO CARPET.
- 30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11A

CEILING LEGEND

- DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING WITH NON COMBUSTABLE METAL FRAMING PER 1/A7.08 & 4/A7.08
- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.08

WALL TYPES

- 3 1/2" WOOD STUD WALL — 1 HOUR WOOD STUD WALL. INTERIOR WALL 1 / A1.04, CORRIDOR WALL 4 / A1.04, EXTERIOR WALL 2 / A1.04
- 5 1/2" WOOD STUD WALL — SEE BUILDING PLANS FOR 1 HR VS. 2 HR CONDITIONS. SEE STRUCTURAL FOR FRAMING
- ELEC. — WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL. PER DETAIL 4 / A7.08

NOTES

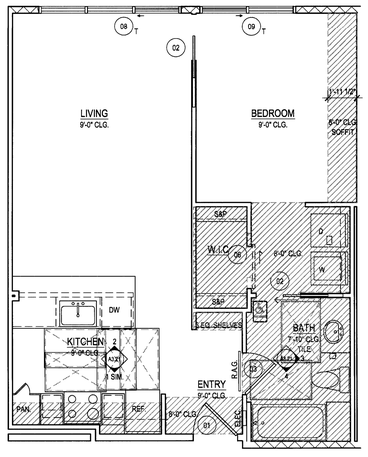
1. RECESSED CAN FIXTURE, SEE DETAIL 3/A7.08
2. NOT USED
3. SEE DETAIL 1/A7.08 FOR DROP SOFFIT CONDITIONS

NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
19. BUILDING PLANS SHOW DECK SLOPES AND DRAINS AT WOOD FRAMED BALCONIES. SEE PODIUM (2ND LEVEL) BUILDING PLANS FOR PATIO SLOPES AT SLAB.
20. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
21. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.

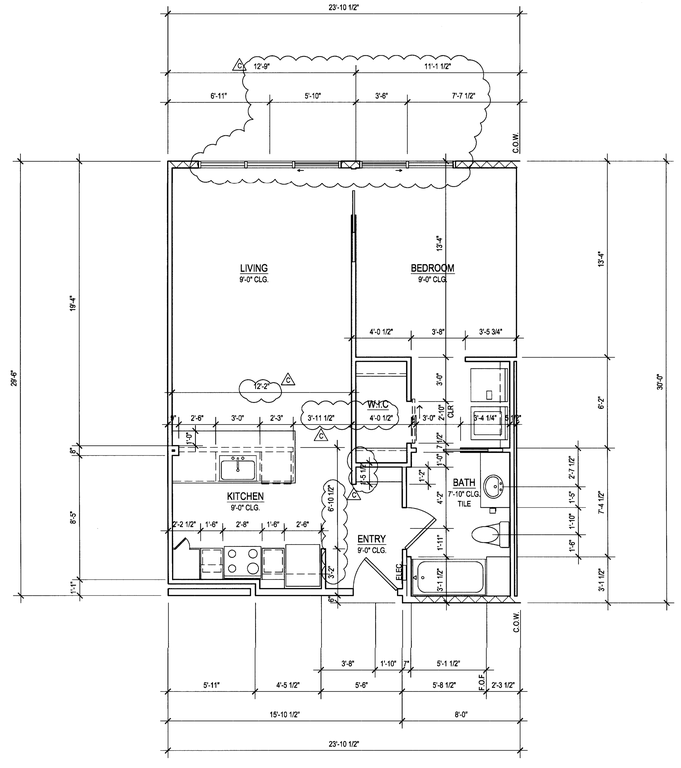
C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)

11/22/14



2 UNIT A1-F NOTES PLAN
SCALE : 1/4" = 1'-0"

**SEE UNIT A1 ON SHEET A3.21 FOR ADDITIONAL NOTES AND INFORMATION NOT SHOWN HERE



1 UNIT A1-F LEVEL-1 FLOOR PLAN
SCALE : 1/4" = 1'-0"

Drawn By:	SV	
Original Date Plotted:	11-27-2012	
Revisions:		
#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT — No. C23572 — Ren. 7-31-15 — STATE OF CALIFORNIA

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SHEET CONTENTS:
UNIT A1-F
FLOOR PLANS

SHEET NO.
A3.26a

2011492

DELTA-C 01-14-2014

FILE: M:\11492_United American_Conrad Lo\Revit\X-A1-F.rwg
USER: JM DATE/TIME: Jan 09, 2014 - 2:49pm
SCALE: 48 LAYOUT: A26a

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
2. BATH TUB GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. MIRROR TOP MOUNTED AT 6'-10" (44" HEIGHT), 3/16" PLATE W/ POLISHED CHROME J-CHANNEL. VANITY MIRRORS TO BE GLUED WITH SUPPORTING CLIPS
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL
6. CURTAIN ROD MOUNTED 8'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 10 ON SHEET A7.90 (BATH) OR DETAILS 4, 5, AND 6 ON SHEET A7.90 (KITCHEN)
8. FOUR DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. NOT USED
11. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
12. NOT USED
13. NOT USED
14. NOT USED
15. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
16. PANTRY, PROVIDE WOOD SHELVING
17. OVERHEAD CABINET W/ ADJUSTIBLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
18. NOT USED
19. NOT USED
20. NOT USED
21. GRANITE COUNTERTOP
22. NOT USED

PLAN LEGEND

- KITCHEN SINK WITH GARBAGE DISPOSAL
- KITCHEN COUNTER TOP
- 30" CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4,5,6 ON SHEET A7.90. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS.
- SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE
- BREADBOARDS PER INTERIOR ELEVATIONS
- REFRIGERATOR SPACE. PROVIDE WATER LINE FOR ICE MAKER
- LINE OF CABINET ABOVE
- WASHER AND DRYER SPACE PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY, SEE DETAIL 3 ON SHEET A7.91 FOR EXHAUST VENT.
- PROVIDE LEVER FAUCET
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- BATHROOM CABINET PER DETAIL 10 ON SHEET A7.90. AT ACCESSIBLE UNITS PROVIDE REMOVABLE BASE CABINETS PER DETAILS 5, 6 ON SHEET A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.
- LINE OF VANITY
- WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 2 ON SHEET A0.06 FOR GRAB BAR BACKING
- PROVIDE CLEAR DIMENSION.
- BATHTUB - SEE DETAIL 4 ON SHEET A7.91 FOR CONTINUATION OF DRYWALL
- SEE DETAIL 6 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.
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- 30 x 48 CLEAR FLOOR SPACE W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11A

CEILING LEGEND

- DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING WITH NON COMBUSTABLE METAL FRAMING PER 1/A7.08 & 4/A7.08
- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.08

WALL TYPES

- 3 1/2" WOOD STUD WALL — 1 HOUR WOOD STUD WALL INTERIOR WALL 1 / A1.04 CORRIDOR WALL 4 / A1.04 EXTERIOR WALL 2 / A1.04
- 5 1/2" WOOD STUD WALL — SEE BUILDING PLANS FOR 1 HR VS. 2 HR CONDITIONS. SEE STRUCTURAL FOR FRAMING
- ELEC. — WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL PER DETAIL 4 / A7.08

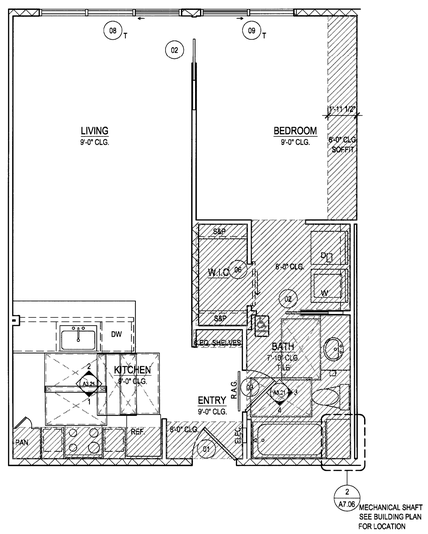
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 3/A7.08
2. NOT USED
3. SEE DETAIL 1/A7.08 FOR DROP SOFFIT CONDITIONS

NOTES

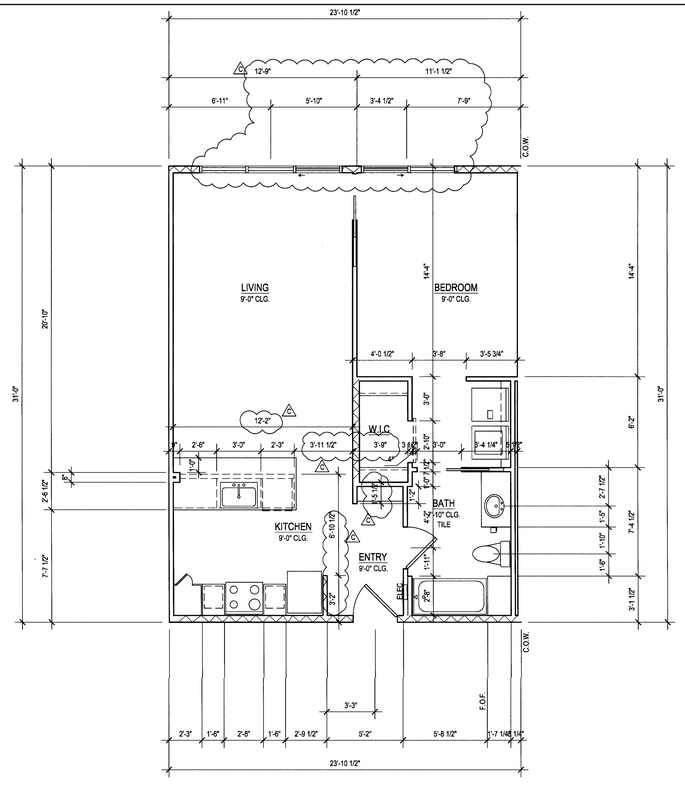
1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
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7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESSIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
19. BUILDING PLANS SHOW DECK SLOPES AND DRAINS AT WOOD FRAMED BALCONIES. SEE PODIUM (2ND LEVEL) BUILDING PLANS FOR PATIO SLOPES AT SLAB.
20. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
21. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.

C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)



2 UNIT A1-G NOTES PLAN
SCALE : 1/4" = 1'-0"

**SEE UNIT A1 ON SHEET A3.21 FOR ADDITIONAL NOTES AND INFORMATION NOT SHOWN HERE



1 UNIT A1-G LEVEL-1 FLOOR PLAN
SCALE : 1/4" = 1'-0"

Drawn By:	SV	
Original Date Plotted:	11-27-2012	
Revisions:		
#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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LICENSED ARCHITECT VINCE GERALD CHIPPA No. C23572 Ren. 7-31-15 STATE OF CALIFORNIA

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SHEET CONTENTS:
UNIT A1-G
FLOOR PLANS

SHEET NO.
A3.26b

2011492

DELTA-C 01-14-2014

FILE: M:\11492 United Americas Career Lofts\ddt\KK-A1-G.dwg
USER: jw DATE/TIME: Jan 09, 2014 - 2:52pm
SCALE: 48 LAYOUT: A3.26b

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
2. BATH TUB GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. MIRROR TOP MOUNTED AT 6'-10" (44" HEIGHT), 3/16" PLATE W/ POLISHED CHROME J-CHANNEL. VANITY MIRRORS TO BE GLUED WITH SUPPORTING CLIPS
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL
6. CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 10 ON SHEET A7.90 (BATH) OR DETAILS 4, 5, AND 6 ON SHEET A7.80 (KITCHEN)
8. FOUR DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. NOT USED
11. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
12. NOT USED
13. NOT USED
14. NOT USED
15. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
16. PANTRY, PROVIDE WOOD SHELVING
17. OVERHEAD CABINET W/ ADJUSTIBLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
18. NOT USED
19. NOT USED
20. NOT USED
21. GRANITE COUNTERTOP
22. NOT USED

PLAN LEGEND

- KITCHEN SINK WITH GARBAGE DISPOSAL
- KITCHEN COUNTER TOP
- 30" CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4 & 5 ON SHEET A7.80, EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 6 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS.
- SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE
- BREADBOARDS PER INTERIOR ELEVATIONS
- REFRIGERATOR SPACE. PROVIDE WATER LINE FOR ICE MAKER
- LINE OF CABINET ABOVE
- WASHER AND DRYER SPACE PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY. SEE DETAIL 3 ON SHEET A7.91 FOR EXHAUST VENT.
- PROVIDE LEVER FAUCET
- LAVATORY
- BATHROOM CABINET PER DETAIL 10 ON SHEET A7.90. AT ACCESSIBLE UNITS PROVIDE REMOVABLE BASE CABINETS PER DETAILS 5, 6 ON SHEET A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.
- LINE OF VANITY
- WATER CLOSET, SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 2 ON SHEET A0.06 FOR GRAB BAR BACKING.
- PROVIDE CLEAR DIMENSION.
- BATHTUB - SEE DETAIL 4 ON SHEET A7.91 FOR CONTINUATON OF DRYWALL
- SEE DETAIL 6 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.
- TB. PROVIDE BLKG CENTERLINED AT 40" AFF.
- EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3 & 1134A.8, #5. SEE DETAILS 1 AND 2 ON SHEET A7.70 FOR TRANSITIONS AT WALL AND AT HARDSURFACE TO CARPET.
- 30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11A

CEILING LEGEND

- DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING WITH NON COMBUSTABLE METAL FRAMING PER 1/A7.08 & 4/A7.08
- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.08

WALL TYPES

- 3 1/2" WOOD STUB WALL — 1 HOUR WOOD STUD WALL. INTERIOR WALL 1 / A1.04, CORRIDOR WALL 4 / A1.04, EXTERIOR WALL 2 / A1.04
- 5 1/2" WOOD STUB WALL — SEE BUILDING PLANS FOR 1 HR VS. 2 HR CONDITIONS. SEE STRUCTURAL FOR FRAMING
- ELEC. — WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL. PER DETAIL 4 / A7.08

NOTES

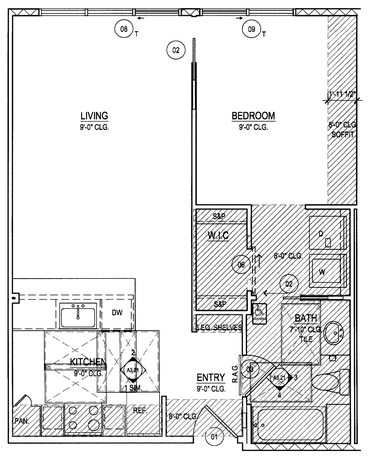
1. RECESSED CAN FIXTURE, SEE DETAIL 3/A7.08
2. NOT USED
3. SEE DETAIL 1/A7.08 FOR DROP SOFFIT CONDITIONS

NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESSIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
19. BUILDING PLANS SHOW DECK SLOPES AND DRAINS AT WOOD FRAMED BALCONIES. SEE PODIUM (2ND LEVEL) BUILDING PLANS FOR PATIO SLOPES AT SLAB.
20. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
21. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.

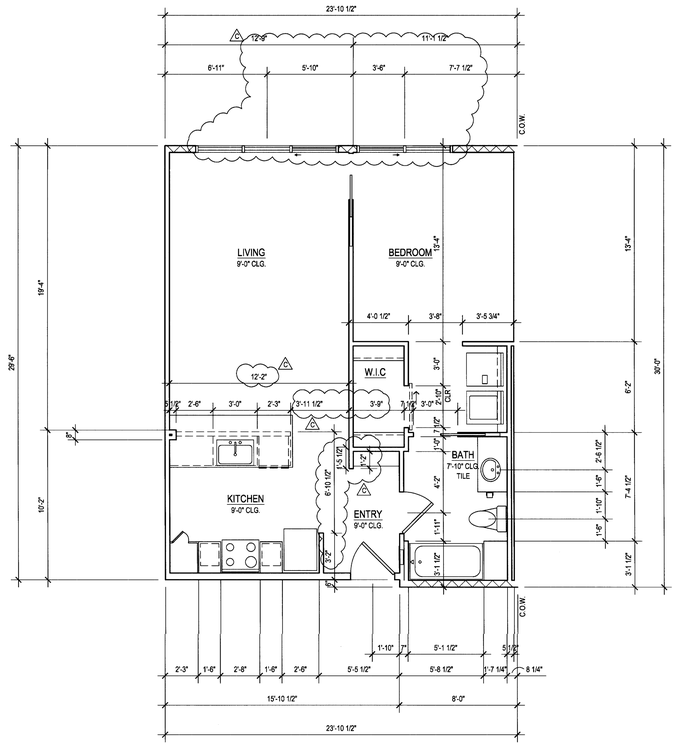
C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)

1/28/14



2 UNIT A1-H NOTES PLAN
SCALE : 1/4" = 1'-0"

**SEE UNIT A1 ON SHEET A3.21 FOR ADDITIONAL NOTES AND INFORMATION NOT SHOWN HERE



1 UNIT A1-H LEVEL-1 FLOOR PLAN
SCALE : 1/4" = 1'-0"

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT — VINCE GERALD CHIPPA — No. C23572 Ren. 7-31-15 — STATE OF CALIFORNIA

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SHEET CONTENTS:
UNIT A1-H
FLOOR PLANS

SHEET NO.
A3.26c

2011492

DELTA-C 01-14-2014

FILE: M:\11492_United American_Corner Lot\Revit\KA1-H.dwg
USER: vlu DATE/TIME: Jan 09, 2014 - 2:52pm
SCALE: 48 LAYOUT: A3.26c

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
2. BATH TUB GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. MIRROR TOP MOUNTED AT 6'-10" (44" HEIGHT), 3/16" PLATE W/ POLISHED CHROME J-CHANNEL. VANITY MIRRORS TO BE GLUED WITH SUPPORTING CLIPS
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL
6. CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 10 ON SHEET A7.90 (BATH) OR DETAILS 4, 5, AND 6 ON SHEET A7.90 (KITCHEN)
8. FOUR DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. NOT USED
11. BATHTUS. SEE SPECIFICATIONS FOR SIZE & COLOR
12. NOT USED
13. NOT USED
14. NOT USED
15. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
16. PANTRY, PROVIDE WOOD SHELVING
17. OVERHEAD CABINET W/ ADJUSTIBLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
18. NOT USED
19. NOT USED
20. NOT USED
21. GRANITE COUNTERTOP
22. NOT USED

PLAN LEGEND

- KITCHEN SINK WITH GARBAGE DISPOSAL
- KITCHEN COUNTER TOP
- 30" CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4,5,6 ON SHEET A7.90. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS.
- SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE
- BREADBOARDS PER INTERIOR ELEVATIONS
- REFRIGERATOR SPACE. PROVIDE WATER LINE FOR ICE MAKER
- LINE OF CABINET ABOVE
- WASHER AND DRYER SPACE PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY. SEE DETAIL 3 ON SHEET A7.91 FOR EXHAUST VENT.
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- LAVATORY
- BATHROOM CABINET PER DETAIL 10 ON SHEET A7.90. AT ACCESSIBLE UNITS PROVIDE REMOVABLE BASE CABINETS PER DETAILS 5, 6 ON SHEET A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.
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- WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 2 ON SHEET A0.06 FOR GRAB BAR BACKING.
- PROVIDE CLEAR DIMENSION.
- BATHTUB - SEE DETAIL 4 ON SHEET A7.91 FOR CONTINUATION OF DRYWALL
- SEE DETAIL 6 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.
- TB. PROVIDE BLKG CENTERLINED AT 40" AFF.
- EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3 & 1134A.8, #5. SEE DETAILS 1 AND 2 ON SHEET A7.70 FOR TRANSITIONS AT WALL AND AT HARDSURFACE TO CARPET.
- 30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11A

CEILING LEGEND

- DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING WITH NON COMBUSTABLE METAL FRAMING PER 1/A7.08 & 4/A7.08
- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.08

WALL TYPES

- 1 HOUR WOOD STUD WALL INTERIOR WALL 1 / A1.04 CORRIDOR WALL 4 / A1.04 EXTERIOR WALL 2 / A1.04
- 3 1/2" WOOD STUD WALL
- SEE BUILDING PLANS FOR 1 HR VS. 2 HR CONDITIONS. SEE STRUCTURAL FOR FRAMING
- 5 1/2" WOOD STUD WALL
- WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL PER DETAIL 4 / A7.08
- ELEC.

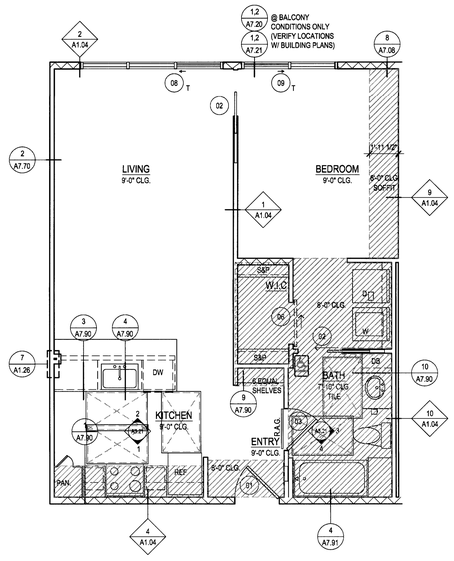
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 3/A7.08
2. NOT USED
3. SEE DETAIL 1/A7.08 FOR DROP SOFFIT CONDITIONS

NOTES

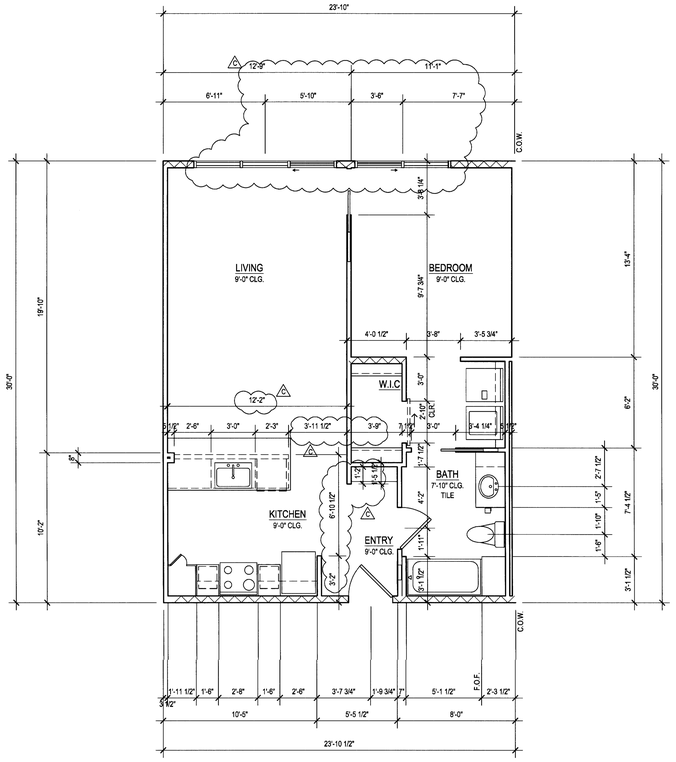
1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS. REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.05 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
19. BUILDING PLANS SHOW DECK SLOPES AND DRAINS AT WOOD FRAMED BALCONIES. SEE PODIUM (2ND LEVEL) BUILDING PLANS FOR PATIO SLOPES AT SLAB.
20. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
21. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.

C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)



2 UNIT A1-J NOTES PLAN
SCALE : 1/4" = 1'-0"

**SEE UNIT A1 ON SHEET A3.21 FOR ADDITIONAL NOTES AND INFORMATION NOT SHOWN HERE



1 UNIT A1-J DIMENSION PLAN
SCALE : 1/4" = 1'-0"

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT — BRUCE GERALD CHOPA — No. C23572 Ren. 7-31-15 — STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
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23456 S. PASEO DE VALENCIA, SUITE 210
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SHEET CONTENTS:
UNIT A1-J
FLOOR PLANS

SHEET NO.
A3.26d

DELTA-C 01-14-2014

2011492

FILE: M:\11492_United American Career Lofts\arch\A1-J.dwg
USER: AV DATE/TIME: Jan 09, 2014 - 2:50pm
SCALE: 48 LAYOUT: A3.26d

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
2. BATH TUB GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. MIRROR TOP MOUNTED AT 6'-10" (44" HEIGHT), 3/16" PLATE W/ POLISHED CHROME J-CHANNEL. VANITY MIRRORS TO BE GLUED WITH SUPPORTING CLIPS
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6. CURTAIN ROD MOUNTED 6'-8" A.F.F.
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8. FOUR DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. NOT USED
11. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
12. NOT USED
13. NOT USED
14. NOT USED
15. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
16. PANTRY, PROVIDE WOOD SHELVING
17. OVERHEAD CABINET W/ ADJUSTIBLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
18. NOT USED
19. NOT USED
20. NOT USED
21. GRANITE COUNTERTOP
22. NOT USED

PLAN LEGEND

- KITCHEN SINK WITH GARBAGE DISPOSAL
- KITCHEN COUNTER TOP
- 30" CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4, 5,6 ON SHEET A7.90. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS.
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- BREADBOARDS PER INTERIOR ELEVATIONS
- REFRIGERATOR SPACE. PROVIDE WATER LINE FOR ICE MAKER
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- LAVATORY
- BATHROOM CABINET PER DETAIL 10 ON SHEET A7.90. AT ACCESSIBLE UNITS PROVIDE REMOVABLE BASE CABINETS PER DETAILS 5, 6 ON SHEET A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.
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- BATHTUB - SEE DETAIL 4 ON SHEET A7.91 FOR CONTINUATION OF DRYWALL
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CEILING LEGEND

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- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.08

WALL TYPES

- 3 1/2" WOOD STUD WALL — 1 HOUR WOOD STUD WALL. INTERIOR WALL 1 / A1.04, CORRIDOR WALL 4 / A1.04, EXTERIOR WALL 2 / A1.04
- 5 1/2" WOOD STUD WALL — SEE BUILDING PLANS FOR 1 HR VS. 2 HR CONDITIONS. SEE STRUCTURAL FOR FRAMING
- ELEC. — WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL. PER DETAIL 4 / A7.08

NOTES

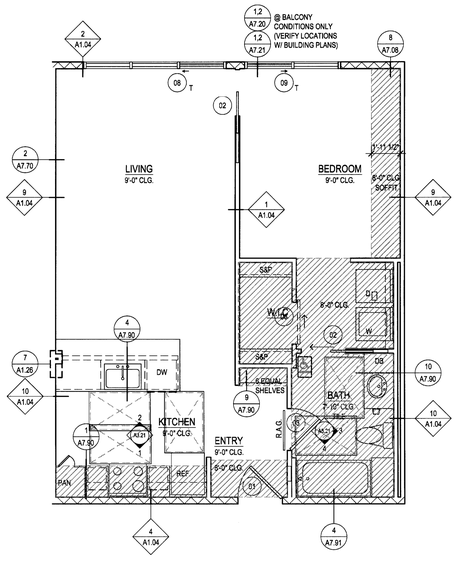
1. RECESSED CAN FIXTURE, SEE DETAIL 3/A7.08
2. NOT USED
3. SEE DETAIL 1/A7.08 FOR DROP SOFFIT CONDITIONS

NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESSIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
19. BUILDING PLANS SHOW DECK SLOPES AND DRAINS AT WOOD FRAMED BALCONIES. SEE PODIUM (2ND LEVEL) BUILDING PLANS FOR PATIO SLOPES AT SLAB.
20. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
21. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.

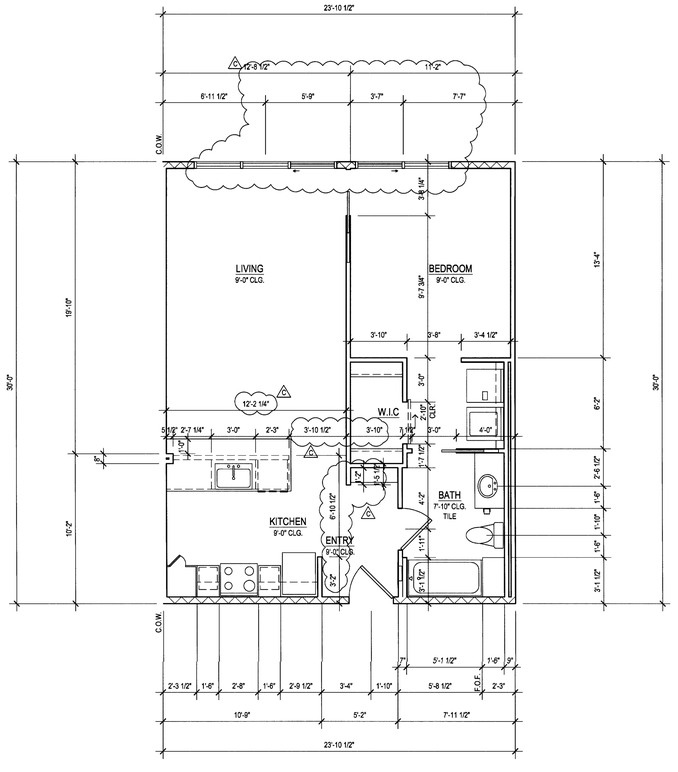
C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)

11/22/14



2 UNIT A1-K NOTES PLAN
SCALE : 1/4" = 1'-0"

**SEE UNIT A1 ON SHEET A3.21 FOR ADDITIONAL NOTES AND INFORMATION NOT SHOWN HERE



1 UNIT A1-K DIMENSION PLAN
SCALE : 1/4" = 1'-0"

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT — VINCE GERALD CHIURA — No. C23572 Ren. 7-31-15 — STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
2350 S.E. BRISTOL ST., SUITE 310
NEWPORT BEACH, CA 92660
(949) 955 - 1924 (949) 955 - 1987 FAX
DALLAS - NEWPORT BEACH - NEW ORLEANS
ORLANDO - SAN RAMON - SCOTTSDALE
www.humphreys.com

SHEET CONTENTS:
UNIT A1-K
FLOOR PLANS

SHEET NO.
A3.26e

2011492

DELTA-C 01-14-2014

FILE: M111492_United American_Career LoftsvolVA1-K.dwg
USER: JW DATE/TIME: Jan 09, 2014 - 2:52pm
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INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
2. BATH TUB GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. MIRROR TOP MOUNTED AT 6'-10" (44" HEIGHT), 3/16" PLATE W/ POLISHED CHROME J-CHANNEL. VANITY MIRRORS TO BE GLUED WITH SUPPORTING CLIPS
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL
6. CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 10 ON SHEET A7.90 (BATH) OR DETAILS 4, 5, AND 6 ON SHEET A7.90 (KITCHEN)
8. FOUR DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. NOT USED
11. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
12. NOT USED
13. NOT USED
14. NOT USED
15. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
16. PANTRY, PROVIDE WOOD SHELVING
17. OVERHEAD CABINET W/ ADJUSTIBLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
18. NOT USED
19. NOT USED
20. NOT USED
21. GRANITE COUNTERTOP
22. NOT USED

PLAN LEGEND

- KITCHEN SINK WITH GARBAGE DISPOSAL
- KITCHEN COUNTER TOP
- 30" CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4,5,6 ON SHEET A7.90. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS.
- SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE
- BREADBOARDS PER INTERIOR ELEVATIONS
- REFRIGERATOR SPACE. PROVIDE WATER LINE FOR ICE MAKER
- LINE OF CABINET ABOVE
- WASHER AND DRYER SPACE PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY. SEE DETAIL 3 ON SHEET A7.91 FOR EXHAUST VENT.
- PROVIDE LEVER FAUCET
- LAVATORY
- BATHROOM CABINET PER DETAIL 10 ON SHEET A7.90. AT ACCESSIBLE UNITS PROVIDE REMOVABLE BASE CABINETS PER DETAILS 5, 6 ON SHEET A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.
- LINE OF VANITY
- WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 2 ON SHEET A0.06 FOR GRAB BAR BACKING.
- PROVIDE CLEAR DIMENSION.
- BATHTUB - SEE DETAIL 4 ON SHEET A7.91 FOR CONTINUATION OF DRYWALL
- SEE DETAIL 6 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.
- TB, PROVIDE BLKG CENTERLINED AT 40" AFF.
- EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3 & 1134A.8, #5. SEE DETAILS 1 AND 2 ON SHEET A7.70 FOR TRANSITIONS AT WALL AND AT HARDSURFACE TO CARPET.
- 30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11A

CEILING LEGEND

- DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING WITH NON COMBUSTABLE METAL FRAMING PER 1/A7.08 & 4/A7.08
- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.08

WALL TYPES

- 3 1/2" WOOD STUD WALL — 1 HOUR WOOD STUD WALL INTERIOR WALL 1 / A1.04 CORRIDOR WALL 4 / A1.04 EXTERIOR WALL 2 / A1.04
- 5 1/2" WOOD STUD WALL — SEE BUILDING PLANS FOR 1 HR VS. 2 HR CONDITIONS. SEE STRUCTURAL FOR FRAMING
- ELEC. — WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL PER DETAIL 4 / A7.08

NOTES

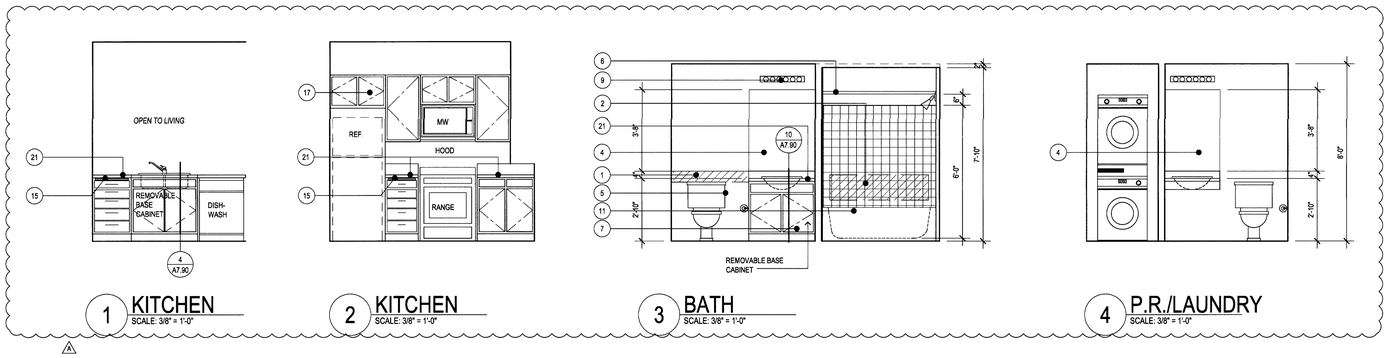
1. RECESSED CAN FIXTURE, SEE DETAIL 9/A7.08
2. NOT USED
3. SEE DETAIL 1/A7.08 FOR DROP SOFFIT CONDITIONS

NOTES

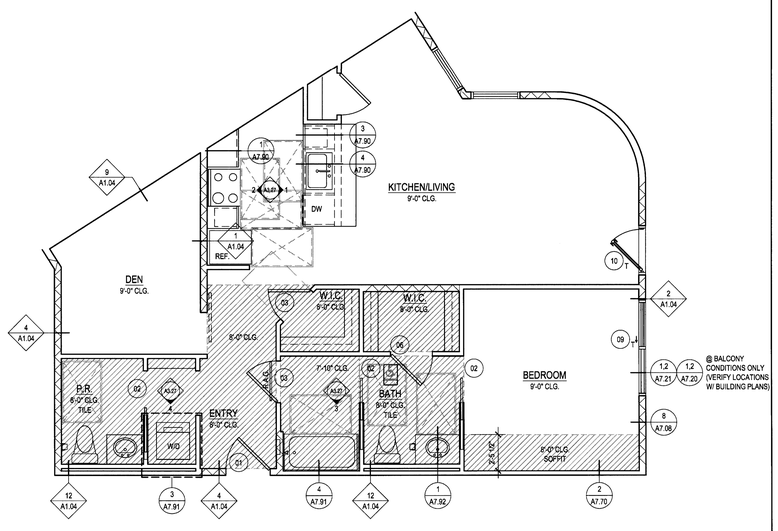
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16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
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C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)

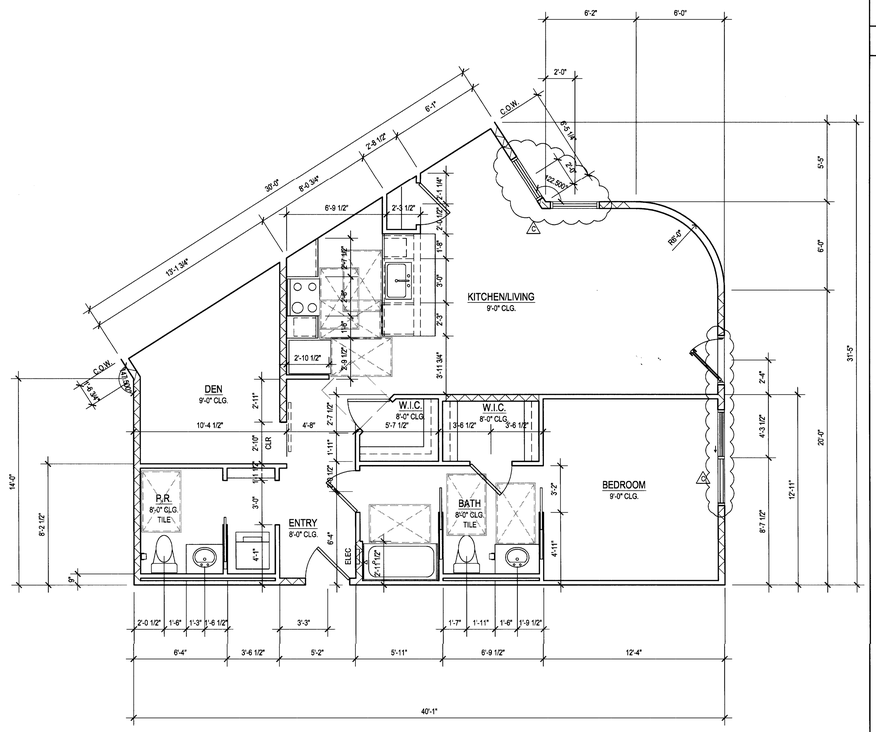
11/13/14



1 KITCHEN — SCALE: 3/8" = 1'-0"
2 KITCHEN — SCALE: 3/8" = 1'-0"
3 BATH — SCALE: 3/8" = 1'-0"
4 P.R./LAUNDRY — SCALE: 3/8" = 1'-0"



2 UNIT A2 NOTES PLAN — SCALE : 1/4" = 1'-0"



1 UNIT A2 FLOOR PLAN — SCALE : 1/4" = 1'-0"

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Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT — JORGE GERALD CRUZ — No. C23572 Ren. 7-31-15 — STATE OF CALIFORNIA

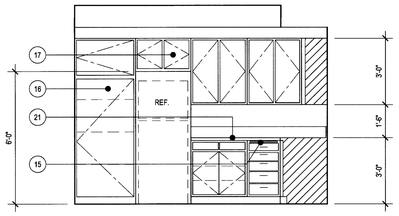
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
23501 S.E. BRISTOL ST., SUITE 310
LAGUNA HILLS, CA 92653
(949) 955-9400 F (949) 955-1987 FAX
DALLAS - NEWPORT BEACH - NEW ORLEANS
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SHEET CONTENTS: UNIT A2 FLOOR PLANS

SHEET NO. A3.27

2011492

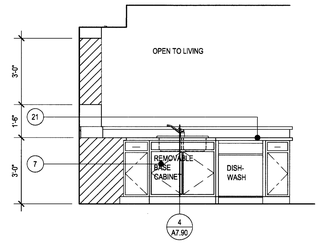
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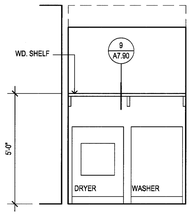
1 KITCHEN
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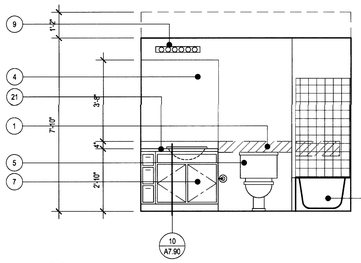
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SCALE: 3/8" = 1'-0"



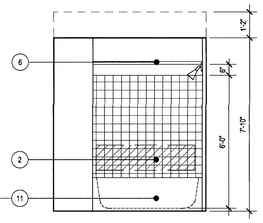
3 KITCHEN
SCALE: 3/8" = 1'-0"



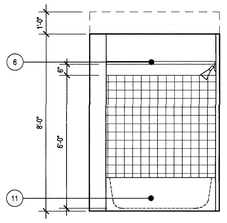
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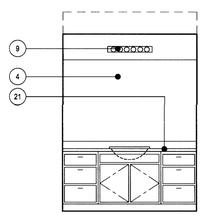
5 BATH 2
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6 BATH 2
SCALE: 3/8" = 1'-0"



7 M. BATH
SCALE: 3/8" = 1'-0"



8 M. BATH
SCALE: 3/8" = 1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
2. BATH TUB GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. MIRROR TOP MOUNTED AT 6'-10" (44" HEIGHT), 3/16" PLATE W/ POLISHED CHROME J-CHANNEL. VANITY MIRRORS TO BE GLUED WITH SUPPORTING CLIPS
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL
6. CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 10 ON SHEET A7.90 (BATH) OR DETAILS 4, 5, AND 6 ON SHEET A7.90 (KITCHEN)
8. FOUR DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. NOT USED
11. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
12. NOT USED
13. NOT USED
14. NOT USED
15. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
16. PANTRY, PROVIDE WOOD SHELVING
17. OVERHEAD CABINET W/ ADJUSTISBLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
18. NOT USED
19. NOT USED
20. NOT USED
21. GRANITE COUNTERTOP
22. NOT USED

PLAN LEGEND

- KITCHEN SINK WITH GARBAGE DISPOSAL
- KITCHEN COUNTER TOP
- 30" CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4 & 5 ON SHEET A7.90. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS.
- SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE
- BREADBOARDS PER INTERIOR ELEVATIONS
- REFRIGERATOR SPACE. PROVIDE WATER LINE FOR ICE MAKER
- LINE OF CABINET ABOVE
- WASHER AND DRYER SPACE PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY. SEE DETAIL 3 ON SHEET A7.91 FOR EXHAUST VENT.
- PROVIDE LEVER FAUCET
- LAVATORY
- BATHROOM CABINET PER DETAIL 10 ON SHEET A7.90. AT ACCESSIBLE UNITS PROVIDE REMOVABLE BASE CABINETS PER DETAILS 5, 6 ON SHEET A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.
- LINE OF VANITY
- WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 2 ON SHEET A0.06 FOR GRAB BAR BACKING.
- PROVIDE CLEAR DIMENSION.
- BATHTUB - SEE DETAIL 4 ON SHEET A7.91 FOR CONTINUATION OF DRYWALL
- SEE DETAIL 6 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.
- TB. PROVIDE BLKG CENTERLINED AT 40" AFF.
- EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3 & 1134A.8, #5. SEE DETAILS 1 AND 2 ON SHEET A7.70 FOR TRANSITIONS AT WALL AND AT HARDSURFACE TO CARPET.
- 30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11A

CEILING LEGEND

- DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING WITH NON COMBUSTABLE METAL FRAMING PER 1/A7.08 & 4/A7.08
- RETURN AIR GRILL. SEE DETAIL 7/A7.08

WALL TYPES

- 3 1/2" WOOD STUD WALL — 1 HOUR WOOD STUD WALL. INTERIOR WALL 1 / A1.04 CORRIDOR WALL 4 / A1.04 EXTERIOR WALL 2 / A1.04
- 5 1/2" WOOD STUD WALL — SEE BUILDING PLANS FOR 1 HR VS. 2 HR CONDITIONS. SEE STRUCTURAL FOR FRAMING
- ELEC. — WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL PER DETAIL 4 / A7.08

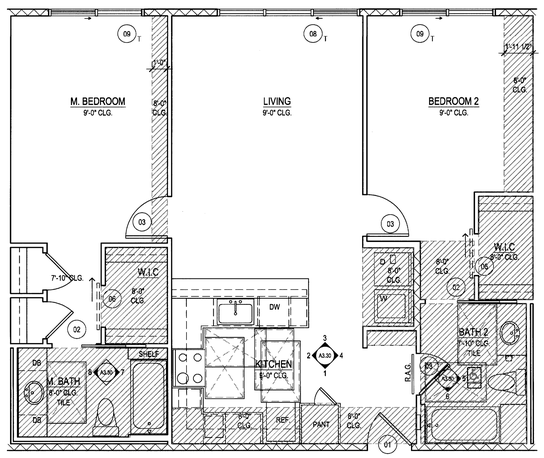
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 3/A7.08
2. NOT USED
3. SEE DETAIL 1/A7.08 FOR DROP SOFFIT CONDITIONS

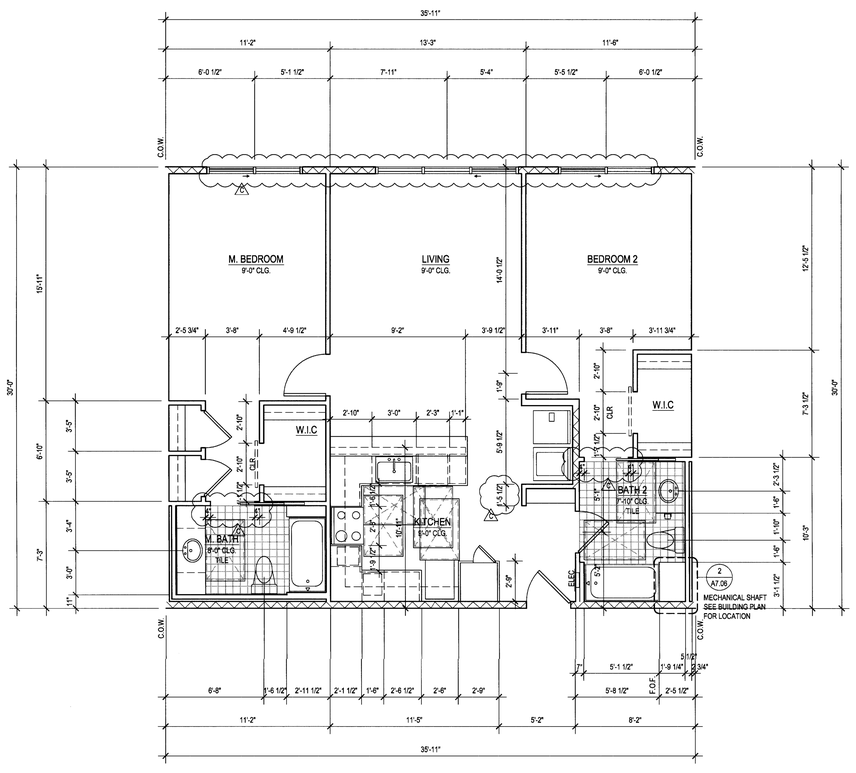
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4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRISE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
19. BUILDING PLANS SHOW DECK SLOPES AND DRAINS AT WOOD FRAMED BALCONIES. SEE PODIUM (2ND LEVEL) BUILDING PLANS FOR PATIO SLOPES AT SLAB.
20. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
21. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.

C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)



2 UNIT B1 NOTES PLAN
SCALE : 1/4" = 1'-0"



1 UNIT B1 LEVEL-1 FLOOR PLAN
SCALE : 1/4" = 1'-0"

11/8/14

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT — BRUCE GERALD CHOPA — No. C23572 Ren. 7-31-15 — STATE OF CALIFORNIA

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SHEET CONTENTS:
UNIT B1
FLOOR PLANS

SHEET NO.
A3.30

2011492

DELTA-C 01-14-2014

FILE: M:\11492_United American Career Lofts\arch\X-B1.dwg
USER: AV DATE/TIME: Jan 03, 2014 - 2:50pm
SCALE: 48 LAYOUT: A3.30

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
2. BATH TUB GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. MIRROR TOP MOUNTED AT 6'-10" (44" HEIGHT), 3/16" PLATE W/ POLISHED CHROME J-CHANNEL. VANITY MIRRORS TO BE GLUED WITH SUPPORTING CLIPS
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL
6. CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 10 ON SHEET A7.90 (BATH) OR DETAILS 4, 5, AND 6 ON SHEET A7.90 (KITCHEN)
8. FOUR DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. NOT USED
11. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
12. NOT USED
13. NOT USED
14. NOT USED
15. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
16. PANTRY, PROVIDE WOOD SHELVING
17. OVERHEAD CABINET W/ ADJUSTIBLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
18. NOT USED
19. NOT USED
20. NOT USED
21. GRANITE COUNTERTOP
22. NOT USED

PLAN LEGEND

- KITCHEN SINK WITH GARBAGE DISPOSAL
- KITCHEN COUNTER TOP
- 30" CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4,5,6 ON SHEET A7.90. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS.
- SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE
- BREADBOARDS PER INTERIOR ELEVATIONS
- REFRIGERATOR SPACE. PROVIDE WATER LINE FOR ICE MAKER
- LINE OF CABINET ABOVE
- WASHER AND DRYER SPACE PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY. SEE DETAIL 3 ON SHEET A7.91 FOR EXHAUST VENT.
- PROVIDE LEVER FAUCET
- LAVATORY
- BATHROOM CABINET PER DETAIL 10 ON SHEET A7.90. AT ACCESSIBLE UNITS PROVIDE REMOVABLE BASE CABINETS PER DETAILS 5, 6 ON SHEET A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.
- LINE OF VANITY
- WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 2 ON SHEET A0.06 FOR GRAB BAR BACKING.
- PROVIDE CLEAR DIMENSION.
- BATHTUB - SEE DETAIL 4 ON SHEET A7.91 FOR CONTINUATION OF DRYWALL
- SEE DETAIL 6 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.
- TB, PROVIDE BLKG CENTERLINED AT 40" AFF.
- EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3 & 1134A.8, 4I. SEE DETAILS 1 AND 2 ON SHEET A7.70 FOR TRANSITIONS AT WALL AND AT HARDSURFACE TO CARPET.
- 30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11A

CEILING LEGEND

- DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING WITH NON COMBUSTABLE METAL FRAMING PER 1/A7.08 & 4/A7.08
- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.08

WALL TYPES

- 3 1/2" WOOD STUD WALL — 1 HOUR WOOD STUD WALL. INTERIOR WALL 1 / A1.04 CORRIDOR WALL 4 / A1.04 EXTERIOR WALL 2 / A1.04
- 5 1/2" WOOD STUD WALL — SEE BUILDING PLANS FOR 1 HR VS. 2 HR CONDITIONS. SEE STRUCTURAL FOR FRAMING
- ELEC. — WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL. PER DETAIL 4 / A7.08

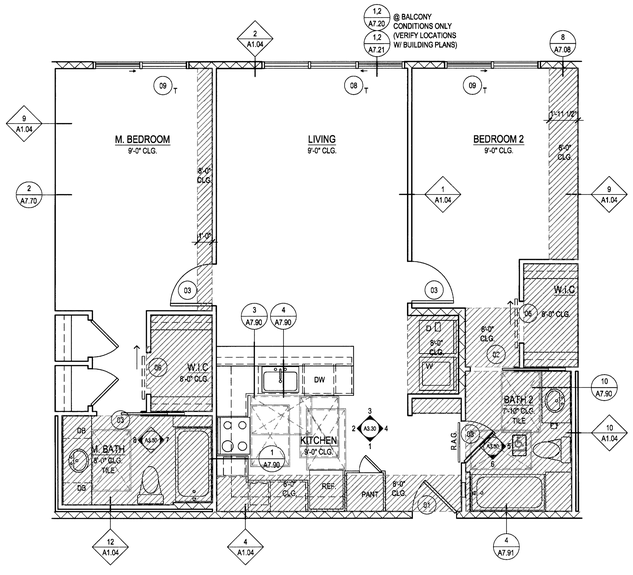
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 3/A7.08
2. NOT USED
3. SEE DETAIL 1/A7.08 FOR DROP SOFFIT CONDITIONS

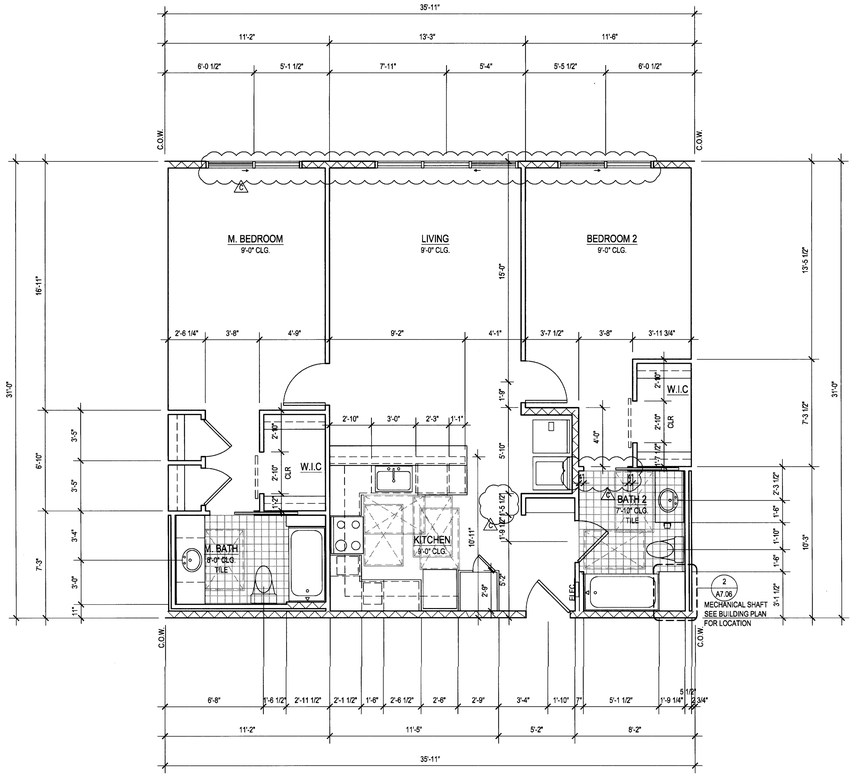
NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V. W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2909.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
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14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. 'A' PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETIALS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
19. BUILDING PLANS SHOW DECK SLOPES AND DRAINS AT WOOD FRAMED BALCONIES. SEE PODIUM (2ND LEVEL) BUILDING PLANS FOR PATIO SLOPES AT SLAB.
20. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
21. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.

C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)



2 UNIT B1-A NOTES PLAN — SEE UNIT B1 ON SHEET A3.30 FOR ADDITIONAL NOTES AND INFORMATION NOT SHOWN HERE
SCALE: 1/4" = 1'-0"



1 UNIT B1-A LEVEL-1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

FILE: M111492_United American_Corner Lot&Move\A1-A.dwg
USER: JM DATE/TIME: Jan 09, 2014 - 2:52pm
SCALE: 48 LAYOUT: A3.31

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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CAREER LOFTS

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LICENSED ARCHITECT — VINCE GERALD CHIORA — No. C23572 Rem. 7-31-15 — STATE OF CALIFORNIA

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
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SHEET CONTENTS: UNIT B1-A FLOOR PLANS

SHEET NO. A3.31

2011492

DELTA-C 01-14-2014

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
2. BATH TUB GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. MIRROR TOP MOUNTED AT 6'-10" (44" HEIGHT), 3/16" PLATE W/ POLISHED CHROME J-CHANNEL. VANITY MIRRORS TO BE GLUED WITH SUPPORTING CLIPS
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL
6. CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 10 ON SHEET A7.90 (BATH) OR DETAILS 4, 5, AND 6 ON SHEET A7.90 (KITCHEN)
8. FOUR DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. NOT USED
11. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
12. NOT USED
13. NOT USED
14. NOT USED
15. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
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17. OVERHEAD CABINET W/ ADJUSTIBLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
18. NOT USED
19. NOT USED
20. NOT USED
21. GRANITE COUNTERTOP
22. NOT USED

PLAN LEGEND

- KITCHEN SINK WITH GARBAGE DISPOSAL
- KITCHEN COUNTER TOP
- 30" CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4,5,6 ON SHEET A7.90. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS.
- SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE
- BREADBOARDS PER INTERIOR ELEVATIONS
- REFRIGERATOR SPACE. PROVIDE WATER LINE FOR ICE MAKER
- LINE OF CABINET ABOVE
- WASHER AND DRYER SPACE PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY. SEE DETAIL 3 ON SHEET A7.91 FOR EXHAUST VENT.
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- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.08

WALL TYPES

- 3 1/2" WOOD STUD WALL — 1 HOUR WOOD STUD WALL INTERIOR WALL 1 / A1.04 CORRIDOR WALL 4 / A1.04 EXTERIOR WALL 2 / A1.04
- 5 1/2" WOOD STUD WALL — SEE BUILDING PLANS FOR 1 HR VS. 2 HR CONDITIONS. SEE STRUCTURAL FOR FRAMING
- ELEC. — WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL. PER DETAIL 4 / A7.08

NOTES

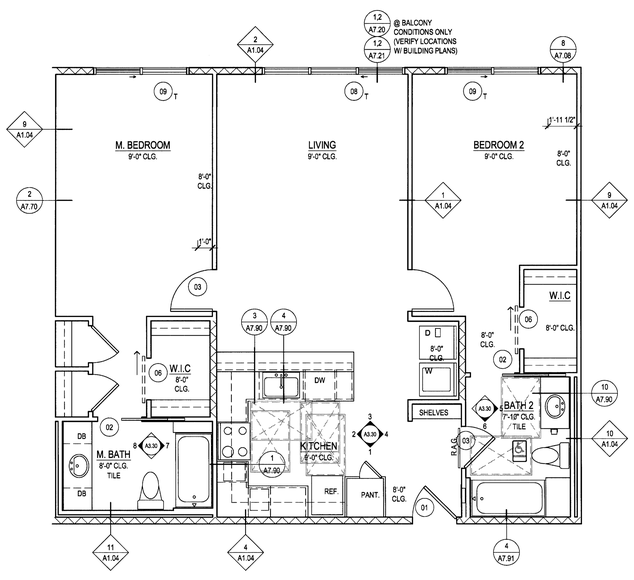
1. RECESSED CAN FIXTURE, SEE DETAIL 3/A7.08
2. NOT USED
3. SEE DETAIL 1/A7.08 FOR DROP SOFFIT CONDITIONS

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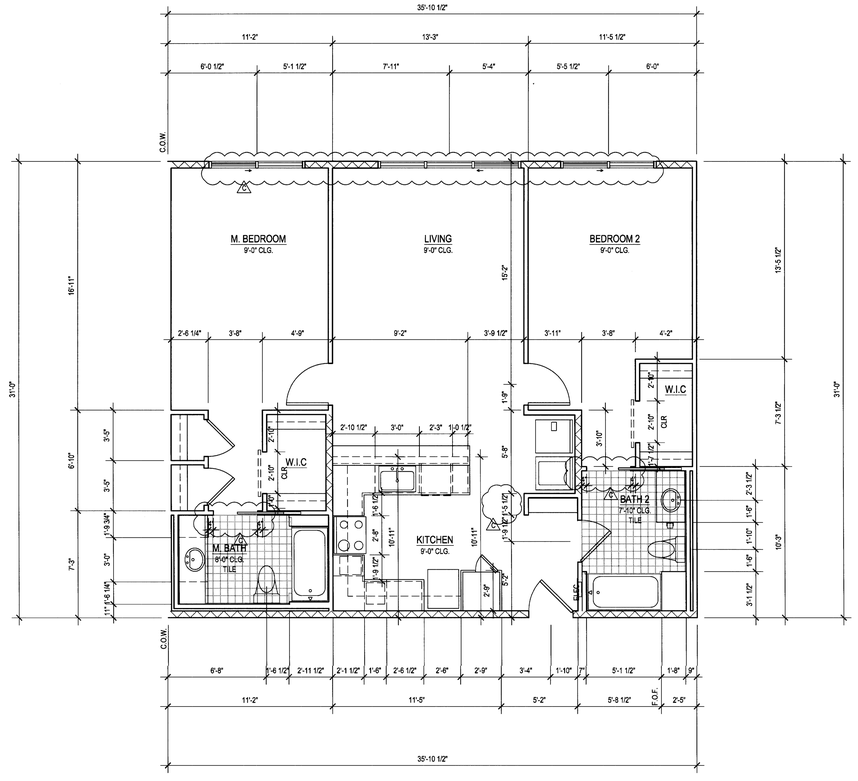
C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)

1/13/14



2 UNIT B1-F NOTES PLAN
SCALE : 1/4" = 1'-0"

**SEE UNIT B1 ON SHEET A3.30 FOR ADDITIONAL NOTES AND INFORMATION NOT SHOWN HERE



1 UNIT B1-F LEVEL-1 FLOOR PLAN
SCALE : 1/4" = 1'-0"

FILE: M:\11492_United American_Carree\ Lofts\arch\X-B1-F.dwg
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SCALE: 48 LAYOUT: A1.31a

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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LICENSED ARCHITECT VINCE GERALD CHIOPPA No. C23572 Ren. 7-31-15 STATE OF CALIFORNIA

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SHEET CONTENTS:
UNIT B1-F
FLOOR PLANS

SHEET NO.
A3.31a

2011492

DELTA-C 01-14-2014

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
2. BATH TUB GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. MIRROR TOP MOUNTED AT 6'-10" (44" HEIGHT), 3/16" PLATE W/ POLISHED CHROME J-CHANNEL. VANITY MIRRORS TO BE GLUED WITH SUPPORTING CLIPS
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL
6. CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 10 ON SHEET A7.90 (BATH) OR DETAILS 4, 5, AND 6 ON SHEET A7.90 (KITCHEN)
8. FOUR DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. NOT USED
11. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
12. NOT USED
13. NOT USED
14. NOT USED
15. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
16. PANTRY, PROVIDE WOOD SHELVING
17. OVERHEAD CABINET W/ ADJUSTIBLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
18. NOT USED
19. NOT USED
20. NOT USED
21. GRANITE COUNTERTOP
22. NOT USED

PLAN LEGEND

- KITCHEN SINK WITH GARBAGE DISPOSAL
- KITCHEN COUNTER TOP
- 30" CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4,5,6 ON SHEET A7.90. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS.
- SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE
- BREADBOARDS PER INTERIOR ELEVATIONS
- REFRIGERATOR SPACE. PROVIDE WATER LINE FOR ICE MAKER
- LINE OF CABINET ABOVE
- WASHER AND DRYER SPACE PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY. SEE DETAIL 3 ON SHEET A7.91 FOR EXHAUST VENT.
- PROVIDE LEVER FAUCET
- LAVATORY
- BATHROOM CABINET PER DETAIL 10 ON SHEET A7.90. AT ACCESSIBLE UNITS PROVIDE REMOVABLE BASE CABINETS PER DETAILS 5, 6 ON SHEET A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.
- LINE OF VANITY
- WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 2 ON SHEET A0.06 FOR GRAB BAR BACKING.
- PROVIDE CLEAR DIMENSION.
- BATHTUB - SEE DETAIL 4 ON SHEET A7.91 FOR CONTINUATON OF DRYWALL
- SEE DETAIL 6 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.
- TB, PROVIDE BLKG CENTERLINED AT 40" AFF.
- EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3 & 1134A.8, #5. SEE DETAILS 1 AND 2 ON SHEET A7.70 FOR TRANSITIONS AT WALL AND AT HARDSURFACE TO CARPET.
- 30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11A

CEILING LEGEND

- DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING WITH NON COMBUSTABLE METAL FRAMING PER 1/A7.08 & 4/A7.08
- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.08

WALL TYPES

- 1 HOUR WOOD STUD WALL INTERIOR WALL 1 / A1.04 CORRIDOR WALL 4 / A1.04 EXTERIOR WALL 2 / A1.04
- 3 1/2" WOOD STUD WALL
- 5 1/2" WOOD STUD WALL — SEE BUILDING PLANS FOR 1 HR VS. 2 HR CONDITIONS. SEE STRUCTURAL FOR FRAMING
- ELEC. — WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL. PER DETAIL 4 / A7.08

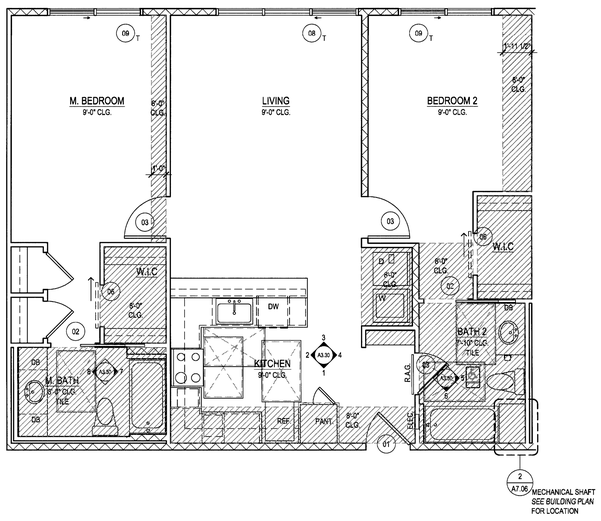
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 3/A7.08
2. NOT USED
3. SEE DETAIL 1/A7.08 FOR DROP SOFFIT CONDITIONS

NOTES

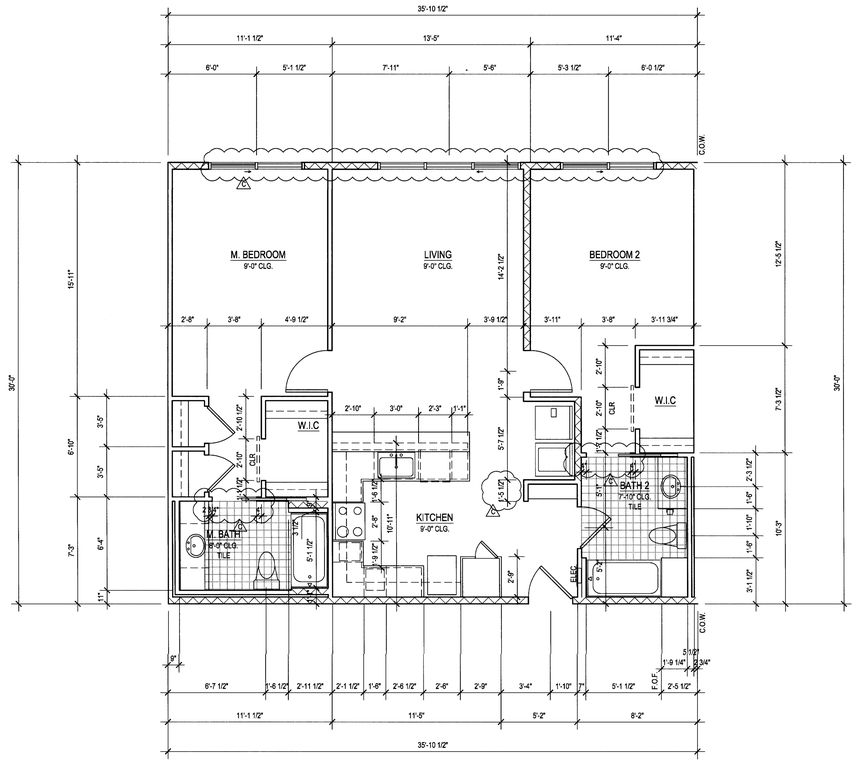
1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS, DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, &A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. X FLOOR PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
19. BUILDING PLANS SHOW DECK SLOPES AND DRAINS AT WOOD FRAMED BALCONIES. SEE PODIUM (2ND LEVEL) BUILDING PLANS FOR PATIO SLOPES AT SLAB.
20. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
21. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.

C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)



2 UNIT B1-S NOTES PLAN
SCALE : 1/4" = 1'-0"

**SEE UNIT B1 ON SHEET A3.30 FOR ADDITIONAL NOTES AND INFORMATION NOT SHOWN HERE



1 UNIT B1-S LEVEL-1 FLOOR PLAN
SCALE : 1/4" = 1'-0"

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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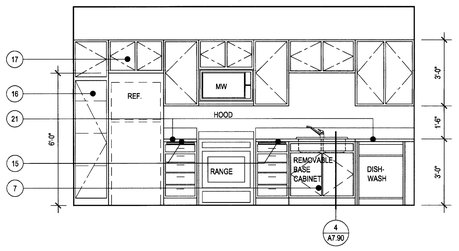
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UNIT B1-S
FLOOR PLANS

SHEET NO.
A3.31b

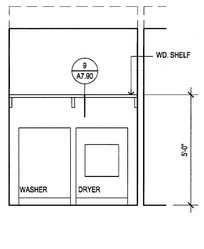
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DELTA-C 01-14-2014

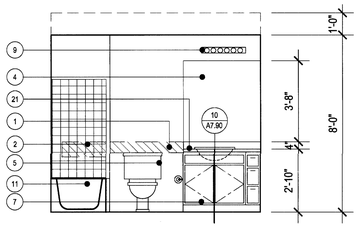
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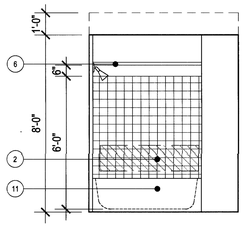
1 KITCHEN
SCALE: 3/8" = 1'-0"



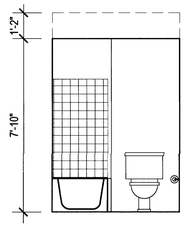
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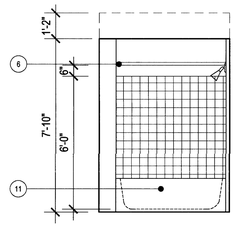
3 BATH 2
SCALE: 3/8" = 1'-0"



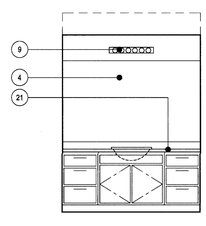
4 BATH 2
SCALE: 3/8" = 1'-0"



5 M. BATH
SCALE: 3/8" = 1'-0"



6 M. BATH
SCALE: 3/8" = 1'-0"



7 M. BATH
SCALE: 3/8" = 1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
2. BATH TUB GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
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- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.08

WALL TYPES

- 3 1/2" WOOD STUD WALL — 1 HOUR WOOD STUD WALL. INTERIOR WALL 1 / A1.04, CORRIDOR WALL 4 / A1.04, EXTERIOR WALL 2 / A1.04
- 5 1/2" WOOD STUD WALL — SEE BUILDING PLANS FOR 1 HR VS. 2 HR CONDITIONS. SEE STRUCTURAL FOR FRAMING
- ELEC. — WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL. PER DETAIL 4 / A7.08

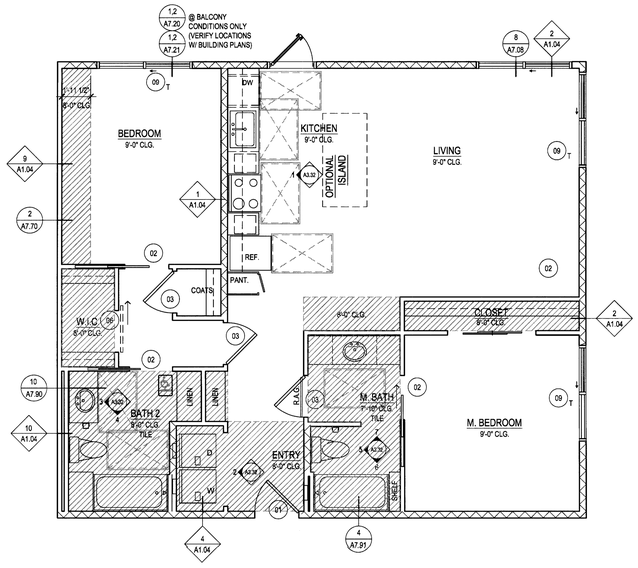
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 3/A7.08
2. NOT USED
3. SEE DETAIL 1/A7.08 FOR DROP SOFFIT CONDITIONS

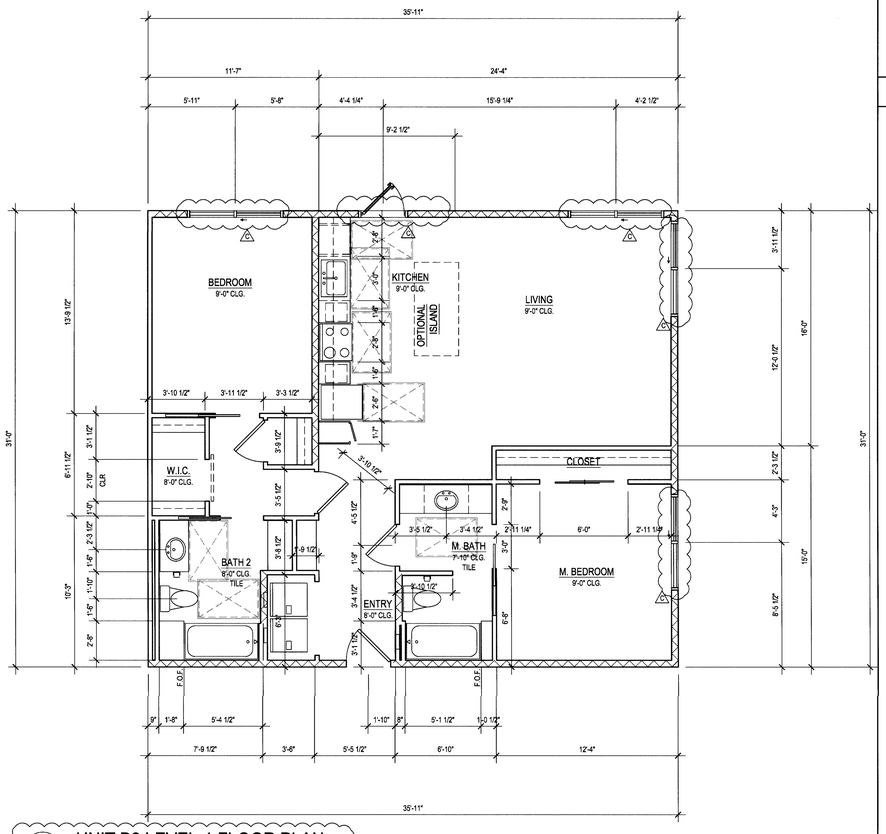
NOTES

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9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
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19. BUILDING PLANS SHOW DECK SLOPES AND DRAINS AT WOOD FRAMED BALCONIES. SEE PODIUM (2ND LEVEL) BUILDING PLANS FOR PATIO SLOPES AT SLAB.
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C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)



2 UNIT B2 NOTES PLAN
SCALE: 1/4" = 1'-0"



1 UNIT B2 LEVEL-1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT — VINCE GERALD CHIORA — No. C23572 Rem. 7-31-15 — STATE OF CALIFORNIA

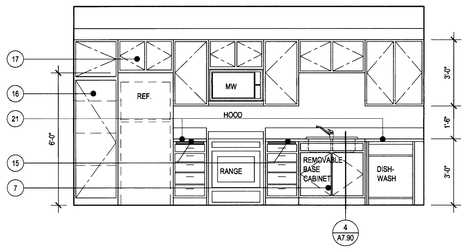
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SHEET CONTENTS:
UNIT B2
FLOOR PLANS

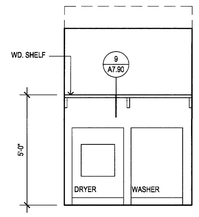
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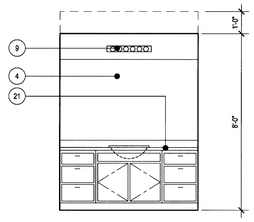
DELTA-C 01-14-2014



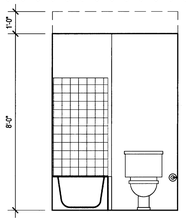
1 KITCHEN
SCALE: 3/8" = 1'-0"



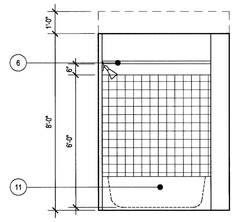
2 LAUNDRY
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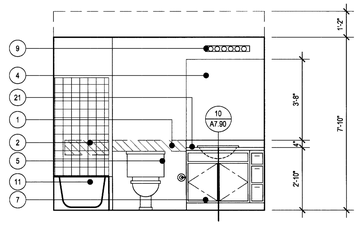
3 BATH 2
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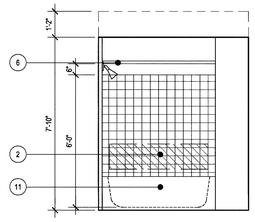
4 BATH 2
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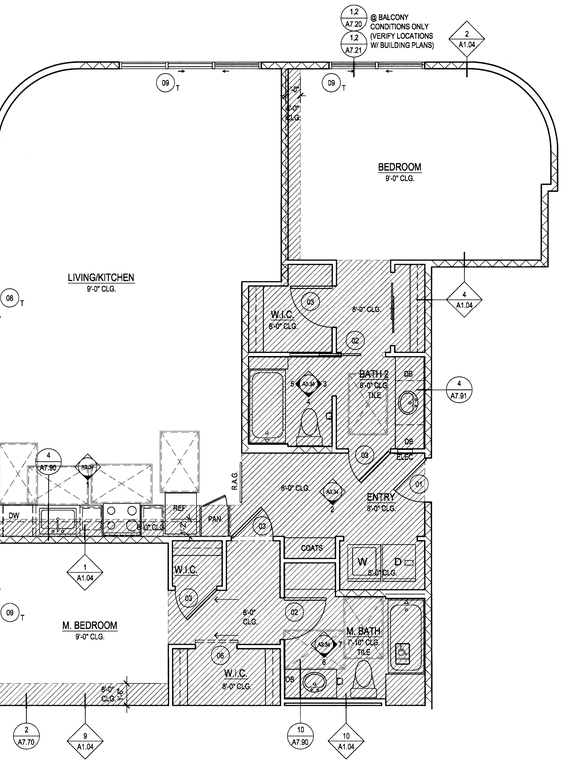
5 BATH 2
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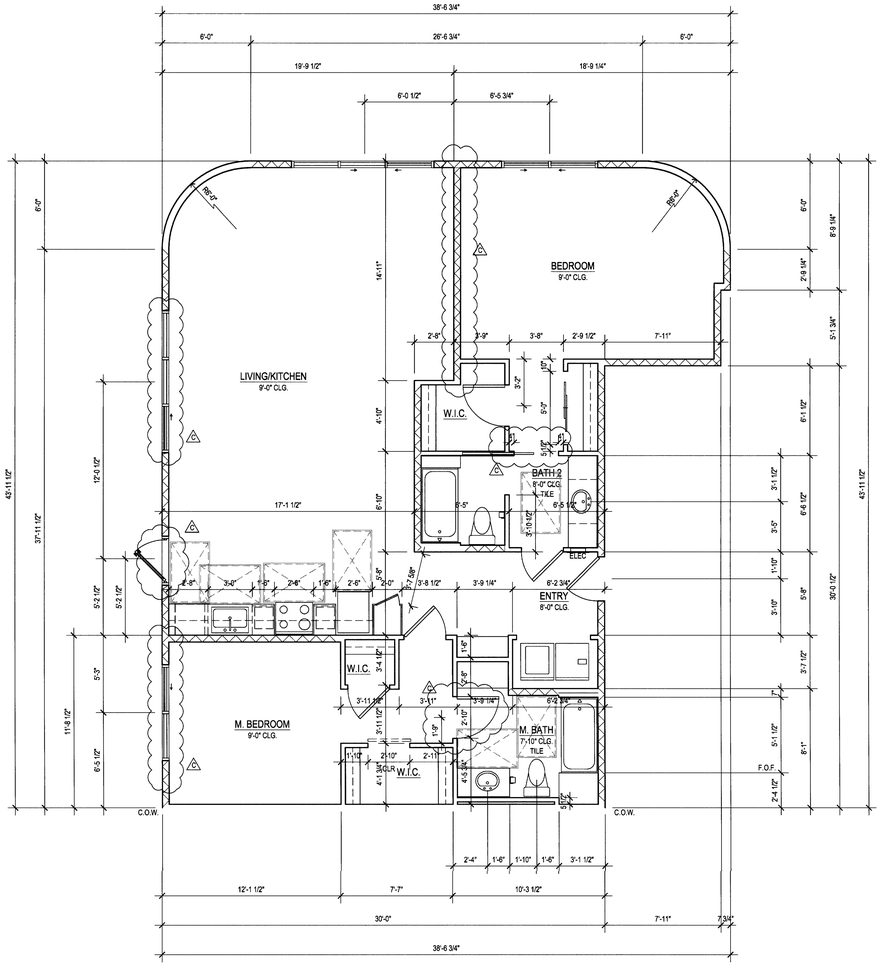
6 BATH 2
SCALE: 3/8" = 1'-0"



7 M. BATH
SCALE: 3/8" = 1'-0"



2 UNIT B3 NOTES PLAN
SCALE : 1/4" = 1'-0"

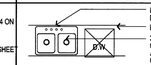


1 UNIT B3 LEVEL-1 FLOOR PLAN
SCALE : 1/4" = 1'-0"

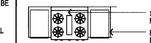
INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
2. BATH TUB GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. MIRROR TOP MOUNTED AT 6'-10" (44" HEIGHT), 3/16" PLATE W/ POLISHED CHROME J-CHANNEL. VANITY MIRRORS TO BE GLUED WITH SUPPORTING CLIPS
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL
6. CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 10 ON SHEET A7.90 (BATH) OR DETAILS 4, 5, AND 6 ON SHEET A7.90 (KITCHEN)
8. FOUR DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. NOT USED
11. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
12. NOT USED
13. NOT USED
14. NOT USED
15. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
16. PANTRY, PROVIDE WOOD SHELVING
17. OVERHEAD CABINET W/ ADJUSTIBLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
18. NOT USED
19. NOT USED
20. NOT USED
21. GRANITE COUNTERTOP
22. NOT USED

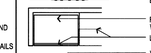
PLAN LEGEND



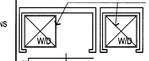
KITCHEN SINK WITH GARBAGE DISPOSAL
KITCHEN COUNTER TOP
30" CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4,5,6 ON SHEET A7.90. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 6 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS.



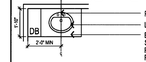
SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE
BREADBOARDS PER INTERIOR ELEVATIONS



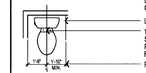
REFRIGERATOR SPACE. PROVIDE WATER LINE FOR ICE MAKER
LINE OF CABINET ABOVE



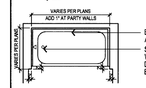
WASHER AND DRYER SPACE PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY. SEE DETAIL 3 ON SHEET A7.91 FOR EXHAUST VENT.



PROVIDE LEVER FAUCET
LAVATORY
BATHROOM CABINET PER DETAIL 10 ON SHEET A7.90. AT ACCESSIBLE UNITS PROVIDE REMOVABLE BASE CABINETS PER DETAILS 5, 6 ON SHEET A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.



LINE OF VANITY
WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 2 ON SHEET A0.06 FOR GRAB BAR BACKING.
PROVIDE CLEAR DIMENSION.



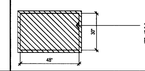
BATHTUB - SEE DETAIL 4 ON SHEET A7.91 FOR CONTINUATION OF DRYWALL
SEE DETAIL 6 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.



TB, PROVIDE BLKG CENTERLINED AT 40" AFF.

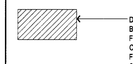


EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3 & 1134A.8, #5. SEE DETAILS 1 AND 2 ON SHEET A7.70 FOR TRANSITIONS AT WALL AND AT HARDSURFACE TO CARPET.



30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11A

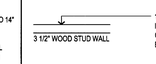
CEILING LEGEND



DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING WITH NON COMBUSTABLE METAL FRAMING PER 1/A7.08 & 4/A7.08

RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.08

WALL TYPES



3 1/2" WOOD STUD WALL — 1 HOUR WOOD STUD WALL. INTERIOR WALL 1 / A1.04. CORRIDOR WALL 4 / A1.04. EXTERIOR WALL 2 / A1.04

5 1/2" WOOD STUD WALL — SEE BUILDING PLANS FOR 1 HR VS. 2 HR CONDITIONS. SEE STRUCTURAL FOR FRAMING

ELEC. — WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL PER DETAIL 4 / A7.08

NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 3/A7.08
2. NOT USED
3. SEE DETAIL 1/A7.08 FOR DROP SOFFIT CONDITIONS

NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
19. BUILDING PLANS SHOW DECK SLOPES AND DRAINS AT WOOD FRAMED BALCONIES. SEE PODIUM (2ND LEVEL) BUILDING PLANS FOR PATIO SLOPES AT SLAB.
20. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
21. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.

C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)

Drawn By: XXX		
Original Date Plotted: 11-27-2012		
Revisions:		
#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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CAREER LOFTS

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LICENSED ARCHITECT — BRUCE GERALD CHURCH — No. C23572 Ren. 7-31-15 — STATE OF CALIFORNIA

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SHEET CONTENTS:
UNIT B3
FLOOR PLANS

SHEET NO.
A3.34

2011492

DELTA-C 01-14-2014

FILE: M11-492_United American Career LoftsVer5.63.dwg
USER: JW DATE/TIME: Jan 09, 2014 - 3:17pm
SCALE: 48 LAYOUT: A3.34

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
2. BATH TUB GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. MIRROR TOP MOUNTED AT 6'-10" (44" HEIGHT), 3/16" PLATE W/ POLISHED CHROME J-CHANNEL. VANITY MIRRORS TO BE GLUED WITH SUPPORTING CLIPS
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL
6. CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 10 ON SHEET A7.90 (BATH) OR DETAILS 4, 5, AND 6 ON SHEET A7.90 (KITCHEN)
8. FOUR DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. NOT USED
11. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
12. NOT USED
13. NOT USED
14. NOT USED
15. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
16. PANTRY, PROVIDE WOOD SHELVING
17. OVERHEAD CABINET W/ ADJUSTIBLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
18. NOT USED
19. NOT USED
20. NOT USED
21. GRANITE COUNTERTOP
22. NOT USED

PLAN LEGEND

- KITCHEN SINK WITH GARBAGE DISPOSAL
- KITCHEN COUNTER TOP
- 30" CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4 & 6 ON SHEET A7.90. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS.
- SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE
- BREADBOARDS PER INTERIOR ELEVATIONS
- REFRIGERATOR SPACE. PROVIDE WATER LINE FOR ICE MAKER
- LINE OF CABINET ABOVE
- WASHER AND DRYER SPACE PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT OUT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY. SEE DETAIL 3 ON SHEET A7.91 FOR EXHAUST VENT.
- PROVIDE LEVER FAUCET
- LAVATORY
- BATHROOM CABINET PER DETAIL 10 ON SHEET A7.90. AT ACCESSIBLE UNITS PROVIDE REMOVABLE BASE CABINETS PER DETAILS 5, 6 ON SHEET A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.
- LINE OF VANITY
- WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 2 ON SHEET A0.06 FOR GRAB BAR BACKING.
- PROVIDE CLEAR DIMENSION.
- BATHTUB - SEE DETAIL 4 ON SHEET A7.91 FOR CONTINUATON OF DRYWALL
- SEE DETAIL 6 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.
- TB. PROVIDE BLKG CENTERLINED AT 40" AFF.
- EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3 & 1134A.8, #3. SEE DETAILS 1 AND 2 ON SHEET A7.70 FOR TRANSITIONS AT WALL AND AT HARDSURFACE TO CARPET.
- 30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11A

CEILING LEGEND

- DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING WITH NON COMBUSTABLE METAL FRAMING PER 1/A7.08 & 4/A7.08
- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.08

WALL TYPES

- 1 HOUR WOOD STUD WALL. INTERIOR WALL 1 / A1.04 CORRIDOR WALL 4 / A1.04 EXTERIOR WALL 2 / A1.04
- 3 1/2" WOOD STUD WALL
- SEE BUILDING PLANS FOR 1 HR VS. 2 HR CONDITIONS. SEE STRUCTURAL FOR FRAMING
- 5 1/2" WOOD STUD WALL
- WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL PER DETAIL 4 / A7.08
- ELEC.

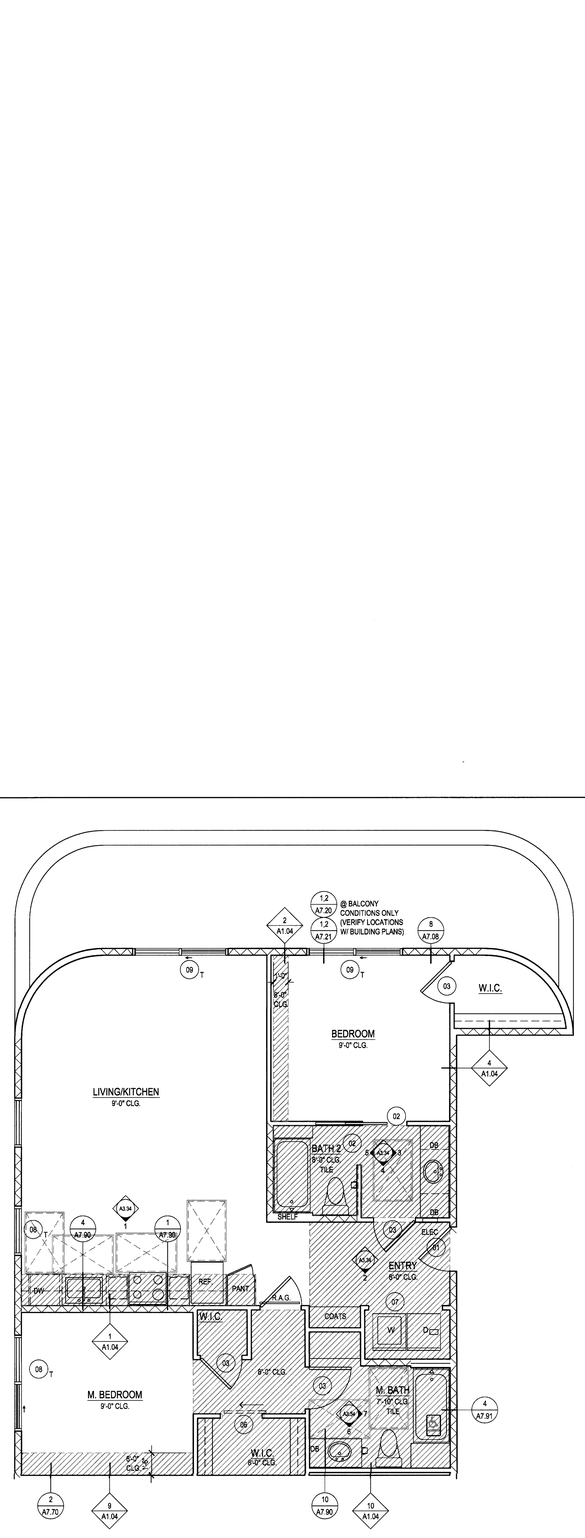
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 3/A7.08
2. NOT USED
3. SEE DETAIL 1/A7.08 FOR DROP SOFFIT CONDITIONS

NOTES

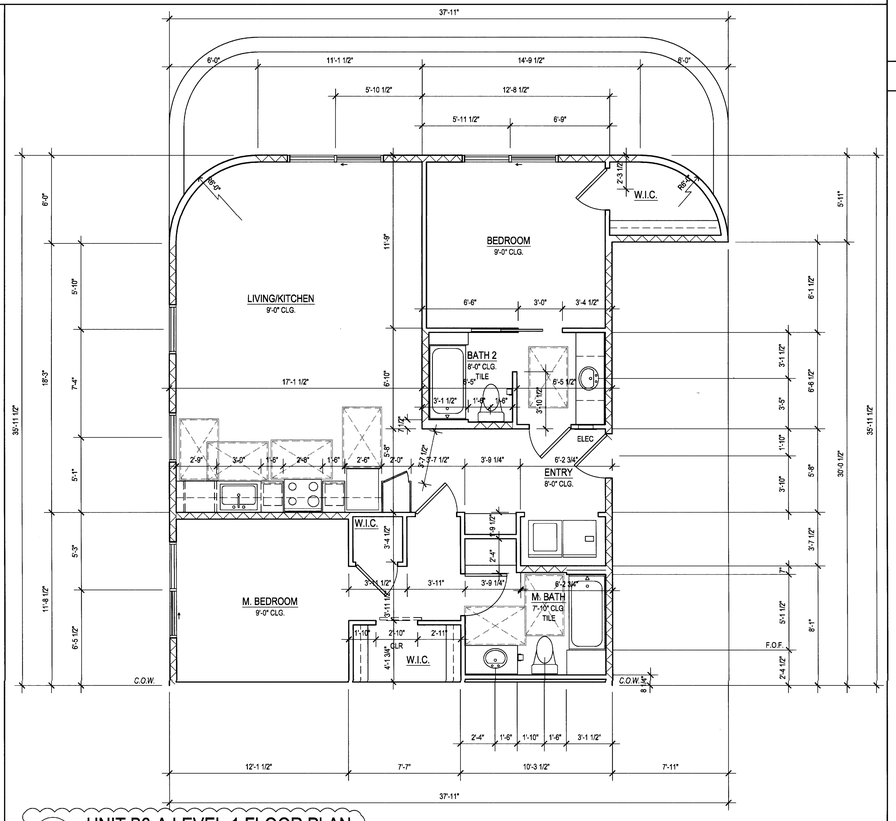
1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2909.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
19. BUILDING PLANS SHOW DECK SLOPES AND DRAINS AT WOOD FRAMED BALCONIES. SEE PODIUM (2ND LEVEL) BUILDING PLANS FOR PATIO SLOPES AT SLAB.
20. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
21. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.

C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)



2 UNIT B3-A NOTES PLAN — SCALE: 1/4" = 1'-0"

SEE UNIT B3 ON SHEET A3.34 FOR ADDITIONAL NOTES AND INFORMATION NOT SHOWN HERE



1 UNIT B3-A LEVEL-1 FLOOR PLAN — SCALE: 1/4" = 1'-0"

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT — VINCE GERALD CHIDRA — No. C23572 Ren. 7-31-15 — STATE OF CALIFORNIA

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
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(949) 955 - 9420 FAX (949) 955 - 1987 FAX
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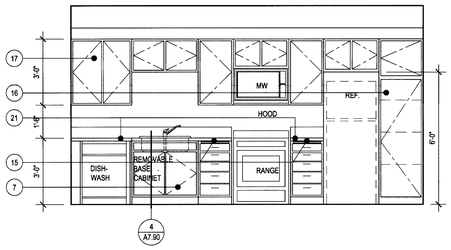
SHEET CONTENTS: UNIT B3-A FLOOR PLANS

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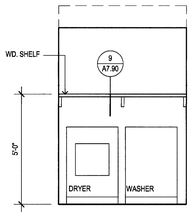
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DELTA-C 01-14-2014

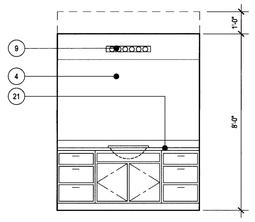
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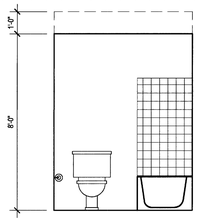
1 KITCHEN
SCALE: 3/8" = 1'-0"



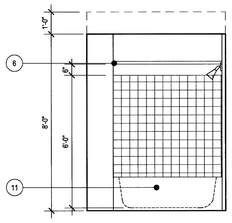
2 LAUNDRY
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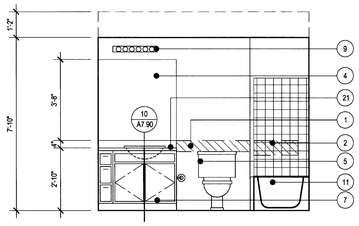
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SCALE: 3/8" = 1'-0"



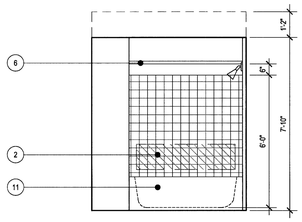
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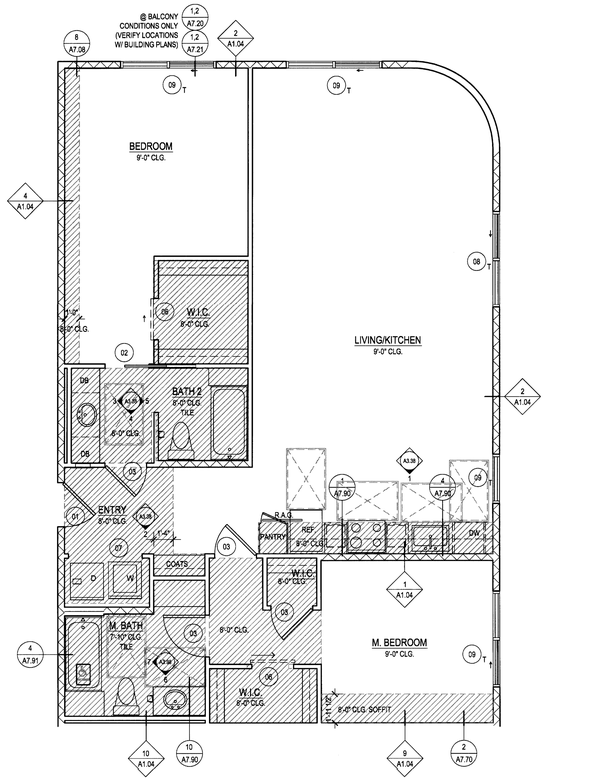
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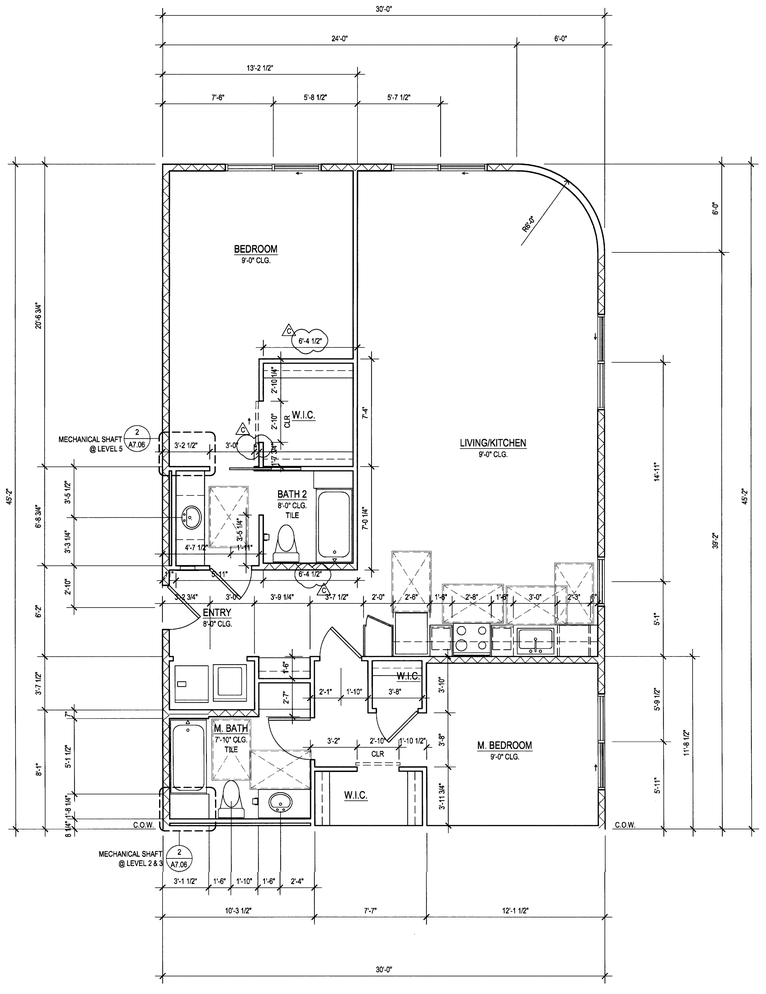
6 M. BATH
SCALE: 3/8" = 1'-0"



7 M. BATH
SCALE: 3/8" = 1'-0"



2 UNIT B3-B NOTES PLAN
SCALE: 1/4" = 1'-0"

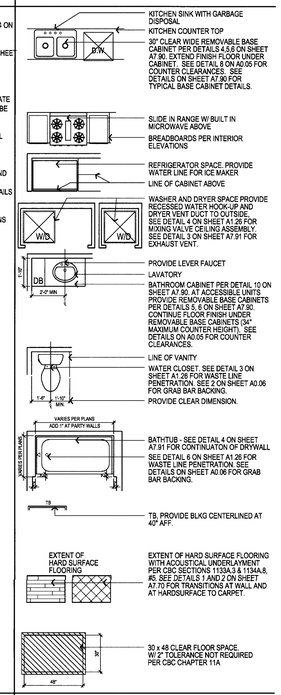


1 UNIT B3-B LEVEL-1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
2. BATH TUB GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. MIRROR TOP MOUNTED AT 6'-10" (44" HEIGHT), 3/16" PLATE W/ POLISHED CHROME J-CHANNEL. VANITY MIRRORS TO BE GLUED WITH SUPPORTING CLIPS
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL
6. CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 10 ON SHEET A7.90 (BATH) OR DETAILS 4, 5, AND 6 ON SHEET A7.90 (KITCHEN)
8. FOUR DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. NOT USED
11. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
12. NOT USED
13. NOT USED
14. NOT USED
15. (2)15" MINIMUM BREADSOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
16. PANTRY, PROVIDE WOOD SHELVING
17. OVERHEAD CABINET W/ ADJUSTIBLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
18. NOT USED
19. NOT USED
20. NOT USED
21. GRANITE COUNTERTOP
22. NOT USED

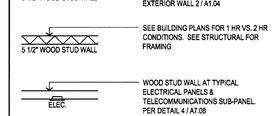
PLAN LEGEND



CEILING LEGEND

- DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING WITH NON COMBUSTABLE METAL FRAMING PER 1/A7.08 & 4/A7.08
- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.08

WALL TYPES



1 HOUR WOOD STUD WALL.
INTERIOR WALL 1 / A1.04
CORRIDOR WALL 4 / A1.04
EXTERIOR WALL 2 / A1.04

SEE BUILDING PLANS FOR 1 HR VS. 2 HR CONDITIONS. SEE STRUCTURAL FOR FRAMING

WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL. PER DETAIL 4 / A7.08

NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 3/A7.08
2. NOT USED
3. SEE DETAIL 1/A7.08 FOR DROP SOFFIT CONDITIONS

NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 22" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS, DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION). SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
19. BUILDING PLANS SHOW DECK SLOPES AND DRAINS AT WOOD FRAMED BALCONIES. SEE PODIUM (2ND LEVEL) BUILDING PLANS FOR PATIO SLOPES AT SLAB.
20. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
21. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.

C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)

Drawn By:	XXX
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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LICENSED ARCHITECT — KIRK GERALD CRAWFORD — No. C25572 Ren. 7-31-15 — STATE OF CALIFORNIA

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ORLANDO - SAN RAMON - SCOTTSDALE
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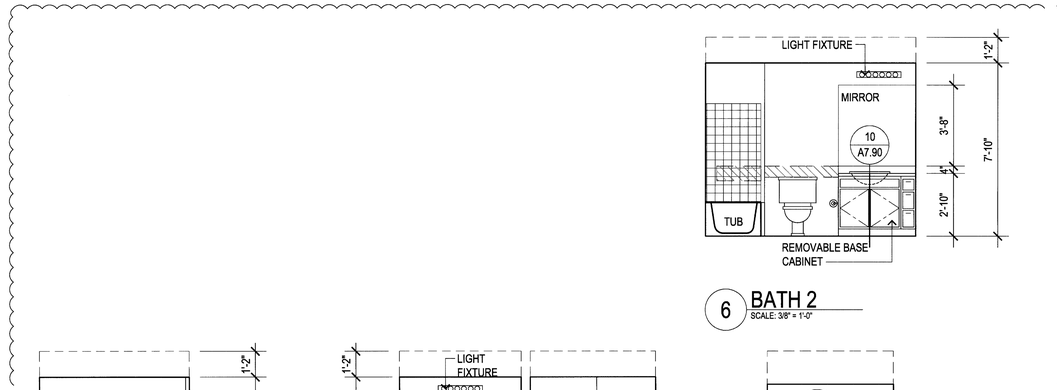
SHEET CONTENTS:
UNIT B3-B
FLOOR PLANS

SHEET NO.
A3.38

2011492

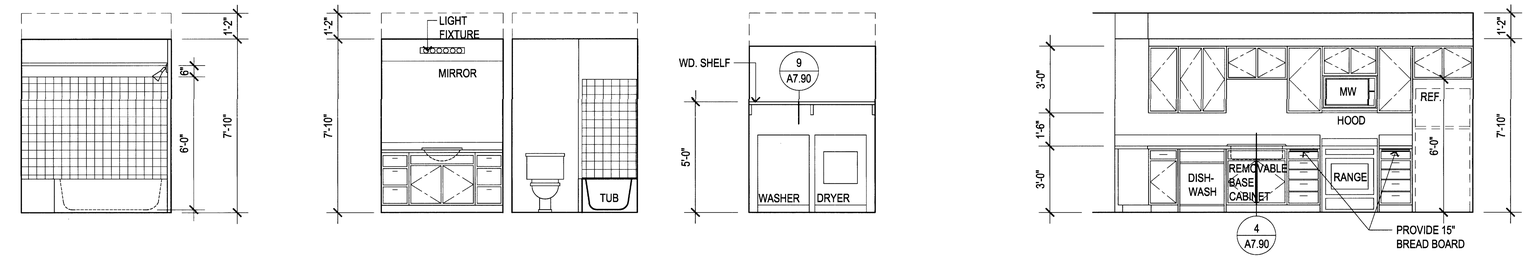
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6 BATH 2
SCALE: 3/8" = 1'-0"

5 BATH 2
SCALE: 3/8" = 1'-0"



4 BATH 2
SCALE: 3/8" = 1'-0"

3 BATH 2
SCALE: 3/8" = 1'-0"

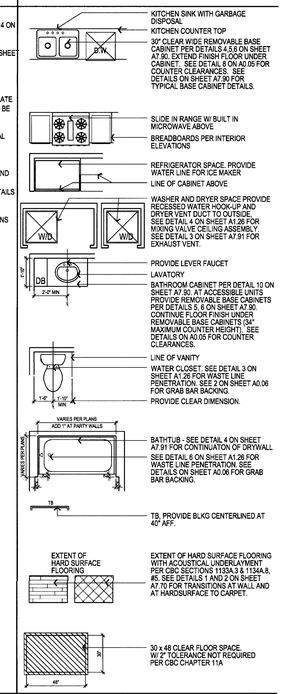
2 LAUNDRY
SCALE: 3/8" = 1'-0"

1 KITCHEN
SCALE: 3/8" = 1'-0"

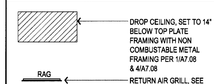
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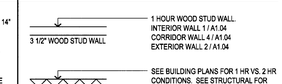
PLAN LEGEND



CEILING LEGEND



WALL TYPES



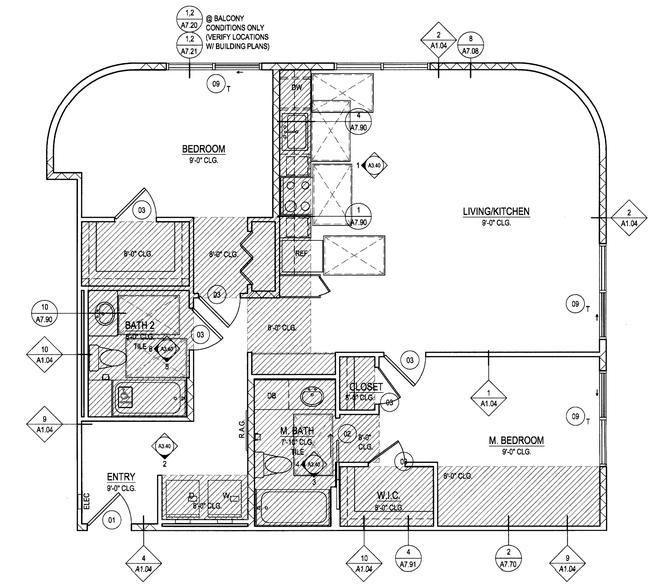
NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 3/A7.08
2. NOT USED
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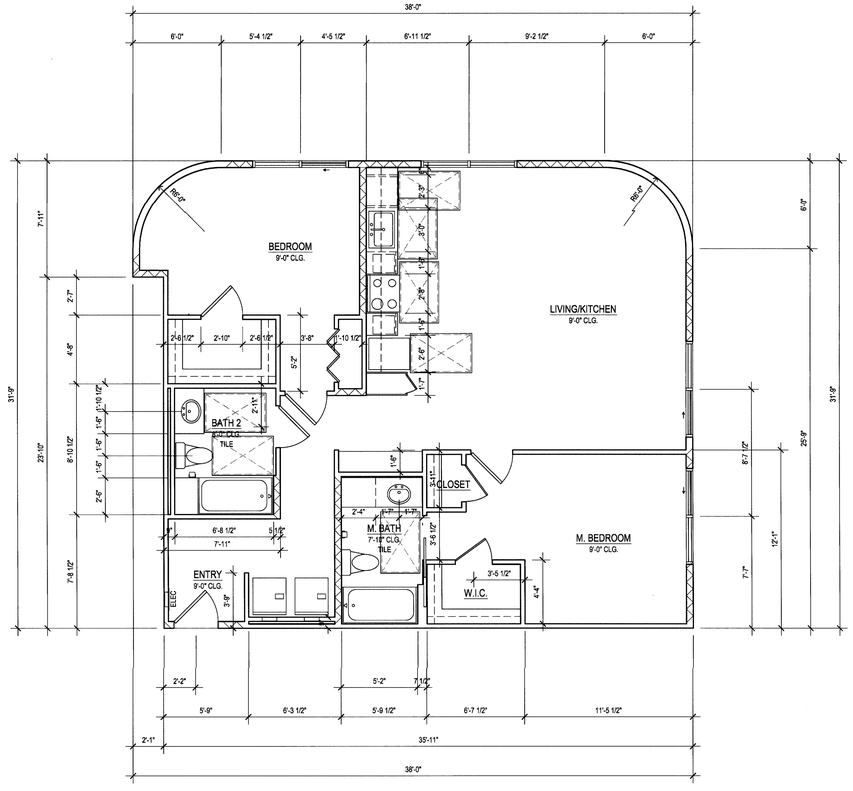
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C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)



2 UNIT B4 NOTES PLAN
SCALE: 1/4" = 1'-0"



1 UNIT B4 FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL

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STATE OF CALIFORNIA

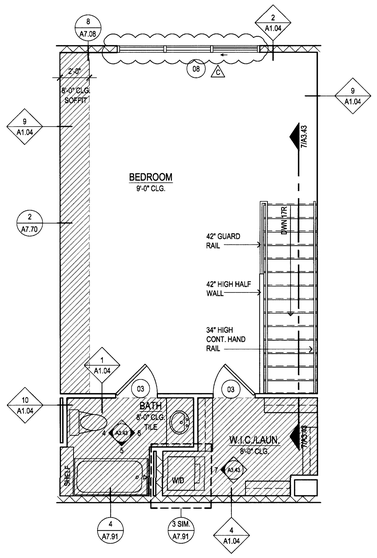
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(949) 955 - 9400 - (949) 955 - 1967 FAX
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NEW ORLEANS - NORFOLK - ORLANDO - PHOENIX
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SHEET CONTENTS:
UNIT B4
FLOOR PLANS

SHEET NO.
A3.40

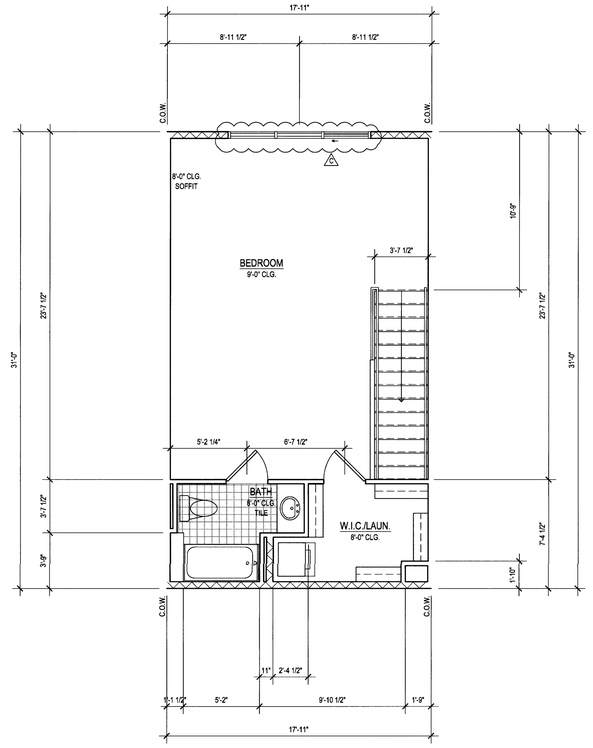
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DELTA -A BLDG DEPT RESUB 11-22-2013



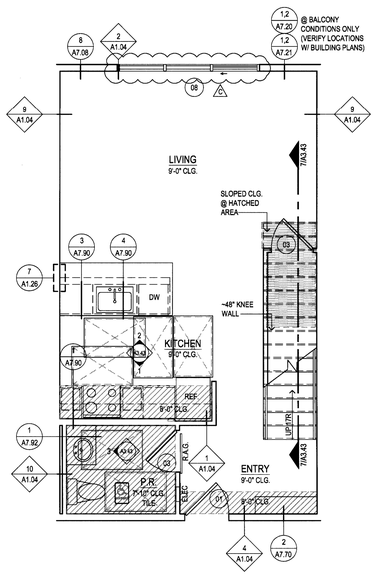
4 UNIT T1 UPPER LEVEL NOTES

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



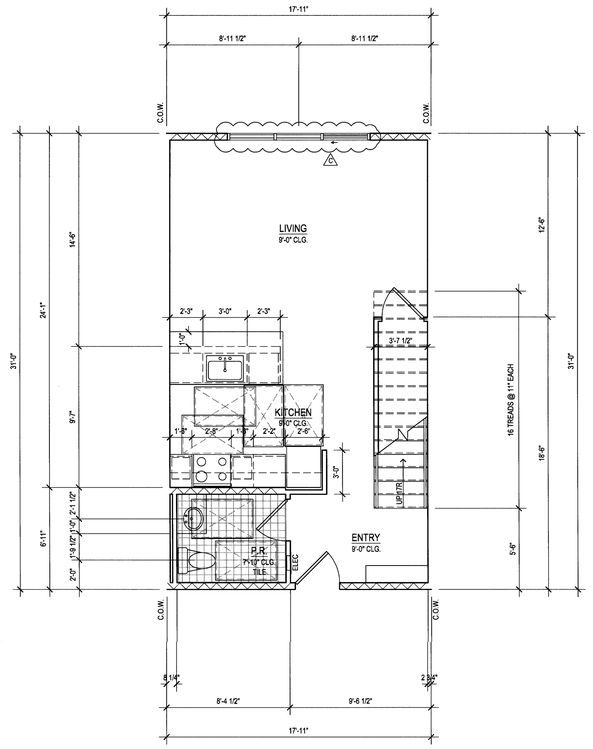
2 UNIT T1 UPPER LEVEL PLAN

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



3 UNIT T1 LOWER LEVEL NOTES

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



1 UNIT T1 LOWER LEVEL PLAN

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

PLAN LEGEND

- KITCHEN SINK WITH GARBAGE DISPOSAL
- KITCHEN COUNTER TOP
- 30" CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4,5,6 ON SHEET A7.90. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL B ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS.
- SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE
- BREADBOARDS PER INTERIOR ELEVATIONS
- REFRIGERATOR SPACE. PROVIDE WATER LINE FOR ICE MAKER
- LINE OF CABINET ABOVE
- WASHER AND DRYER SPACE PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY. SEE DETAIL 3 ON SHEET A7.91 FOR EXHAUST VENT.
- PROVIDE LEVER FAUCET
- LAVATORY
- BATHROOM CABINET PER DETAIL 10 ON SHEET A7.90. AT ACCESSIBLE UNITS PROVIDE REMOVABLE BASE CABINETS PER DETAILS 5, 6 ON SHEET A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.
- LINE OF VANITY
- WATER CLOSET. SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 2 ON SHEET A0.06 FOR GRAB BAR BACKING.
- PROVIDE CLEAR DIMENSION.
- BATHTUB - SEE DETAIL 4 ON SHEET A7.91 FOR CONTINUATION OF DRYWALL
- SEE DETAIL 6 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.
- TB. PROVIDE BLKG CENTERLINED AT 40" AFF.
- EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3.8, 1134A.8. #5. SEE DETAILS 1 AND 2 ON SHEET A2.70 FOR TRANSITIONS AT WALL AND AT HARDSURFACE TO CARPET.
- 30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11A

CEILING LEGEND

- DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING WITH NON COMBUSTABLE METAL FRAMING PER 1/A7.08 & 4/A7.08
- RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.08

WALL TYPES

- 3 1/2" WOOD STUD WALL — 1 HOUR WOOD STUD WALL INTERIOR WALL 1 / A1.04 CORRIDOR WALL 4 / A1.04 EXTERIOR WALL 2 / A1.04
- 5 1/2" WOOD STUD WALL — SEE BUILDING PLANS FOR 1 HR VS. 2 HR CONDITIONS. SEE STRUCTURAL FOR FRAMING
- ELEC. — WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL PER DETAIL 4 / A7.08

NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 3/A7.08
2. NOT USED
3. SEE DETAIL 1/A7.08 FOR DROP SOFFIT CONDITIONS

NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2: (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
19. BUILDING PLANS SHOW DECK SLOPES AND DRAINS AT WOOD FRAMED BALCONIES. SEE PODIUM (2ND LEVEL) BUILDING PLANS FOR PATIO SLOPES AT SLAB.
20. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
21. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.

C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)

01/15/14

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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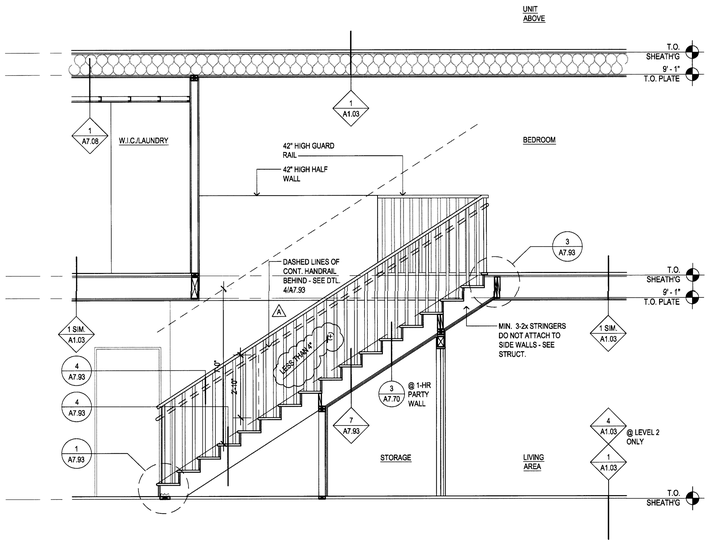
SHEET CONTENTS:
UNIT T1
FLOOR PLANS

SHEET NO.
A3.42

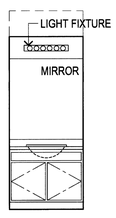
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DELTA-C 01-14-2014

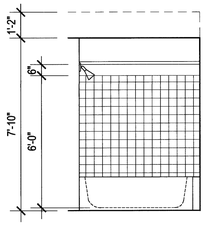
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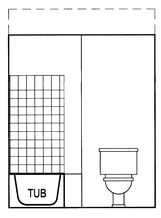
7 STAIR SECTION
SCALE: 3/8" = 1'-0"



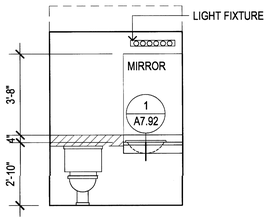
6 BATH
SCALE: 3/8" = 1'-0"



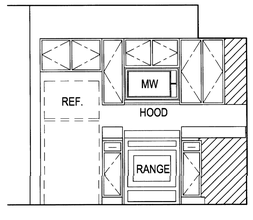
5 BATH
SCALE: 3/8" = 1'-0"



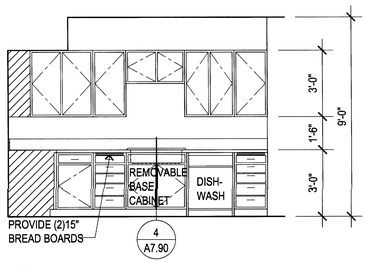
4 BATH
SCALE: 3/8" = 1'-0"



3 P.R.
SCALE: 3/8" = 1'-0"



2 KITCHEN
SCALE: 3/8" = 1'-0"

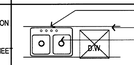


1 KITCHEN
SCALE: 3/8" = 1'-0"

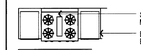
INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
2. BATH TUB GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. MIRROR TOP MOUNTED AT 6'-10" (44" HEIGHT), 3/16" PLATE W/ POLISHED CHROME J-CHANNEL. VANITY MIRRORS TO BE GLUED WITH SUPPORTING CLIPS
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL
6. CURTAIN ROD MOUNTED 6'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 10 ON SHEET A7.90 (BATH) OR DETAILS 4, 5, AND 6 ON SHEET A7.90 (KITCHEN)
8. FOUR DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. NOT USED
11. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
12. NOT USED
13. NOT USED
14. NOT USED
15. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
16. PANTRY, PROVIDE WOOD SHELVING
17. OVERHEAD CABINET W/ ADJUSTIBLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
18. NOT USED
19. NOT USED
20. NOT USED
21. GRANITE COUNTERTOP
22. NOT USED

PLAN LEGEND



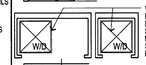
KITCHEN SINK WITH GARBAGE DISPOSAL
KITCHEN COUNTER TOP
30" CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4,5,6 ON SHEET A7.90. EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A2.03 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS.



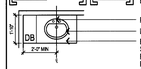
SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE
BREADBOARDS PER INTERIOR ELEVATIONS



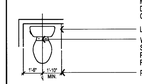
REFRIGERATOR SPACE. PROVIDE WATER LINE FOR ICE MAKER
LINE OF CABINET ABOVE



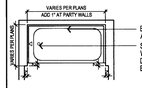
WASHER AND DRYER SPACE PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE. SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY. SEE DETAIL 3 ON SHEET A7.91 FOR EXHAUST VENT.



PROVIDE LEVER FAUCET
LAVATORY
BATHROOM CABINET PER DETAIL 10 ON SHEET A7.90. AT ACCESSIBLE UNITS PROVIDE REMOVABLE BASE CABINETS PER DETAILS 5, 6 ON SHEET A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.



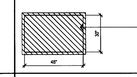
LINE OF VANITY
WATER CLOSET, SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 2 ON SHEET A0.06 FOR GRAB BAR BACKING.
PROVIDE CLEAR DIMENSION.



BATHTUB - SEE DETAIL 4 ON SHEET A7.91 FOR CONTINUATION OF DRYWALL
SEE DETAIL 6 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.
TB. PROVIDE BLKG CENTERLINED AT 40" AFF.



EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.5 & 1134A.8, #5. SEE DETAILS 1 AND 2 ON SHEET A7.70 FOR TRANSITIONS AT WALL AND AT HARDSURFACE TO CARPET.



30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11A

CEILING LEGEND

DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING WITH NON COMBUSTABLE METAL FRAMING PER 1/A7.08 & 4/A7.08
RAG — RETURN AIR GRILL, SEE DETAIL 7/A7.08

WALL TYPES

1 HOUR WOOD STUD WALL
3 1/2" WOOD STUD WALL — INTERIOR WALL 1 / A1.04
CORRIDOR WALL 4 / A1.04
EXTERIOR WALL 2 / A1.04

SEE BUILDING PLANS FOR 1 HR VS. 2 HR CONDITIONS. SEE STRUCTURAL FOR FRAMING
5 1/2" WOOD STUD WALL

WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL. PER DETAIL 4 / A7.08
ELEC.

NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 3/A7.08
2. NOT USED
3. SEE DETAIL 1/A7.08 FOR DROP SOFFIT CONDITIONS

NOTES

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3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
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12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2: (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
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19. BUILDING PLANS SHOW DECK SLOPES AND DRAINS AT WOOD FRAMED BALCONIES. SEE PODIUM (2ND LEVEL) BUILDING PLANS FOR PATIO SLOPES AT SLAB.
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21. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.

C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL

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CAREER LOFTS

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LICENSED ARCHITECT — VINCE GERALD CHIODINI — No. C23572 Ren. 7-31-15 — STATE OF CALIFORNIA

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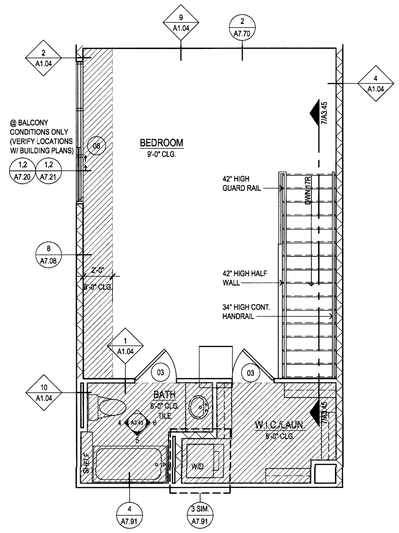
SHEET CONTENTS:
UNIT T1
INTERIOR ELEV.

SHEET NO.
A3.43

2011492

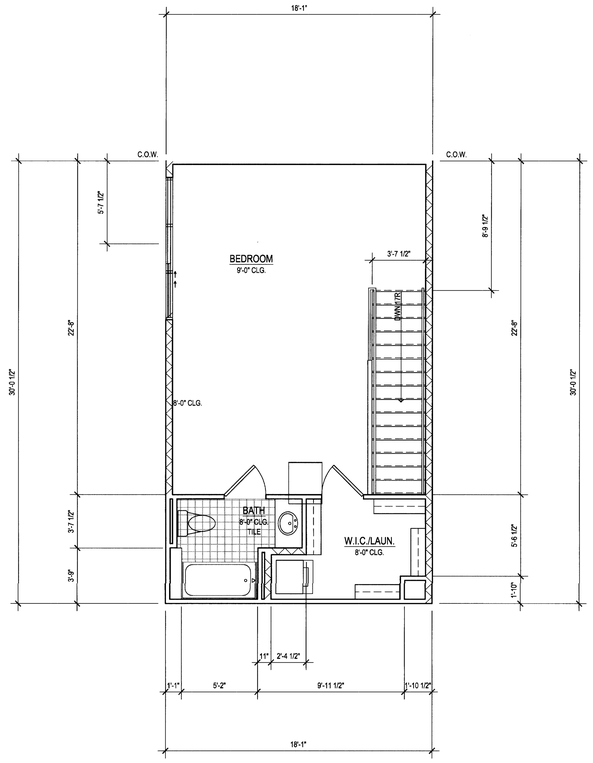
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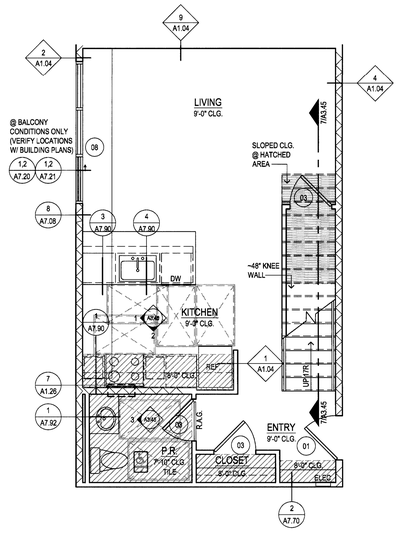
4 UNIT T2 UPPER LEVEL NOTES

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



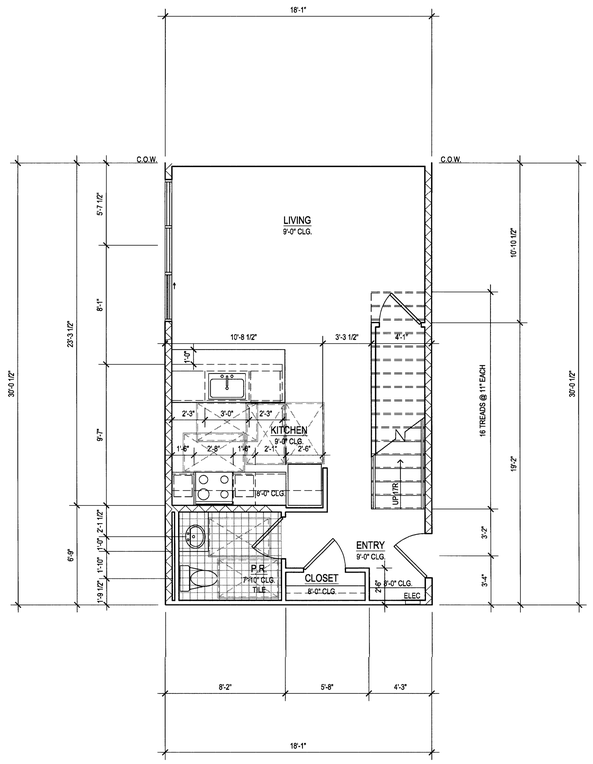
2 UNIT T2 UPPER LEVEL PLAN

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



3 UNIT T2 LOWER LEVEL NOTES

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



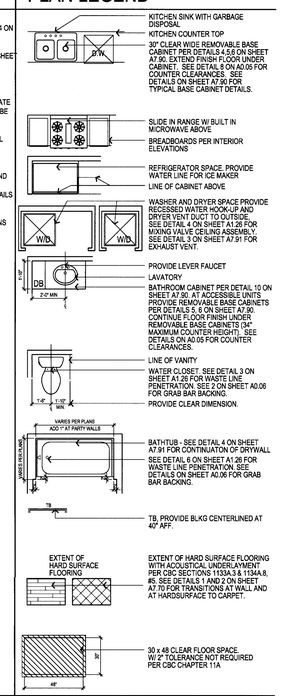
1 UNIT T2 LOWER LEVEL PLAN

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

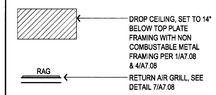
INT. ELEV. LEGEND

1. WATER CLOSET GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
2. BATH TUB GRAB BAR BACKING PER DETAILS 3 & 4 ON SHEET A0.06
3. TOWEL BAR MOUNTED 40" A.F.F.
4. MIRROR TOP MOUNTED AT 6'-10" (44" HEIGHT), 3/16" PLATE W/ POLISHED CHROME J-CHANNEL. VANITY MIRRORS TO BE GLUED WITH SUPPORTING CLIPS
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL
6. CURTAIN ROD MOUNTED 8'-8" A.F.F.
7. BASE CABINETS SHALL BE REMOVABLE UNDER SINK AND FLOORING SHALL BE INSTALLED BELOW REMOVABLE PORTION. SEE DETAIL 10 ON SHEET A7.90 (BATH) OR DETAILS 4, 5, AND 6 ON SHEET A7.90 (KITCHEN)
8. FOUR DRAWER BANKS SEE CASEWORK SPECIFICATIONS
9. LIGHTING FIXTURE PER ELECTRICAL DRAWINGS
10. NOT USED
11. BATHTUB. SEE SPECIFICATIONS FOR SIZE & COLOR
12. NOT USED
13. NOT USED
14. NOT USED
15. (2)15" MINIMUM BREADBOARDS IN LIEU OF 30" REPOSITIONABLE WORK SPACE
16. PANTRY, PROVIDE WOOD SHELVING
17. OVERHEAD CABINET W/ ADJUSTIBLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
18. NOT USED
19. NOT USED
20. NOT USED
21. GRANITE COUNTERTOP
22. NOT USED

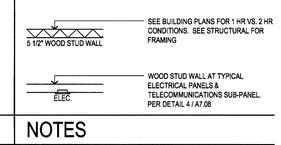
PLAN LEGEND



CEILING LEGEND



WALL TYPES



NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 3/A7.08
2. NOT USED
3. SEE DETAIL 1/A7.08 FOR DROP SOFFIT CONDITIONS

NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. SEEROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS, DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, &A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2, (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN - X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
19. BUILDING PLANS SHOW DECK SLOPES AND DRAINS AT WOOD FRAMED BALCONIES. SEE PODIUM (2ND LEVEL) BUILDING PLANS FOR PATIO SLOPES AT SLAB.
20. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
21. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.

C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)

1/30/14

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT — No. C23572 — Ren. 7-31-15 — STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
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(949) 955 - 9400 - (949) 955 - 1987 FAX
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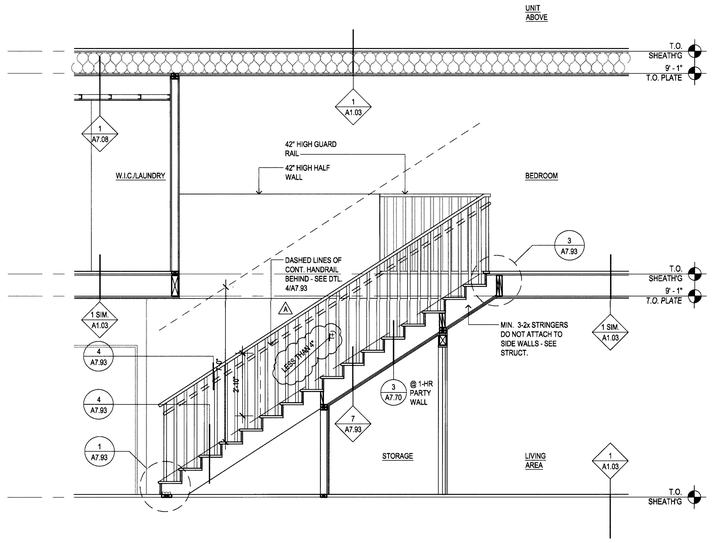
SHEET CONTENTS:
UNIT T2
FLOOR PLANS

SHEET NO.
A3.44

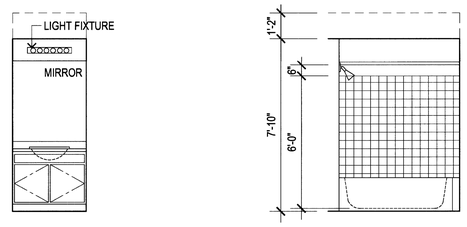
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DELTA -A BLDG DEPT RESUB 11-22-2013

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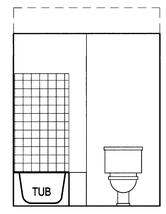


7 STAIR SECTION
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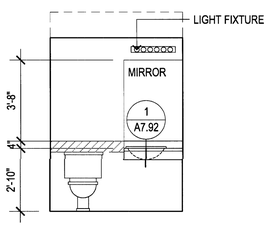


6 BATH
SCALE: 3/8" = 1'-0"

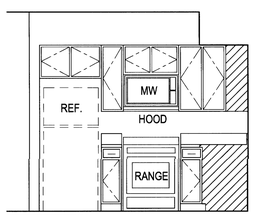
5 BATH
SCALE: 3/8" = 1'-0"



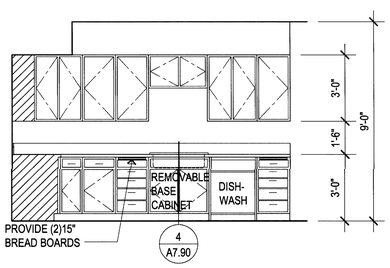
4 BATH
SCALE: 3/8" = 1'-0"



3 P.R.
SCALE: 3/8" = 1'-0"



2 KITCHEN
SCALE: 3/8" = 1'-0"

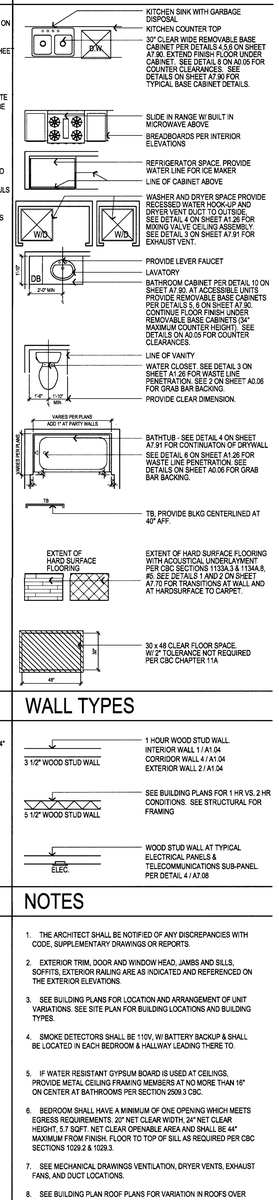


1 KITCHEN
SCALE: 3/8" = 1'-0"

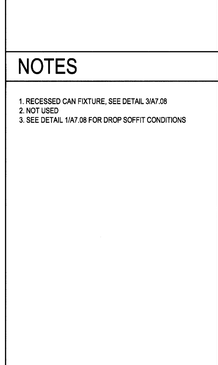
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22. NOT USED

PLAN LEGEND



CEILING LEGEND



WALL TYPES

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C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)

1/18/14

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL

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LICENSED ARCHITECT JAMES GERALD CROWE No. C23572 Ren. 7-31-15 STATE OF CALIFORNIA

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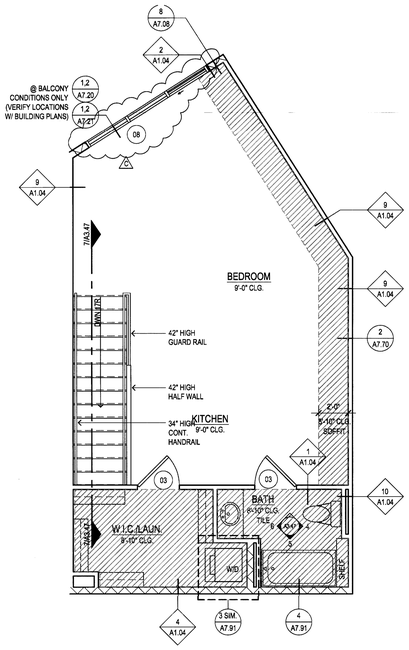
DELTA -A BLDG DEPT RESUB 11-22-2013

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INTERIOR ELEV.

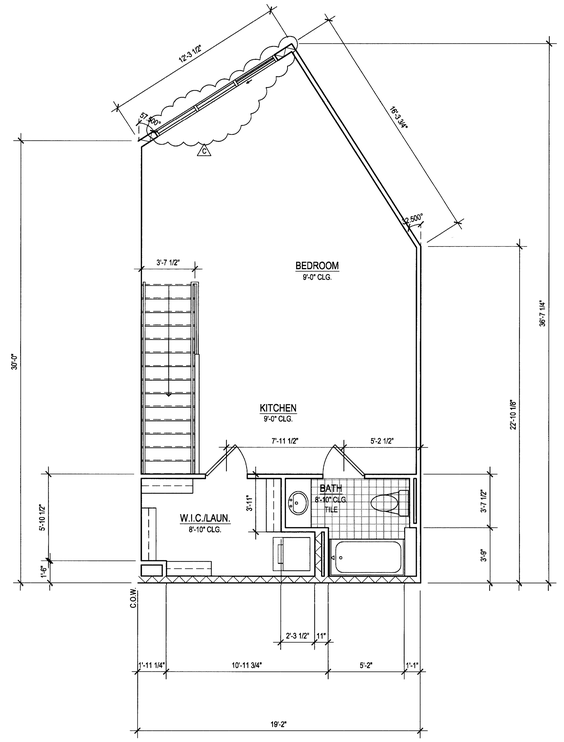
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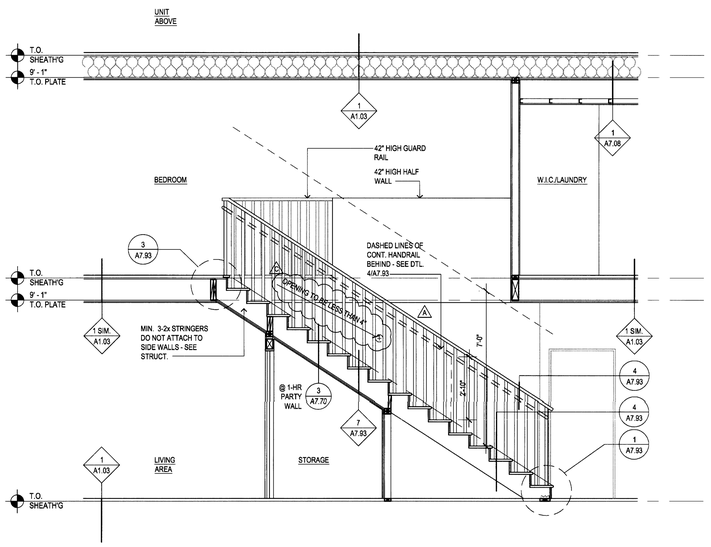
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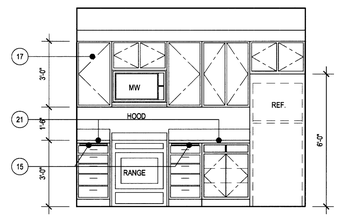


4 UNIT T3 UPPER LEVEL NOTES
SCALE : 1/4" = 1'-0"

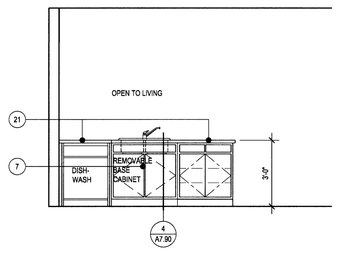

12'-3 1/2"
16'-3 3/4"
2'-5"
2'-5"
2'-5



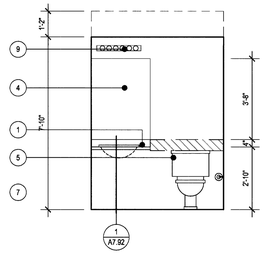
7 STAIR SECTION
SCALE: 3/8" = 1'-0"



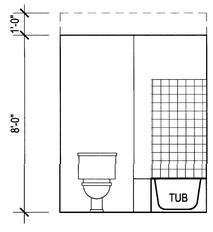
1 KITCHEN
SCALE: 3/8" = 1'-0"



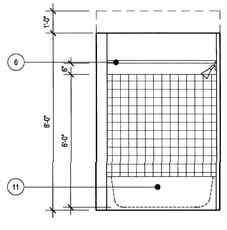
2 KITCHEN
SCALE: 3/8" = 1'-0"



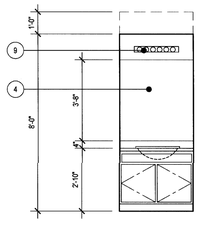
3 PR
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4 BATH
SCALE: 3/8" = 1'-0"



5 BATH
SCALE: 3/8" = 1'-0"



6 BATH
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INT. ELEV. LEGEND

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19. NOT USED
20. NOT USED
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22. NOT USED

PLAN LEGEND

- KITCHEN SINK WITH GARBAGE DISPOSAL
- KITCHEN COUNTER TOP
- 30" CLEAR WIDE REMOVABLE BASE CABINET PER DETAILS 4 5,6 ON SHEET A7.80, EXTEND FINISH FLOOR UNDER CABINET. SEE DETAIL 8 ON A0.05 FOR COUNTER CLEARANCES. SEE DETAILS ON SHEET A7.90 FOR TYPICAL BASE CABINET DETAILS.
- SLIDE IN RANGE W/ BUILT IN MICROWAVE ABOVE
- BREADBOARDS PER INTERIOR ELEVATIONS
- REFRIGERATOR SPACE. PROVIDE WATER LINE FOR ICE MAKER
- LINE OF CABINET ABOVE
- WASHER AND DRYER SPACE PROVIDE RECESSED WATER HOOK-UP AND DRYER VENT DUCT TO OUTSIDE, SEE DETAIL 4 ON SHEET A1.26 FOR MIXING VALVE CEILING ASSEMBLY, SEE DETAIL 3 ON SHEET A7.91 FOR EXHAUST VENT.
- PROVIDE LEVER FAUCET
- LAVATORY
- BATHROOM CABINET PER DETAIL 10 ON SHEET A7.90. AT ACCESSIBLE UNITS PROVIDE REMOVABLE BASE CABINETS PER DETAILS 5, 6 ON SHEET A7.90. CONTINUE FLOOR FINISH UNDER REMOVABLE BASE CABINETS (34" MAXIMUM COUNTER HEIGHT). SEE DETAILS ON A0.05 FOR COUNTER CLEARANCES.
- LINE OF VANITY
- WATER CLOSET, SEE DETAIL 3 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE 2 ON SHEET A0.06 FOR GRAB BAR BACKING.
- PROVIDE CLEAR DIMENSION.
- BATHTUB - SEE DETAIL 4 ON SHEET A7.91 FOR CONTINUATION OF DRYWALL
- SEE DETAIL 6 ON SHEET A1.26 FOR WASTE LINE PENETRATION. SEE DETAILS ON SHEET A0.06 FOR GRAB BAR BACKING.
- TB, PROVIDE BLKG CENTERLINED AT 40" AFF.
- EXTENT OF HARD SURFACE FLOORING WITH ACOUSTICAL UNDERLAYMENT PER CBC SECTIONS 1133A.3 & 1134A.8, #3. SEE DETAILS 1 AND 2 ON SHEET A7.70 FOR TRANSITIONS AT WALL AND AT HARDSURFACE TO CARPET.
- 30 x 48 CLEAR FLOOR SPACE. W/ 2" TOLERANCE NOT REQUIRED PER CBC CHAPTER 11A

CEILING LEGEND

- DROP CEILING, SET TO 14" BELOW TOP PLATE FRAMING WITH NON COMBUSTABLE METAL FRAMING PER 1/A7.08 & 4/A7.08
- RAG RETURN AIR GRILL, SEE DETAIL 7/A7.08

WALL TYPES

- 1 HOUR WOOD STUD WALL. INTERIOR WALL 1 / A1.04 CORRIDOR WALL 4 / A1.04 EXTERIOR WALL 2 / A1.04
- 3 1/2" WOOD STUD WALL
- SEE BUILDING PLANS FOR 1 HR VS. 2 HR CONDITIONS. SEE STRUCTURAL FOR FRAMING
- 5 1/2" WOOD STUD WALL
- WOOD STUD WALL AT TYPICAL ELECTRICAL PANELS & TELECOMMUNICATIONS SUB-PANEL PER DETAIL 4 / A7.08

NOTES

1. RECESSED CAN FIXTURE, SEE DETAIL 3/A7.08
2. NOT USED
3. SEE DETAIL 1/A7.08 FOR DROP SOFFIT CONDITIONS

NOTES

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH CODE, SUPPLEMENTARY DRAWINGS OR REPORTS.
2. EXTERIOR TRIM, DOOR AND WINDOW HEAD, JAMBS AND SILLS, SOFFITS, EXTERIOR RAILING ARE AS INDICATED AND REFERENCED ON THE EXTERIOR ELEVATIONS.
3. SEE BUILDING PLANS FOR LOCATION AND ARRANGEMENT OF UNIT VARIATIONS. SEE SITE PLAN FOR BUILDING LOCATIONS AND BUILDING TYPES.
4. SMOKE DETECTORS SHALL BE 110V, W/ BATTERY BACKUP & SHALL BE LOCATED IN EACH BEDROOM & HALLWAY LEADING THERE TO.
5. IF WATER RESISTANT GYPSUM BOARD IS USED AT CEILINGS, PROVIDE METAL CEILING FRAMING MEMBERS AT NO MORE THAN 16" ON CENTER AT BATHROOMS PER SECTION 2509.3 CBC.
6. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS: 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH. FLOOR TO TOP OF SILL AS REQUIRED PER CBC SECTIONS 1029.2 & 1029.3.
7. SEE MECHANICAL DRAWINGS VENTILATION, DRYER VENTS, EXHAUST FANS, AND DUCT LOCATIONS.
8. SEE BUILDING PLAN ROOF PLANS FOR VARIATION IN ROOFS OVER EACH UNIT DESIGNATION.
9. VERIFY SIZE OF MECHANICAL UNIT PRIOR TO FRAMING ENCLOSURE.
10. VERIFY WITH MECHANICAL CONTRACTOR DIRECTION OF FRAMING FOR DROPPED CEILINGS. DROPPED CEILINGS TO BE NON-COMBUSTABLE METAL FRAMING.
11. SEE DETAILS ON SHEETS A1.03, A1.04, & A7.01 THRU A7.08 FOR TYPICAL ASSEMBLIES, OCCUPANCY AND FIRE WALLS DETAILS, REQUIREMENTS FOR MEMBRANE AND PENETRATION DETAILS, AND TYPICAL WALL AND FLOOR CONSTRUCTION.
12. SEE DOOR SCHEDULE ON SHEETS A3.01 FOR DOOR TYPES AND ADDITIONAL INFORMATION AT UNITS.
13. POUR CEMENTITIOUS TOPPING UNDER CABINETS, BATHTUBS AND VOID SPACES.
14. HC SYMBOL DENOTES COMPLYING BATHROOM PER CBC 1134A OPTION 2. (ONE BATH OPTION) SEE SHEET A0.06 FOR ACCESIBILITY NOTES REGARDING COMPLYING BATHROOMS.
15. SEE FLOOR PLANS AT LEFT FOR DIMENSIONS, DOOR/WINDOW SIZES, AND OTHER INFORMATION. IF NO INFORMATION IS PROVIDED, DIMENSIONS, DOOR/WINDOW SIZES, FLOOR FINISHES, INTERIOR DETAILS, DETAIL REFERENCES, AND OTHER INFORMATION ARE THE SAME AS THE PRIMARY FLOOR PLAN. -X PLAN VERSIONS ARE TO DESCRIBE ELEVATION, FLOOR PLAN DIMENSION VARIATIONS, AND UNIT ENTRY VARIATIONS ONLY.
16. SEE SHEET A0.03 - A0.06 FOR ACCESSIBILITY DETAILS AND NOTES.
17. SEE EXTERIOR ELEVATIONS FOR RAILING TYPE.
19. BUILDING PLANS SHOW DECK SLOPES AND DRAINS AT WOOD FRAMED BALCONIES. SEE PODIUM (2ND LEVEL) BUILDING PLANS FOR PATIO SLOPES AT SLAB.
20. ALL INTERIOR ADHESIVES, SEALANTS, PAINTS & COATINGS SHALL BE LOW-VOC.
21. ALL INTERIOR UNIT DOORS SERVING MULTIFAMILY DWELLING UNITS SHALL HAVE A LEVEL AREA ON THE SWING SIDE OF THE DOOR THAT EXTENDS 18" PAST THE STRIKE SIDE OF THE DOOR.

C.O.W. CENTER OF PARTY WALL (1-HR FIRE PARTITION)

1/13/14

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
VINCE GERALD CHIORA
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

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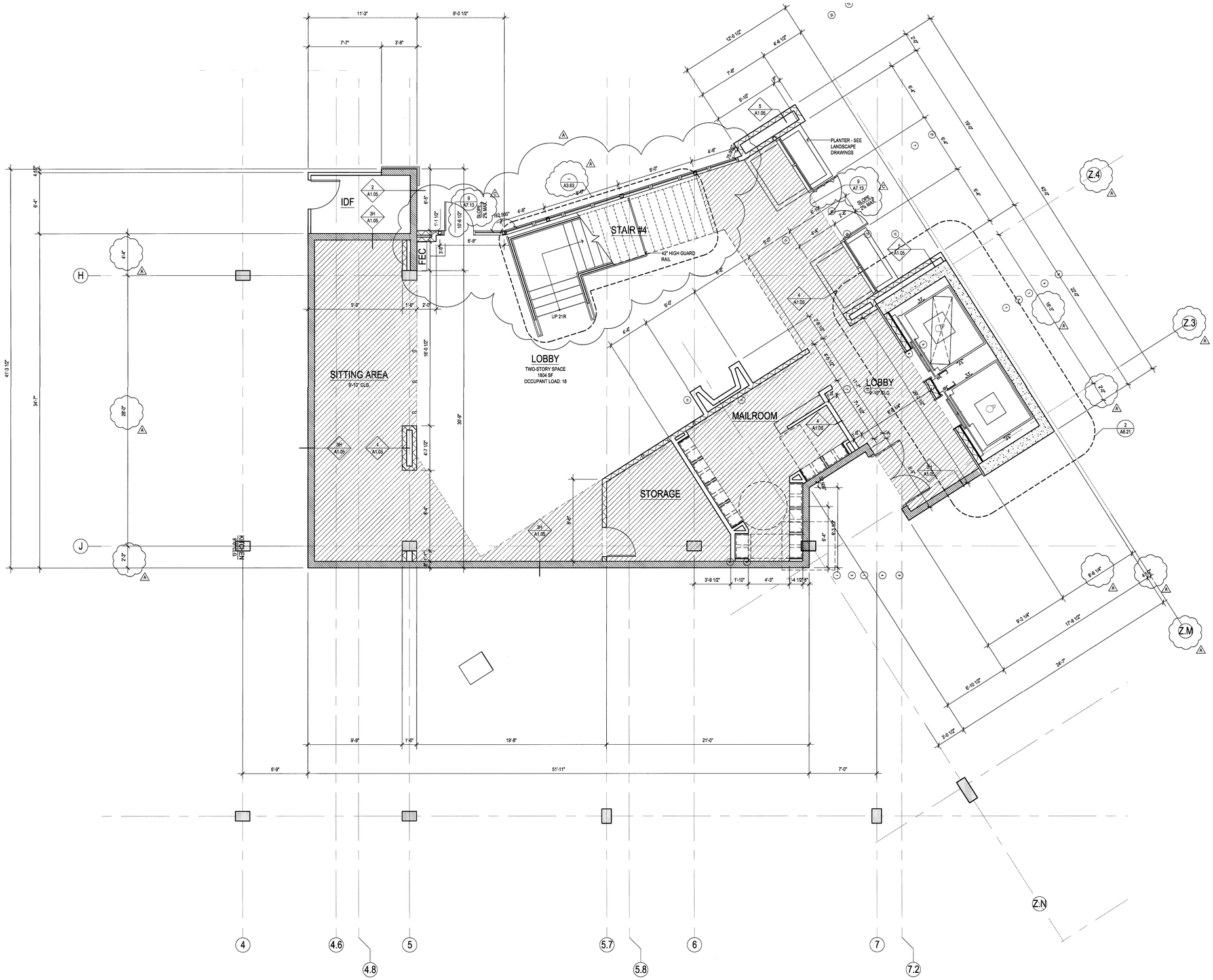
SHEET CONTENTS:
UNIT T3
INTERIOR ELEV.

SHEET NO.
A3.47

2011492

DELTA-C 01-14-2014

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SCALE: 48 LAYOUT: A3.47



1 LEASING LOBBY, LEVEL-1

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

NOTE: REFER TO SHEET A4.14 FOR DOOR TAGS

N

Drawn By:	NM	
Original Date Plotted:	11-27-2012	
Revisions:		
#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
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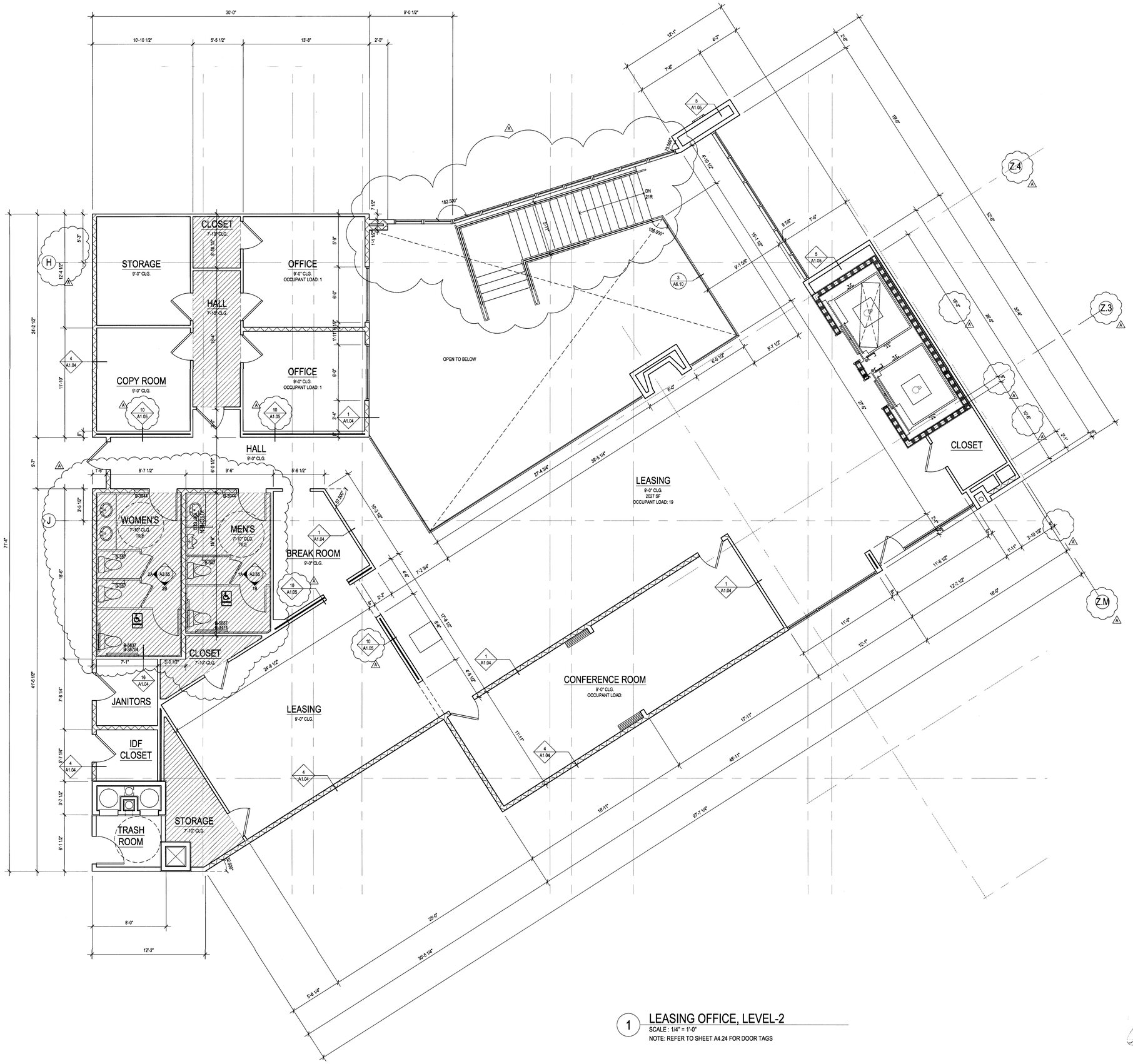
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LEASING OFFICE FLOOR PLAN

SHEET NO.
A3.60

2011492

DELTA-C 01-14-2014

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SCALE: 24" - 1A1/01 - A1.05



1 LEASING OFFICE, LEVEL-2
SCALE : 1/4" = 1'-0"
NOTE: REFER TO SHEET A4.24 FOR DOOR TAGS

Drawn By:	NM	
Original Date Plotted:	11-27-2012	
Revisions:		
#	DATE	COMMENTS
A	XX.XX.2013	FIRST SUBMITTAL COMMENTS

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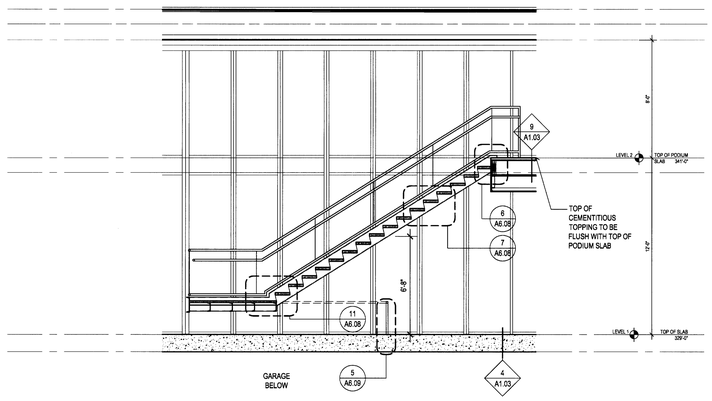
DELTA -A BLDG DEPT RESUB 11-22-2013

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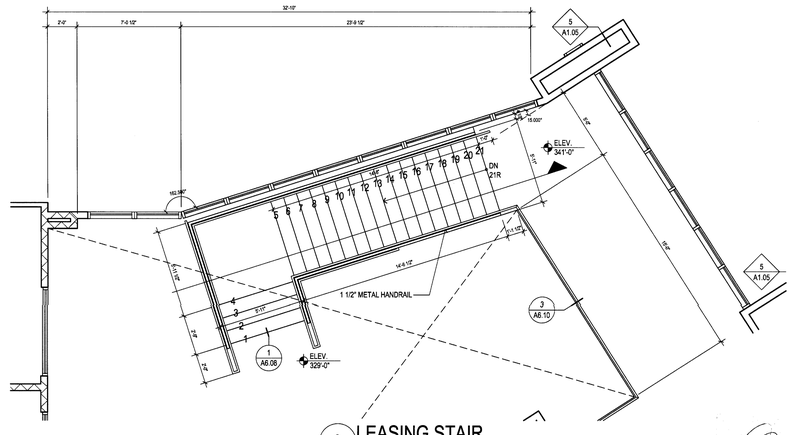
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A3.61

2011492

FILE: M11492_United American_Career Loft\arch\MX CLUBHOUSE.dwg
USER: JKL DATE/TIME: Nov 21, 2013 - 8:14am
SCALE: 32 LAYOUT: A3.61



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



A LEASING STAIR
SCALE: 1/4" = 1'-0"

11/18/14

FILE: M11492 United American Corner Lofts4-CDSheets\LEASING STAIR.dwg
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SCALE: 32 LAYOUT: A3.63

Drawn By:	YL
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS

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STATE OF CALIFORNIA

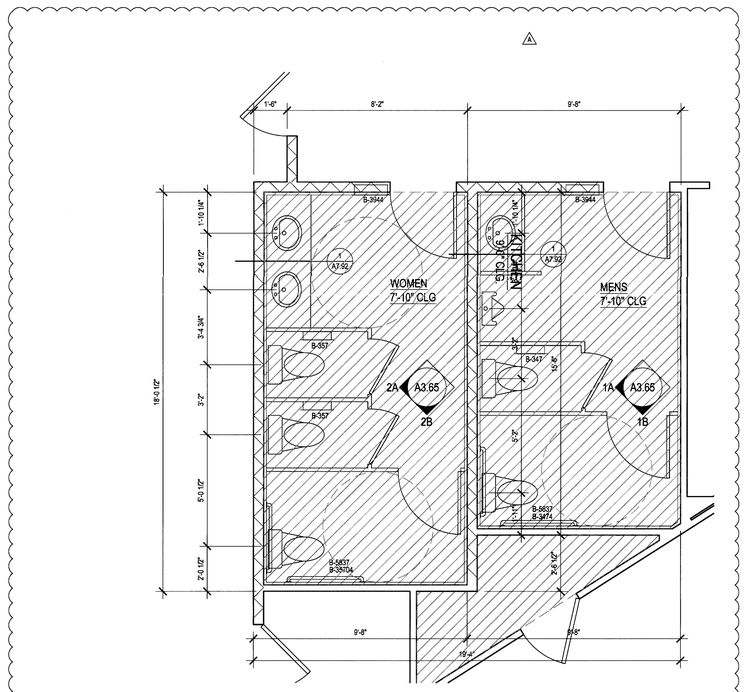
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SHEET CONTENTS:
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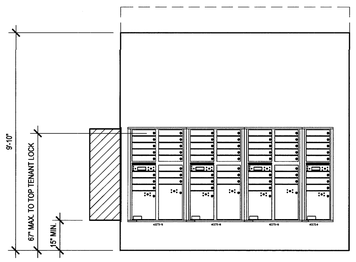
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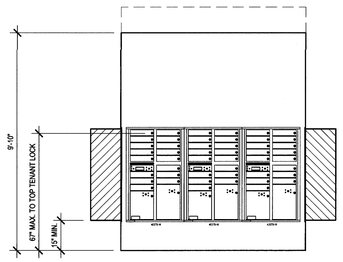
DELTA -A BLDG DEPT RESUB 11-22-2013



4 LEASING CENTER RESTROOMS
SCALE: 3/8" = 1'-0"

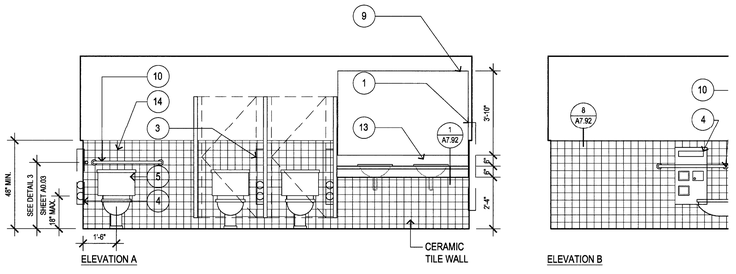


ELEVATION A



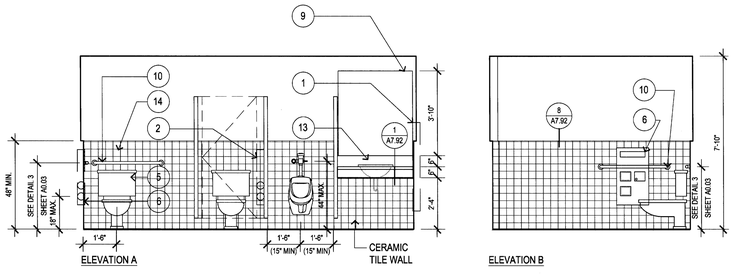
ELEVATION B

03 MAIL ROOM
SCALE: 3/8" = 1'-0"



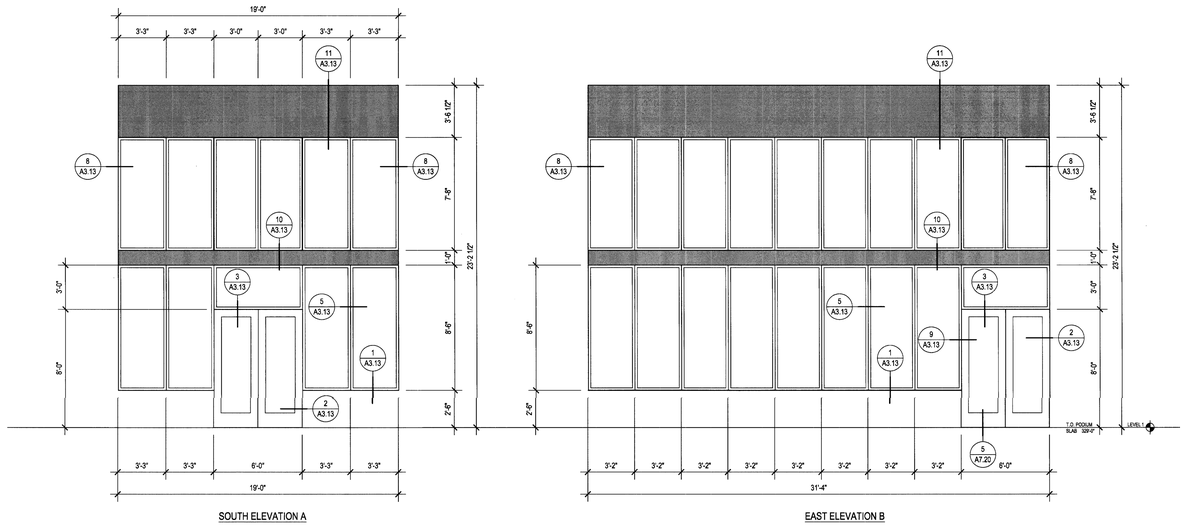
ELEVATION A ELEVATION B

02 WOMEN'S RESTROOM
SCALE: 3/8" = 1'-0"



ELEVATION A ELEVATION B

01 MEN'S RESTROOM
SCALE: 3/8" = 1'-0"



2 LEASING CENTER STOREFRONT EXT. ELEVATIONS
SCALE: 1/4" = 1'-0"

1 LEASING CENTER INTERIOR ELEVATIONS
SCALE : 3/8" = 1'-0"

INT. ELEV. LEGEND

1. RECESSED STAINLESS STEEL PAPER TOWEL DISPENSER AND WASTE RECEPTACLE, BOBRICK MODEL NO. B-3944
2. PARTITION MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER, BOBRICK MODEL NO. B-347
3. PARTITION MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER, BOBRICK MODEL NO. B-357
4. WOMENS ACCESSIBLE RECESSED MOUNTED STAINLESS STEEL TOILET TISSUE DISPENSER, BOBRICK MODEL NO. 35704
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET, TYPICAL
6. ACCESSIBLE RECESSED MOUNTED STAINLESS STEEL TOILET TISSUE DISPENSER, BOBRICK MODEL NO. 3474
7. NOT USED
8. STAINLESS STEEL ROBE HOOK & BUMPER MOUNTED 34" A.F.F MAX., BOBRICK MODEL NO. B-212
9. FRAMELESS MIRROR, PER INTERIOR ELEVATIONS
10. STAINLESS STEEL TWO-WALL TOILET COMPARTMENT GRAB BAR W/ SATIN FINISH, BOBRICK MODEL NO. B-5837
11. LAVATORY MOUNTED SOAP DISPENSER W/ ELONGATED NECK AT EACH LAVATORY, BOBRICK MODEL NO. B226
12. TUBE STEEL COUNTERTOP SUPPORT
13. 6" BACKSPLASH
14. PER CBC SECTION 1210.2, WALLS WITHIN 2'-0" OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO 4'-0" A.F.F.
15. NOT USED
16. CEILING MOUNTED PARTITION W/ 34" DOORS, TYPICAL
17. WATER CLOSET GRAB BAR BACKING, PER DETAIL 4/ A0.06
18. FLOORING TO EXTEND BELOW BASE CABINET, PER DETAIL 4/ A7.92
19. OVERHEAD CABINET W/ ADJUSTABLE SHELVING AT MOUNTING HEIGHT PER INTERIOR ELEVATIONS
20. WALL BASE AT RESTROOMS AND OTHER ANCILLARY FACILITIES SHALL HAVE AN INTEGRAL COVE BASE WITH A 3/8" MINIMUM RADIUS. SEE DETAIL 9/ A7.92
21. WALL PARTITION, REFER TO SPECS.
22. ACCESSIBLE COMPARTMENT DOOR MUST BE EQUIPPED WITH AN AUTOMATIC CLOSING DEVICE (3 SECOND MINIMUM SWEEP TIME FROM OPEN POSITION OF 70 DEGREES TO A POINT 3" FROM THE LATCH), PERCBC SECTION 1115B.3.1
23. VERTICAL WALL-MOUNTED BABY CHANGING STATION, MODEL KB101-00 CREAM
24. REFERENCE SHEET A0.03 FOR FURTHER ACCESSIBILITY REQUIREMENTS
25. PER CBC SECTION 3115B.3.1, POOL AREA RESTROOMS SHALL HAVE A HARD, NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT CONCRETE, CERAMIC TILE, OR OTHER APPROVED MATERIAL, WHICH EXTENDS UPWARD ONTO THE WALL AT LEAST 5 INCHES WITH A COVED BASE. FLOORS WHICH MAY BE WALKED ON BY A WET BATHER SHALL BE SLIP RESISTANT. FLOORS SHALL BE SLOPED NOT LESS THAN 1/4" PER FOOT TO FLOOR DRAINS OR OTHER APPROVED SURFACE WATER DISPOSAL AREAS.
26. RESTROOM FINISH MATERIALS:
    - CEILING - GYPSUM SHEATHING
    - FLOORING - CERAMIC TILE
    - WALLS - CERAMIC TILE TO 4'-0" A.F.F. & GYPSUM SHEATHING ABOVE TILE
    - COVE BASE - VINYL (MATCH CERAMIC TILE COLOR)
27. LAVATORIES TO BE PROVIDED WITH HOT AND COLD RUNNING WATER TO A MAXIMUM OF 110° F.

Drawn By:	NM
Original Date Plotted:	11-27-2012
Revisions:	

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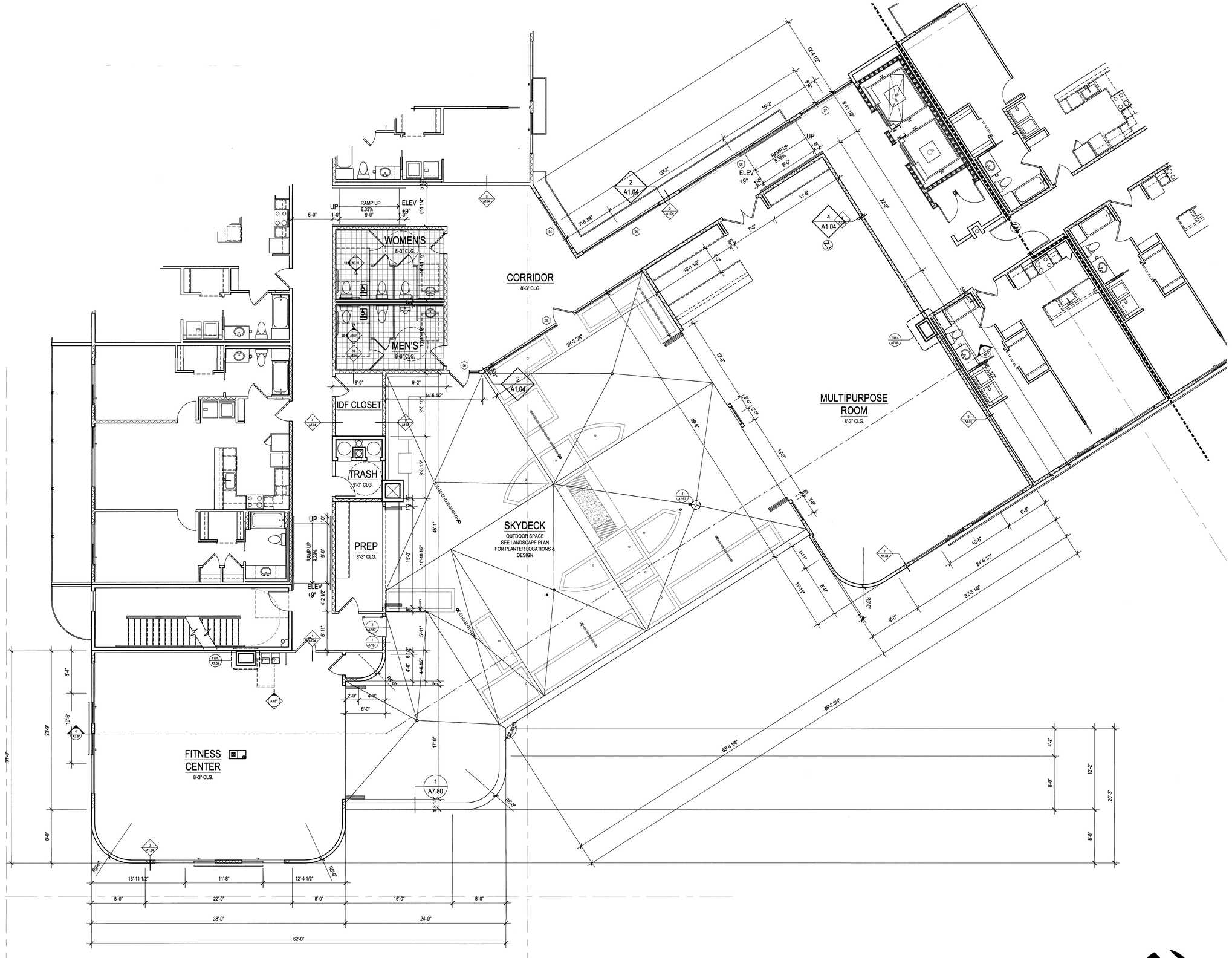
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LEASING OFFICE INTERIOR/ STOREFRONT ELEV.

SHEET NO.
A3.65

2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

FILE: M:\11492_United American_Conrad Lofts\work\X-CLIENT\CKSE.dwg
USER: Jily DATE/TIME: Nov 20, 2013 - 5:43pm
SCALE: 32 LAYOUT: A3.65



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

N

Drawn By:	NM
Original Date Plotted:	11-27-2012
Revisions:	

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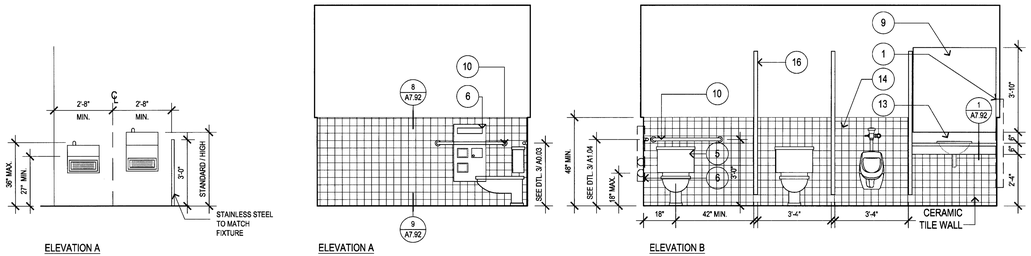
SHEET CONTENTS:
SKYDECK FLOOR PLAN

SHEET NO.
A3.80

2011492

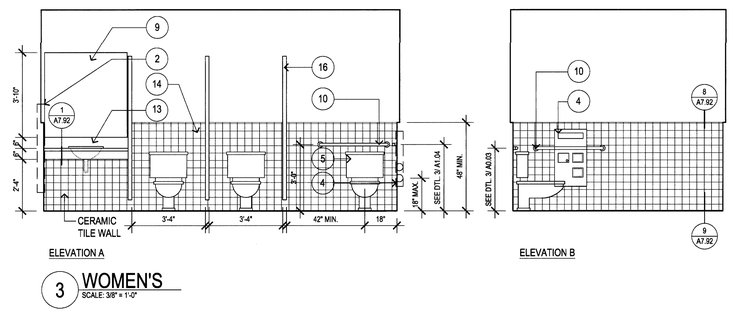
DELTA -A BLDG DEPT RESUB 11-22-2013

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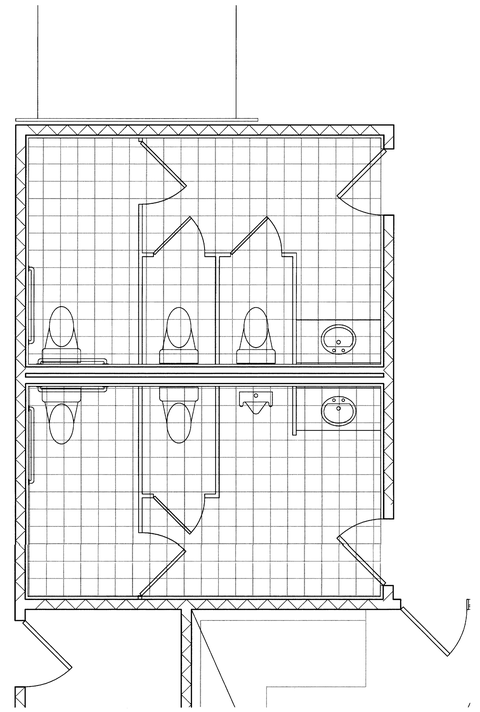


5 DRINKING FOUNTAINS
SCALE: 3/8" = 1'-0"

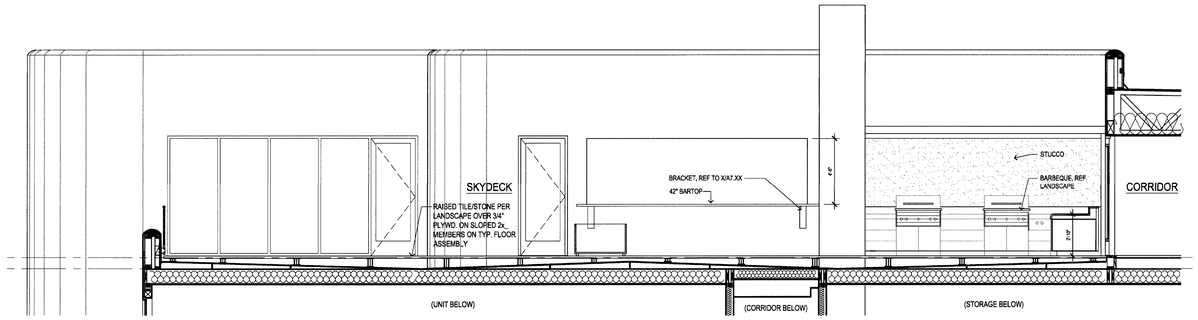
4 MEN'S
SCALE: 3/8" = 1'-0"



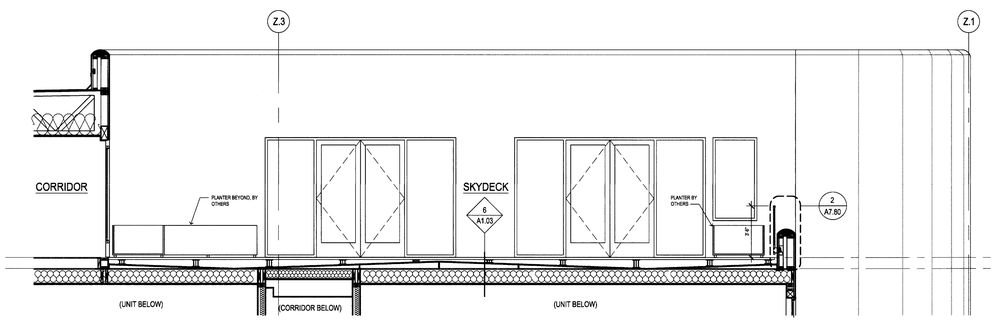
3 WOMEN'S
SCALE: 3/8" = 1'-0"



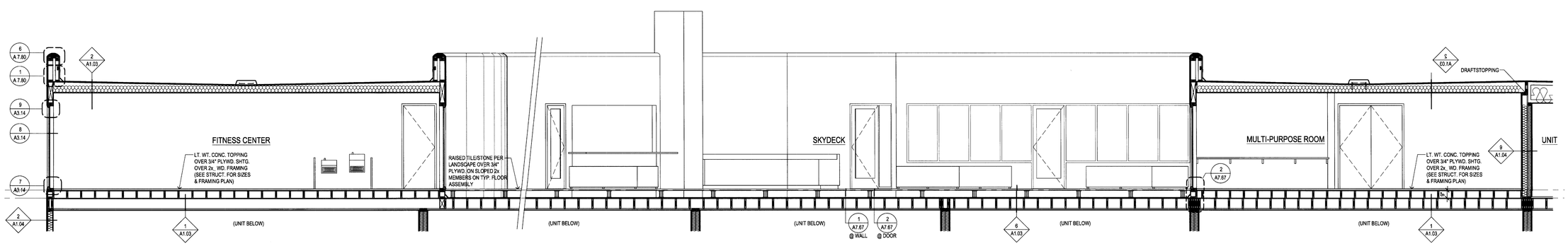
2 SKYDECK RESTROOMS PLAN
SCALE : 3/16" = 1'-0"



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION/ SECTION

1 SKYDECK ELEVATIONS/ SECTION
SCALE: 1/4" = 1'-0"

INT. ELEV. LEGEND

1. RECESSED STAINLESS STEEL PAPER TOWEL DISPENSER AND WASTE RECEPTACLE, BOBRICK MODEL NO. B-3944
2. PARTITION MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER, BOBRICK MODEL NO. B-347
3. PARTITION MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER, BOBRICK MODEL NO. B-357
4. WOMENS ACCESSIBLE RECESSED MOUNTED STAINLESS STEEL TOILET TISSUE DISPENSER, BOBRICK MODEL NO. 3370
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET, TYPICAL
6. ACCESSIBLE RECESSED MOUNTED STAINLESS STEEL TOILET TISSUE DISPENSER, BOBRICK MODEL NO. 3474
7. NOT USED
8. STAINLESS STEEL ROBE HOOK & BUMPER MOUNTED 34" A.F.F MAX., BOBRICK MODEL NO. B-212
9. FRAMELESS MIRROR, PER INTERIOR ELEVATIONS
10. STAINLESS STEEL TWO-WALL TOILET COMPARTMENT GRAB BAR W/ SATIN FINISH, BOBRICK MODEL NO. B-5837
11. LAVATORY MOUNTED SOAP DISPENSER W/ ELONGATED NECK AT EACH LAVATORY, BOBRICK MODEL NO. 8226
12. TUBE STEEL COUNTERTOP SUPPORT
13. 6" BACKSPLASH
14. PER CBC SECTION 1210.2, WALLS WITHIN 2'-0" OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO 4'-0" A.F.F.
15. NOT USED
16. CEILING MOUNTED PARTITION W/ 34" DOORS, TYPICAL
17. WATER CLOSET GRAB BAR BACKING, PER DETAIL 4/ A0.06
18. FLOORING TO EXTEND BELOW BASE CABINET, PER DETAIL 4/ A7.92
19. OVERHEAD CABINET W/ ADJUSTABLE SHELVING AT MOUNTING HEIGHT PER INTERIOR ELEVATIONS
20. WALL BASE AT RESTROOMS AND OTHER ANCILLARY FACILITIES SHALL HAVE AN INTEGRAL COVE BASE WITH A 3/8" MINIMUM RADIUS. SEE DETAIL 9/ A7.92
21. WALL PARTITION, REFER TO SPECS.
22. ACCESSIBLE COMPARTMENT DOOR MUST BE EQUIPPED WITH AN AUTOMATIC CLOSING DEVICE (3 SECOND MINIMUM SWEEP TIME FROM OPEN POSITION OF 70 DEGREES TO A POINT 3" FROM THE LATCH), PERCBC SECTION 1115B.3.1
23. VERTICAL WALL-MOUNTED BABY CHANGING STATION, MODEL KB101-00 CREAM
24. REFERENCE SHEET A0.03 FOR FURTHER ACCESSIBILITY REQUIREMENTS
25. PER CBC SECTION 3115B.3.1, POOL AREA RESTROOMS SHALL HAVE A HARD, NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT CONCRETE, CERAMIC TILE, OR OTHER APPROVED MATERIAL, WHICH EXTENDS UPWARD ONTO THE WALL AT LEAST 5 INCHES WITH A COVED BASE. FLOORS WHICH MAY BE WALKED ON BY A WET BATHER SHALL BE SLIP RESISTANT. FLOORS SHALL BE SLOPED NOT LESS THAN 1/4" PER FOOT TO FLOOR DRAINS OR OTHER APPROVED SURFACE WATER DISPOSAL AREAS.
26. RESTROOM FINISH MATERIALS:
    - CEILING - GYPSUM SHEATHING
    - FLOORING - CERAMIC TILE
    - WALLS - CERAMIC TILE TO 4'-0" A.F.F. & GYPSUM SHEATHING ABOVE TILE
    - COVE BASE - VINYL (MATCH CERAMIC TILE COLOR)
27. LAVATORIES TO BE PROVIDED WITH HOT AND COLD RUNNING WATER TO A MAXIMUM OF 110° F.

Drawn By:	NM
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT JAMES GERALD CHIPPS No. C23572 Ren. 7-31-15 STATE OF CALIFORNIA

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SHEET CONTENTS:
SKYDECK ELEVS/ SECT.
RESTROOM PLAN, ELEVS.

SHEET NO.
A3.81

2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

FILE: M:\11492_United American_Career Lofts\arch\X-SKYDECK.dwg
USER: jlu DATE/TIME: Nov 25, 2013 - 4:24pm
SCALE: 1"2 LAYOUT: A3.81

WALL LEGEND

EXTENT OF 1 HOUR WALLS

EXTENT OF 2 HOUR WALLS

EXTENT OF CAST IN PLACE CONCRETE, SEE STRUCTURAL DRAWINGS

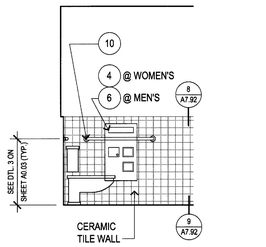
EXTENT OF CONCRETE MASONRY UNIT, SEE STRUCTURAL DRAWINGS

GENERAL CORE NOTES:

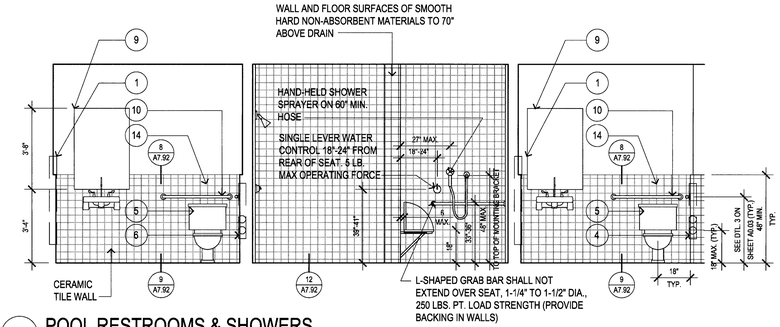
1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL ROOMS TO BE POURED LEVEL. SEE BUILDING PLANS FOR FINISH FLOOR ELEVATIONS
3. SEE STRUCTURAL PLANS FOR LOCATIONS OF C.M.U. OR CONCRETE CONSTRUCTION. VERIFY AND COORDINATE ALL DIMENSIONS PRIOR TO CONSTRUCTION OF WALL AND SLABS.
4. SEE SHEET A1.21, A1.22,A1.26 FOR PENETRATION DETAILS INTO OR THROUGH FIRE RATED ASSEMBLIES.
5. SEE SHEET A1.03 & A1.04 & A1.05 FOR FIRE RATED FLOOR & WALL CONSTRUCTION DETAILS.
6. SEE SHEET A7.36 FOR CAB PLANS AND ELEVATIONS.
7. FIRE & SMOKE DAMPERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION 716.5
   A) DUCT PENETRATIONS OF FIRE BARRIERS PER 716.5.2
   B) DUCTS PENETRATING SHAFTS PER 716.5.3
   C) DUCTS PENETRATING FIRE PARTITIONS & FIRE-RATED CORRIDOR WALLS PER 716.5.4 / 716.5.4.1
   D) DUCTS PENETRATING SMOKE BARRIERS PER 716.5.5
   E) ELEVATOR LOBBIES REQUIRED BY SECTION 3002.
8. REFERENCE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN HERE

INT. ELEV. LEGEND

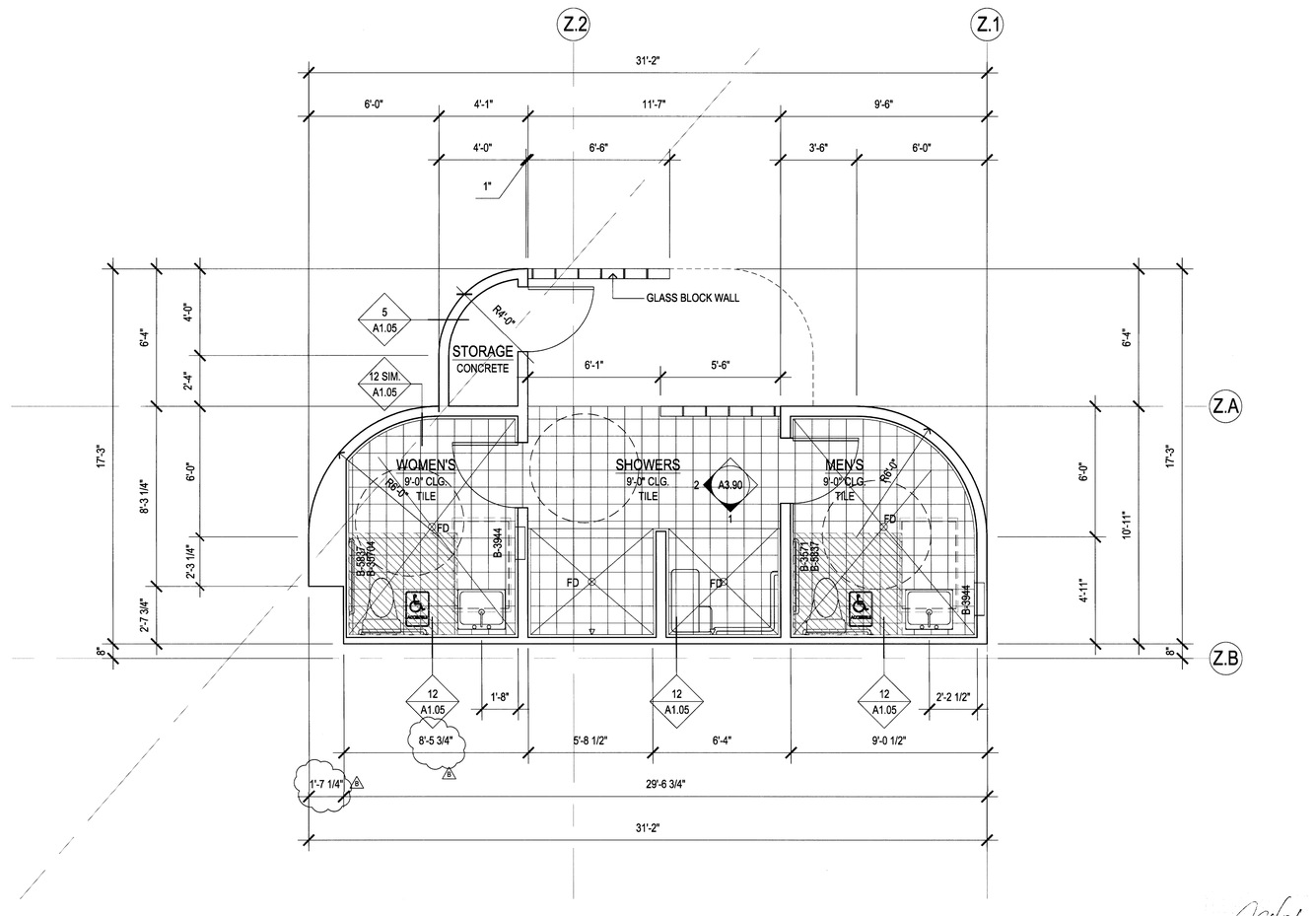
1. RECESSED STAINLESS STEEL PAPER TOWEL DISPENSER AND WASTE RECEPTACLE.
   BOBRICK MODEL NO. B-3944
2. RECESSED STAINLESS STEEL PAPER TOWEL DISPENSER AND WASTE RECEPTACLE.
   BOBRICK MODEL NO. B-3947
3. SURFACE MOUNTED MULTI ROLL TOILET TISSUE DISPENSER
   BOBRICK MODEL NO. B-3579
4. WOMENS HANDICAP RECESSED MOUNTED STAINLESS STEEL TOILET TISSUE DISPENSER.
   BOBRICK MODEL NO. 3074
5. FLUSH LEVER ON ACCESSIBLE SIDE OF TOILET TYPICAL
6. HANDICAP RECESSED MOUNTED STAINLESS STEEL TOILET TISSUE DISPENSER. BOBRICK MODEL NO. 3571
7. HANDICAP RECESSED MOUNTED STAINLESS STEEL TOILET TISSUE DISPENSER. BOBRICK MODEL NO. 3574
8. STAINLESS STEEL ROBE HOOK & BUMPER MOUNTER AT 34" A.F.F MAXIMUM BOBRICK MODEL NO. B-212
9. FRAMELESS MIRROR PER INTERIOR ELEVATION
10. STAINLESS STEEL TWO WALL TOILET COMPARTMENT GRAB BAR SATIN FINISH. BOBRICK MODEL NO. B-5837
11. LAVATORY MOUNTED SOAP DISPENSER PROVIDE ELONGATED NECK (ONE PER LAVATORY)
    BOBRICK MODEL NO. B226
12. TUBE STEEL COUNTER TOP SUPPORT
13. 6" BACK SPLASH, SEE FINISH SCHEDULE
14. PER CBC SECTION 1210.2, WALLS WITHIN 2'-0" OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF 4'-0" ABOVE THE FLOOR.
15. RECESSED STAILESS STEEL TOILET TISSUE DISPENSER AND WASTE RECEPTACLE. BOBRICK MODEL NO. B-3094
16. CEILING MOUNTED PARTITION W/ 34" DOORS TYPICAL.
17. WATER CLOSET GRAB BAR BACKING PER DETAIL 4 ON SHEET A0.06
18. BASE CABINET FLOORING SHALL BE INSTALLED BELOW. SEE DETAIL 4 / A7.91.
19. OVERHEAD CABINET W/ ADJUSTABLE SHELVING SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
20. NOT USED
21. NOT USED
22. HANDICAPPED COMPARTMENT DOOR MUST BE EQUIPPED WITH AN AUTOMATIC CLOSING DEVICE (3 SECOND MINIMUM SWEEP TIME FROM OPEN POSITION OF 70 DEGREES TO A POINT 3" FROM THE LATCH)
    CBC SECTION 1115B.3.1
23. VERTICAL WALL-MOUNTED BABY CHANGING STATION. MODEL KB101-00 CREAM
24. REFERENCE SHEET A0.03 FOR FURTHER ACCESSIBILITY REQUIREMENTS
25. NOT USED
26. RESTROOM FINISH MATERIALS
    CEILING - 5/8" TYPE "X" GYPSUM SHEATHING
    FLOORING - SEE INTERIOR DESIGN DRAWINGS
    WALLS - FULL HEIGHT CERAMIC TILE FROM FINISH FLOOR
    BASE - SEE FINISH SCHEDULE
27. LAVATORIES TO BE PROVIDED WITH HOT AND COLD RUNNING WATER TO A MAXIMUM OF 110° F.



02 POOL RESTROOMS
SCALE: 3/8" = 1'-0"



01 POOL RESTROOMS & SHOWERS
SCALE: 3/8" = 1'-0"



1 POOL AREA FACILITIES PLAN
SCALE: 3/8" = 1'-0"

Drawn By:	SW
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
B	12-03-2013	REVISIONS

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CAREER LOFTS
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LICENSED ARCHITECT VINCE GERALD CHIPPA No. C 23572 Rem. 7-31-15 STATE OF CALIFORNIA

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SHEET CONTENTS:
POOL AREA FACILITIES ENLARGED PLANS

SHEET NO.
A3.90

2011492

DELTA -B PLANNING RESUB 12-03-2013

FILE: M11492 United Americas Corner Lib\plan\K-CORE-2.dwg
USER: jw DATE/TIME: Dec 05, 2013 - 6:06pm
SCALE: 48 LAYOUT: A3.90

SECTION-A
SEE SHEET A4.02

SECTION-B
SEE SHEET A4.03

SECTION-C
SEE SHEET A4.04

RAMP DOWN SLOPE 5%

RAMP UP

ADDITIONAL DETAIL REFERENCES ADDED

1 BUILDING GARAGE PLAN LEVEL A
SCALE: 1/16" = 1'-0"

PLAN LEGEND

EXTENT OF OCCUPANCY SEPARATION - TYPICAL

EXTENT OF ASSUMED PROPERTY LINE, APL

EXTENT OF 2 HOUR FIREWALLS SEE DETAIL 1,2,3 / A7.01

EXTENT OF 2 HOUR WALLS

FIRE EXTINGUISHER SEE DETAIL 5 SHEET A7.06 FEC

OCCUPANCY CLASSIFICATIONS

AREA OF USE	OCCUPANCY
APARTMENTS	R-2
STORAGE ROOMS	F-1
ELECTRICAL ROOMS	F-1
GAS METER ROOMS	NOT RATED PER C.B.C.509.2
TELEPHONE/DATA ROOMS	F-1
PARKING GARAGE	S-2
MAINTENANCE ROOMS	F-1
LEASING	B
SKYDECK	B

NOTES:
1. ALL DOOR AND OPENINGS BETWEEN ROOMS OF DIFFERENT OCCUPANCIES TO HAVE ONE-HOUR PROTECTION PER C.B.C. TABLE 715.4. SEE DOOR SCHEDULE SHEET A3.01 & A3.02 FOR REQUIRED DOOR RATINGS.
2. ALL DUCTS PASSING BETWEEN OCCUPANCIES ARE REQUIRED TO HAVE ONE-HOUR SEPARATION OR MORE. TO HAVE CLASS II COMBINATION SMOKE / FIRE DAMPERS. VERIFY SPECIFIC REQUIREMENTS WITH MECHANICAL PLANS.
3. SEE SHEETS A1.21,A1.22,A1.26 FOR THROUGH AND MEMBRANE PENETRATIONS OF HORIZONTAL ASSEMBLIES AND FIRE RATED WALLS

GENERAL NOTES

FINISH FLOOR ELEVATIONS

FINISH FLOOR ELEVATIONS ARE BASED ON A DATUM ELEVATION OF 102.00' AT THE TOP OF SLAB AT THE INSIDE OF THE UNITS. SEE THE ARCHITECTURAL SITE PLAN FOR ACTUAL GRADE AT DATUM. VERIFY ACTUAL DATUM WITH CIVIL PLANS.

DISABLED ACCESS REQUIREMENTS

REFER TO ARCHITECTURAL SHEETS A0.03 TO A0.06 FOR TYPICAL DISABLED NOTES AND INFORMATION

BUILDING PLAN NOTES

1. BUILDING PLANS ARE SHOWN UNIT TO UNIT RELATIONSHIPS. REFER TO ENLARGED UNITS, STAIR AND ELEVATOR CORE PLANS FOR LAYOUT AND PLAN SPECIFIC INFORMATION NOT SHOWN. WHEN CONFLICTS EXIST OR INFORMATION IS UNCLEAR, CONTRACTORS SHALL CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

2. ALL PARTY WALLS ARE SEPARATED BY A 1" AIRSPACE.

3. FIRE WALLS ON TYPE V CONSTRUCTION PER DETAILS ON SHEET A7.01. TYPICAL UNIT PARTY WALLS PER DETAILS ON SHEET A1.04.

4. ALL DIMENSIONS ARE TO THE FACE OF STUD, UNLESS NOTED OTHERWISE

5. REFER TO LANDSCAPE PLANS FOR COURTYARD HARDSCAPE, LANDSCAPE PLANTERS, AND PODIUM LEVEL DRAINAGE INFORMATION NOT SHOWN. SEE ENLARGED UNIT PLANS FOR PRIVATE DECK DRAINAGE.

6. SEE TYPICAL UNIT PLAN FOR INFORMATION FOR SLOPES. SEE EXTERIOR ELEVATIONS FOR SCUPPER LOCATIONS, MISCELLANEOUS DETAILS AND ADDITIONAL INFORMATION.

7. SEE EXTERIOR ELEVATIONS FOR EXTERIOR RAILING TYPES AND DETAIL REFERENCING.

8. SEE CIVIL PLANS FOR FINISH GRADE ELEVATIONS.

9. SEE SHEETS A1.03 & A1.04 FOR TYPICAL ASSEMBLIES AND SHEETS A1.22, A1.26 FOR PROTECTION BEHIND BUILT-IN FIXTURES AND EQUIPMENT.

10. SEE FIRST LEVEL BUILDING PLAN FOR BUILDING ASSEMBLIES, PAVING, AND TYPICAL NOTES AND INFORMATION.

11. BUILDING FINISHES AND FINISH SCHEDULE PER OWNER

12. GLAZING UPGRADES ARE INDICATED PER ACOUSTICAL REPORT. SEE WINDOW SCHEDULE SHEET A3.10 FOR LOCATIONS OF UPGRADES IN THE UNITS.

13. EXIT SIGNS LOCATED PER FIRE DEPARTMENT COMMENT. SEE SYMBOL ON BUILDING PLANS FOR LOCATIONS. VERIFY WITH ELECTRICAL DRAWINGS. FIELD VERIFY LINE OF SITE TO EACH SIGN AND ADJUST MOUNTING HEIGHT AND LOCATION TO AVOID OBSTRUCTIONS.

14. PROVIDE FIRE EXTINGUISHER PER FIRE DEPARTMENT NOTES ON SHEET A1.01.

15. SEE MECHANICAL PLANS FOR LOCATIONS TO PROVIDE BLOCKOUTS FOR THRU WALL VENTS AND EXHAUST FANS.

16. PROVIDE HOUSEKEEPING PADS FOR MECHANICAL AND ELECTRICAL EQUIPMENT.

17. NOT USED

18. PER TABLE 803.9 CORRIDORS, EXIT ENCLOSURES, & EXIT PASSAGEWAYS SHALL BE LIMITED TO A CLASS 'C' FINISH WITH FLAME SPREAD OF '76-200' AND SMOKE DEVELOPED OF '0-450' AND SHALL BE TESTED PER 803.2

19. SEE CORE PLANS AND STAIR PLAN FOR FIRE RATED ASSEMBLIES. SEE SHEETS A1.22, A1.26 FOR PENETRATION THROUGH ASSEMBLIES.

20. ALL TEL/DATA ROOMS SHALL BE A MINIMUM OF ONE-HOUR CONSTRUCTION.

C.O.W. CENTER OF PARTY WALL

KEY NOTES

A. FURR OUT ENTIRE LENGTH OF CONTINUOUS WALL SURFACE WITH TWO (2) LAYERS OF 5/8" TYPE "X" GYPSUM WALL BOARD TO CREATE FLUSH FINISH SURFACE

NORTH

Drawn By:

Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS
A	11.22.2013	FIRST SUBMITTAL COMMENTS
B	12-03-2013	PLANNING REVISIONS
C	01-14-2014	REVISIONS

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LICENSED ARCHITECT
JANICE GERALD CHUNG
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Rem. 7-31-15
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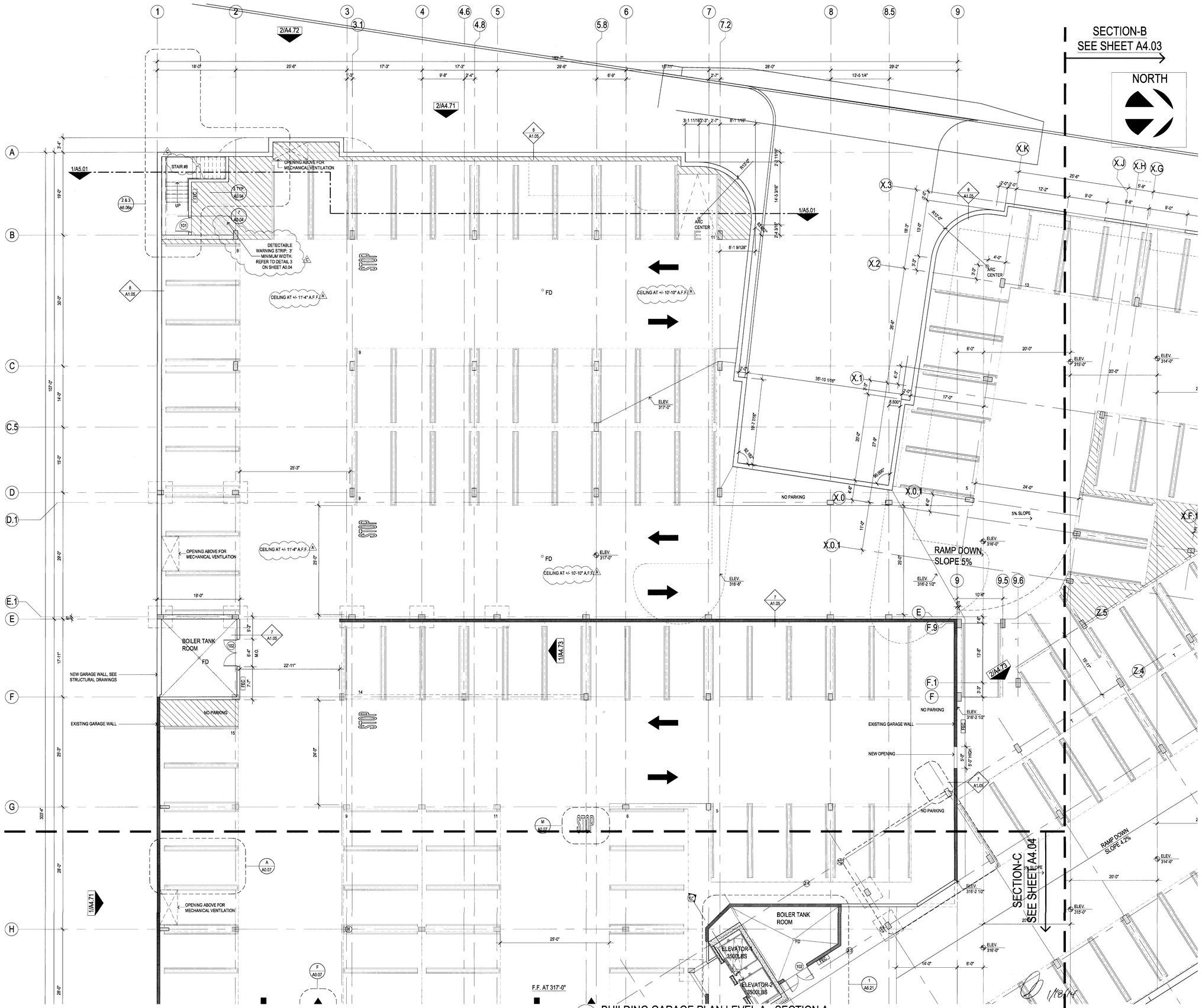
SHEET CONTENTS:
BUILDING GARAGE PLAN LEVEL A

SHEET NO.
A4.01

2011492

DELTA-C 01-14-2014

FILE: M:\11492 United American_Career Lofts\arch\X-GARAGE.dwg
USER: cmurray DATE/TIME: Jan 13, 2014 - 5:26pm
SCALE: 85 LAYOUT: A4.01



1 BUILDING GARAGE PLAN LEVEL A - SECTION A
SCALE: 1/8" = 1'-0"

Drawn By:	
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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SHEET CONTENTS:
BUILDING GARAGE PLAN LEVEL A - SECTION A

SHEET NO.
A4.02

2011492

DELTA-C 01-14-2014

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SCALE: 96 LAYOUT: A4.02

SECTION-B
SEE SHEET A4.02

SECTION-C
SEE SHEET A4.04

1/A5.01

2/A5.01

2/A4.72

1/A4.70

NO PARKING

RAMP DOWN
SLOPE 5%

RAMP DOWN
SLOPE 4.2%

EXISTING GARAGE WALL

NEW OPENING

5'-0" HIGH

ELECTRICAL ROOM

STORAGE ROOM

BOILER TANK ROOM

GARAGE GATE

GARAGE GATE MOTOR

6" CONCRETE CURB

CAST IN PLACE WALL, SEE STRUCTURAL DRAWINGS

PLANTER

RAMP DN 29'-0" 5% SLOPE

RAMP DN 29'-0" 5% SLOPE

EXIT WALKWAY 41'-1 0" RAMP DOWN AT 5.6%

F.F. AT 310'-0"

ELEVATOR # 2500LBS

POOL EQUIPMENT ROOM

DETECTABLE WARNING STRIP: 3' MINIMUM WIDTH, REFER TO DETAIL 3 ON SHEET A0.04

CEILING AT +/- 18'-4" A.F.F.

ELECTRICAL CABLES PULL AREA ABOVE, SEE ELECTRICAL DRAWINGS

MECHANICAL FANS ABOVE, SEE MECHANICAL DRAWINGS

SLOPE TO DRAIN TO EXIT

MECHANICAL LOUVERS REFER TO EQUIPMENT SCHEDULE FOR DIMENSIONS AND LOCATION

1 BUILDING GARAGE PLAN LEVEL A - SECTION B
SCALE: 1/8" = 1'-0"

NORTH

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LICENSED ARCHITECT
JAMES GERALD CHERRY
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

Drawn By:

Original Date Plotted: 11-27-2012

Revisions:

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
B	12-03-2013	REVISIONS
C	01-14-2014	REVISIONS

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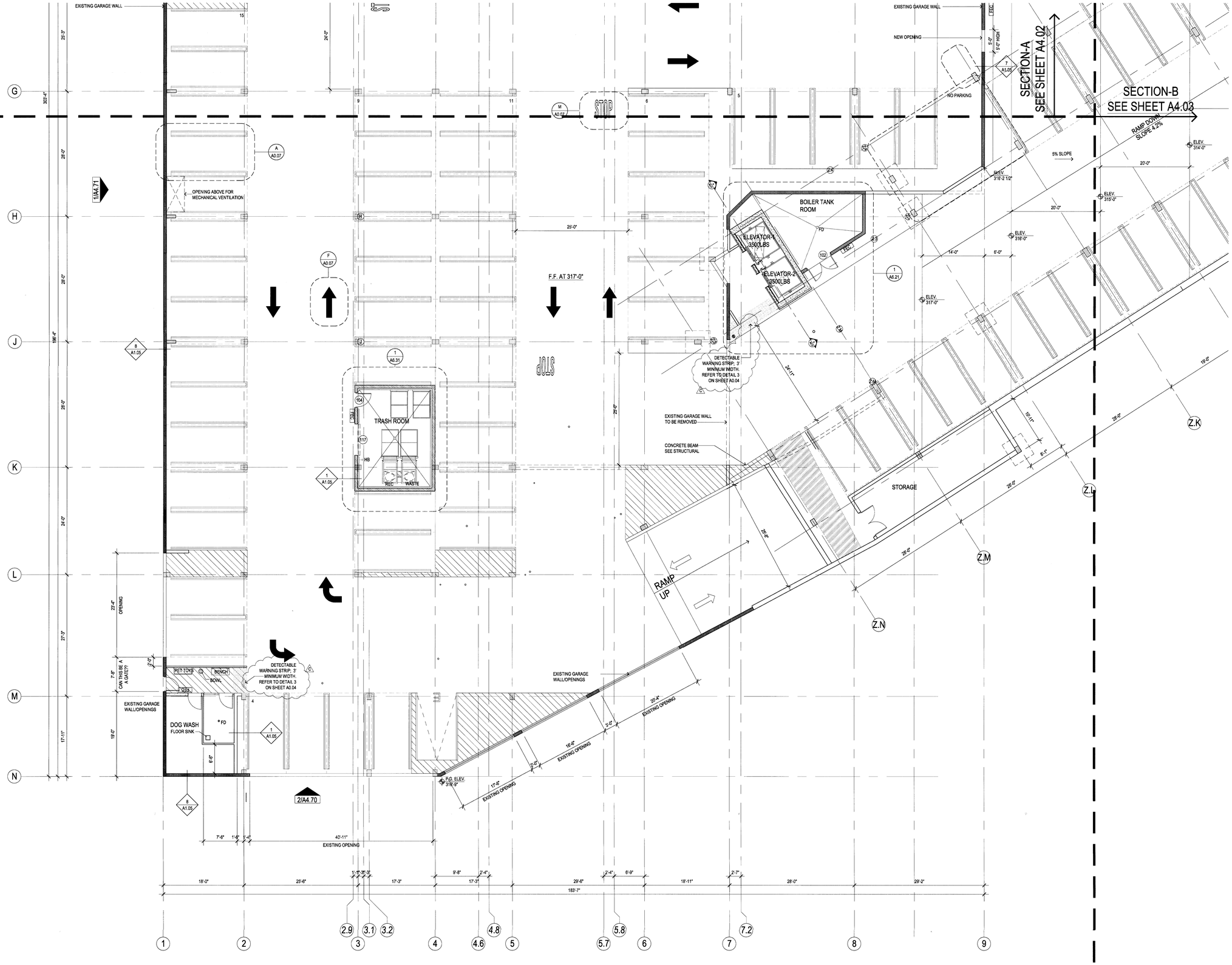
SHEET CONTENTS:
BUILDING GARAGE PLAN LEVEL A - SECTION B

SHEET NO.
A4.03

2011492

DELTA-C 01-14-2014

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SCALE: 1/8" LAYOUT: A4.03



1 BUILDING GARAGE PLAN LEVEL A - SECTION C
SCALE: 1/8" = 1'-0"

NORTH

Drawn By:

Original Date Plotted: 11-27-2012

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SHEET CONTENTS:
BUILDING GARAGE PLAN LEVEL A - SECTION C

SHEET NO.
A4.04

2011492

DELTA-C 01-14-2014

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SCALE: 1/8" LAYOUT: A4.04

SECTION-A
SEE SHEET A4.02

SECTION-B
SEE SHEET A4.03

SECTION-C
SEE SHEET A4.04

LINE OF EXISTING SLAB

1 BUILDING SLAB PLAN LEVEL 1
SCALE: 1/16" = 1'-0"

LEGEND

- SLAB
- SLAB AT UNITS
- 5 1/2" RECESS SLAB

SLAB NOTES

1. THIS DOCUMENT IS GENERATED FOR ARCHITECTURAL NOTES AND DIMENSIONS PURPOSES ONLY. CONTRACTOR SHALL REFER TO ALL STRUCTURAL AND FOUNDATION DRAWINGS FOR ACCURATE FOUNDATION INFORMATION PRIOR TO STARTING ANY FOUNDATION WORK. ANY DISCREPANCY WITH THE DRAWINGS PREPARED BY THE STRUCTURAL ENGINEER SHALL BE BROUGHT TO THE ARCHITECT'S AND OWNERS IMMEDIATE ATTENTION PRIOR TO THE COMMENCEMENT OF ANY FOUNDATION WORK.
2. PLUMBING FIXTURES SHOWN FOR REFERENCE ONLY. SEE FLOOR PLAN AND PLUMBING PLANS.
3. DRAINS AND SLAB PENETRATIONS SHOWN ON THIS SHEET ARE FOR ARCHITECTURAL PURPOSES AND DO NOT REFLECT ALL REQUIRED CONDITIONS. CONTRACTOR TO REFER TO PLUMBING, MECHANICAL AND STRUCTURAL PLANS. ALL PENETRATIONS ARE TO BE IN COMPLIANCE WITH STRUCTURAL PLANS.
4. ALL ELEVATIONS SHOWN ARE FOR REFERENCE AND TO BE VERIFIED BY CONTRACTOR WITH CIVIL DRAWINGS AND ASSEMBLY DETAILS.

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CHARLES SCOTT ADAMS
REGISTERED PROFESSIONAL ENGINEER
EXP. 12/31/14
SIGNATURE 11/26/13
DATE

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DELTA -A BLDG DEPT RESUB 11-22-2013

SHEET CONTENTS:
BUILDING SLAB PLAN LEVEL 1

SHEET NO.
A4.10

2011492



1 BUILDING SLAB PLAN LEVEL 1 - SECTION A
SCALE: 1/8" = 1'-0"

Drawn By:

Original Date Plotted: 11-27-2012

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SHEET CONTENTS:
BUILDING SLAB PLAN
LEVEL 1 - SECTION A

SHEET NO.
A4.10A

2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

SECTION-A
SEE SHEET A4.02

SECTION-C
SEE SHEET A4.04

LINE OF EXISTING SLAB

LINE OF EXISTING SLAB

STAIR # 5

STAIR # 6

ELEVATOR-3
2500LBS

1 BUILDING SLAB PLAN LEVEL 1 - SECTION B
SCALE: 1/8" = 1'-0"

CHARLES M. GOTT ASSOCIATES
REVIEWED BY: CHARLES M. GOTT, JR., CBE
CHK DATE

Drawn By:

Original Date Plotted: 11-27-2012

Revisions:

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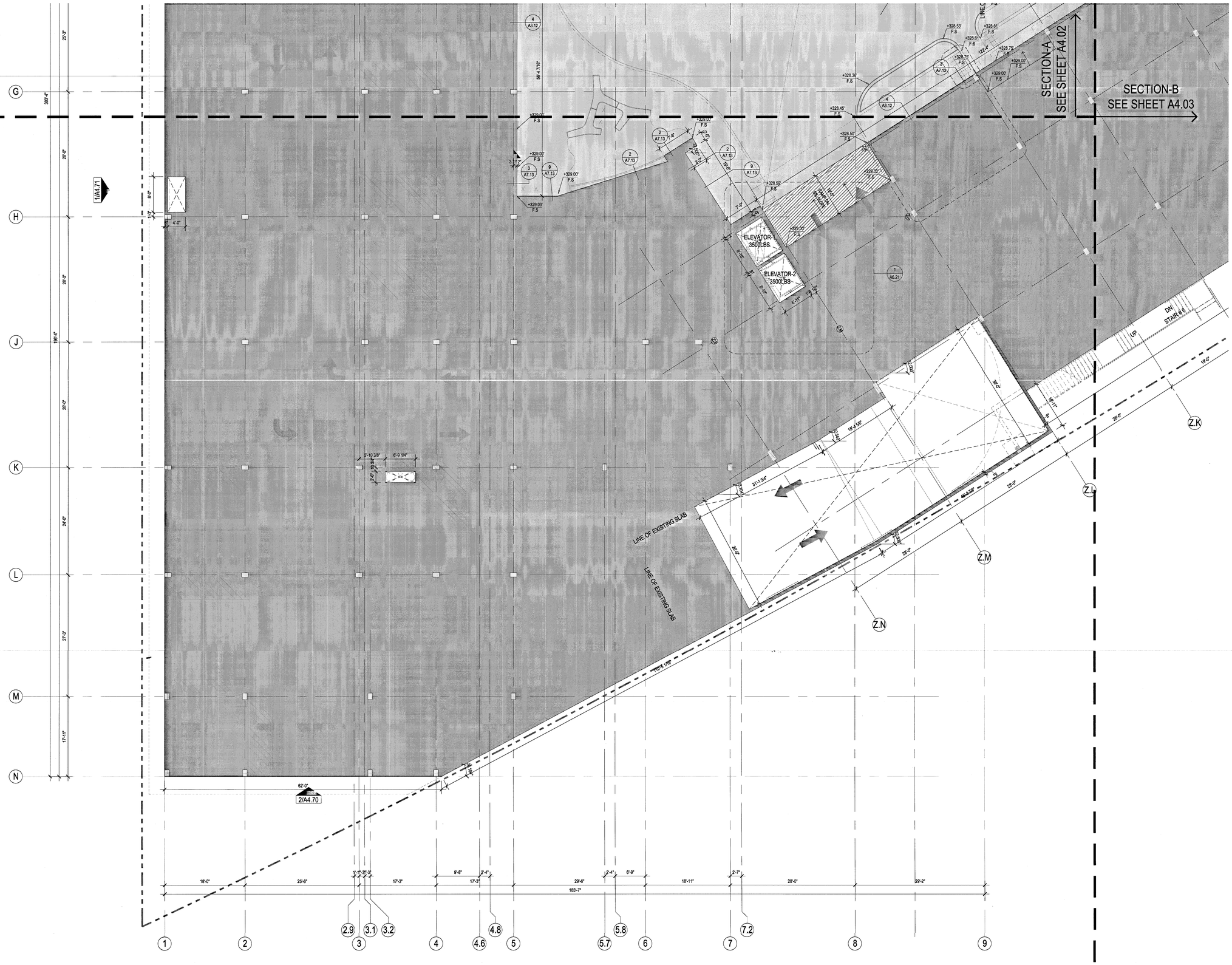
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SHEET CONTENTS:
BUILDING SLAB PLAN
LEVEL 1 - SECTION B

SHEET NO.
A4.10B

2011492

DELTA -B PLANNING RESUB 12-03-2013



1 BUILDING SLAB PLAN LEVEL 1 - SECTION C
SCALE: 1/8" = 1'-0"

CHARLES H. DEY ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
BY DATE

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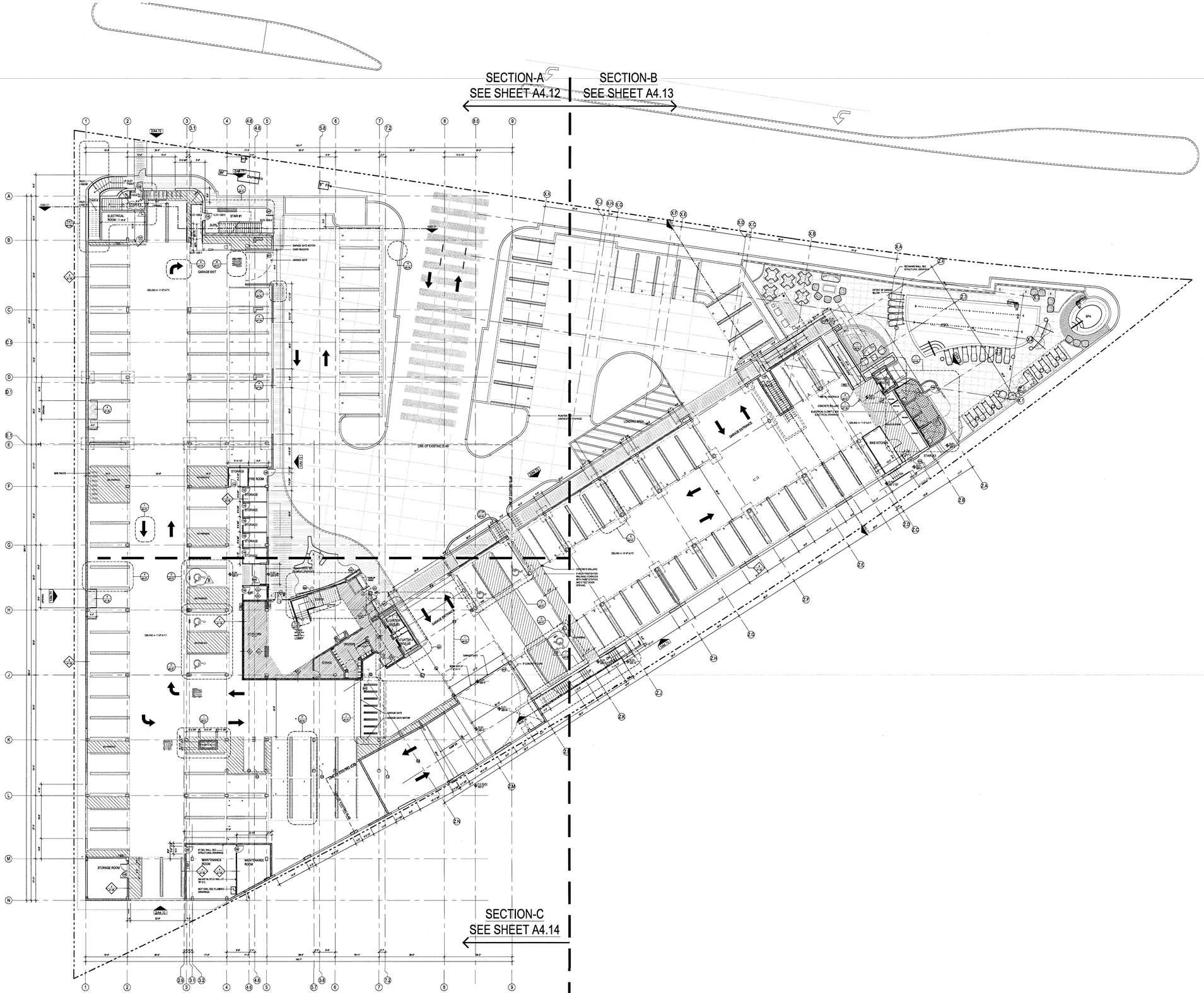
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SHEET CONTENTS:
BUILDING SLAB PLAN
LEVEL 1 - SECTION C

SHEET NO.
A4.10C

2011492

DELTA -A BLDG DEPT RESUB 11-22-2013


SECTION-A
SEE SHEET A4.12
SECTION-B
SEE SHEET A4.13
SECTION-C
SEE SHEET A4.14
GARAGE ENTRANCE
LOADING AREA
BIKE KITCHEN
SPA
ELECTRICAL ROOM - 1 HR
STAIR #1
STAIR #2
STAIR #3
STAIR #4
STAIR #5
STORAGE
FIRE ROOM
MAINTENANCE ROOM
STORAGE ROOM
LINE OF EXISTING SLAB
RETAINING WALL SEE STRUCTURAL DRAWINGS
DETAIL OF GARAGE BELOW
CONCRETE BOLLARD
GARAGE GATE
GARAGE GATE MOTOR
GARAGE GATE MOTOR
CARD READER
GARAGE EXIT
CEILING +/- 11'-0" A.F.F.
LINE OF EXISTING SLAB
LINE OF EXISTING ICB
LINE OF EXISTING SLAB
SEE STRUCTURAL DRAWINGS
NOT ENC. SEE PLUMBING DRAWINGS
SEE STRUCTURAL DRAWINGS
SEE STRUCTURAL DRAWINGS
SEE STRUCTURAL

SECTION-B
SEE SHEET A4.13

NORTH

SECTION-C
SEE SHEET A4.14

1 BUILDING FLOOR PLAN LEVEL 1 - SECTION A
SCALE: 1/8" = 1'-0"

Drawn By:	
Original Date Plotted:	11-27-2012
Revisions:	

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SHEET CONTENTS:
BUILDING FLOOR PLAN
LEVEL 1 - SECTION A

SHEET NO.
A4.12

2011492

DELTA-C 01-14-2014

SECTION-A
SEE SHEET A4.12

1/A5.01

13'-5 1/4"

X.K X.J X.H X.G X.F X.E X.D X.C X.B X.A

26'-6" 5'-6" 28'-0" 26'-0" 2'-0" 26'-0" 37'-6"

Z.4 Z.3 Z.2 Z.1

X.3 X.2 X.1

RETAINING WALL, SEE STRUCTURAL DRAWINGS

EXTENT OF GARAGE BELOW

SPA

POOL

2/A4.73

1/A4.73

1 A6.24

1 A3.90

RAMP DOWN AT 8.33%

RAMP DOWN AT 8.33%

ELEVATOR # 2500LBS

FEC

STAIR #3

METAL HANDRAILS 6 A6.07

CONCRETE BOLLARD 1 A7.34

ELECTRICAL CLOSET-2, SEE ELECTRICAL DRAWINGS

CEILING +/- 11'-0" A.F.F.

ELEC. ROOM - 1

ELEV. 328'-2"

STAIR #5

ELEV. 328'-3 1/2"

ELEV. 329'-0"

ELEV. 327'-6"

ELEV. 326'-0"

PLANTER, SEE LANDSCAPE DRAWINGS

LOADING AREA

GARAGE ENTRANCE

LINE OF EXISTING SLAB

LINE OF EXISTING SLAB

5 TYP. A0.04

CONCRETE BOLLARD

3 HOUR FIREFIGHTER WALKWAY CORRIDOR WITH PAINT STRIPING AND 5 FEET DOOR OPENING

CEILING +/- 11'-0" A.F.F.

8 A4.05

SECTION-C
SEE SHEET A4.14

GARAGE ENTRANCE

1 A6.21

GARAGE GATE

BONK BAR AT +7'-6" A.F.F.

6" CONCRETE CURB

NO PARKING

1 A6.05

STAIR #4

ELEV. 325'-0"

ELEV. 325'-1/4"

1/A4.70

Z.A Z.B Z.C Z.D Z.E Z.F Z.G Z.H

1 BUILDING FLOOR PLAN LEVEL 1 - SECTION B
SCALE: 1/8" = 1'-0"

CHARLES A. HOEY ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
CHA DATE

NORTH

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SHEET CONTENTS:
BUILDING FLOOR PLAN
LEVEL 1 - SECTION B

SHEET NO.
A4.13

2011492

DELTA -B PLANNING RESUB 12-03-2013

Drawn By:		
Original Date Plotted:	11-27-2012	
Revisions:		
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SECTION-A SEE SHEET A4.12

SECTION-B SEE SHEET A4.13

CONCRETE BOLLARD

3 HOUR FIREFIGHTER WALKWAY CORRIDOR WITH PAINT STRIPING AND 5 FEET DOOR OPENING

GARAGE ENTRANCE

GARAGE GATE

GARAGE GATE MOTOR

6" CONCRETE CURB

BONK BAR AT +7'-4" A.F.F.

LINE OF EXISTING SLAB

TRENCH DRAIN, SEE PLUMBING DRAWINGS

ELEVATOR-1 3500LBS

ELEVATOR-2 3500LBS

LOBBY

MAILROOM

STORAGE

STAIR #4

STAIR #3

SITTING AREA

TRASH CHUTE

MAINTENANCE ROOM

MAINTENANCE ROOM

STORAGE ROOM

8" CMU WALL, SEE STRUCTURAL DRAWINGS

2x4 METAL STUD WALL AT 16" O.C.

MOP SINK, SEE PLUMBING DRAWINGS

CEILING +/- 11'-0" A.F.F.

NO PARKING

STOP

RAMP DN

1 BUILDING FLOOR PLAN LEVEL 1 - SECTION C
SCALE: 1/8" = 1'-0"

CHARLES ABBOTT ASSOCIATES
REVISED PER PLANNING COMMENTS
BY DATE

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LICENSED ARCHITECT VINCE GERALD CHIURKA No. C23572 Rem. 7-31-15 STATE OF CALIFORNIA

SHEET CONTENTS:
BUILDING FLOOR PLAN LEVEL 1 - SECTION C

SHEET NO.
A4.14

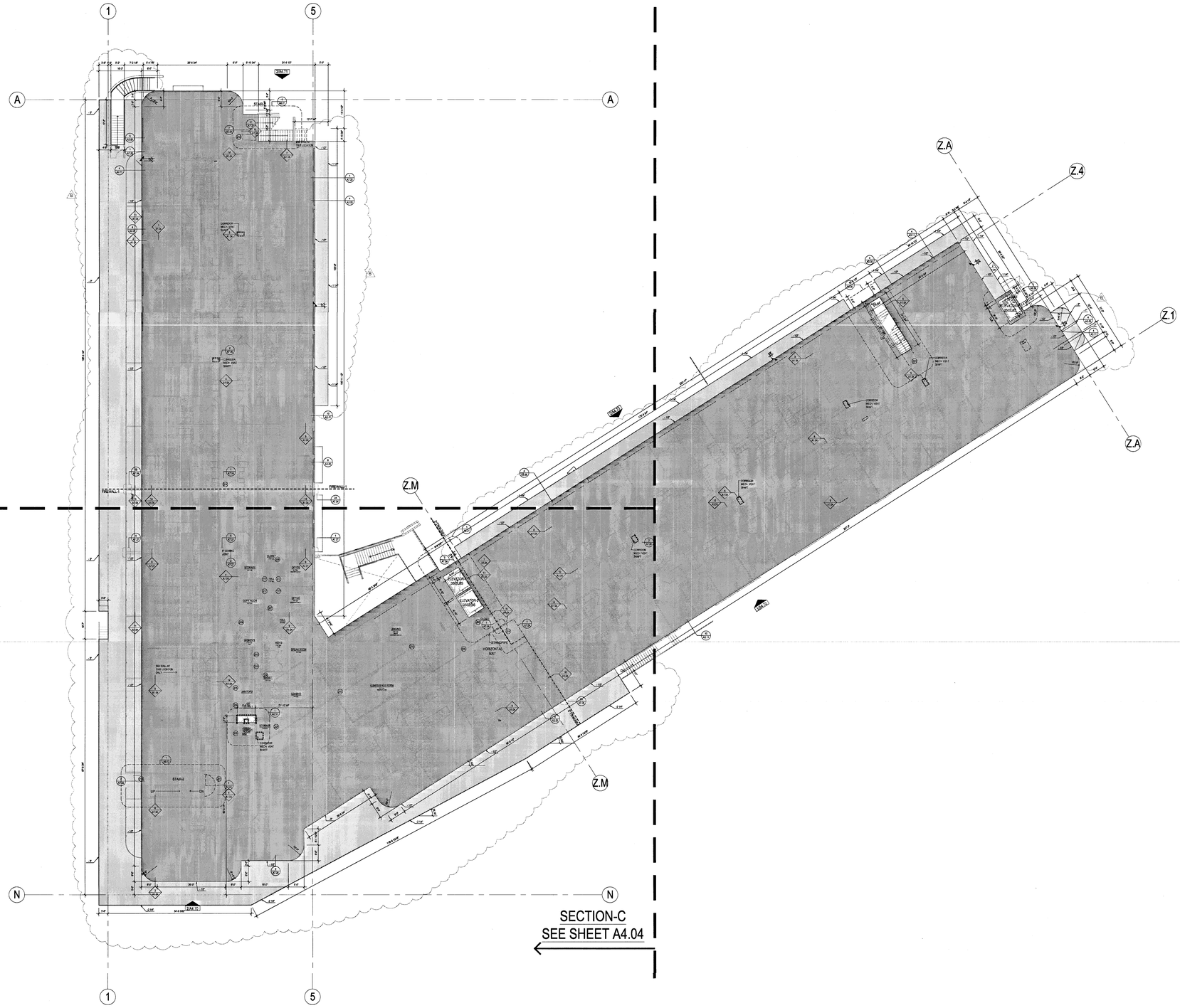
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DELTA -B PLANNING RESUB 12-03-2013

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SCALE: 96 LAYOUT: A4.14

SECTION-A
SEE SHEET A4.02

SECTION-B
SEE SHEET A4.03



SECTION-C
SEE SHEET A4.04

1 BUILDING SLAB PLAN LEVEL 2
SCALE: 1/16" = 1'-0"

LEGEND

- SLAB
- SLAB AT UNITS
- 5 1/2" RECESS SLAB

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Original Date Plotted: 11-27-2012

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B	12-03-2013	PLANNING REVISIONS

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SHEET CONTENTS:
BUILDING SLAB
PLAN LEVEL 2

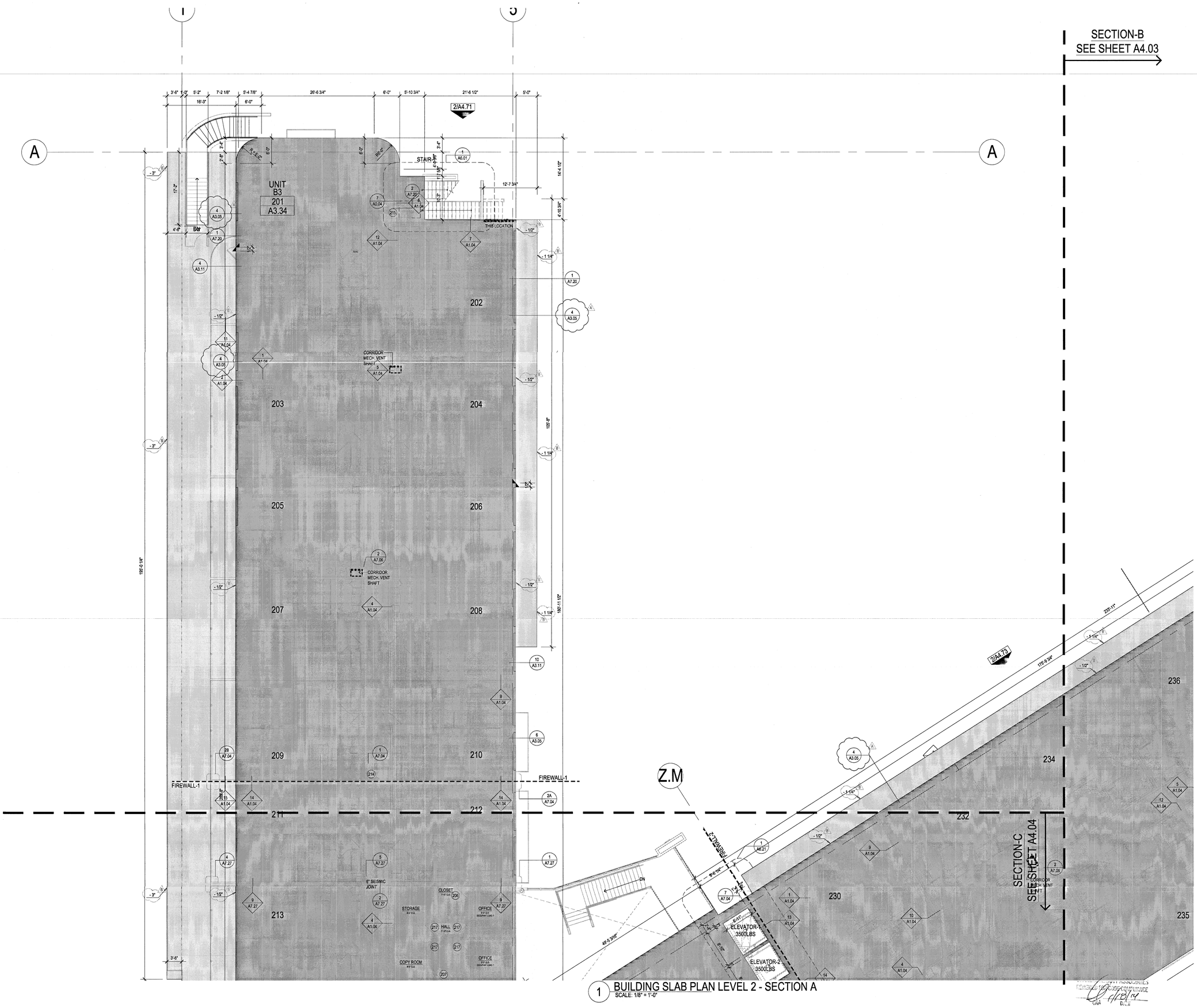
SHEET NO.
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DELTA -B PLANNING RESUB 12-03-2013

CHARLES ABBOTT ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
BY: DATE: 1/13/14

FILE: M:\11492_United American_Career Lofts\east\Slab.dwg
USER: cmurray DATE/TIME: Dec 19, 2013 - 8:56am
SCALE: 1/8" LAYOUT: A4.20



1 BUILDING SLAB PLAN LEVEL 2 - SECTION A
SCALE: 1/8" = 1'-0"

Drawn By:

Original Date Plotted: 11-27-2012

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
MIKE GERALD CHERRA
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
2440 W. EL CAMINO, SUITE 110
SEAL BEACH, CA 90740
(949) 955 - 9400 - (949) 955 - 1987 FAX
DALLAS - NEWPORT BEACH - NEW ORLEANS
ORLANDO - SAN RAMON - SCOTTSDALE
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SHEET CONTENTS:
BUILDING SLAB PLAN
LEVEL 2 - SECTION A

SHEET NO.
A4.20A

2011492

DELTA -B PLANNING RESUB 12-03-2013

FILE:M:\11492_United American_Career Lofts\revit\Slab.rvg
USER: cmurray DATE/TIME: Dec 10, 2013 - 8:56am
SCALE: 96 LAYOUT: A4.20A

SECTION-A
SEE SHEET A4.02

A

Z.A

Z.4

Z.1

Z.A

SECTION-C
SEE SHEET A4.04

STANDPIPE

HORIZONTAL

1 BUILDING SLAB PLAN LEVEL 2 - SECTION B
SCALE: 1/8" = 1'-0"

CHARLES ABBOTT ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
DATE

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USER: cmurray DATE/TIME: Dec 10, 2013 - 8:57am
SCALE: 96 LAYOUT: A4.20B

Drawn By:

Original Date Plotted: 11-27-2012

Revisions:

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
B	12-03-2013	REVISIONS

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CAREER LOFTS
28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
VINCE GERALD CERNICH
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

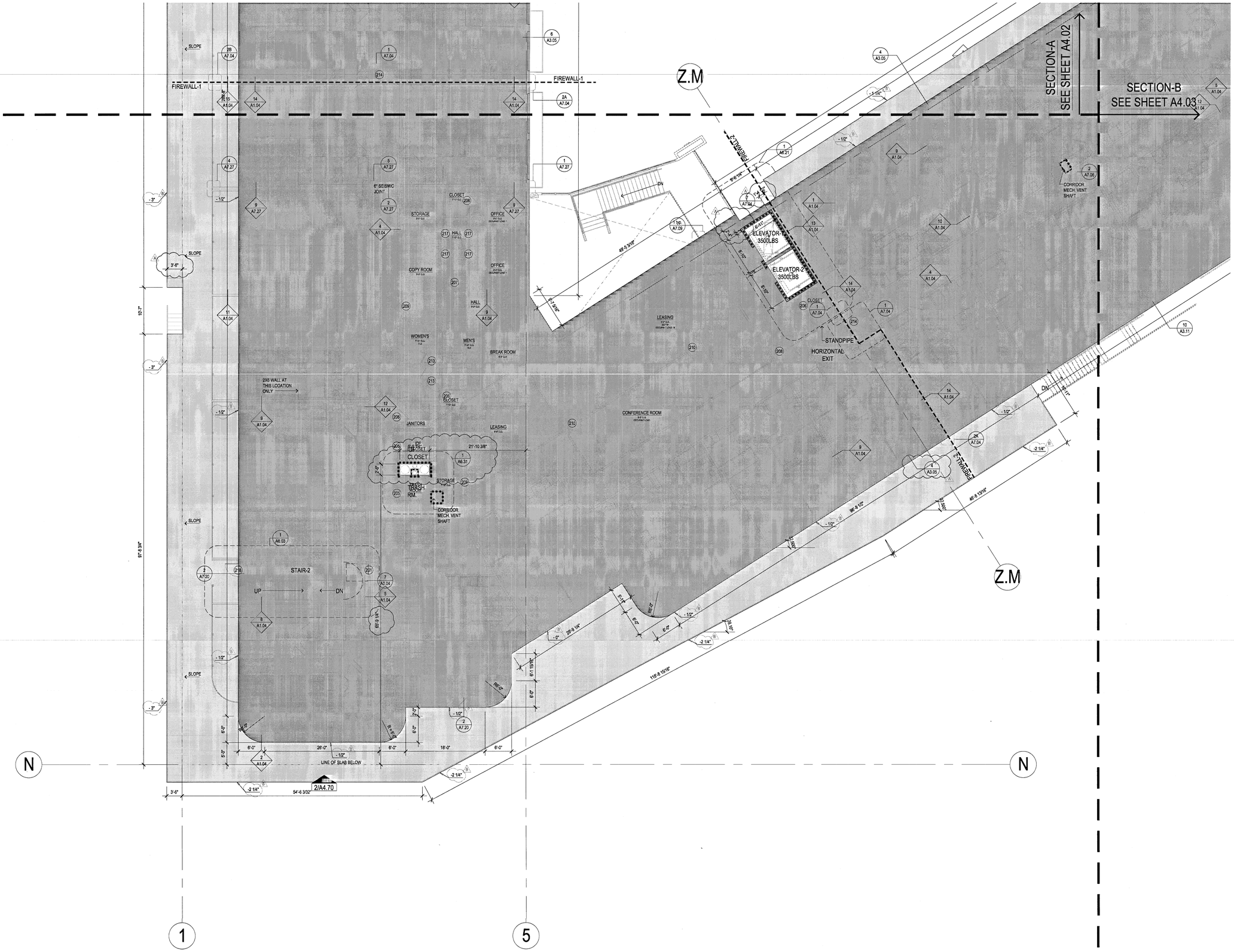
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SHEET CONTENTS:
BUILDING SLAB PLAN
LEVEL 2 - SECTION B

SHEET NO.
A4.20B

2011492

DELTA -B PLANNING RESUB 12-03-2013



1 BUILDING SLAB PLAN LEVEL 2 - SECTION C
SCALE: 1/8" = 1'-0"

CHARLES A. DOLL & ASSOCIATE
REVIEWED FOR CODE COMPLIANCE
DATE

Drawn By:

Original Date Plotted: 11-27-2012

Revisions:

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
B	12-03-2013	PLANNING RESTACKING

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CAREER LOFTS
28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
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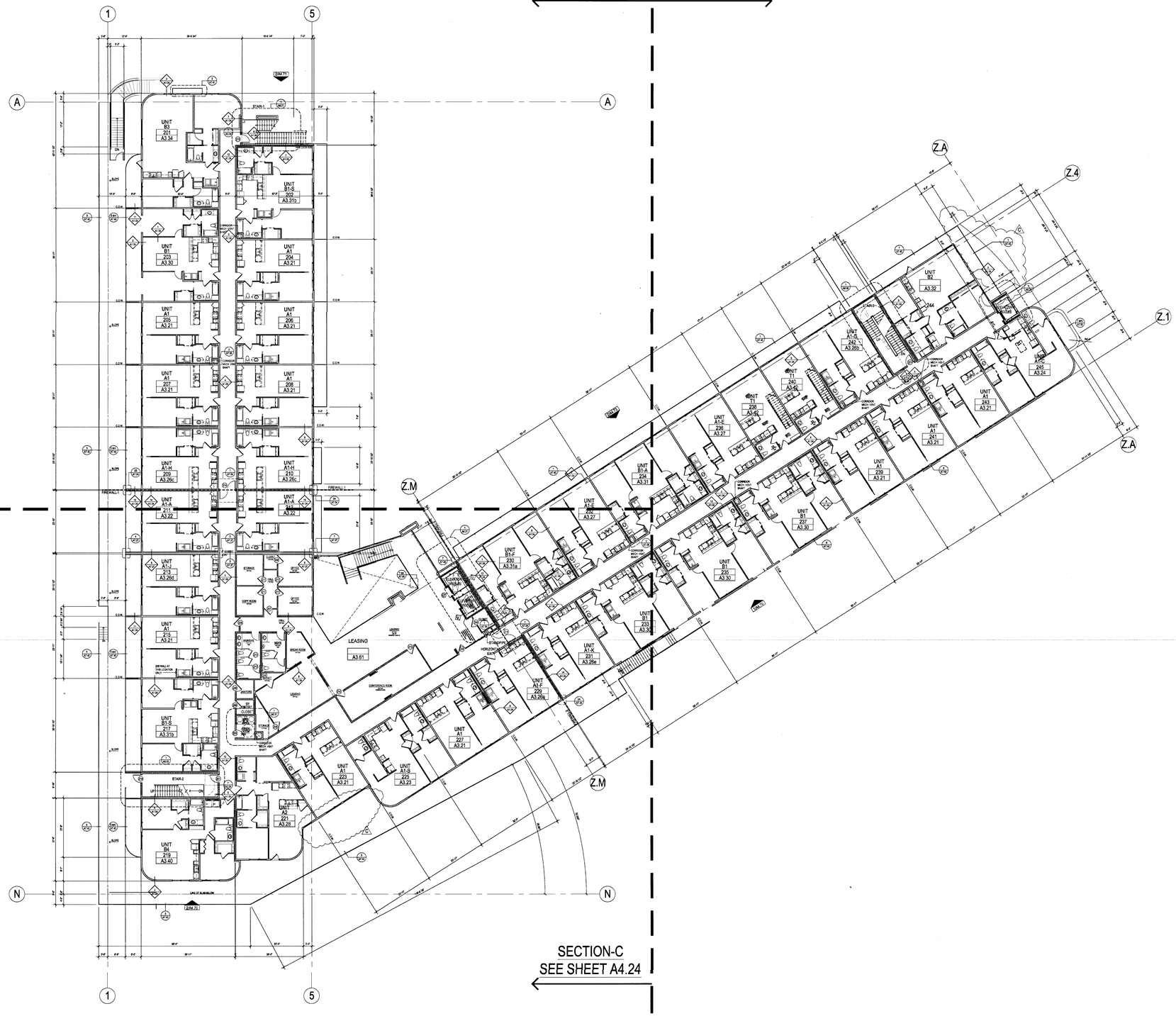
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BUILDING SLAB PLAN
LEVEL 2 - SECTION C

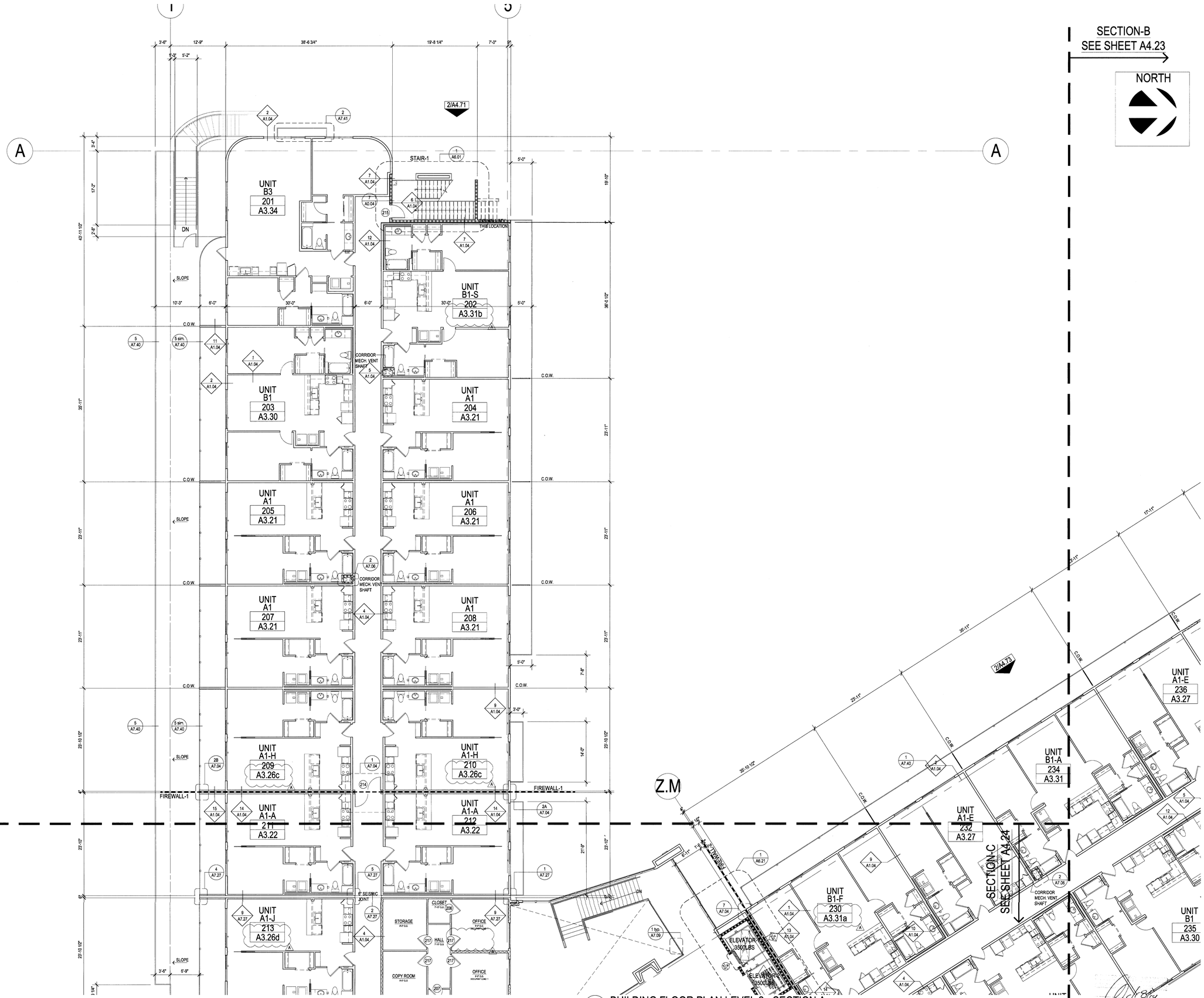
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2011492

DELTA -B PLANNING RESUB 12-03-2013

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SCALE: 1/8" LAYOUT: A4.20C


SECTION-A
SEE SHEET A4.22
SECTION-B
SEE SHEET A4.23
SECTION-C
SEE SHEET A4.24
1
5
A
N
Z.A
Z.4
Z.1
Z.M
LEASING
A3.61
STAIR-1
STAIR-2
STAIR-3
STAIR-4
STAIR-5
ELEVATOR
CORRIDOR
UNIT B3 201 A3.34
UNIT B1-S 209 A3.31b
UNIT B1 203 A3.30
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UNIT A1 205 A3.21
UNIT A1 206 A3.21
UNIT A1 207 A3.21
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UNIT A1-H 210 A3.26c
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UNIT T1 240 A3.4d
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UNI



1 BUILDING FLOOR PLAN LEVEL 2 - SECTION A
SCALE: 1/8" = 1'-0"

Drawn By:		
Original Date Posted:	11-27-2012	
Revisions:		
#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT VINCE GERALD CHIPPA No. C23572 Ren. 7-31-15 STATE OF CALIFORNIA

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SHEET CONTENTS:
BUILDING FLOOR PLAN LEVEL 2 - SECTION A

SHEET NO.
A4.22

2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

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SCALE: 96 LAYOUT: A4.22

SECTION-A
SEE SHEET A4.22

A

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Z.4

Z.1

UNIT B2 A3.32

UNIT A1-G 242 A3.26b

UNIT A1-C 245 A3.24

UNIT T1 240 A3.42

UNIT T1 238 A3.42

UNIT A1-E 236 A3.27

UNIT A1 243 A3.21

UNIT A1 241 A3.21

UNIT A1 239 A3.21

UNIT B1-A 234 A3.31

UNIT A1-E 232 A3.27

UNIT B1 237 A3.30

UNIT B1-F 230 A3.31a

UNIT B1 235 A3.30

UNIT B1 233 A3.30

UNIT A1-K

SECTION-C
SEE SHEET A4.24

STAIR-3

UP

DN

244

ELEVATOR # 2500LBS

CORRIDOR MECH. VENT SHAFT

STANDPIPE

HORIZONTAL

C.O.W.

1 BUILDING FLOOR PLAN LEVEL 2 - SECTION B
SCALE: 1/8" = 1'-0"

NORTH

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Drawn By:

Original Date Plotted: 11-27-2012

Revisions:

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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LICENSED ARCHITECT
VINCE GERALD CHUPKA
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

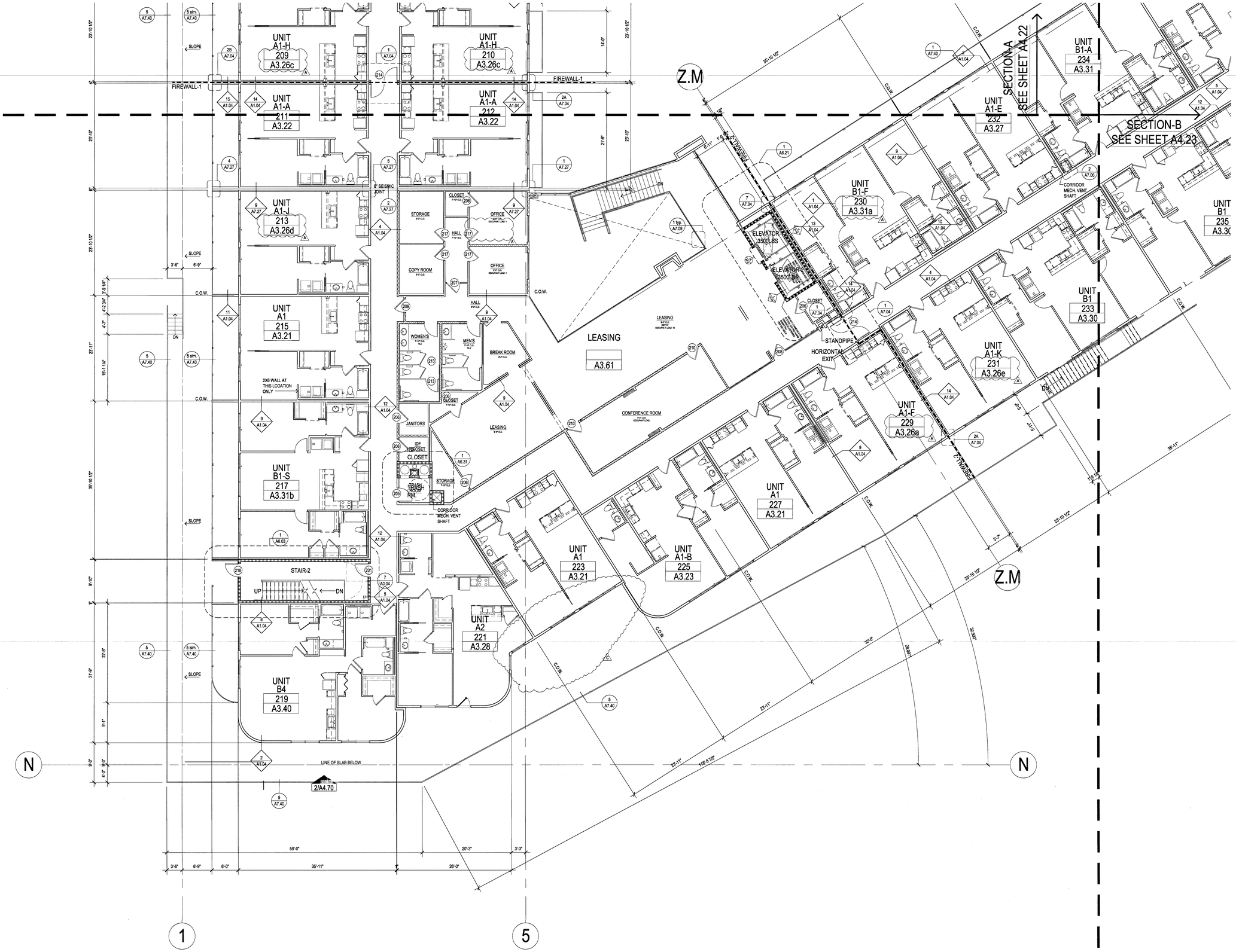
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SHEET CONTENTS:
BUILDING FLOOR PLAN
LEVEL 2 - SECTION B

SHEET NO.
A4.23

2011492

DELTA-C 01-14-2014



1 BUILDING FLOOR PLAN LEVEL 2 - SECTION C
SCALE: 1/8" = 1'-0"

CHARLES ABBOTT ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
DATE

NORTH

Drawn By:

Original Date Plotted: 11-27-2012

Revisions:

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
VINCE GERALD CHIPPA
No. C 23572
Ren. 7-31-15
STATE OF CALIFORNIA

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SHEET CONTENTS:
BUILDING FLOOR PLAN
LEVEL 2 - SECTION C

SHEET NO.
A4.24

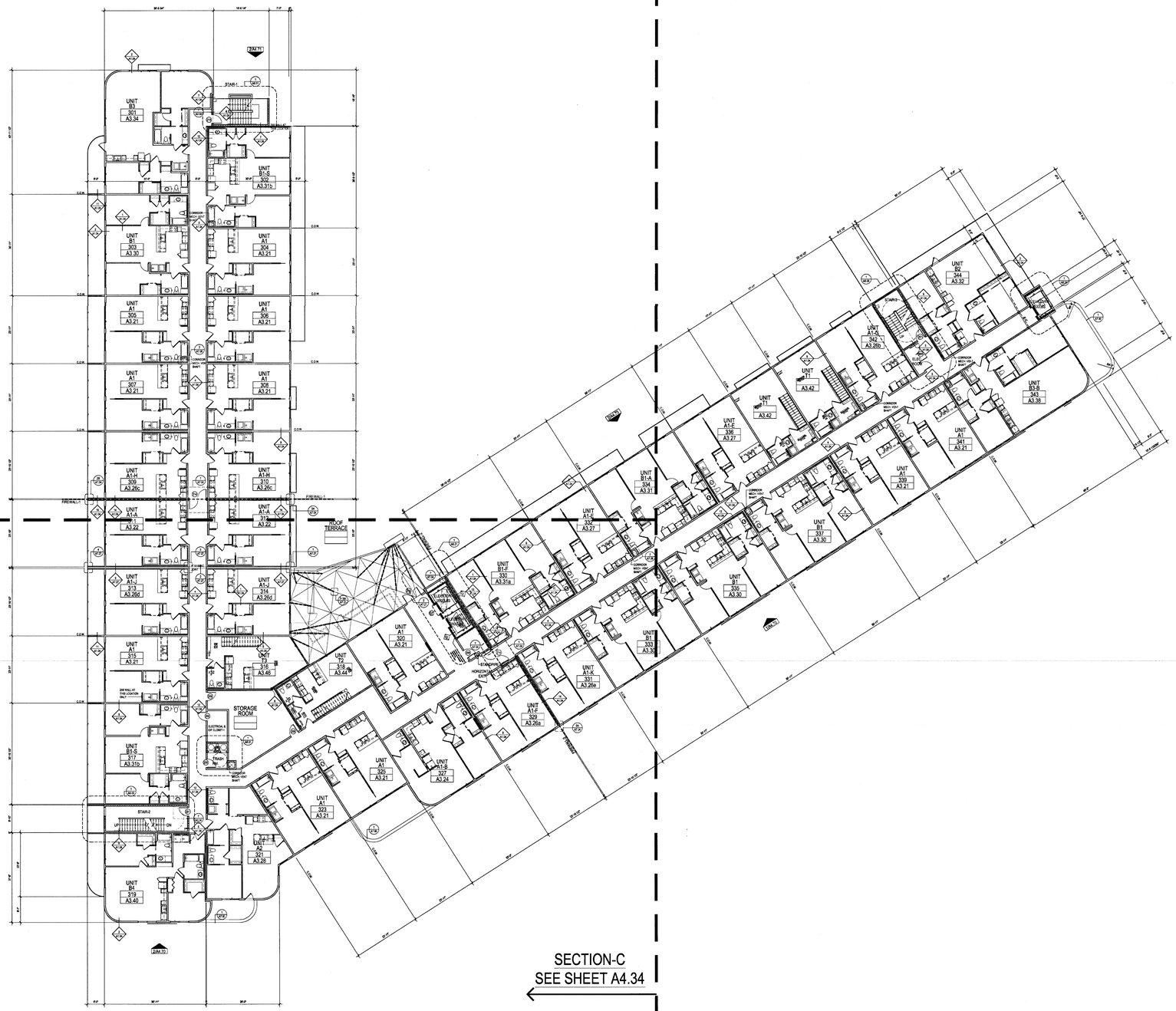
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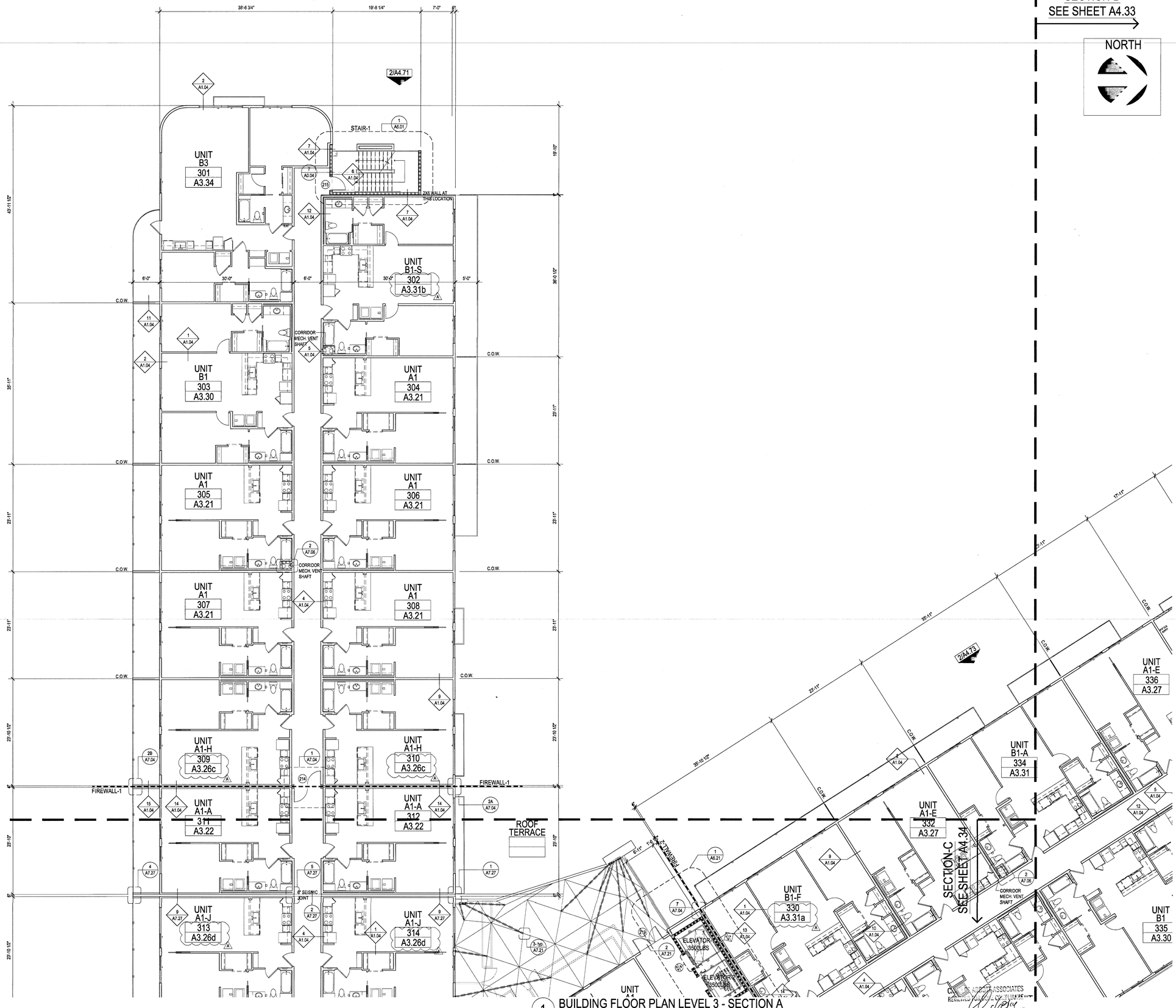
DELTA-C 01-14-2014

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SCALE: 96 LAYOUT: A4.24

SECTION-A
SEE SHEET A4.32

SECTION-B
SEE SHEET A4.33


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UNIT B1-S 302 A3.31b
UNIT B1 303 A3.30
UNIT A1 304 A3.21
UNIT A1 305 A3.21
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UNIT A1 307 A3.21
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UNIT A1 339 A3.21
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UNIT A1 320 A3.21
UNIT B1 333 A3.30
STAIR-1
STAIR-2
STAIR-3
ROOF TERRACE
STORAGE ROOM
TRASH
ELEVATOR
FIREWALL
CORRIDOR WELL-VENTILATED SHAFT
ELECTRICAL & TEL/DATA CLOSET
2HR WALL AT ONE LOCATION ONLY
SEE DETAIL 1,2,3 / A7.01
SEE DETAIL 5 SHEET A7.06
C.O.W.
C.O.W.
C.O.W.



1 BUILDING FLOOR PLAN LEVEL 3 - SECTION A
SCALE: 1/8" = 1'-0"

Drawn By:		
Original Date Plotted:	11-27-2012	
Revisions:		
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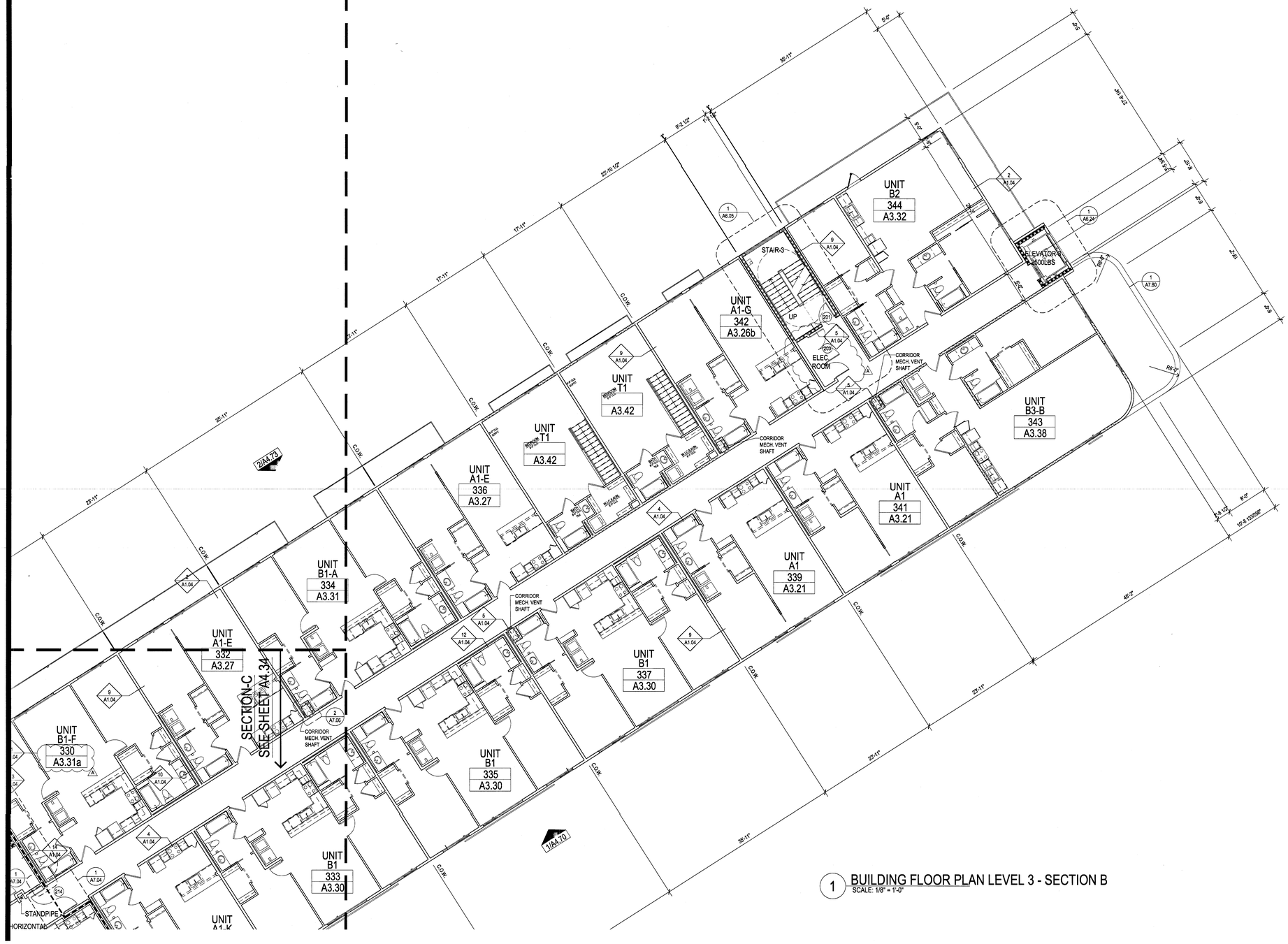
SHEET CONTENTS:
BUILDING FLOOR PLAN
LEVEL 3 - SECTION A

SHEET NO.
A4.32

2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

SECTION-A
SEE SHEET A4.32



1 BUILDING FLOOR PLAN LEVEL 3 - SECTION B
SCALE: 1/8" = 1'-0"

CHARLES ABBOTT ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
BY: _____ DATE: 11/21/14

NORTH

Drawn By:

Original Date Plotted: 11-27-2012

Revisions:

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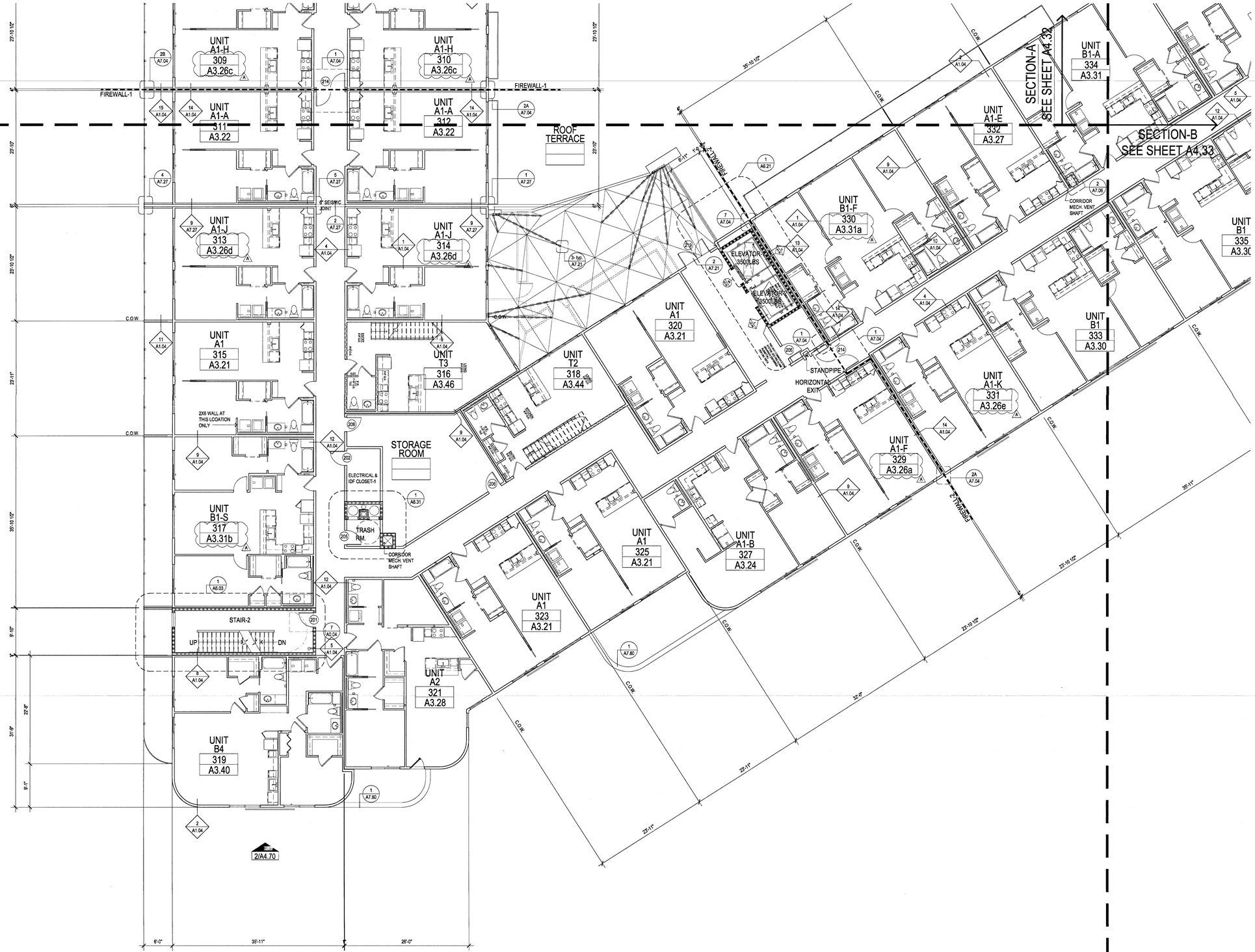
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SHEET CONTENTS:
BUILDING FLOOR PLAN
LEVEL 3 - SECTION B

SHEET NO.
A4.33

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1 BUILDING FLOOR PLAN LEVEL 3 - SECTION C
SCALE: 1/8" = 1'-0"

NORTH

CHARLES ABBOTT ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
DATE

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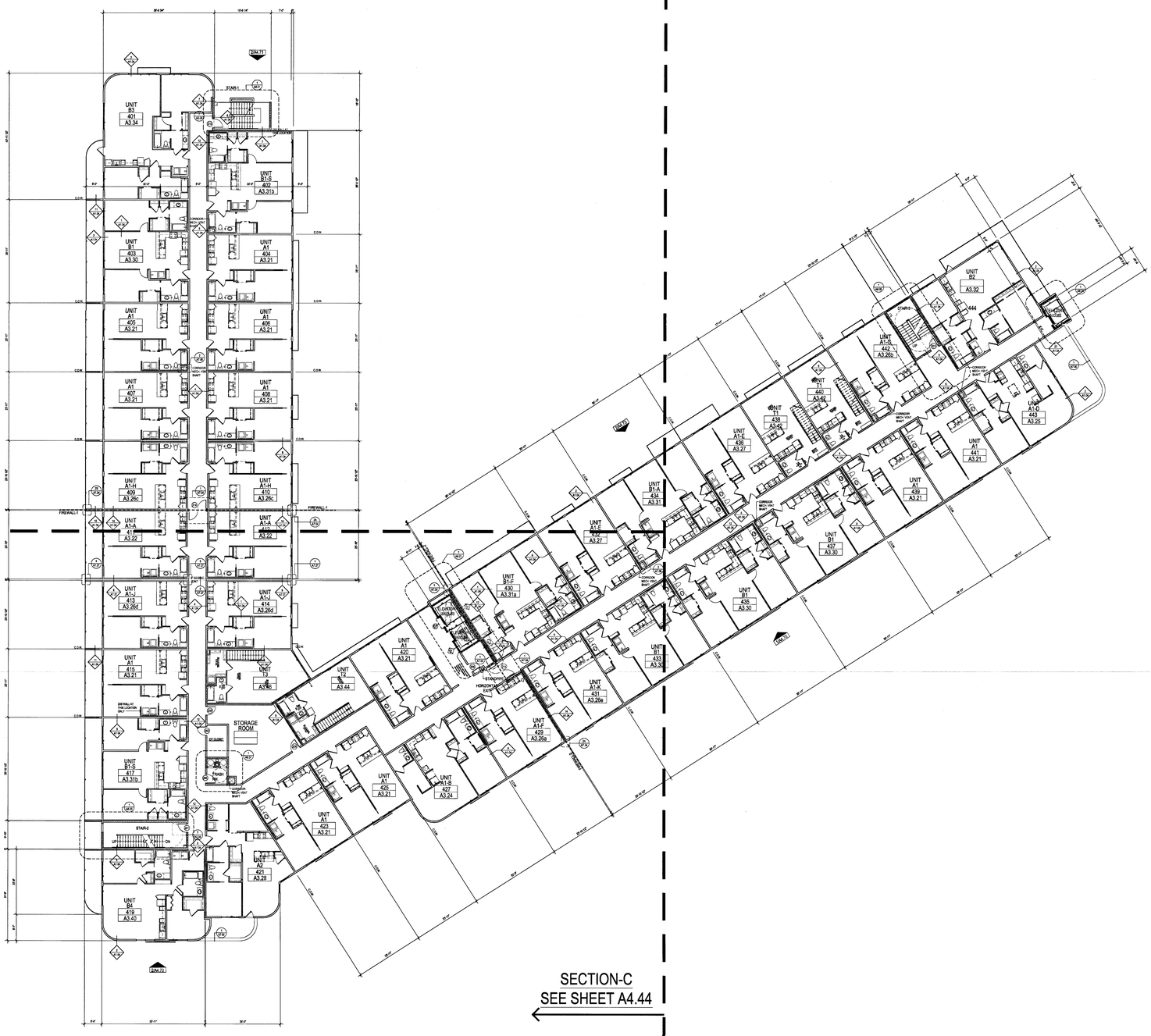
SHEET CONTENTS:
BUILDING FLOOR PLAN
LEVEL 3 - SECTION C

SHEET NO.
A4.34

2011492

SECTION-A
SEE SHEET A4.42

SECTION-B
SEE SHEET A4.43



SECTION-C
SEE SHEET A4.44

1 BUILDING FLOOR PLAN LEVEL 4
SCALE: 1/16" = 1'-0"

PLAN LEGEND

EXTENT OF OCCUPANCY SEPARATION - TYPICAL

EXTENT OF ASSUMED PROPERTY LINE, APL / APL

EXTENT OF 2 HOUR FIREWALLS SEE DETAIL 1,2,3 / A7.01

EXTENT OF 2 HOUR WALLS

FIRE EXTINGUISHER SEE DETAIL 5 SHEET A7.06 (FEC)

OCCUPANCY CLASSIFICATIONS

AREA OF USE	OCCUPANCY
APARTMENTS	R-2
STORAGE ROOMS	F-1
ELECTRICAL ROOMS	F-1
GAS METER ROOMS	NOT RATED PER C.B.C.509.2
TELEPHONE/DATA ROOMS	F-1
PARKING GARAGE	S-2
MAINTENANCE ROOMS	F-1
LEASING	B
SKYDECK	B

NOTES:
1. ALL DOOR AND OPENINGS BETWEEN ROOMS OF DIFFERENT OCCUPANCIES TO HAVE ONE-HOUR PROTECTION PER C.B.C. TABLE 715.4. SEE DOOR SCHEDULE SHEET A3.01 & A3.02 FOR REQUIRED DOOR RATINGS.
2. ALL DUCTS PASSING BETWEEN OCCUPANCIES ARE REQUIRED TO HAVE ONE-HOUR SEPARATION OR MORE, TO HAVE CLASS II COMBINATION SMOKE / FIRE DAMPERS, VERIFY SPECIFIC REQUIREMENTS WITH MECHANICAL PLANS.
3. SEE SHEETS A1.21,A1.22,A1.26 FOR THROUGH AND MEMBRANE PENETRATIONS OF HORIZONTAL ASSEMBLIES AND FIRE RATED WALLS

GENERAL NOTES

FINISH FLOOR ELEVATIONS

FINISH FLOOR ELEVATIONS ARE BASED ON A DATUM ELEVATION OF 100.00' AT THE TOP OF SLAB AT THE INSIDE OF THE UNITS. SEE THE ARCHITECTURAL SITE PLAN FOR ACTUAL GRADE AT DATUM. VERIFY ACTUAL DATUM WITH CIVIL PLANS.

DISABLED ACCESS REQUIREMENTS

REFER TO ARCHITECTURAL SHEETS A0.03 TO A0.06 FOR TYPICAL DISABLED NOTES AND INFORMATION

BUILDING PLAN NOTES

1. BUILDING PLANS ARE SHOWN UNIT TO UNIT RELATIONSHIPS. REFER TO ENLARGED UNITS, STAIR AND ELEVATOR CORE PLANS FOR LAYOUT AND PLAN SPECIFIC INFORMATION NOT SHOWN. WHEN CONFLICTS EXIST OR INFORMATION IS UNCLEAR, CONTRACTORS SHALL CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

2. ALL PARTY WALLS ARE SEPARATED BY A 1" AIRSPACE.

3. FIRE WALLS ON TYPE V CONSTRUCTION PER DETAILS ON SHEET A7.01. TYPICAL UNIT PARTY WALLS PER DETAILS ON SHEET A1.04.

4. ALL DIMENSIONS ARE TO THE FACE OF STUD, UNLESS NOTED OTHERWISE.

5. REFER TO LANDSCAPE PLANS FOR COURTYARD HARDSCAPE, LANDSCAPE PLANTERS, AND PODIUM LEVEL DRAINAGE INFORMATION NOT SHOWN. SEE ENLARGED UNIT PLANS FOR PRIVATE DECK DRAINAGE.

6. SEE TYPICAL UNIT PLAN FOR INFORMATION FOR SLOPES, SEE EXTERIOR ELEVATIONS FOR SCUPPER LOCATIONS, MISCELLANEOUS DETAILS AND ADDITIONAL INFORMATION.

7. SEE EXTERIOR ELEVATIONS FOR EXTERIOR RAILING TYPES AND DETAIL REFERENCING.

8. SEE CIVIL PLANS FOR FINISH GRADE ELEVATIONS.

9. SEE SHEETS A1.03 & A1.04 FOR TYPICAL ASSEMBLIES AND SHEETS A1.22, A1.26 FOR PROTECTION BEHIND BUILT-IN FIXTURES AND EQUIPMENT.

10. SEE FIRST LEVEL BUILDING PLAN FOR BUILDING ASSEMBLIES, PAVING, AND TYPICAL NOTES AND INFORMATION.

11. BUILDING FINISHES AND FINISH SCHEDULE PER OWNER

12. GLAZING UPGRADES ARE INDICATED PER ACOUSTICAL REPORT. SEE WINDOW SCHEDULE SHEET A3.10 FOR LOCATIONS OF UPGRADES IN THE UNITS.

13. EXIT SIGNS LOCATED PER FIRE DEPARTMENT COMMENT. SEE SYMBOL ON BUILDING PLANS FOR LOCATIONS. VERIFY WITH ELECTRICAL DRAWINGS. FIELD VERIFY LINE OF SITE TO EACH SIGN AND ADJUST MOUNTING HEIGHT AND LOCATION TO AVOID OBSTRUCTIONS.

14. PROVIDE FIRE EXTINGUISHER PER FIRE DEPARTMENT NOTES ON SHEET A1.01.

15. SEE MECHANICAL PLANS FOR LOCATIONS TO PROVIDE BLOCKOUTS FOR THRU WALL VENTS AND EXHAUST FANS.

16. PROVIDE HOUSEKEEPING PADS FOR MECHANICAL AND ELECTRICAL EQUIPMENT.

17. NOT USED

18. PER TABLE 803.9 CORRIDORS, EXIT ENCLOSURES, & EXIT PASSAGEWAYS SHALL BE LIMITED TO A CLASS 'C' FINISH WITH FLAME SPREAD OF '76-200' AND SMOKE DEVELOPED OF '0-450' AND SHALL BE TESTED PER 803.2

19. SEE CORE PLANS AND STAIR PLAN FOR FIRE RATED ASSEMBLIES. SEE SHEETS A1.22, A1.26 FOR PENETRATION THROUGH ASSEMBLIES.

20. ALL TEL/DATA ROOMS SHALL BE A MINIMUM OF ONE-HOUR CONSTRUCTION.

C.O.W. CENTER OF PARTY WALL

KEY NOTES

A. FURR OUT ENTIRE LENGTH OF CONTINUOUS WALL SURFACE WITH TWO (2) LAYERS OF 5/8" TYPE 'X' GYPSUM WALL BOARD TO CREATE FLUSH FINISH SURFACE

NORTH

CHARLES ABBOTT ASSOCIATES
REGISTERED PROFESSIONAL ENGINEER
CIVIL
DATE

Drawn By:
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Revisions:

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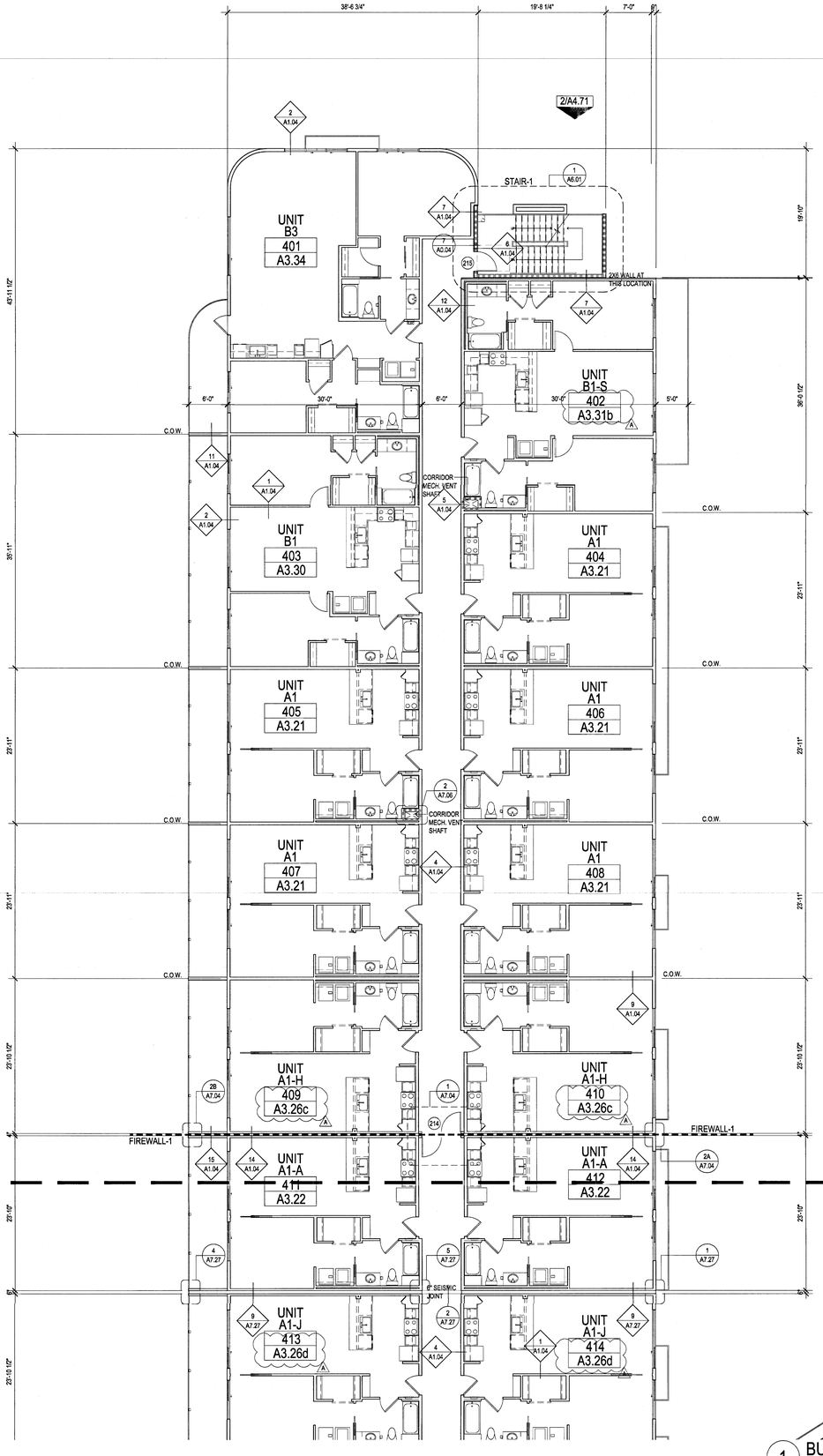
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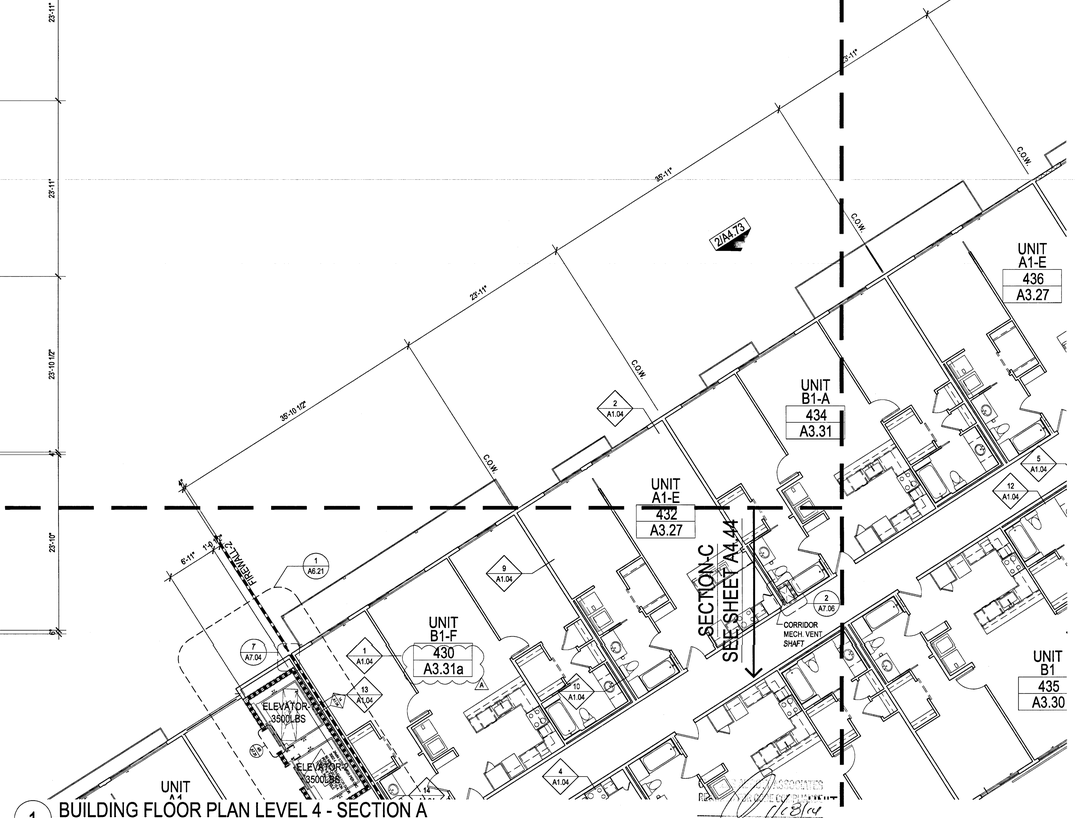
SHEET CONTENTS:
BUILDING FLOOR PLAN LEVEL 4

SHEET NO.
A4.41

2011492

DELTA -A BLDG DEPT RESUB 11-22-2013





1 BUILDING FLOOR PLAN LEVEL 4 - SECTION A
SCALE: 1/8" = 1'-0"

SECTION-B
SEE SHEET A4.43

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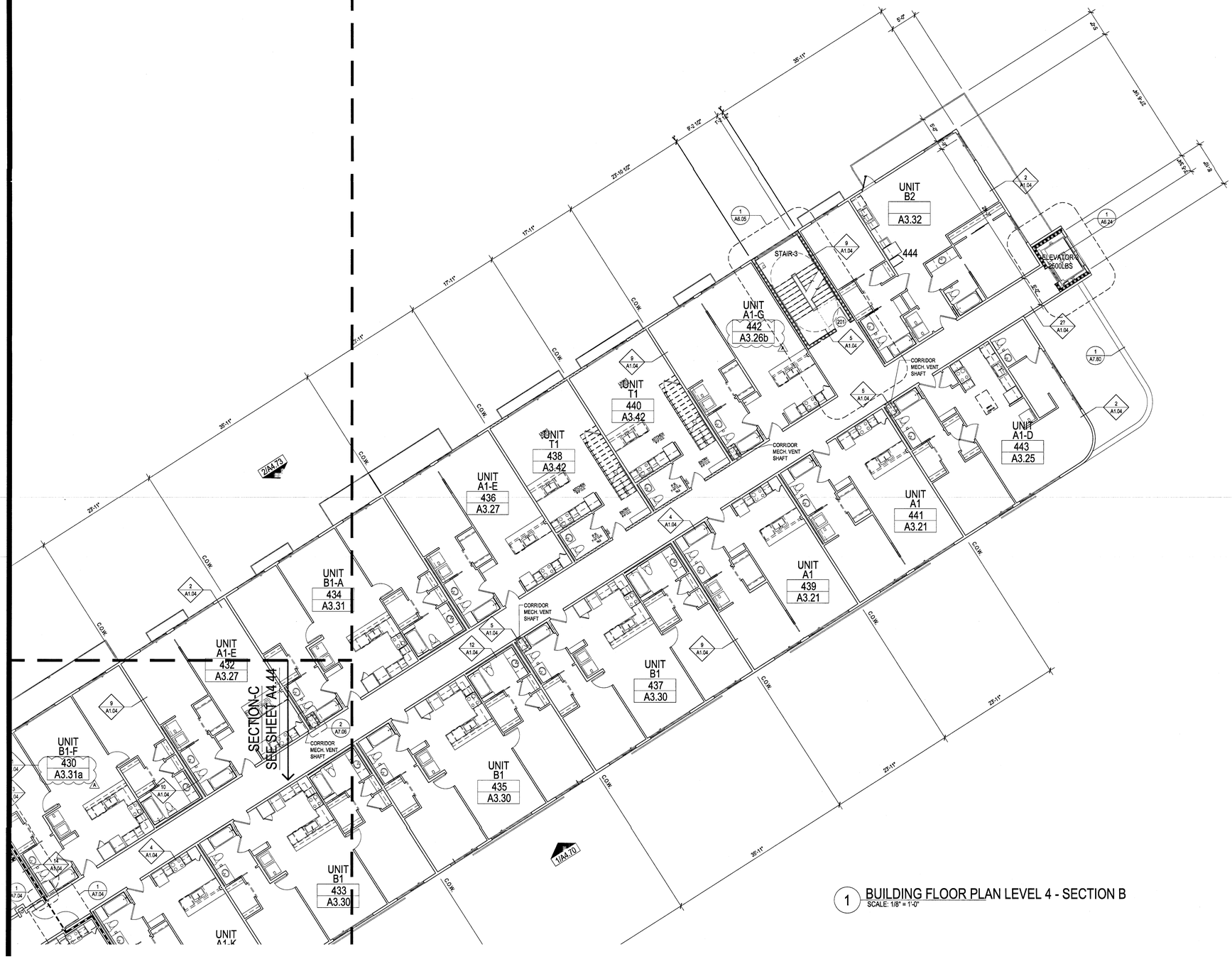
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BUILDING FLOOR PLAN LEVEL 4 - SECTION A

SHEET NO.
A4.42

2011492

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SECTION-A
SEE SHEET A4.42



1 BUILDING FLOOR PLAN LEVEL 4 - SECTION B
SCALE: 1/8" = 1'-0"

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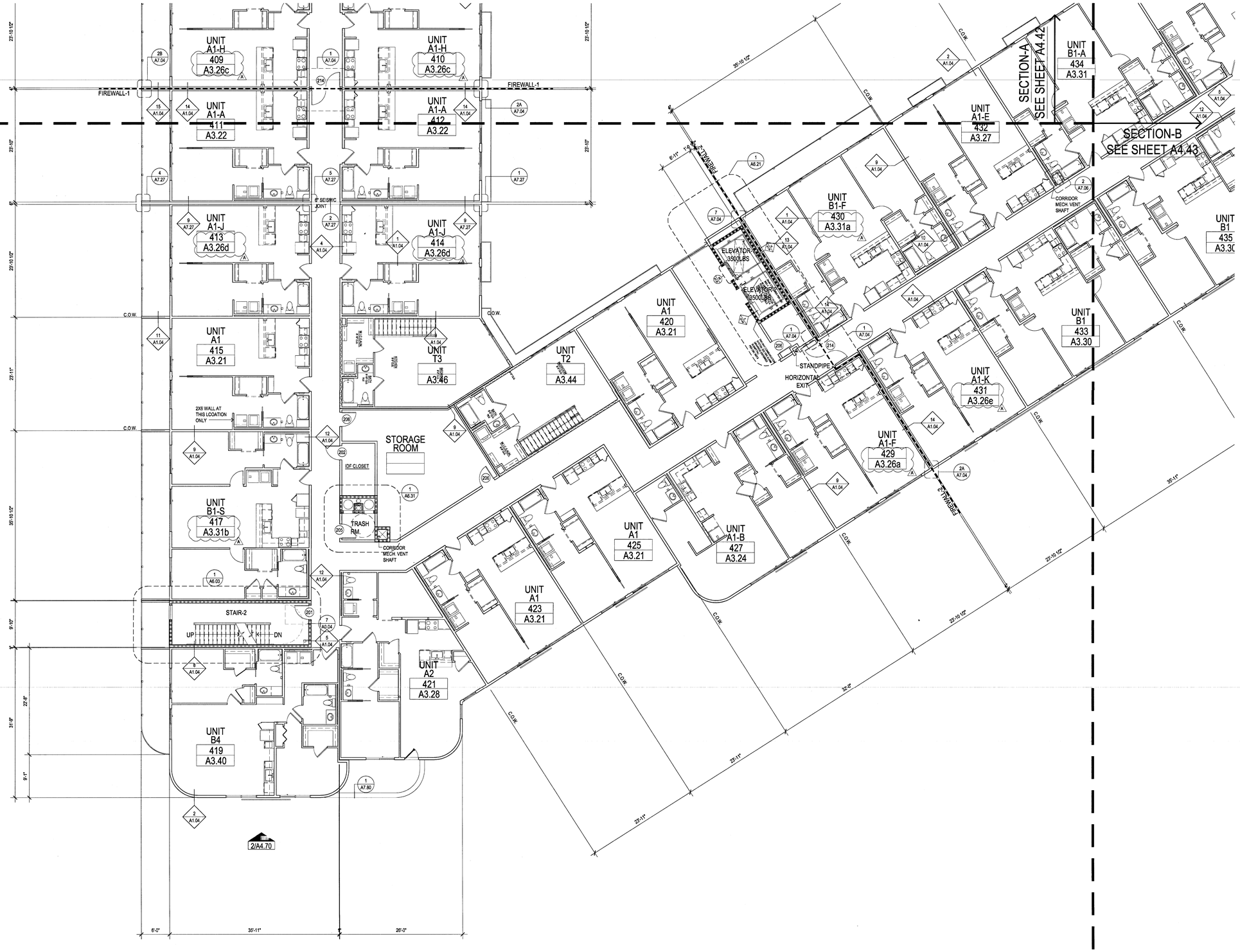
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BUILDING FLOOR PLAN
LEVEL 4 - SECTION B

SHEET NO.
A4.43

2011492

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1 BUILDING FLOOR PLAN LEVEL 4 - SECTION C
SCALE: 1/8" = 1'-0"

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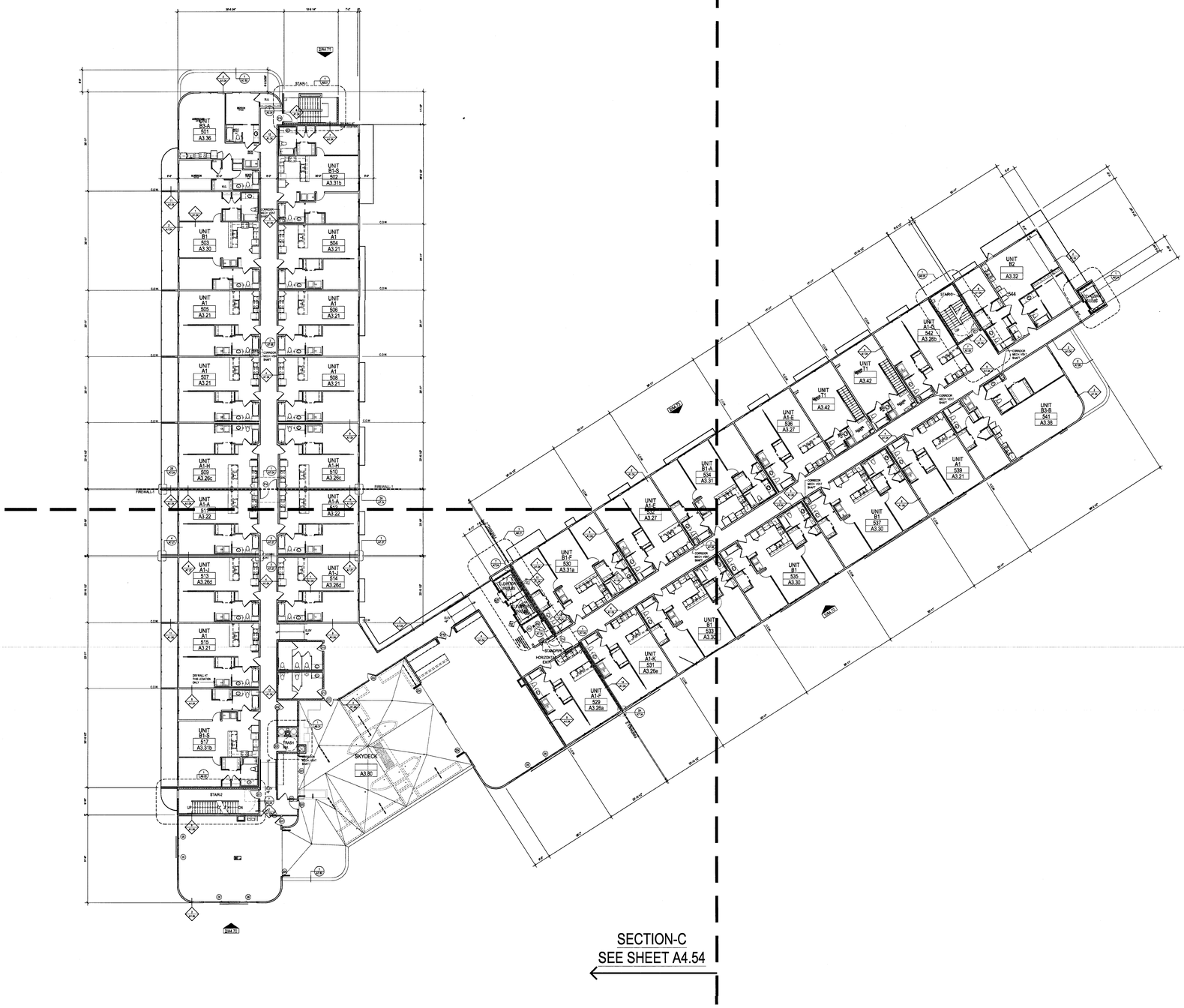
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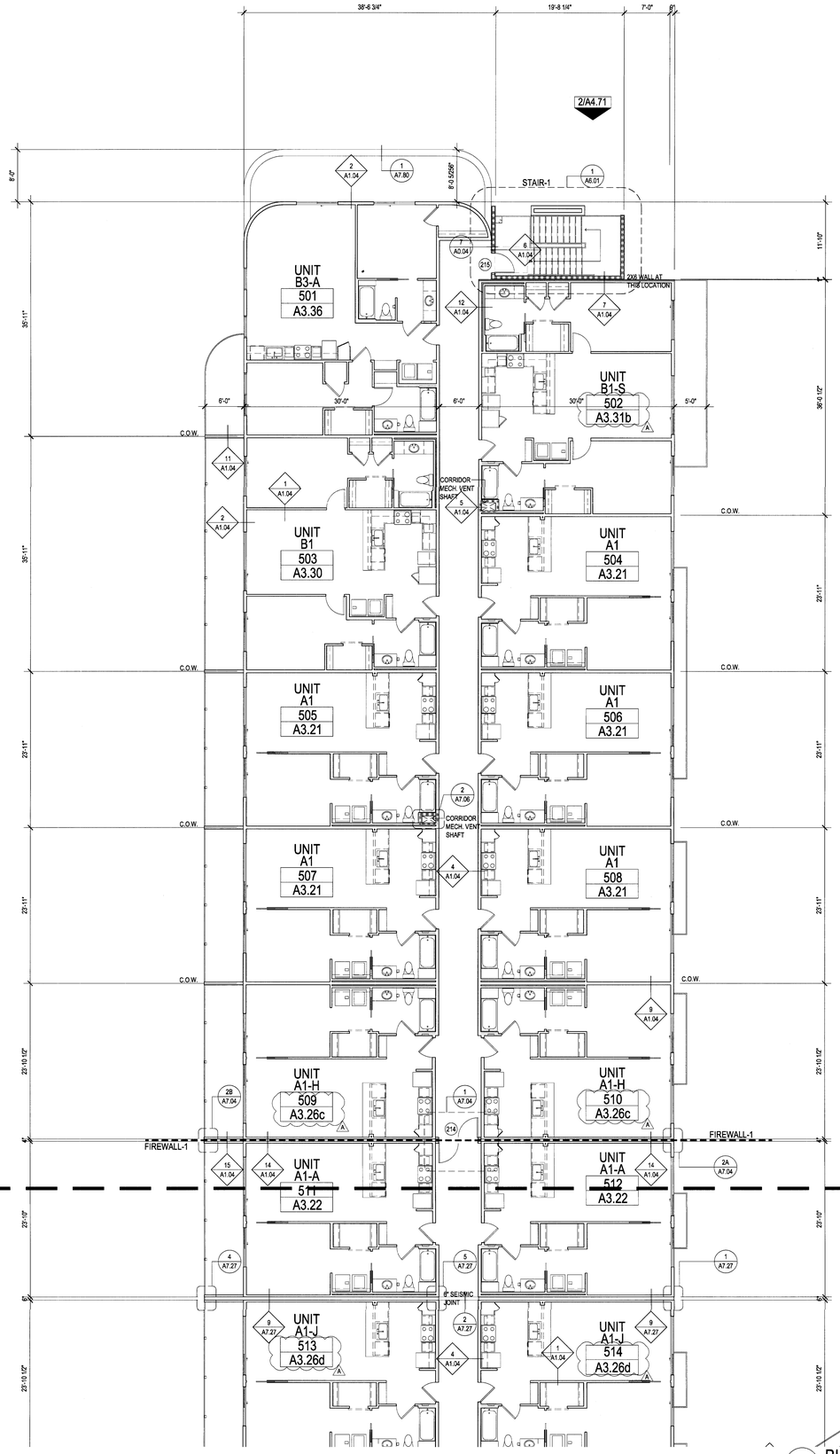
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BUILDING FLOOR PLAN
LEVEL 4 - SECTION C

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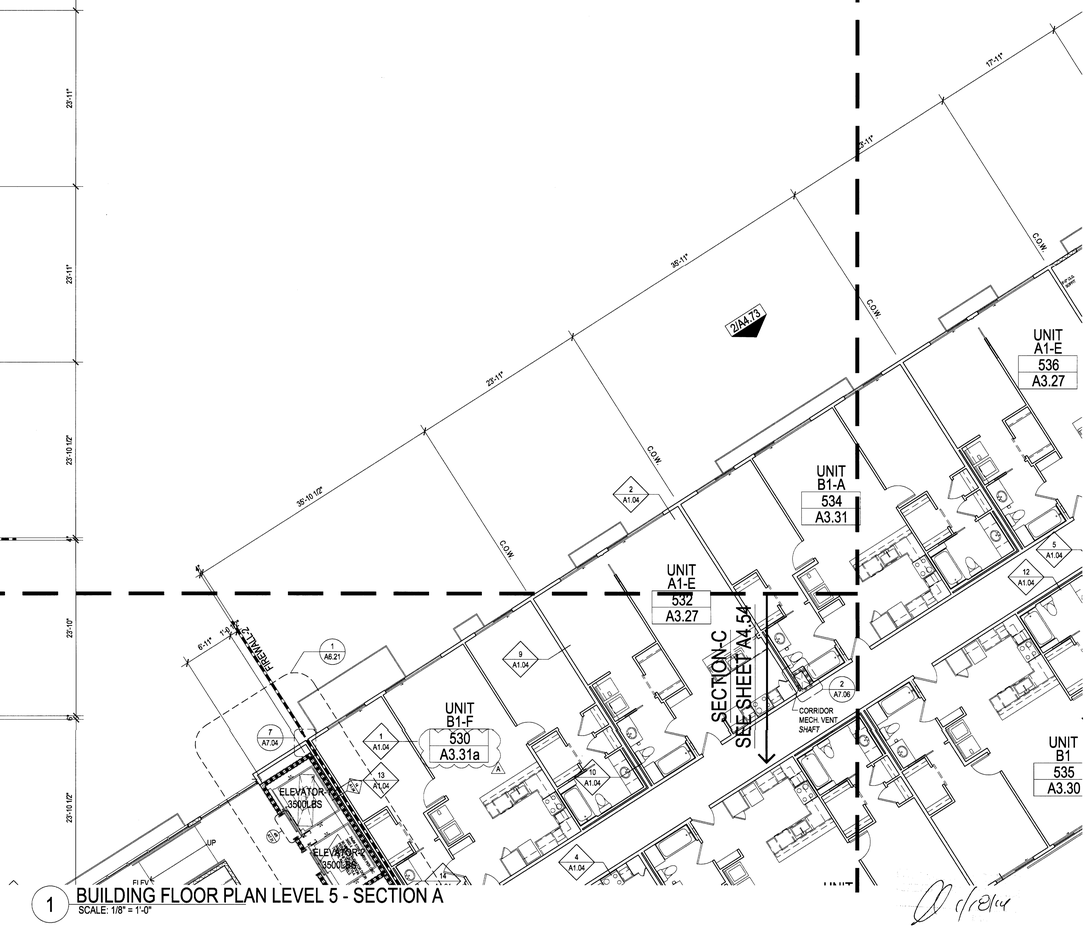
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SECTION-A
SEE SHEET A4.52
SECTION-B
SEE SHEET A4.53
SECTION-C
SEE SHEET A4.54
UNIT B2-A 501 A3.36
UNIT B1-S 502 A3.31g
UNIT B1 503 A3.30
UNIT A1 504 A3.21
UNIT A1 505 A3.21
UNIT A1 506 A3.21
UNIT A1 507 A3.21
UNIT A1 508 A3.21
UNIT A1-H 509 A3.26c
UNIT A1-H 510 A3.26c
UNIT A1-A 511 A3.22
UNIT A1-A 512 A3.22
UNIT A1-I 513 A3.20d
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UNIT A1 515 A3.21
UNIT B1-S 517 A3.31g
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UNIT A1 539 A3.21
UNIT B3-S 541 A3.38
UNIT A1-S 542 A3.26b
UNIT B2 A3.32
UNIT T1 A3.42
UNIT T1 A3.42
SKYDECK A3.30
STAIR-1
STAIR-2
STAIR-3
TRASH
TRASH
CORRIDOR WIDTH VARY
CORRIDOR WIDTH VARY
CORRIDOR WIDTH VARY
CORRIDOR WIDTH VARY
HORIZONTAL EXIT
FIREWALL-1
FIREWALL-2
EXIT
EXIT
EXIT



1 BUILDING FLOOR PLAN LEVEL 5 - SECTION A
SCALE: 1/8" = 1'-0"



SECTION-B
SEE SHEET A4.53

NORTH

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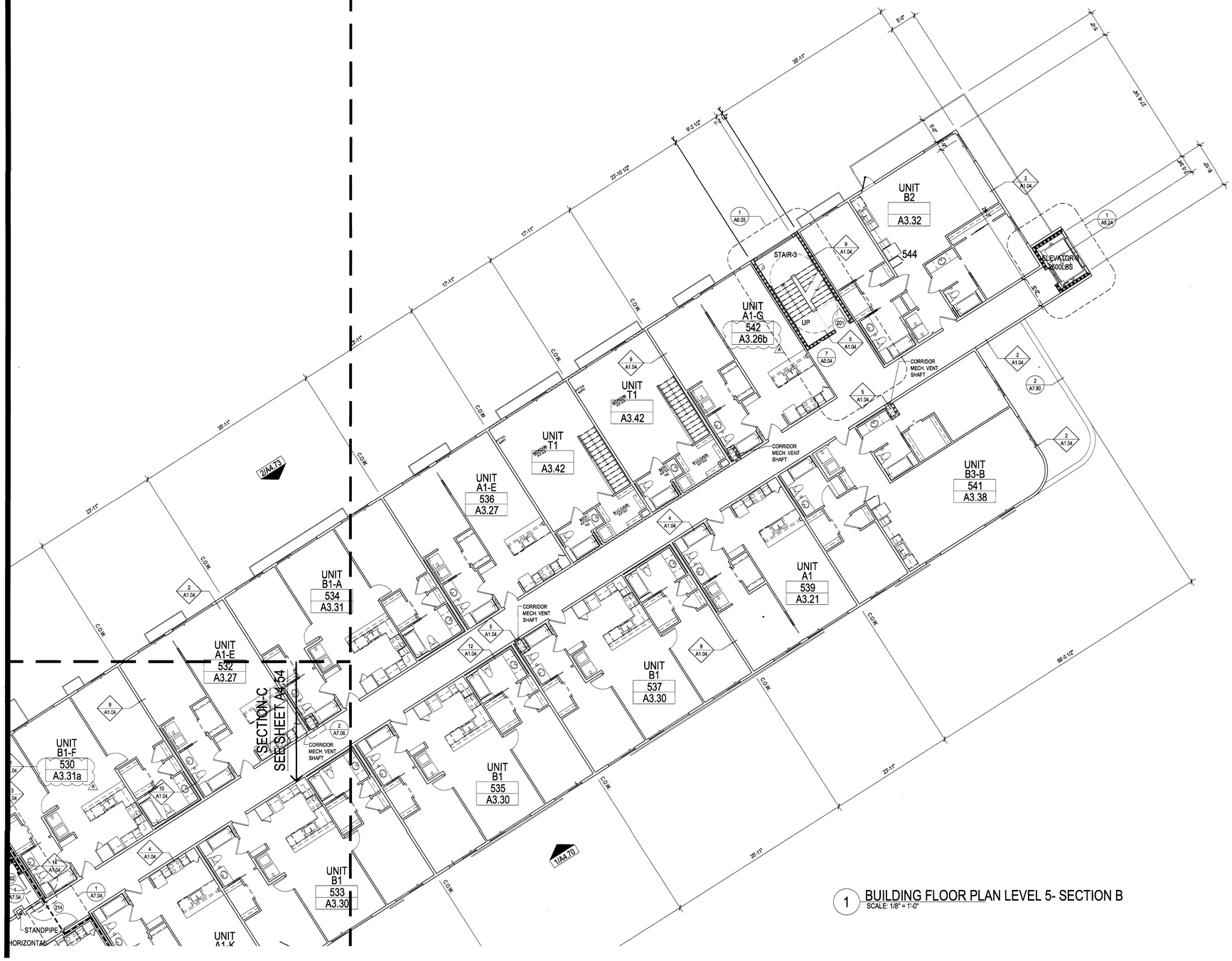
SHEET CONTENTS:
BUILDING FLOOR PLAN
LEVEL 5 - SECTION A

SHEET NO.
A4.52

2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

SECTION-A
SEE SHEET A4.52



1 BUILDING FLOOR PLAN LEVEL 5- SECTION B
SCALE: 1/8" = 1'-0"

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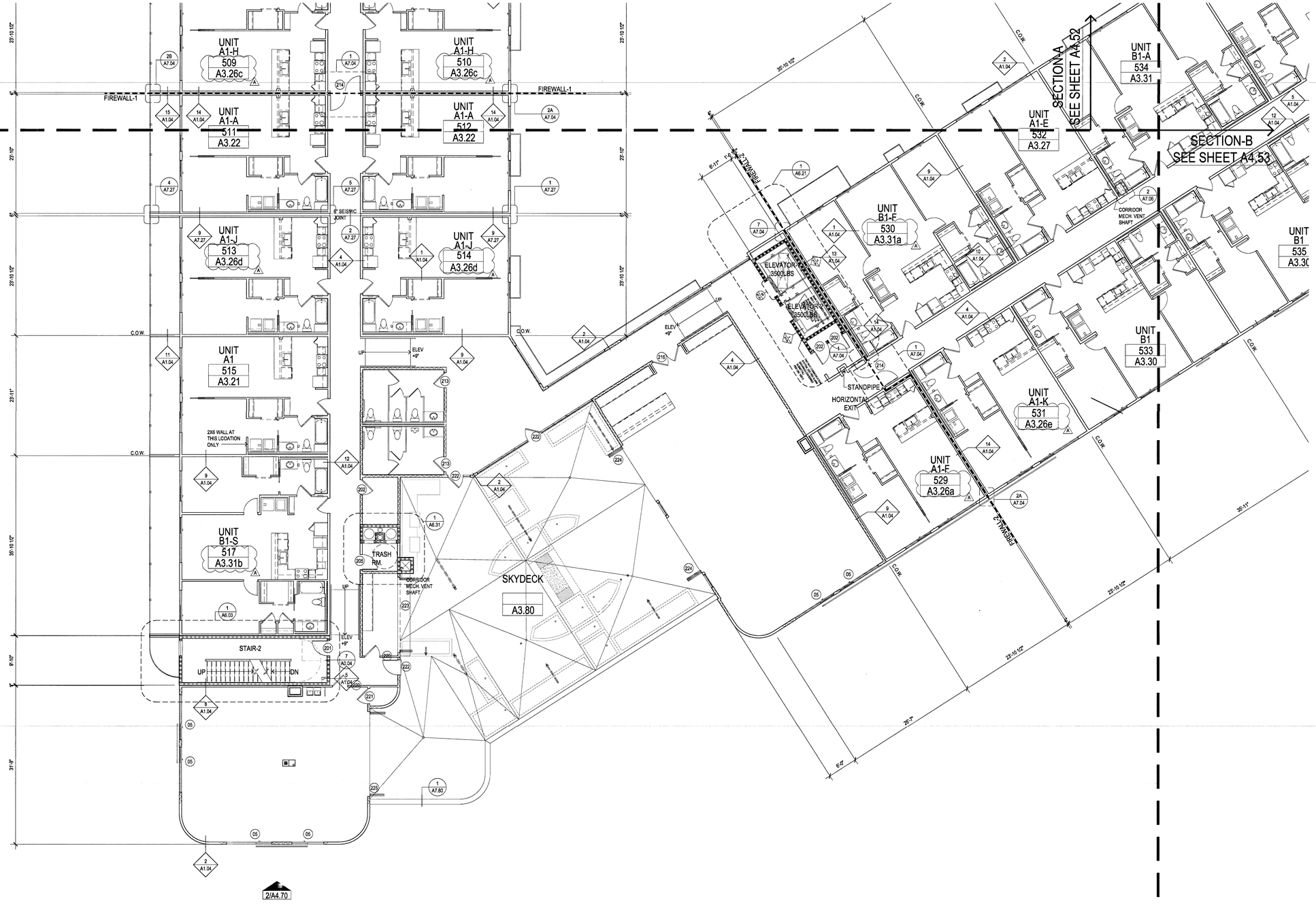
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SHEET CONTENTS:
BUILDING FLOOR PLAN
LEVEL 5 - SECTION B

SHEET NO.
A4.53

2011492

DELTA -A BLDG DEPT RESUB 11-22-2013



1 BUILDING FLOOR PLAN LEVEL 5 - SECTION C
SCALE: 1/8" = 1'-0"

NORTH

Drawn By:		
Original Date Plotted:	11-27-2012	
Revisions:		
#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL

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DELTA -A BLDG DEPT RESUB 11-22-2013

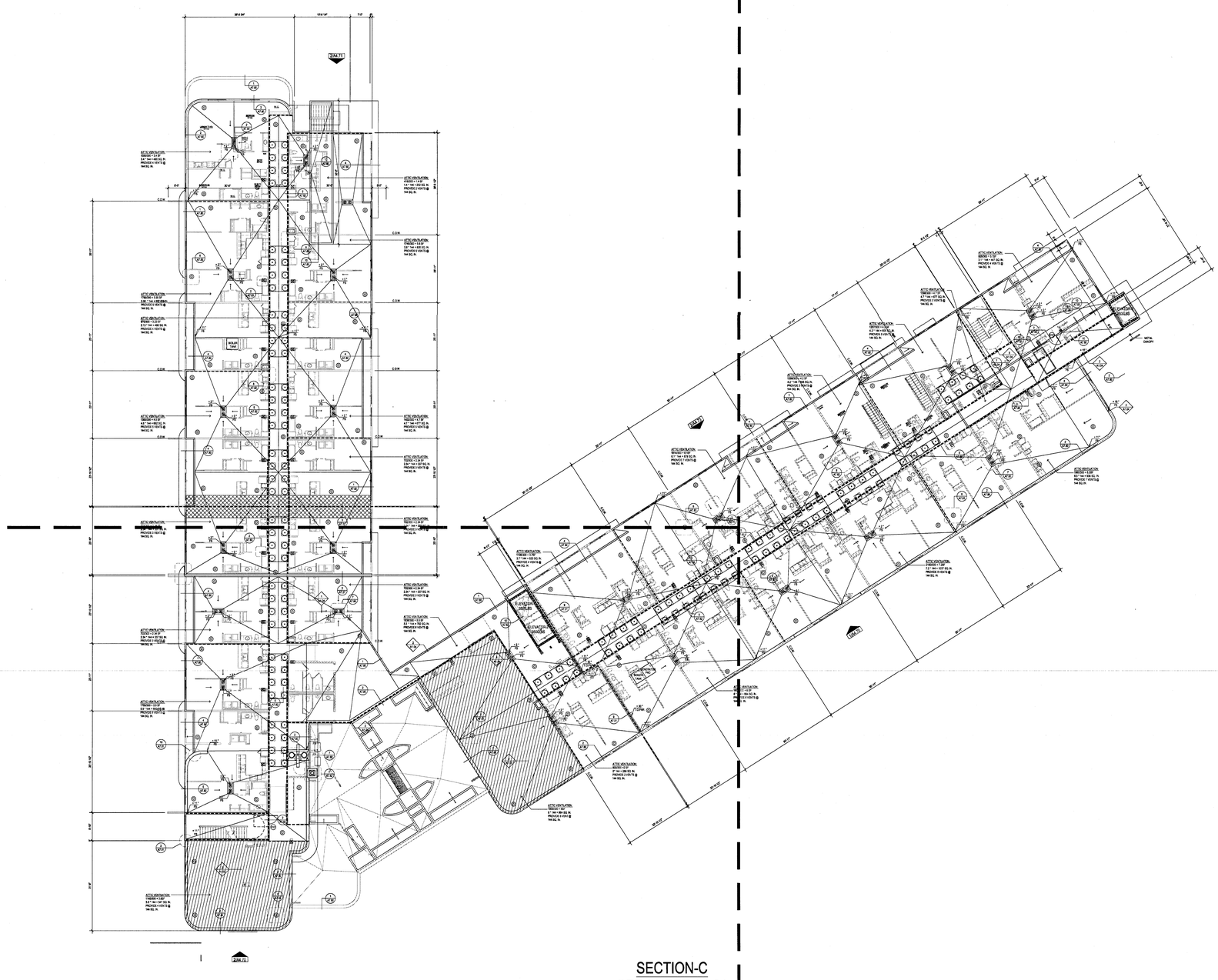
SHEET CONTENTS:
BUILDING FLOOR PLAN
LEVEL 5 - SECTION C

SHEET NO.
A4.54

2011492

SECTION-A
SEE SHEET A4.62

SECTION-B
SEE SHEET A4.63



SECTION-C
SEE SHEET A4.64

1 BUILDING ROOF LEVEL
SCALE: 1/16" = 1'-0"

GENERAL NOTES

ROOFING NOTES

1. SEE SHEETS A7.81 TO A7.84 FOR TYPICAL FLASHING AT PENETRATION AND OTHER ROOF AREAS.
2. ALL BUILT-UP ROOFS TO BE CLASS 'A' BUILT-UP ROOFING WITH A MINERAL CAP SHEET. UL CLASSIFICTION, CLASS 'A' INSTALLATION PER MANUFACTURER'S SPECIFICATION SEE DETAIL 1 / A7.81
3. ALL BUILT UP ROOFS TO HAVE A MINIMUM 1/4" PER FOOT SLOPES IN ALL DIRECTIONS INCLUDING CRICKETS AND VALLEYS.
4. SEE PLUMBING AND CIVIL PLANS FOR ROOF DRAIN TERMINATIONS.
5. SEE DETAILS ON SHEET A0.03 FOR ROOF ASSEMBLIES.
6. VERIFY MANUFACTURERS REQUIRED CLEARANCES FOR CONDENSERS PRIOR TO LOCATING PLATFORMS. CONDENSATE LINES AND PLUMBING PIPES CANNOT PENETRATE ROOF WITH IN 4'-0" OF FIRE WALLS PER CBC SECTION 706.6 EXCEPTION 4 FOR FIRE WALLS AT LOBBY. SEE ROOF PLANS FOR HATCHING REPRESENTING AREAS TO REMAIN FREE OF PENETRATIONS.
7. SEE CIVIL PLANS FOR DRAIN DOWNSPOUT TIE-INS.
8. TOP OF ALL SKYLIGHTS AND ROOF-MOUNTED EQUIPMENT, INCLUDING, BUT NOT LIMITED TO, EXHAUST VENTS, MECHANICAL EQUIPMENT, SATELLITE DISHES, AND TELEVISION / RADIO / INTERNET ANTENNAS, NOT TO BE VISIBLE FROM THE STREET.

ROOFING LEGEND

- DENOTES ROOF AND OVERFLOW DRAIN SET IN TWO INCH DEEP SUMP AS SHOWN ON DETAIL 1 ON SHEET A7.84
- DENOTES FINISHED ELEVATION OF PLYWOOD DECK, MEASURED FROM THE TOP OF STRUCTURAL SHEATHING - SEE DETAILS 1 & 3 ON SHEET A7.84 TO OBTAIN ELEVATION
- 4'-0"/4'-0" TERMINATIONS OF FIRE WALLS: FIRE WALL TERMINATIONS PER C.B.C. SECTION 706.6 EXCEPTIONS 2 & 4, PARALLEL ROOF FRAMING ELEMENTS SHALL BE PROTECTED 4'-0" WIDTH ALONG EACH SIDE OF THE FIRE WALL AND PERPENDICULAR ELEMENTS THEIR ENTIRE SUPPORTING SPAN. ROOF OPENINGS ARE NOT ALLOWED WITHIN 4'-0" OF THE FIRE WALLS. FIRE WALLS SHALL EXTEND HORIZONTALLY TO THE OUTER EDGES OF PROJECTING ELEMENTS PER C.B.C. SECTION 705.5.2 (SEE DETAILS 3/A7.01 & 9/A7.01)
- MUSHROOM VENT - SEE DETAIL 6 SHEET A7.83
- CONDENSATE LINE - MULTI PIPE ENCLOSURE SEE DETAIL 2 SHEET A7.83
- ROOF VENT / ACCESS PANEL SEE DETAIL 10 SHEET A7.83, SEE VENT OPENING BELOW FOR FURTHER INFORMATION
- AN NFPA 13 SYSTEM PER SECTION 903.1.1.1 IS PROVIDED. DRAFTSTOPS ARE PROVIDED PER SECTION 709.4 EXCEPTION 5. SEE DETAILS 3, 6, 9 SHEET A7.01
- CONDENSOR, SEE DETAIL 5 / A7.82

KEYPLAN

HATCH AREA INDICATES THE PART OF THE BUILDING ON THE CURRENT SHEET

NORTH

Drawn By:

Original Date Plotted: 11-27-2012

Revisions:

#	DATE	COMMENTS

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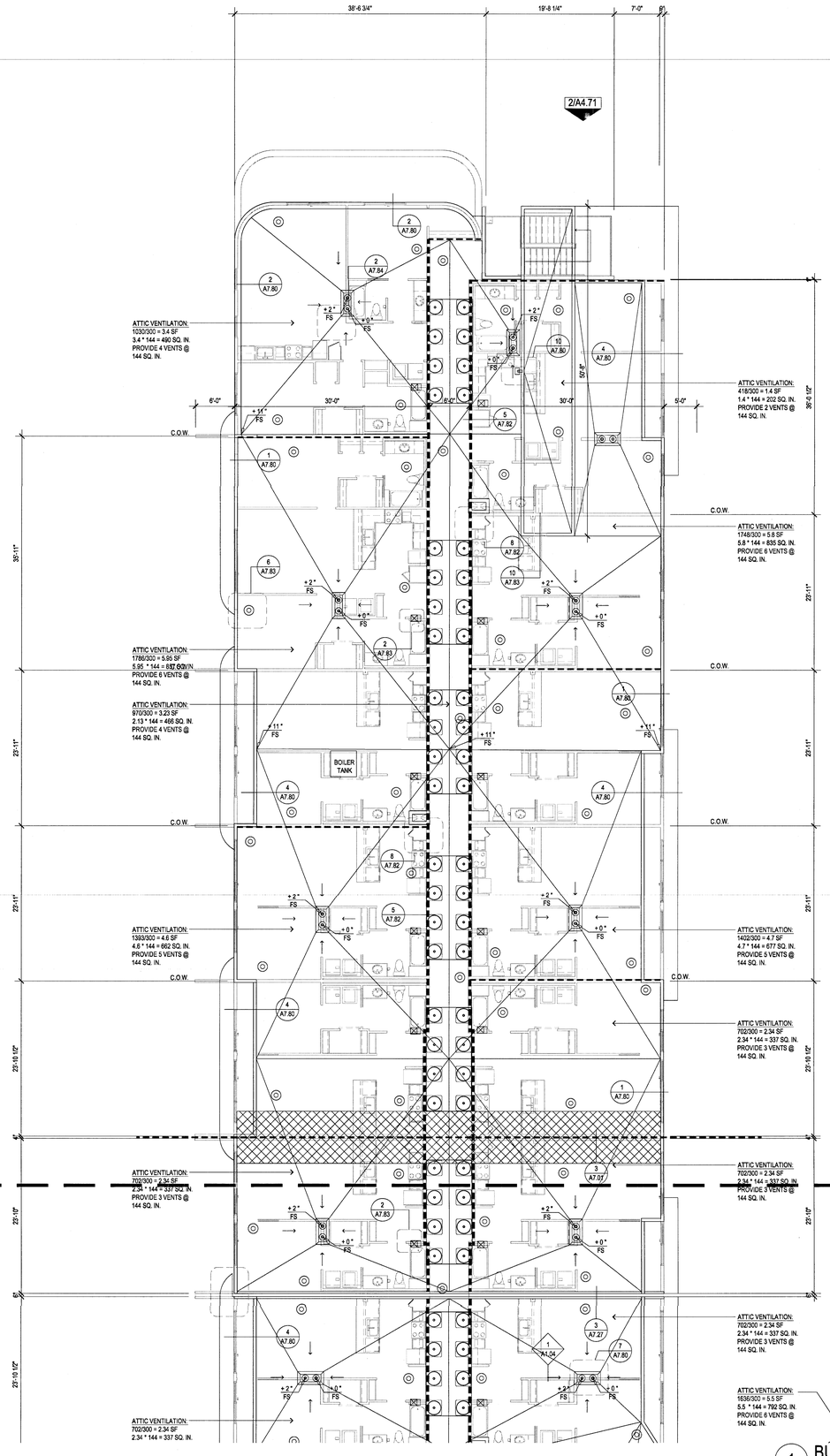
CHARLES SCOTT ASSOCIATES
REGISTERED PROFESSIONAL ENGINEER
DATE

SHEET CONTENTS:
BUILDING ROOF LEVEL

SHEET NO.
A4.61

2011492

DELTA-C 01-14-2014



1 BUILDING ROOF LEVEL - SECTION A
SCALE: 1/8" = 1'-0"

SECTION-B
SEE SHEET A4.63

NORTH

SECTION-C
SEE SHEET A4.64

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Drawn By:

Original Date Plotted: 11-27-2012

Revisions:

#	DATE	COMMENTS

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SHEET CONTENTS:
BUILDING ROOF LEVEL - SECTION A

SHEET NO.
A4.62

2011492

DELTA-C 01-14-2014

SECTION-A
SEE SHEET A4.62



1 BUILDING ROOF LEVEL - SECTION B
SCALE: 1/8" = 1'-0"

GENERAL NOTES

ROOFING NOTES

1. SEE SHEETS A7.81 TO A7.84 FOR TYPICAL FLASHING AT PENETRATION AND OTHER ROOF AREAS.
2. ALL BUILT-UP ROOFS TO BE CLASS 'A' BUILT-UP ROOFING WITH A MINERAL CAP SHEET. UL CLASSIFICTION, CLASS 'A' INSTALLATION PER MANUFACTURER'S SPECIFICATION SEE DETAIL 1 / A7.81
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7. SEE CIVIL PLANS FOR DRAIN DOWNSPOUT TIE-INS.
8. TOP OF ALL SKYLIGHTS AND ROOF-MOUNTED EQUIPMENT, INCLUDING, BUT NOT LIMITED TO, EXHAUST VENTS, MECHANICAL EQUIPMENT, SATELLITE DISHES, AND TELEVISION / RADIO / INTERNET ANTENNAS, NOT TO BE VISIBLE FROM THE STREET.

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- MUSHROOM VENT - SEE DETAIL 6 SHEET A7.83
- CONDENSATE LINE - MULTI PIPE ENCLOSURE SEE DETAIL 2 SHEET A7.83
- ROOF VENT / ACCESS PANEL SEE DETAIL 10 SHEET A7.83, SEE VENT OPENING BELOW FOR FURTHER INFORMATION
- AN NFPA 13 SYSTEM PER SECTION 903.1.1.1 IS PROVIDED. DRAFTSTOPS ARE PROVIDED PER SECTION 709.4 EXCEPTION 5. SEE DETAILS 3, 6, 9 SHEET A7.01
- CONDENSOR, SEE DETAIL 5 / A7.82

KEYPLAN

HATCH AREA INDICATES THE PART OF THE BUILDING ON THE CURRENT SHEET

NORTH

Drawn By:

Original Date Plotted: 11-27-2012

Revisions:

#	DATE	COMMENTS

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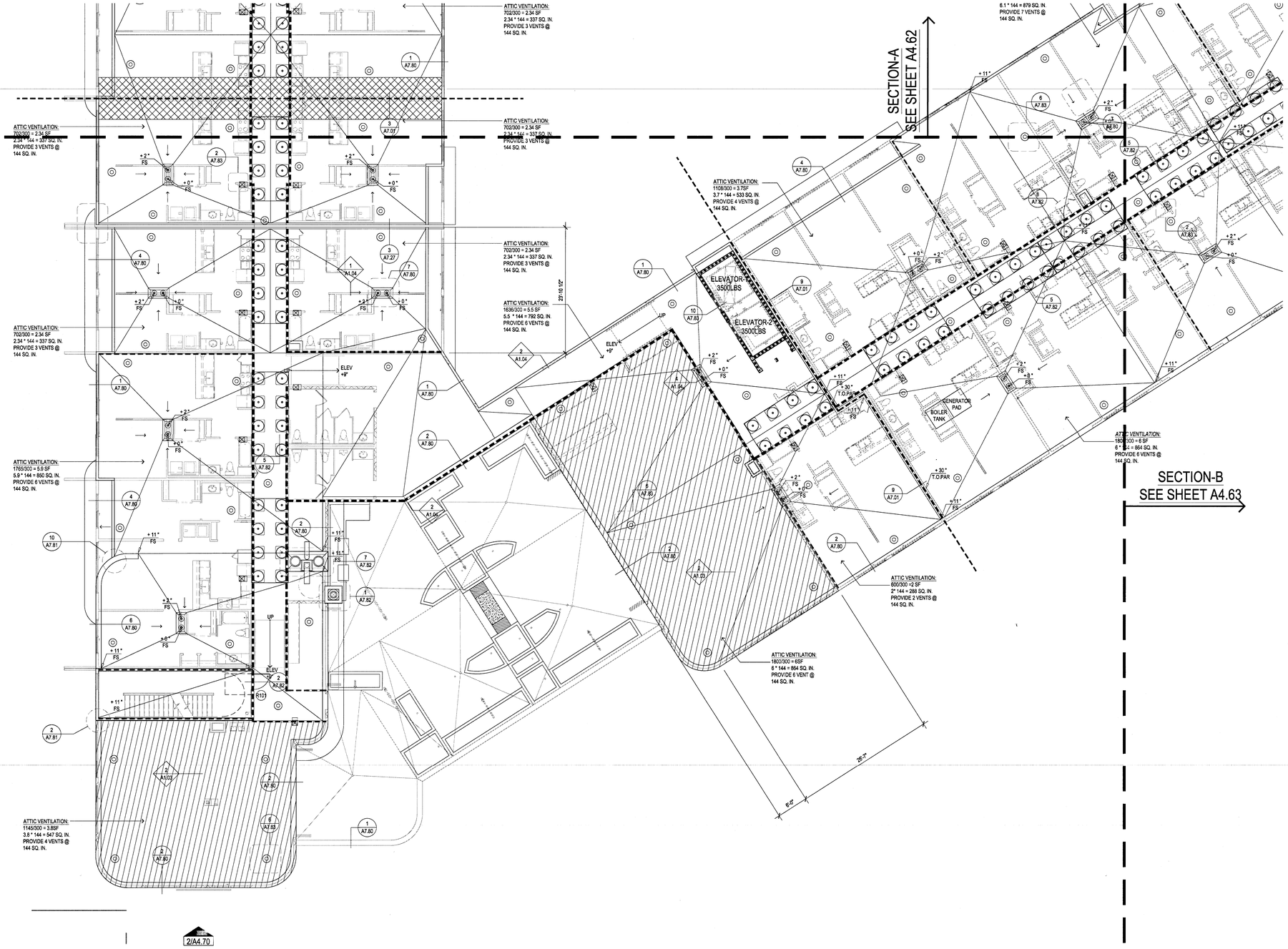
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SHEET CONTENTS:
BUILDING ROOF LEVEL - SECTION B

SHEET NO.
A4.63

2011492

DELTA-C 01-14-2014



1 BUILDING ROOF LEVEL - SECTION C
SCALE: 1/8" = 1'-0"

Drawn By:
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS

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4/23/14
DATE

NORTH

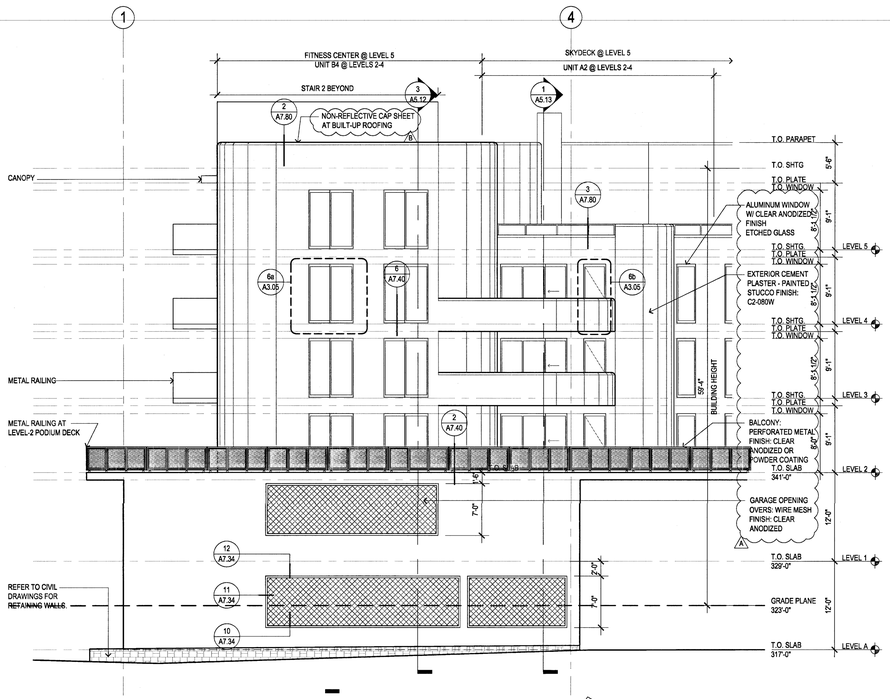
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REVIEWED FOR CODE COMPLIANCE
DATE

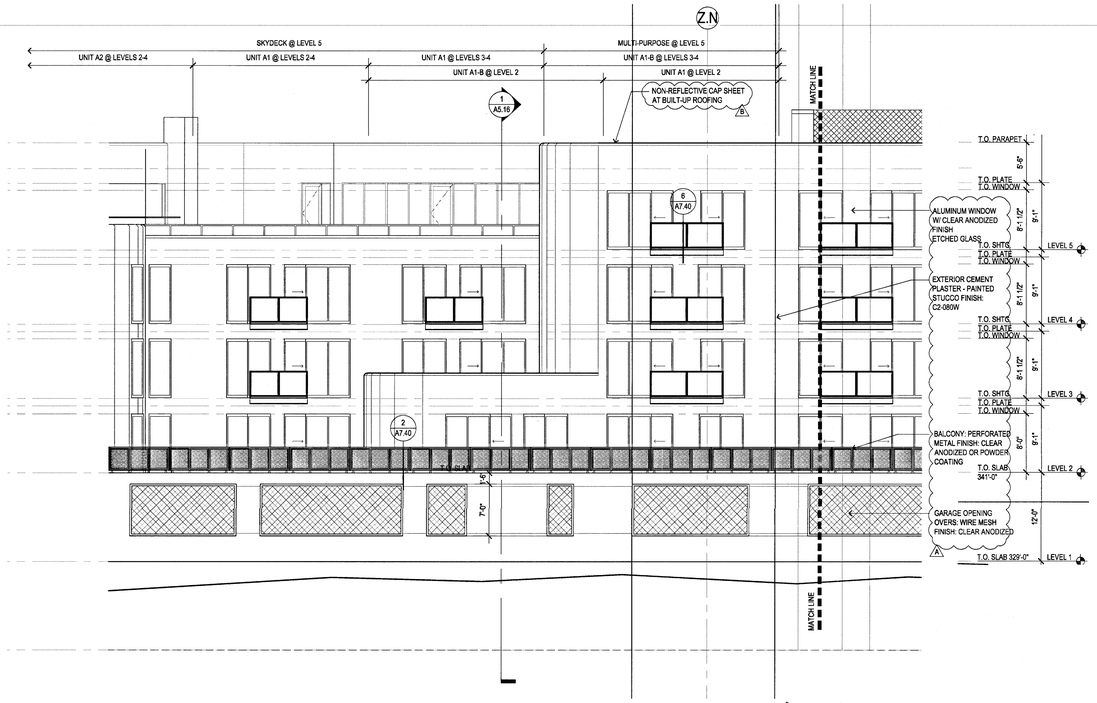
SHEET CONTENTS:
BUILDING ROOF LEVEL
SECTION C

SHEET NO.
A4.64

2011492

DELTA-C 01-14-2014

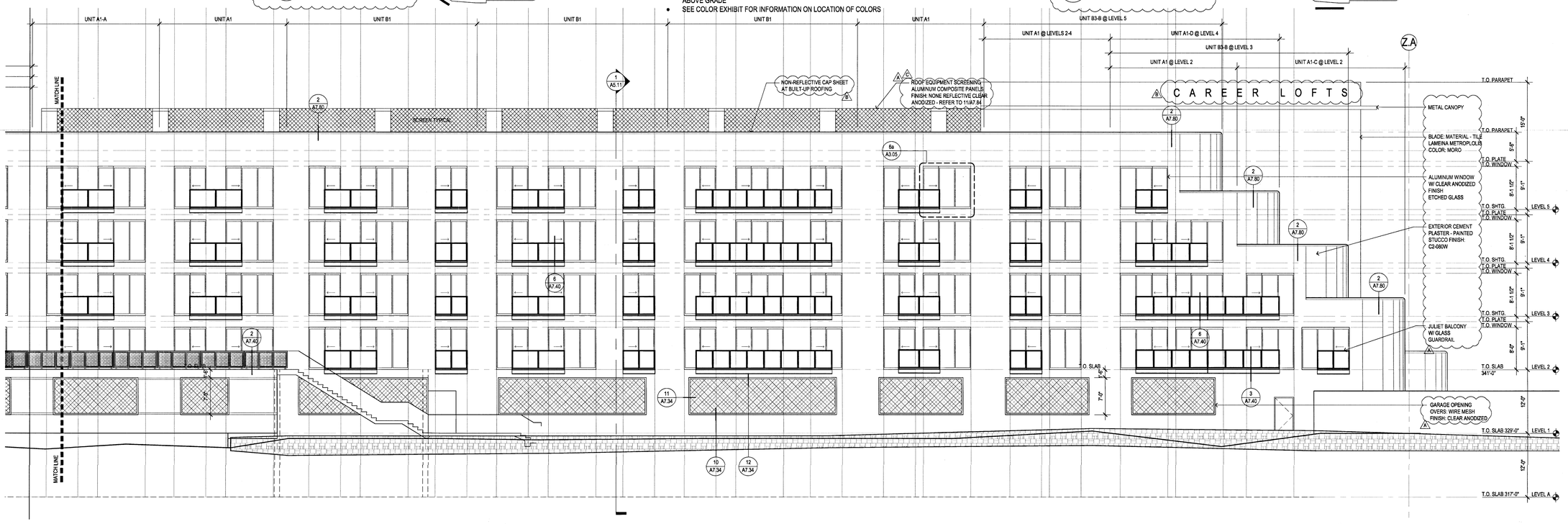




NOTES:
- SEE FINISH SCHEDULE ON SHEET A1.06 FOR FINISH AND MATERIAL LEGEND
- SEE FLOOR PLANS FOR DOOR CALLOUTS ON SHEETS A3.01 AND A3.02
- SEE UNIT AND BUILDING FLOOR PLANS FOR WINDOW CALLOUTS ON SHEETS A3.15
- SEE ENLARGED CORES FOR STOREFRONT CALLOUTS ON SHEET A3.15
- PROVIDE ANTI-GRAFFITI - RESISTANT COATING FOR THE FIRST 9'-0" OF THE BUILDING ABOVE GRADE
- SEE COLOR EXHIBIT FOR INFORMATION ON LOCATION OF COLORS

2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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



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

CHARLES [illegible] ASSOCIATES
REVIEWED FOR DESIGN INTENT ONLY
[illegible]
DATE

Drawn By:	SW
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
B	12-03-2013	PLANNING REVISIONS
C	01-14-2014	REVISIONS

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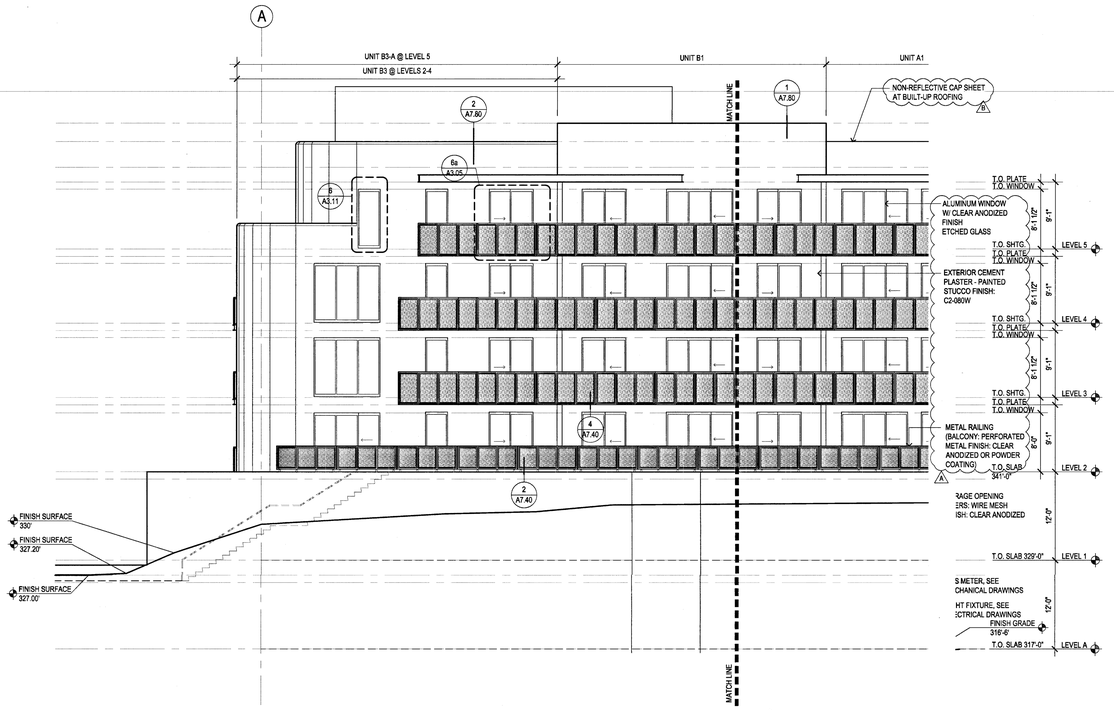
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SHEET CONTENTS:
BUILDING EAST EXT. ELEVATIONS

SHEET NO.
A4.70

2011492

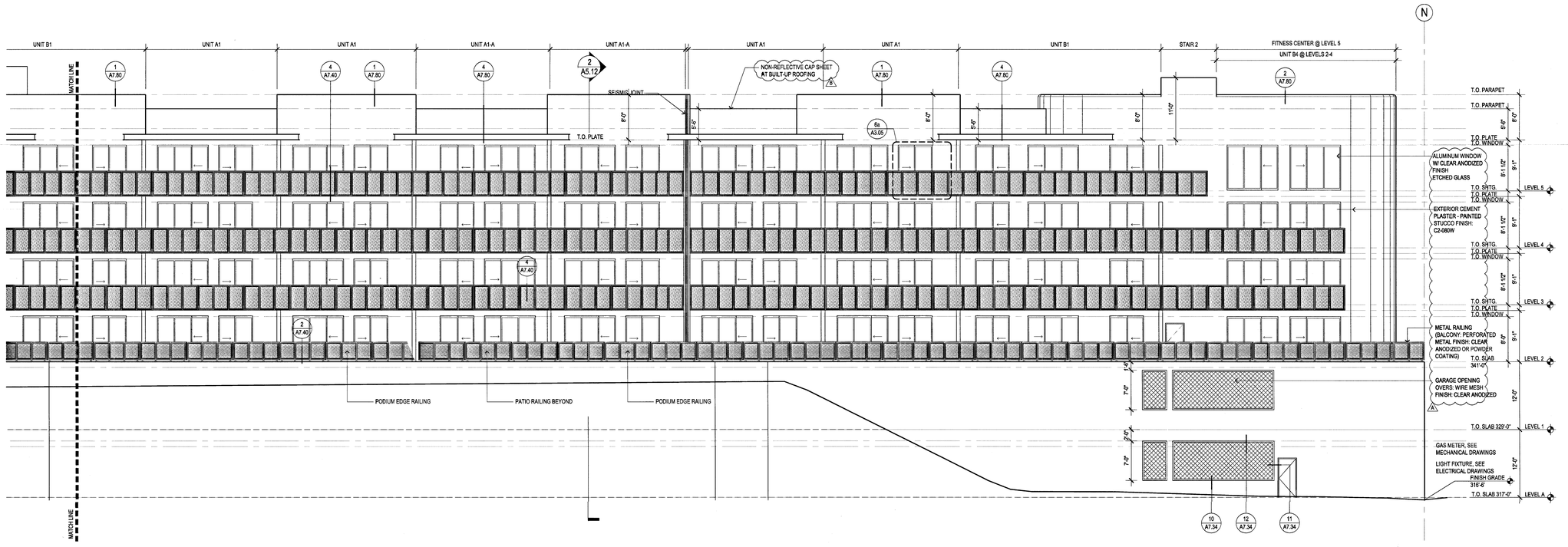
DELTA-C 01-14-2014



1 SOUTH ELEVATION (PARTIAL)
SCALE: 1/8" = 1'-0"

NOTES:

- SEE FINISH SCHEDULE ON SHEET A1.06 FOR FINISH AND MATERIAL LEGEND
- SEE FLOOR PLANS FOR DOOR CALLOUTS ON SHEETS A3.01 AND A3.02
- SEE UNIT AND BUILDING FLOOR PLANS FOR WINDOW CALLOUTS ON SHEETS A3.15
- SEE ENLARGED CORES FOR STOREFRONT CALLOUTS ON SHEET A3.15
- PROVIDE ANTI-GRAFFITI - RESISTANT COATING FOR THE FIRST 9'-0" OF THE BUILDING ABOVE GRADE
- SEE COLOR EXHIBIT FOR INFORMATION ON LOCATION OF COLORS



1 SOUTH ELEVATION (PARTIAL)
SCALE: 1/8" = 1'-0"

CHARLES M. SALTER ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
DATE

Drawn By:	SW
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
B	12-03-2013	PLANNING REVISIONS

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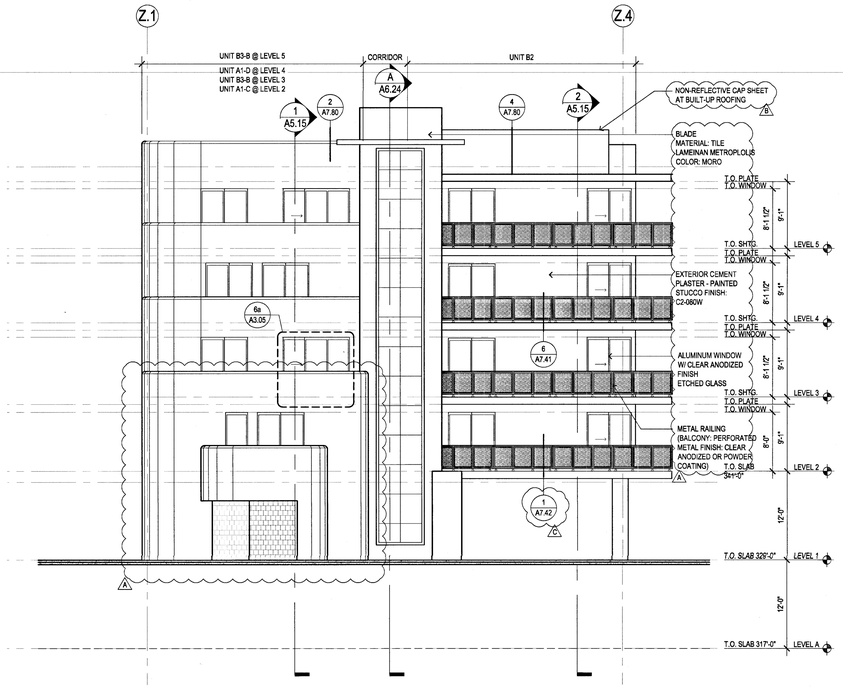
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SHEET CONTENTS:
BUILDING SOUTH EXT. ELEVATIONS

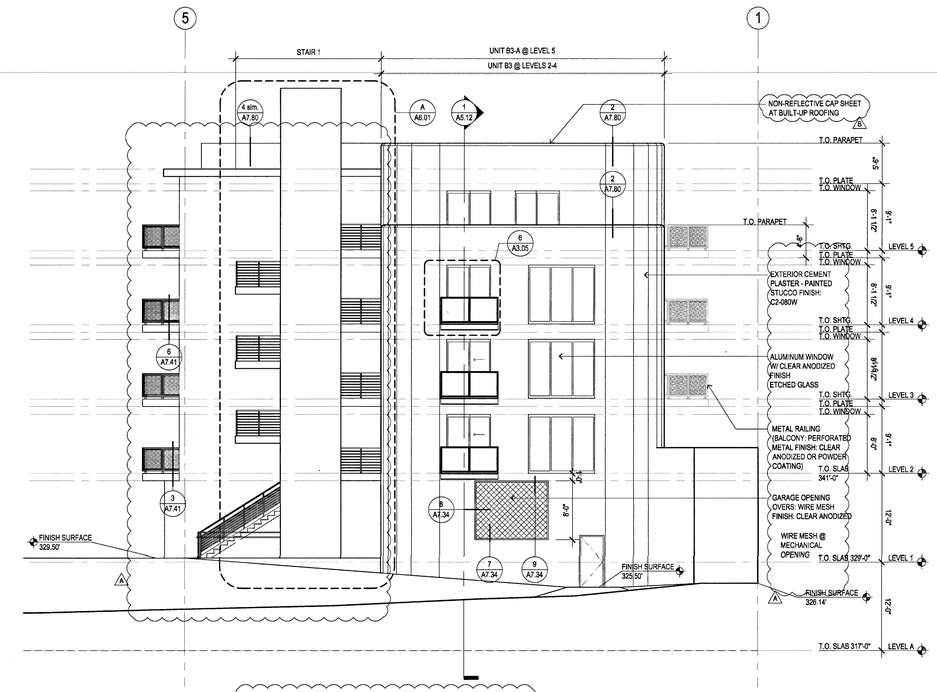
SHEET NO.
A4.71

2011492

DELTA-B PLANNING RESUB 12-03-2013

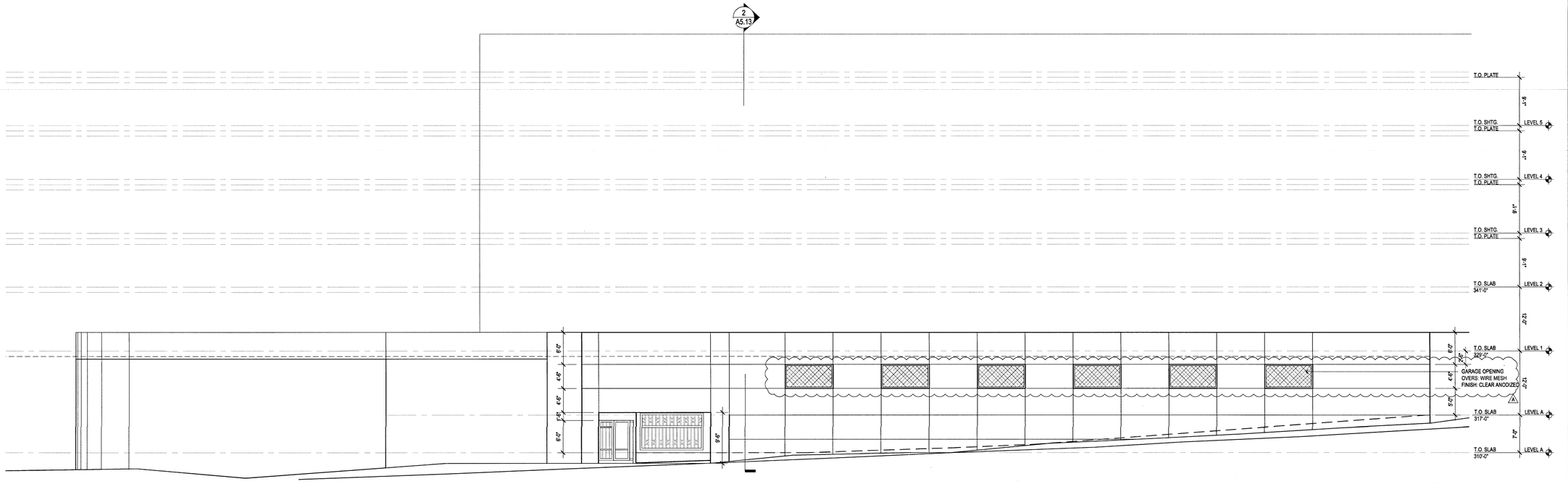


3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTES:
- SEE FINISH SCHEDULE ON SHEET A1.06 FOR FINISH AND MATERIAL LEGEND
- SEE FLOOR PLANS FOR DOOR CALLOUTS ON SHEETS A3.01 AND A3.02
- SEE UNIT AND BUILDING FLOOR PLANS FOR WINDOW CALLOUTS ON SHEETS A3.15
- SEE ENLARGED CORES FOR STOREFRONT CALLOUTS ON SHEET A3.15
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- SEE COLOR EXHIBIT FOR INFORMATION ON LOCATION OF COLORS



1 NORTH ELEVATION (PARTIAL)
SCALE: 1/8" = 1'-0"

CHARLES ABBOTT ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
11/8/14
DATE

Drawn By:	SW
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
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B	12-03-2013	PLANNING REVISIONS
C	01-14-2014	REVISIONS

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CAREER LOFTS

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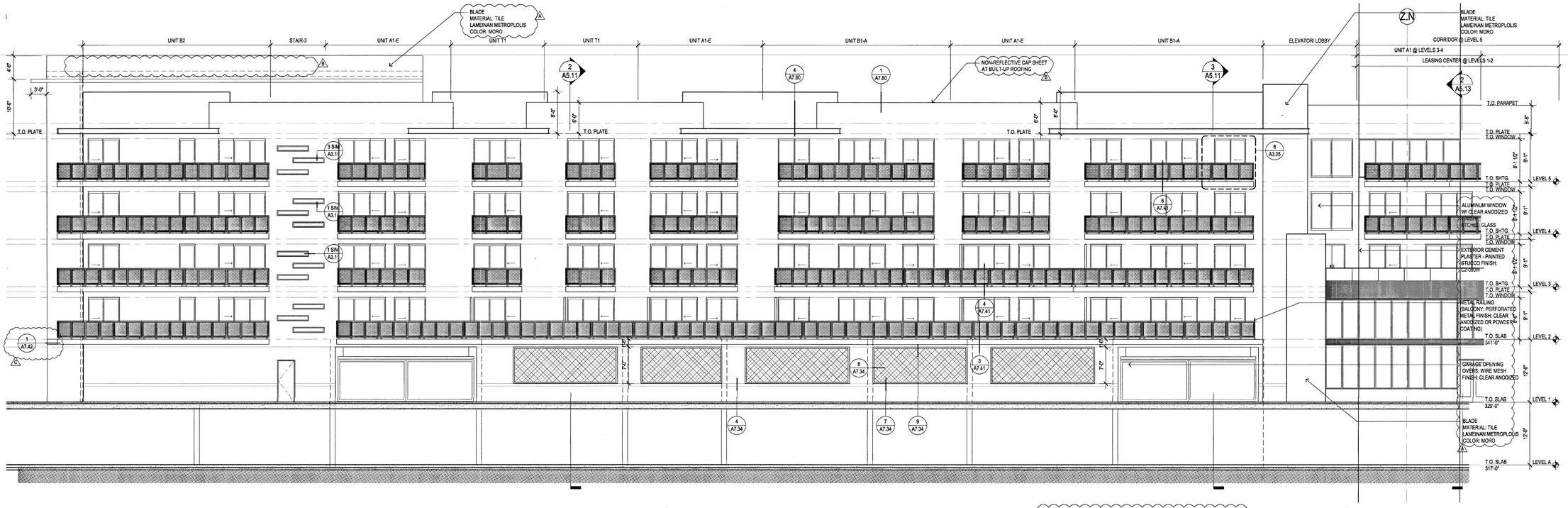
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SHEET CONTENTS:
BLDG. NORTH, SOUTH EXT. ELEVATIONS

SHEET NO.
A4.72

2011492

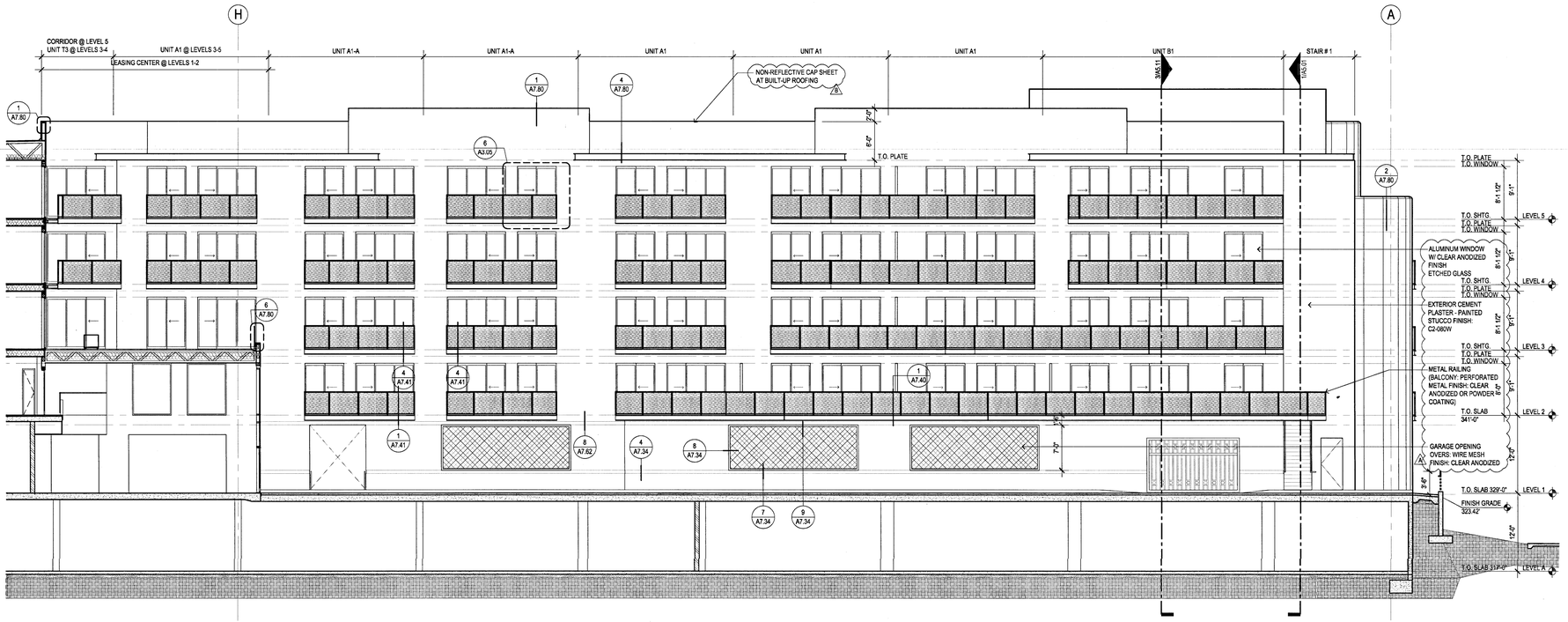
DELTA-C 01-14-2014



NOTES:

- SEE FINISH SCHEDULE ON SHEET A1.06 FOR FINISH AND MATERIAL LEGEND
- SEE FLOOR PLANS FOR DOOR CALLOUTS ON SHEETS A3.01 AND A3.02
- SEE UNIT AND BUILDING FLOOR PLANS FOR WINDOW CALLOUTS ON SHEETS A3.15
- SEE ENLARGED CORES FOR STOREFRONT CALLOUTS ON SHEET A3.15
- PROVIDE ANTI-GRAFFITI - RESISTANT COATING FOR THE FIRST 9'-0" OF THE BUILDING ABOVE GRADE
- SEE COLOR EXHIBIT FOR INFORMATION ON LOCATION OF COLORS

2 WEST COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

CHARLES M. GOBALET ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
CAA DATE

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Drawn By:	SW
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
B	12-03-2013	PLANNING REVISIONS
C	01-14-2014	REVISIONS

CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

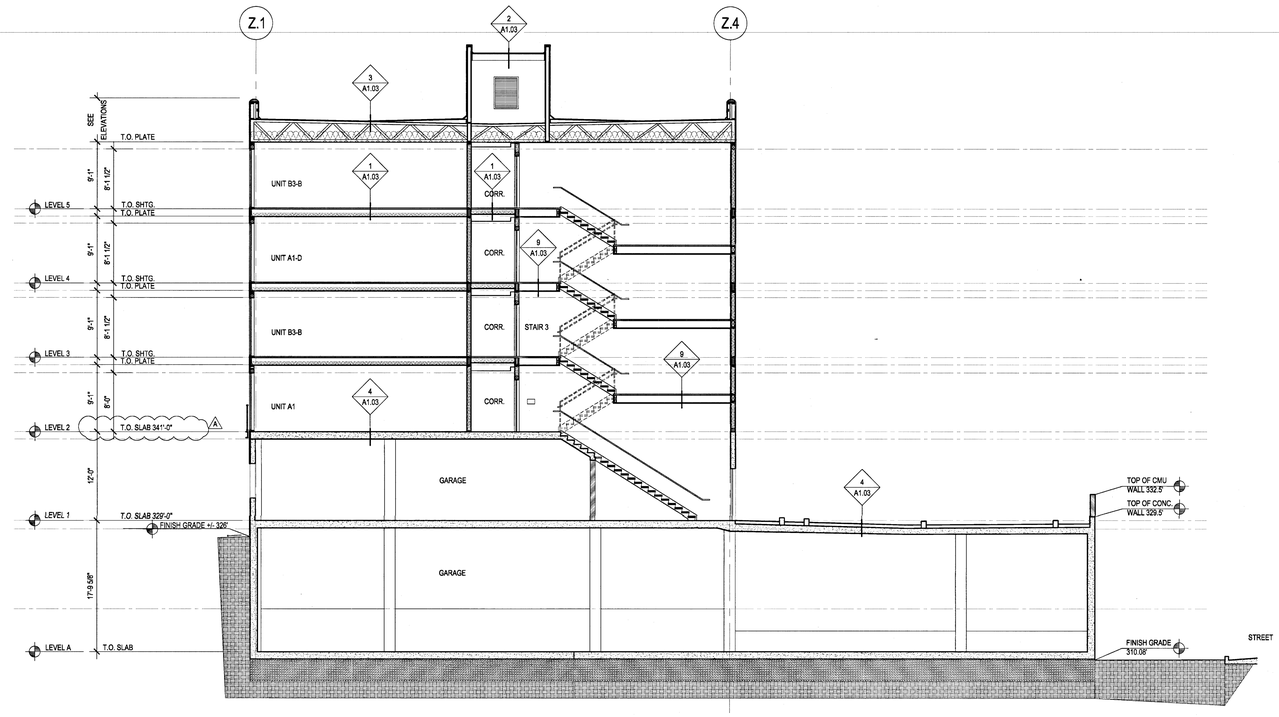
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SHEET CONTENTS:
BLDG. SOUTH, WEST CTYD. EXT. ELEVATIONS

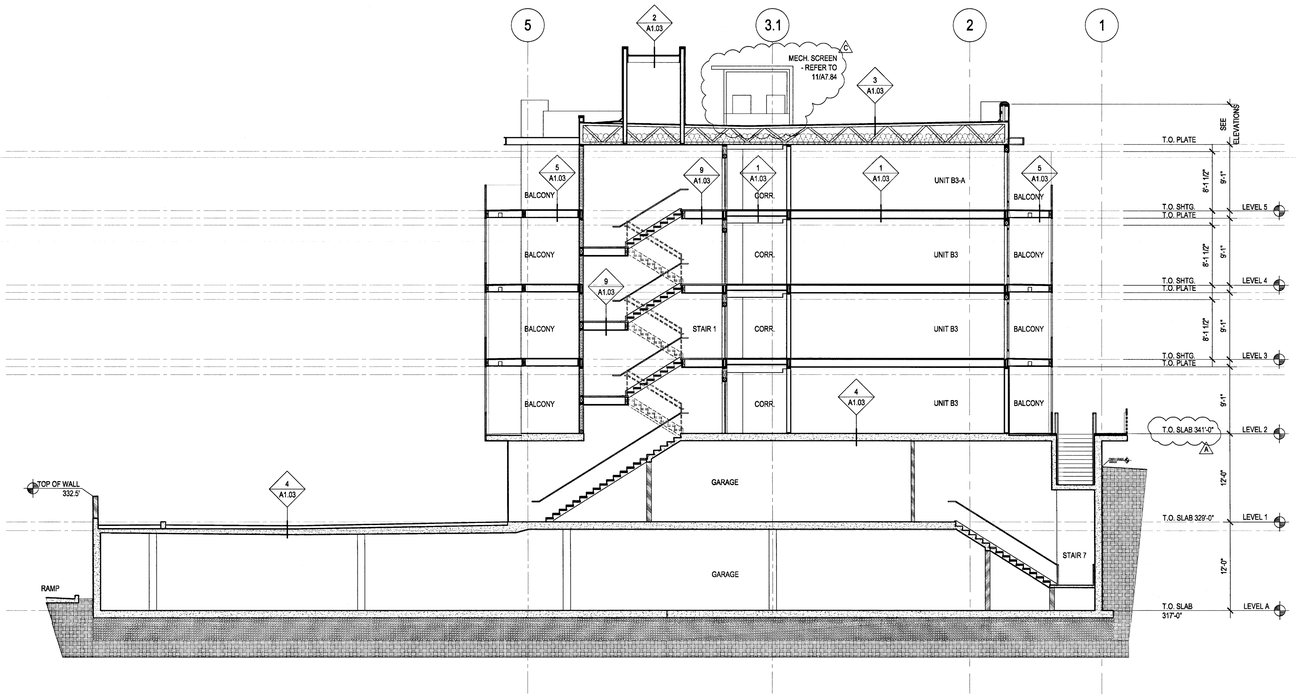
SHEET NO.
A4.73

2011492

DELTA-C 01-14-2014



2 BUILDING SECTION - 2
SCALE: 1/8" = 1'-0"



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

CHARLES ALEXANDER & ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
SIGN DATE

FILE: M:\11492_United American_Career Lofts\A-CD\BUILDING SECTION.dwg
USER: cmurray DATE/TIME: Jan 13, 2014 - 2:45pm
SCALE: 48 LAYOUT: A5.01

Drawn By:	YL
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
VINCE GERALD CHIPPA
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

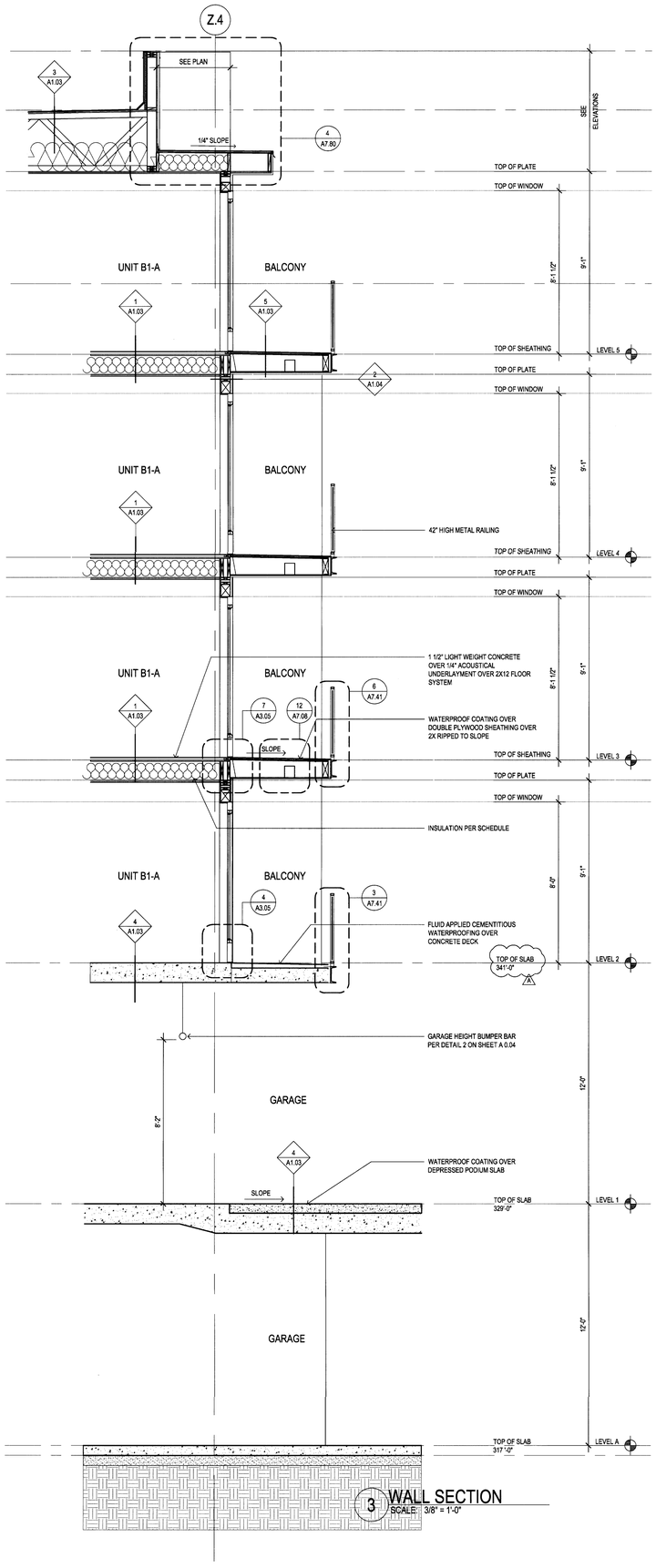
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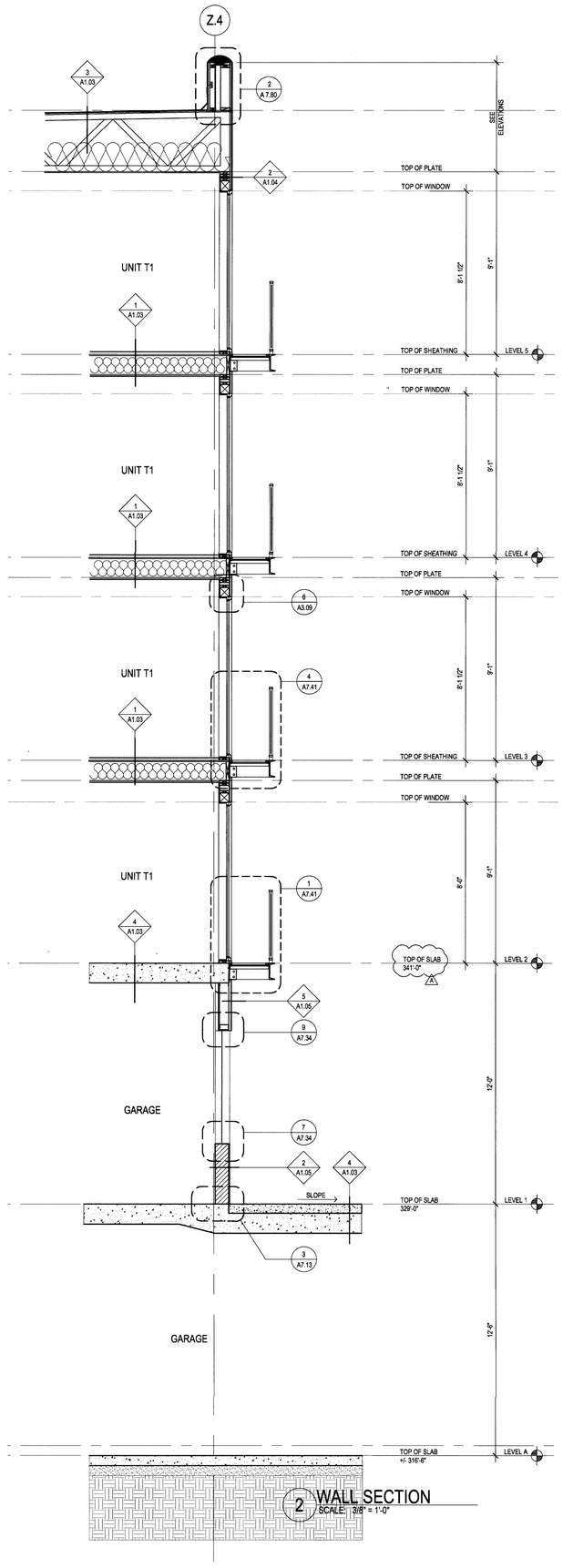
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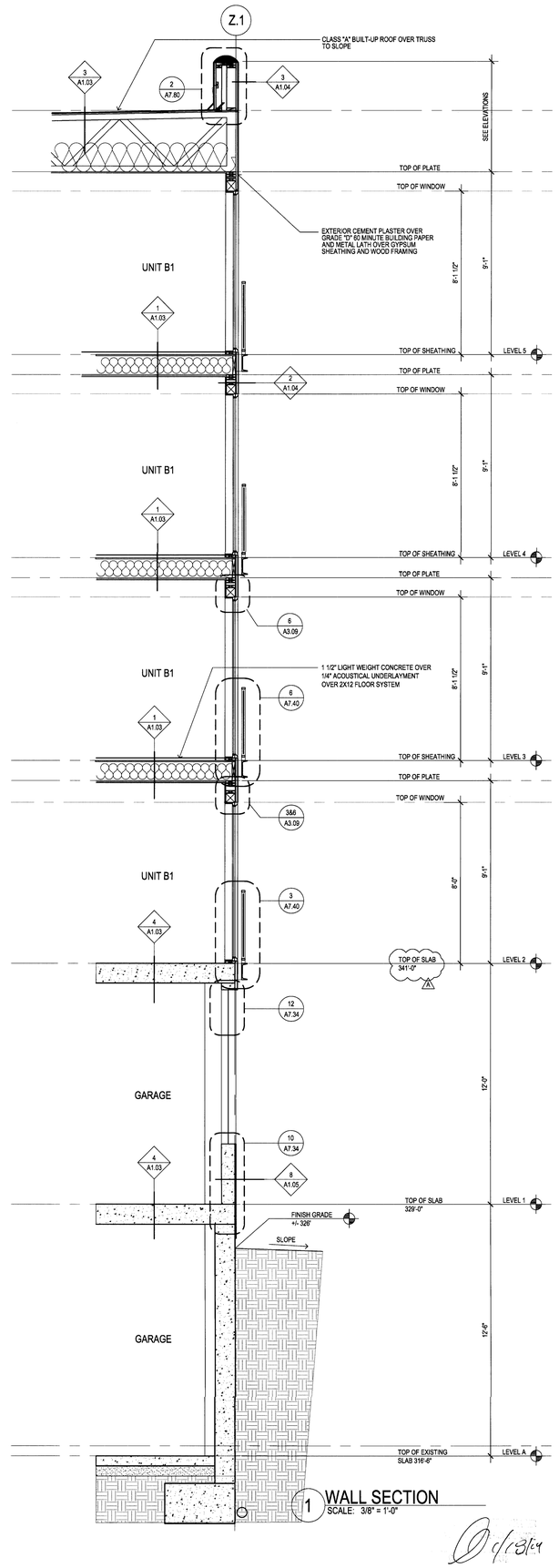
SHEET NO.
A5.01

2011492

DELTA-C 01-14-2014







Drawn By:	YL	
Original Date Plotted:	11-27-2012	
Revisions:		
#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL

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LICENSED ARCHITECT VINCE GERALD CHIORKA No. C23572 Ren. 7-31-15 STATE OF CALIFORNIA

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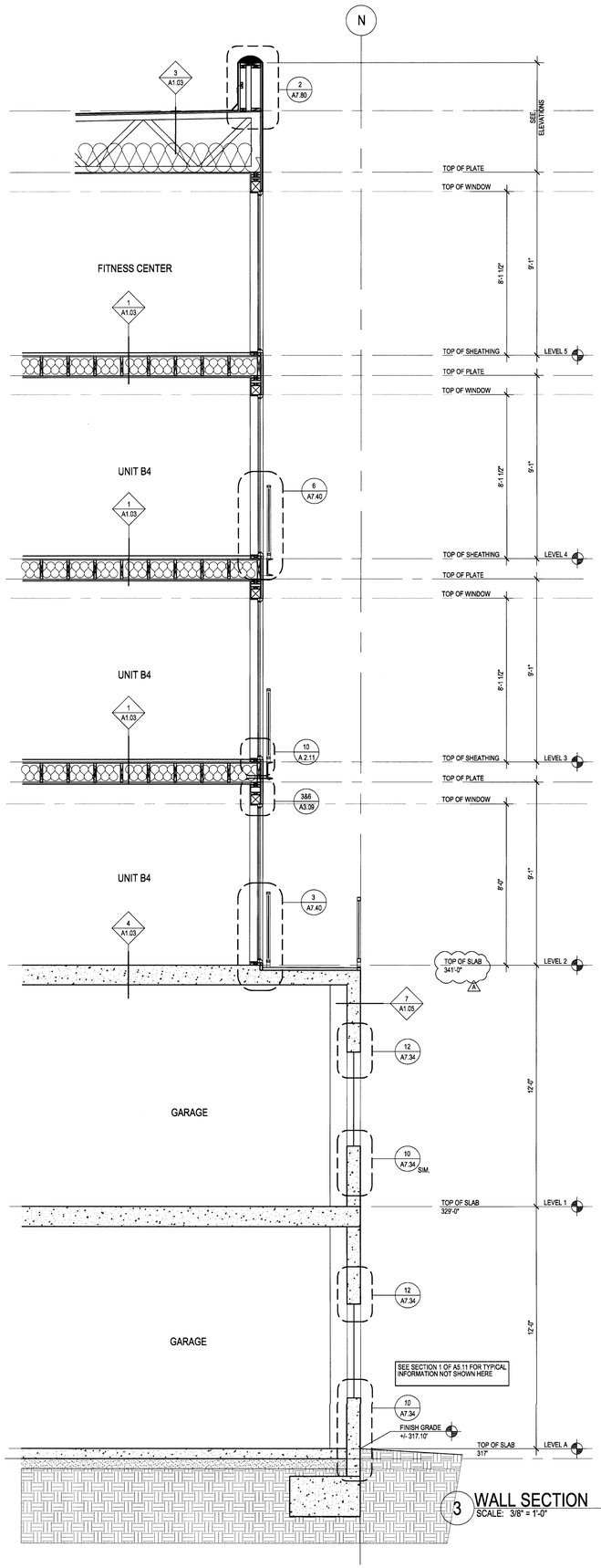
SHEET CONTENTS:
WALL SECTIONS

SHEET NO.
A5.11

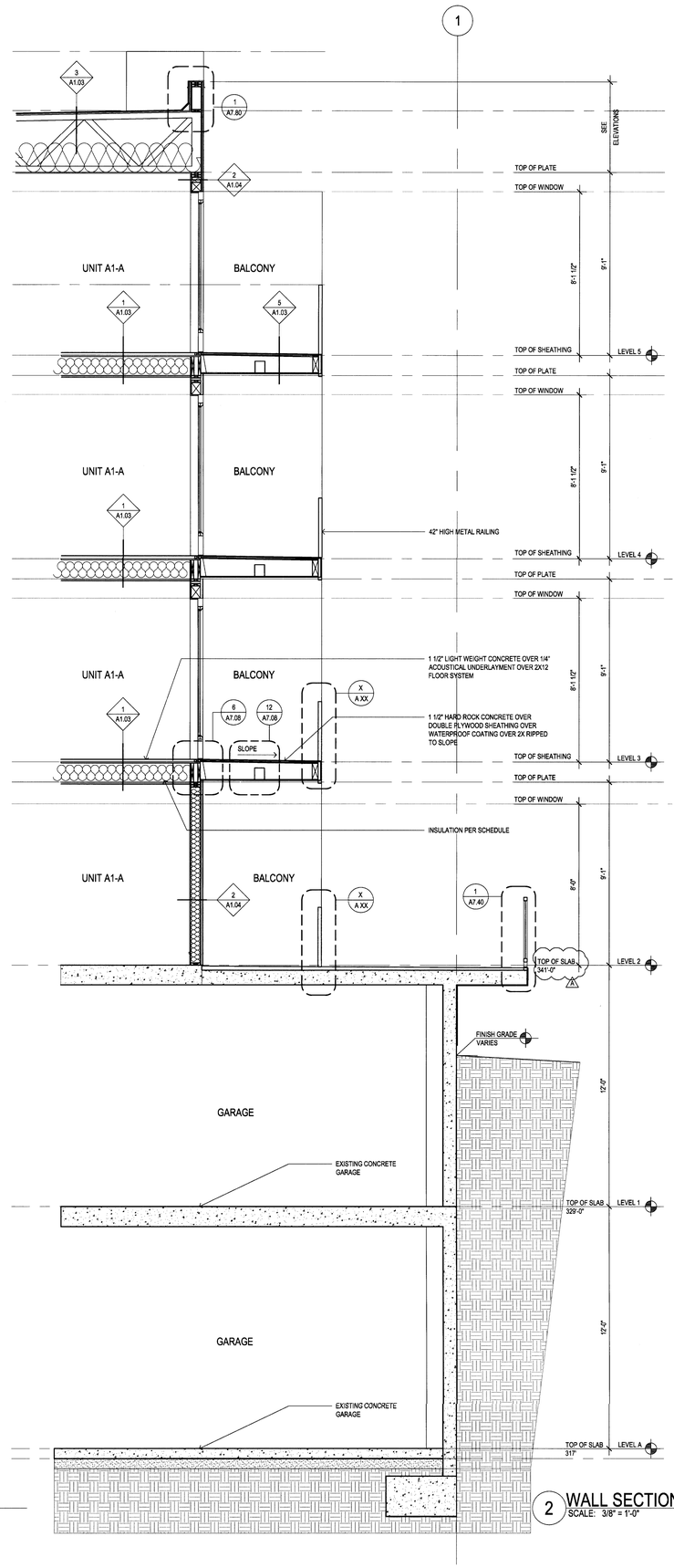
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DELTA -A BLDG DEPT RESUB 11-22-2013

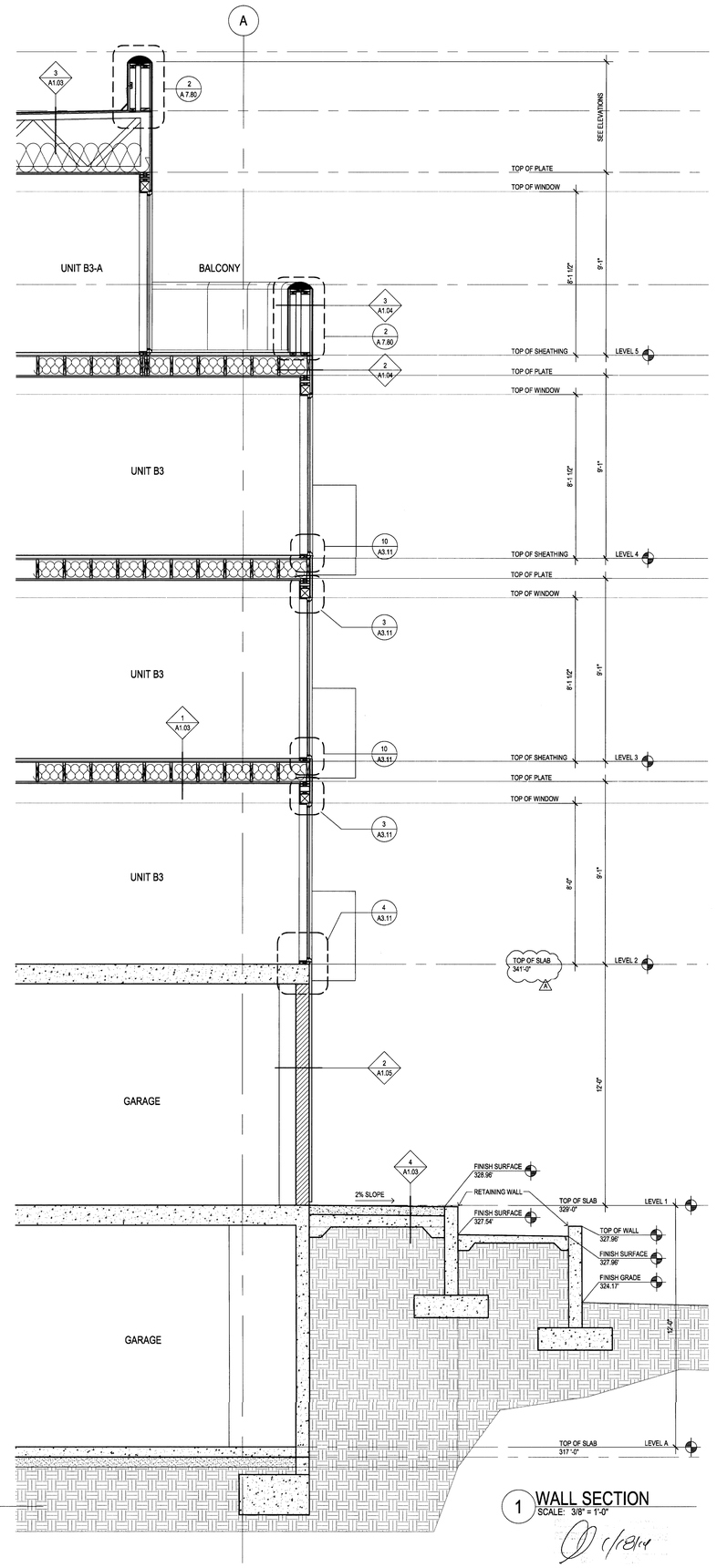
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USER: yly DATE/TIME: Nov 20, 2013 - 4:04pm
SCALE: 24 LAYOUT: A5.11



3 WALL SECTION
SCALE: 3/8" = 1'-0"



2 WALL SECTION
SCALE: 3/8" = 1'-0"



1 WALL SECTION
SCALE: 3/8" = 1'-0"

FILE: M:\11492 (United American, Career Lofts)\CDWALL-SECT.dwg
USER: YL PLOTTED: Nov 27, 2012 - 1:47pm
SCALE: 32 LAYOUT: A5.12

Drawn By:	YL	
Original Date Plotted:	11-27-2012	
Revisions:		
#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT VINCE GERALD CHIPPA No. C23572 Ren. 7-31-15 STATE OF CALIFORNIA

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SHEET CONTENTS:
WALL SECTIONS

SHEET NO.
A5.12

2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

H

J

N

1 A7.80

2 A1.03

4 A7.41

1'-6"

SEE ELEVATIONS

TOP OF PLATE

TOP OF WINDOW

8'-1 1/2"

9'-1"

TOP OF SHEATHING

LEVEL 5

UNIT T2

SKYDECK

6 A1.03

3'-6"

3 A7.80

UNIT T2

UNIT A2

1 A1.03

5 A1.03

BALCONY

3 A1.04

2 sim. A7.80

5'-8"

LEVEL 4

6 A3.03

UNIT T2

UNIT A2

BALCONY

4 A3.06

LEVEL 3

55'-10"

54'-4"

42'-3"

6 A7.80

3'-6"

8 A1.03

PLANTER BY OTHERS

3'-1"

8'-1"

12'-0"

LEVEL 2

TOP OF SLAB 341'-0"

LEVEL 1

TOP OF SLAB 329'-0"

LEVEL A

TOP OF SLAB 317'-0"

LEASING

LEASING CENTER LOBBY

GARAGE

3-HOUR OCCUPANCY SEPARATION

UNIT A2

1 A3.08

2 A7.40

9'-8"

8'-0"

7 A1.05

12 A7.34

10 A7.34 SIM.

SEE SECTION 1 OF A5.11 FOR TYPICAL INFORMATION NOT SHOWN HERE

FINISH GRADE +/- 317.10'

2 WALL SECTION
SCALE: 3/8" = 1'-0"

1 WALL SECTION
SCALE: 3/8" = 1'-0"

1/31/14

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SCALE: 32 LAYOUT: A5.13

Drawn By:	YL
Original Date Plotted:	11-27-2012
Revisions:	

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JAMES GERALD CHUNG
No. C 23572
Ren. 7-31-15
STATE OF CALIFORNIA

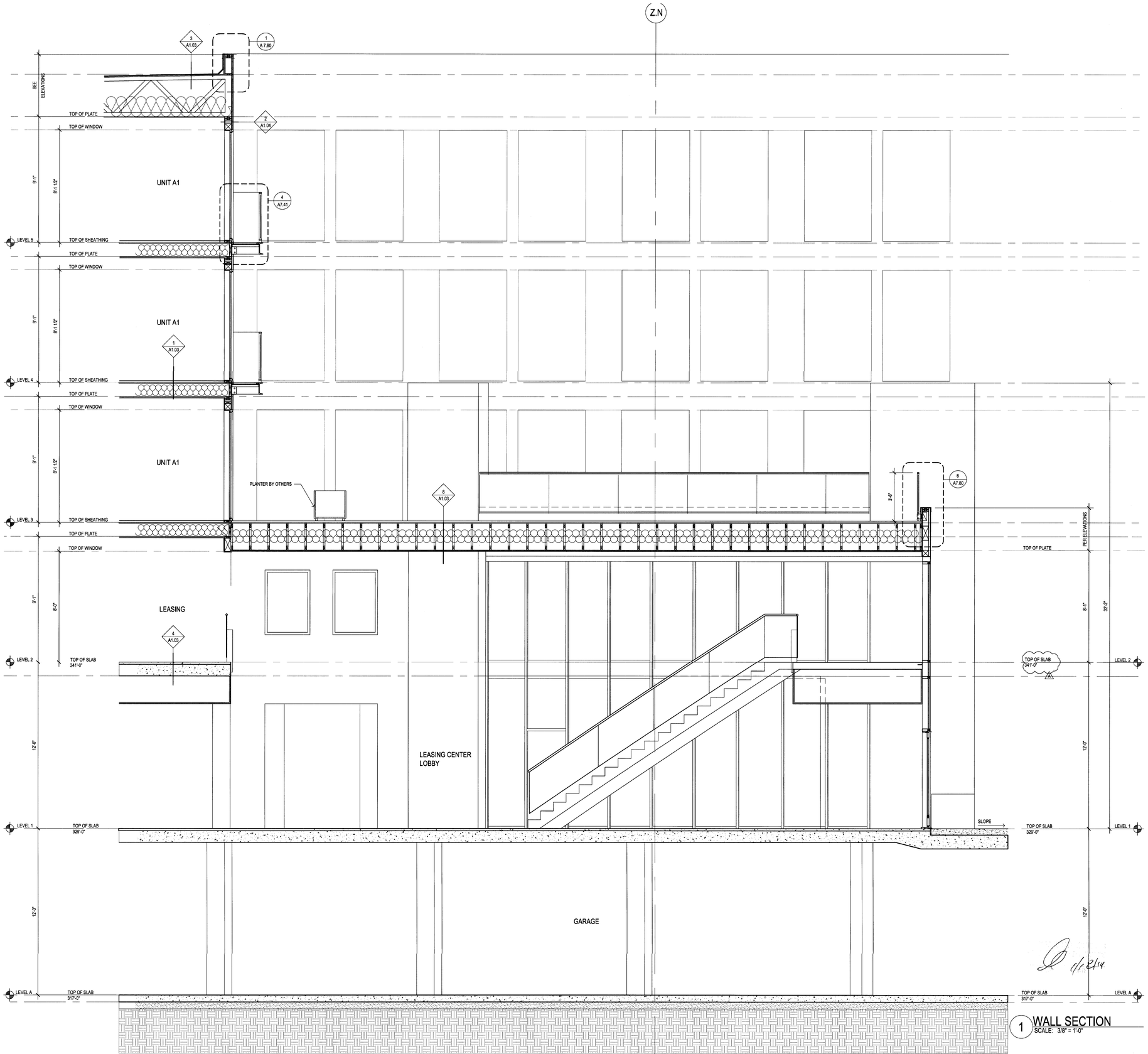
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SHEET CONTENTS:
WALL SECTIONS

SHEET NO.
A5.13

2011492

DELTA -A BLDG DEPT RESUB 11-22-2013



1 WALL SECTION
SCALE: 3/8" = 1'-0"

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SCALE: 32 LAYOUT: A5.14

Drawn By:	YL	
Original Date Plotted:	11-27-2012	
Revisions:		
#	DATE	COMMENTS
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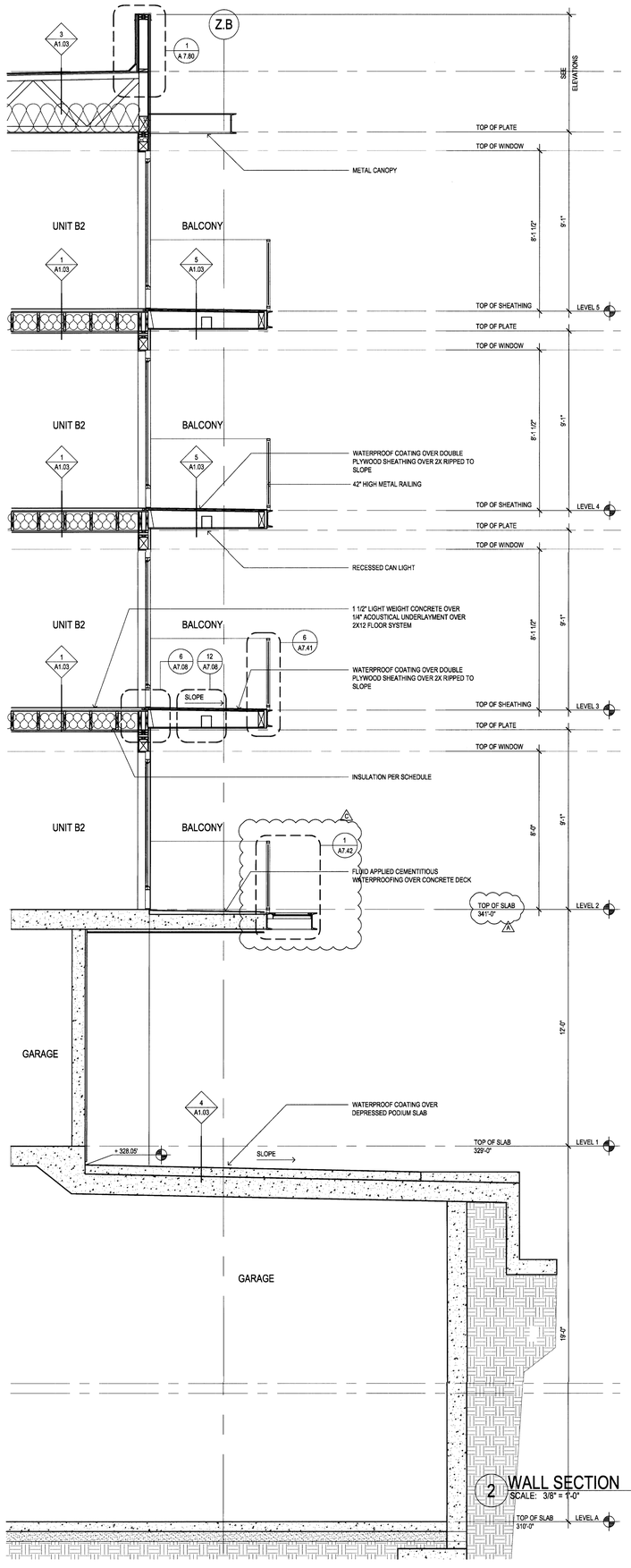
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SHEET CONTENTS:
WALL SECTIONS

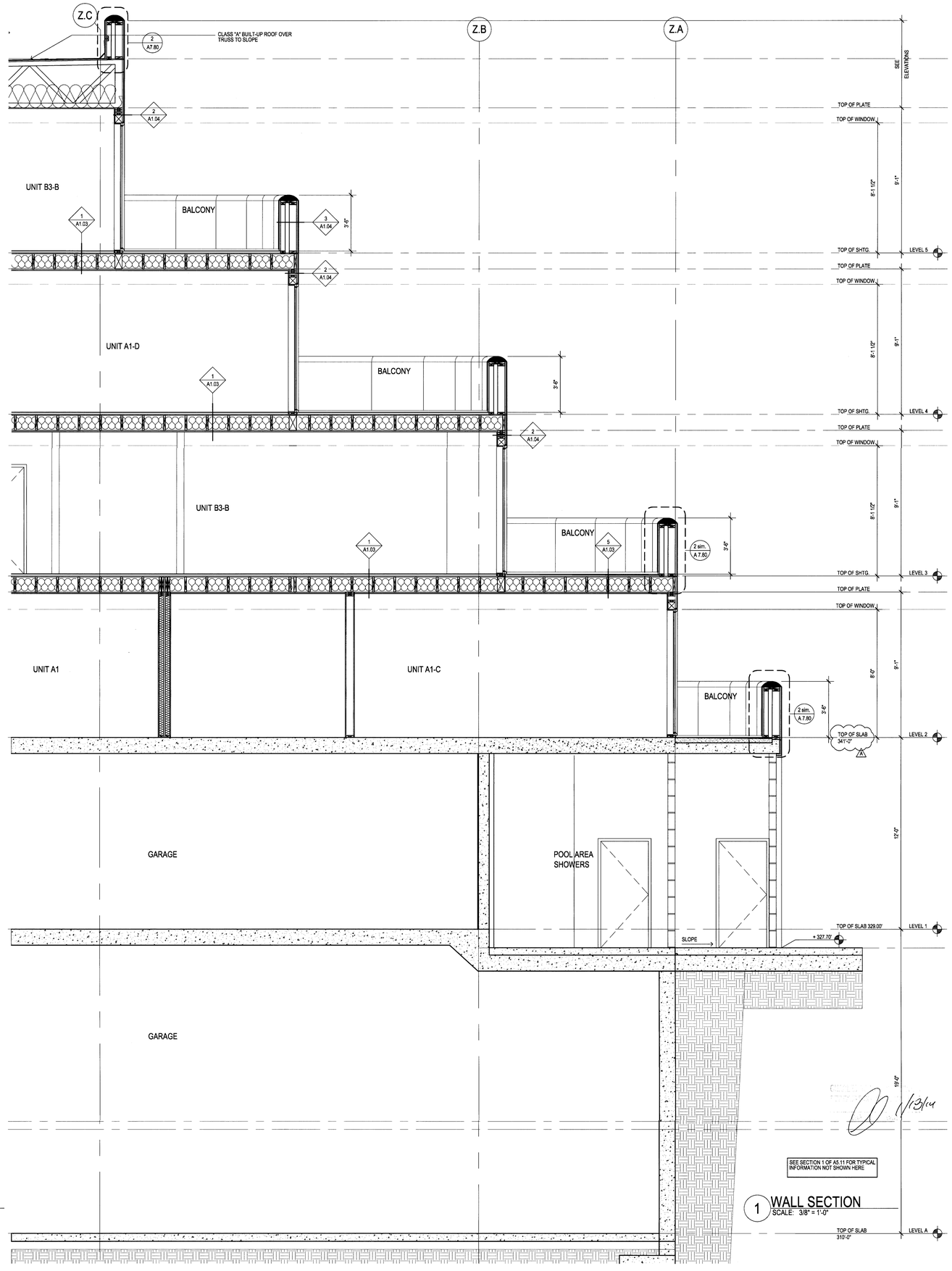
SHEET NO.
A5.14

2011492

DELTA -A BLDG DEPT RESUB 11-22-2013



2 WALL SECTION
SCALE: 3/8" = 1'-0"



SEE SECTION 1 OF A5.11 FOR TYPICAL INFORMATION NOT SHOWN HERE

1 WALL SECTION
SCALE: 3/8" = 1'-0"

Drawn By:	YL
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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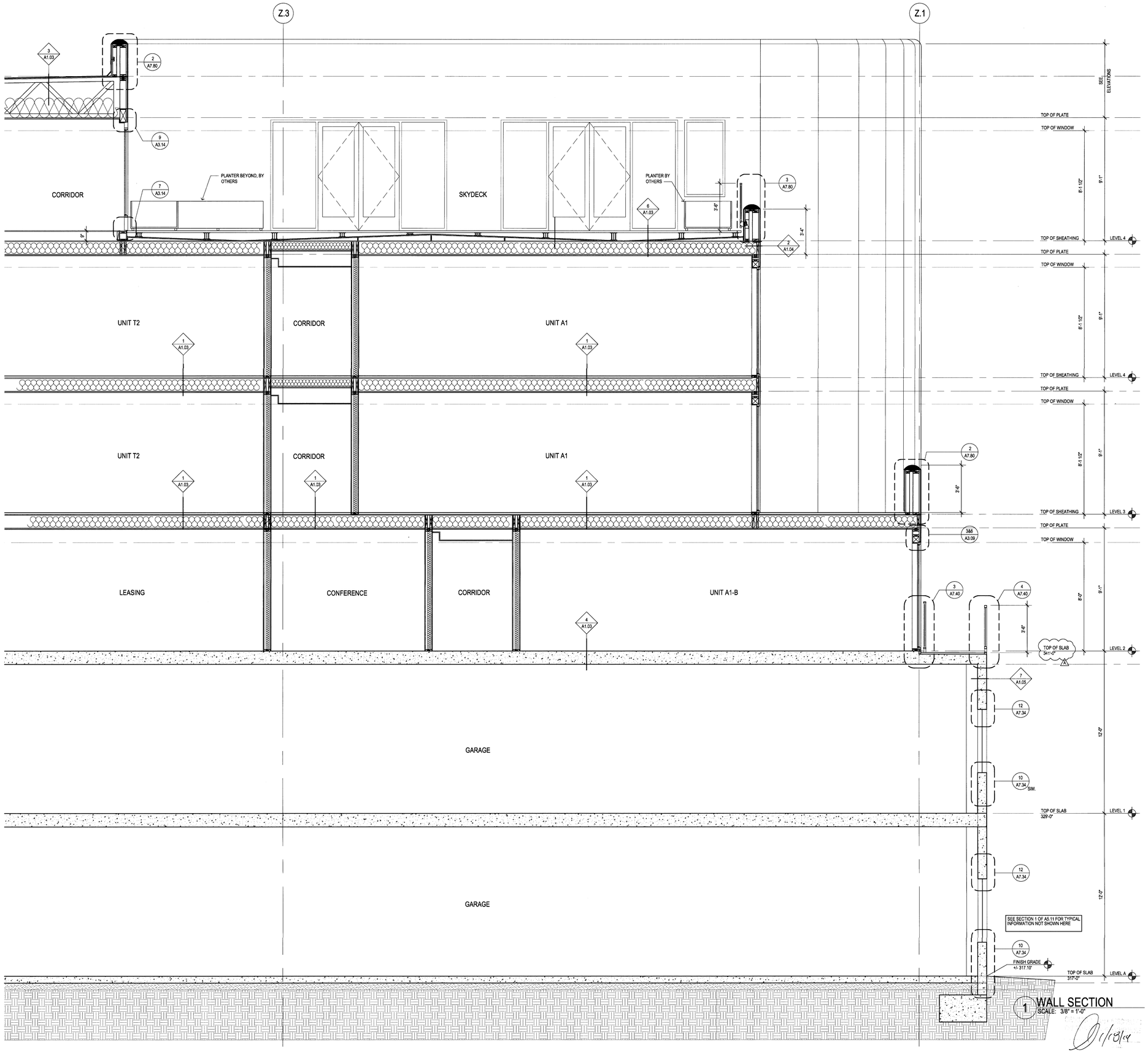
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SHEET NO.
A5.15

2011492

DELTA-C 01-14-2014

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Drawn By:	YL
Original Date Plotted:	11-27-2012
Revisions:	

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SHEET CONTENTS:
WALL SECTIONS

SHEET NO.
A5.16

2011492

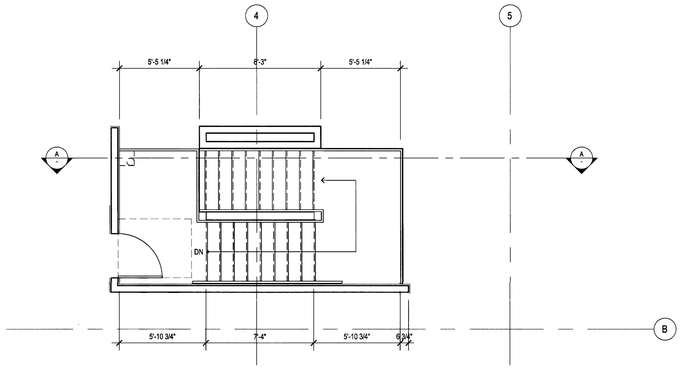
DELTA -A BLDG DEPT RESUB 11-22-2013

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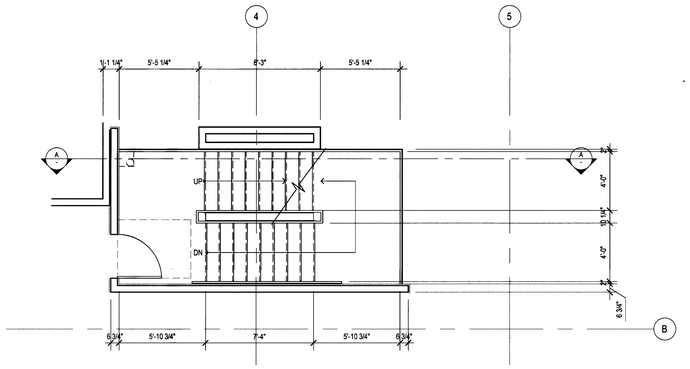
GENERAL NOTES

STAIR NOTES:

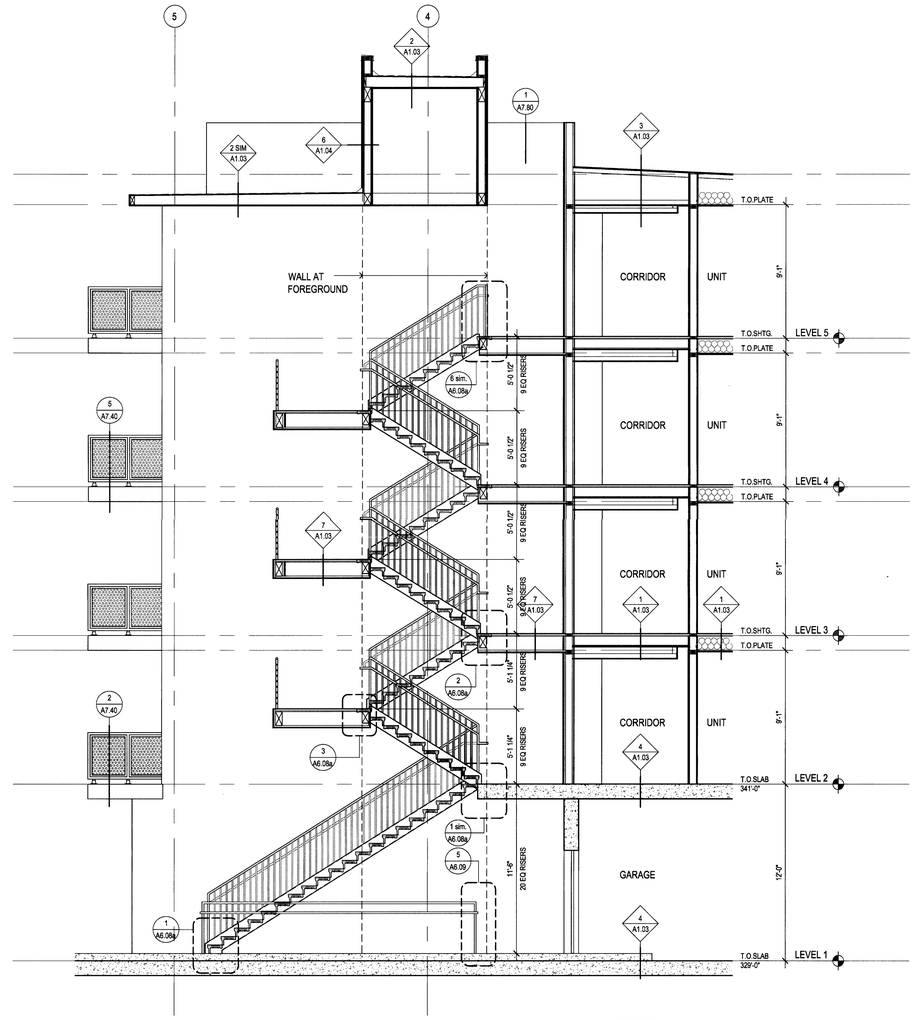
1. STAIRS ARE A DESIGN BUILD COMPONENT PROVIDE PLANS AND ENGINEERING CALCULATIONS FOR ENCLOSED EXIT STAIRS FOR REVIEW AND APPROVAL OF THE ENGINEER OF RECORD
2. VERIFY STANDPIPE LOCATIONS WITH THE SPRINKLER CONTRACTOR
3. SEE SHEET A1.22, A1.26 FOR PENETRATIONS THROUGH FIRE RATED ASSEMBLIES
4. SEE SHEET A0.04, A0.05 FOR TYPICAL SIGNAGE. VERIFY WITH SIGNAGE CONSULTANT
5. SEE FINISH SCHEDULE FOR FINISH INFORMATION
6. AT WALL WITH ADJACENT UNITS SET STUD WALL IN 5/8" TO FLUSH FINISHES WITH ADJACENT UNIT FINISHES
7. PROVIDE SMOKE DETECTORS AT THE TOP COMMON STAIRWELLS SERVING TWO OR MORE TENANTS. SEE FIRE ALARM CONTRACTOR FOR LOCATIONS
8. FIRE & SMOKE DAMPERS SHALL BE INSTALLED PER MEP DRAWINGS
9. SEE SHEET A0.03 FOR ACCESSIBILITY NOTES
10. FIRE & SMOKE DAMPERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION 716.3.1
    A) DUCTS PENETRATING FIREWALLS IN ACCORDANCE TO SECTION 715.11
    B) DUCT PENETRATIONS OF FIRE BARRIERS.
    C) DUCTS PENETRATING SHAFTS PER 716.5.3
    D) DUCTS PENETRATING FIRE PARTITIONS & FIRE-RATED CORRIDOR WALLS.
    E) DUCTS PENETRATING SMOKE BARRIERS
    F) DUCTS PENETRATING HORIZONTAL ASSEMBLIES
    REFER TO MEP DRAWINGS



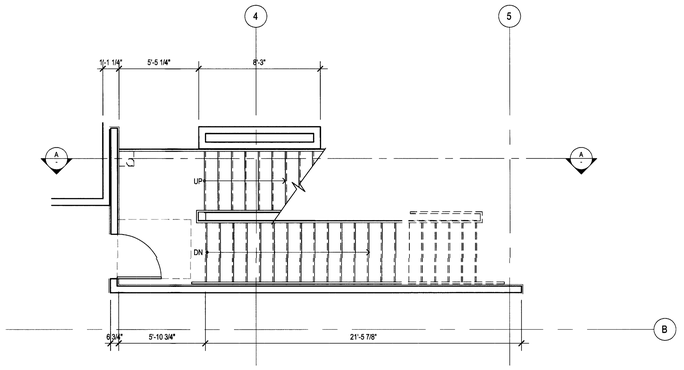
5 STAIR 1 PLAN - LEVELS 4-5
SCALE: 1/4" = 1'-0"



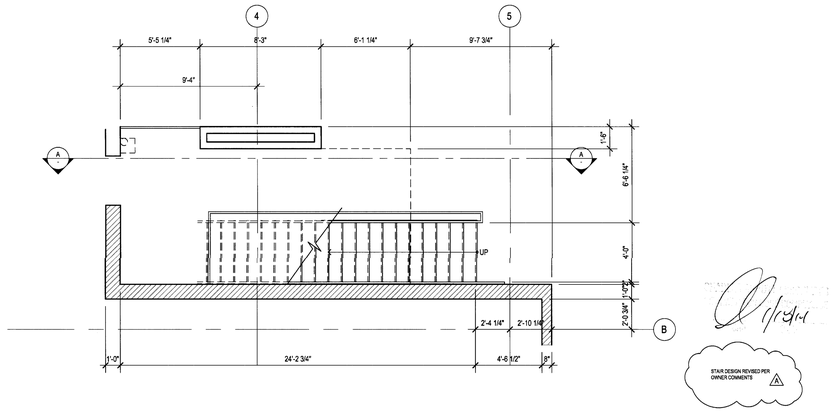
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SCALE: 1/4" = 1'-0"



2 STAIR 1 SECTION A
SCALE: 1/4" = 1'-0"



3 STAIR 1 PLAN - LEVEL 2
SCALE: 1/4" = 1'-0"



1 STAIR 1 PLAN - LEVEL 1
SCALE: 1/4" = 1'-0"

Drawn By:	SV	
Original Date Plotted:	11-27-2012	
Revisions:		
#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
BRUCE GERALD CHOPEK
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

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SHEET CONTENTS:
STAIR-1
PLAN & SECTION

SHEET NO.
A6.01

2011492

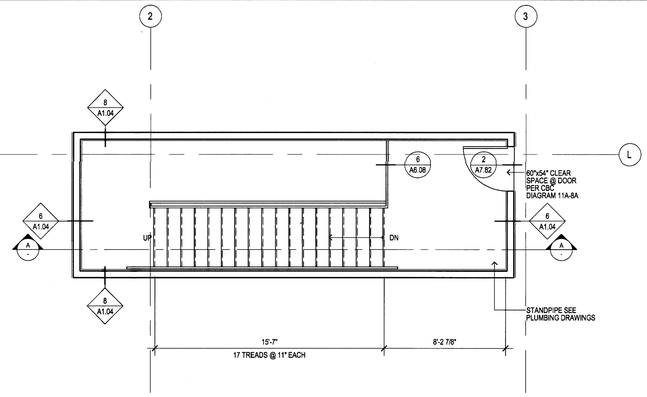
DELTA-A BLDG DEPT RESUB 11-22-2013

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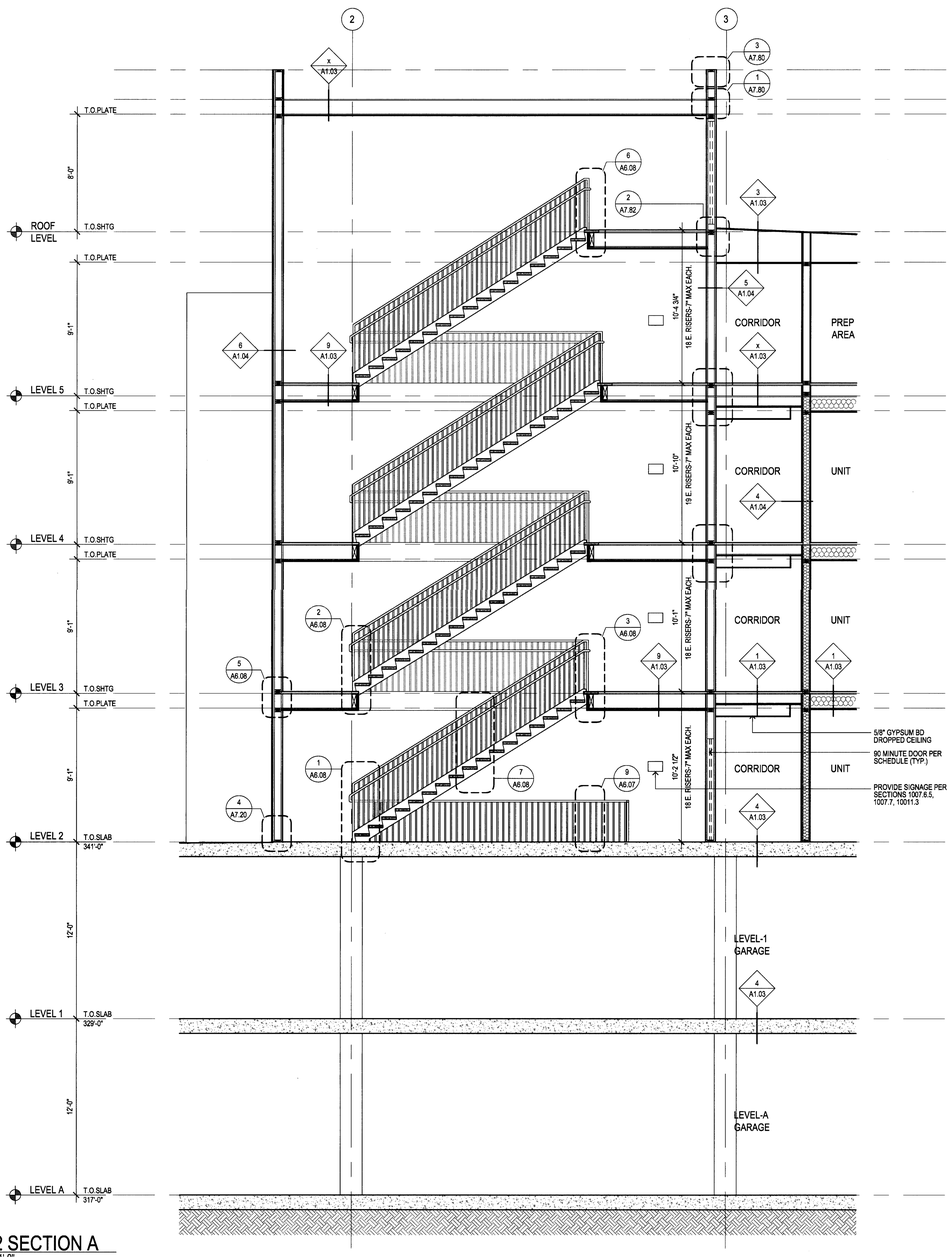
GENERAL NOTES

STAIR NOTES:

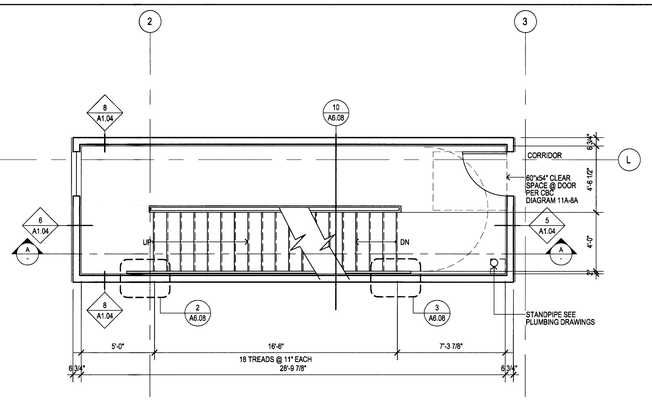
1. STAIRS ARE A DESIGN BUILD COMPONENT PROVIDE PLANS AND ENGINEERING CALCULATIONS FOR ENCLOSED EXIT STAIRS FOR REVIEW AND APPROVAL OF THE ENGINEER OF RECORD
2. VERIFY STANDPIPE LOCATIONS WITH THE SPRINKLER CONTRACTOR
3. SEE SHEET A1.22, A1.26 FOR PENETRATIONS THROUGH FIRE RATED ASSEMBLIES
4. SEE SHEET A0.04, A0.05 FOR TYPICAL SIGNAGE. VERIFY WITH SIGNAGE CONSULTANT
5. SEE FINISH SCHEDULE FOR FINISH INFORMATION
6. AT WALL WITH ADJACENT UNITS SET STUD WALL IN 5/8" TO FLUSH FINISHES WITH ADJACENT UNIT FINISHES
7. PROVIDE SMOKE DETECTORS AT THE TOP COMMON STAIRWELLS SERVING TWO OR MORE TENANTS. SEE FIRE ALARM CONTRACTOR FOR LOCATIONS
8. FIRE & SMOKE DAMPERS SHALL BE INSTALLED PER MEP DRAWINGS
9. SEE SHEET A0.03 FOR ACCESSIBILITY NOTES
10. FIRE & SMOKE DAMPERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION 716.3.1
    A) DUCTS PENETRATING FIREWALLS IN ACCORDANCE TO SECTION 715.11
    B) DUCT PENETRATIONS OF FIRE BARRIERS.
    C) DUCTS PENETRATING SHAFTS PER 716.5.3
    D) DUCTS PENETRATING FIRE PARTITIONS & FIRE-RATED CORRIDOR WALLS.
    E) DUCTS PENETRATING SMOKE BARRIERS
    F) DUCTS PENETRATING HORIZONTAL ASSEMBLIES
    REFER TO MEP DRAWINGS



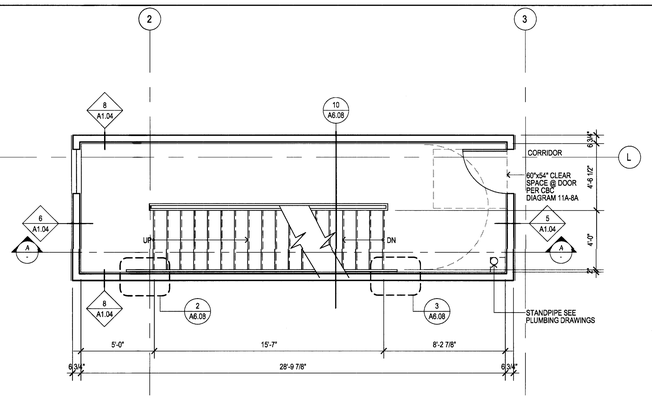
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SCALE: 1/4" = 1'-0"



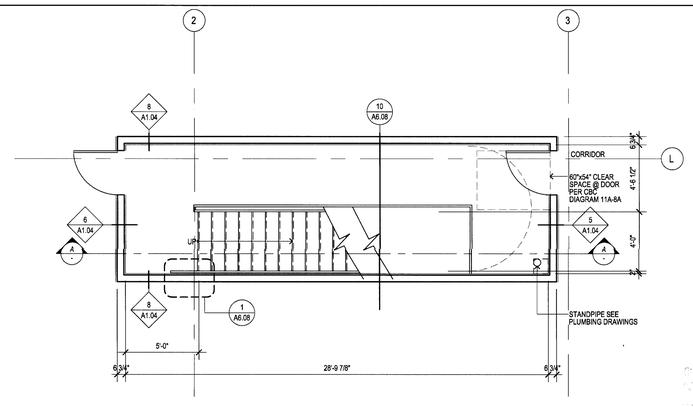
2 STAIR 2 SECTION A
SCALE: 1/4" = 1'-0"



4 STAIR 2 PLAN - LEVEL 5
SCALE: 1/4" = 1'-0"



3 STAIR 2 PLAN - LEVEL 3-4
SCALE: 1/4" = 1'-0"



1 STAIR 2 PLAN - LEVEL 2
SCALE: 1/4" = 1'-0"

1/9/13

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SCALE: 48 LAYOUT: A6.03

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS

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SHEET CONTENTS:
STAIR-2
PLAN & SECTION

SHEET NO.
A6.03

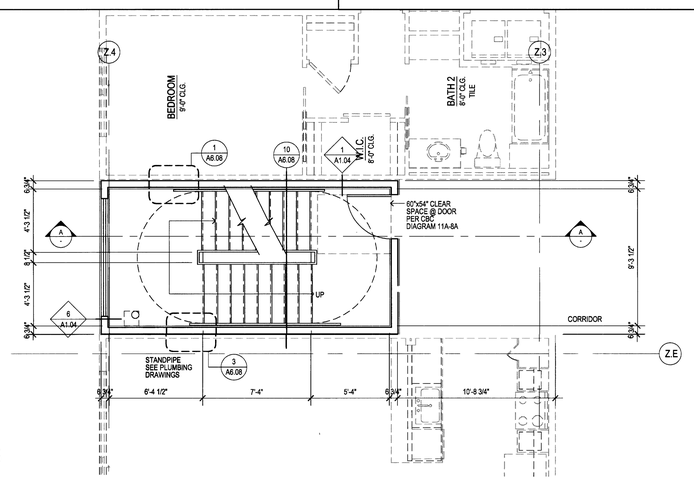
2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

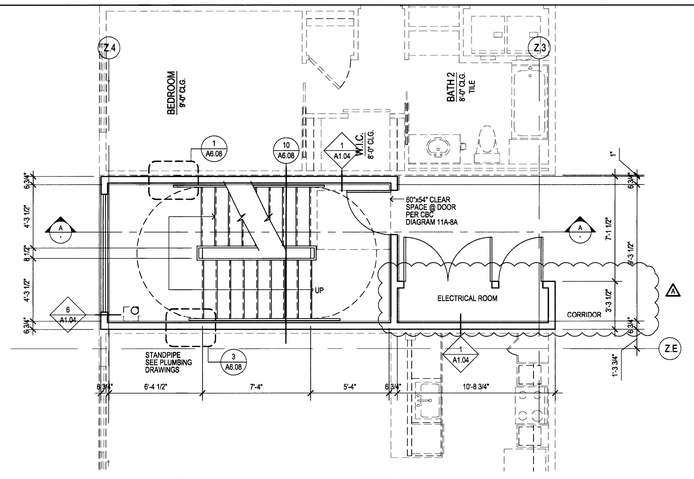
GENERAL NOTES

STAIR NOTES:

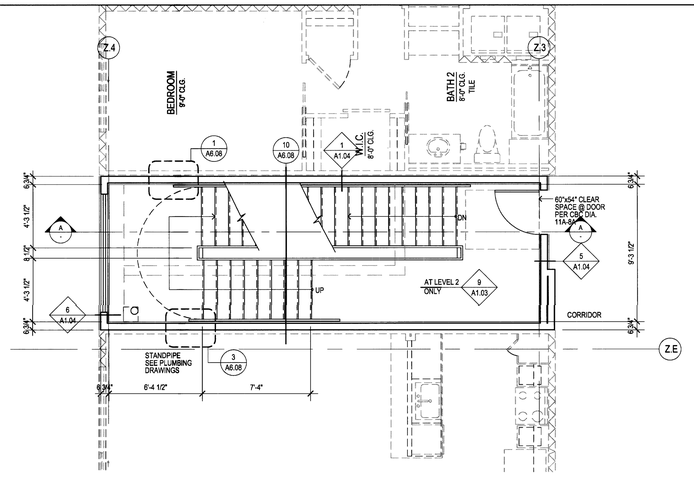
1. STAIRS ARE A DESIGN BUILD COMPONENT PROVIDE PLANS AND ENGINEERING CALCULATIONS FOR ENCLOSED EXIT STAIRS FOR REVIEW AND APPROVAL OF THE ENGINEER OF RECORD
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    E) DUCTS PENETRATING SMOKE BARRIERS
    F) DUCTS PENETRATING HORIZONTAL ASSEMBLIES
    REFER TO MEP DRAWINGS



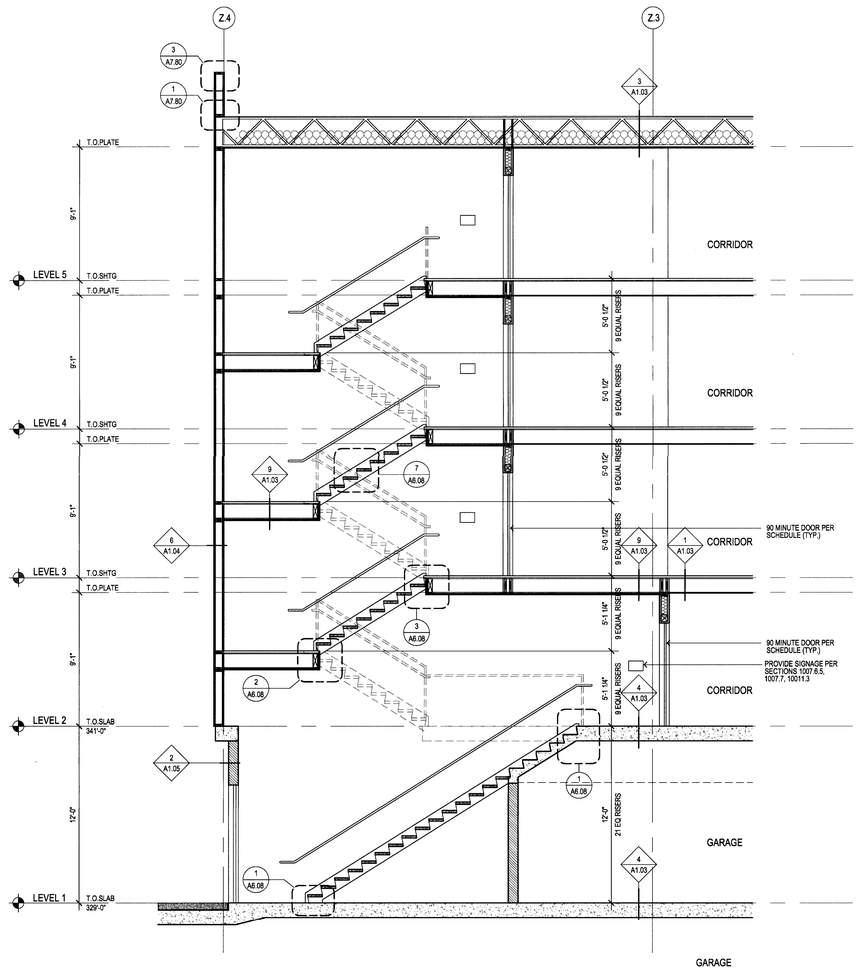
5 STAIR 3 PLAN - LEVELS 4-5
SCALE: 1/4" = 1'-0"



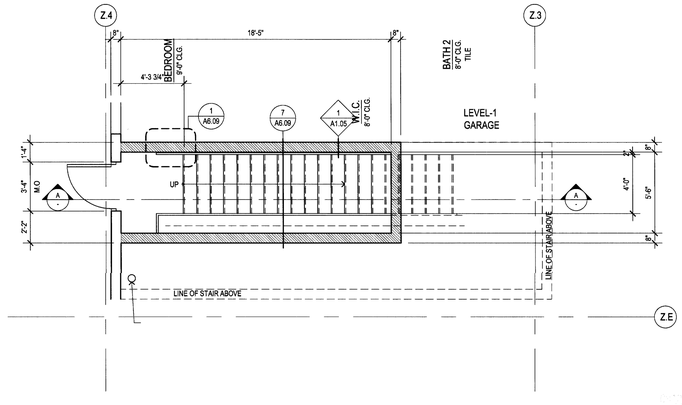
4 STAIR 3 PLAN - LEVEL 3
SCALE: 1/4" = 1'-0"



3 STAIR 3 PLAN - LEVEL 2
SCALE: 1/4" = 1'-0"



2 STAIR-3 SECTION A
SCALE: 1/4" = 1'-0"



1 STAIR 3 PLAN - LEVEL 1
SCALE: 1/4" = 1'-0"

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SCALE: #8 LAYOUT: A6.05

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL

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28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT VINCE GERALD CHIARA No. C 23572 Rem. 7-31-15 STATE OF CALIFORNIA

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SHEET CONTENTS:
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PLAN & SECTION

SHEET NO.
A6.05

2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

WALL LEGEND

EXTENT OF 1 HOUR WALLS

EXTENT OF 2 HOUR WALLS

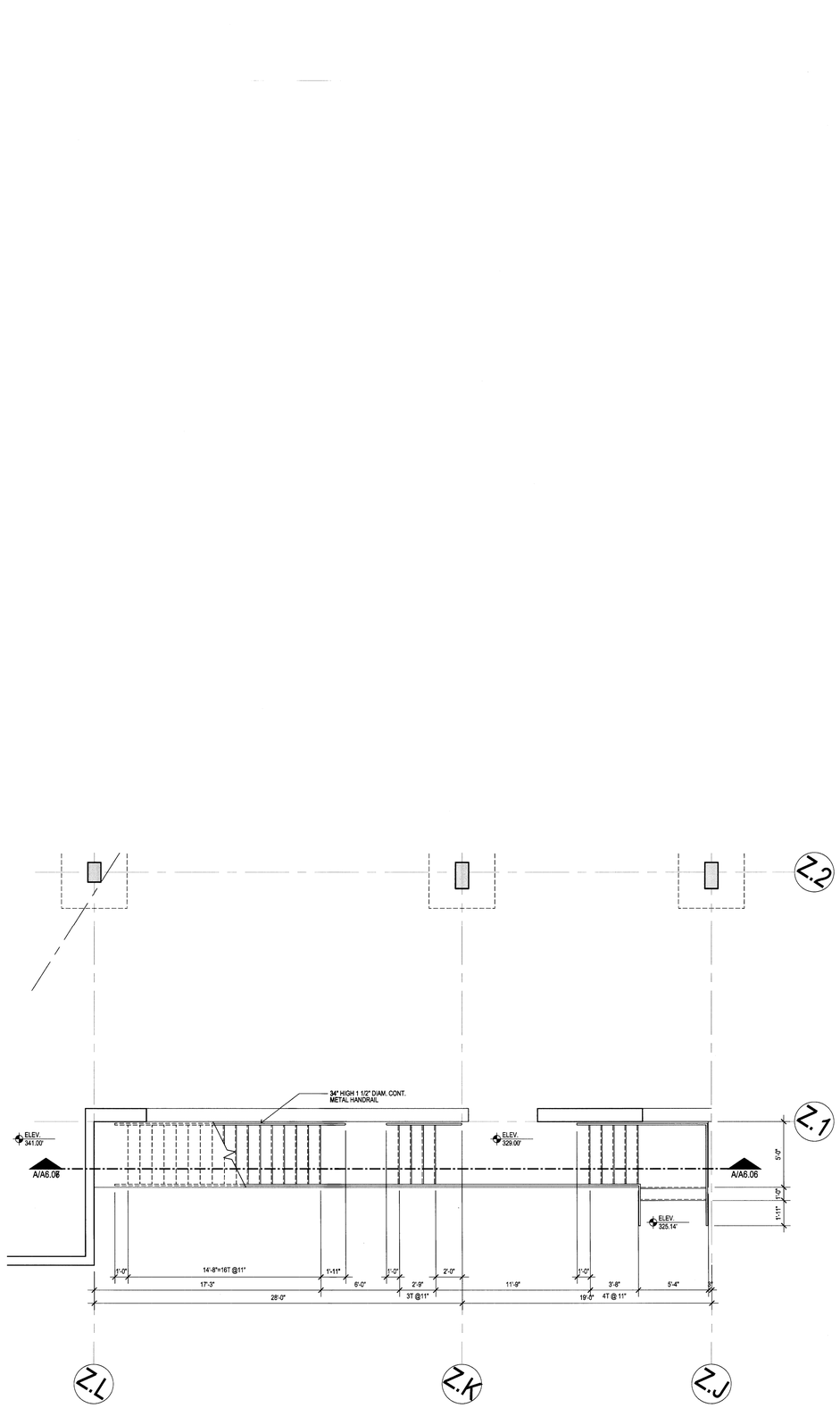
EXTENT OF CAST IN PLACE CONCRETE, SEE STRUCTURAL DRAWINGS

EXTENT OF CONCRETE MASONRY UNIT, SEE STRUCTURAL DRAWINGS

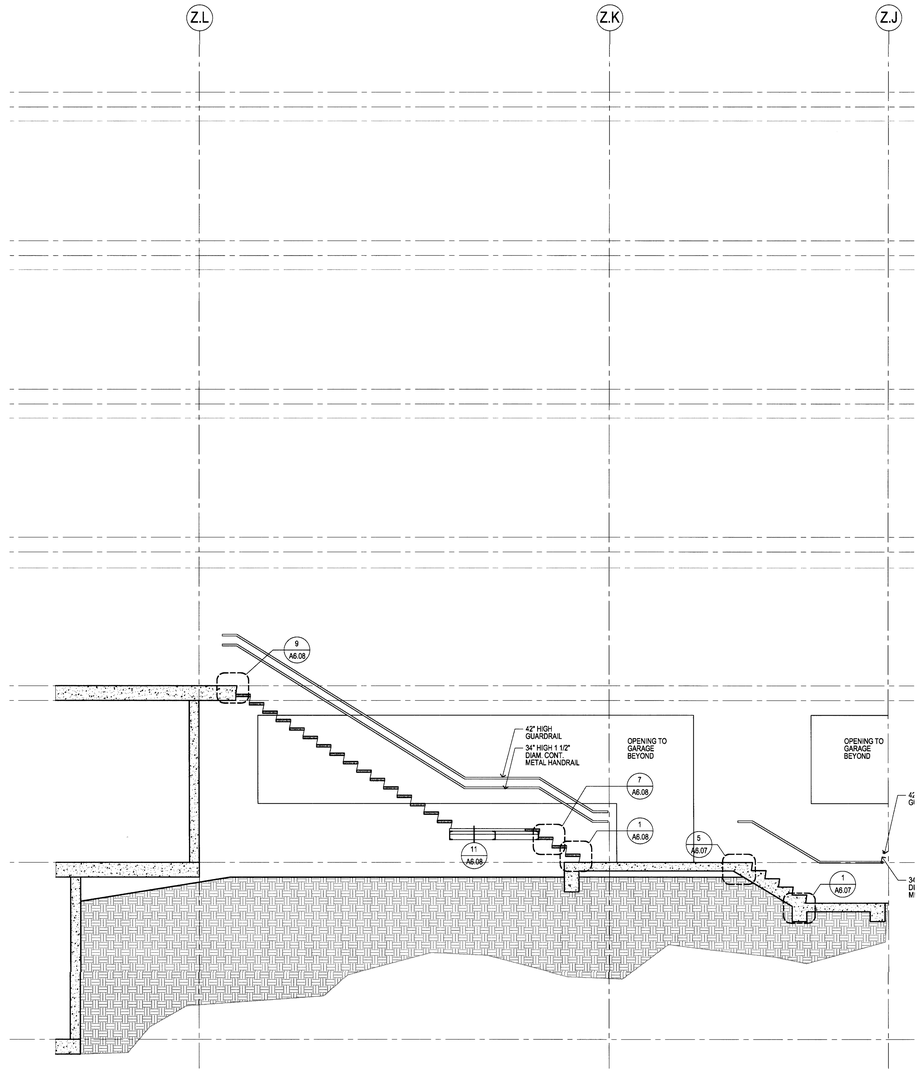
GENERAL NOTES

STAIR NOTES:

1. STAIRS ARE A DESIGN BUILD COMPONENT PROVIDE PLANS AND ENGINEERING CALCULATIONS FOR ENCLOSED EXIT STAIRS FOR REVIEW AND APPROVAL OF THE ENGINEER OF RECORD
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5. SEE FINISH SCHEDULE FOR FINISH INFORMATION
6. AT WALL WITH ADJACENT UNITS SET STUD WALL IN 5/8" TO FLUSH FINISHES WITH ADJACENT UNIT FINISHES
7. PROVIDE SMOKE DETECTORS PER MEP DRAWINGS
8. NOT USED
9. FIRE & SMOKE DAMPERS SHALL BE INSTALLED PER MEP DRAWINGS
10. SEE SHEET A6.08 FOR ACCESSIBILITY NOTES
11. NOT USED



2 STAIR 6 PLAN - LEVEL 1
SCALE: 1/4" = 1'-0"



1 STAIR 6 SECTION A
SCALE: 1/4" = 1'-0"

11/18/14

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Drawn By: SW

Original Date Plotted: 11-27-2012

Revisions:

#	DATE	COMMENTS

CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

28100

LICENSED ARCHITECT
JAMES GERALD CHOPKA
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

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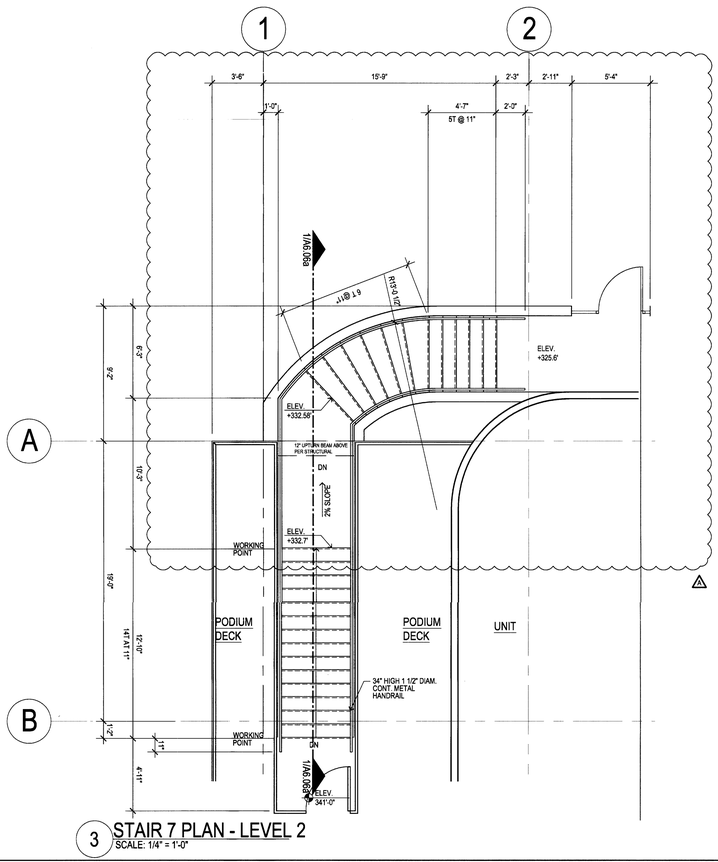
SHEET CONTENTS:
STAIR 6
PLAN & SECTION

SHEET NO.
A6.06

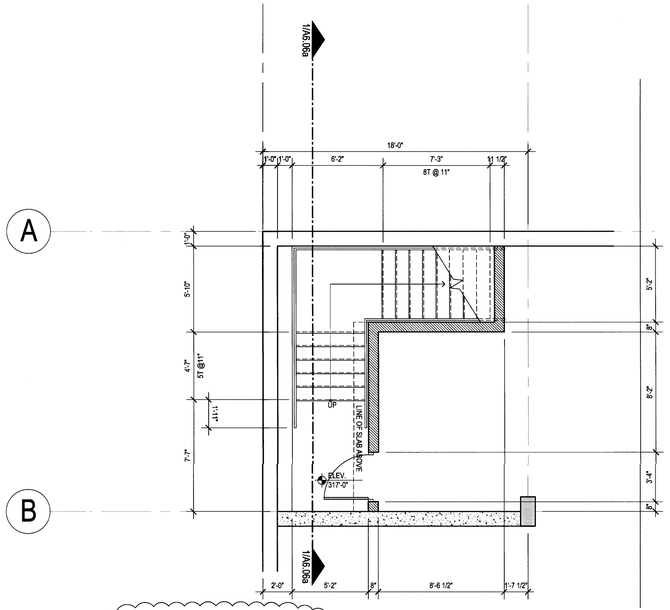
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DELTA -A BLDG DEPT RESUB 11-22-2013

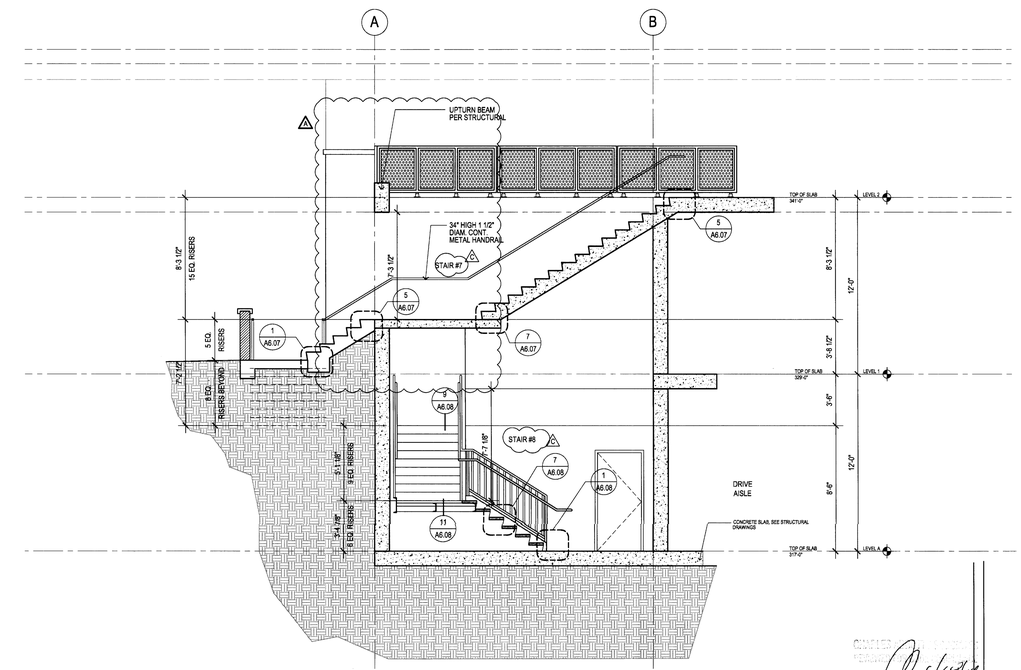
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SCALE: 48 LAYOUT: A6.06



3 STAIR 7 PLAN - LEVEL 2
SCALE: 1/4" = 1'-0"



2 STAIR 8 PLAN - LEVEL A
SCALE: 1/4" = 1'-0"



1 STAIR 7 SECTION A
SCALE: 1/4" = 1'-0"

WALL LEGEND

EXTENT OF 1 HOUR WALLS

EXTENT OF 2 HOUR WALLS

EXTENT OF CAST IN PLACE CONCRETE, SEE STRUCTURAL DRAWINGS

EXTENT OF CONCRETE MASONRY UNIT, SEE STRUCTURAL DRAWINGS

GENERAL NOTES

STAIR NOTES:

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5. SEE FINISH SCHEDULE FOR FINISH INFORMATION
6. AT WALL WITH ADJACENT UNITS SET STUD WALL IN 5/8" TO FLUSH FINISHES WITH ADJACENT UNIT FINISHES
7. PROVIDE SMOKE DETECTORS PER MEP DRAWINGS
8. NOT USED
9. FIRE & SMOKE DAMPERS SHALL BE INSTALLED PER MEP DRAWINGS
10. SEE SHEET A6.08 FOR ACCESSIBILITY NOTES
11. NOT USED

Drawn By: NM

Original Date Plotted: 11-27-2012

Revisions:

#	DATE	COMMENTS
A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL
C	01-14-2014	REVISIONS

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JAMES GERALD CHIPPA
No. C23572
Ren. 7-31-15
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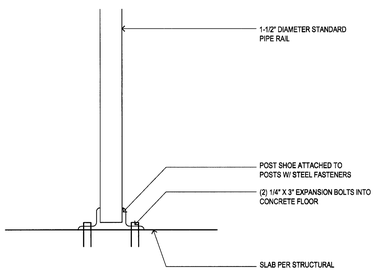
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STAIRS 7 & 8
PLAN & SECTION

SHEET NO.
A6.06a

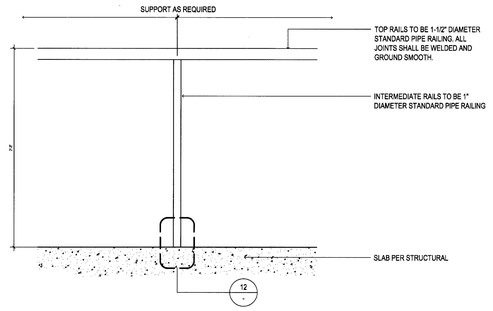
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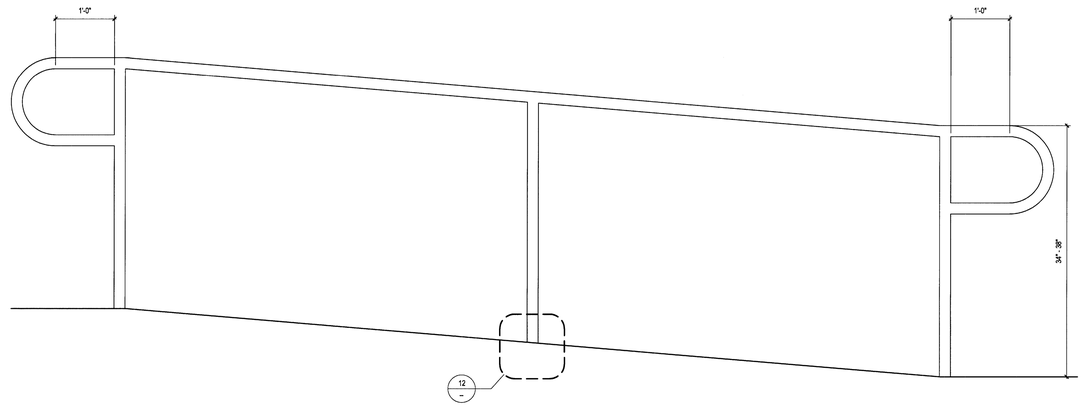
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12 POST BASE
SCALE : 3" = 1'-0"



9 GUARD RAIL
SCALE : 1 1/2" = 1'-0"

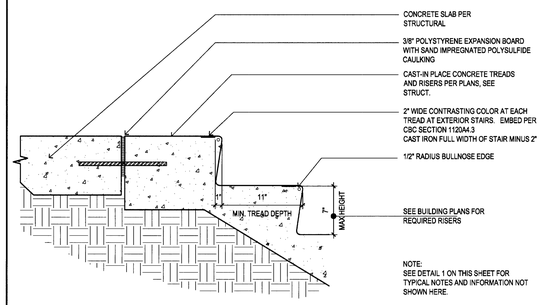


6 RAMP HANDRAIL
SCALE : N.T.S.

11 NOT USED
SCALE : 3" = 1'-0"

8 NOT USED
SCALE : 1 1/2" = 1'-0"

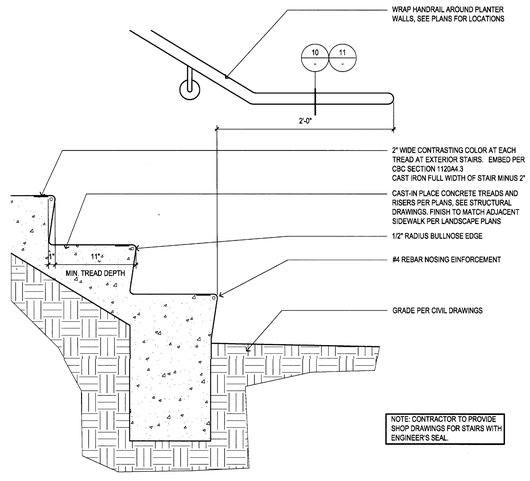
5 NOT USED
SCALE : 1 1/2" = 1'-0"



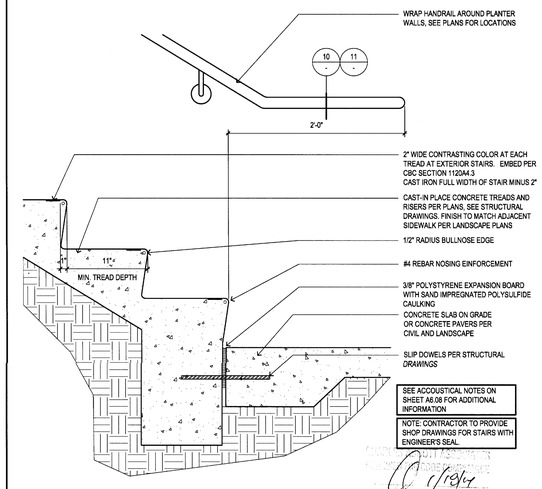
2 CONCRETE STAIRS @ SLAB (UPPER PART)
SCALE : 1 1/2" = 1'-0"

10 NOT USED
SCALE : 3" = 1'-0"

7 NOT USED
SCALE : 1 1/2" = 1'-0"



4 CONCRETE STAIRS @ SLAB TO GRADE
SCALE : 1 1/2" = 1'-0"



1 CONCRETE STAIRS @ SLAB PAVER OR TOPPING SLAB
SCALE : 1 1/2" = 1'-0"

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS

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28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
VINCE GERALD CHIDRA
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

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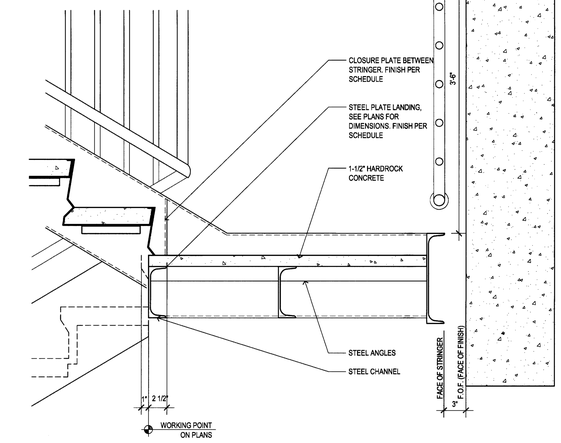
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STAIR DETAILS

SHEET NO.
A6.07

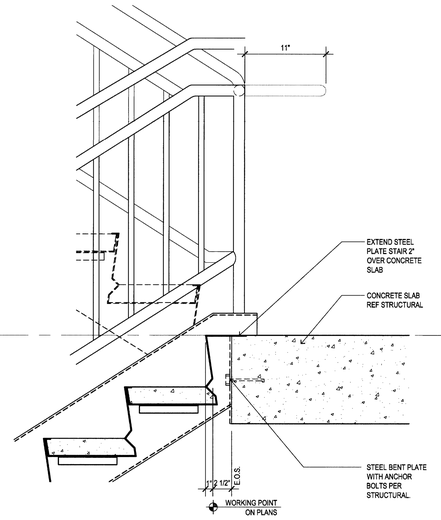
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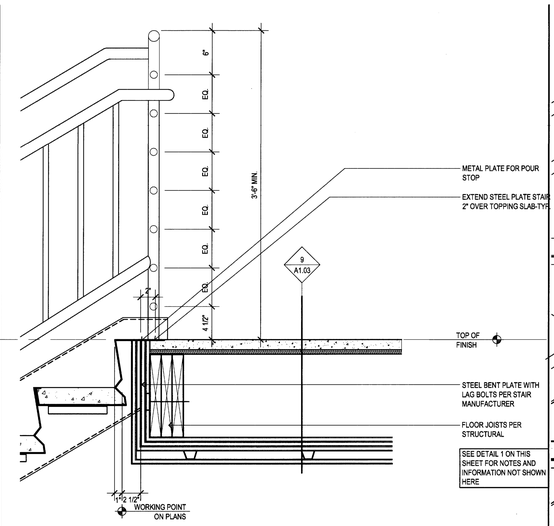
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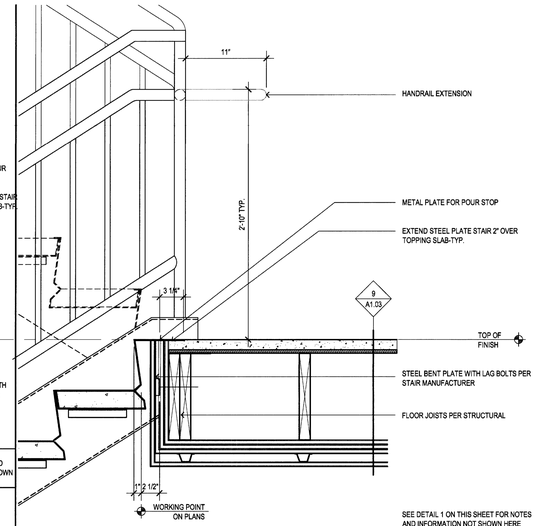
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9 STAIR LANDING @ CONCRETE SLAB
SCALE : 1 1/2" = 1'-0"



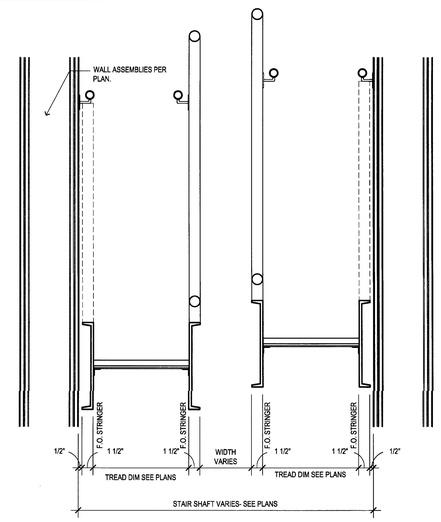
6 LANDING @ TOP LEVEL
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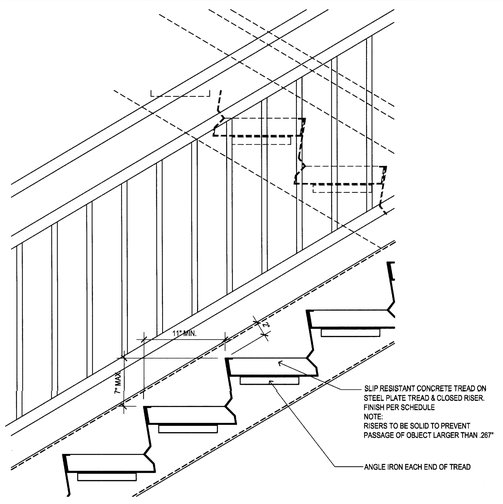
3 INTERMEDIATE LANDING
SCALE : 1 1/2" = 1'-0"

5 INTERMEDIATE LANDING
SCALE : 1 1/2" = 1'-0"

2 STAIR LANDING @ WOOD FRAMING
SCALE : 1 1/2" = 1'-0"



10 STAIR TREAD DETAIL
SCALE : 1 1/2" = 1'-0"



7 STAIR TREAD/RISER DETAIL
SCALE : 1 1/2" = 1'-0"

STAIRWAY ACCOUSTICAL NOTES:
5.0 STAIRWAY NOISE MITIGATION

EXTERNAL STAIRWAY CAN BE SOURCE OF NOISE, VIBRATION AND ANNOYANCE FOR THE RESIDENT OF THE UNITS ADJACENT TO THE STAIRWELLS. FOR THAT REASON, ATTENTION SHOULD BE PAID TO STAIRWELLS LOCATED ADJACENT TO LIVING UNITS. THE LOCATIONS WHERE THE EXTERIOR STAIR LANDINGS ARE LOCATED AT THE MIDPOINT OF AN EXTERIOR WALL COULD RESULT IN THE TRANSMISSION OF IMPACT NOISE INTO THE ROOM THROUGH THE WALL. IN ORDER TO REDUCE THE AMOUNT OF NOISE TRANSMITTED INTO THESE ROOMS, THE FOLLOWING RECOMMENDATIONS WILL HELP CONTROL THE TRANSMISSION OF NOISE AND VIBRATION INTO LIVING UNITS FROM STAIRWELLS.

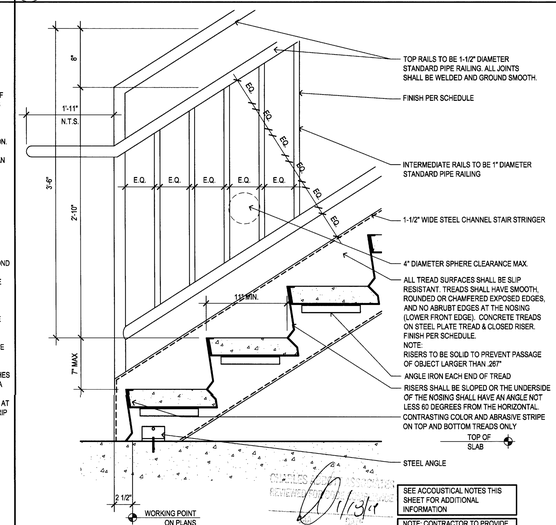
- ISOLATE THE STRINGERS AND TREADS FROM THE EXTERIOR WALLS.
- ISOLATED THE MID-WALL LANDINGS FROM THE EXTERIOR WALLS WHERE POSSIBLE.
- CONCRETE TREADS AND LANDINGS SHOULD BE USED INSTEAD OF STEEL IN COMMON STAIR AREAS TO REDUCE THE TRANSMISSION OF IMPACT NOISE AND VIBRATION.
- ATTACHING HANDRAIL TO COMMON WALLS SHOULD BE AVOIDED WHENEVER POSSIBLE.

IF THE LANDING MUST BE CONNECTED TO THE COMMON WALL, THEN THE CONSTRUCTION OF AN ISOLATION WALL 1" AWAY FROM THE COMMON WALL WOULD PROVIDE AN AIR GAP BETWEEN THE WALL CONNECTED TO THE LANDING AND THE WALL ADJACENT TO THE LIVING ROOM.

STAIRWAY ACCESSIBILITY NOTES:

1. STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE. A STAIRWAY MORE THAN 88" WIDE MUST HAVE AT LEAST ONE INTERMEDIATE RAIL FOR EACH 88" OF REQUIRED WIDTH . INTERMEDIATE HANDRAILS SHALL BE PLACED AT EQUAL INTERVALS WITHIN THE WIDTH OF THE STAIRWAY AND BE CONTINUOUS FOR THE ENTIRE LENGTH.
2. HANDRAILS MUST BE 34 TO 38 INCHES ABOVE THE NOSING OF THE TREADS AND MUST EXTEND IN THE DIRECTION OF THE STAIR RUN FOR AT LEAST 12" BEYOND THE TOP OF NOSING AND 12" PLUS THE TREAD WIDTH BEYOND THE BOTTOM NOSING.
3. WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF THE STAIR RUN WOULD CREATE A HAZARD, THE TERMINATION OF THE EXTENSION SHALL BE MADE EITHER ROUNDED OR RETURNED SMOOTHLY TO THE FLOOR WALL, OR POST. WHERE THE STAIRS ARE CONTINUOUS FROM LANDING TO LANDING, THE INNER RAIL SHALL BE CONTINUOUS AND NEED NOT EXTEND OUT INTO THE LANDING.
4. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN A NEWEL POST OR SAFETY TERMINAL.
5. HANDRAILS PROJECTING FROM THE WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. HANDRAIL MAY BE LOCATED IN A RECESS IF THE RECESS IS A MAXIMUM OF 3" DEEP AND EXTENDS AT LEAST 18" ABOVE THE TOP OF THE RAIL. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTING.
6. THE HANDGRIP PORTION OF THE HANDRAILS SHALL BE NOT LESS THAN 1-1/4 INCHES NOR MORE THAN 1 ½ INCH IN CROSS SECTION DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE AND SHALL HAVE A SMOOTH SURFACE WITH NO SHARP OR ABRASIVE CORNERS AND ALL EDGES MUST HAVE A MINIMUM 1/8" RADIUS. ANY WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF SHARP AND ABRASIVE ELEMENTS.
7. THE UPPER APPROACH AND THE LOWER TREAD OF EACH INTERIOR STAIR SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2 INCHES WIDE PLACE PARALLEL TO AND NOT MORE THAN 1 INCH FROM NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF A *MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.*
8. WHERE STAIRWAYS OCCUR OUTSIDE A BUILDING THE UPPER APPROACH AND ALL TREADS SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2 INCHES WIDE PLACE PARALLEL TO AND NOT MORE THAN 1 INCH FROM NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIP SHALL BE ACCEPTABLE.
9. ALL TREAD SURFACES SHALL BE SLIP RESISTANT.
10. TREADS SHALL HAVE A SMOOTH, ROUNDED OR CHAMFERED EXPOSED EDGES, AND NO ABRUPT EDGES AT THE NOSING (LOWER FRONT EDGE)
11. NOSING SHALL NOT PROJECT MORE THAN 1-1/2 INCH PAST THE FACE OF THE RISER BELOW.
12. APPROVED STAIRWAY IDENTIFICATION SIGNS SHALL BE LOCATED AT EACH FLOOR LEVEL LANDING IN ALL ENCLOSED STAIRWAYS IN A BUILDING 2 OR MORE STORIES IN HEIGHT. FORE SPECIFIC REQUIREMENTS REGARDING SUBJECT MATTER OF THE SIGN, THE USE OF ARABIC AND BRAILLE SYMBOL, HEIGHT, VISIBILITY, ETC. SEE SECTION 3306 (Q) OF TITLE 24.
13. STAIR RISERS SHALL BE SUFFICIENTLY SOLID TO PREVENT THE PASSAGE OF OBJECTS LARGER THAN 0.267 INCHES.
14. OPEN RISERS ARE NOT PERMITTED.

4 STAIR NOTES
SCALE : N.T.S



1 STAIR LANDING @ CONCRETE SLAB
SCALE : 1 1/2" = 1'-0"

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Drawn By:	SW
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS

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Renewal: 7-31-15
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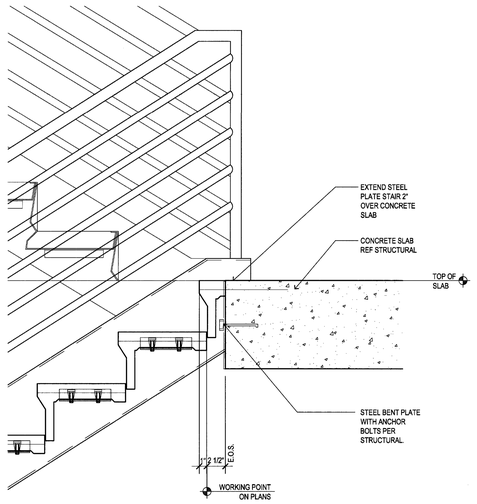
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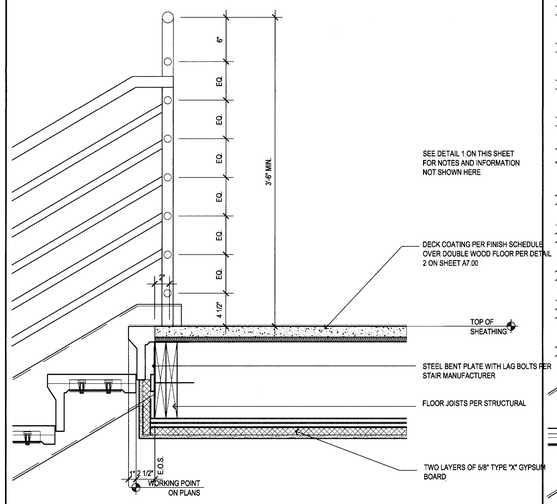
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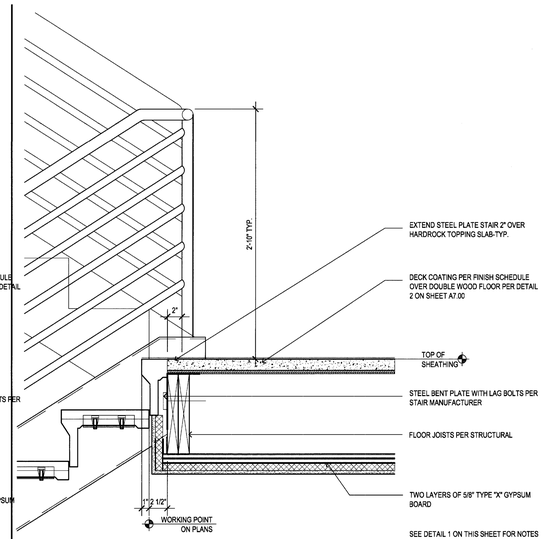
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NTS



9 STAIR LANDING AT CONCRETE SLAB
SCALE : 1 1/2" = 1'-0"

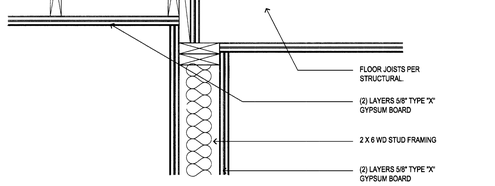


6 LANDING AT TOP LEVEL
SCALE : 1 1/2" = 1'-0"



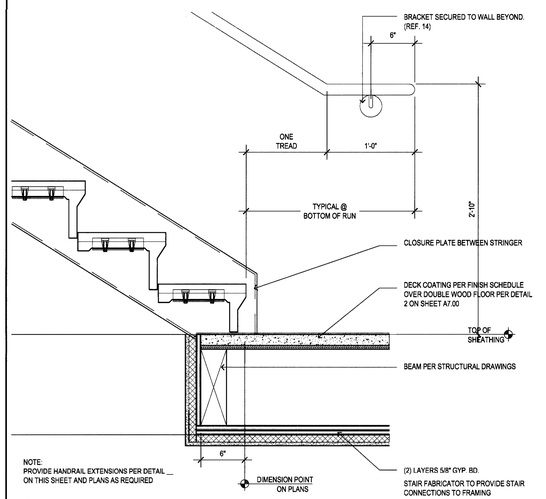
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SCALE : 1 1/2" = 1'-0"



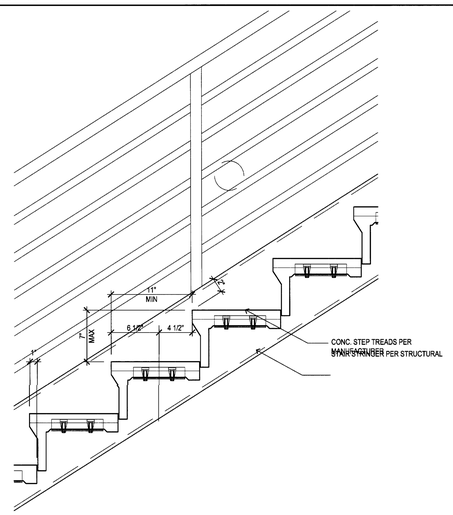
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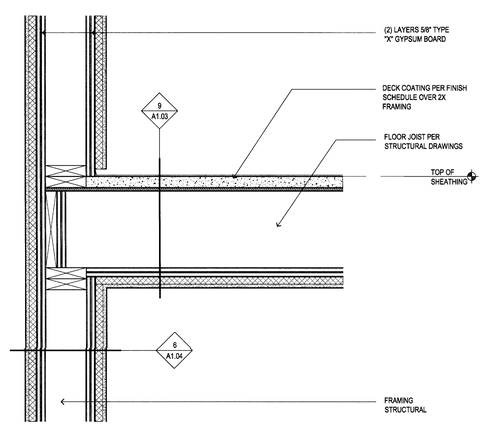


2 STAIR LANDING AT WOOD FRAMING
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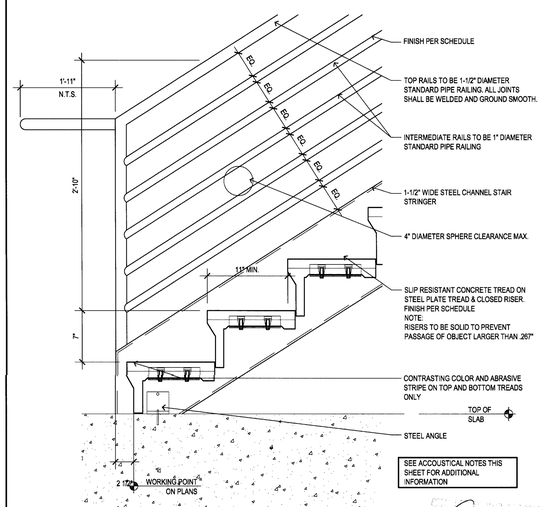
10 NOT USED
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7 STAIR TREAD /RISER DETAIL
SCALE : 1 1/2" = 1'-0"



4 STAIR LANDING DETAIL
SCALE : 1 1/2" = 1'-0"



1 STAIR LANDING AT CONCRETE SLAB
SCALE : 1 1/2" = 1'-0"

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS

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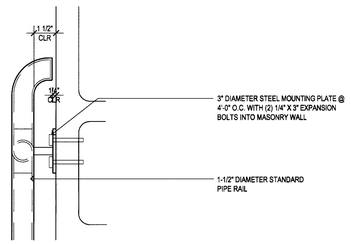
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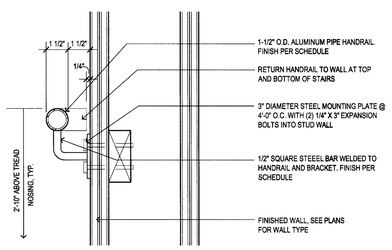
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SCALE : 3" = 1'-0"

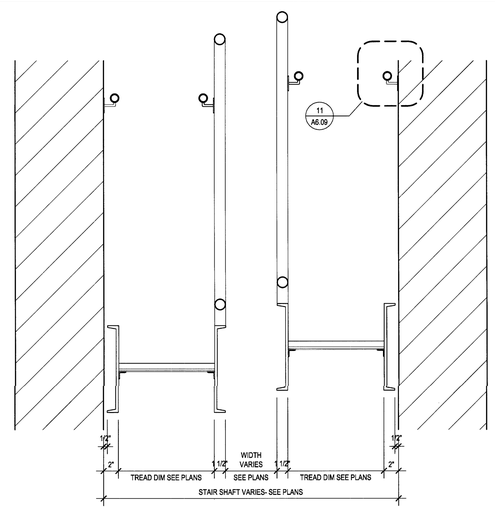


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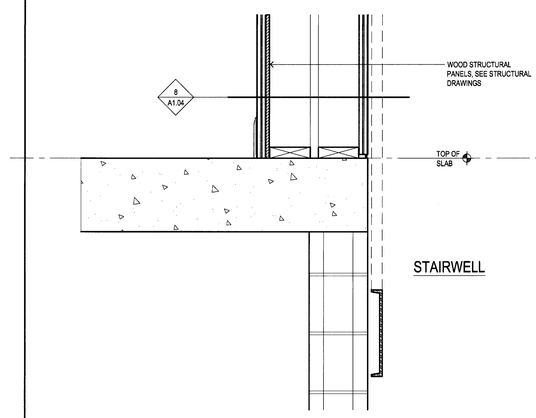


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7 STAIR TREAD DETAIL @ C.M.U.
SCALE : 1 1/2" = 1'-0"



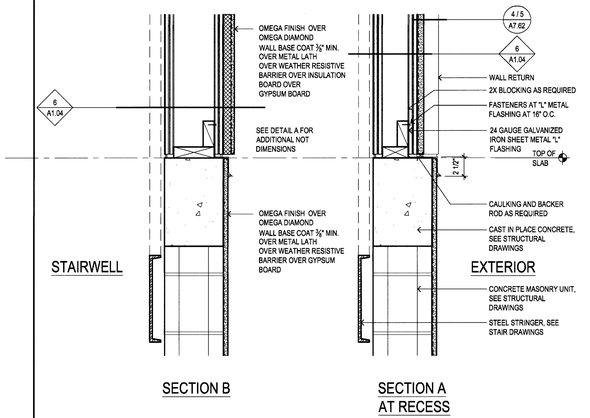
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5 GUARD RAIL @ LVL-1
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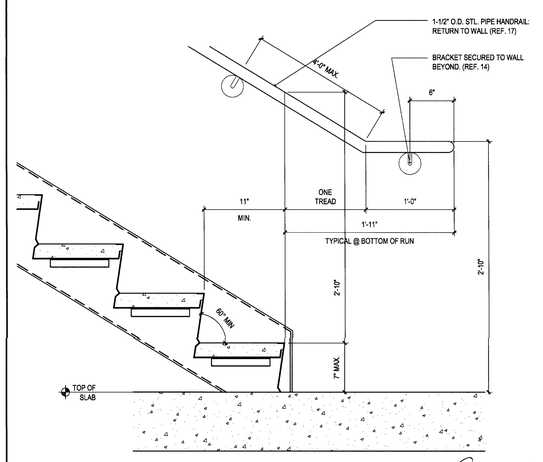
4 HANDRAIL TO WALL
SCALE : 1 1/2" = 1'-0"

3 STAIRWELL TRANSITION
SCALE : 1 1/2" = 1'-0"



2 CONCRETE STAIRS @ SLAB (UPPER PART)
SCALE : 1 1/2" = 1'-0"

1 CONCRETE STAIRS @ SLAB
SCALE : 1 1/2" = 1'-0"



1/13/14
DATE

Drawn By:	SW
Original Date Plotted:	11-27-2012
Revisions:	

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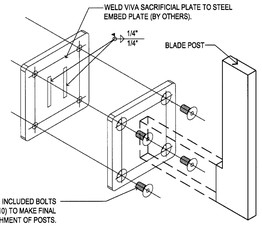
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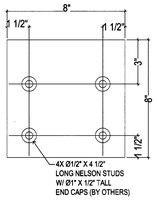
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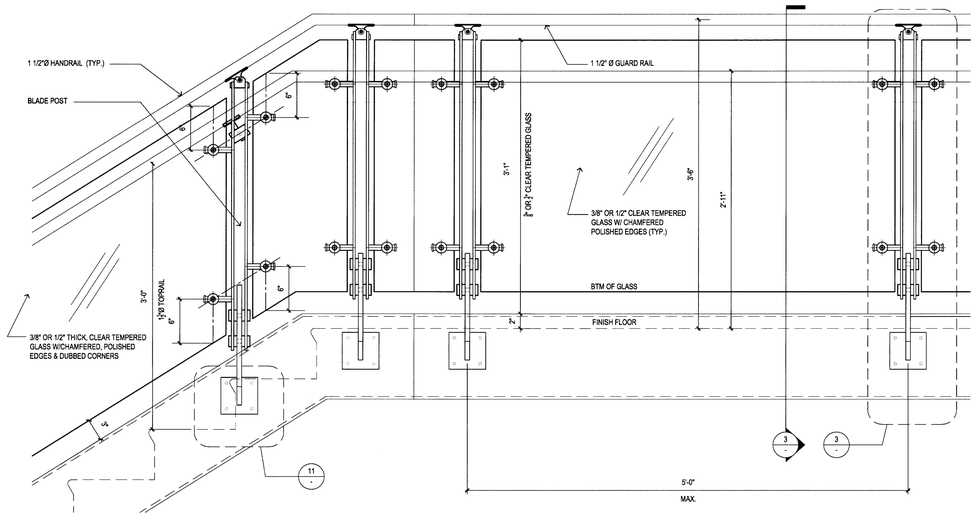
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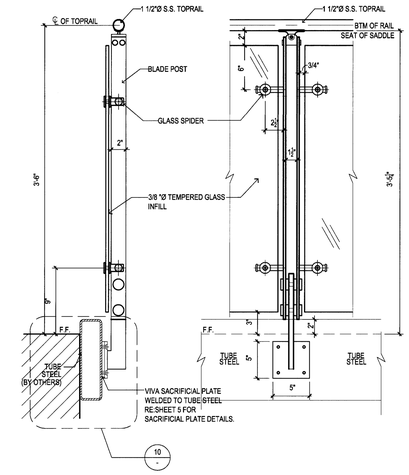




12 DETAIL
SCALE : 3" = 1'-0"



9 STAIR AT TOP LANDING
SCALE : 1 1/2" = 1'-0"



3 POST MOUNTING DETAIL
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11 DETAIL
SCALE : 3" = 1'-0"

8 SLAB CORNER MOUNTING DETAIL
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5 STAIR AT FLOOR SLAB
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2 NOT USED
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10 FASCIA MOUNTING DETAIL
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7 SLAB CORNER MOUNTING DETAIL
SCALE : 3" = 1'-0"

4 STAIR PLAN VIEW
SCALE : 1/2" = 1'-0"

Drawn By:	SW
Original Date Plotted:	11-27-2012
Revisions:	

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A	11-22-2013	BUILDING DEPARTMENT RESUBMITTAL

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CAREER LOFTS
28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT VINCE GERALD CHOMKA No. C23572 Ren. 7-31-15 STATE OF CALIFORNIA

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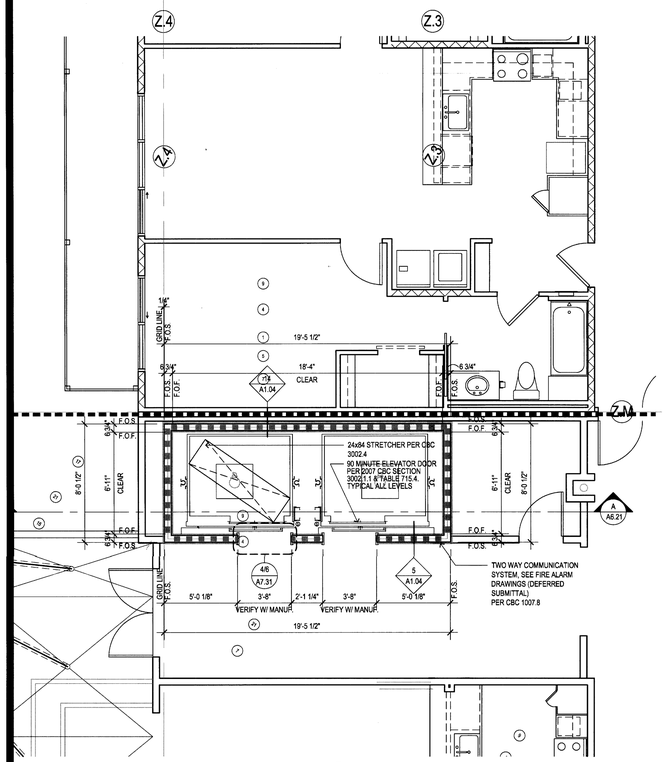
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STAIR DETAILS

SHEET NO.
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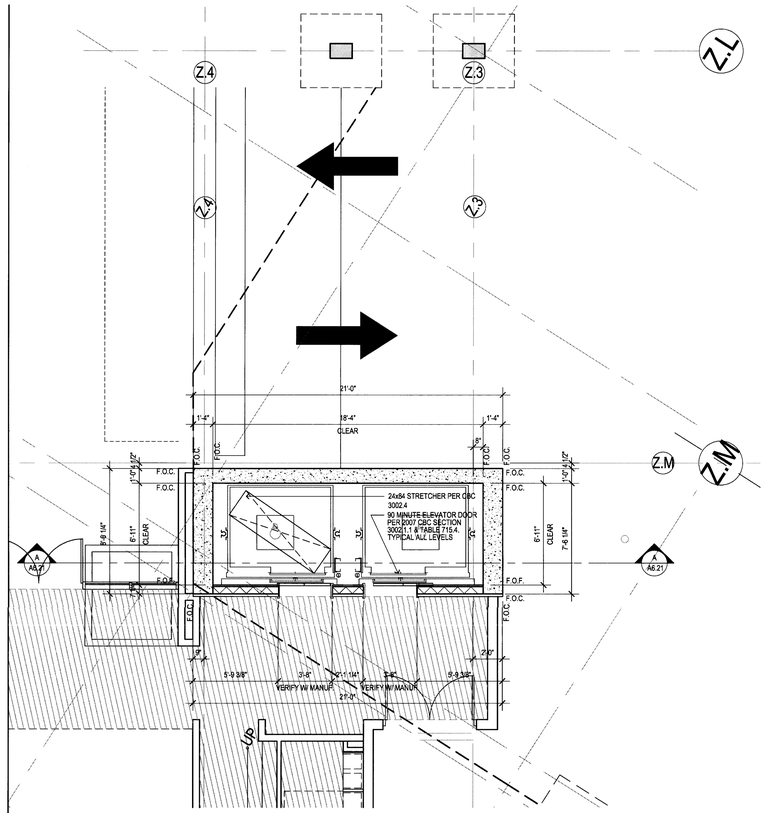
DELTA -A BLDG DEPT RESUB 11-22-2013

2011492

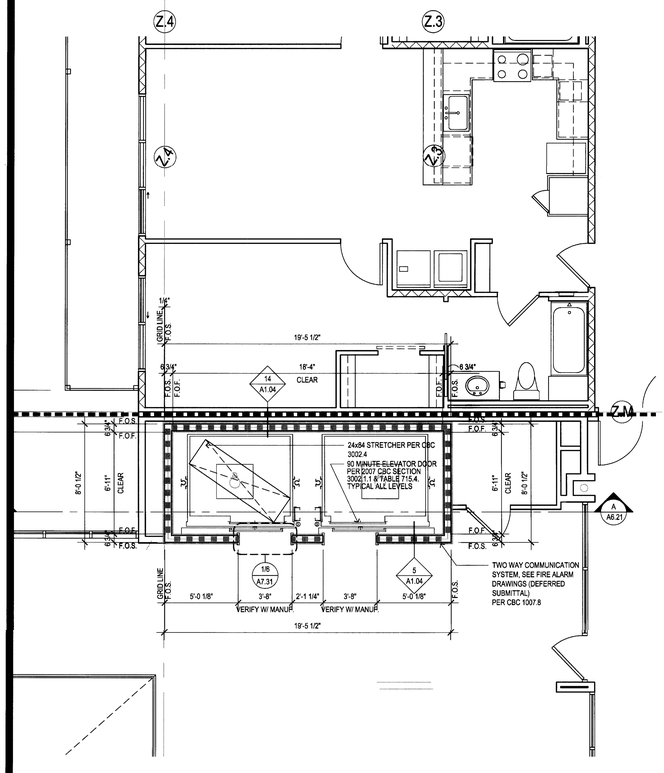
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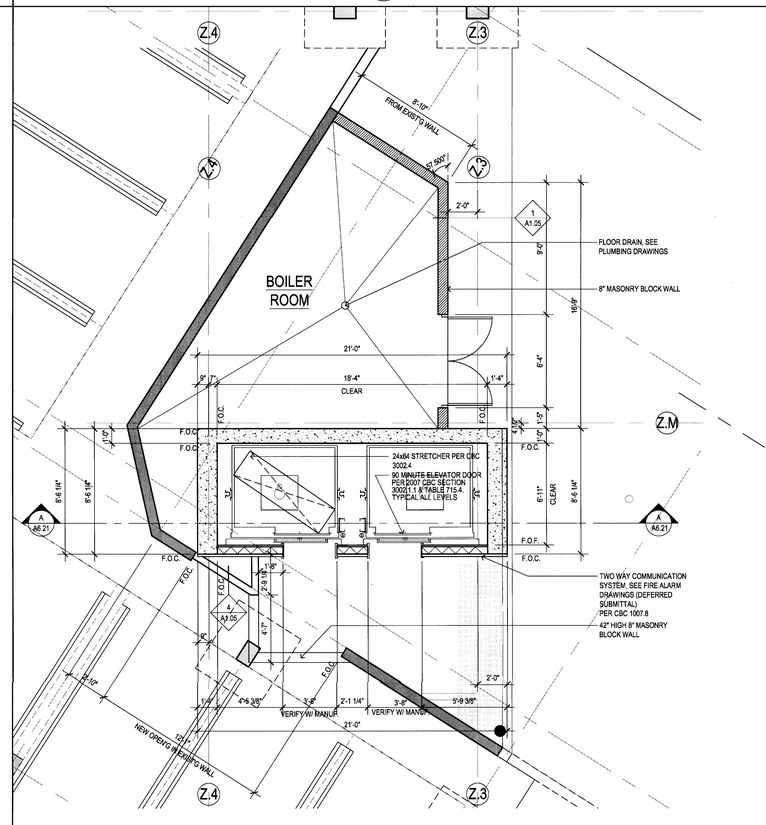
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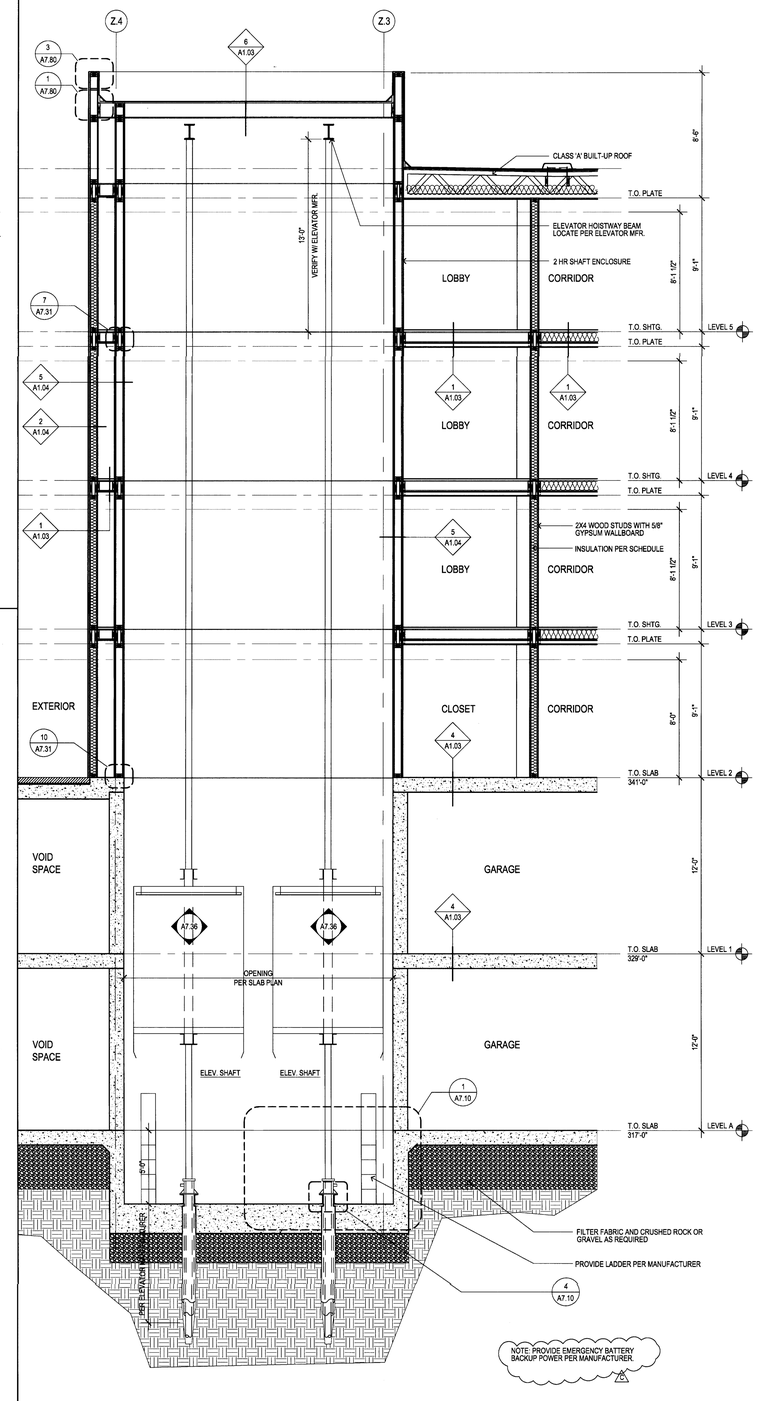
3 ELEVATORS 1&2 LEVEL 2
SCALE: 1/4" = 1'-0"



1 ELEVATORS 1&2 LEVEL A
SCALE: 1/4" = 1'-0"

GENERAL CORE NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. ALL ROOMS TO BE POURED LEVEL. SEE BUILDING PLANS FOR FINISH FLOOR ELEVATIONS
3. ALL DOORS TO HAVE LEVEL SLABS AT THRESHOLDS WHEN MAKING THE TRANSITION TO FROM ROOM FINISH FLOOR TO SLOPING PARKING GARAGE FLOOR.
4. SEE STRUCTURAL PLANS FOR LOCATIONS OF C.M.U. OR CONCRETE CONSTRUCTION. VERIFY AND COORDINATE ALL DIMENSIONS PRIOR TO CONSTRUCTION OF WALL AND SLABS.
5. SEE SHT. A1.22, A1.26 FOR PENETRATION DETAILS INTO OR THROUGH FIRE RATED ASSEMBLIES
6. SEE SHEET A1.04, A1.05 FOR RATED WALL CONSTRUCTION DETAILS.
7. SEE BUILDING PLANS FOR WALL RATINGS.
8. SEE SHEET A7.36 FOR CAB PLANS AND ELEVATIONS
9. FIRE & SMOKE DAMPERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION 716.3.1
   A) DUCTS PENETRATING FIREWALLS IN ACCORDANCE TO SECTION 706.11
   B) DUCT PENETRATIONS OF FIRE BARRIERS.
   C) ELEVATOR LOBBIES REQUIRED BY SECTION 3002.
   D) DUCTS PENETRATING SHAFTS PER 716.5.3
   E) DUCTS PENETRATING FIRE PARTITIONS & FIRE-RATED CORRIDOR WALLS.
   F) DUCTS PENETRATING SMOKE BARRIERS
   G) DUCTS PENETRATING HORIZONTAL ASSEMBLIES
   REFER TO MEP DRAWINGS
10. PER CBC SECTION 1007.8
    A TWO WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT THE ELEVATOR LANDING ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE STORY OF EXIT DISCHARGE COMPLYING WITH SECTIONS 1007.8.1 & 1007.8.2
    THE TWO-WAY COMMUNICATION SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISIBLE SIGNALS.
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A ELEVATORS 1&2 SECTION
SCALE: 1/4" = 1'-0"

1/13/14

Drawn By: SV		
Original Date Plotted:	11-27-2012	
Revisions:		
#	DATE	COMMENTS
C	01-14-2014	REVISIONS

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LICENSED ARCHITECT
STEVE GERALD GROSS
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

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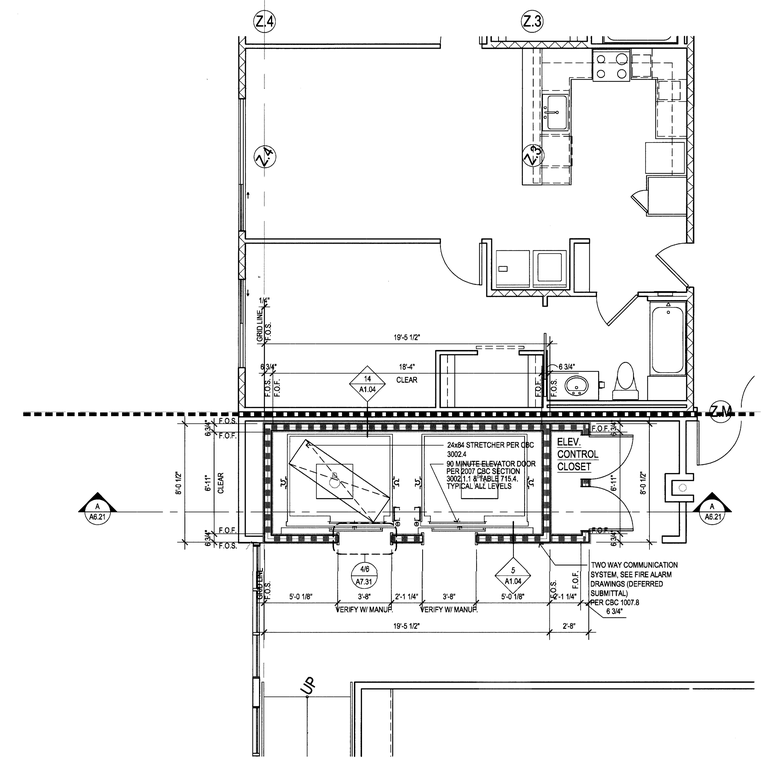
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ELEVATORS 1&2
PLANS / SECTION

SHEET NO.
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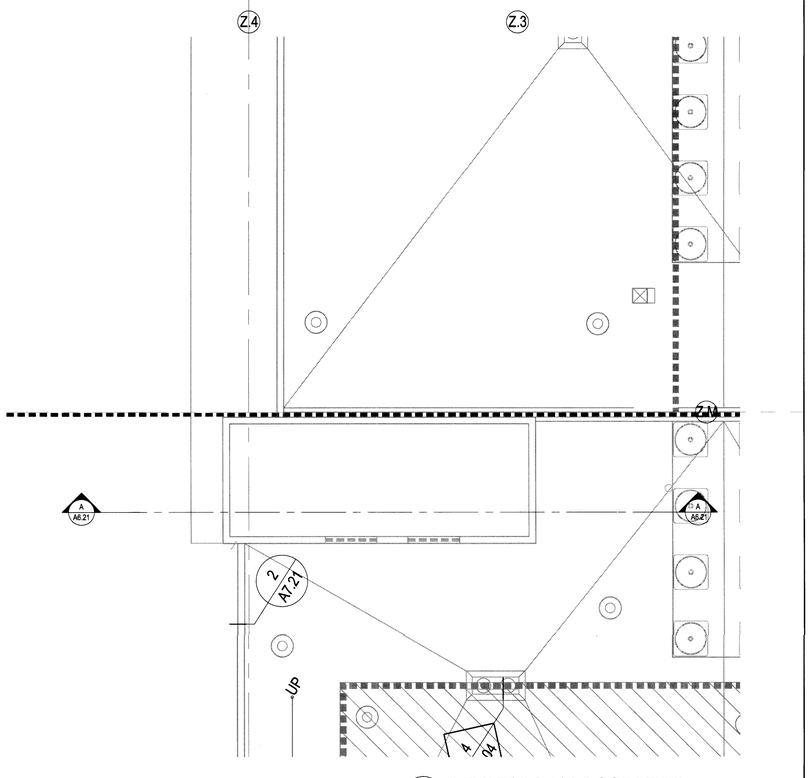
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DELTA-C 01-14-2014

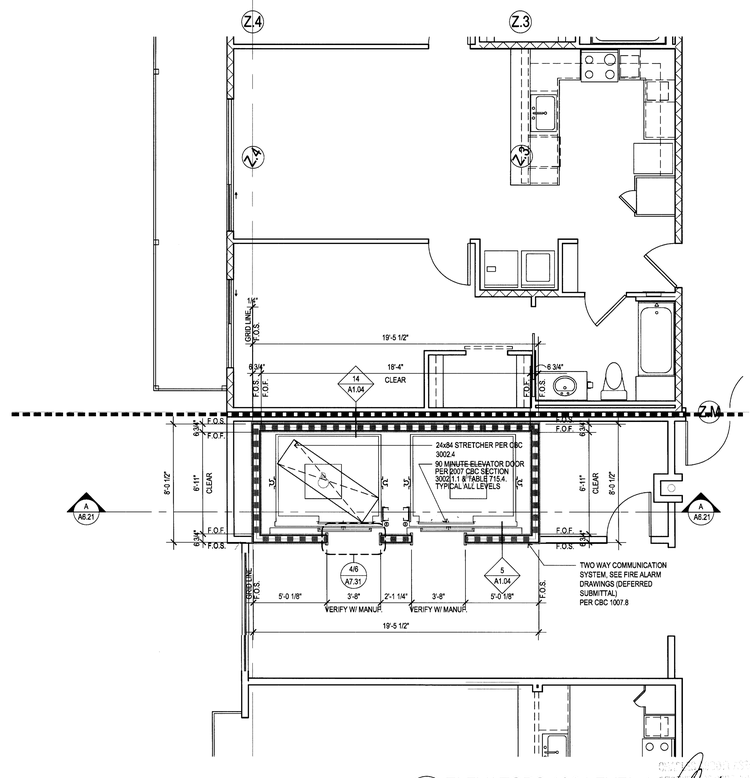
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2 ELEVATORS 1&2 LEVEL 5
SCALE: 1/4" = 1'-0"



1 ELEVATORS 1&2 ROOF LEVEL
SCALE: 1/4" = 1'-0"



1 ELEVATORS 1&2 LEVEL 4
SCALE: 1/4" = 1'-0"

Drawn By: SV		
Original Date Plotted: 11-27-2012		
Revisions:		
#	DATE	COMMENTS

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LICENSED ARCHITECT
VINCE GERALD CHIARA
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

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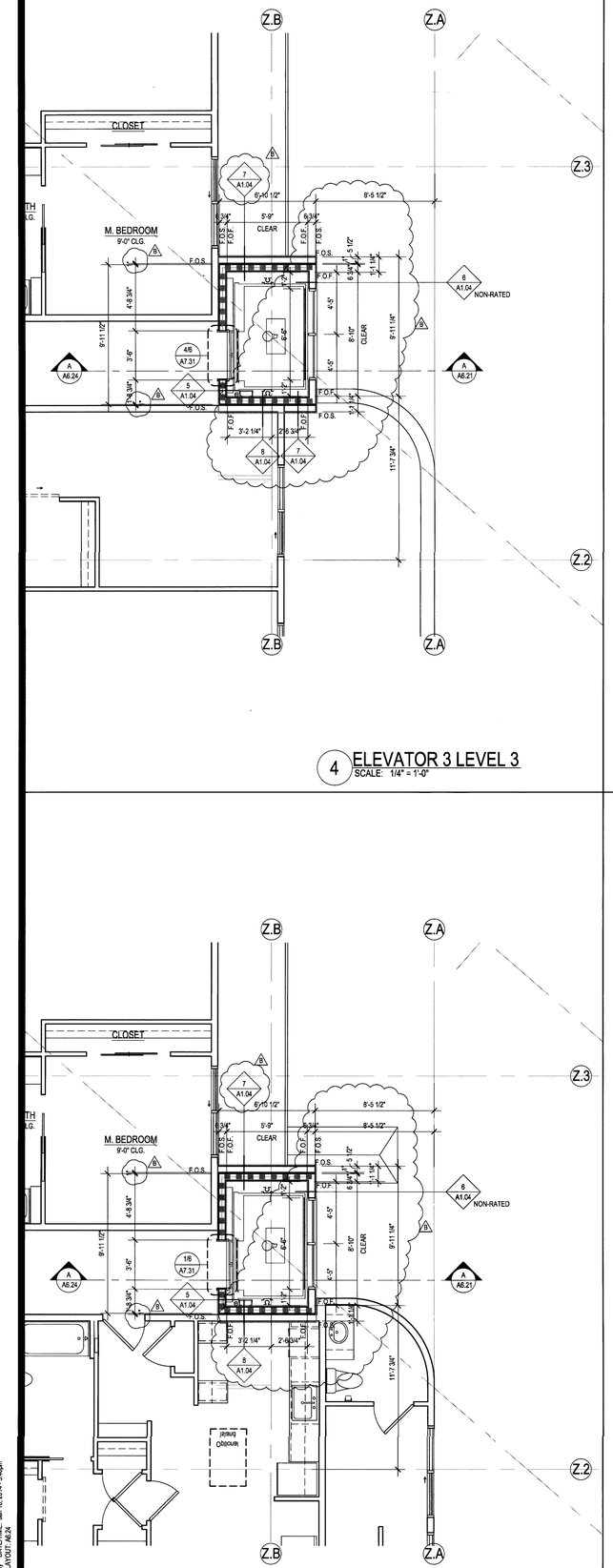
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SHEET NO.
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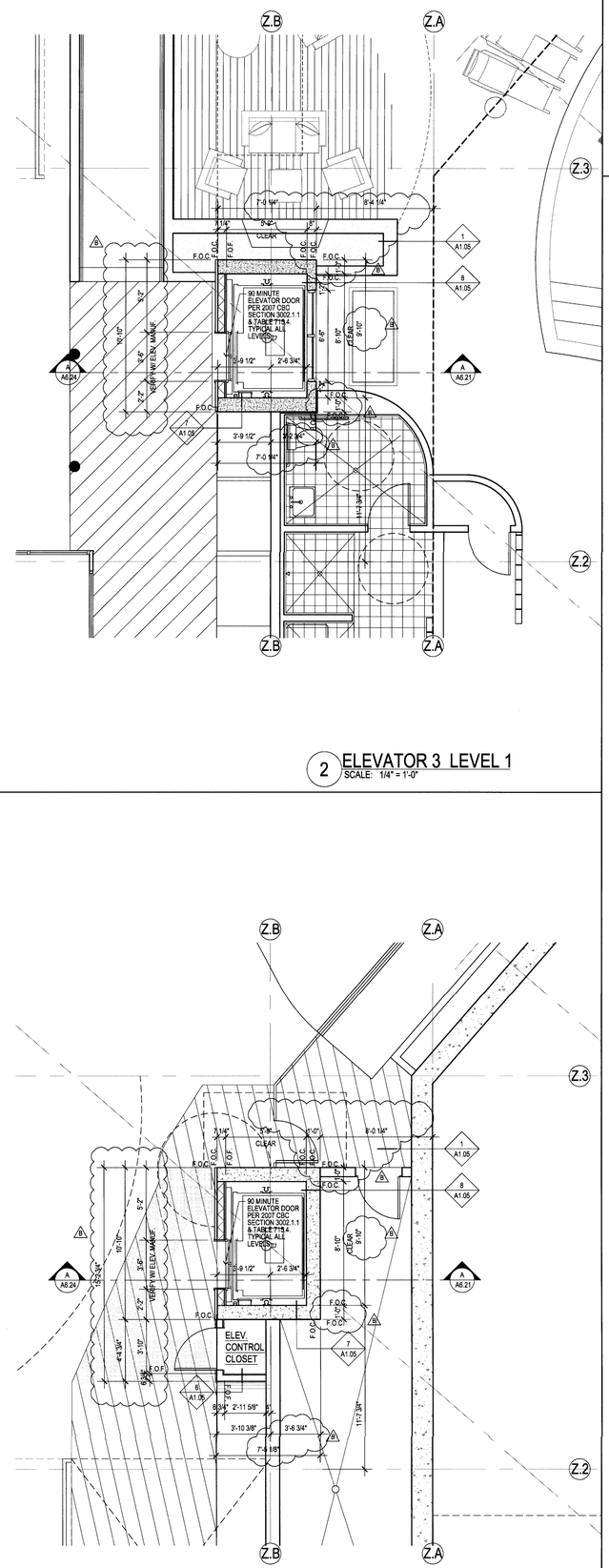
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DELTA -A BLDG DEPT RESUB 11-22-2013

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4 ELEVATOR 3 LEVEL 3
SCALE: 1/4" = 1'-0"



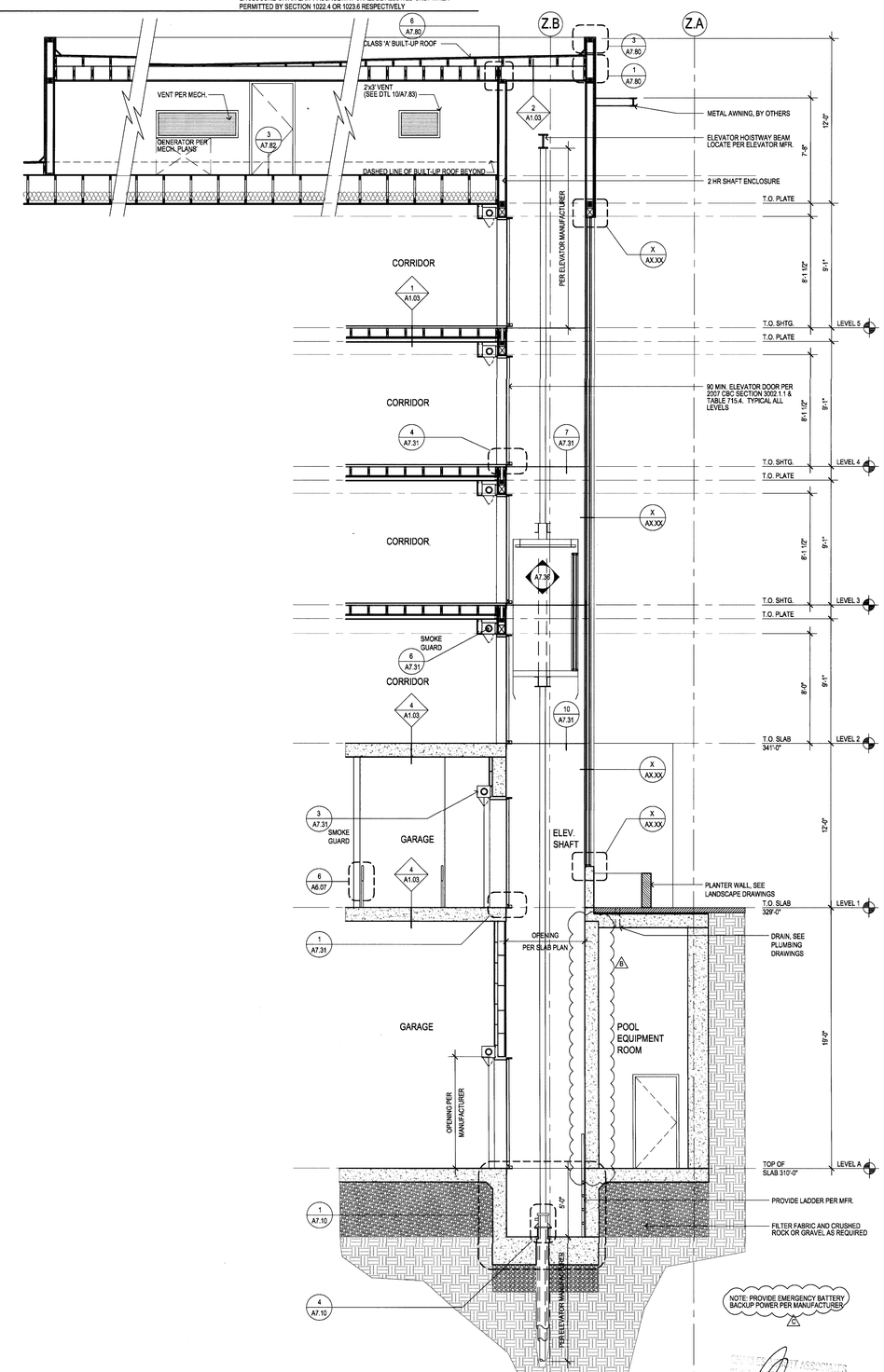
2 ELEVATOR 3 LEVEL 1
SCALE: 1/4" = 1'-0"

3 ELEVATOR 3 LEVEL 2
SCALE: 1/4" = 1'-0"

1 ELEVATOR 3 LEVEL A
SCALE: 1/4" = 1'-0"

GENERAL CORE NOTES:

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A ELEVATOR 3 SECTION
SCALE: 1/4" = 1'-0"

Drawn By: SV		
Original Date Plotted: 11-27-2012		
Revisions:		
#	DATE	COMMENTS
B	12-03-2013	REVISIONS
C	01-14-2014	REVISIONS

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LICENSED ARCHITECT VINCE GERALD CIMORA No. C23572 Ren. 7-31-15 STATE OF CALIFORNIA

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SHEET CONTENTS:
ELEVATOR 3
PLANS / SECTION

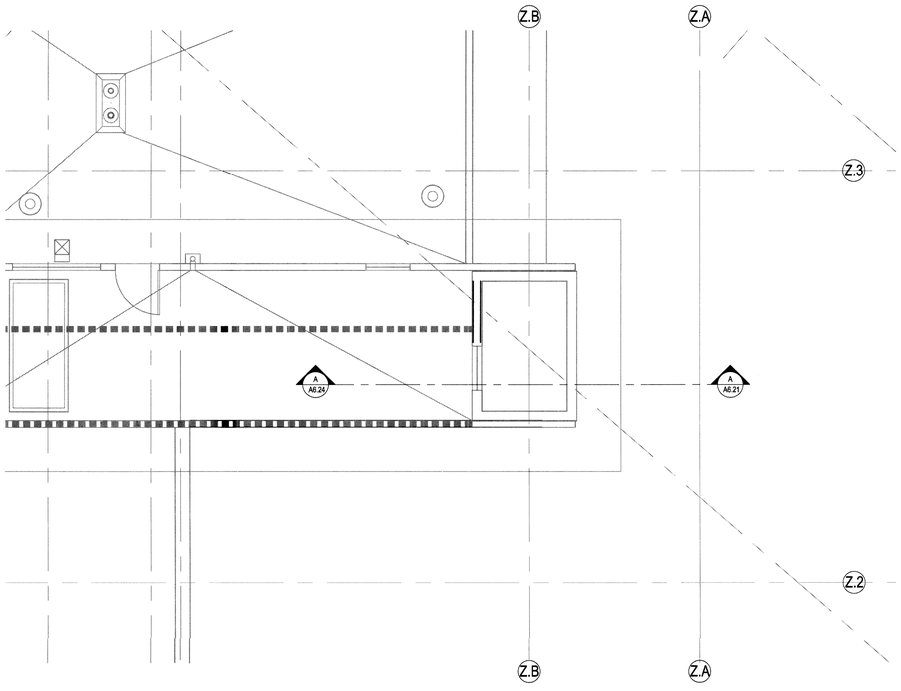
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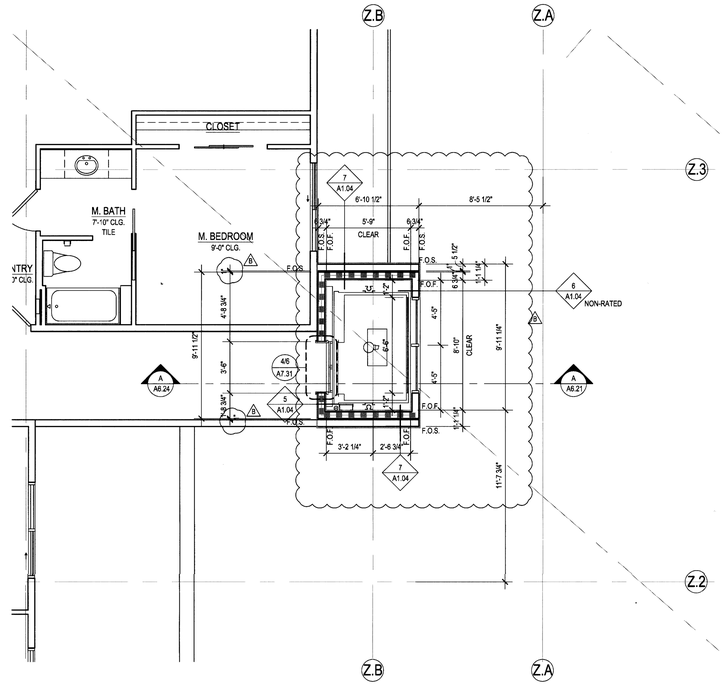
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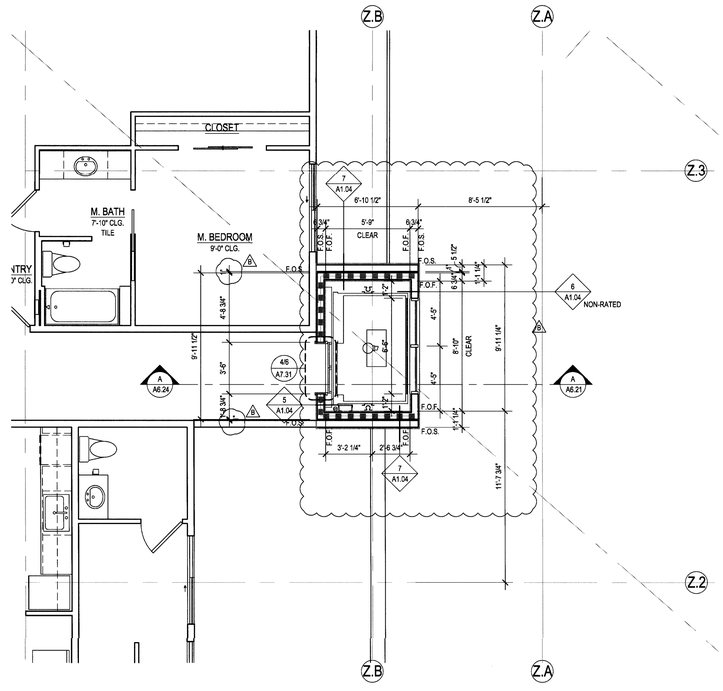
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3 ELEVATOR 3 ROOF LEVEL
SCALE: 1/4" = 1'-0"



2 ELEVATOR 3 LEVEL 5
SCALE: 1/4" = 1'-0"



1 ELEVATOR 3 LEVEL 4
SCALE: 1/4" = 1'-0"

Drawn By: SV		
Original Date Plotted: 11-27-2012		
Revisions:		
#	DATE	COMMENTS
B	12-03-2013	REVISIONS

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No. C23572
Ren. 7-31-13
STATE OF CALIFORNIA

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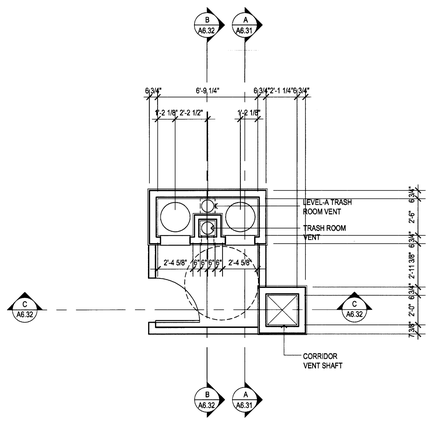
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ELEVATOR 3
PLANS

SHEET NO.
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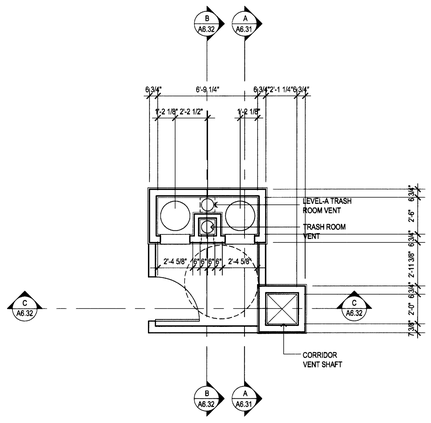
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DELTA -B PLANNING RESUB 12-03-2013

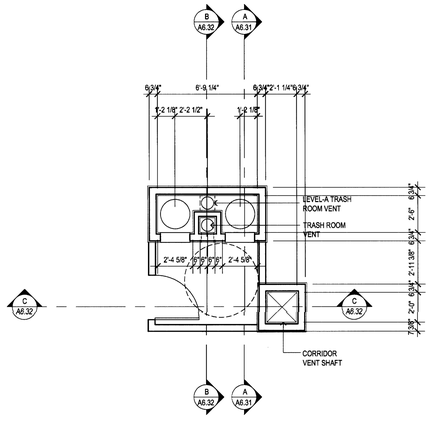
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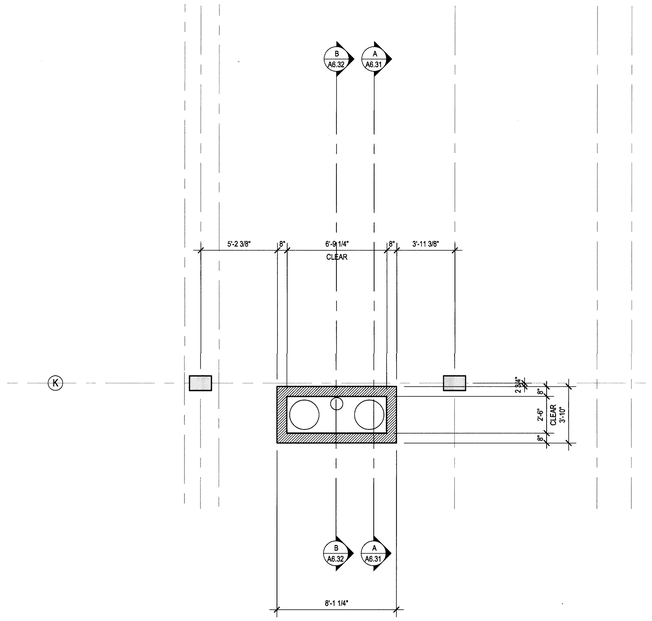
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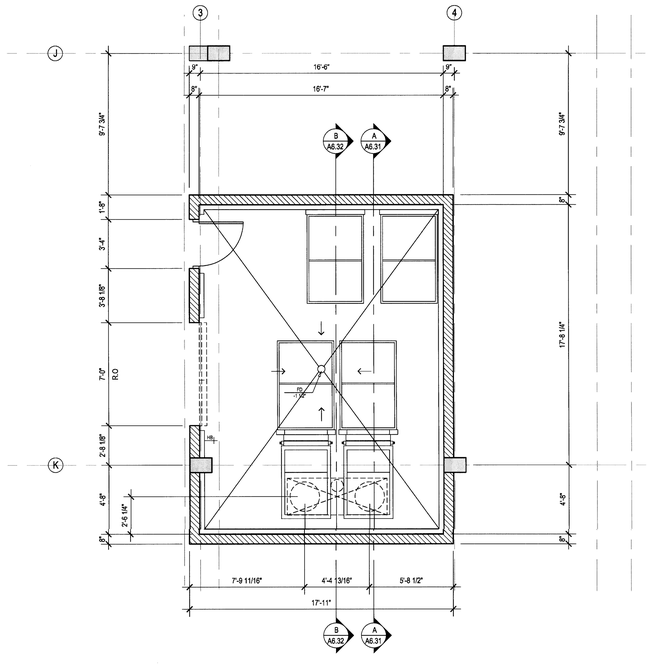
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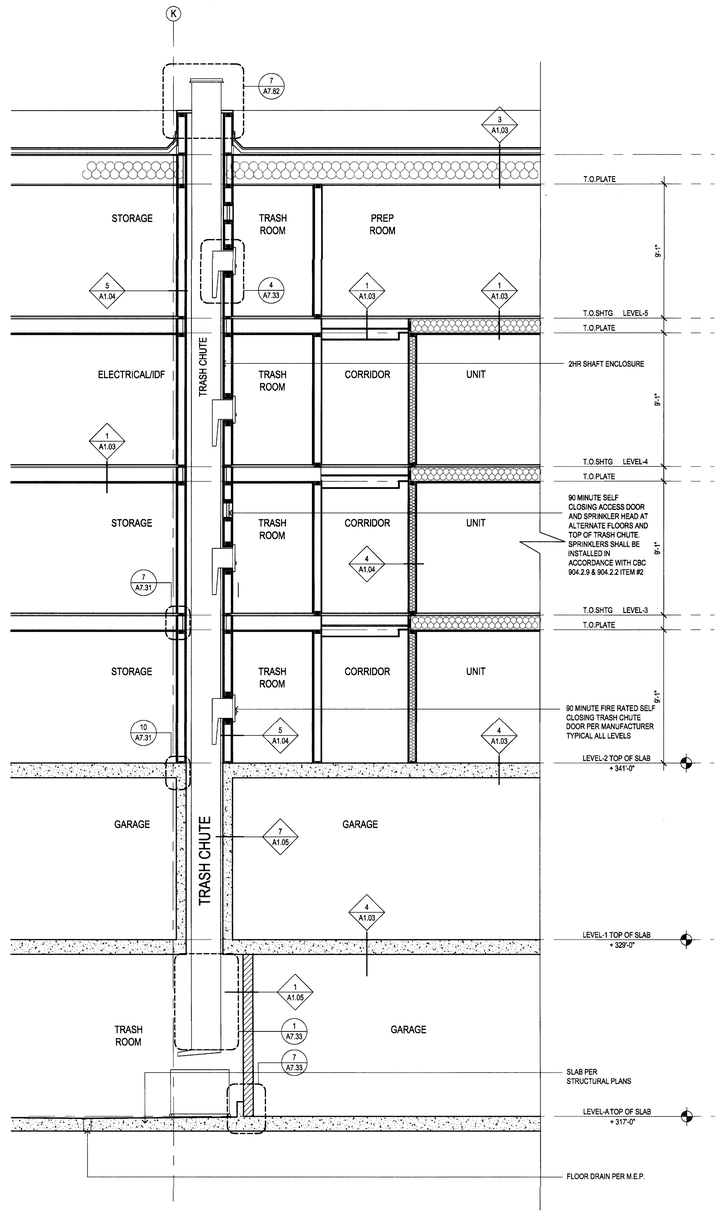
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2 TRASH ROOM/ CHUTES PLAN- LEVEL 1
SCALE: 1/4" = 1'-0"



1 TRASH ROOM PLAN- LEVEL A
SCALE: 1/4" = 1'-0"



A TRASH ROOM/ CHUTE SECTION
SCALE: 1/4" = 1'-0"

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Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS

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No. C23572
Ren. 7-31-15
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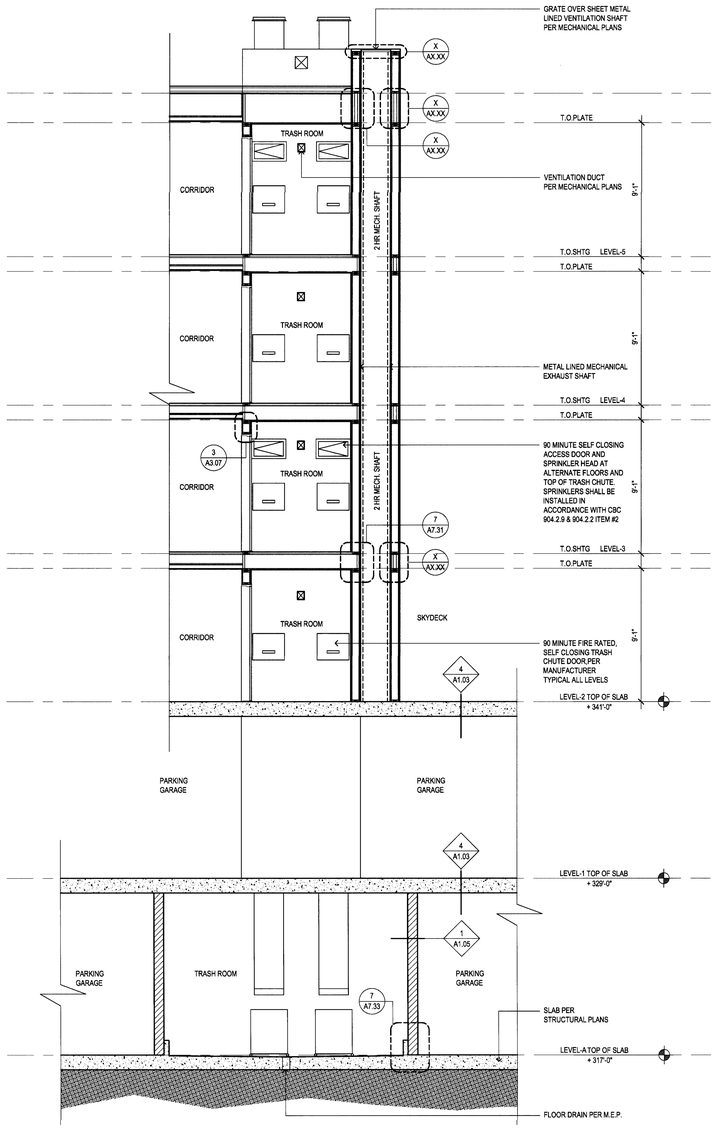
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TRASH ROOM/ CHUTE PLANS, SECTION

SHEET NO.
A6.31

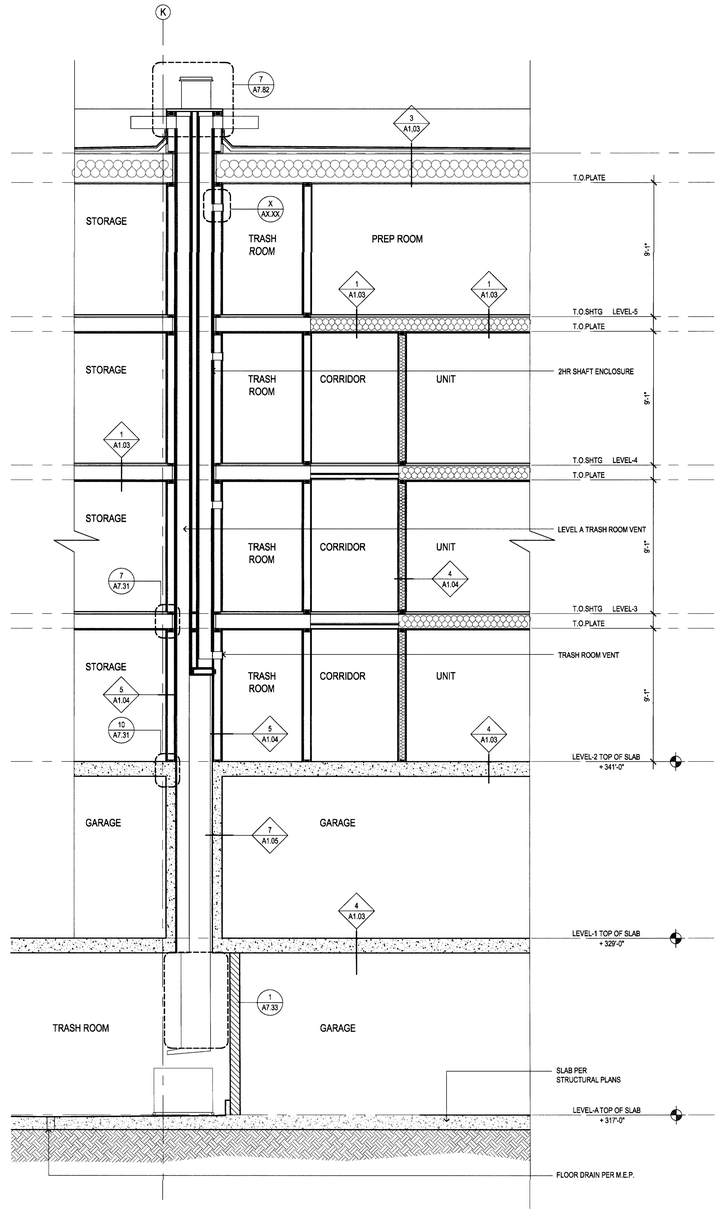
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DELTA -A BLDG DEPT RESUB 11-22-2013

FILE: M:\11492_United Americas_Career Lofts\4-CD\Plan\TRASH ROOM.dwg
USER: jdy DATE/TIME: Nov 20, 2013 - 4:15pm
SCALE: 48 LAYOUT: A6.31



C TRASH ROOM MECH. SHAFT SECTION
SCALE: 1/4" = 1'-0"



B TRASH ROOM VENT SHAFT SECTION
SCALE: 1/4" = 1'-0"

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS

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LICENSED ARCHITECT VINCE GERALD CHUPKA No. C 23572 Ren. 7-31-15 STATE OF CALIFORNIA

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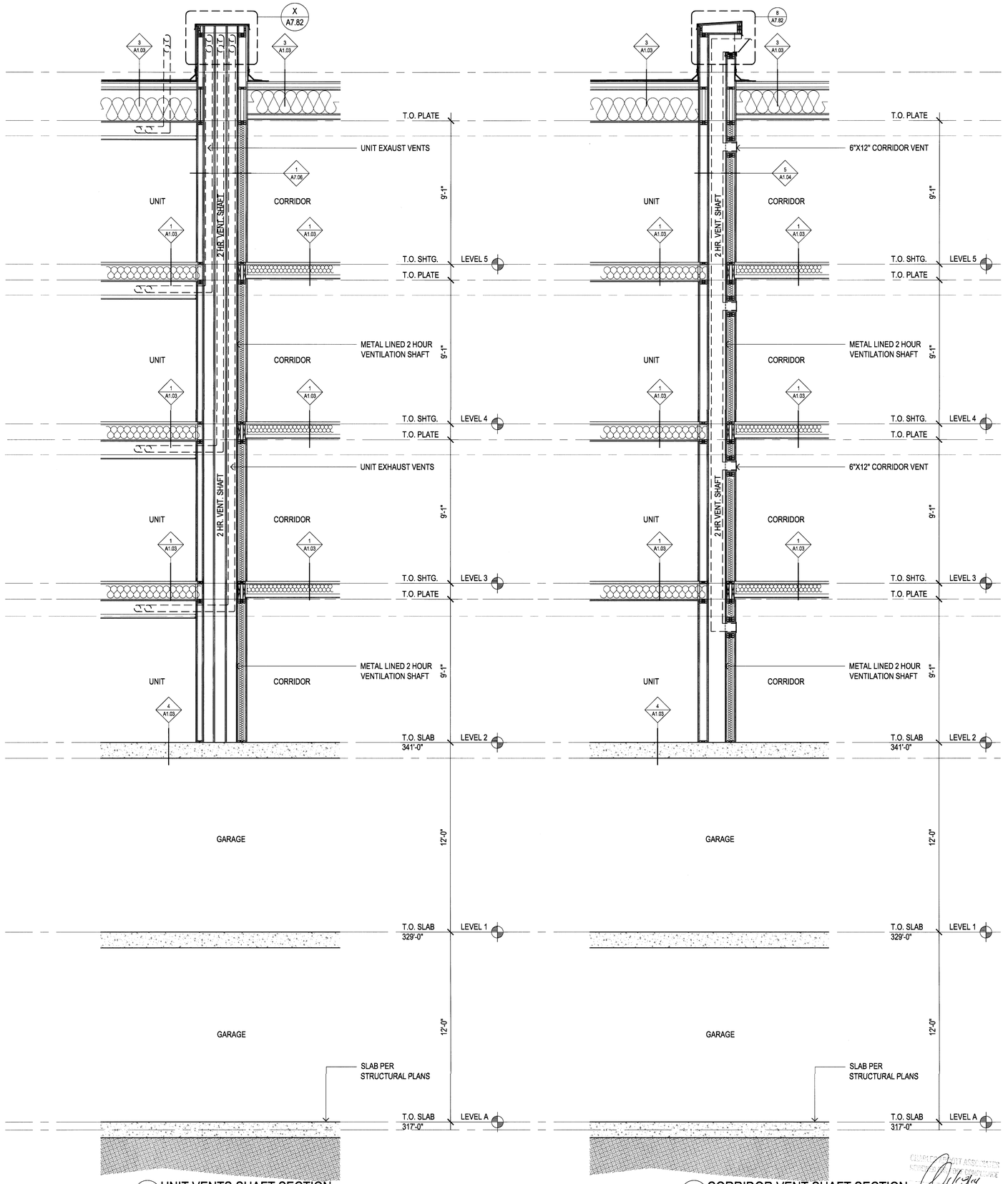
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TRASH ROOM SHAFT SECTIONS

SHEET NO.
A6.32

2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

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2 UNIT VENTS SHAFT SECTION
SCALE: 3/8" = 1'-0"

1 CORRIDOR VENT SHAFT SECTION
SCALE: 3/8" = 1'-0"

FILE: M11492_United American_Corner Lofts4-CDWALL-SECT.dwg
USER: yl DATE/TIME: Nov 20, 2013 - 4:05pm
SCALE: 32 LAYOUT: A6.41

Drawn By:	YL
Original Date Plotted:	11-27-2012
Revisons:	

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Ren. 7-31-15
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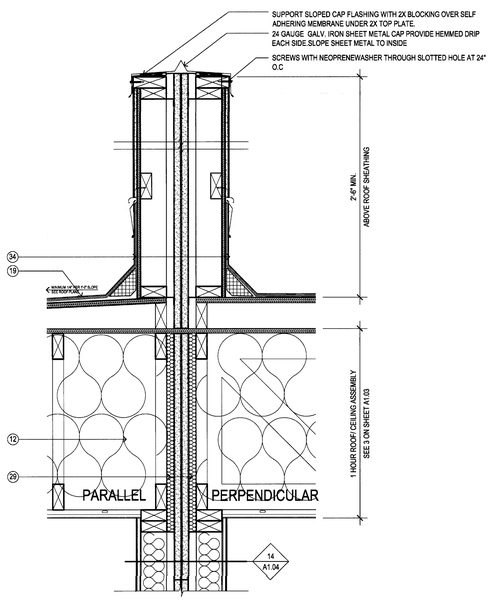
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SHEET CONTENTS:
VENT SHAFT SECTIONS

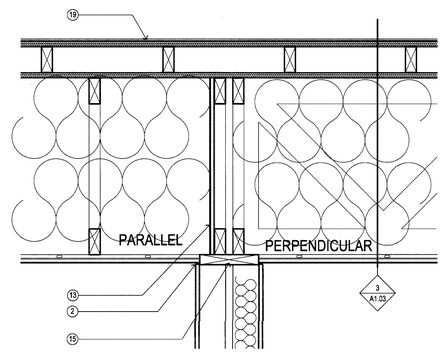
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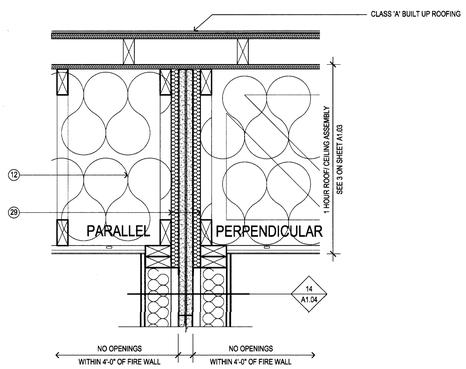
DELTA -A BLDG DEPT RESUB 11-22-2013



9 2 HOUR FIRE WALL AT ROOF/ CEILING TO PARAPET
SCALE : 1 1/2" = 1'-0"

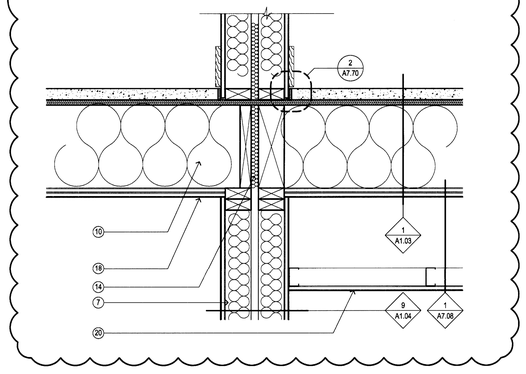


6 1 HOUR PARTY WALL AT ROOF/ CEILING
SCALE : 1 1/2" = 1'-0"

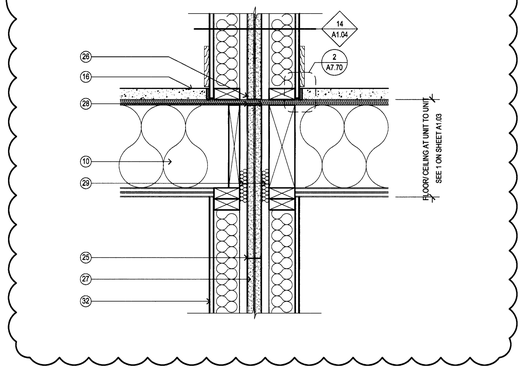


3 2 HOUR FIRE WALL AT ROOF/ CEILING
SCALE : 1 1/2" = 1'-0"

8 NOT USED
SCALE : 1 1/2" = 1'-0"

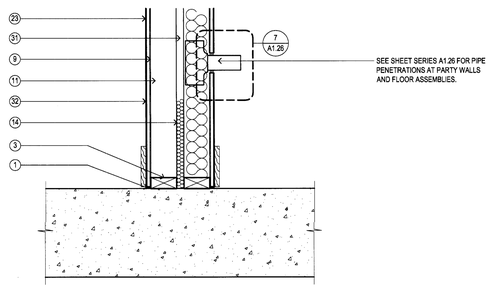


5 1 HOUR PARTY WALL AT FLOOR/ CEILING
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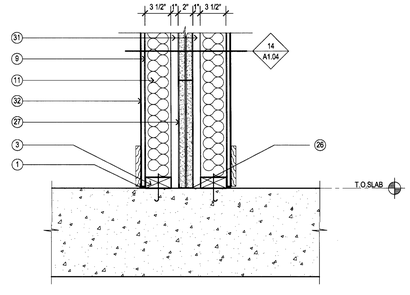


2 2 HOUR FIRE WALL AT FLOOR/ CEILING
SCALE : 1 1/2" = 1'-0"

7 NOT USED
SCALE : 1 1/2" = 1'-0"



4 1 HOUR PARTY WALL AT SLAB
SCALE : 1 1/2" = 1'-0"



1 2 HOUR FIRE WALL AT SLAB
SCALE : 1 1/2" = 1'-0"

KEY NOTES

1. FILL SPACE BETWEEN FLOOR AND GYPSUM BOARD AIR TIGHT WITH FIRE RATED CAULKING. DO NOT PERMIT GYPSUM BOARD TO TOUCH THE FLOOR.
2. ISOLATE GYPSUM BOARD FROM WALL FILL AIR SPACE TIGHT WITH ACOUSTICAL CAULKING BEFORE TAPING.
3. INSTALL FLOOR PLATES ON A CONTINUOUS BEAD OF NON DRYING CAULKING COMPOUND WITH AT LEAST 3 LENGTHS OF CAULK BENEATH FLOOR PLATES.
4. PROVIDE 1/2" EXPANSION JOINT AT GYPCRETE POUR AGAINST SILL PLATES. SEE DETAIL 2 ON SHEET A7.70
5. PROVIDE 1/4" GAP AT TOP OF STUD TRACK AND 3/4" DRYWALL TO ALLOW SHRINKAGE OF EACH FLOOR LEVEL. FILL GAP AT TOP OF TRACK WITH MINERAL WOOL AND GAP AT TOP OF 3/4" DRYWALL WITH HILTI CP 601S SILICONE FIRESTOP. (UP TO 4 HOURS)
6. 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD - FULL HEIGHT OF EACH WALL.
7. 2X FRAMING.
8. 2X NAILER
9. 2X STUDS @ 16" MAXIMUM - SEE STRUCTURAL.
10. 1 LAYER OF R19 INSULATION IN INTERMEDIATE FLOORS BETWEEN UNITS TO ELIMINATE NEED FOR FIRE SPRINKLERS IN CAVITY.
11. WALL BATT INSULATION WITH THERMAL VALUE PER SCHEDULE
12. LAYER OF R19 AND 2 LAYERS OF R36 INSULATION IN FLAT ROOF ATTIC CAVITY TO ELIMINATE NEED FOR FIRE SPRINKLERS IN CAVITY. SUSPEND INSULATION ABOVE GYPSUM BOARD.
13. DRAFT / FIRESTOPPING : ONE LAYER OF 5/8" TYPE 'X' GYPSUM BOARD. SEE DRAFTSTOPPING NOTES ON SHEET A 1.01.
14. FIRE BLOCK: BOTH VERTICAL AND HORIZONTAL AT 10'-0" MAX SPACING. FIRE BLOCK MATERIAL SHALL BE MINERAL FIBER, MINERAL WOOL, GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS.(CBC SECTION 717). SEE FIRE BLOCKING AND DRAFTSTOPPING NOTES ON SHEET A 1.03.
15. 2X8 TOP PLATE AT PARTY WALL ROOF CONDITIONS.
16. 1" GYPCRETE OVER 1/4" THICK ACCOUSTICAL UNDERLAYMENT OVER STRUCTURAL PANEL SUBFLOOR
17. STRUCTURAL PANEL FLOOR/ROOF DECK PER STRUCTURAL.
18. 5/8" TYPE 'X' GYPSUM BOARD AT CEILING.
19. CLASS 'A' BUILT UP ROOFING
20. FRAMING OF DROPPED CEILING TO BE OF NON COMBUSTIBLE CONSTRUCTION. SEE DETAILS 1 AND 2 ON SHEET A7.06 FOR TYPICAL INFORMATION.
21. NOT USED
22. 2 HOUR RATED FIREWALL GA ASW 1005: GYPSUM WALL BOARD, WOOD STUDS 55-59 STC.
    2 LAYERS 1" X 24" PROPRIETARY TYPE X GYPSUM PANELS INSERTED BETWEEN 2" FLOOR AND CEILING RUNNERS WITH 2" STEEL H STUDS BETWEEN ADJACENT PANS OR GYPSUM PANELS.
    A 3/4" MINIMUM AIR SPACE MUST BE MAINTAINED BETWEEN STEEL COMPONENETS AND ADJACENT FRAMING. AS AN ALTERNATE TO AN AIR SPACE, THE STEEL COMPONENTS ARE COVERED WITH 6" WIDE BATTENS OR FULL SHEETS OF 1/2" TYPE 'X' GYPSUM WALLBOARD.
23. 1-HOUR RATED WALL ASSEMBLY CBC 720.1(2) 14-1.3:
    5/8" TYPE'X' GYPSUM BOARD EACH SIDE APPLIED VERTICALLY OR HORIZONTALLY AND NAILED WITH 6D COOLER NAILS AT 7" O.C. WITH END JOINTS ON NAILING MEMBERS STAGGER JOINTS EACH SIDE
24.
25. 2" STEEL H STUDS BETWEEN ADJACENT PAIRS OF GYPSUM PANELS
26. 2" H-STUD TRACK
27. TWO LAYERS 1"X24" PROPRIETARY TYPE X GYPSUM PANELS INSERTED BETWEEN 2" FLOOR AND CEILING RUNNERS
28. ASW CLIPS: ALUMINUM ANGLES 0.48" X 2 1/2" X 2 1/2" X 2" LONG W/(2) #10 SCREWS EACH LEG WITH WASHERS & RUBBER GROMMETS @ FIREWALL CONNECTION. SPACE CLIPS 48" O.C VERTICAL & 16" O.C HORIZONTAL.
29. MINERAL WOOL FILLER FIRE BLOCKING
30. NOT USED
31. 1" AIR GAP (3/4" MINIMUM GAP PER ASSEMBLY)
32. 5/8" TYPE 'X' GYPSUM BOARD OVER 2X4 STUDS
33. NOT USED
34. CEMENT BACKER BOARD

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

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SHEET CONTENTS:
FIRE WALL, PARTY WALL DETAILS

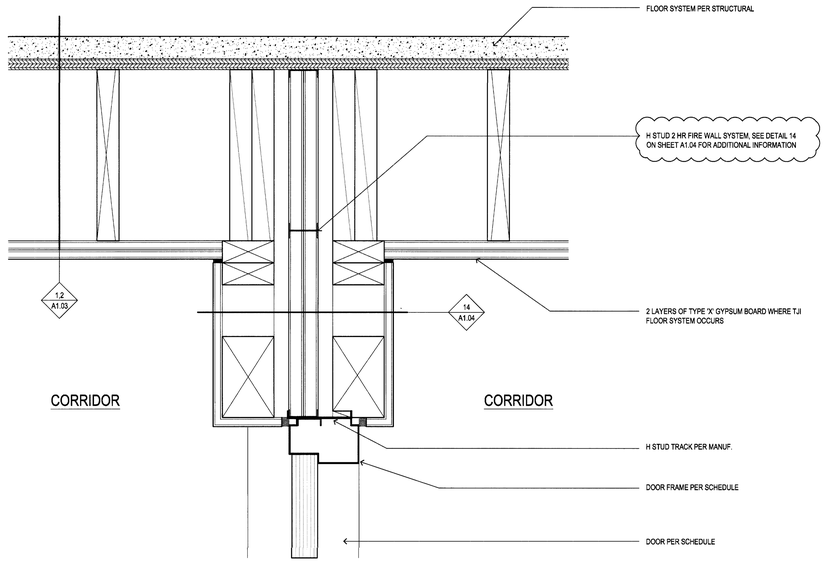
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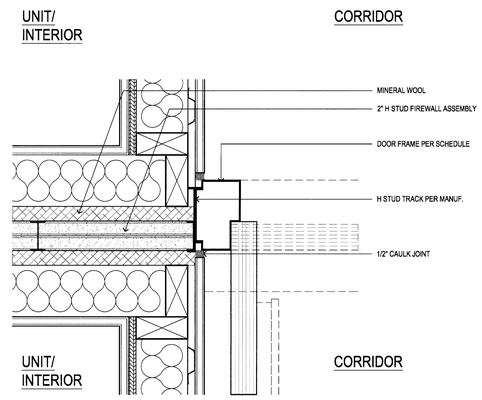
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JUSTIN CHRISTOPHER ASSOCIATE ARCHITECT

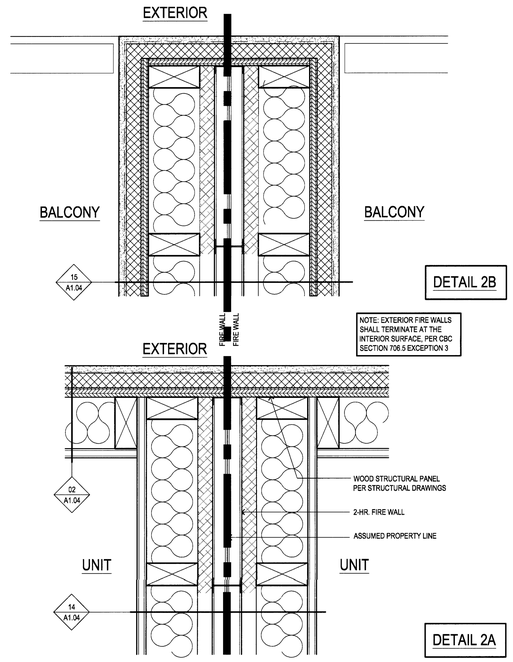
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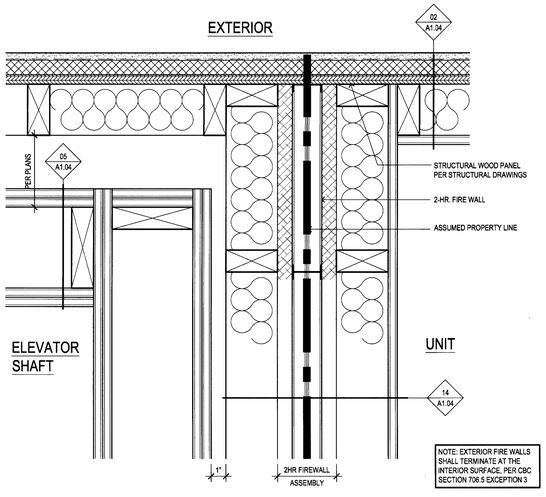
8 DUAL EGRESS DOOR HEAD
SCALE : 3" = 1'-0"



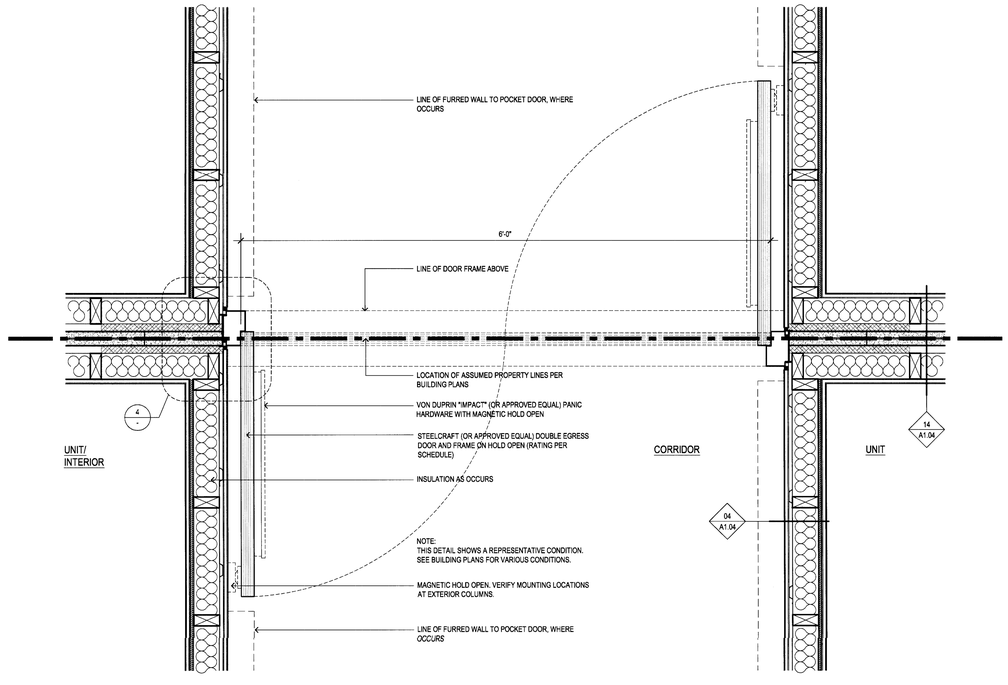
4 DUAL EGRESS DOOR JAMB
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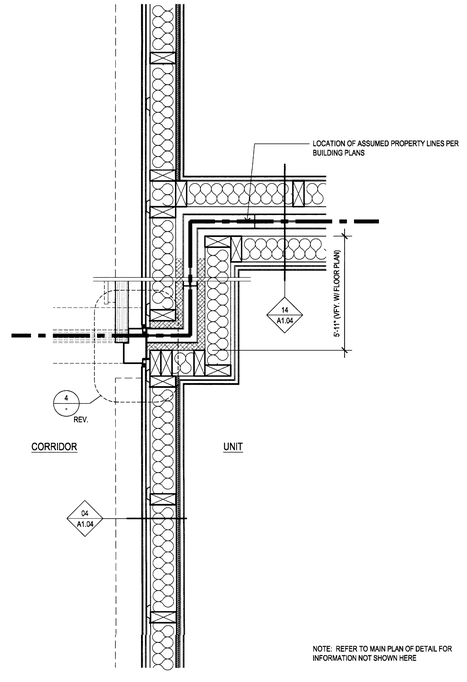
2 FIRE WALL AT EXTERIOR WALL
SCALE : 3" = 1'-0"



7 FIRE WALL AT EXTERIOR WALL/ ELEVATOR SHAFT
SCALE : 3" = 1'-0"



1 DUAL EGRESS DOOR PLAN
SCALE : 1 1/2" = 1'-0"



OFFSET WALL CONDITION

FILE: M11492_United American_Corner Lot\04-CD\DETAILS\A7.04.dwg
USER: ylo DATE/TIME: Nov 20, 2013 - 3:07pm
SCALE: 4 LAYOUT: A7.04

Drawn By: SV
Original Date Plotted: 11-27-2012
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SHEET CONTENTS:
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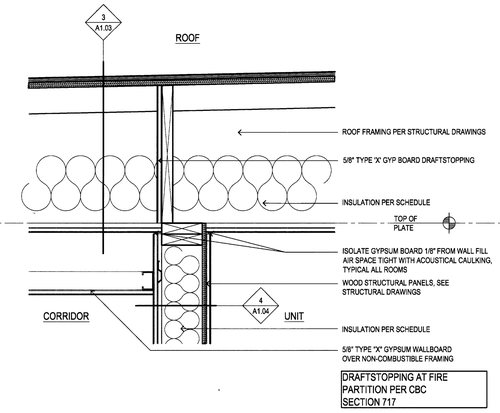
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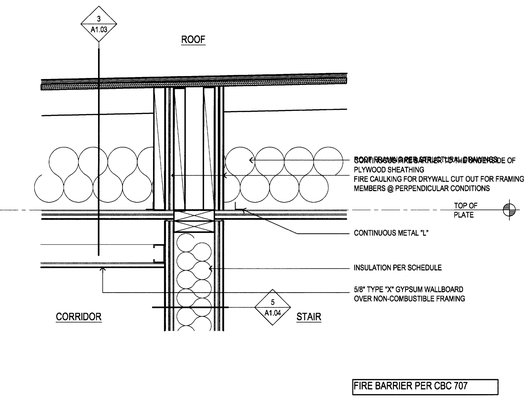
DELTA -A BLDG DEPT RESUB 11-22-2013

12 NOT USED
SCALE : 1 1/2" = 1'-0"

9 NOT USED
SCALE : 1 1/2" = 1'-0"



6 ROOF/ CEILING AT UNIT/ CORRIDOR WALL
SCALE : 1 1/2" = 1'-0"



3 ROOF/ CEILING AT CORRIDOR/ STAIR WALL
SCALE : 1 1/2" = 1'-0"

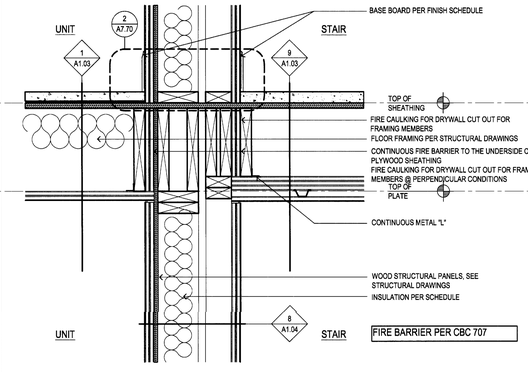
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8 NOT USED
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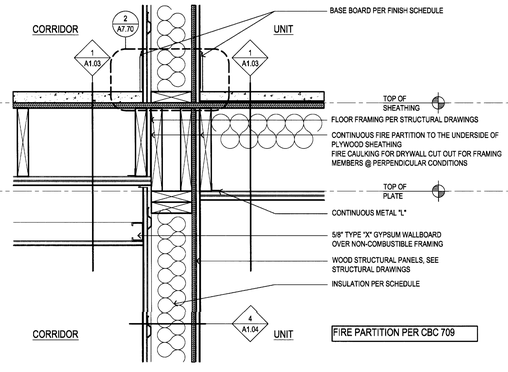
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2 NOT USED
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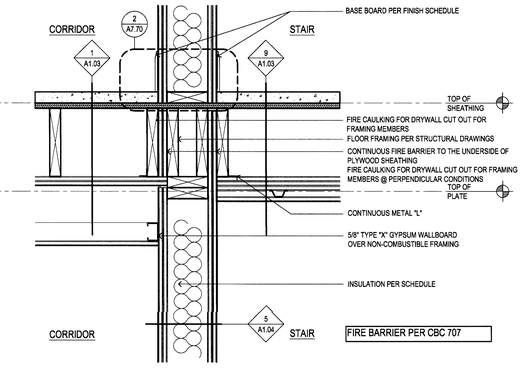
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7 FLOOR/ CEILING AT UNIT/ STAIR WALL
SCALE : 1 1/2" = 1'-0"



4 FLOOR/ CEILING AT UNIT/ CORRIDOR WALL
SCALE : 1 1/2" = 1'-0"



1 FLOOR/ CEILING AT CORRIDOR/ STAIR WALL
SCALE : 1 1/2" = 1'-0"

Drawn By:	SW
Original Date Plotted:	11-27-2012
Revisions:	

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SHEET CONTENTS:
RATED CEILING AT WALL DETAILS

SHEET NO.
A7.05

2011492

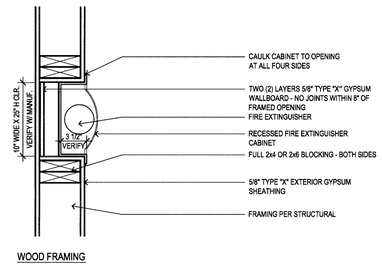
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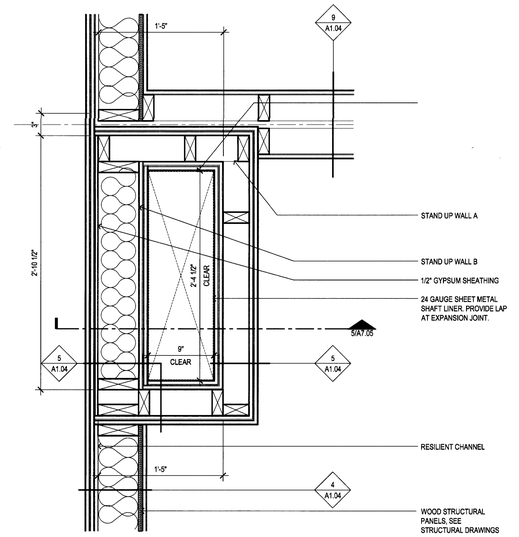
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SCALE: 1 1/2" = 1'-0"

9 NOT USED
SCALE: 1 1/2" = 1'-0"

6 NOT USED
SCALE: 1 1/2" = 1'-0"





11 NOT USED
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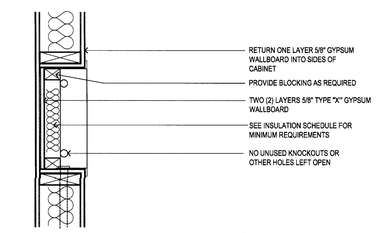
8 NOT USED
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5 FIRE EXTINGUISHER CABINET
SCALE: 1 1/2" = 1'-0"

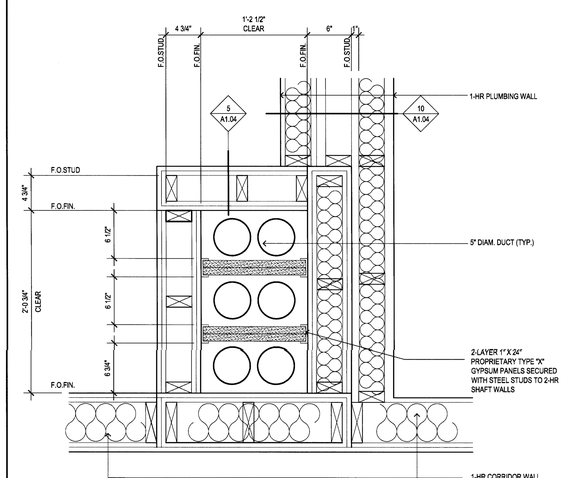
2 CORRIDOR VENT SHAFT
SCALE: 1 1/2" = 1'-0"

10 NOT USED
SCALE: 1 1/2" = 1'-0"

7 NOT USED
SCALE: 1 1/2" = 1'-0"



4 ELECTRICAL PANEL CABINET @ UNITS
SCALE: 1 1/2" = 1'-0"



1 2HR SHAFT AT UNITS
SCALE: 1" = 1'-0"

CHARLES ABBOTT ASSOCIATES
RECOMMENDED FOR CODE COMPLIANCE
11/8/14
DATE

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
JORGE GERALD CHOPA
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

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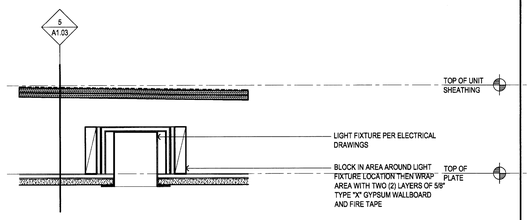
DELTA-A BLDG DEPT RESUB 11-22-2013

SHEET CONTENTS:
RATED WALL, FLOOR/CLG. PENETRATION DETAILS

SHEET NO.
A7.06

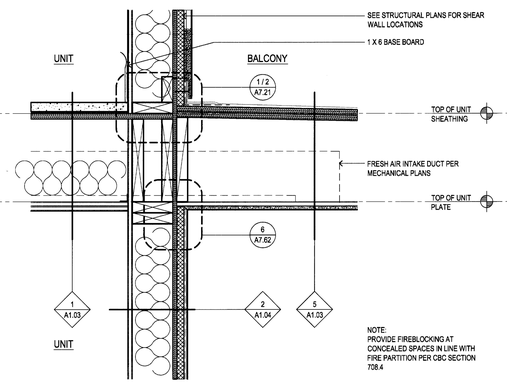
2011492

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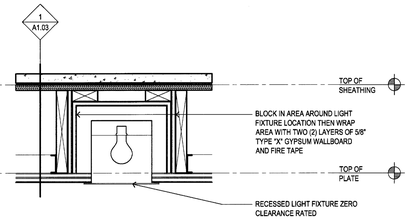


12 RECESSED CAN LIGHT AT BALCONY/ CEILING
SCALE: 1 1/2" = 1'-0"

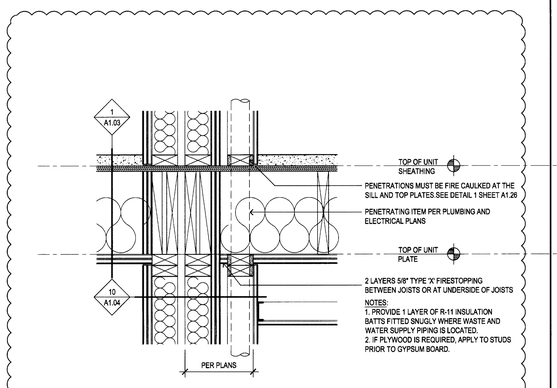
9 NOT USED
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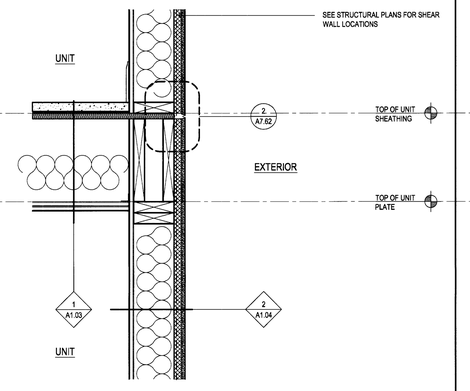
6 FLOOR FRAMING AT UNIT/ BALCONY
SCALE: 1 1/2" = 1'-0"



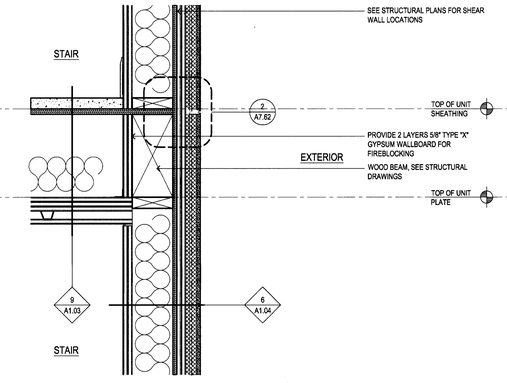
3 RECESSED CAN LIGHT AT FLOOR/ CEILING
SCALE: 1 1/2" = 1'-0"



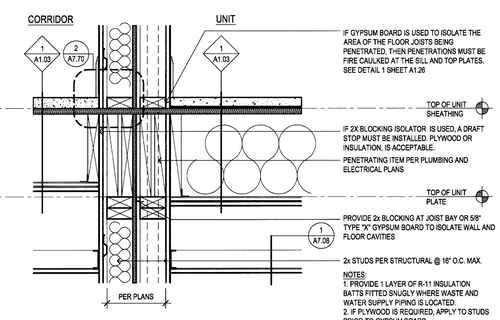
11 PLUMBING AT PARTY WALL
SCALE: 1 1/2" = 1'-0"



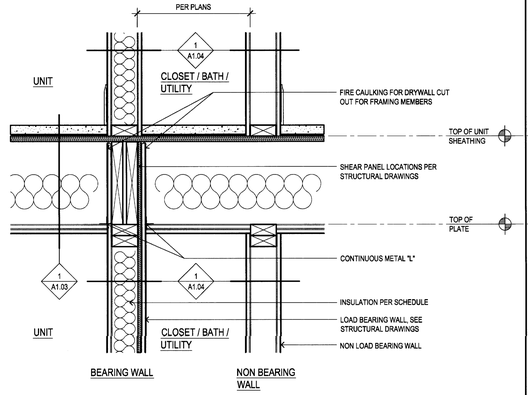
8 1 HOUR EXTERIOR WALL AT FLOOR/ CEILING
SCALE: 1 1/2" = 1'-0"



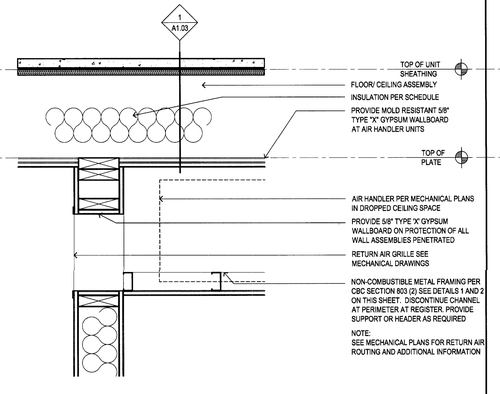
5 2 HOUR EXTERIOR WALL AT FLOOR/ CEILING
SCALE: 1 1/2" = 1'-0"



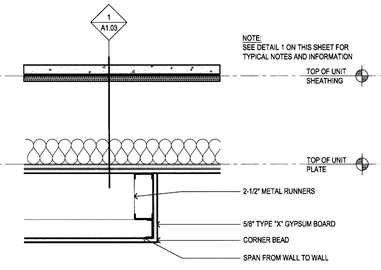
2 UNIT PLUMBING/ CORRIDOR WALL AT FLOOR/ CEILING
SCALE: 1 1/2" = 1'-0"



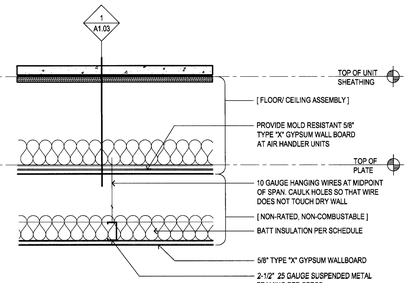
10 INTERIOR WALLS AT FLOOR/ CEILING
SCALE: 1 1/2" = 1'-0"



7 RETURN AIR WALL BLOCKOUT AT DROPPED CEILING
SCALE: 1 1/2" = 1'-0"



4 DROPPED CEILING EDGE AT FLOOR/ CEILING
SCALE: 1 1/2" = 1'-0"



1 DROPPED CEILING AT FLOOR/ CEILING
SCALE: 1 1/2" = 1'-0"

CHARLES ALBERT ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
BY _____ DATE _____

Drawn By:	SW
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
VINCE GERALD CHIDRA
No. C23572
Rem. 7-31-15
STATE OF CALIFORNIA

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DELTA -A BLDG DEPT RESUB 11-22-2013

SHEET CONTENTS:
RATED CEILING AT WALL DETAILS

SHEET NO.
A7.08

2011492

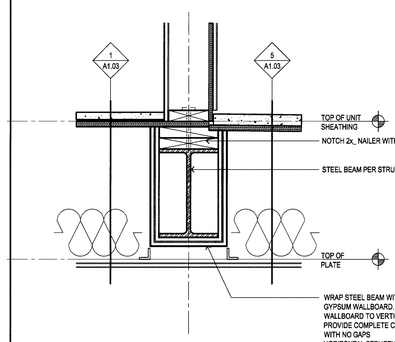
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USER: jlu DATE/TIME: Nov 20, 2013 - 3:07pm
SCALE: 8 LAYOUT: A7.08

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SCALE : 1 1/2" = 1'-0"

9 NOT USED
SCALE : 1 1/2" = 1'-0"

6 NOT USED
SCALE : 1 1/2" = 1'-0"

3 NOT USED
SCALE : 1 1/2" = 1'-0"



11 NOT USED
N.T.S

8 NOT USED
SCALE : 1 1/2" = 1'-0"

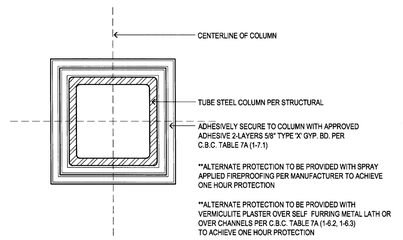
5 NOT USED
SCALE : 1 1/2" = 1'-0"

2 METAL BEAM FIRE PROOFING
SCALE : 1 1/2" = 1'-0"

10 NOT USED
SCALE : 1 1/2" = 1'-0"

7 NOT USED
SCALE : 1 1/2" = 1'-0"

4 NOT USED
SCALE : 1 1/2" = 1'-0"



1 METAL COLUMN FIRE PROOFING
SCALE : 3" = 1'-0"

CHARLES ABBOTT ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
DATE
STATE

FILE: A#11492_United American_Correct Lofts4-CODETAILSAV1.09.dwg
USER: jlo DATE/TIME: Nov 20, 2013 - 3:07pm
SCALE: 8 LAYOUT: A7.09

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

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LICENSED ARCHITECT
WILLIE GERALD CURTIS
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

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SHEET CONTENTS:
FIRE PROTECTION DETAILS

SHEET NO.
A7.09

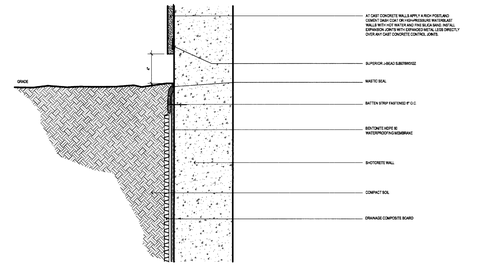
2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

12 NOT USED
SCALE: 1 1/2" = 1'-0"

9 NOT USED
SCALE: 1 1/2" = 1'-0"

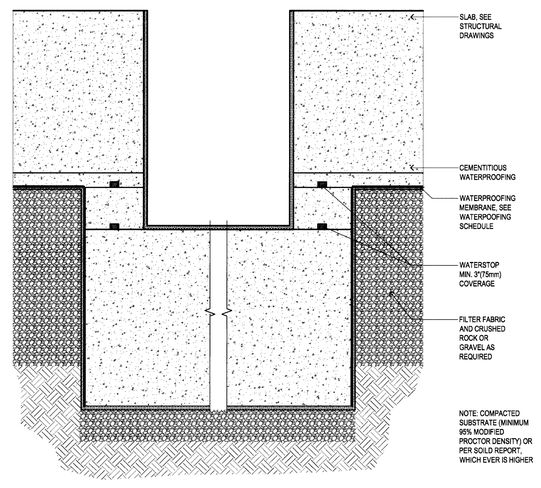
6 NOT USED
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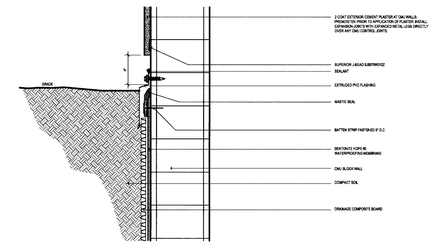
3 WATER PROOFING AT CONCRETE WALL
SCALE: 1 1/2" = 1'-0"

11 NOT USED
SCALE: 1 1/2" = 1'-0"

8 NOT USED
SCALE: 1 1/2" = 1'-0"

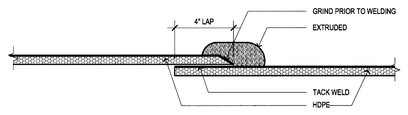


5 ELEVATOR PIT
SCALE: 1 1/2" = 1'-0"

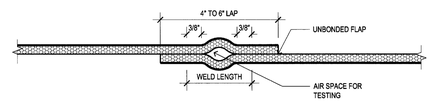


2 WATER PROOFING AT CMU WALL
SCALE: 1 1/2" = 1'-0"

10 NOT USED
SCALE: 1 1/2" = 1'-0"



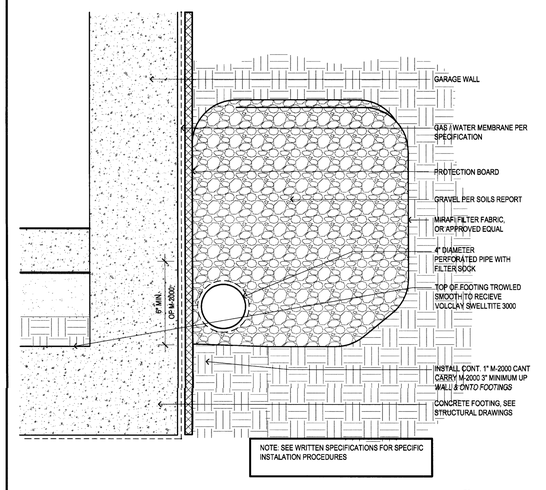
OPTION #1 - EXTRUSION WELD



OPTION #2 - WEDGE WELD

7 TYPCIAL PARASEAL GM MEMBRANE LAP WELD
SCALE: 1 1/2" = 1'-0"

4 NOT USED
SCALE: 1 1/2" = 1'-0"



1 WATERPROOFING AT CONCRETE WALL
SCALE: 1 1/2" = 1'-0"

CHARLES ABBOTT ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
DATE 11/19/14

FILE: M:\11492_United American_Career Lofts\4-CD\DETAILS\A7.10.dwg
USER: JN DATE/TIME: Nov 20, 2013 - 3:06pm
SCALE: 8 LAYOUT: A7.10

Drawn By: YL
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS

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CAREER LOFTS
28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
VINCE GERALDI CHUDKA
No. C23572
Rem. 7-31-15
STATE OF CALIFORNIA

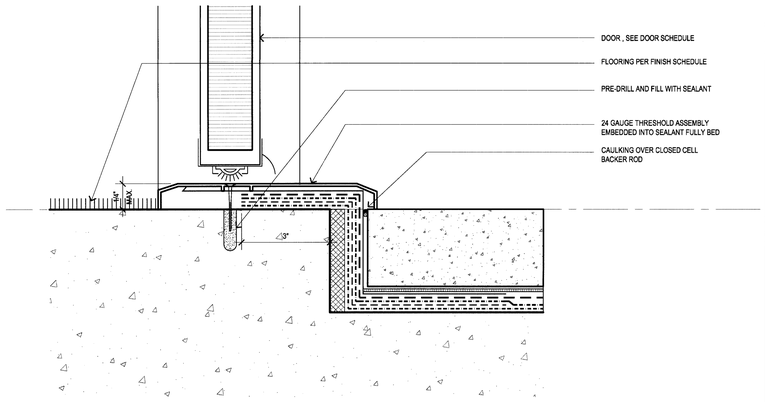
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SHEET CONTENTS:
SUBTERRANEAN WATERPROOFING

SHEET NO.
A7.10

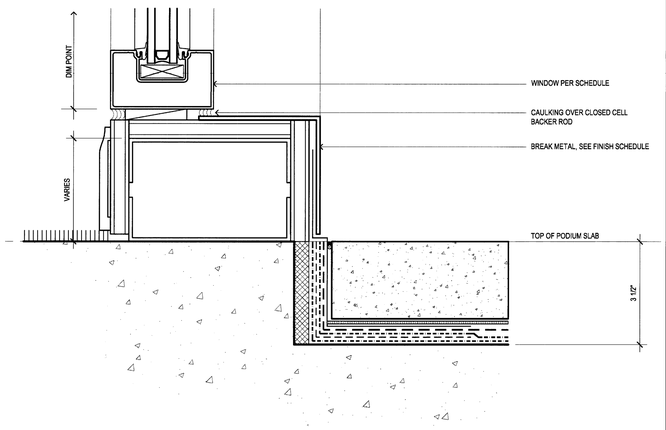
2011492

DELTA -A BLDG DEPT RESUB 11-22-2013



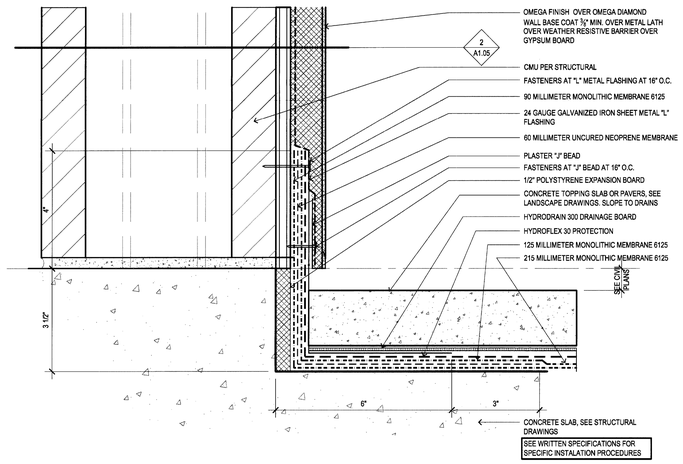
SEE DETAIL 2 THIS SHEET FOR NOTES NOT SHOWN HERE

9 COMMON DOOR AT COURTYARD
SCALE : 6" = 1'-0"



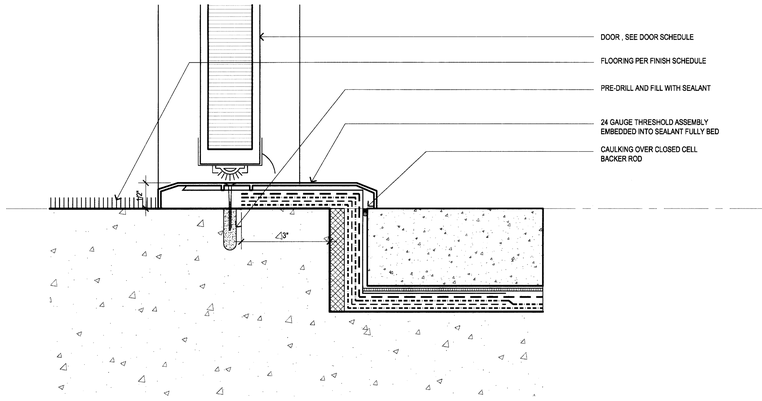
SEE DETAIL 2 THIS SHEET FOR NOTES NOT SHOWN HERE

6 WATERPROOFING AT STOREFRONT SILL
SCALE : 6" = 1'-0"



SEE WRITTEN SPECIFICATIONS FOR SPECIFIC INSTALATION PROCEDURES

3 EXTERIOR WALL FLASHING
SCALE : 6" = 1'-0"



SEE DETAIL 2 THIS SHEET FOR NOTES NOT SHOWN HERE

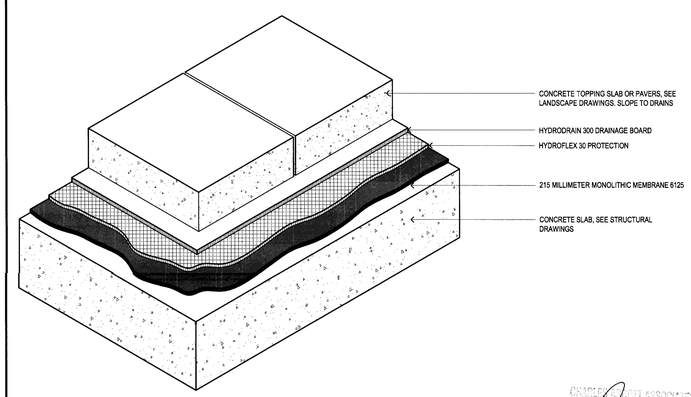
8 UNIT PATIO DOOR AT COURTYARD
SCALE : 6" = 1'-0"

5 NOT USED
SCALE : 6" = 1'-0"

2 EXTERIOR WALL FLASHING
SCALE : 6" = 1'-0"

7 NOT USED
SCALE : 6" = 1'-0"

4 NOT USED
SCALE : 6" = 1'-0"



1 TYPICAL CROSS SECTION @ PODIUM DECK
SCALE : 6" = 1'-0"

CHARLES DUNN ASSOCIATES
REVIEWED FOR COMPLIANCE
DATE

Drawn By: SV
Original Date Posted: 11-27-2012
Revisions:

#	DATE	COMMENTS

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CAREER LOFTS
28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
VINCE GERALD CHIORA
No. C 23572
Ren. 7-31-15
STATE OF CALIFORNIA

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SHEET CONTENTS:
PODIUM SLAB WATER-PROOFING DETAILS

SHEET NO.
A7.13

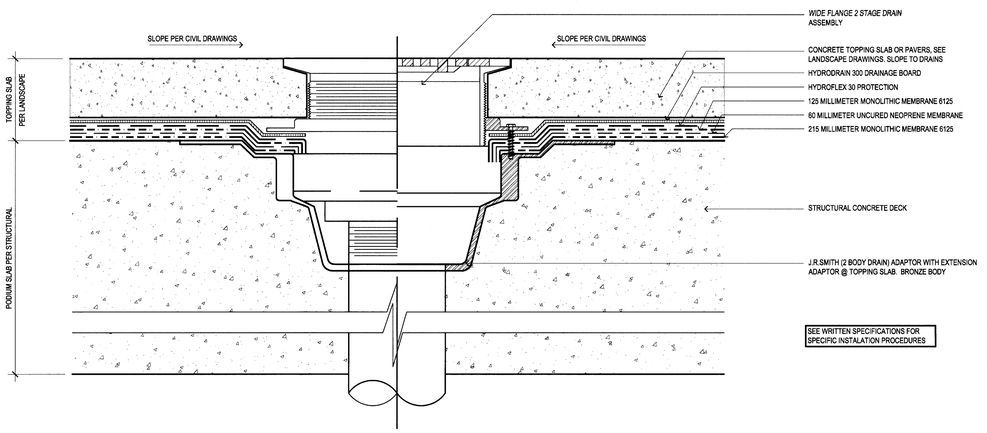
2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

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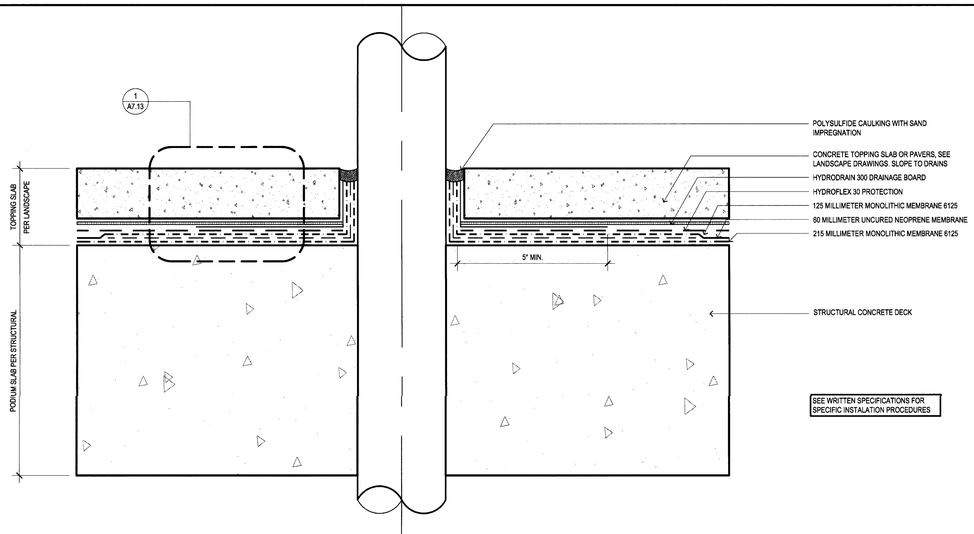
6 NOT USED
SCALE : 6" = 1'-0"

3 NOT USED
SCALE : 6" = 1'-0"

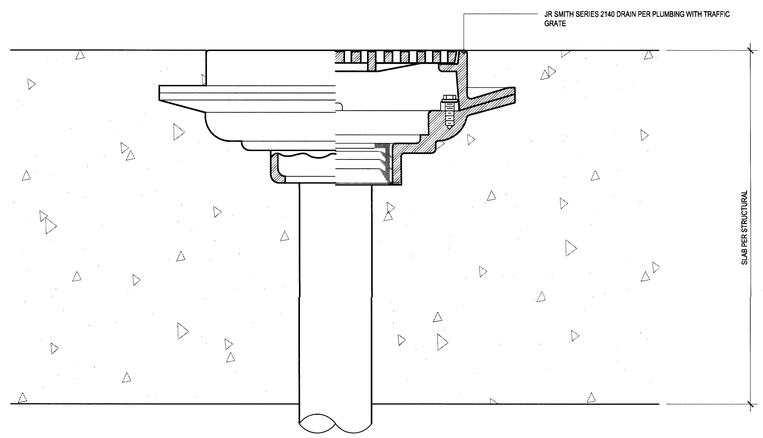


5 WATERPROOFING @ DECK DRAIN
SCALE : 6" = 1'-0"

2 NOT USED
SCALE : 6" = 1'-0"



4 WATERPROOFING @ PIPE PENETRATION
SCALE : 6" = 1'-0"



1 DRAIN AT GARAGE SLAB
SCALE : 6" = 1'-0"

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
GREGG GERALD GIMPEL
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

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SHEET CONTENTS:
PODIUM SLAB WATER-PROOFING DETAILS

SHEET NO.
A7.14

2011492

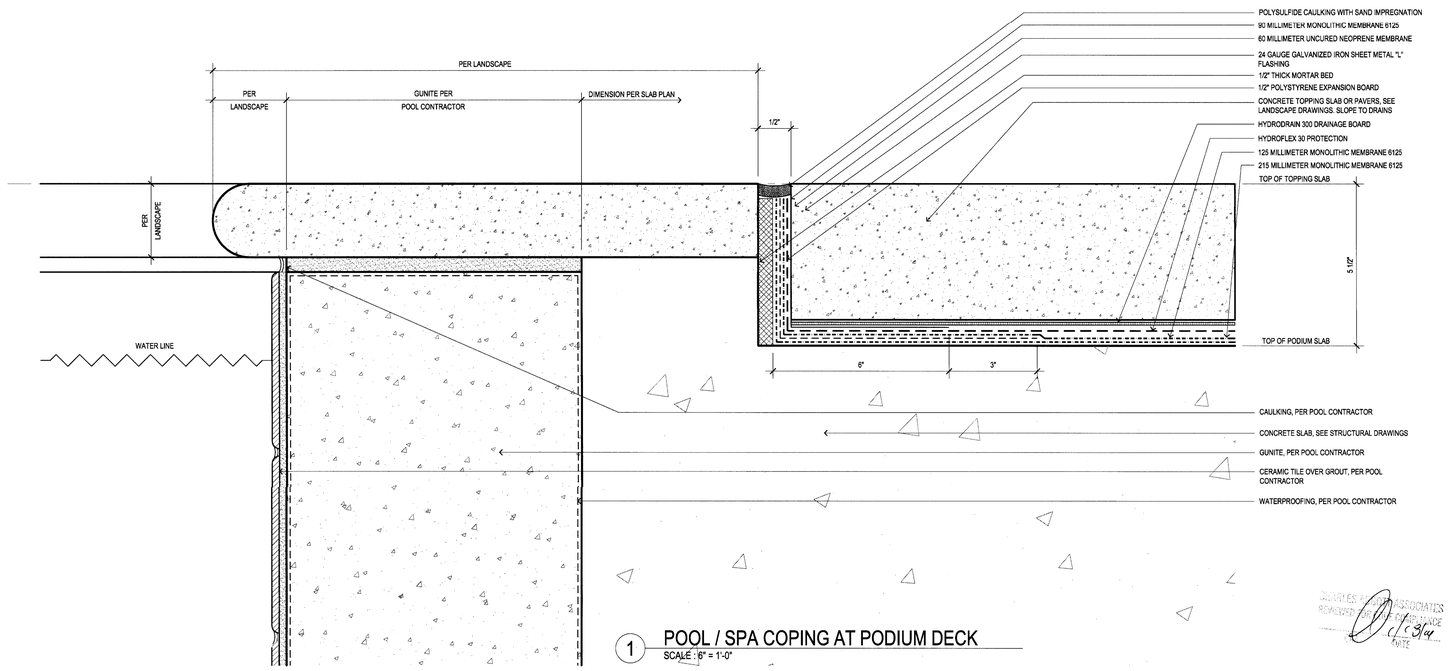
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4 NOT USED
SCALE : 6" = 1'-0"

2 NOT USED
SCALE : 6" = 1'-0"

3 NOT USED
SCALE : 6" = 1'-0"



1 POOL / SPA COPING AT PODIUM DECK
SCALE : 6" = 1'-0"

CHARLES R. HUMPHREYS ASSOCIATES
REGISTERED PROFESSIONAL ENGINEER
3/4
EXPIRATION DATE

FILE: IM11402 United American Center LaMesa-CODE\TAILS\A7.16.dwg
USER: jlu DATE/TIME: Nov 20, 2013 - 3:06pm
SCALE: 4 LAYOUT: A7.16

Drawn By: SV
Original Date Plotted: 01 / 13 / 2012
Revisions:

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RAMONA PARK APARTMENTS
LONG BEACH, CA
SOUTHERN CALIFORNIA DESIGN, LLC
44139 Monterey Ave. Suite A Palm Desert, CA 92260

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SHEET CONTENTS:
CONCRETE FLASHING
WATERPROOFING

SHEET NO.

A7.16

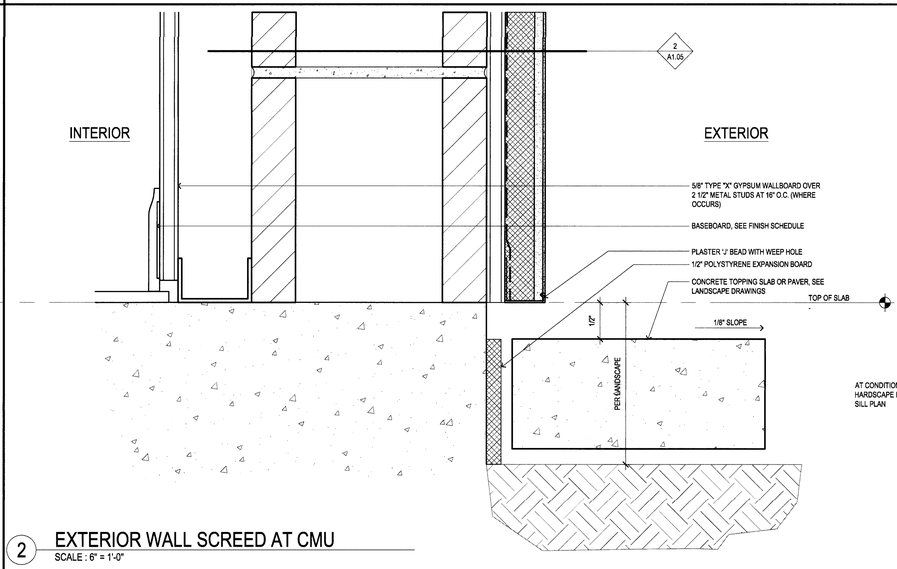
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6 NOT USED
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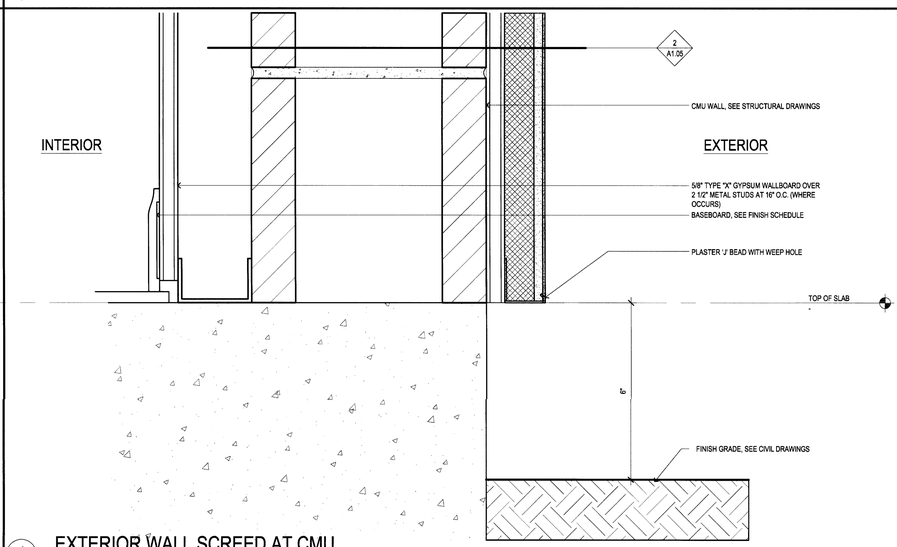
5 NOT USED
SCALE : 6" = 1'-0"

4 NOT USED
SCALE : 6" = 1'-0"

3 NOT USED
SCALE : 6" = 1'-0"



2 EXTERIOR WALL SCREED AT CMU
SCALE : 6" = 1'-0"



1 EXTERIOR WALL SCREED AT CMU
SCALE : 6" = 1'-0"

CHARLES ALBERT ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
1/10/14
DATE

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisons:	

#	DATE	COMMENTS

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CAREER LOFTS

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JAMES GERALD CHERRY
No. C23572
Ren. 7-31-13
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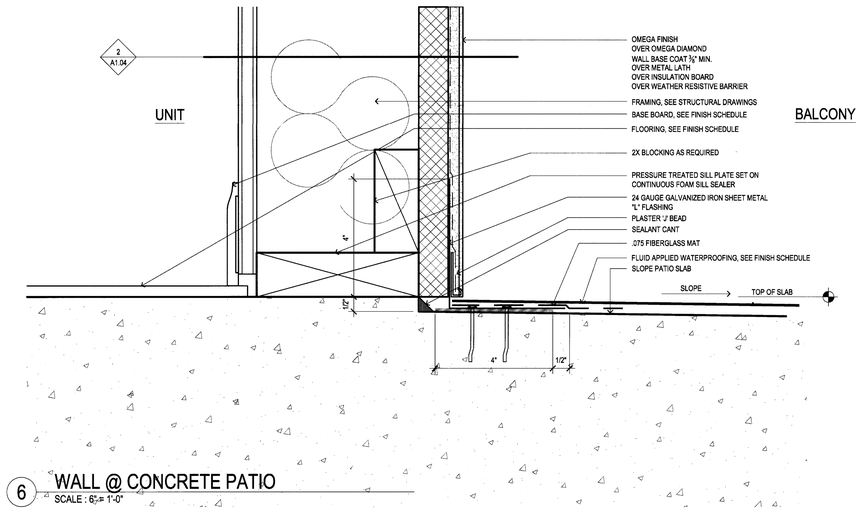
DELTA-A BLDG DEPT RESUB 11-22-2013

SHEET CONTENTS:
BUILDING FLASHING
WATERPROOFING

SHEET NO.
A7.19

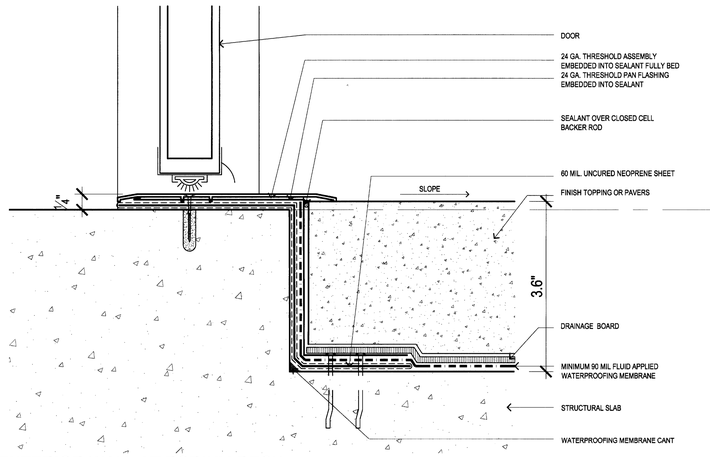
2011492

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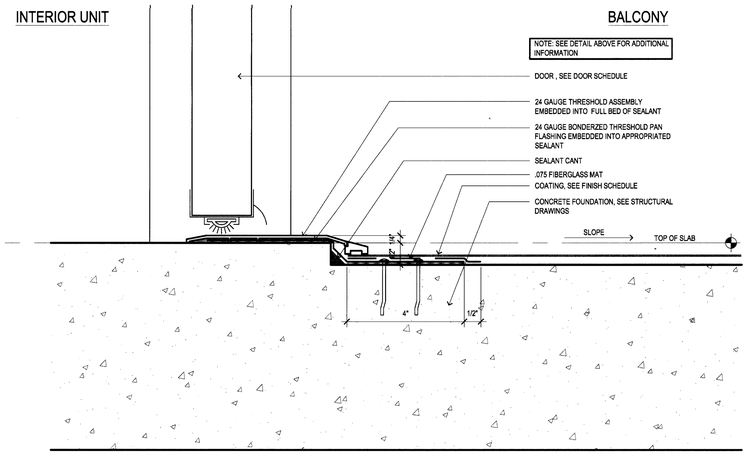


6 WALL @ CONCRETE PATIO
SCALE : 6" = 1'-0"

3 NOT USED
SCALE : 6" = 1'-0"

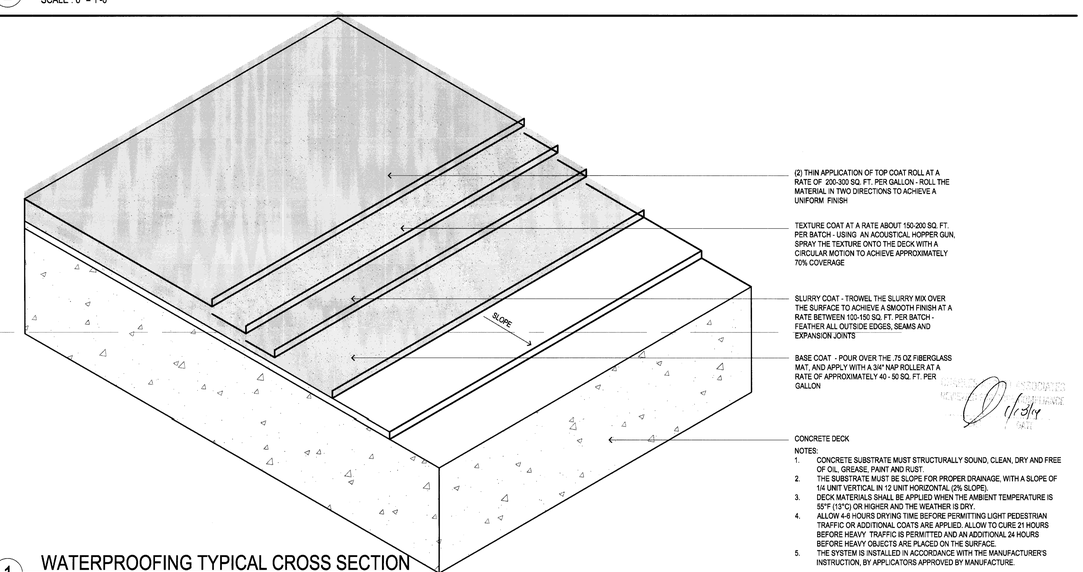


5 EXTERIOR WALL AT PODIUM DECK
SCALE : 6" = 1'-0"



2 EXTERIOR BALCONY THRESHOLD PAN
SCALE : 6" = 1'-0"

4 WALL AT 2HR STAIR EXTERIOR WALL
SCALE : 6" = 1'-0"



NOTES:
1. CONCRETE SUBSTRATE MUST STRUCTURALLY SOUND, CLEAN, DRY AND FREE OF OIL, GREASE, PAINT AND RUST.
2. THE SUBSTRATE MUST BE SLOPE FOR PROPER DRAINAGE, WITH A SLOPE OF 1/4 UNIT VERTICAL IN 12 UNIT HORIZONTAL (2% SLOPE).
3. DECK MATERIALS SHALL BE APPLIED WHEN THE AMBIENT TEMPERATURE IS 55°F (13°C) OR HIGHER AND THE WEATHER IS DRY.
4. ALLOW 4-6 HOURS DRYING TIME BEFORE PERMITTING LIGHT PEDESTRIAN TRAFFIC OR ADDITIONAL COATS ARE APPLIED. ALLOW TO CURE 21 HOURS BEFORE HEAVY TRAFFIC IS PERMITTED AND AN ADDITIONAL 24 HOURS BEFORE HEAVY OBJECTS ARE PLACED ON THE SURFACE.
5. THE SYSTEM IS INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, BY APPLICATORS APPROVED BY MANUFACTURE.

1 WATERPROOFING TYPICAL CROSS SECTION
SCALE : 6" = 1'-0"

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS

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CAREER LOFTS
28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
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No. C 23572
Ren. 7-31-15
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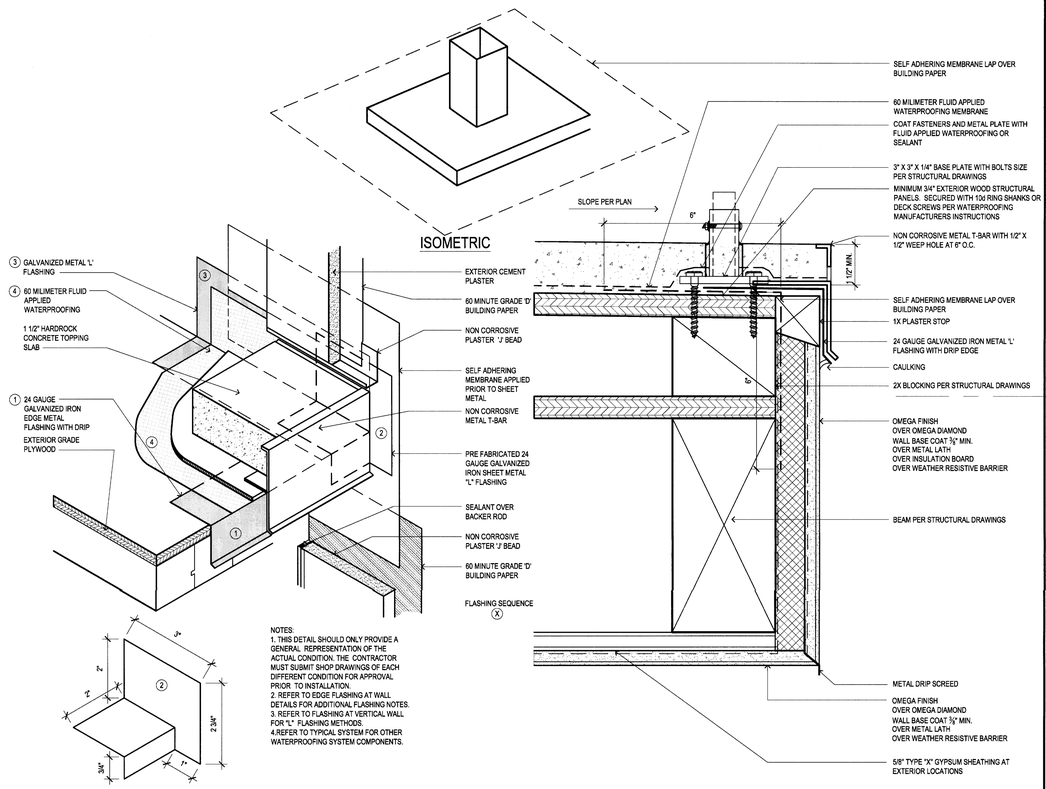
SHEET CONTENTS:
CONCRETE FLASHING
WATERPROOFING

SHEET NO.
A7.20

2011492

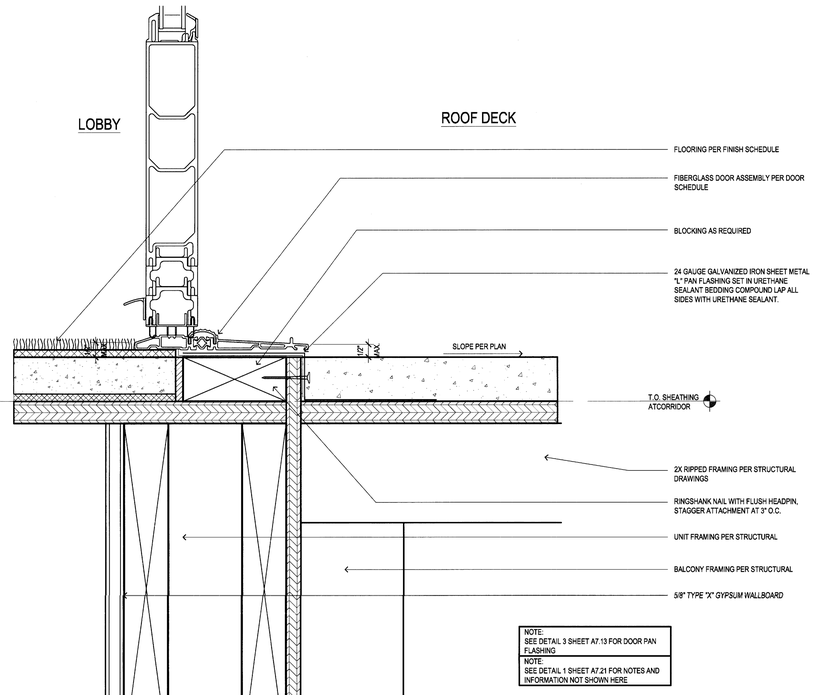
DELTA -A BLDG DEPT RESUB 11-22-2013

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SCALE: 4 LAYOUT: A7.20



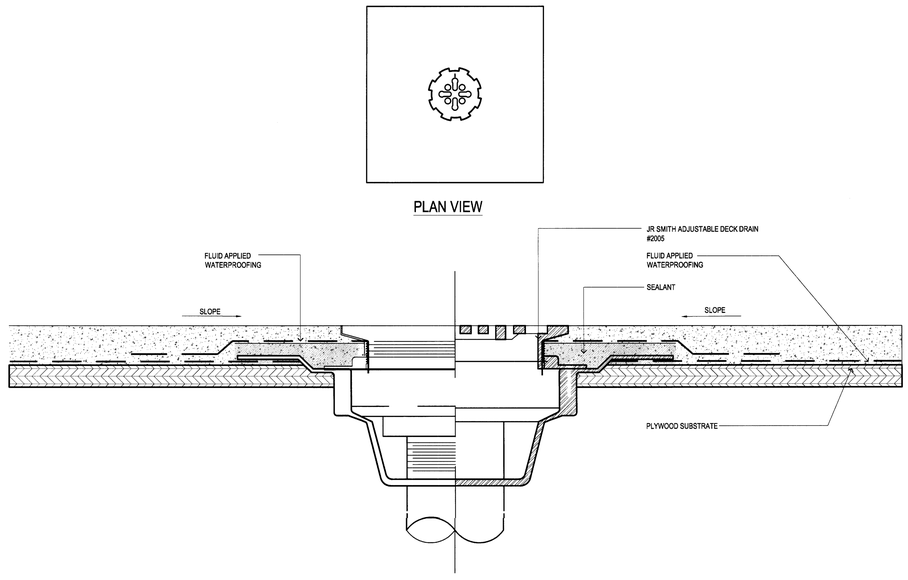
NOTES:
1. THIS DETAIL SHOULD ONLY PROVIDE A GENERAL REPRESENTATION OF THE ACTUAL CONDITION. THE CONTRACTOR MUST SUBMIT SHOP DRAWINGS OF EACH DIFFERENT CONDITION FOR APPROVAL PRIOR TO INSTALLATION.
2. REFER TO EDGE FLASHING AT WALL DETAILS FOR ADDITIONAL FLASHING NOTES.
3. REFER TO FLASHING AT VERTICAL WALL FOR "L" FLASHING METHODS.
4.REFER TO TYPICAL SYSTEM FOR OTHER WATERPROOFING SYSTEM COMPONENTS.

4 BALCONY EDGE FLASHING
SCALE : 6" = 1'-0"

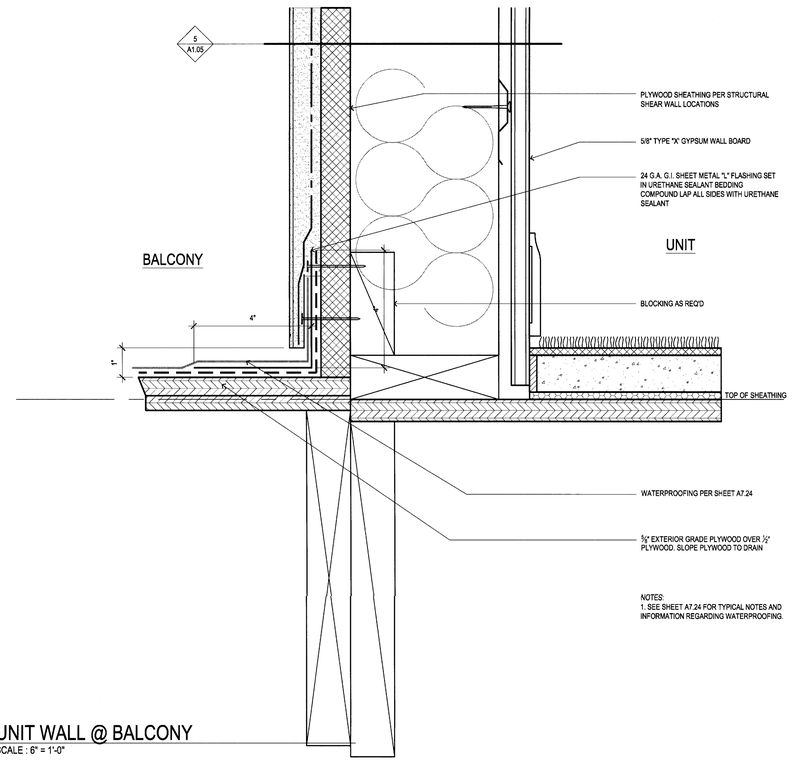


NOTE:
SEE DETAIL 3 SHEET A7.13 FOR DOOR PAN FLASHING
NOTE: SEE DETAIL 1 SHEET A7.21 FOR NOTES AND INFORMATION NOT SHOWN HERE

2 DOOR THRESHOLD AT LEASING ROOF DECK
SCALE : 6" = 1'-0"



3 DECK DRAIN AT LEASING ROOF DECK
SCALE : 6" = 1'-0"



NOTES:
1. SEE SHEET A7.24 FOR TYPICAL NOTES AND INFORMATION REGARDING WATERPROOFING.

1 UNIT WALL @ BALCONY
SCALE : 6" = 1'-0"

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS

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CAREER LOFTS
28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
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No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

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SHEET CONTENTS:
WOOD DECK/ BALCONY WATERPROOFING DETAILS

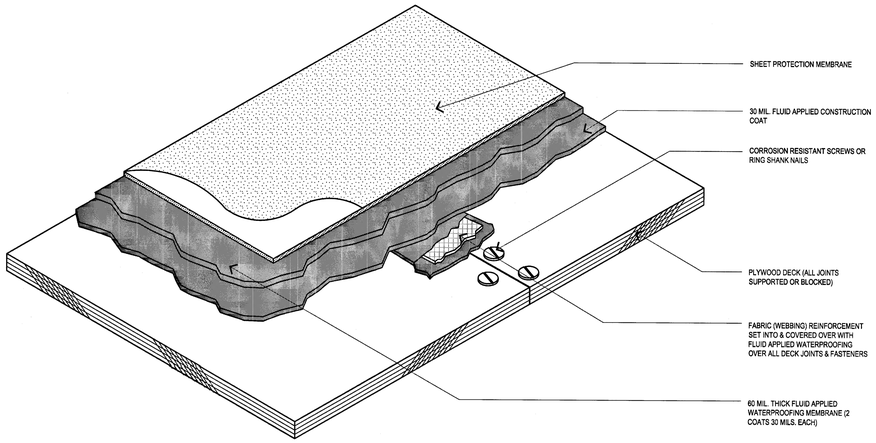
SHEET NO.
A7.21

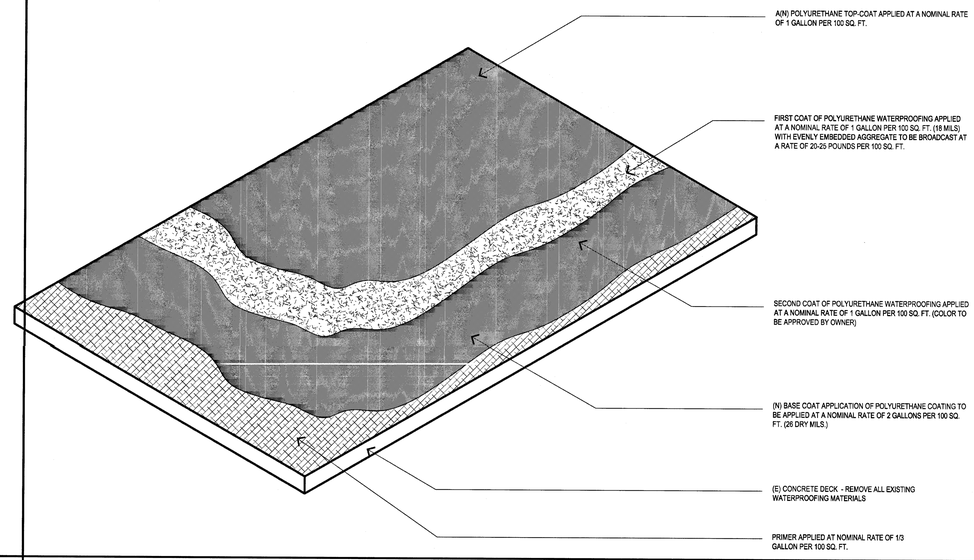
2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

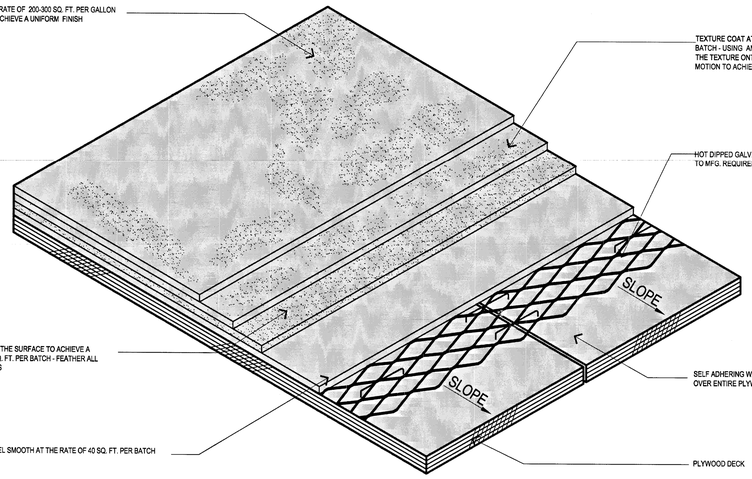
GRAPHICS ARE ASSOCIATES REPRESENTATIVE ONLY. ACTUAL IMAGE MAY VARY

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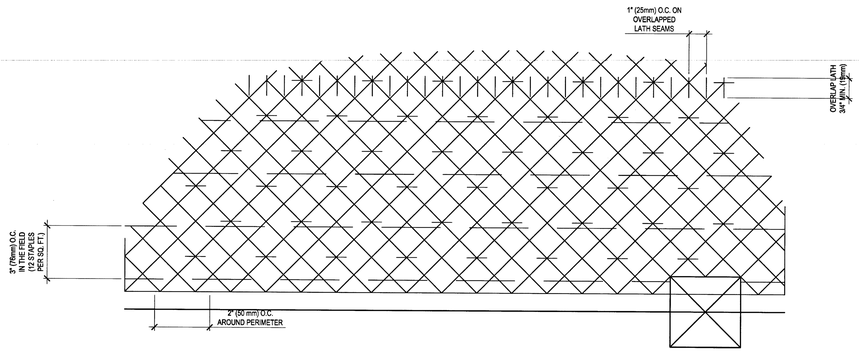
(2) THIN APPLICATION OF TOP COAT ROLL AT A RATE OF 200-300 SQ. FT. PER GALLON - ROLL THE MATERIAL IN TWO DIRECTIONS TO ACHIEVE A UNIFORM FINISH



NOTES:
1. PLYWOOD SUBSTRATE MUST STRUCTURALLY SOUND, CLEAN, DRY AND FREE OF OIL, GREASE, PAINT AND RUST.
2. THE SUBSTRATE MUST BE SLOPE FOR PROPER DRAINAGE, WITH A SLOPE OF 1/4 UNIT VERTICAL IN 12 UNIT HORIZONTAL (2% SLOPE).
3. DECK MATERIALS SHALL BE APPLIED WHEN THE AMBIENT TEMPERATURE IS 55°F (13°C) OR HIGHER AND THE WEATHER IS DRY.
4. ALLOW 4-6 HOURS DRYING TIME BEFORE PERMITTING LIGHT PEDESTRIAN TRAFFIC OR ADDITIONAL COATS ARE APPLIED. ALLOW TO CURE 21 HOURS BEFORE HEAVY TRAFFIC IS PERMITTED AND AN ADDITIONAL 24 HOURS BEFORE HEAVY OBJECTS ARE PLACED ON THE SURFACE.
5. THE SYSTEM IS INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, BY APPLICATORS APPROVED BY MANUFACTURE.

3 TYPICAL CROSS SECTION @ BALCONY
N.T.S

NOTES:
1. PLYWOOD DECK SURFACE TO BE CLEAN , DRY AND FREE OF RIDGES AND SHARP PROJECTIONS BEFORE APPLY MATERIALS.
2. AFTER COMPLETION OF APPLICATION, DO NOT ALLOW TRAFFIC ON COATED SURFACES FOR A PERIOD OF AT LEAST 24 HOURS AT 75°F. AND 50% R.H., OR UNTIL COMPLETELY CURED.



NOTE: WHERE LATH OVERLAPS FLASHING PAPER STAPLE EVERY 2" O.C.

1 FASTENER PATTERN FOR METAL LATH
N.T.S

CHARLES ABBOTT ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
DATE

FILE: M11149Z_United American_Career Lofts\A-CDDETAILS\A7.24.dwg
USER: jfb DATE/TIME: Nov 20, 2013 - 3:06pm
SCALE: 4 LAYOUT: A7.24

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

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28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
WAYNE GERALD HUMPHREYS
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

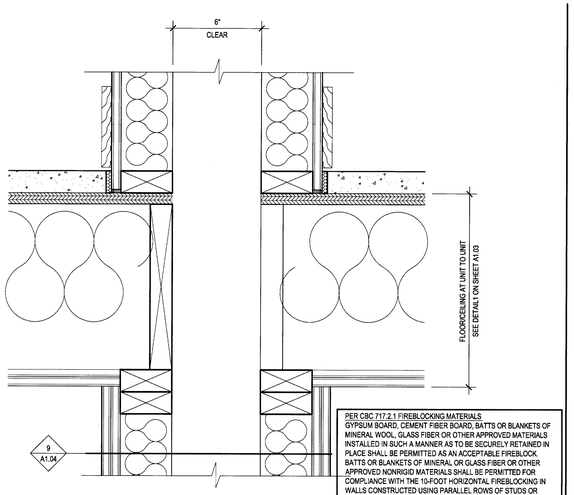
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SHEET CONTENTS:
WOOD SUBSTRATE
WATERPROOFING DETAILS

SHEET NO.
A7.24

2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

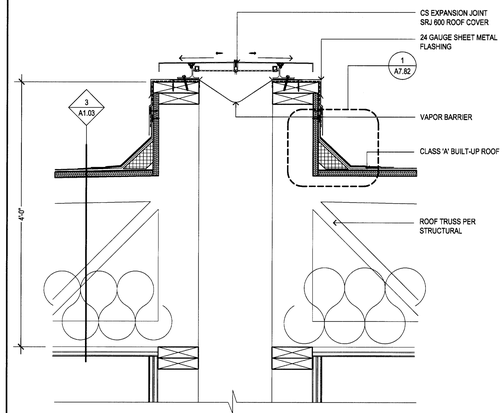


PER CBC 717.2.1 FIREBLOCKING MATERIALS
GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES. THE INTEGRITY OF FIREBLOCKS SHALL BE MAINTAINED.

12 SEISMIC JOINT NOTES
SCALE : 1 1/2" = 1'-0"

9 SEISMIC JOINT NOTES
SCALE : 3" = 1'-0"

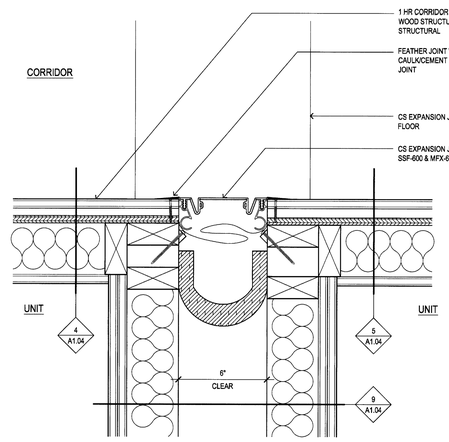
6 NOT USED
SCALE : 3" = 1'-0"



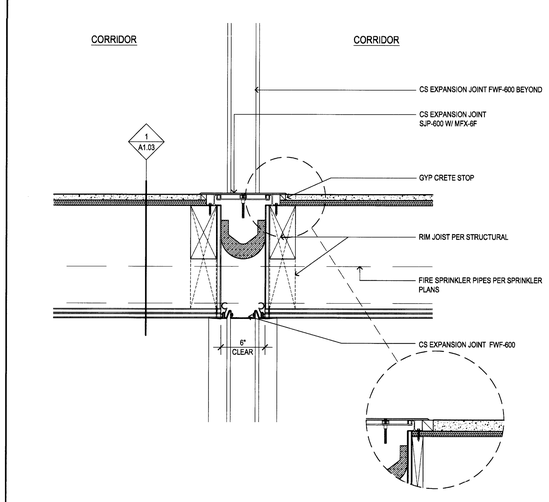
3 EXPANSION JOINT @ ROOF
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11 NOT USED
SCALE : 3" = 1'-0"

8 NOT USED
SCALE : 3" = 1'-0"



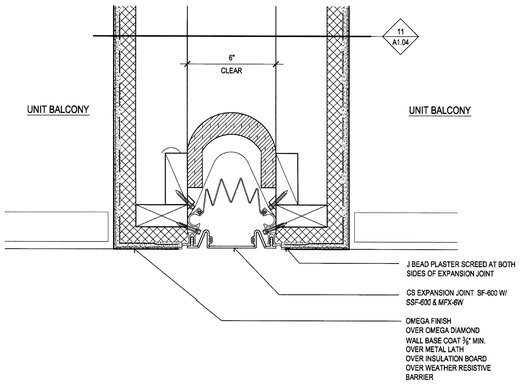
5 EXPANSION JOINT @ CORRIDOR WALL
SCALE : 3" = 1'-0"



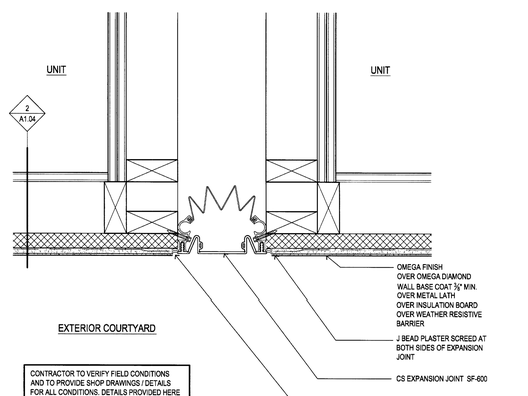
2 EXPANSION JOINT @ CORRIDOR FLOOR/ CEILING
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10 NOT USED
SCALE : 3" = 1'-0"

7 NOT USED
SCALE : 3" = 1'-0"



4 EXPANSION JOINT @ BALCONY WALL/ RAILING
SCALE : 3" = 1'-0"



CONTRACTOR TO VERIFY FIELD CONDITIONS AND TO PROVIDE SHOP DRAWINGS / DETAILS FOR ALL CONDITIONS. DETAILS PROVIDED HERE ARE BASED ON DESIGN

CHARLES M. SALTER ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
CAC DATE

1 EXPANSION JOINT @ EXTERIOR WALL
SCALE : 3" = 1'-0"

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS

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CAREER LOFTS
28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
VINCE GERALD CHIURA
No. C 23572
Ren. 7-31-15
STATE OF CALIFORNIA

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SHEET CONTENTS:
SEISMIC JOINT DETAILS

SHEET NO.
A7.27

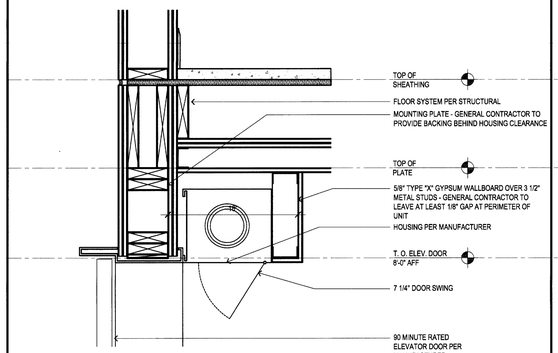
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DELTA -A BLDG DEPT RESUB 11-22-2013

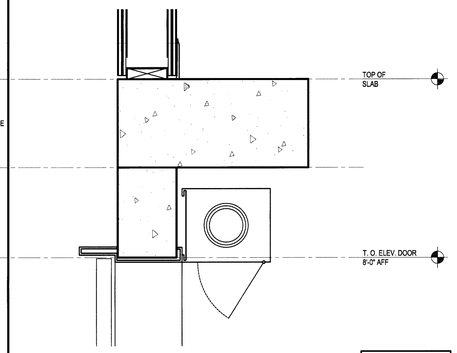
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12 NOT USED
SCALE : 1 1/2" = 1'-0"

9 NOT USED
SCALE : 1 1/2" = 1'-0"



6 SMOKEGUARD DETAIL AT WOOD FRAMING
SCALE : 1 1/2" = 1'-0"



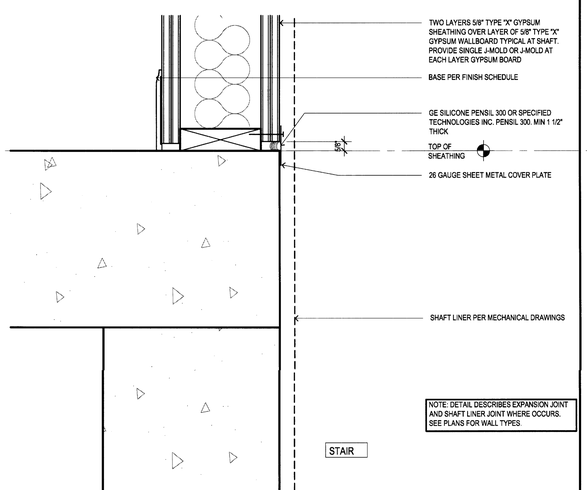
3 SMOKEGUARD DETAIL AT PODIUM LEVEL
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11 NOT USED
SCALE : 1 1/2" = 1'-0"

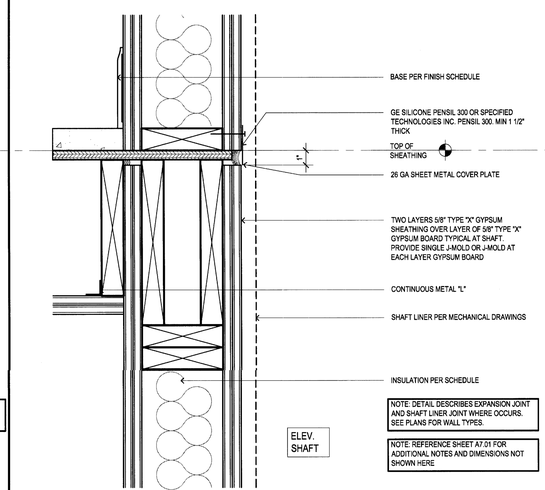
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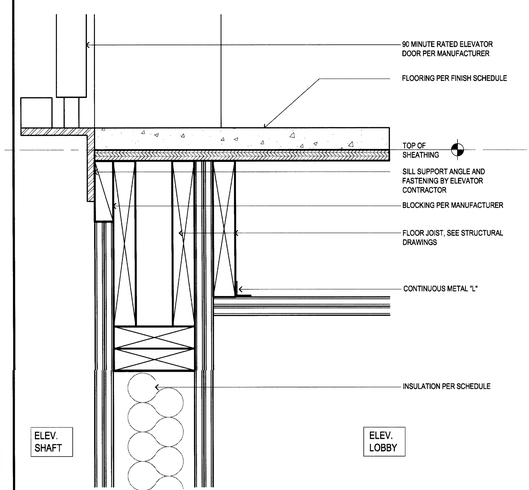
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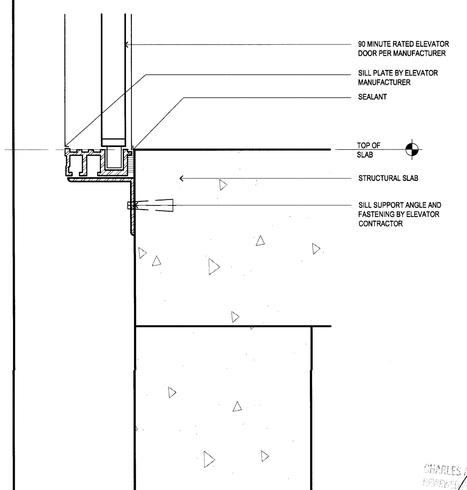
10 EXPANSION JOINT AT 2 HOUR SHAFT
SCALE : 3" = 1'-0"



7 EXPANSION JOINT AT 2 HOUR SHAFT
SCALE : 3" = 1'-0"



4 2 HOUR WALL AT ELEVATOR SILL
SCALE : 3" = 1'-0"



1 ELEVATOR SILL AT SLAB
SCALE : 3" = 1'-0"

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Drawn By:	YL	
Original Date Plotted:	11-27-2012	
Revisions:		
#	DATE	COMMENTS

CAREER LOFTS
28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
JAMES GERALD CHERRY
No. C 23572
Ren. 7-31-13
STATE OF CALIFORNIA

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SHEET CONTENTS:
ELEVATOR CORE DETAILS

SHEET NO.
A7.31

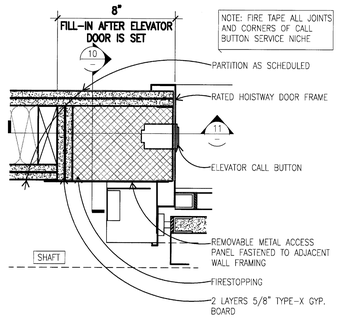
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DELTA -A BLDG DEPT RESUB 11-22-2013

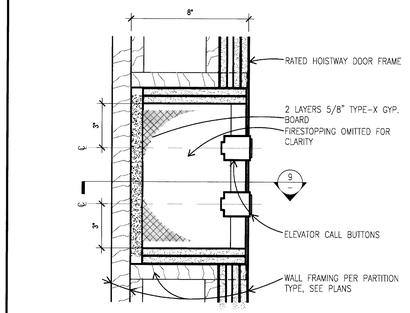
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12 NOT USED
SCALE : 1 1/2" = 1'-0"

9 NOT USED
SCALE : 1 1/2" = 1'-0"



6 ELEVATOR CALL BUTTON
SCALE : 3" = 1'-0"



3 ELEVATOR CALL BUTTON
SCALE : 3" = 1'-0"

11 NOT USED
SCALE : 1 1/2" = 1'-0"

8 NOT USED
SCALE : 1 1/2" = 1'-0"

5 ELEVATOR CALL BUTTON
SCALE : 3" = 1'-0"

2 ELEVATOR CALL BUTTON
SCALE : 3" = 1'-0"

10 NOT USED
SCALE : 3" = 1'-0"

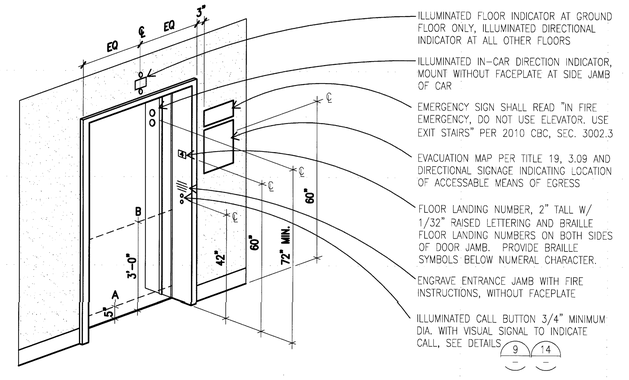
7 NOT USED
SCALE : 3" = 1'-0"

NOTE:
THE AUTOMATIC DOOR REOPENING DEVICE IS ACTIVATED IF AN OBJECT PASSES THROUGH EITHER LINE A OR LINE B. LINE A AND LINE B REPRESENT THE VERTICAL LOCATION OF THE DOOR REOPENING DEVICE NOT REQUIRING CONTACT.

NOTE:
ELEVATOR CAR MUST HOLD AT FLOOR W/ DOORS OPEN 5 SECONDS MINIMUM.

NOTE:
REFER TO SHEET A7.4.x FOR ELEVATOR PLANS AND SECTIONS.

ELEVATOR ENTRANCE CRITERIA:
MEDICAL EMERGENCY ELEVATORS SHALL BE PROVIDED WITH INTERNATIONAL SYMBOL (STAR OF LIFE APPROX. 3" HT) LOCATED ON BOTH SIDES OF HOISTWAY FRAME AT 6'-6" AFF.



1 ELEVATOR ENTRANCE
SCALE : 3" = 1'-0"

CHARLES ALDRICH ASSOCIATES
REVIEWED FOR COMPLIANCE
DATE

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT VINCE GERALD CHIOPPA No. C23572 Ren. 7-31-15 STATE OF CALIFORNIA

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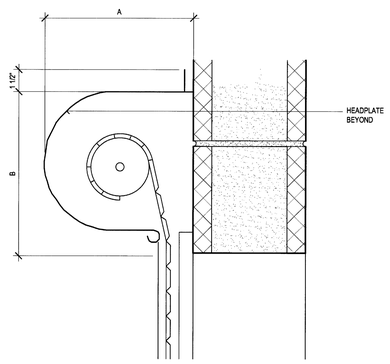
SHEET CONTENTS:
ELEVATOR CORE DETAILS

SHEET NO.
A7.32

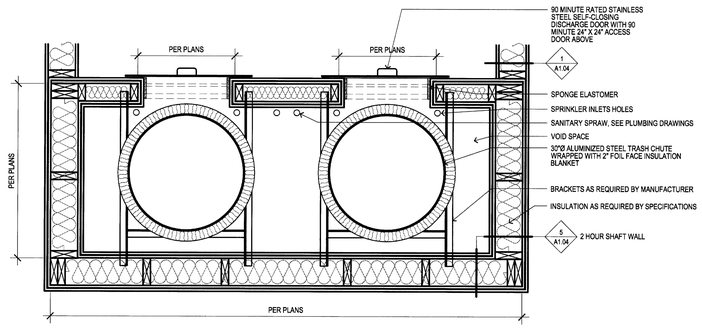
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DELTA -A BLDG DEPT RESUB 11-22-2013

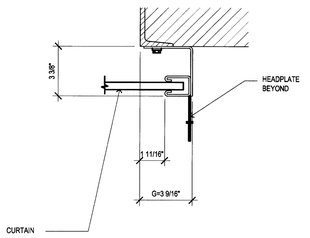
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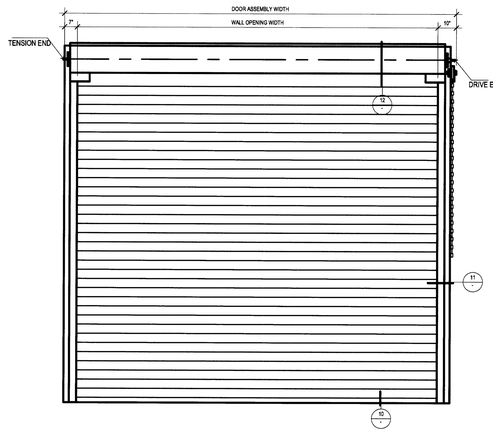
12 ROLL UP DOOR HEAD
SCALE : 3" = 1'-0"



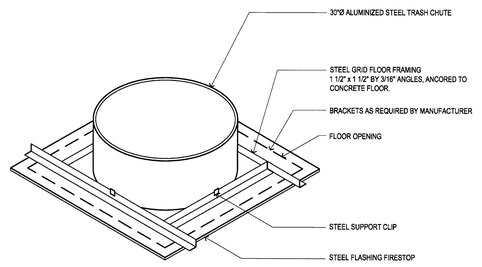
3 TRASH CHUTE INTAKE PLAN
SCALE : 1" = 1'-0"



11 ROLL UP DOOR JAMB
SCALE : 3" = 1'-0"

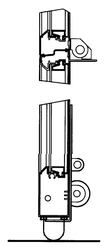


8 ROLL UP DOOR ELEVATION
SCALE :

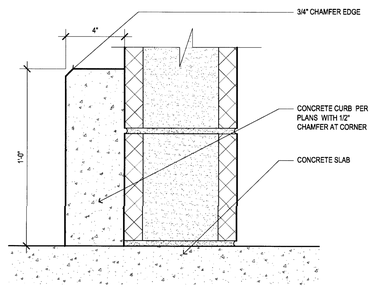


5 TRASH CHUTE FRAMING ASSEMBLY
SCALE : 1" = 1'-0"

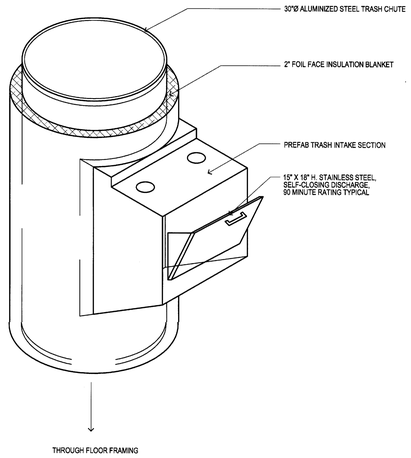
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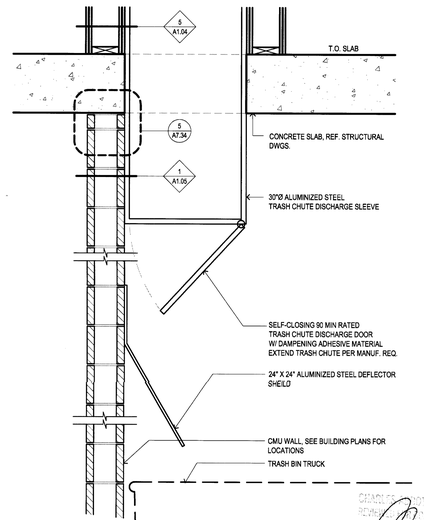
10 ROLL UP DOOR THRESHOLD DETAIL
SCALE : 3" = 1'-0"



7 CURB AT TRASH ROOM
SCALE : 3" = 1'-0"



4 TRASH CHUTE INTAKE SECTION
SCALE : 1" = 1'-0"



1 TRASH CHUTE SECTION
SCALE : 1" = 1'-0"

CHARLES ABBOTT ASSOCIATES
REVIEWED FOR COMPLIANCE
DATE

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

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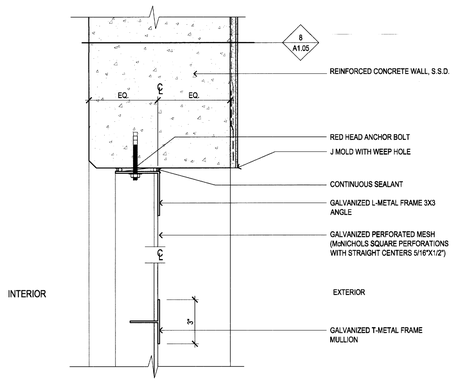
SHEET CONTENTS:
TRASH CHUTE DETAILS

SHEET NO.
A7.33

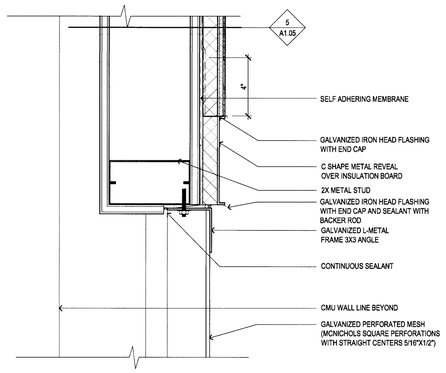
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2011492

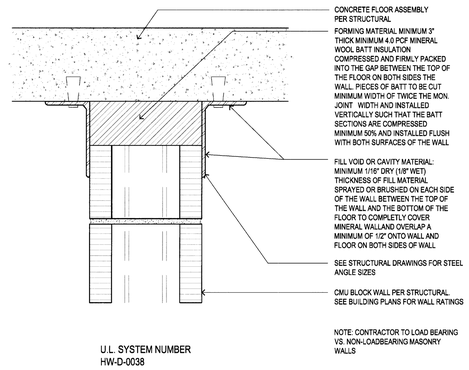
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12 MESH SCREEN HEAD AT CONC. WALL
SCALE : 3" = 1'-0"

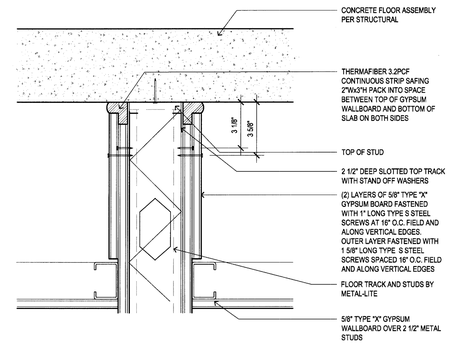


9 MESH SCREEN HEAD AT STUD WALL
SCALE : 3" = 1'-0"



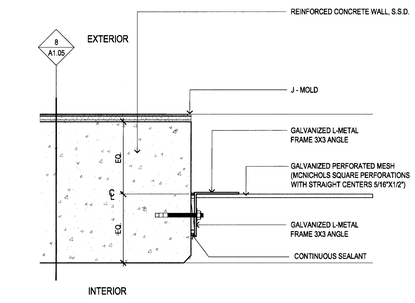
U.L. SYSTEM NUMBER
HW-D-0038

6 NON-LOAD BEARING CMU WALL HEAD
SCALE : 3" = 1'-0"

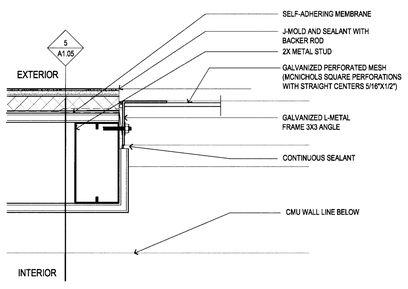


NOTE: THIS ASSEMBLY IS A UNIFORM TESTED AND APPROVED ASSEMBLY AS SHOWN ABOVE AND NOTED.
1. UNDERWRITERS LABORATORIES (U.L.) SYSTEM NUMBER HW-D-0038 1-HOUR FIRE RATED ASSEMBLY.
2. EXCEEDS THE U.L. 2079 REQUIREMENTS ONE AND TWO FIRE RATED ASSEMBLY.

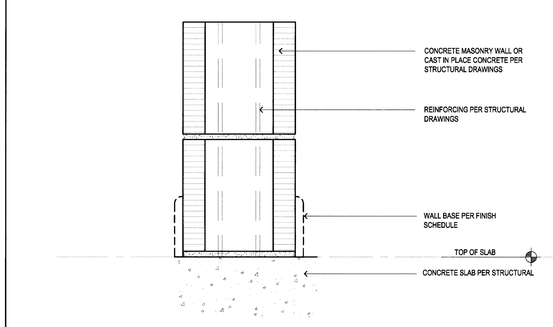
3 METAL STUD WALL TOP TRACK AT SLAB
SCALE : 3" = 1'-0"



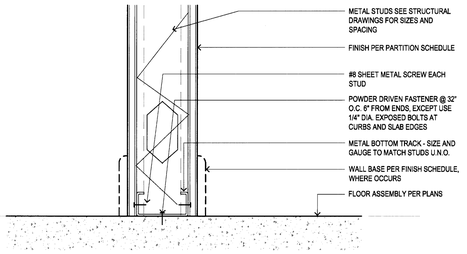
11 MESH SCREEN JAMB AT CONC. WALL
SCALE : 3" = 1'-0"



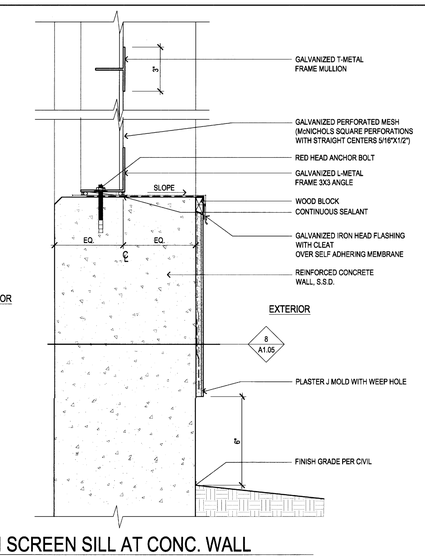
8 MESH SCREEN JAMB AT STUD WALL
SCALE : 3" = 1'-0"



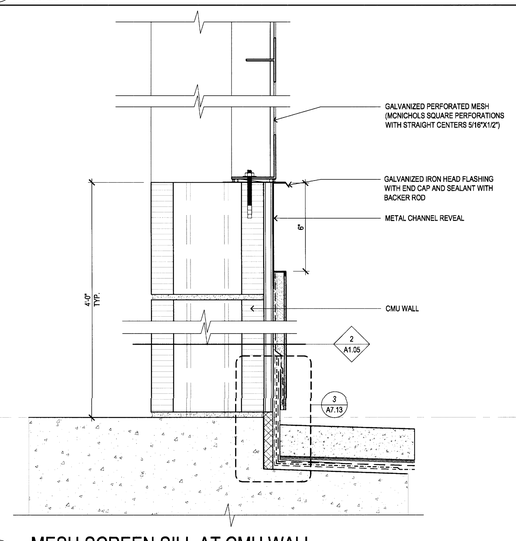
5 CMU WALL BASE AT SLAB
SCALE : 3" = 1'-0"



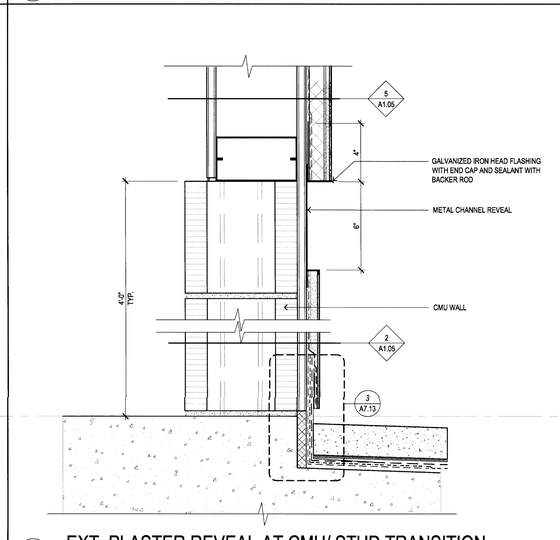
2 METAL STUD WALL BOTTOM TRACK AT SLAB
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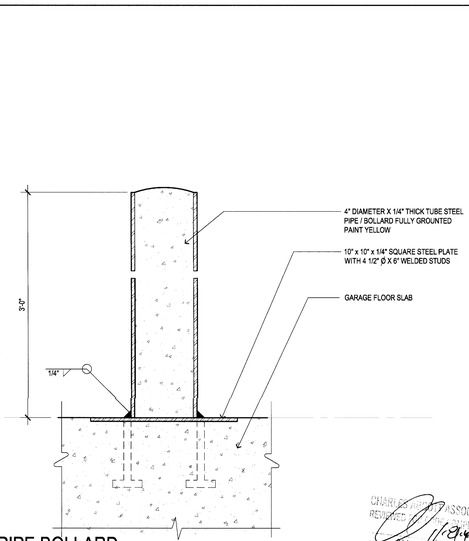
10 MESH SCREEN SILL AT CONC. WALL
SCALE : 3" = 1'-0"



7 MESH SCREEN SILL AT CMU WALL
SCALE : 3" = 1'-0"



4 EXT. PLASTER REVEAL AT CMU/ STUD TRANSITION
SCALE : 3" = 1'-0"



1 PIPE BOLLARD
SCALE : 3" = 1'-0"

CHARLES ALAN ASSOCIATES RESIDENTIAL DESIGN PERFORMANCE DATE

FILE: M11160_United American Corner Lot\Arch-CD\DETAILS\A7.34.dwg
USER: Ali DATE/TIME: Nov 20, 2013 - 3:05pm
SCALE: 4 LAYOUT: A7.34

Drawn By: YL
Original Date Plotted: 11-27-2012
Revisions:

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LICENSED ARCHITECT JAMES GERALD CHUPKA No. C23572 Ren. 7-31-15 STATE OF CALIFORNIA

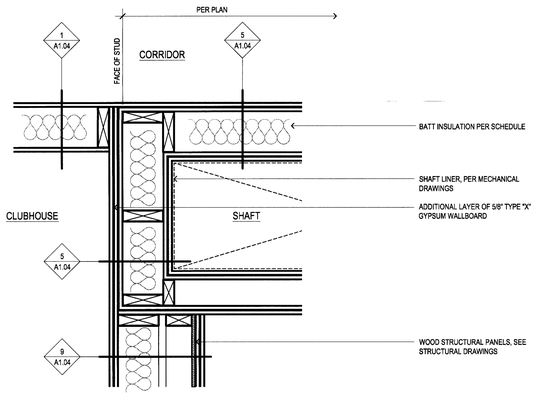
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SHEET CONTENTS:
CMU & GARAGE DETAILS

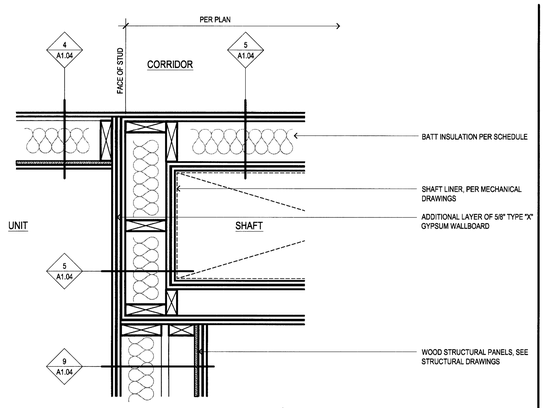
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2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

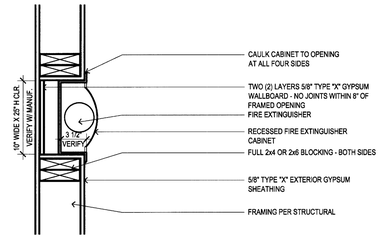


12 TWO HOUR SHAFT TRANSITION AT LEVEL 2
SCALE : 1 1/2" = 1'-0"



9 TWO HOUR SHAFT TRANSITION
SCALE : 1 1/2" = 1'-0"

6 NOT USED
SCALE : 1 1/2" = 1'-0"



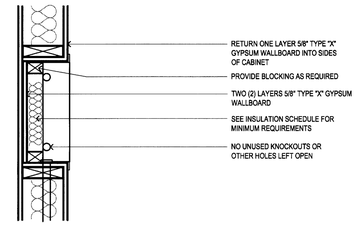
WOOD FRAMING

3 FIRE EXTINGUISHER CABINET
SCALE : 1 1/2" = 1'-0"

11 NOT USED
SCALE : 1 1/2" = 1'-0"

8 NOT USED
SCALE : 1 1/2" = 1'-0"

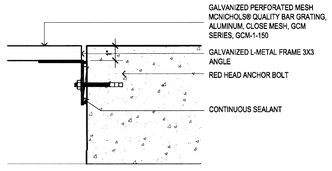
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SCALE : 1 1/2" = 1'-0"



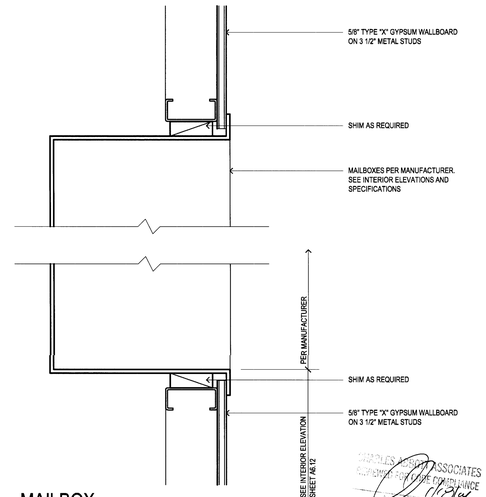
2 ELECTRICAL PANEL CABINET @ UNITS
SCALE : 1 1/2" = 1'-0"

10 NOT USED
SCALE : 3" = 1'-0"

7 TRANSITION AT INTERIOR
SCALE : 1 1/2" = 1'-0"



4 GRATE AT SLAB OPENING
SCALE : 3" = 1'-0"



1 MAILBOX
SCALE : 3" = 1'-0"

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS

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LICENSED ARCHITECT
VINCE GERALD CHIOTA
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

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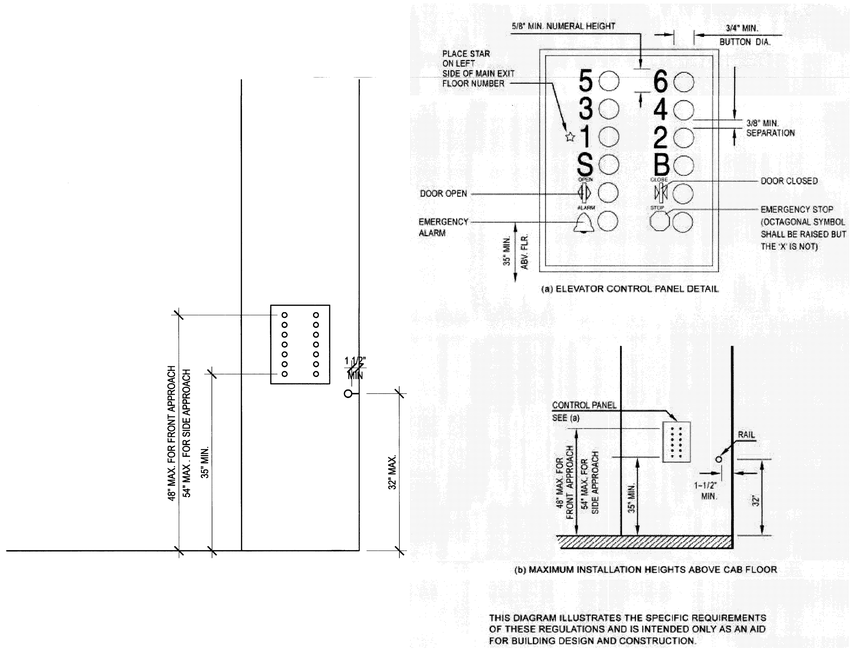
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MISC. INTERIOR DETAILS

SHEET NO.
A7.35

2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

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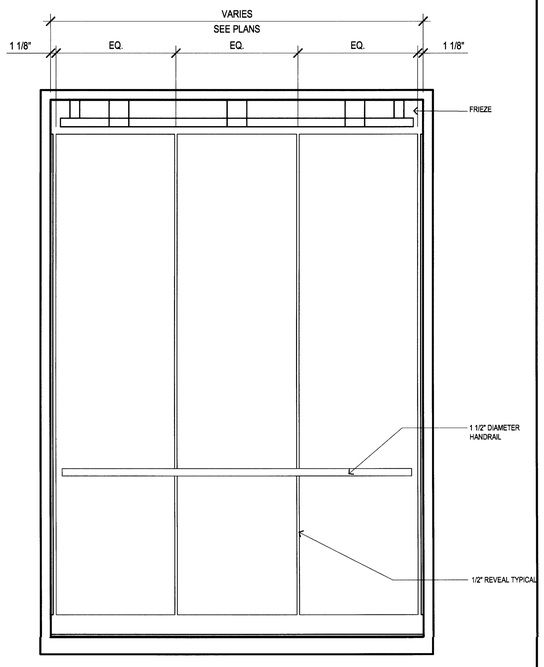
8 ACCESSIBILITY REQUIREMENTS
SCALE : 1" = 1'-0"

ELEVATORS, EGRESS AND AREAS FOR EVACUATION ASSISTANCE

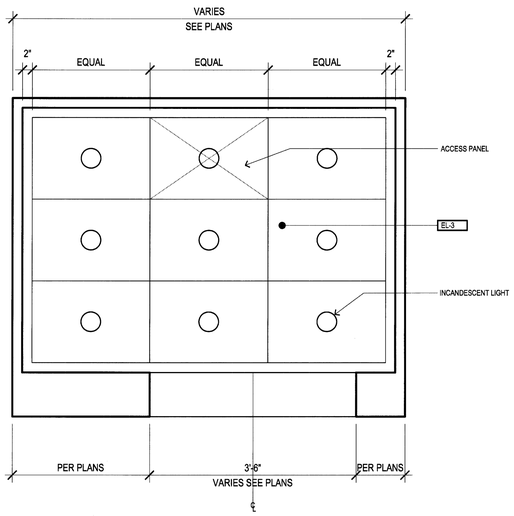
4. PROVIDE THE FOLLOWING NOTE(S) OR DETAIL(S) ON THE PLANS:
   A. HANDRAIL SHALL BE PROVIDED ON ONE WALL OF THE CAR, PREFERABLY THE REAR. THE RAILS SHALL BE SMOOTH AND THE INSIDE SURFACE AT LEAST 1-1/2" CLEAR OF THE WALLS AT A NOMINAL HEIGHT OF 32" ABOVE THE FLOOR. (1116B.1.11,FIG 118-408)
   B. THE CENTERLINE OF ELEVATOR FLOOR BUTTONS SHALL BE NO HIGHER THAN 54" A.F.F. FOR SIDE APPROACH AND 48" A.F.F. FOR FRONT APPROACH. WHERE POSSIBLE A 48 INCH MAXIMUM HEIGHT FOR ELEVATOR FLOOR BUTTONS IS PREFERRED. (1124A.3.3, 1116B.1.8, FIG 118-408)
   C. FLOOR BUTTONS SHALL BE PROVIDED WITH VISUAL INDICATIONS TO SHOW WHEN EACH CALL IS REGISTERED. THE VISUAL INDICATORS SHALL BE EXTINGUISHED WHEN EACH CALL IS ANSWERED. (1124A.3.3, 1116B.1.10, FIG 118-408)
   D. EXCEPT FOR PHOTO ELECTRIC TUBE BY PASS SWITCHES, EMERGENCY CONTROLS, INCLUDING THE EMERGENCY STOP AND ALARM, SHALL BE GROUPED IN OR ADJACENT TO THE BOTTOM OF THE PANEL AND SHALL BE NO LOWER THAN 2'-11" FROM THE FLOOR. FOR MULTIPLE CONTROLS ONLY, ONE SET MUST COMPLY WITH THESE HEIGHT REQUIREMENTS. (1124A.3.3, 1116B.1.8, FIG 118-408)
   E. THE CENTERLINE OF THE HALL CALL BUTTONS SHALL BE NO HIGHER THAN 3'-6" OF THE FLOOR. THE BUTTONS SHALL BE A MINIMUM OF 3/4" IN SIZE AND HALL BE RAISED 1/8" + 1/32" ABOVE THE SURROUNDING SURFACE. VISUAL INDICATION SHALL BE PROVIDED TO SHOW EACH CALL REGISTERED AND EXTINGUISHED WHEN ANSWERED. OBJECTS ADJACENT TO AND BELOW HALL CALL BUTTONS SHALL NOT PROJECT MORE THAN 4" FROM THE WALL. (1124A.1.10, 1116B.1.10, FIG 118-408)
   F. THE EMERGENCY TELEPHONE HANDSET SHALL BE POSITIONED NO HIGHER THAN 4' ABOVE THE FLOOR, AND THE HANDSET CORD SHALL BE A MINIMUM OF 2'-6" IN LENGTH. (1124A.3.4, 1116B.1.8)
   G. IF THE TELEPHONE SYSTEM IS LOCATED IN A CLOSED COMPARTMENT, THE COMPARTMENT DOOR HARDWARE SHALL COMPLY WITH SECTION 1117B.6. EMERGENCY INTERCOMMUNICATION SHALL NOT REQUIRE VOICE COMMUNICATION. (1116B.1.9)
   H. A CAR POSITION INDICATOR SHALL BE PROVIDED ABOVE THE CAR-OPERATING PANEL OR OVER THE OPENING OF EACH CAR TO SHOW THE POSITION OF THE CAR IN THE HOISTWAY BY ILLUMINATION OF THE INDICATION CORRESPONDING TO THE LANDING AT WITCH THE CAR IS STOPPED OR PASSING. (1116B.1.9)
   I. THE CAR POSITION INDICATOR NUMERALS SHALL BE MINIMUM OF 1/2" IN HEIGHT. (1116B.1.9)
   J. AN AUDIBLE VERBAL ANNOUNCEMENT OR SIGNAL SHALL SOUND TO TELL PASSENGERS THAT THE CAR IS STOPPING OR PASSING A FLOOR SERVED BY ELEVATOR. THE AUDIBLE SIGNAL SHALL BE NO LESS THAN 20 DECIBELS WITH A FREQUENCY NO HIGHER THAN 1500 HZ. (1116B.1.9)
   K. THE MINIMUM ILLUMINATION AT THE CAR CONTROLS, THRESHOLD, AND THE LANDING WHEN THE CAR AND LANDING DOORS ARE OPEN SHALL NOT BE LESS THAN 5 FOOT-CANDLES. (1124A.5, 1116B.1.12)
   L. IDENTIFICATION FOR THE VISUALLY IMPAIRED SHALL BE AS FOLLOWS (1124A.3.3,1124A.4, 1116B.1.9, 1116B.1.10, FIG 118-408):
      I. PASSENGER ELEVATOR CAR CONTROL SHALL HAVE A MINIMUM DIMENSION OF ¾" AND SHALL BE RAISED 1/8" + 1/32" ABOVE THE SURROUNDING SURFACE.
      II. CONTROL BUTTONS SHALL BE ILLUSTRATED, SHALL HAVE SQUARE SHOULDERS, AND SHALL BE ACTIVATED BY A MECHANICAL MOTION THAT IS DETECTABLE.
      III. ALL CONTROL BUTTONS SHALL BE DESIGNED BY A 5/8" MINIMUM, ARABIC NUMERAL, STANDARD ALPHABET CHARACTER, OR STANDARD SYMBOL IMMEDIATELY TO THE LEFT OF THE CONTROL BUTTON.
      IV. A BRAILLE SYMBOL SHALL BE LOCATED IMMEDIATELY BELOW THE NUMERAL, CHARACTER, OR SYMBOL.
      V. A MINIMUM CLEAR SPACE OF 3/8" OR OTHER SUITABLE MEANS OF SEPARATION SHALL BE PROVIDED BETWEEN ROWS OF CONTROL BOTTOMS.
      VI. THE RAISED CHARACTER SHALL BE WHITE ON A BLACK BACKGROUND.
      VII. CONTROLS AND EMERGENCY EQUIPMENT IDENTIFIED BY RAISED SYMBOLS SHALL INCLUDE, BUT NOT BE LIMITED TO, DOOR OPEN, DOOR CLOSE, ALARM BELL, EMERGENCY STOP, AND TELEPHONE.
      VIII. THE CALL BUTTON FOR THE MAIN ENTRY FLOOR SHALL BE DESIGNATED BY A RAISED STAR AT THE LEFT OF THE FLOOR DESIGNATION.
   M. A VISUAL AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE INDICATING TO THE PROSPECTIVE PASSENGER THE CAR ANSWERING THE CALL AND ITS DIRECTION OF TRAVEL AS FOLLOWS (1124A.6, 1116B.1.13):
      I. THE VISUAL SIGNAL FOR EACH DIRECTION SHALL BE A MINIMUM OF 2-1/2" HIGH BY 2/12" WIDE, AND VISIBLE FROM THE PROXIMITY OF THE HALL CALL BUTTON.
      II. THE AUDIBLE SIGNAL SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION OR OF A CONFIGURATION, WHICH DISTINGUISHED BETWEEN UP AND DOWN ELEVATOR TRAVEL.
      III. THE CENTERLINE OF THE FIXTURE SHALL BE LOCATED A MINIMUM OF 6' IN HEIGHT FROM THE LOBBY FLOOR.
   N. THE USE OF IN-CAR LANTERNS, LOCATED IN OR ON THE CAR DOORJAMBS, VISIBLE FROM THE PROXIMITY OF THE HALL CALL BUTTONS AND CONFORMING TO SECTIONS 1124A.6 OR 1116B.1.13 SHALL BE ACCEPTABLE.
   O. THE USE OF ARROW SHAPES IS PREFERRED FOR VISIBLE SIGNALS. (1124A.6, 1116B.1.13)
   P. PASSENGER ELEVATOR LANDING JAMBS ON ALL ELEVATOR FLOORS SHALL HAVE THE NUMBER OF THE FLOOR ON WITCH THE JAMB IS LOCATED DESIGNATED BY RAISED CHARACTERS THAT ARE A MINIMUM OF 2" IN HEIGHT AND CONFORM TO SECTION 1117B.5.5 LOCATED 60" ON CENTER ABOVE THE FLOOR ON THE JAMB PANELS ON BOTH SIDES OF THE DOOR SO THAT THEY ARE VISIBLE FROM WITHIN THE ELEVATOR. CONTRACTED (GRADE 2) BRAILLE COMPLYING WITH SECTION 1117B.5.6 SHALL BE PLACED BELOW THE CORRESPONDING RAISED CHARACTERS. THE RAISED CHARACTERS SHALL OTHERWISE COMPLY WITH SECTIONS 1117B.5.2 AND 1117B.5.3. SEE FIGURE 118-40C (1124A.8, 1116B.1.14)
   Q. POWER-OPERATED HORIZONTALLY SLIDING CAR AND HOISTWAY DOORS OPENED AND CLOSED BY AUTOMATIC MEANS SHALL BE PROVIDED. (1116B.1.3, 3002.4.2A)
   R. DOORS CLOSED BY AUTOMATIC MEANS SHALL BE PROVIDED WITH A DOOR REOPENING DEVICE WHICH WILL FUNCTION TO STOP AND REOPEN A CAR DOOR AND ADJACENT HOISTWAY DOOR IN CASE THE CAR DOOR IS OBSTRUCTED WHILE CLOSING. THIS REOPENING DEVICE SHALL ALSO BE CAPABLE OF SENSING AN OBJECT OR PERSON IN THE PATH OF CLOSING DOOR WITHOUT REQUIRING CONTACT FOR ACTIVATION AT A NORMAL 5" AND 29" ABOVE THE FLOOR. DOOR REOPENING DEVICE SHALL REMAIN EFFECTIVE FOR A PERIOD OF NOT LESS THAN 20 SECONDS AFTER SUCH AS INTERVAL THE DOORS MAY CLOSE IN ACCORDANCE WITH THE REQUIREMENTS OF ASME A17.1, (1116B.1.5, FIG 118-408)
   S. THE MINIMUM ACCEPTABLE TIME FROM NOTIFICATION THAT A CAR IS ANSWERING A CALL (LANTERN AND AUDIBLE SIGNAL) UNTIL THE DOORS OF THE CAR START TO CLOSE SHALL BE CALCULATED IN ACCORDANCE WITH SECTIONS 1124A.7.1., 1116B.1.8, AND FIG 118-403.
   T. FOR CARS WITH IN CAR LANTERNS, THE TOTAL TIME, T, AS CALCULATED IN ACCORDANCE WITH SECTION 1116.B.1.6, BEGINS WHEN THE LANTERN IS VISIBLE FROM THE VICINITY OF HALL CALL BUTTONS AND AN AUDIBLE SIGNAL IS SOUNDED. (1124A.7.1, 1116B.1.6, FIG 118-402)
   U. THE MINIMUM ACCEPTABLE TIME FOR DOORS TO REMAIN FULLY OPEN SHALL NOT BE LESS THAN 5 SECONDS. (1124A.7.2, 1116B.1.7)
   V. THE ELEVATOR SHALL BE AUTOMATIC AND BE PROVIDED WITH A SELFEVELINGLY FEATURE THAT WILL AUTOMATICALLY BRING THE CAR TO THE FLOOR LANDINGS WITH A TOLERANCE OF + ¾" UNDER NORMAL LOADING AND UNLOADING CONDITIONS. THIS SELF-LEVELING SHALL, WITHIN ITS ZONE, BE ENTIRELY AUTOMATIC AND INDEPENDENT OF THE OPENING DEVICE AND SHALL CORRECT THE OVERTRAVEL OR UNDERTRAVEL. THE CAR SHALL ALSO BE MAINTAINED APPROXIMATELY LEVEL WITH THE LANDING IRRESPECTIVE OF LOAD. THE CLEARANCE BETWEEN THE CAR PLATFORM SILL AND THE EDGE OF THE HOISTWAY LANDING SHALL BE NO GREATER THAN 1-1/4". (1124A.10, 1116B.1.2)

SEE SHEET A1.05 FOR ADDITIONAL NOTES AND INFORMATION REGARDING ELEVATORS

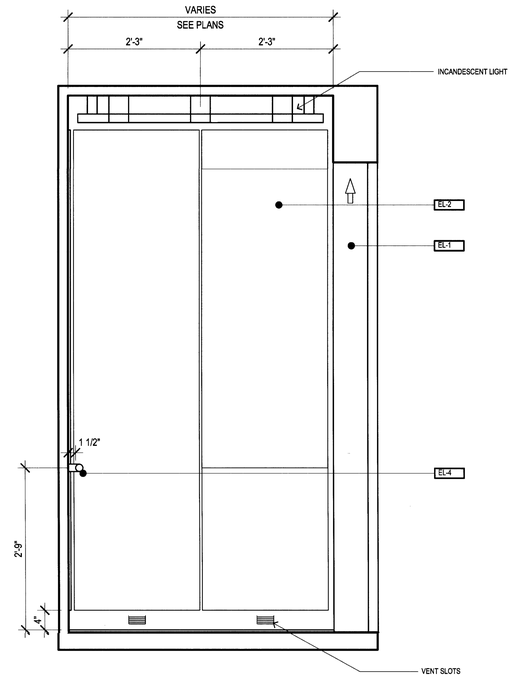
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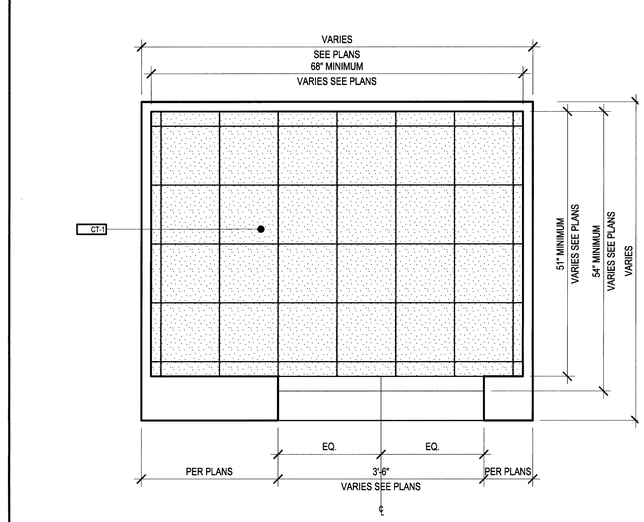
5 FRONT ELEVATION
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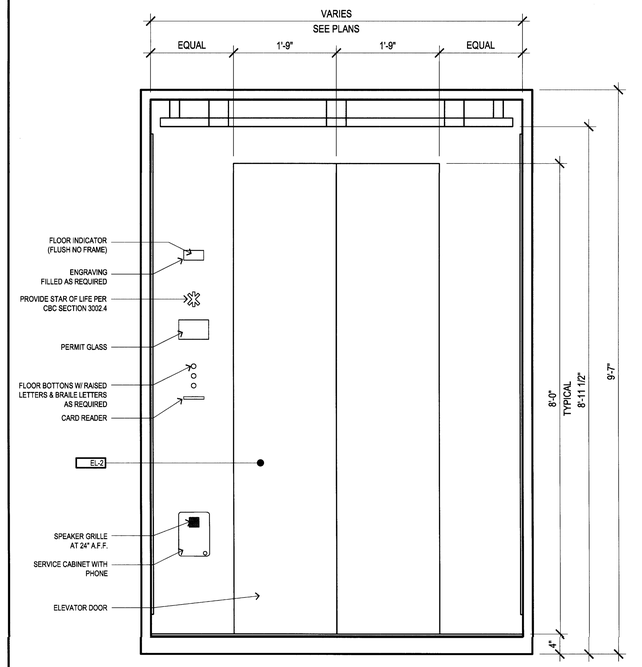
4 REFLECTED CEILING PLAN
SCALE : 1" = 1'-0"



3 SIDE ELEVATION
SCALE : 1" = 1'-0"



2 FLOOR PAVING PLAN
SCALE : 1" = 1'-0"



1 REAR ELEVATION
SCALE : 1" = 1'-0"

CHARLES GERALD CROWE & ASSOCIATES REVIEWED FOR CODE COMPLIANCE 11/21/13 DATE

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS

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LICENSED ARCHITECT CHARLES GERALD CROWE No. C 23572 Ren. 7-31-15 STATE OF CALIFORNIA

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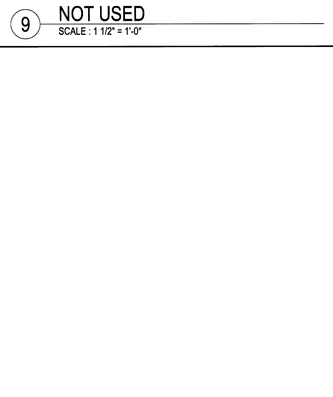
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ELEVATOR CAB, CONTROL DETAILS

SHEET NO.
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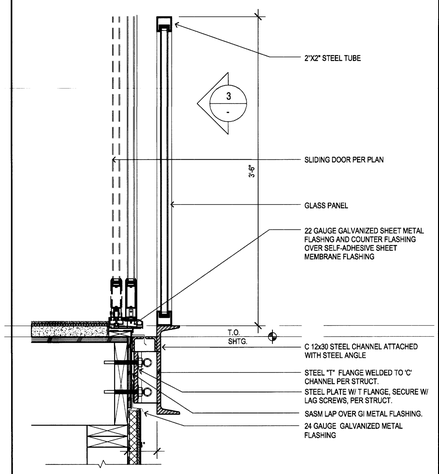
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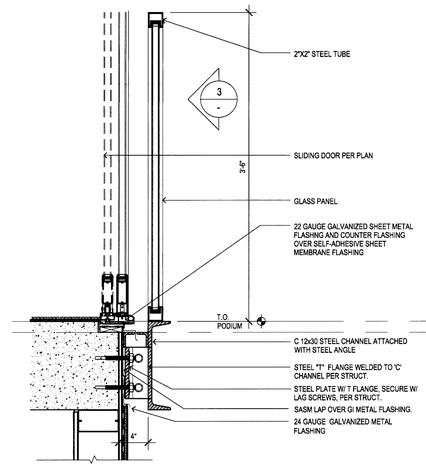
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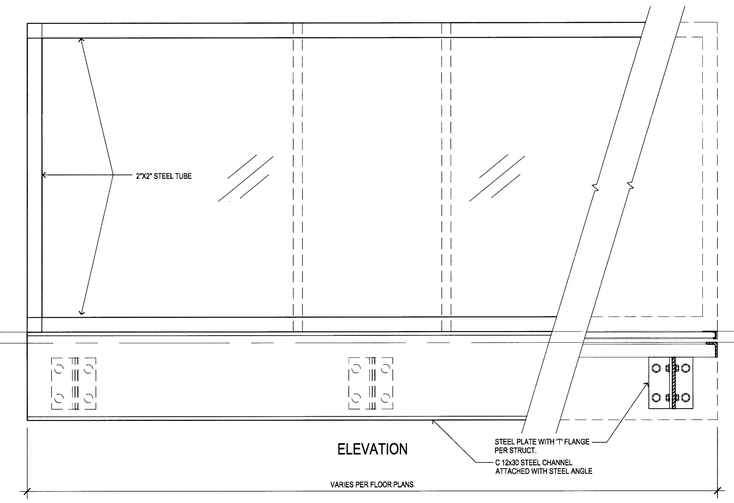
9 NOT USED
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6 EXTERIOR (JULIET) RAILING- TYPE 3
SCALE : 1 1/2" = 1'-0"



3 EXTERIOR (JULIET) RAILING- TYPE 3
SCALE : 1 1/2" = 1'-0"



8 NOT USED
SCALE : 1 1/2" = 1'-0"

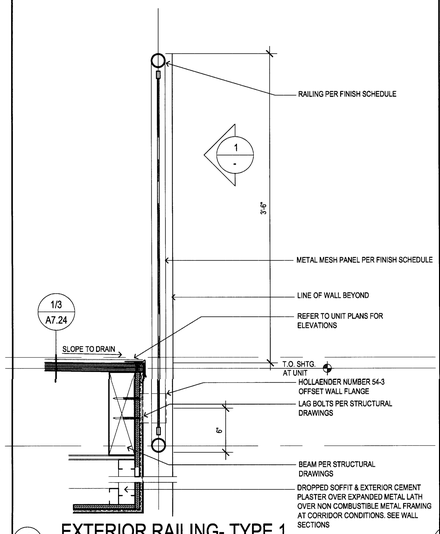
5 EXTERIOR RAILING- TYPE 2
SCALE : 1 1/2" = 1'-0"

2 EXTERIOR RAILING- TYPE 2
SCALE : 1 1/2" = 1'-0"

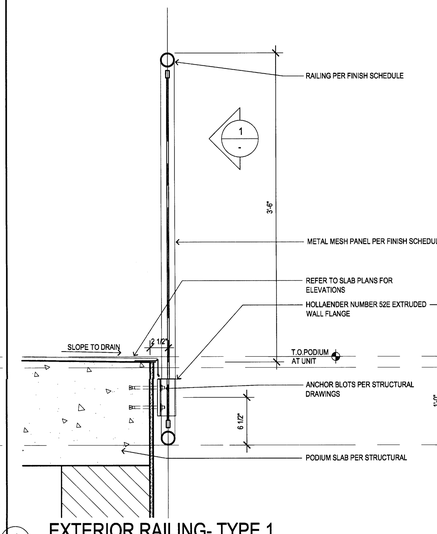
PLAN

7 NOTES
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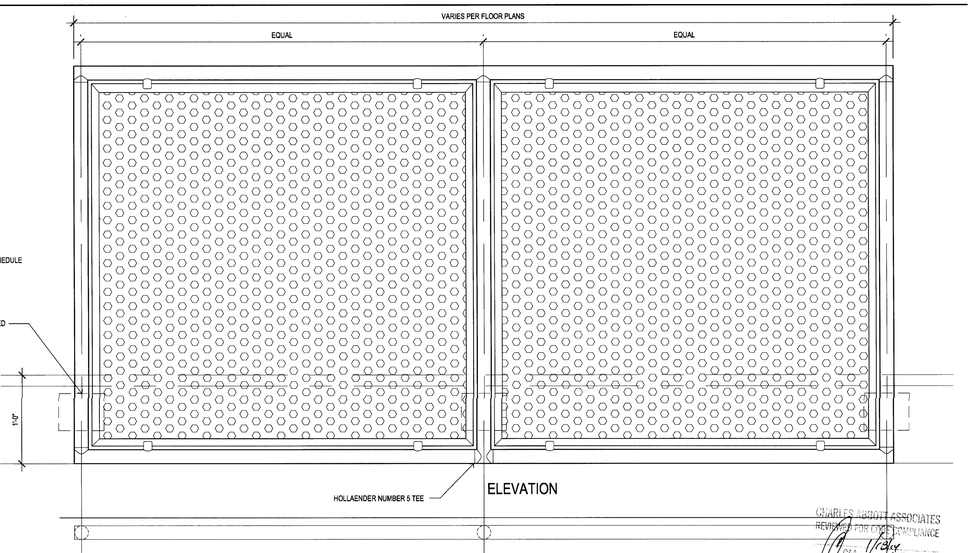
NOTE:
PROVIDE SHOP DRAWINGS FOR APPROVAL. GUARDRAILS TO RESIST A LATERAL LOAD OF 20 POUNDS PER SQUARE FOOT APPLIED HORIZONTALLY AT RIGHT ANGLES TO THE TOP RAIL PER CBC TABLE 16-B



4 EXTERIOR RAILING- TYPE 1
SCALE : 1 1/2" = 1'-0" @ WOOD FLOOR



1 EXTERIOR RAILING- TYPE 1
SCALE : 1 1/2" = 1'-0" @ CONC. SLAB



PLAN

CHARLES ABBOTT ASSOCIATES
REVIEWED FOR CBC COMPLIANCE
CA 11/8/13
DATE

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Drawn By: YL
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS

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LICENSED ARCHITECT
WILLIAM GERALD CHURCH
No. C 23572
Ren. 7-31-15
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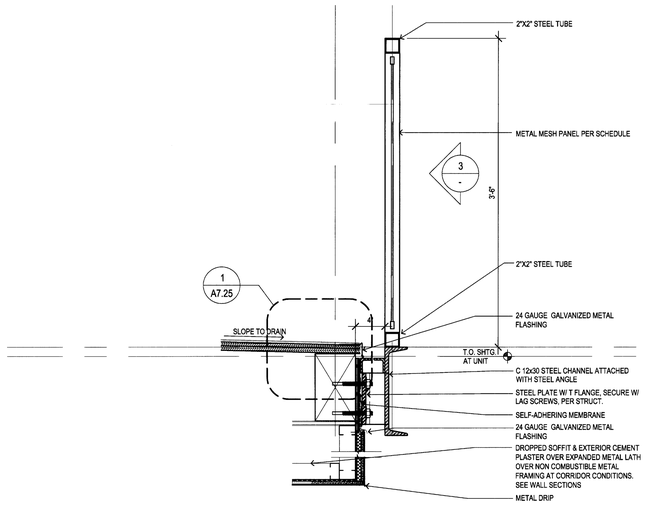
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SHEET CONTENTS:
EXTERIOR RAILING DETAILS

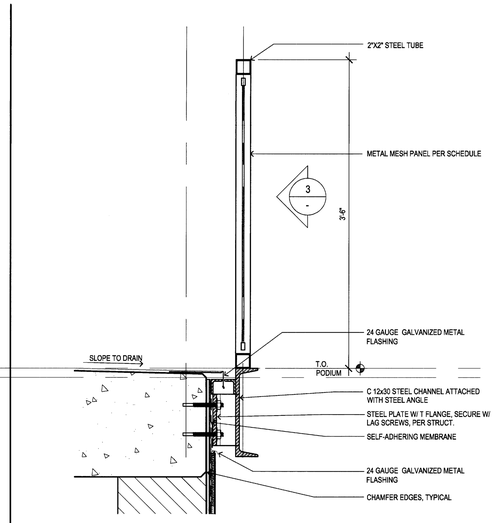
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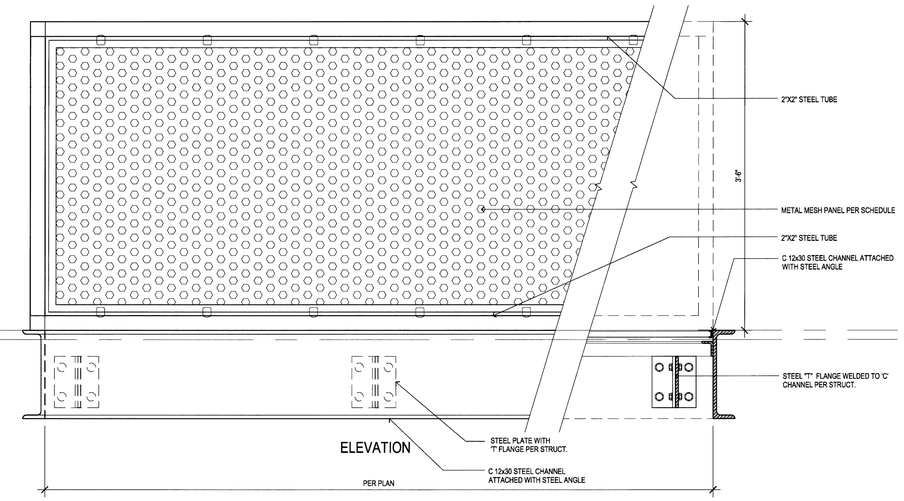
DELTA-A BLDG DEPT RESUB 11-22-2013



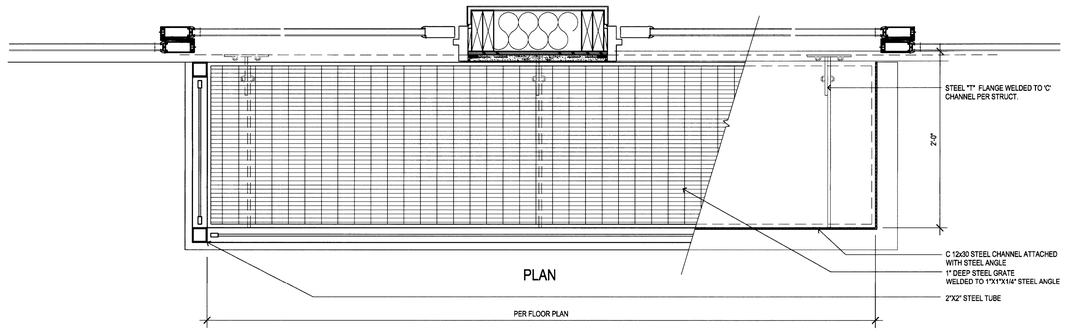
6 EXTERIOR RAILING- TYPE 5
SCALE : 1 1/2" = 1'-0" @WOOD FRAMING

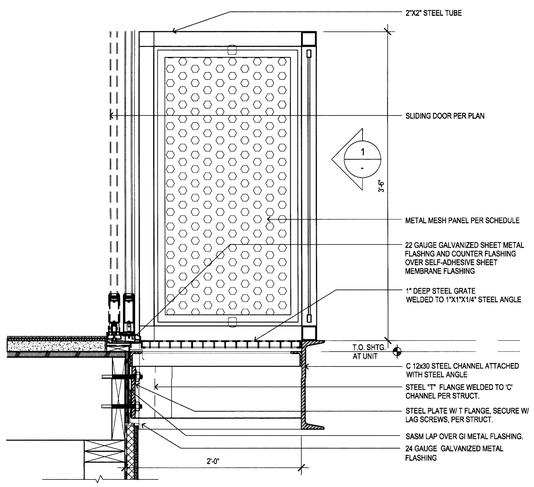


3 EXTERIOR RAILING- TYPE 5
SCALE : 1 1/2" = 1'-0" @ CONCRETE SLAB

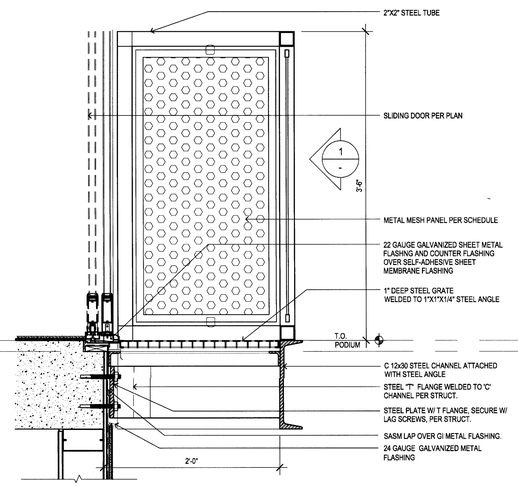


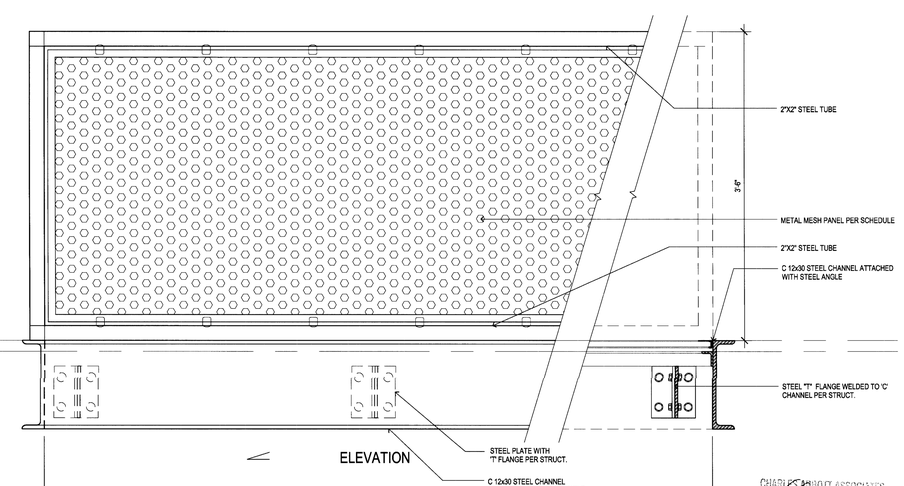
5 NOT USED
SCALE : 1 1/2" = 1'-0"





4 EXTERIOR (JULIET) RAILING- TYPE 4
SCALE : 1 1/2" = 1'-0" @ WOOD FRAME





1 EXTERIOR (JULIET) RAILING- TYPE 4
SCALE : 1 1/2" = 1'-0" @ CONCRETE SLAB

CHARLES ABBOTT ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
CA 1/9/14 DATE

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS

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28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
VINCE GERALD CHIONA
No. C 23572
Ren. 7-31-15
STATE OF CALIFORNIA

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SHEET CONTENTS:
EXTERIOR RAILING DETAILS

SHEET NO.
A7.41

2011492

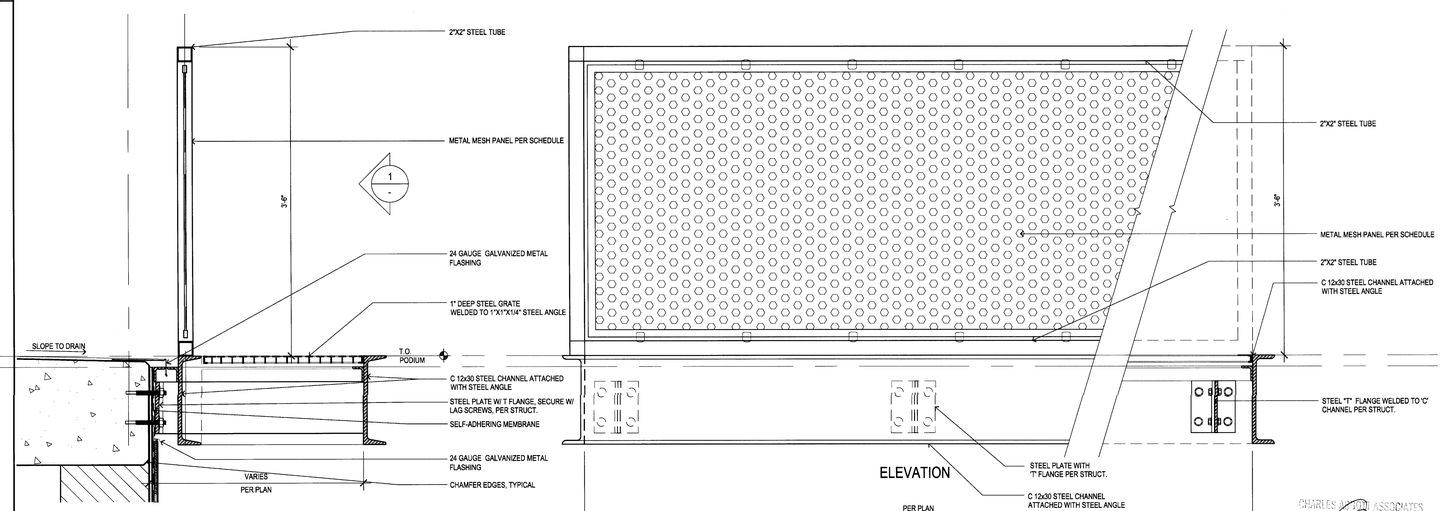
DELTA -A BLDG DEPT RESUB 11-22-2013

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6 NOT USED
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3 NOT USED
SCALE : 1 1/2" = 1'-0" @ CONCRETE SLAB

5 NOT USED
SCALE : 1 1/2" = 1'-0"



4 NOT USED
SCALE : 1 1/2" = 1'-0" @ WOOD FRAME

1 EXTERIOR RAILING AT TRELLIS
SCALE : 1 1/2" = 1'-0" @ CONCRETE SLAB

CHARLES ALBERT ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
DATE

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Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS
C	01-14-2014	REVISIONS

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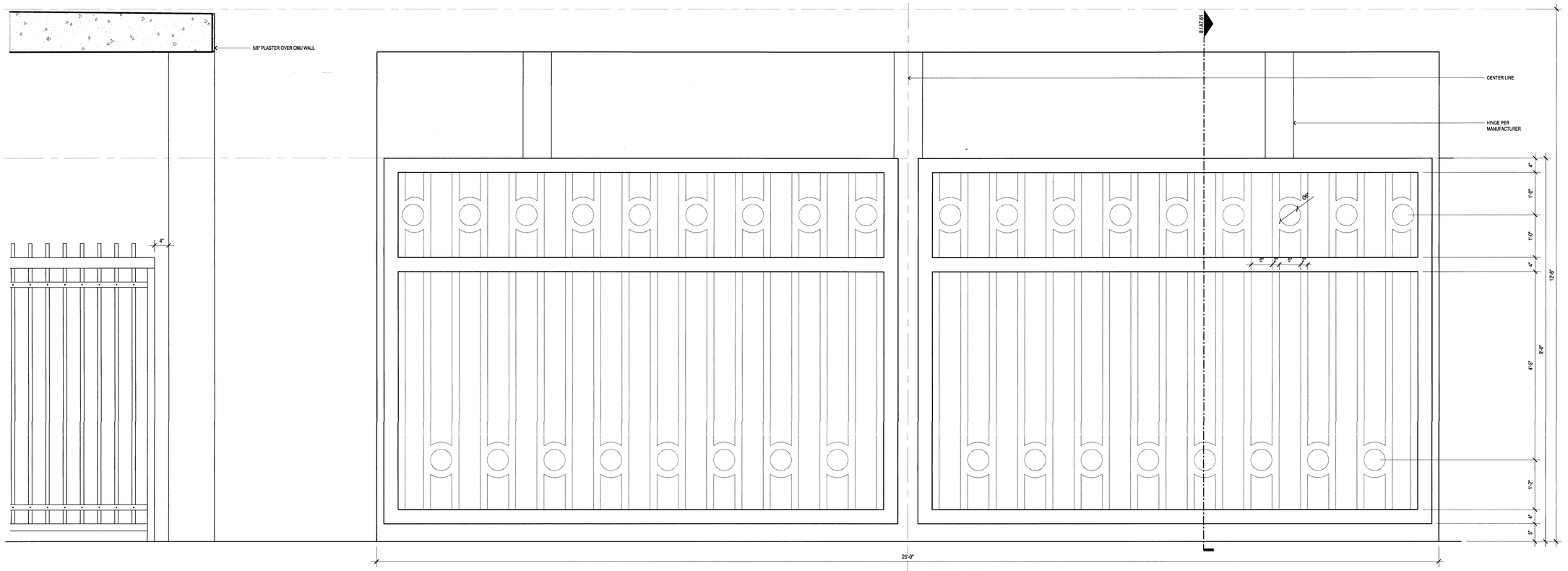
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SHEET CONTENTS:
EXTERIOR RAILING DETAILS

SHEET NO.
A7.42

2011492

DELTA-C 01-14-2014



GATE ELEVATION

NOTES:
1. FOOTING WIDTH TO BE (4)x POST WIDTH. MIN DEPTH TO BE 36"
2. GATES TO BE ELECTRICALLY OPERATED WITH MOTOR. HARDWARE TO RECEIVE ELECTRONIC SIGNAL FROM SECURITY CARDKEY ENTRY DEVICE
3. PROVIDE MATCHING SECURITY FENCE LOCATIONS AS SHOWN ON GARAGE PLANS
4. SEE FINISH SCHEDULE ON SHEET A1.03
5. PROVIDE SHOP DRAWINGS FOR APPROVAL AND CONTRACTOR COORDINATION
6. ALL WHEELS SHALL BE 6" INDUSTRIAL GRADE WITH SEALED BEARING PER MANUFACTURER SEE SHEET A1.03 FOR DOOR SPECIFICATIONS
7. PROVIDE EMERGENCY RELEASE SYSTEM PER FIRE CODE REQUIREMENTS AT ALL LOCATIONS DESIGNATED BY THE FIRE DEPARTMENT.
8. INSTALL 4" DIAMETER STEEL PIPE BOLLARDS AT EACH DRIVE UP STAND AND AT ALL GATE OPERATORS TO PREVENT VEHICLE DAMAGE. (MAXIMUM 2 AT EACH LOCATION)

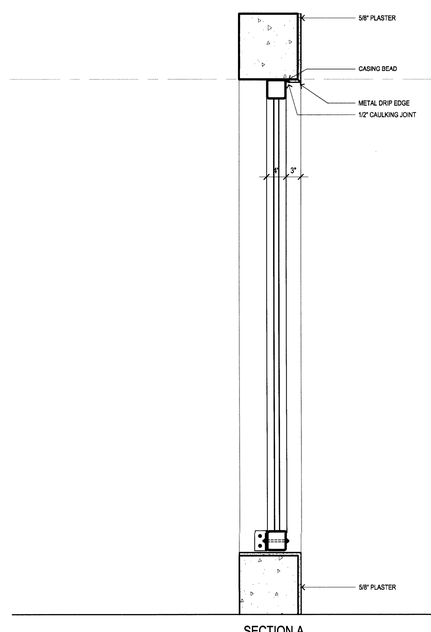
9. PROVIDE THE FOLLOWING SIGNS PER SHEET A0.04 WITH APPROVED LETTERING AT LOCATIONS DESIGNATED. THE SIGNS ARE AS FOLLOWS
   - "VISITOR & RESIDENT ENTRANCE ON 2" DIAMETER POST"
   - "RESIDENT ENTRANCE ONLY" ON 2" DIAMETER POST
   - "EXIT ONLY" MOUNTED ON GATE
   - "NO EXIT" MOUNTED ON GATE

10. INSTALL REFLECTORS ON EACH PIPE BOLLARD AND AT 24" ON CENTER ON GATES. PIPE BOLLARDS SHALL BE PAINTED GLOSS WHITE WITH INDUSTRIAL ENAMEL.
11. SEE SHEET A1.03 FINISH SCHEDULE FOR OWNER APPROVED COLORS.

8 SECTION AT ENTRY GATE
SCALE : 1" = 1'-0"

2 ENTRY GATE
SCALE : 1" = 1'-0"

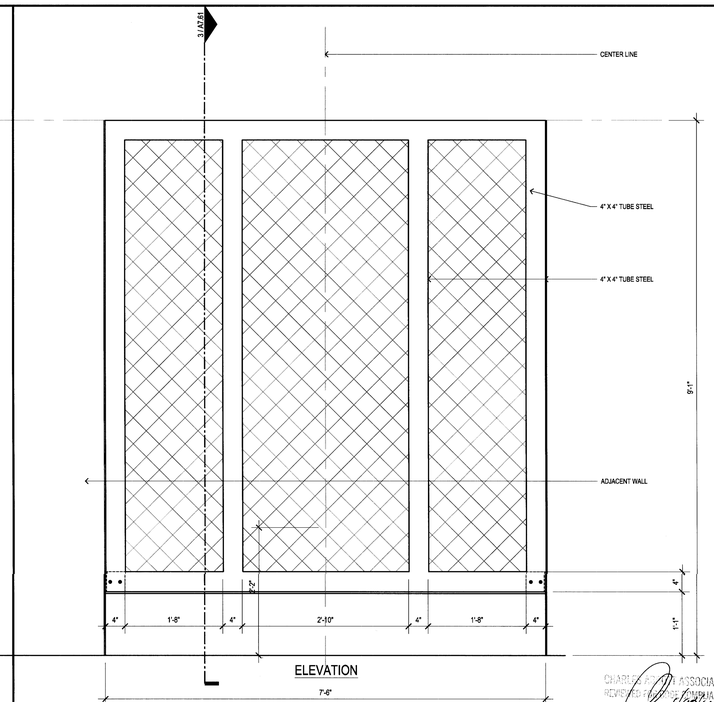
7 NOT USED
SCALE : 1" = 1'-0"



SECTION A

SECTION B

3 FENCE AT GARAGE
SCALE : 1" = 1'-0"



ELEVATION

1 FENCE AT GARAGE
SCALE : 1" = 1'-0"

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

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LICENSED ARCHITECT VINCE GERALD CHIPPA No. C23572 Ren. 7-31-15 STATE OF CALIFORNIA

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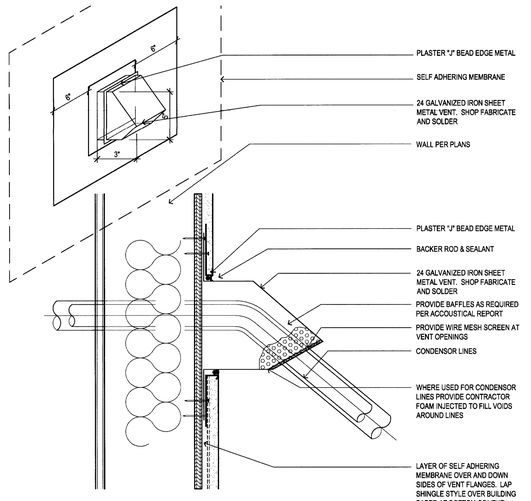
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GARAGE SCREEN, GATE DETAILS

SHEET NO.
A7.61

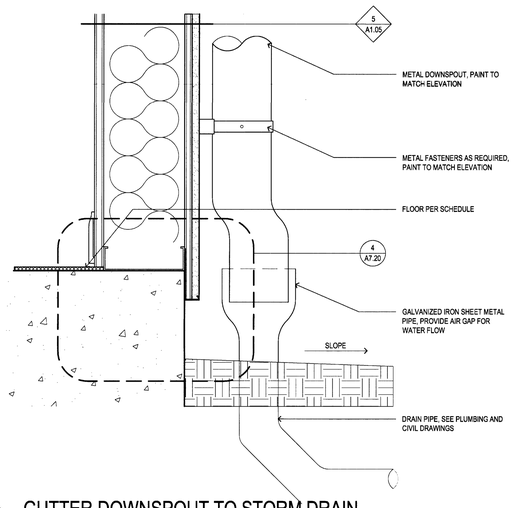
2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

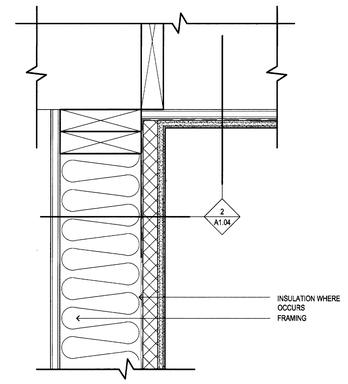
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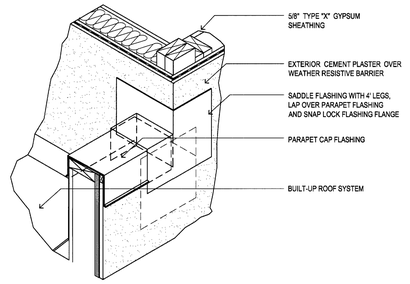
12 CONDENSOR LINE/ DRYER VENT WALL FLASHING
SCALE : 3" = 1'-0" FRESH AIR VENTS



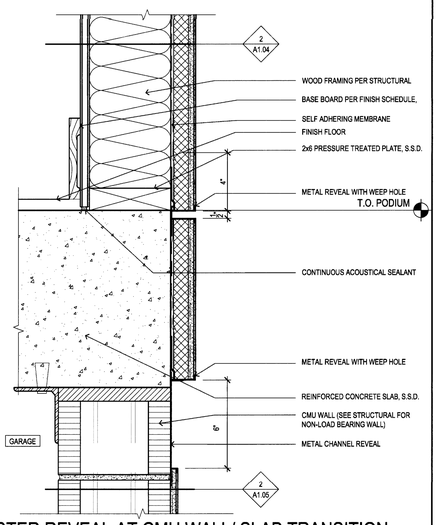
9 GUTTER DOWNSPOUT TO STORM DRAIN
SCALE : 3" = 1'-0"



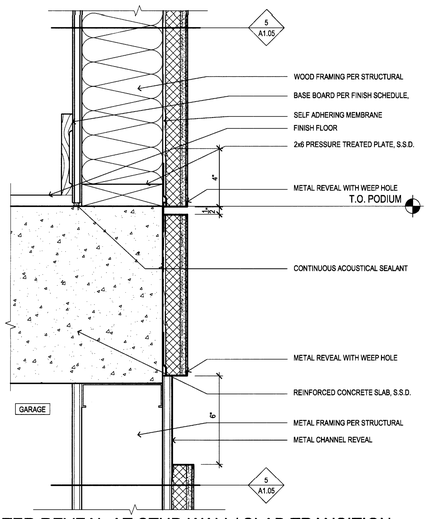
6 EXT. PLASTER SOFFIT TRANSITION AT WOOD FRAMING
SCALE : 3" = 1'-0"



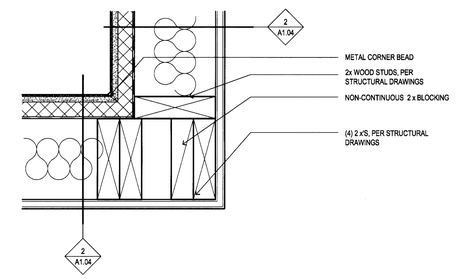
3 EXT. PLASTER AT HIGH CORNER TRANSITION
N.T.S.



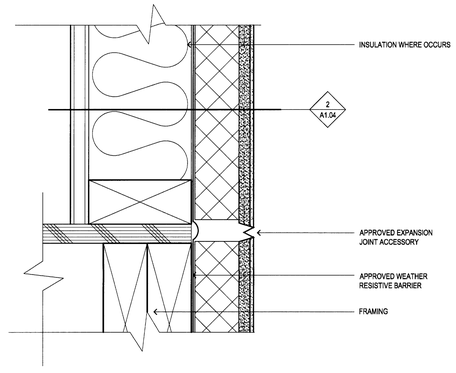
11 EXT. PLASTER REVEAL AT CMU WALL/ SLAB TRANSITION
SCALE : 1 1/2" = 1'-0"



8 EXT. PLASTER REVEAL AT STUD WALL/ SLAB TRANSITION
SCALE : 1 1/2" = 1'-0"

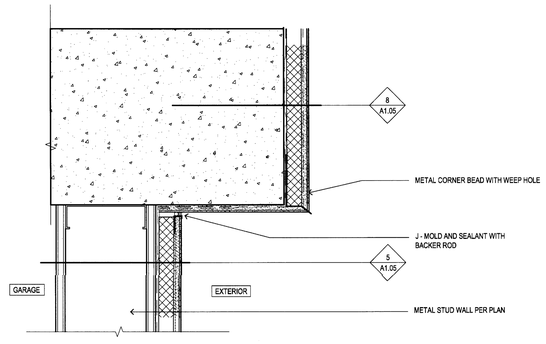


5 EXT. PLASTER INSIDE CORNER
SCALE : 3" = 1'-0"

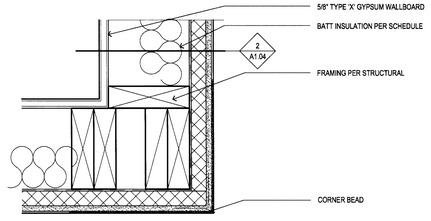


2 EXT. PLASTER HORIZONTAL CONTROL JOINT
SCALE : 6" = 1'-0"

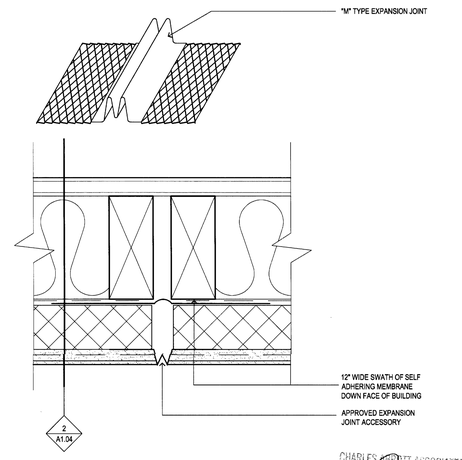
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SCALE : 1 1/2" = 1'-0"



7 EXT. PLASTER SOFFIT TRANSITION AT PODIUM SLAB
SCALE : 3" = 1'-0"



4 EXT. PLASTER OUTSIDE CORNER
SCALE : 3" = 1'-0"



1 EXT. PLASTER VERTICAL CONTROL JOINT
SCALE : 6" = 1'-0"

CHARLES ABBOTT ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
DATE

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS

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Ren. 7-31-15
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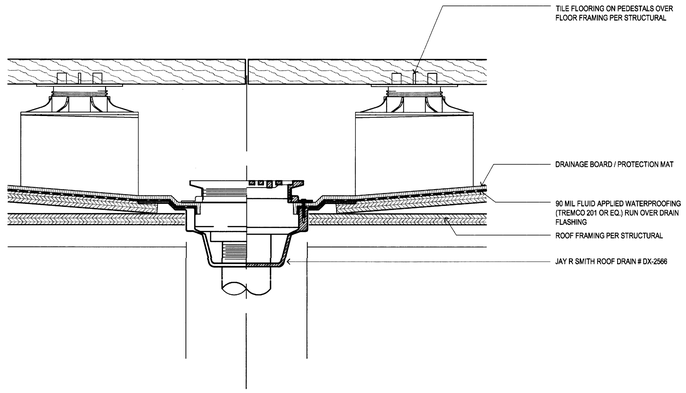
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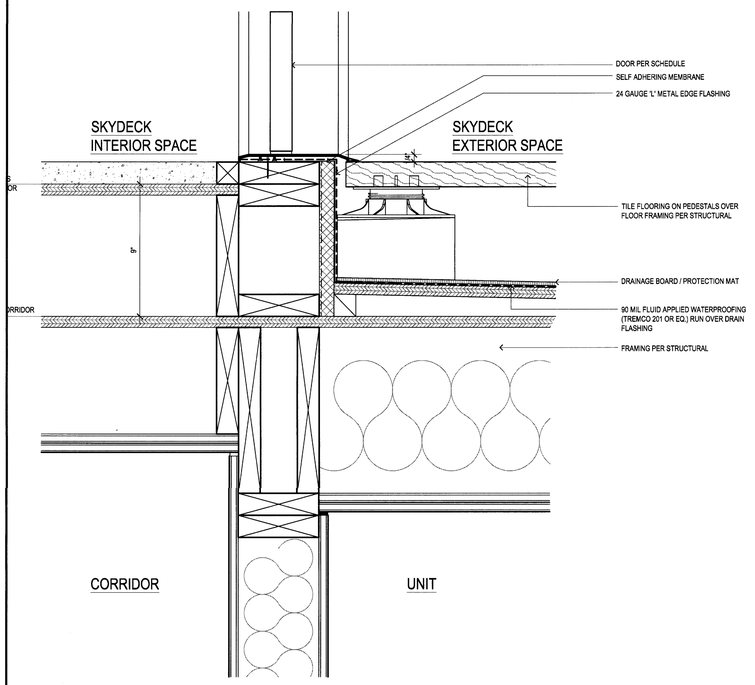
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DELTA -A BLDG DEPT RESUB 11-22-2013

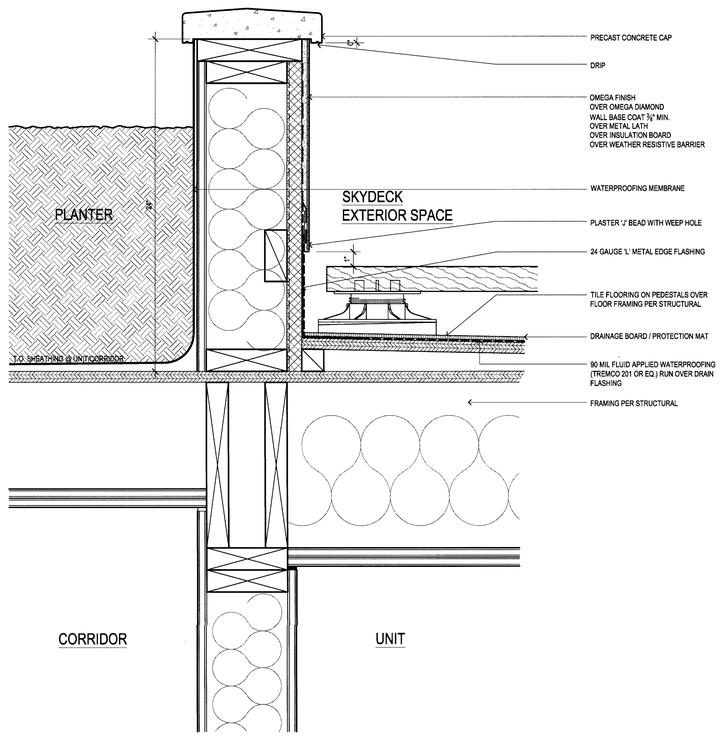
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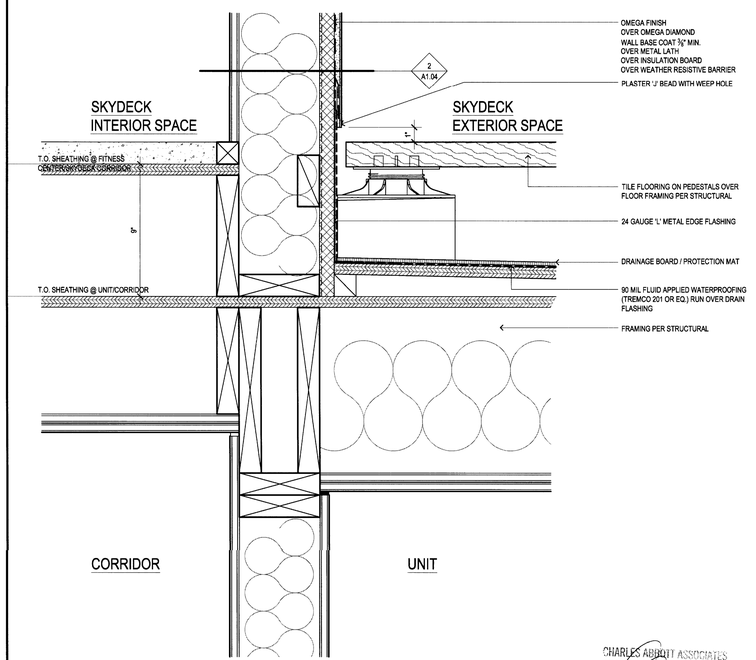
4 DRAIN AT SKYDECK ROOF
SCALE : 3" = 1'-0"



2 DOOR THRESHOLD AT SKYDECK
SCALE : 1 1/2" = 1'-0"



3 SKYDECK PLANTER WALL
SCALE : 1 1/2" = 1'-0"



1 TILE TO WALL AT SKYDECK
SCALE: 1 1/2" = 1'-0"

CHARLES ABBOTT ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
11/26/14

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

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SHEET CONTENTS:
SKYDECK DETAILS

SHEET NO.
A7.67

2011492

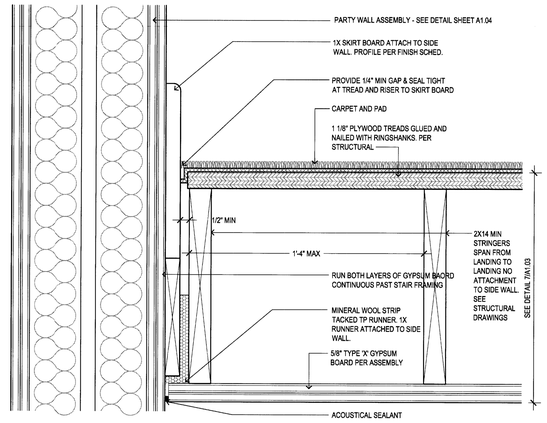
DELTA -A BLDG DEPT RESUB 11-22-2013

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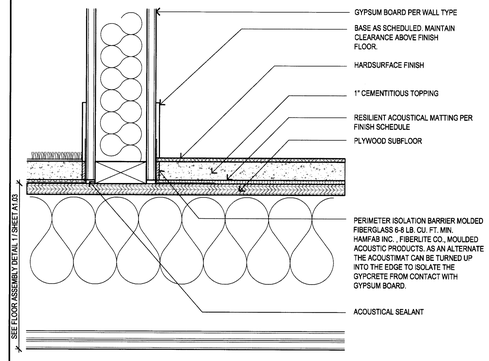
12 NOT USED
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9 NOT USED
SCALE : 3" = 1'-0"

6 NOT USED
SCALE : 3" = 1'-0"



3 STAIR TO WALL ISOLATION @ TOWNHOUSE UNIT STAIRS
SCALE : 3" = 1'-0"

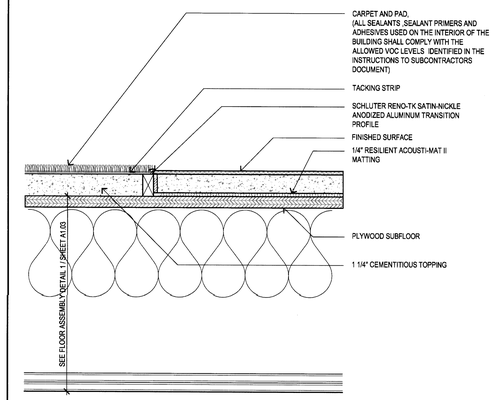


11 NOT USED
SCALE : 3" = 1'-0"

8 NOT USED
SCALE : 3" = 1'-0"

5 NOT USED
SCALE : 3" = 1'-0"

2 HARD SURFACE FLOOR @ WALL
SCALE : 3" = 1'-0"



10 NOT USED
SCALE : 3" = 1'-0"

7 NOT USED
SCALE : 3" = 1'-0"

4 NOT USED
SCALE : 3" = 1'-0"

1 FLOOR FINISH TRANSITION
SCALE : 3" = 1'-0"

CHARLES ABBOTT ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
DATE

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Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
JAMES GERALD GROSS
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

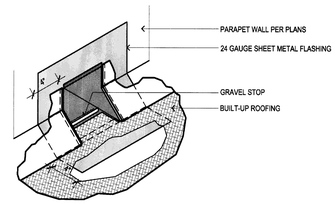
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SHEET CONTENTS:
ACCOUSTICAL DETAILS

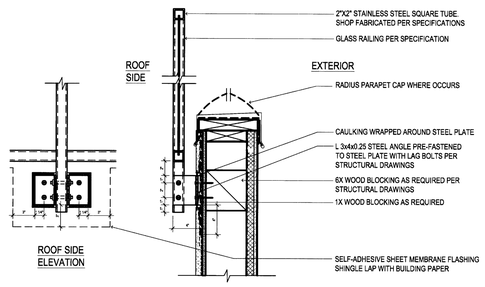
SHEET NO.
A7.70

2011492

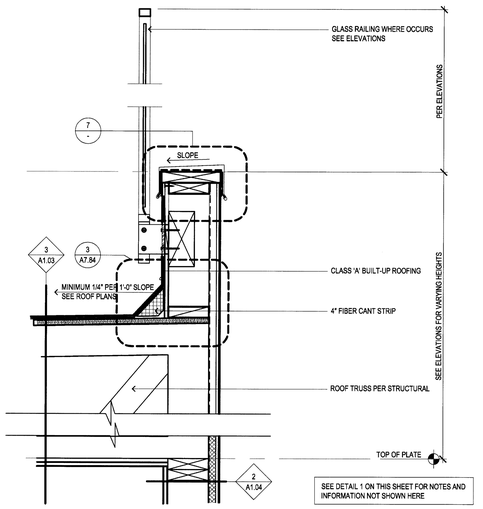
DELTA -A BLDG DEPT RESUB 11-22-2013



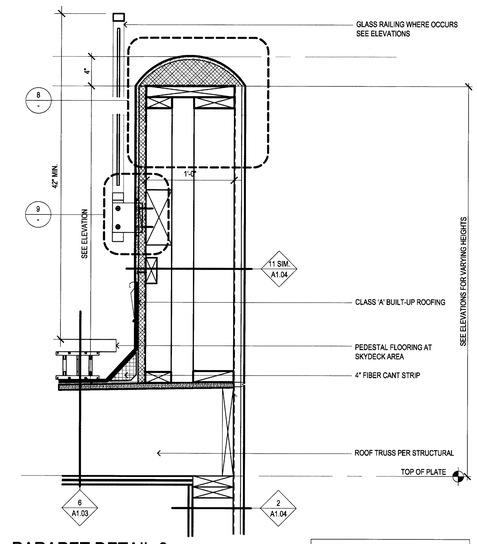
ROOF SIDE VIEW



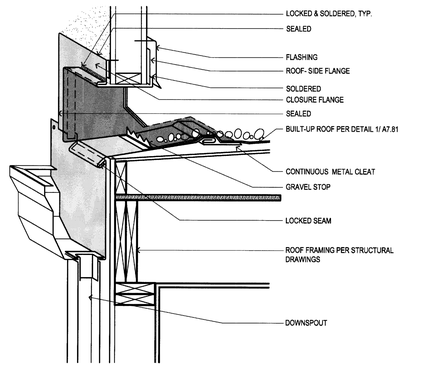
9 PARAPET RAILING BRACKET DETAIL
SCALE : 3" = 1'-0"



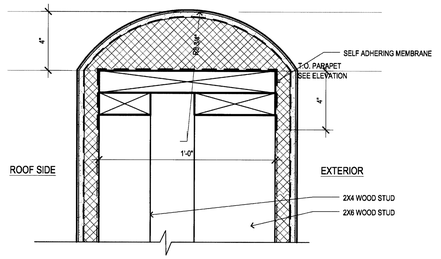
6 PARAPET DETAIL-6
SCALE : 3" = 1'-0" @ LEASING DECK



3 PARAPET DETAIL-3
SCALE : 1 1/2" = 1'-0" @ SKYDECK

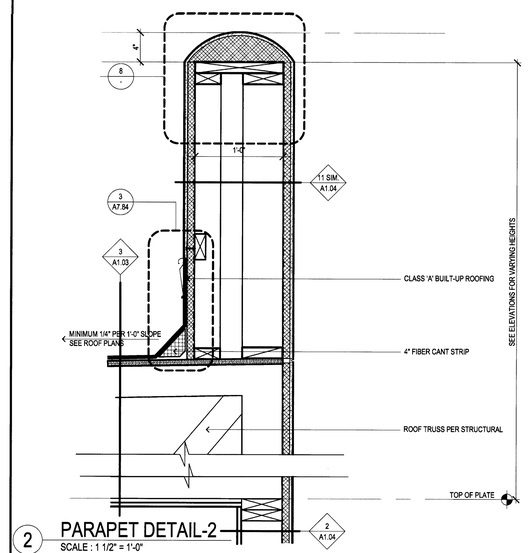


11 SCUPPER DETAIL
SCALE : N.T.S

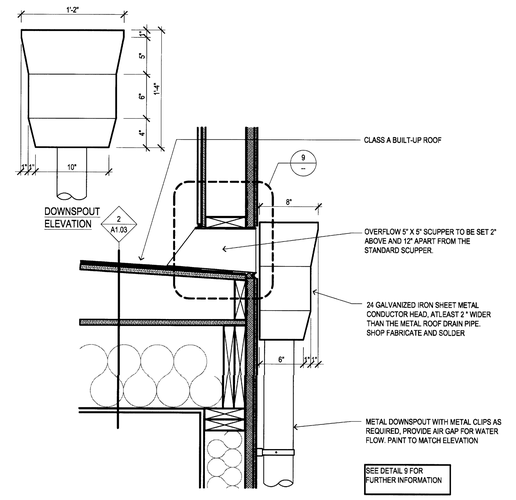


8 PARAPET CAP
SCALE : 3" = 1'-0"

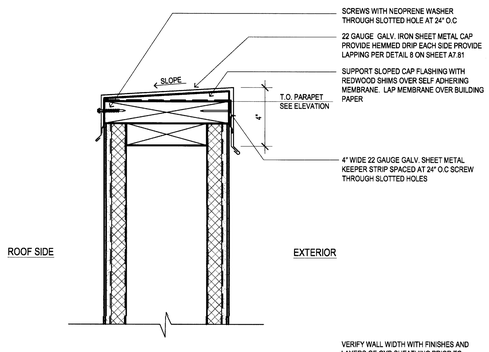
5 NOT USED
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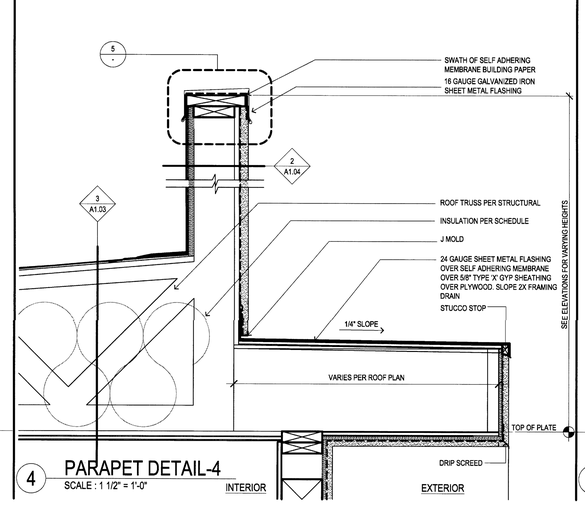
2 PARAPET DETAIL-2
SCALE : 1 1/2" = 1'-0"



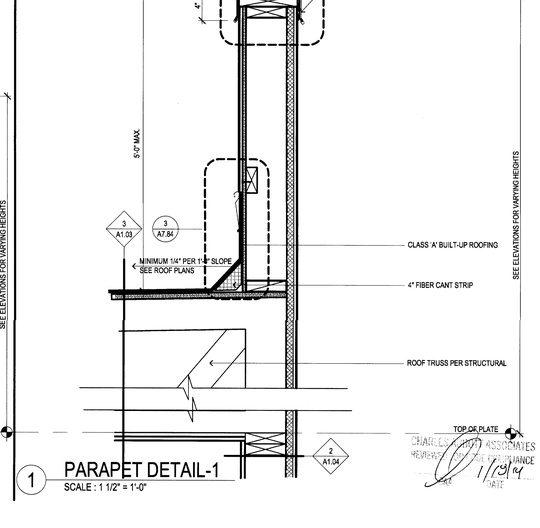
10 SCUPPER DETAIL
SCALE : 1 1/2" = 1'-0"



7 PARAPET CAP
SCALE : 3" = 1'-0"



4 PARAPET DETAIL-4
SCALE : 1 1/2" = 1'-0"



1 PARAPET DETAIL-1
SCALE : 1 1/2" = 1'-0"

CHARLES GERALD ASSOCIATES REVIEWED FOR CODE COMPLIANCE 11/19/14 DATE

FILE: M1114R2_United American_Corner Lot\A4-CONDETAILS-A7.80.dwg
USER: JW DATE/TIME: Nov 20, 2013 - 3:09pm
SCALE: 8 LAYOUT: A7.80

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT JAMES GERALD CHURA No. C 23572 Ren. 7-31-15 STATE OF CALIFORNIA

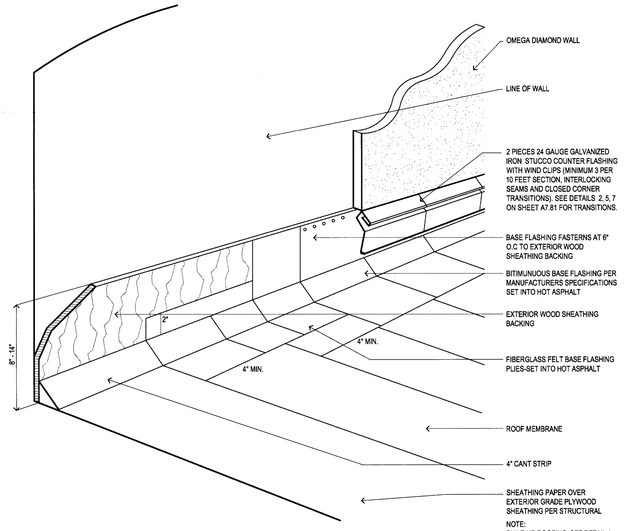
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SHEET CONTENTS:
ROOF DETAILS

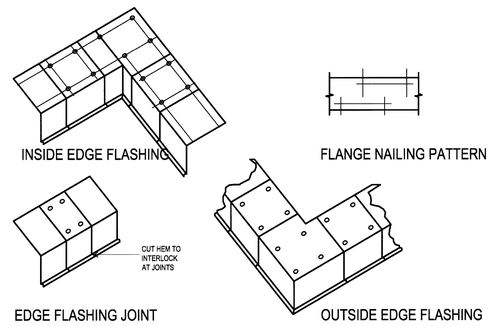
SHEET NO.
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2011492

DELTA -A BLDG DEPT RESUB 11-22-2013



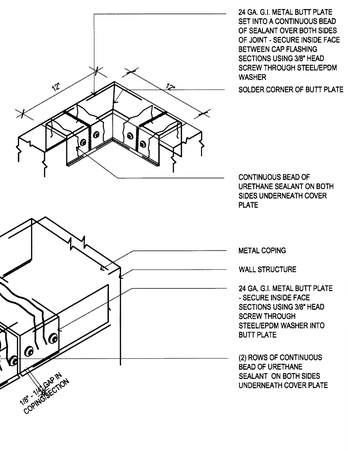
12 ROOF TO WALL FLASHING
SCALE : N.T.S.



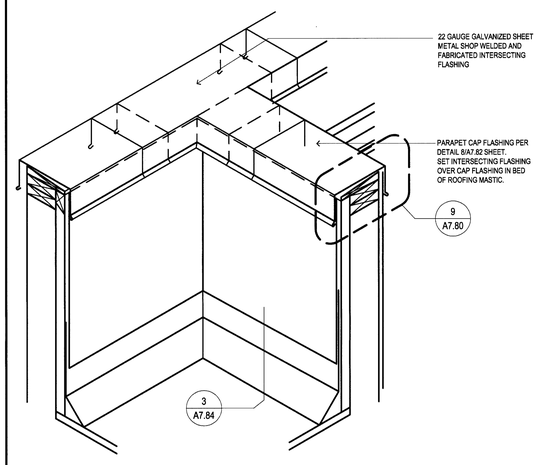
NOTES:
ROOF CEMENT SHALL BE INSTALLED BETWEEN THE ENDS AT ALL JOINTS SIX INCHES EACH SIDE OF JOINT
EACH JOINT SHALL BE WITH RINSSANK NAILS A MINIMUM OF FOUR NAILS, TWO ON SIDE OF THE JOINT ,
ALL JOINTS AND MITERS SHALL BE OVERLAPPED A MINIMUM OF FOUR INCHES

6 EDGE FLASHING
SCALE : N.T.S.

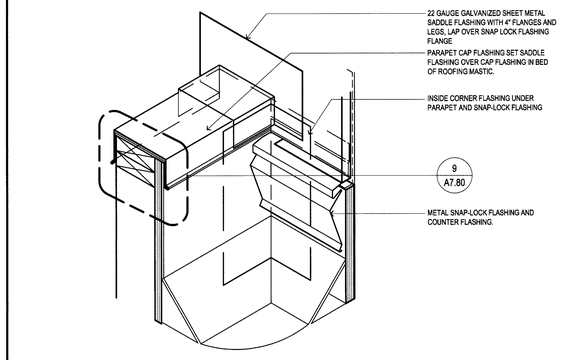
3 NOT USED
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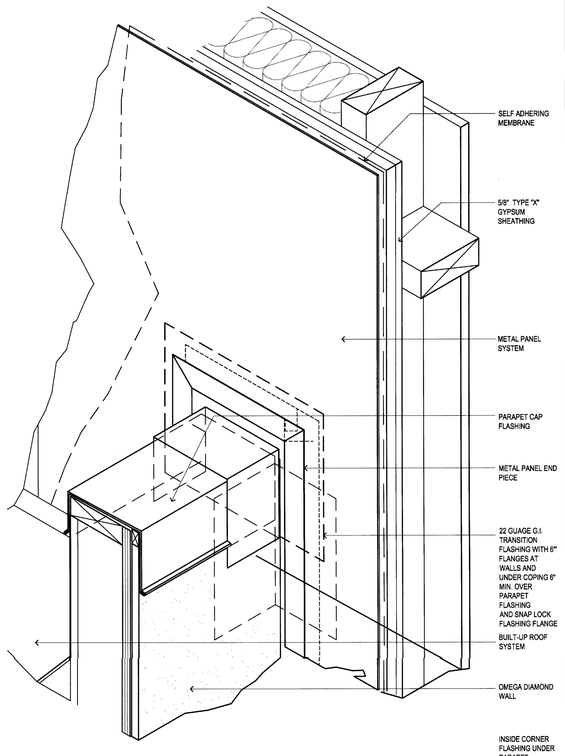
8 ROOF PARAPET CAP FLASHING JOINT
SCALE : N.T.S.



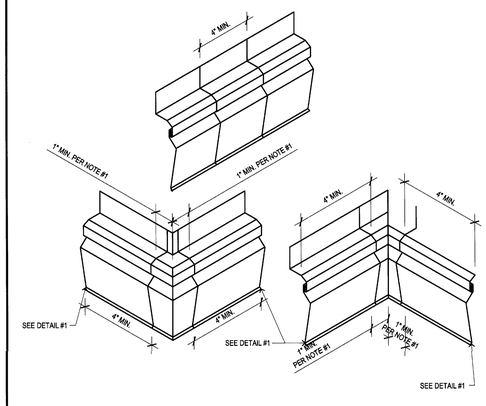
5 ROOF PARAPET FLASHING AT INTERSECTION
SCALE : N.T.S.



2 ROOF PARAPET FLASHING AT HIGH WALL INTERSECTION
SCALE : N.T.S.

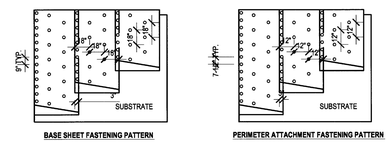


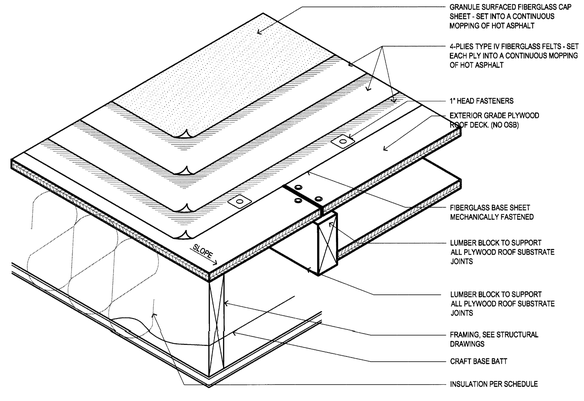
10 ROOF PARAPET FLASHING AT HIGH WALL INTERSECTION
SCALE : N.T.S.



NOTE:
1. ALL LAPS MUST BE RIVETED OR SPOT WELDED 1" O.C. AND FULLY SOLDERED
2. SEE DETAIL 2/A7.81 FOR ADDITIONAL INFORMATION

7 ROOF PARAPET COUNTER FLASHING
SCALE : 3" = 1'-0"





1 BUILT-UP ROOFING CROSS SECTION
SCALE : N.T.S.

CHARLES GERALD CHOPA & ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
1/28/14
DATE

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
CHARLES GERALD CHOPA
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
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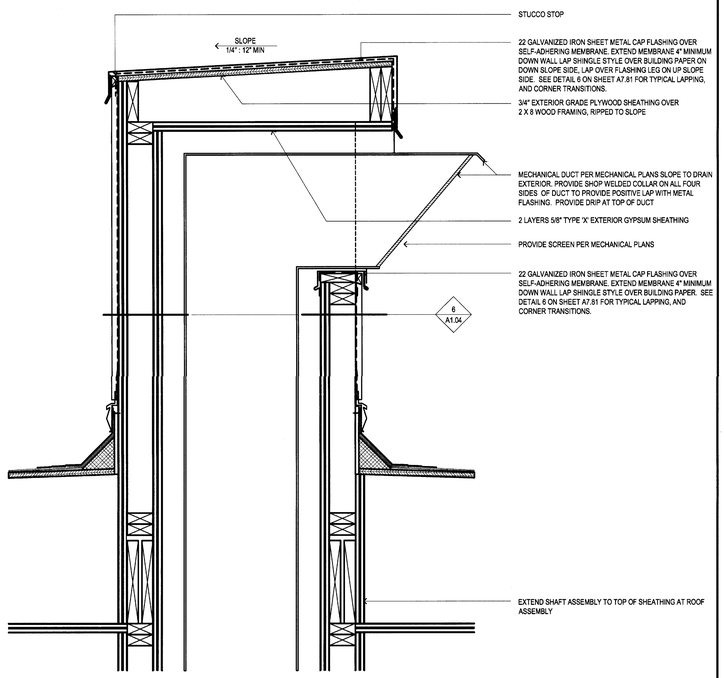
DELTA-A BLDG DEPT RESUB 11-22-2013

SHEET CONTENTS:
ROOFING, ROOF FLASHING DETAILS

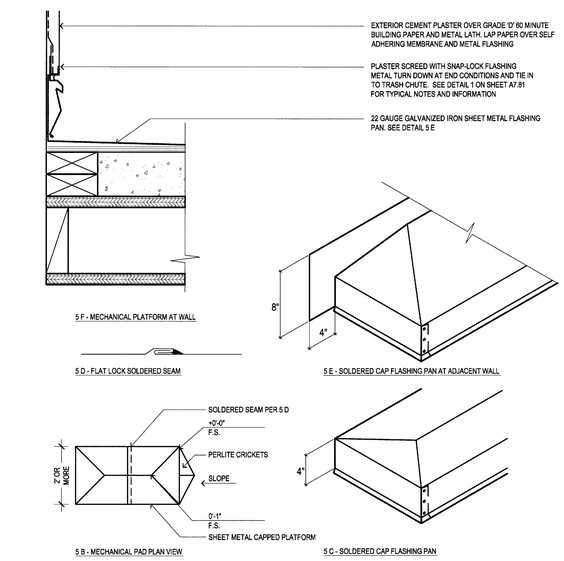
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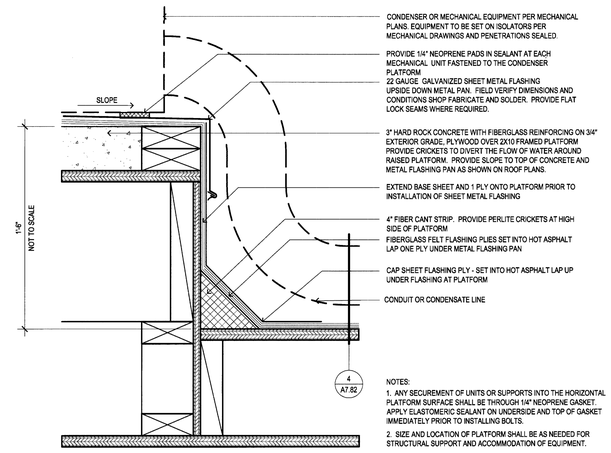
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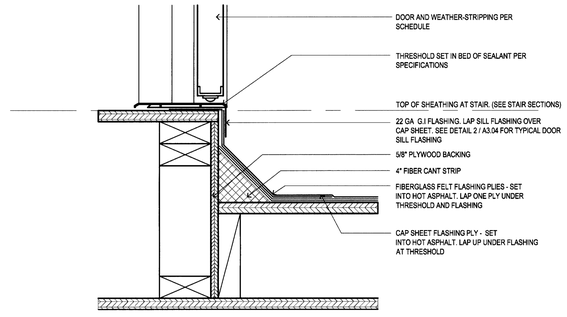
8 MECHANICAL SHAFT TERMINATION AT ROOF
SCALE : 1 1/2" = 1'-0"



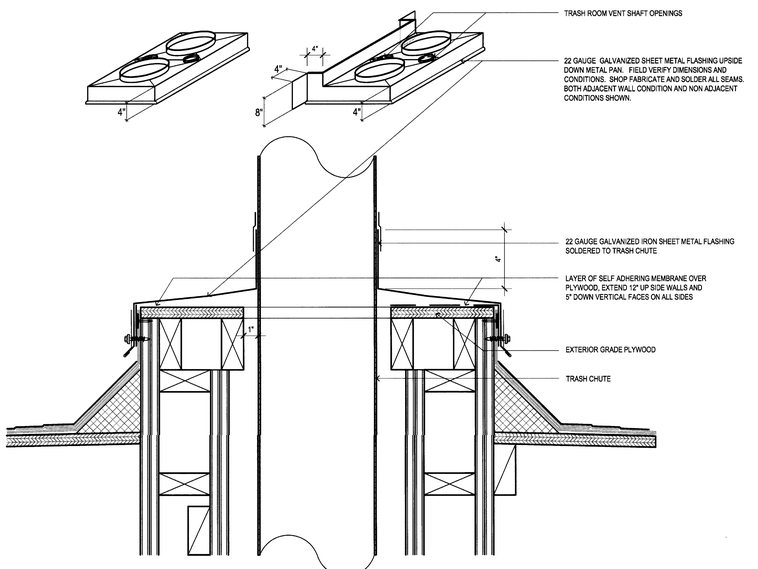


5 FLASHING AT MECHANICAL PLATFORM
SCALE : 3" = 1'-0"

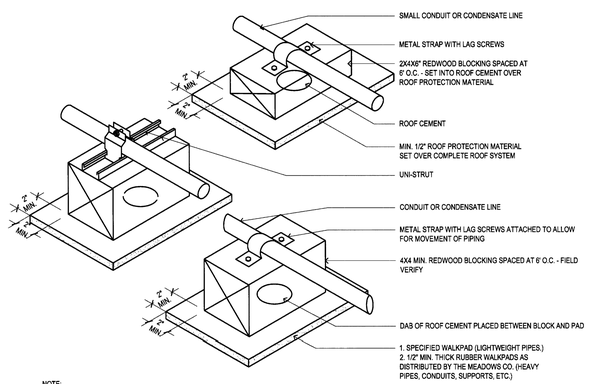
3 NOT USED
SCALE : 3" = 1'-0"



2 DOOR THRESHOLD AT ROOF
SCALE : 3" = 1'-0"

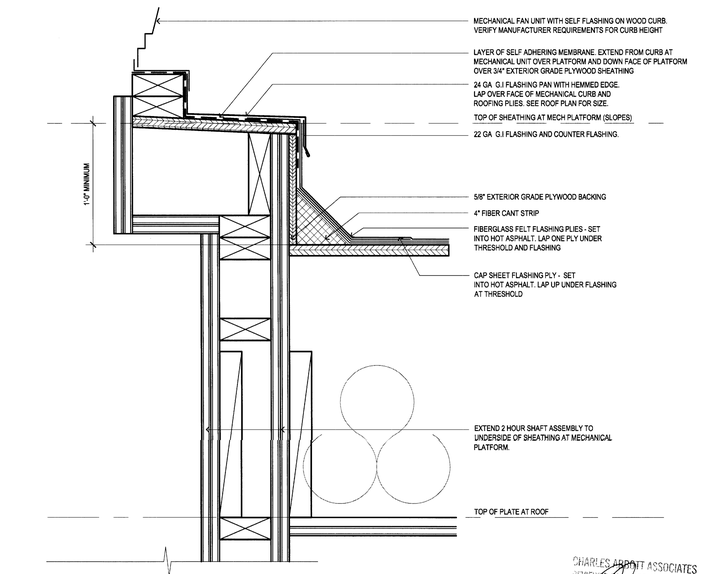


7 TRASH CHUTE TERMINATION AT ROOF
SCALE : 3" = 1'-0"



NOTE:
1. NO FASTENERS SHALL PENETRATE THE ROOFING MEMBRANE.

4 PIPE SUPPORT AT ROOF
SCALE : NTS



1 MECHANICAL FAN AT ROOF
SCALE : 3" = 1'-0"

CHARLES ABBOTT ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
11/19/13
DATE

FILE: M11492_United American_Corner Lot\A4-CEDETAILS\A7.82.dwg
USER: jvb DATE/TIME: Nov 20, 2013 - 3:09pm
SCALE: 8 LAYOUT: A7.82

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS

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LICENSED ARCHITECT
VINCE GERALD CHIMKA
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

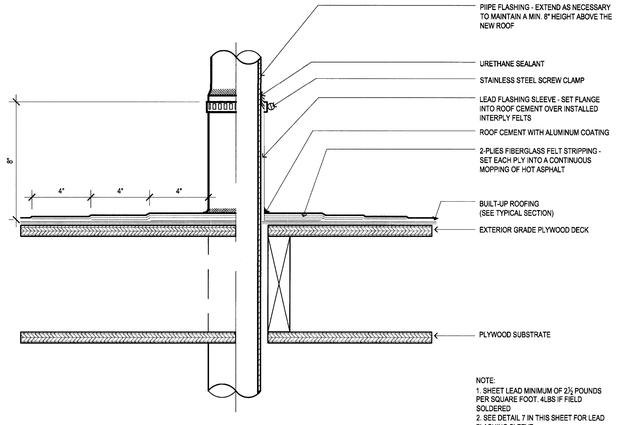
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SHEET CONTENTS:
ROOF PENETRATION DETAILS

SHEET NO.
A7.82

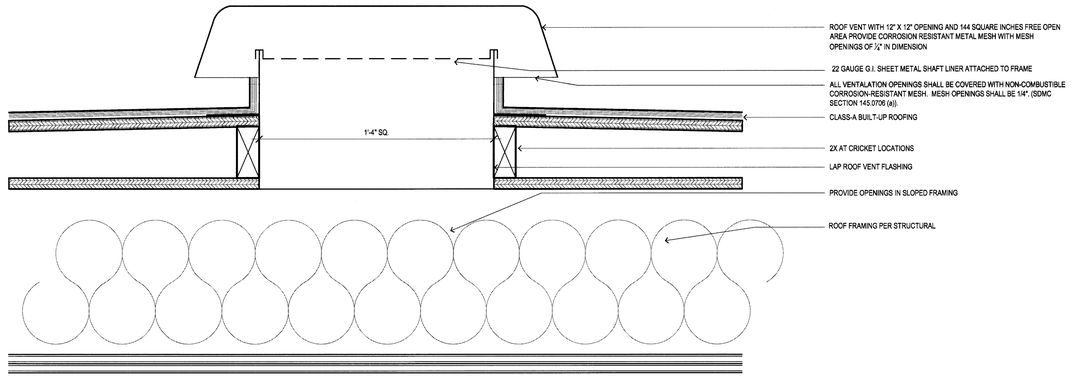
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DELTA -A BLDG DEPT RESUB 11-22-2013

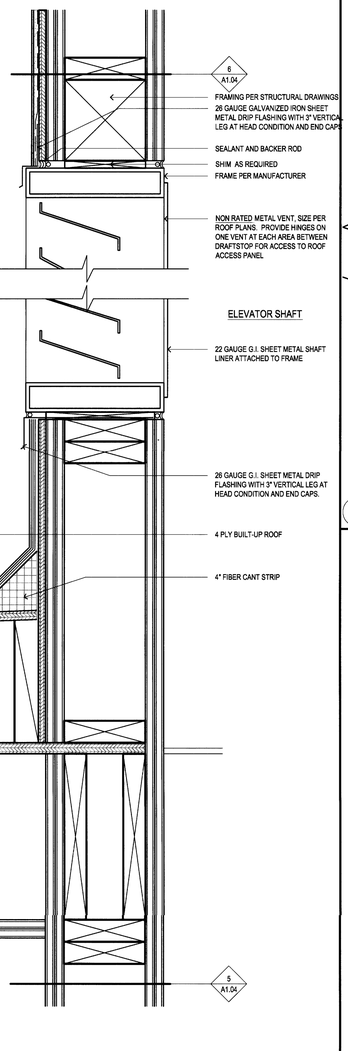


NOTE:
1. SHEET LEAD MINIMUM OF 2½ POUNDS PER SQUARE FOOT. 4LBS IF FIELD SOLDERED
2. SEE DETAIL 7 IN THIS SHEET FOR LEAD FLASHING SLEEVE

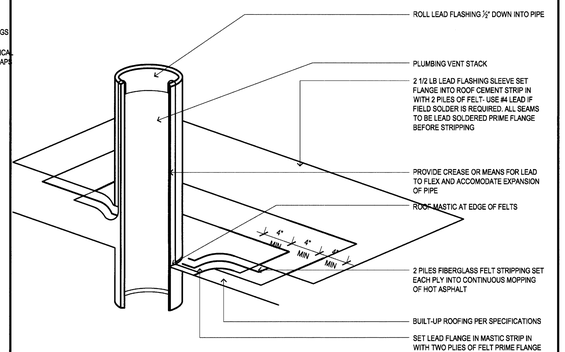
12 FLASHING AT LEAD PIPE-CLAMPED
SCALE : 3" = 1'-0"



6 MUSHROOM VENT
SCALE : 3" = 1'-0"

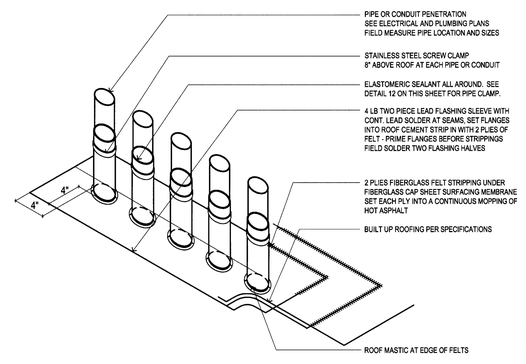


10 ACCESS PANEL / VENT AT ROOF
SCALE : 3" = 1'-0"

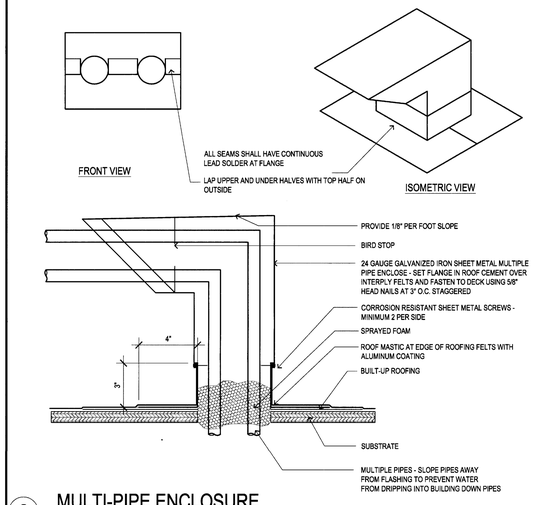


NOTE:
1. SHEET LEAD MINIMUM OF 2½ POUNDS PER SQUARE FOOT. 4LBS IF FIELD SOLDERED
2. SEE DETAIL 7 IN THIS SHEET FOR LEAD FLASHING SLEEVE

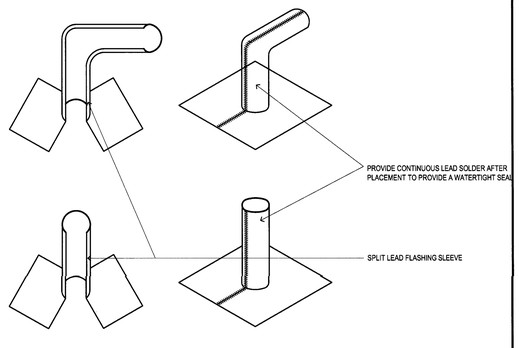
8 PLUMBING VENT PIPE FLASHING
SCALE : 3" = 1'-0"



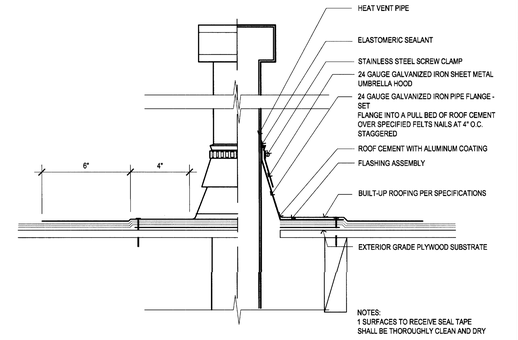
5 MULTI-PIPE ENCLOSURE
SCALE : 3" = 1'-0"



2 MULTI-PIPE ENCLOSURE
SCALE : 3" = 1'-0"



7 LEAD SPLIT FLASHING SLEEVES
SCALE : 3" = 1'-0"

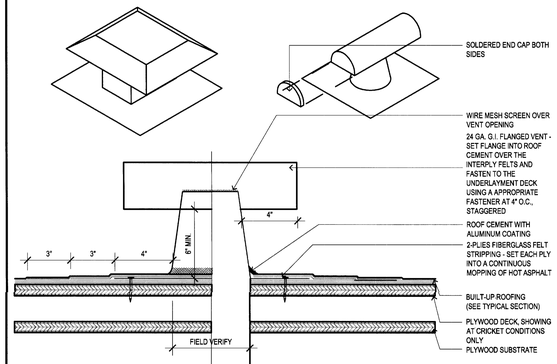


NOTES:
1 SURFACES TO RECEIVE SEAL TAPE SHALL BE THOROUGHLY CLEAN AND DRY

2. ALL SEAMS ARE TO BE LEAD SOLDERED
3. USE 3/8" HEAD NAILS SPACED AT 4" O. C.

AND STAGGERED FOR SECURE OF METAL FLANGE TO PLYWOOD DECK

4 FLASHING AT B-VENT PENETRATION
SCALE : 3" = 1'-0"



1 T-TOP FLANGED VENT
SCALE : 3" = 1'-0"

CHARLES WRIGHT ASSOCIATES
REVIEWED FOR CONFORMANCE WITH CONCEPT DESIGN
DATE 11/13/14
BY

FILE: M11492, United American Corner Lofts_CORDETAILSAV.dgn
USER: jw DATE/TIME: Nov 20, 2013 - 3:09pm
SCALE: 4 LAYOUT: A7.83

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS

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LICENSED ARCHITECT
VINCE GERALD CHIORA
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

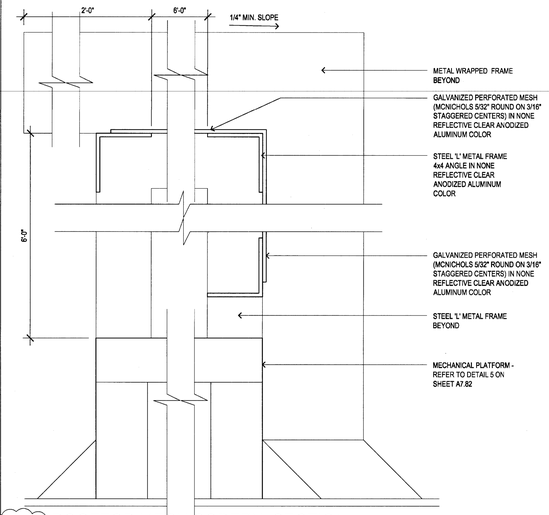
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SHEET CONTENTS:
ROOF PENETRATION DETAILS

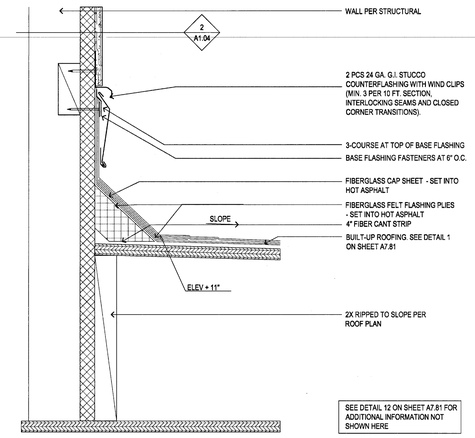
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2011492

DELTA -A BLDG DEPT RESUB 11-22-2013



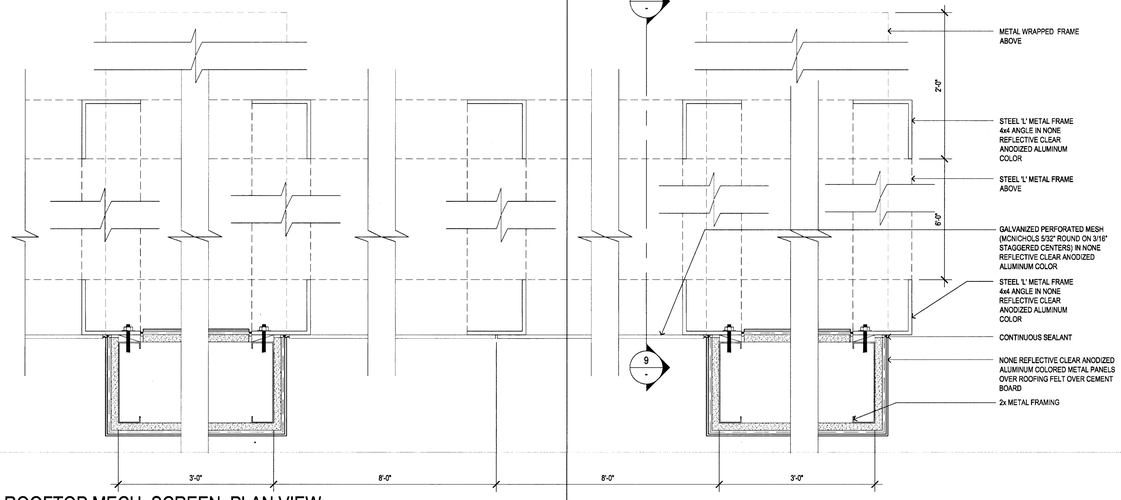
9 ROOFTOP MECH SCREEN, SECTION
SCALE : 3" = 1'-0"



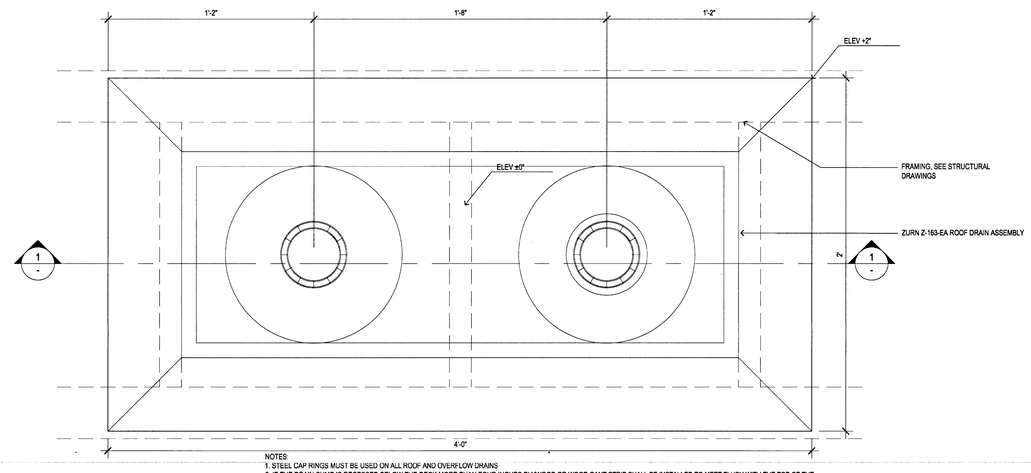
3 TYPICAL BUILT UP ROOF FLASHING
SCALE : 3" = 1'-0"

12 NOT USED
SCALE : 3" = 1'-0"

6 NOT USED
SCALE : 3" = 1'-0"



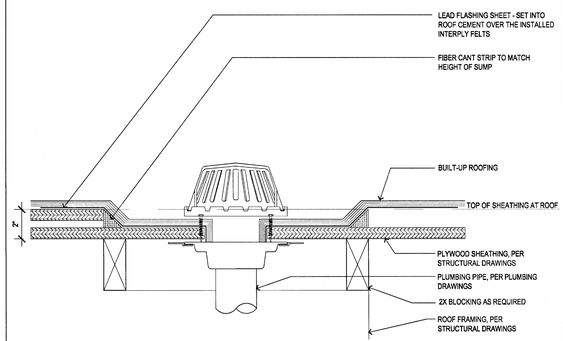
11 ROOFTOP MECH. SCREEN, PLAN VIEW
SCALE : 3" = 1'-0"



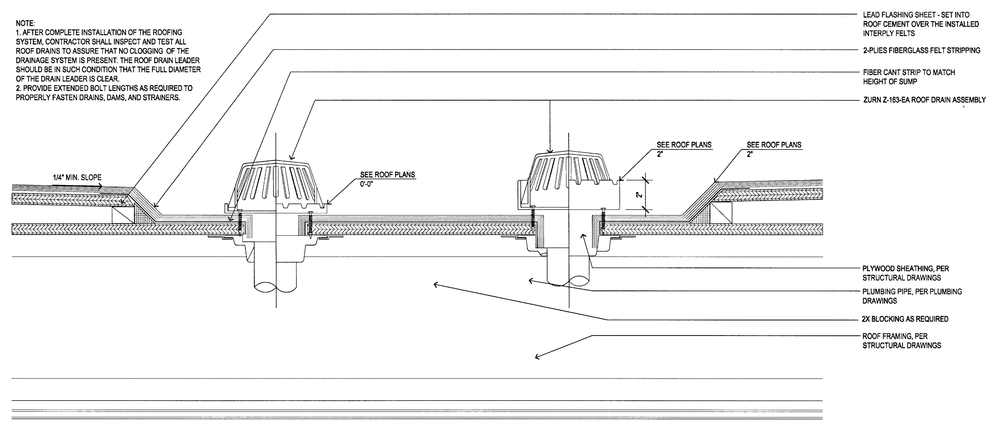
NOTES:
1. STEEL CAP RINGS MUST BE USED ON ALL ROOF AND OVERFLOW DRAINS
2. IF THE DRAIN SUMP IS RECESSED BELOW THE DECK MORE THAN FOUR INCHES PLYWOOD OR WOOD CANT STRIP SHALL BE INSTALLED TO MEET FLUSH WITH THE TOP OF THE SUMP. THE PLYWOOD CANT SHALL BE INSTALLED AT 45 DEGREE ANGLE, WITH TOP AND BOTTOM EDGES MITERED TO FLUSH WITH THE SUBSTRATE.
3. AFTER COMPLETE INSTALLATION OF THE ROOF SYSTEM, CONTRACTOR SHALL INSPECT AND TEST ALL ROOF DRAINS TO ASSURE THAT NO CLOGGING OF THE DRAINAGE SYSTEM IS PRESENT. THE ROOF DRAIN LEADER SHOULD BE IN SUCH CONDITION THAT THE FULL DIAMETER OF THE DRAIN LEADER IS CLEAR

2 ROOF DRAIN PLAN VIEW
SCALE : 3" = 1'-0"

10 NOT USED
SCALE : 3" = 1'-0"



7 CROSS SECTION AT ROOF DRAIN
SCALE : 3" = 1'-0"



1 FLASHING AT PRIMARY AND SECONDARY ROOF DRAIN
SCALE : 3" = 1'-0"

CHARLES ABBOTT ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
CAD 1/29/14
DATE

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS
C	01-14-2014	REVISIONS

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SHEET CONTENTS:
ROOF DETAILS

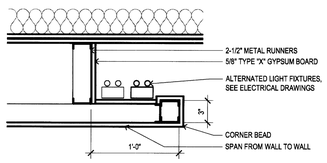
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DELTA-C 01-14-2014

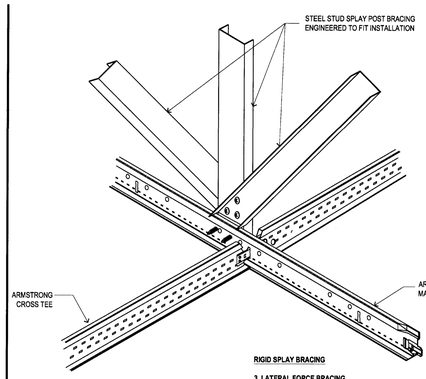
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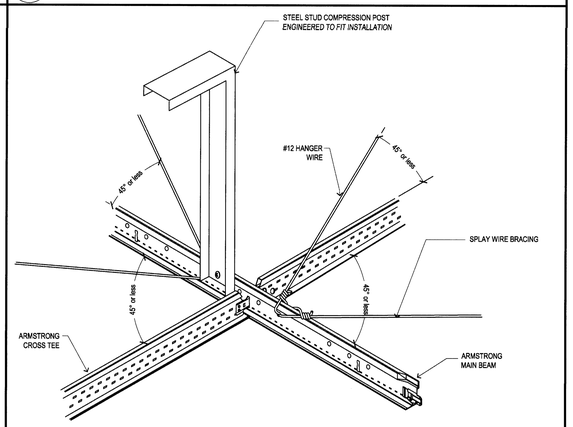
12 SOFFIT LIGHT FIXTURE
SCALE: 1 1/2" = 1'-0"



RIGID SPLAY BRACING

3. LATERAL FORCE BRACING
WHERE SUBSTANTIATING DESIGN CALCULATIONS ARE NOT PROVIDED, HORIZONTAL RESTRAINTS SHALL BE EFFECTED BY FOUR NO. 12 GAGE WIRES SECURED TO THE MAIN RUNNERS WITHIN 2 INCHES OF THE CROSS RUNNER INTERSECTION AND SPLAYED 90 DEGREES FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING. A STRUT FASTENED TO THE MAIN RUNNER SHALL BE EXTENDED TO AND FASTENED TO THE STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE. THE STRUT SHALL BE ADEQUATE TO RESIST THE VERTICAL COMPONENT INDUCED BY THE BRACING WIRES. THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED 12 FEET ON CENTER IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN 6 FEET FROM EACH WALL. ATTACHMENT OF THE RESTRAINT WIRES TO THE STRUCTURE ABOVE SHALL BE ADEQUATE FOR THE LOAD IMPOSED. LATERAL FORCE BRACING MEMBERS SHALL BE SPACED A MINIMUM OF 6 INCHES FROM ALL HORIZONTAL PIPING OR DUCT WORK THAT IS NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZONTAL FORCES. BRACING WIRES SHALL BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 POUNDS OR THE ACTUAL DESIGN LOAD, WITH A SAFETY FACTOR OF 2, WHICHEVER IS GREATER.

9 RIGID SPLAY BRACING
SCALE: 3" = 1'-0"



8 TYPICAL BRACING DETAIL
SCALE: 3" = 1'-0"

SUSPENDED CEILING INSTALLATION REQUIREMENTS

SEISMIC DSIGN CATEGORIES D, E, AND F

CATEGORY D, E, AND F CEILINGS ARE TO BE DESIGNED AND INSTALLED ACCORDING TO CISCA 3-4-MAY-04 AND EIGHT ADDITIONAL REQUIREMENTS LISTED IN SECTION 13.5.6.2.2 IN ASCE 7-05. **AMENDED BY DSA-SS & OSHPD 1 & 4** ADDITIONAL REQUIREMENTS APPLIED BY ADDING SECTION 13.5.6.2.3.

WALL MOLDING
MOLDINGS MUST HAVE A HORIZONTAL FLANGE OF AT LEAST 2".

THE CEILING GRID MUST BE ATTACHED TO THE MOLDING AT TWO ADJACENT WALLS.

HANGERS
SUSPENSION WIRES MUST BE MINIMUM 12 GAUGE WHEN SPACED AT 4' CENTERS, OR 10 GAUGE AT 4'.

HANGER WIRE ATTACHMENT DEVICES MUST BE CAPABLE OF SUPPORTING 100 POUNDS.

CONNECTIONS AT MAIN BEAM AND AT STRUCTURE SHALL BE SECURED WITH A MINIMUM OF THREE COMPLETE TURNS COMPLETED IN 1 1/2"

PERIMETER SUPPORT
TERMINAL ENDS OF EACH MAIN BEAM AND CROSS TEE MUST BE SUPPORTED WITHIN 8" OF EACH WALL OR CEILING DISCONTINUITY, WITH 12 GAUGE WIRE OR APPROVED WALL SUPPORT. THESE WIRES MUST BE PLUMB TO WITHIN ONE IN SIX, AND MAY ATTACH TO THE ADJACENT WALL OR TO THE STRUCTURE ABOVE.

SUSPENSION SYSTEM
MAIN BEAMS MUST BE HEAVY DUTY.

LATERAL FORCE BRACING
CEILING AREAS GREATER THAN 12' X 12' MUST HAVE LATERAL FORCE BRACING.

RIGID BRACING MAY BE USED INSTEAD OF DIAGONAL SPLAY WIRES. BRACING MUST LIMIT CEILING MOVEMENT TO LESS THATN 1/4" AT THE POINT OF ATTACHMENT.

SPLAY WIRE BRACING SHALL BE CLUSTERS OF FOUR 12 GAUGE WIRES ATTACHED TO THE MAIN BEAM WITHIN 2" OF THE CROSS TEE INTERSECTION. WIRES ARE ARRAYED 90° FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45° FROM THE PLAN OF THE CEILING.

A STRUT, WITH STIFFNESS ADEQUATE TO RESIST THE VERTICAL LOADS IMPOSED, SHALL BE ATTACHED TO THE SUSPENSION SYSTEM, AND TO THE STRUCTURE ABOVE AT EACH BRACING LOCATION.

HORIZONTAL RESTRAINT POINTS SHALL BE NO MORE THAN 12' ON CENTER IN EACH DIRECTION, AND THE FIRST POINT SHALL BE WITHING 6' OF EACH WALL.

ATTACHMENT OF THE BRACING WIRES TO THE MAIN BEAM AND TO THE STRUCTURE SHALL BE 3 TURNS COMPLETED WITH 2" AND CAPABLE OFF SUPPORTING THE GREATER OF 200 POUNDS OR THE ACTUAL DESIGN LOAD WITH A A SAFETY FACTOR OF 2.

LIGHT FIXTURES
ALL FIXTURES MUST BE POSITIVELY ATTACHED TO THE SUSPENSION SYSTEM. THE ATTACHEMENT DEVICE MUST BE ABLE TO WITHSTAND 100% OF THE WEIGHT OF THE FIXTURE ACTING IN ANY DIRECTION.

ALL FIXTURES WEIGHING LESS THAN 56 POUNDS REQUIRE TWO WIRES.

PENDANT-MOUNTED FIXTURES MUST BE SUPPORTED DIRECTLY FROM THE STRUCTURE, USING 9 GAUGE WIRE. THEY MAY NOT USE THE CEILING SUSPENSION SYSTEM FOR SUPPORT. **AMENDED BY DSA-SS & OSHPD 1 & 4** SURACE MOUNTED FIXTURES MUST BE ATTACHED BY MIN. 14 GAUGE BRACKETS BUT MAY USE 12 GAUGE WIRE.

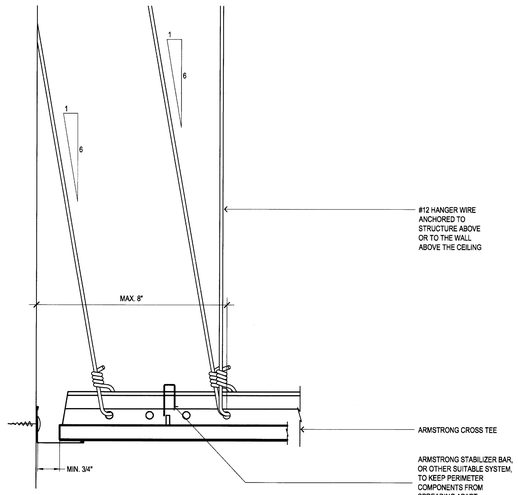
MECHANICAL SERVICES
MUST BE POSITIVELY ATTACHED TO THE SUSPENSION SYSTEM MAIN BEAMS, OR TO CROSS TEES WITH THE SAME LOAD-CARRYING CAPACITY.

TERMINALS OR SERVICES WEIGHING 20 POUNDS TO 56 POUNDS MUST HAVE TWO 12 GAUGE WIRES CONNECTING THEM TO THE CEILING SYSTEM HANGERS, OR TO THE STRUCTURE ABOVE. TERMINALS AND FIXTURES WEIGHING LESS THAN 20 POUNDS MUST HAVE TWO WIRES.

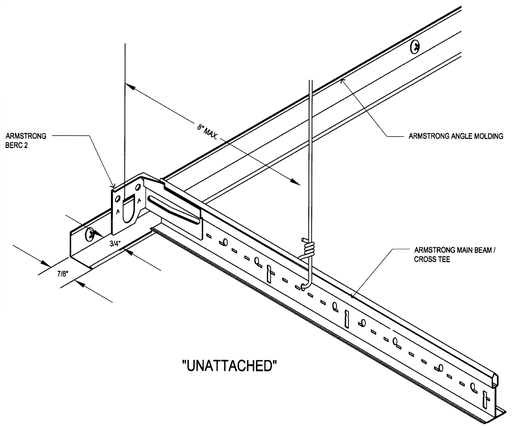
TERMINALS OR SERVICES WEIGHING MORE THAN 56 POUNDS MUST BE INDEPENDENTLY SUPPORTED.

PENETRATIONS
EXCEPT WHEN **RIGID** BRACING IS USED, SPRINKLER HEADS AND OTHER PENETRATIONS MUST HAVE 2" OVERSIZED TRIM TO ALLOW 1" HORIZONTAL MOVEMENT IN ALL HORIZONTAL DIRECTIONS.

SEISMIC SEPARATION JOINTS
CEILING AREAS GREATER THAN 2500 SQUARE FEET MUST HAVE SEISMIC SEPARATION JOINTS OR FULL HEIGHT PARTITIONS UNLESS ANALYSES ARE PERFORMED TO DEMONSTRATE THAT THE CLOSURE TRIMS AND ANGLES PROVIDE ENOUGH CLEARANCE TO ACCOMODATE THE ADDITIONAL CEILING MOVEMENT.

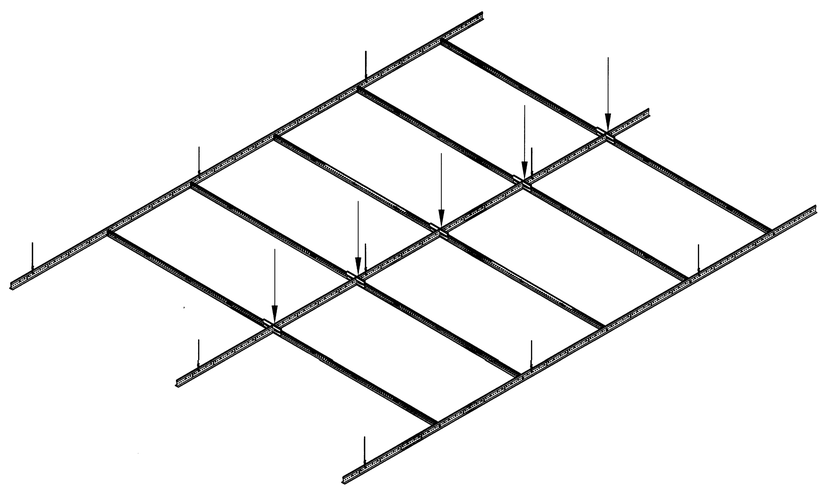


3 SEISMIC DETAIL
SCALE: 6" = 1'-0"

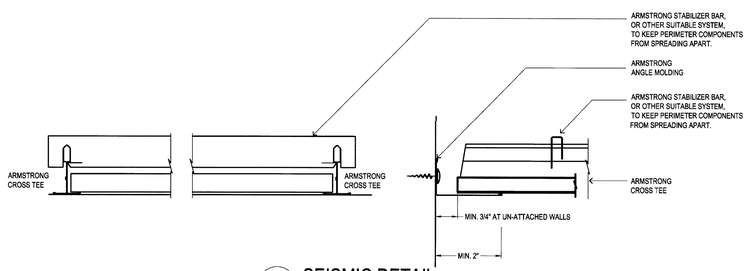


"UNATTACHED"

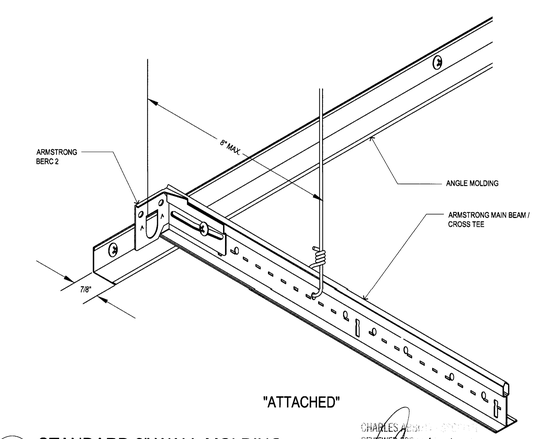
2 STANDARD 2" WALL MOLDING
SCALE: 6" = 1'-0"



10 SEISMIC EXPANSION JOINT CLIP INSTALLATION
SCALE: 3" = 1'-0"



4 SEISMIC DETAIL
SCALE: 6" = 1'-0"



"ATTACHED"

1 STANDARD 2" WALL MOLDING
SCALE: 6" = 1'-0"

CHARLES WOOD
REVIEWED FOR
DSA
1/13/14

Drawn By:	SW
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS

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SHEET CONTENTS:
SUSPENDED CEILING DETAILS

SHEET NO.
A7.85

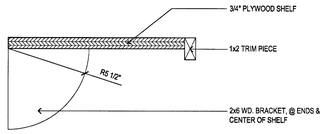
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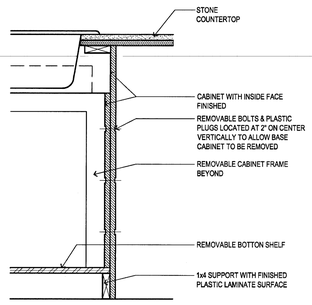
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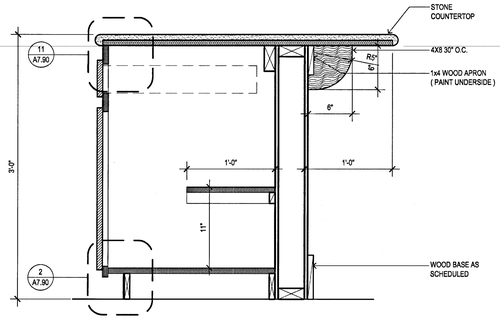
9 WOOD SHELF
SCALE : 3" = 1'-0"

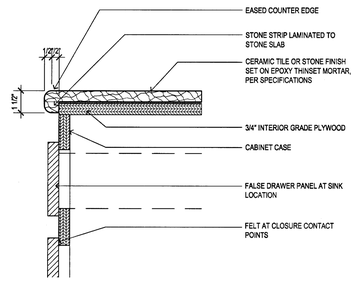


6 REMOVABLE BASE CABINET SECTION
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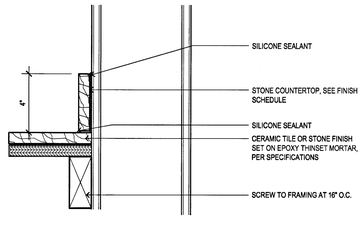


3 BASE CABINET @ KITCHEN PENINSULA
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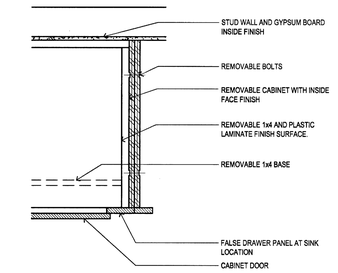




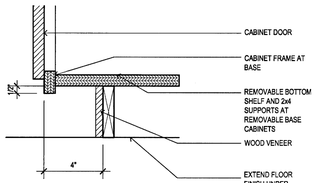
11 COUNTERTOP EDGE DETAIL
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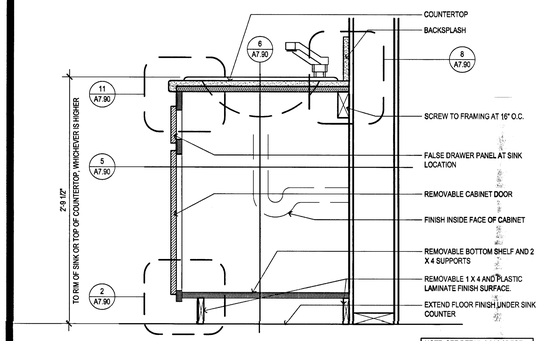
8 BACKSPLASH DETAIL
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5 REMOVABLE BASE CABINET FLOOR PLAN
SCALE : 1 1/2" = 1'-0"



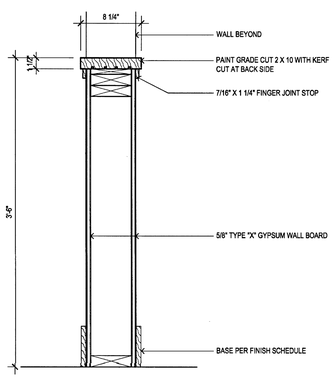
2 COUNTERTOP BASE DETAIL
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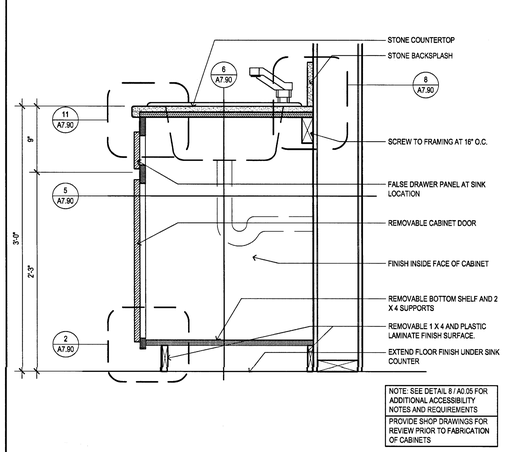
NOTE: SEE DETAIL 9 / A0.05 FOR ADDITIONAL ACCESSIBILITY NOTES AND REQUIREMENTS

NOTE: WHEN NO WALL IS ADJACENT TO COUNTER END AT REMOVABLE BASE CABINET, SEE DETAIL 1/7.92 FOR NOTES RE: SUPPORT

10 BASE CABINET AT BATH
SCALE : 1 1/2" = 1'-0"



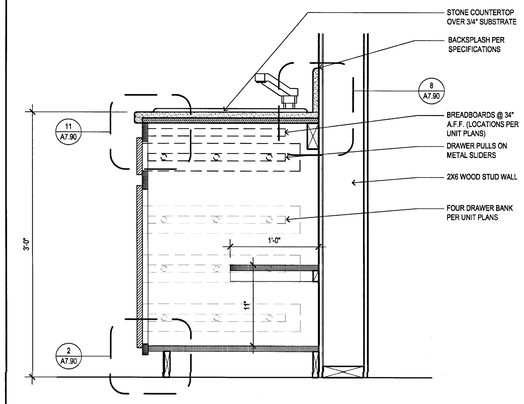
7 LOW WALL AT UNIT
SCALE : 1 1/2" = 1'-0"



NOTE: SEE DETAIL 8 / A0.05 FOR ADDITIONAL ACCESSIBILITY NOTES AND REQUIREMENTS

PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION OF CABINETS

4 REMOVABLE BASE CABINET AT KITCHEN
SCALE : 1 1/2" = 1'-0"



CHARLES ABBOTT ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
CAA DATE

1 TYPICAL KITCHEN BASE CABINET
SCALE : 1 1/2" = 1'-0"

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Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

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CAREER LOFTS
28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT
GEORGE GERALD CHOPAS
No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

HUMPHREYS & PARTNERS
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SHEET CONTENTS:
INTERIOR DETAILS AT UNITS

SHEET NO.
A7.90

2011492

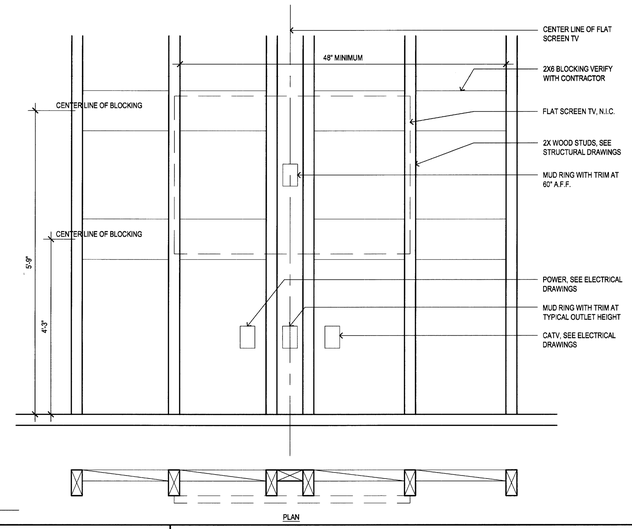
DELTA -A BLDG DEPT RESUB 11-22-2013

12 NOT USED
SCALE : 3" = 1'-0"

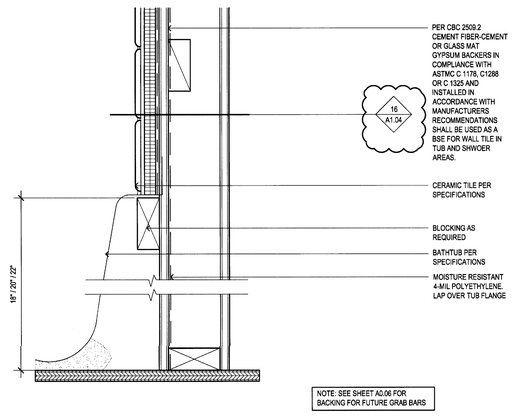
11 NOT USED
SCALE : 3" = 1'-0"

10 NOT USED
SCALE : 3" = 1'-0"

9 FRAMING DETAIL AT FLAT SCREEN
SCALE : 1 1/2" = 1'-0"

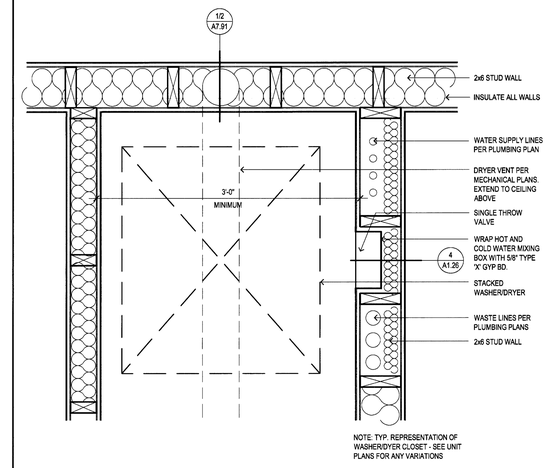


5 NOT USED
SCALE : 3" = 1'-0"

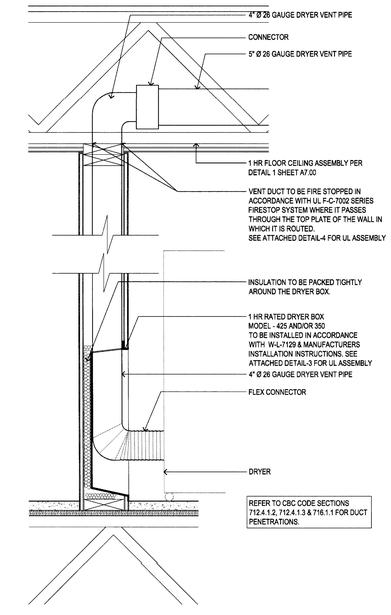


4 TUB SECTION DETAIL
SCALE : 3" = 1'-0"

2 DRYER DUCT PENETRATION DETAIL
N.T.S



3 STACKED WASHER/DRYER PLAN
SCALE : 1 1/2" = 1'-0"



CHARLES ABBOTT ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
BY DATE 11/8/14

1 DRYER DUCT PENETRATION DETAIL
SCALE : 1 1/2" = 1'-0"

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS

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CAREER LOFTS

28100 CABOT RD, LAGUNA NIGUEL CA 92677

LICENSED ARCHITECT — GEORGE GERALD CHOPAS — No. C23572 Ren. 7-31-15 — STATE OF CALIFORNIA

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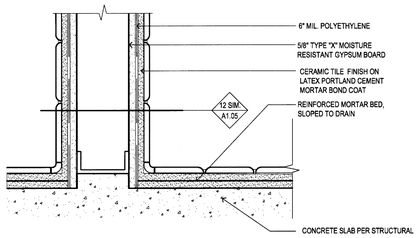
SHEET CONTENTS:
INTERIOR DETAILS AT UNITS

SHEET NO.
A7.91

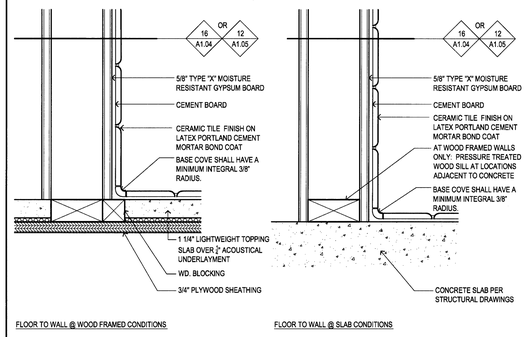
2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

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USER: jlu DATE/TIME: Nov 20, 2013 - 3:09pm
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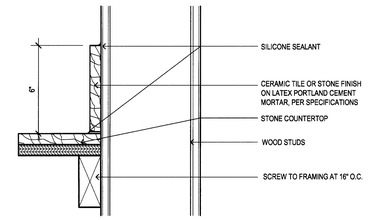


12 FLOOR TO WALL TILE AT POOL SHOWERS
SCALE : 3" = 1'-0"



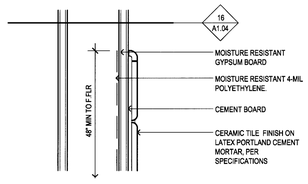
9 FLOOR TO WALL TILE AT PUBLIC RESTROOMS
SCALE : 1 1/2" = 1'-0"

6 NOT USED
SCALE : 3" = 1'-0"



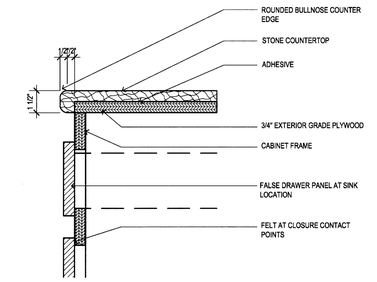
3 BACKSPLASH DETAIL
SCALE : 1 1/2" = 1'-0"

11 NOT USED
SCALE : 3" = 1'-0"



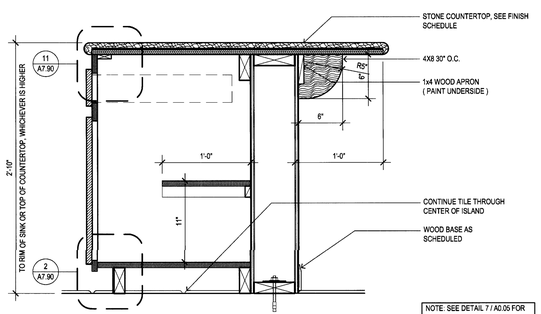
8 WALL TILE TERMINATION
SCALE : 3" = 1'-0"

5 NOT USED
SCALE : 3" = 1'-0"

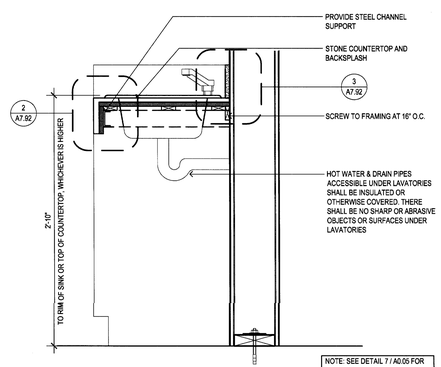


2 COUNTERTOP EDGE DETAIL
SCALE : 3" = 1'-0"

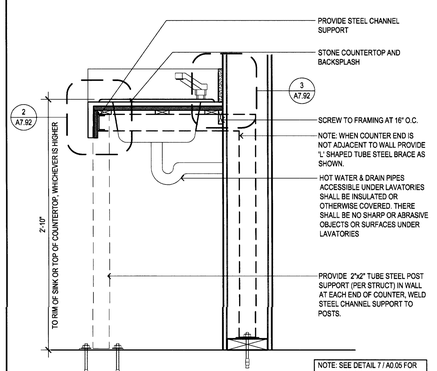
10 NOT USED
SCALE : 3" = 1'-0"



7 PENINSULA @ COMMON AREA
SCALE : 1 1/2" = 1'-0"



4 CABINET @ COMMON AREA
SCALE : 1 1/2" = 1'-0"



1 PUBLIC BATHROOM VANITY DETAIL
SCALE : 1 1/2" = 1'-0"

CHARLES RIBOTTA ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
CAA 11/8/12
DATE

Drawn By: SV
Original Date Plotted: 11-27-2012
Revisions:

#	DATE	COMMENTS

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No. C23572
Ren. 7-31-15
STATE OF CALIFORNIA

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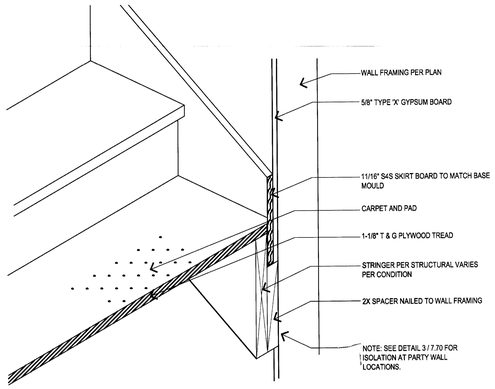
SHEET CONTENTS:
COMMON AREA INTERIOR DETAILS

SHEET NO.
A7.92

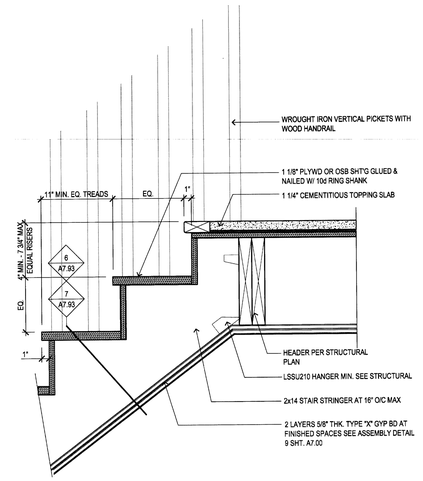
2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

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USER: yiv DATE/TIME: Nov 20, 2013 - 3:00pm
SCALE: 1 LAYOUT: A7.92



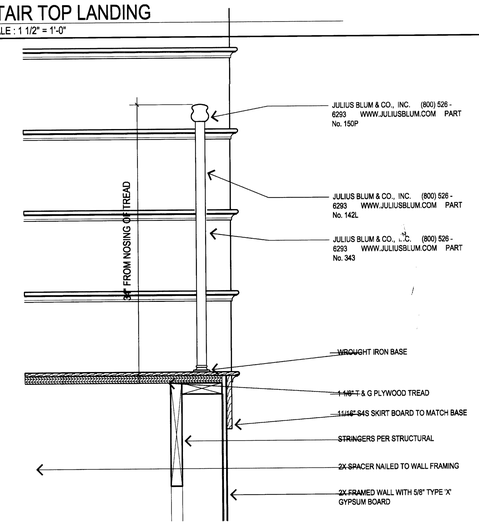
6 INTERIOR STAIR SKIRTBOARD



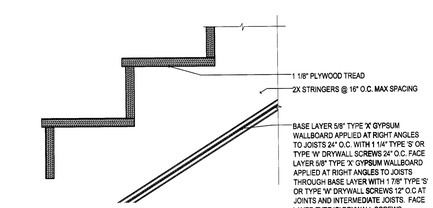
3 STAIR TOP LANDING
SCALE : 1 1/2" = 1'-0"

8 NOT USED
SCALE : 1 1/2" = 1'-0"

5 NOT USED
SCALE : 1 1/2" = 1'-0"



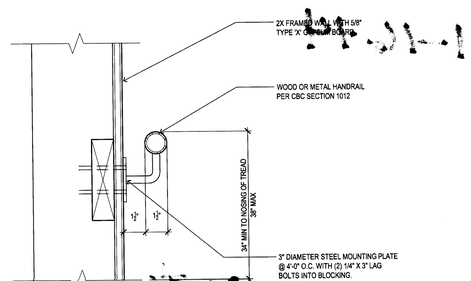
2 STAIR SECTION
SCALE : 1 1/2" = 1'-0"



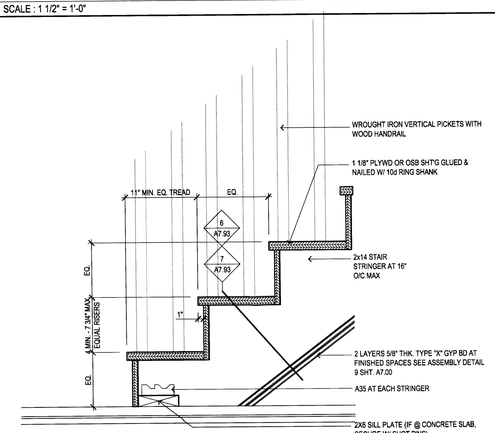
ASSEMBLY: CBC TABLE 720.1(3) ITEM 21-1.1
FIRE RATING: ONE HOUR
IIC: NOT APPLICABLE

**NOTE: ALL SEPARATING WALLS & FLOOR-CEILING ASSEMBLIES SHALL PROVIDE A MINIMUM STC & IIC OF 50 (PER SECTION 1207, 2010 CBC). FLOOR COVERINGS INCLUDED IN THE ASSEMBLY MUST BE PERMANENTLY RETAINED AND MAY BE REPLACED ONLY BY OTHER FLOOR COVERING PROVIDING THE SAME SOUND INSULATION.

7 1 HOUR STAIR ASSEMBLY
SCALE : 1 1/2" = 1'-0"



4 INTERIOR STAIR HANDRAIL
SCALE : 1 1/2" = 1'-0"



CHARLES ABBOTT ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
BAR 11/8/14
DATE

1 STAIR BASE LANDING
SCALE : 1 1/2" = 1'-0"

Drawn By:	SV
Original Date Plotted:	11-27-2012
Revisions:	

#	DATE	COMMENTS

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STATE OF CALIFORNIA

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SHEET CONTENTS:
TOWNHOUSE UNIT STAIR DETAILS

SHEET NO.
A7.93

2011492

DELTA -A BLDG DEPT RESUB 11-22-2013

FILE: M11492_United American_Corner Lot&A-CONSTAB.SVU.93.dwg
USER: Sandra Vu DATE/TIME: Nov 20, 2013 - 3:10pm
SCALE: 1 LAYOUT: A7.93

Curtis
Approved
1-16-14

CAREER LOTS

SET 1

1-16-14

BLD

28100 CABOT RD LN

B12-2442

Arch OK curtis

EARTH SUPPORT SYSTEMS

May 17, 2013

Mr. Greg Clayton
United American Properties, Inc.
4699 Jamboree Road
Newport Beach, CA 92660

Phone (949) 756-8800
Fax (949) 756-8811

Re: **Cabot Career Lofts** **JOB #12-126**
Laguna Niguel, California

Subject: **Response to City of Laguna Niguel Check # B13-0857**
Dated: 05/06/2013

Dear Mr. Clayton:

Earth Support Systems Inc. (ESSI) is in receipt of the first round comments made by the City of Laguna Niguel, regarding the temporary shoring of the above referenced project. ESSI provides the following responses to the comments that apply to the design and drawings of the shoring system (Note that any remaining comments shall be addressed by other parties):

CBC 2010 Structural Design Requirements:

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE
CAA 5/29/2013
DATE

Response to Comment No. 1 –
Please see updated special inspection notes on sheet ES6 as requested.

Response to Comment No. 2 –
Section 6.6 of the Albus-Keefe & Associates, Inc report indicates a "negligible soluble sulfate" appropriate for the 2,500psi concrete mix (2010CBC 1904.3 & 1905.1.1 & 1905.3) specified per plan. This strength & w/c ratio (in accordance with ASTM C94) is commonly used for temporary structures exposed to negligible sulfate content.

However, in accordance with the city requirement & the severe exposure generalization of paragraph 6.6, ESSI has updated note 5 under materials to state, "Structural concrete shall have a minimum compressive strength of 2500psi at 28-days with a w/c=0.45, unless directed otherwise by the geotechnical engineer of record".

Response to Comment No. 3 –
Due to space limitations with the neighboring PL, soldier beams 6-8 were substituted with alternate sections as noted. Attached, please find the design calculations for the beam substitutions as requested (Note: All bending & deflection checks satisfied).

Response to Comment No. 4 –

A. Please see attached design calculations for soldier beams 6-8 alternate beam sizes.
B. Soldier beam 47 embedment depth was conservatively increased to 11'-0 as noted (No changes necessary, minimum FS exceeded, conservative).

Response to Comment No. 5 –

Please see response to comment 4 above.

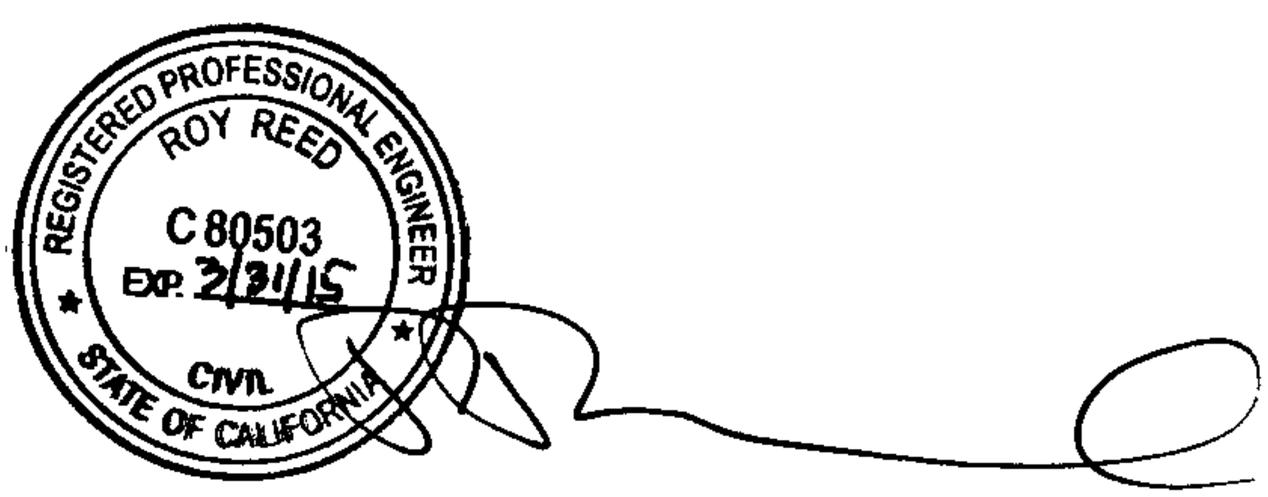
Response to Comment No. 6 –

Attached please find the mark-up set in addition to the revised wet-signed plans.

ESSI trusts these responses to be satisfactory. Please contact us at (760) 929-2851 if you have any questions.

Sincerely,

EARTH SUPPORT SYSTEMS, INC.



Roy, P. Reed
Project Engineer

Encl: Revised Shoring Plans
Copy of City of Laguna Niguel Plan Check Comments, dated 05/06/2013
Copy of soldier beams 6-8 alternate beam size calculations.

cc: City of Laguna Nigeul

CITY OF LAGUNA NIGUEL
30111 Crown Valley Pkwy
Laguna Niguel, California 92677
949-362-4360

PLAN CHECK NO.: B13-0857

1ST REVIEW BY: N. Chung DATE: 5/6/2013 CORRECTIONS

2ND REVIEW BY: _____ DATE: _____ CORRECTIONS APPROVED

3RD REVIEW BY: _____ DATE: _____ CORRECTIONS APPROVED

A. THE ITEMS BELOW REQUIRE CORRECTION OR CLARIFICATION BEFORE THIS PLAN CHECK CAN BE APPROVED FOR PERMIT ISSUANCE. RETURN ALL CORRECTION MATERIAL WHEN RESUBMITTING.
B. NOTE ON THIS CORRECTION SHEET OR ON A SEPARATE SHEET THE LOCATION OF THE COMPLETED CORRECTION. (I.E. SHEET NO., DETAIL, ETC.

CBC 2010 STRUCTURAL DESIGN REQUIREMENT

1. Call out that special inspection is required piles, fielding, concrete...etc.
2. Per city requirement, Fc'= 4500psi and water-cement ration 0.45 shall be used unless noted otherwise in the soil report.
3. Verify the information for piles #6, 7, & 8 on pile schedule. If an alternate size is used, provide calculation.
4. See calculation page 92 for comments.
5. See comments on sheet ES6.
6. Return mark-up set for recheck.

EARTH SUPPORT SYSTEMS, INC.
CABOT CAREER LOFTS
SOLDIER BEAM SCHEDULE
4/12/2013
REVISION 1

SOLDIER BEAM SCHEDULE

From SB	To SB	SB Qty	Use Section	Maximum Shore Height H	Toe Depth Dtoe	Total Drill H+Dtoe	Toe Diameter d
				ft	ft	ft	in
1	1	1	W 12 x 26	3.0	7.0	10.0	24
2	2	1	W 12 x 26	5.0	12.0	17.0	24
3	3	1	W 16 x 36	9.0	16.0	25.0	24
4	5	2	W 18 x 50	12.0	19.0	31.0	24
6	7	2	W 14 x 68	12.0	19.0	31.0	24
8	8	1	W 16 x 67	13.0	19.0	32.0	30
9	10	2	W 18 x 50	12.0	19.0	31.0	24
11	12	2	W 21 x 50	13.0	19.0	32.0	30
13	14	2	W 18 x 50	12.0	19.0	31.0	24
15	15	1	W 21 x 50	13.0	19.0	32.0	30
16	19	4	W 18 x 50	12.0	19.0	31.0	24
20	21	2	W 16 x 40	11.0	17.0	28.0	24
22	29	8	W 18 x 50	12.0	19.0	31.0	24
30	32	3	W 24 x 68	13.0	17.0	30.0	30
33	46	14	W 24 x 94	15.0	20.0	35.0	30
47	47	1	W 12 x 26	4.0	11.0	15.0	24

W18x50

W14x68
W16x67
W21x50

ok if 11' will be used for calc. Dtoe = 6'

[redacted]

S

ON THE PLANS
PLACED IN DRILLED

TO ENSURE PROPER
LDIER BEAMS VERTICALLY
NT TOLERANCE SHALL BE
EER.

ED IN PRE-DRILLED

THERWISE AUTHORIZED
URE UNTIL BOTTOM OF

MENTS

T MONITORING POINTS
BASIS AFTER EXCAVATION

APPROX. 32'-0" ON
0.5xH" FROM THE

ED WELDERS.

A572 (50 KSI) OR BETTER.

BE OMITTED IN CERTAIN AREAS
NE OR A COMBINATION OF THE

SOLDIER BEAM SCHEDULE

From SB	To SB	SB Qty	Use Section	Maximum Shore Height H	Toe Depth Dtoe	Total Drill H+Dtoe	Toe Diameter d
				ft	ft	ft	in
1	1	1	W 12 x 26	3.0	7.0	10.0	24
2	2	1	W 12 x 26	5.0	12.0	17.0	24
3	3	1	W 16 x 36	9.0	16.0	25.0	24
4	5	2	W 18 x 50	12.0	19.0	31.0	24
6	7	2	W 14 x 68	12.0	19.0	31.0	24
8	8	1	W 16 x 67	13.0	19.0	32.0	30
9	10	2	W 18 x 50	12.0	19.0	31.0	24
11	12	2	W 21 x 50	13.0	19.0	32.0	30
13	14	2	W 18 x 50	12.0	19.0	31.0	24
15	15	1	W 21 x 50	13.0	19.0	32.0	30
16	19	4	W 18 x 50	12.0	19.0	31.0	24
20	21	2	W 16 x 40	11.0	17.0	28.0	24
22	29	8	W 18 x 50	12.0	19.0	31.0	24
30	32	3	W 24 x 68	13.0	17.0	30.0	30
33	46	14	W 24 x 94	15.0	20.0	35.0	30
47	47	1	W 12 x 26	4.0	11.0	15.0	24

Earth Support Systems, Inc.
5937 Darwin Court # 105
Carlsbad, CA 92008

Cabot Career Lofts
Engr: RPR Date: 05/16/13
Sheet: _____ of _____

Cantilever Design

Sb_Number := "6-7, Alternate Soldier Beams" **Response to Comment 3**

Wall Geometry

$H := 12 \cdot ft + 1 \cdot ft$ = Height of shoring system - *1'-0" grading allowance included*

$H_s := 0 \cdot ft$ = Height of retained slope (As applicable)

$x_{sb} := 8ft$ = Soldier beam center to center spacing

$d_{shaft} := 24 \cdot in$ = Effective shaft diameter

Soil Parameters

$c := 0 \cdot psf$ = Soil cohesion (Active pressure)

$c' := 0 \cdot psf$ = Soil cohesion (Passive pressure)

$\gamma_s := 125 \cdot pcf$ = Unit weight of soil

$P_a := 20 \cdot pcf$ = Active pressure (Neglecting soil cohesion)

$P_{p_1} := 400 \cdot pcf$ = Allowable Passive pressure from **top of temporary 1-1 to 2'-6" below B.O.E**

$z_1 := 13 \cdot ft$ = Distance from top of slope to 2'-6" below bottom of excavation

$P_{p_2} := 800 \cdot pcf$ = Allowable passive pressure below 2'-6" BOE depth

Bouyant soil properties (As applicable)

$\gamma_w := 62.4 \cdot pcf$ = Unit weight of water

$\rho_\gamma :=$ "N/A" = Distance below subgrade (B.O.W.) to standing water table

$$P_{p\rho'} := \begin{cases} P_p & \text{if } \rho_\gamma = \text{"N/A"} \\ \frac{P_p}{\gamma_s} \cdot (\gamma_s - \gamma_w) & \text{otherwise} \end{cases}$$ = Bouyant Passive Earth Pressure

$$P_{a\rho'} := \begin{cases} P_a & \text{if } \rho_\gamma = \text{"N/A"} \\ \frac{P_a}{\gamma_s} \cdot (\gamma_s - \gamma_w) & \text{otherwise} \end{cases}$$ = Bouyant Active Earth Pressure

Submerged Soil Pressures (As Applicable)

$$P_{p\rho'} = \begin{pmatrix} 400 \\ 800 \end{pmatrix} \cdot pcf$$

$P_{a\rho'} = 20 \cdot pcf$

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Soil Parameters (Continued)

$l := 1$ = Isolated pole factor (Soil arching)

$f := \min\left(\left(\frac{l \cdot d_{shaft}}{x_{sb}}\right) \quad 1\right)$ = Arching ratio

$f = 0.25$

$P_{a'} := \frac{P_a \cdot H - 2 \cdot c \cdot \sqrt{\frac{P_a}{\gamma_s}}}{H}$ = Active soil pressure ordinate per foot of depth below grade (Accounting for soil cohesion)

$P_{a'} = 20 \cdot pcf$

$P_{p'} := \frac{P_p \cdot d_{trial} + 2 \cdot c' \cdot \sqrt{\frac{P_{p\rho'}}{\gamma_s}}}{d_{trial}}$ = Passive soil pressure ordinate per foot of depth below grade (Accounting for soil cohesion)

$P_{p'} = \begin{pmatrix} 400 \\ 800 \end{pmatrix} \cdot pcf$

$q_b := 0 \cdot psf$ = Allowable soil bearing for soldier beam toe

$fs := 600 \cdot psf$ = Allowable soil friction

Steel Parameters

$F_y := 50 \cdot ksi$ = Steel yield stress (Grade 50)

$E := 29000 \cdot ksi$ = Elastic modulus of steel

$OS := 1.33$ = Temporary overstress for short duration loading

$\Omega := 1.67$ = Allowable strength safety factor - ASD, AISC F.1 & E1

$F_b := \frac{F_y \cdot OS}{\Omega}$ = Allowable flexural stress at fully braced maximum moment location - AISC F2-1

$F_b = 40 \cdot ksi$

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Uniform Surcharge Loading

$y := 0 \cdot ft, 0.01 \cdot ft .. H$

$P_{full} := 0 \cdot psf$ = Surcharge pressure full height

$P_{par} := 72 \cdot psf$ = Surcharge pressure partial height

$H_{par} := 10 \cdot ft$ = Height of partial surcharge pressure

$$P_s(y) := \begin{cases} P_{par} + P_{full} & \text{if } y \le H_{par} \\ P_{full} & \text{if } H_{par} < y \le H \\ 0 \cdot psf & \text{if } y > H \end{cases}$$ = Surcharge pressure as a function of depth

ECCENTRIC & VARIABLE POINT LOADING

$e := 0 \cdot in$ = Eccentricity of axial load

$P_r := 0 \cdot kip$ = Resultant axial load

$M_O := \frac{P_r \cdot e}{x_{sb}}$ = Moment due to eccentric axial load

$$M_O = 0 \cdot kip \cdot \frac{ft}{ft}$$

$P_H := 0 \cdot kip$ = Lateral point load

$x_H := 0 \cdot ft$ = Distance to lateral point load from top grade (T.O.W.)

Seismic Lateral Load (Not Applicable)

$P_{eq} := 0 \cdot pcf$ = Seismic equivalent fluid pressure

$P_{seis} := P_{eq} \cdot H$

$P_{seis} = 0 \cdot psf$ = Maximum seismic surcharge pressure at grade

$$P_{eq}(y) := \begin{cases} P_{seis} - \frac{P_{seis}}{H} \cdot y & \text{if } y \le H \\ 0 & \text{if } y > H \end{cases}$$ = Inverted triangular distribution

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Boussinesq Surcharge Analysis

$q := 0 \cdot ksf$ = Strip load intensity

$z' := 0 \cdot ft$ = Distance from grade to application of strip load

$x_1 := 0 \cdot ft$ = Distance to closest edge of strip load

$x_2 := x_1 + 0 \cdot ft$ = Distance to furthest edge of strip load

$K := 1$ = Rigidity coefficient for relative yielding K = 1.00 (Rigid)
K = 0.75 (Semi-Rigid)
K = 0.50 (Flexible)

$\theta_1(y) := \operatorname{atan}\left(\frac{x_1}{y}\right)$ $\theta_2(y) := \operatorname{atan}\left(\frac{x_2}{y}\right)$

$\delta(y) := \theta_2(y) - \theta_1(y)$ $\alpha(y) := \theta_1(y) + \frac{\delta(y)}{2}$

$$p_s(y) := \begin{cases} 0 \cdot psf & \text{if } 0 \le y \le z' \\ \frac{2 \cdot q \cdot K}{\pi} \cdot (\delta(y - z') - \sin(\delta(y - z') \cdot \cos(2\alpha(y - z')))) & \text{if } z' < y \le H \\ 0 \cdot psf & \text{if } y > H \end{cases}$$

$P_{surch}(y) := p_s(y)$

Total Surcharge Load:

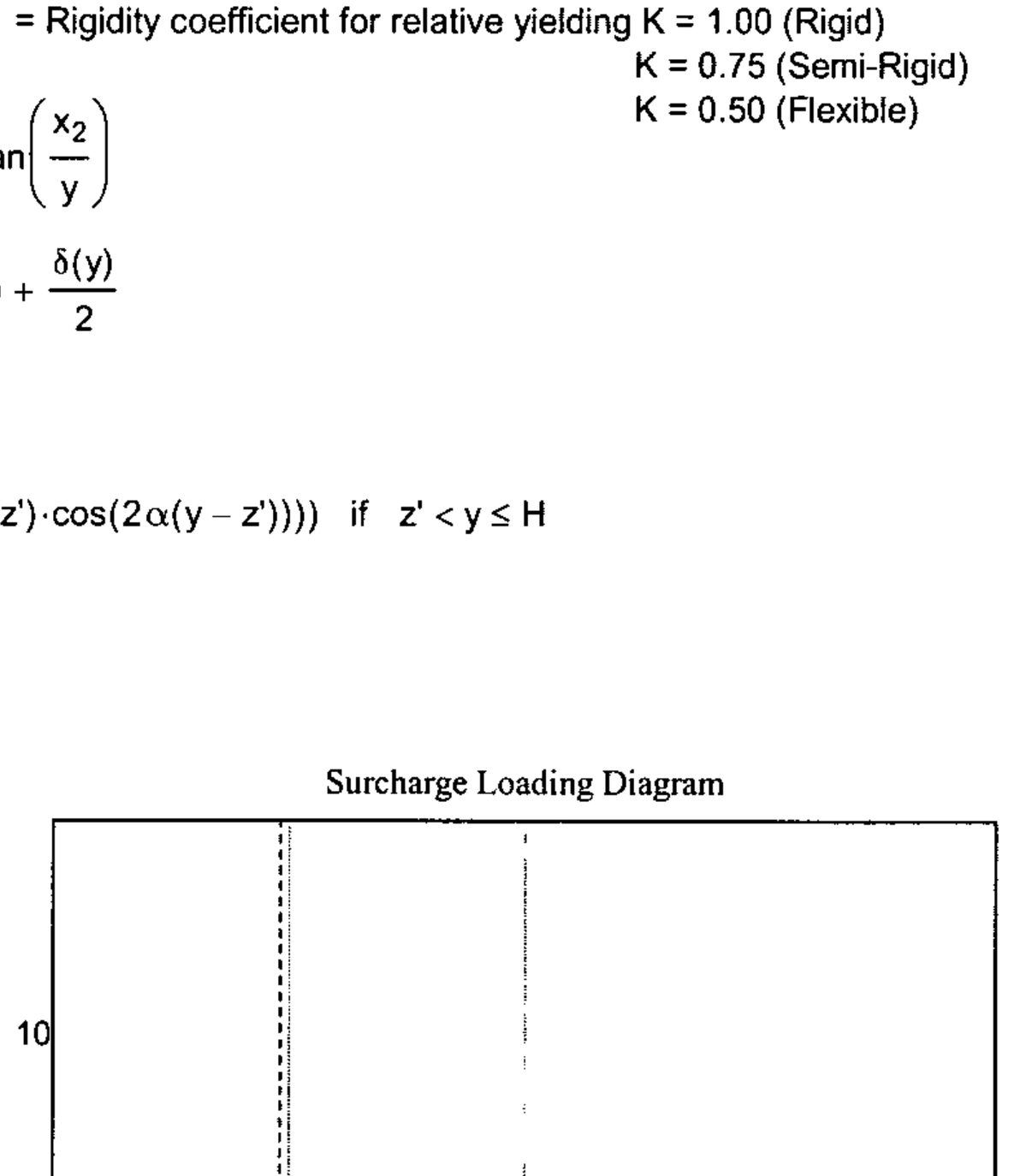
$$P_b := \int_{0 \cdot ft}^{H} p_s(y)\, dy$$

$P_b = 0 \cdot plf$

Centriod measured from grade:

$$R := \frac{\int_{0 \cdot ft}^{H} p_s(y) \cdot (H - y)\, dy}{P_b}$$

$R = 0$



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CALCULATE REQUIRED TOE DEPTH:
(Assume trial values for z and D and solve)

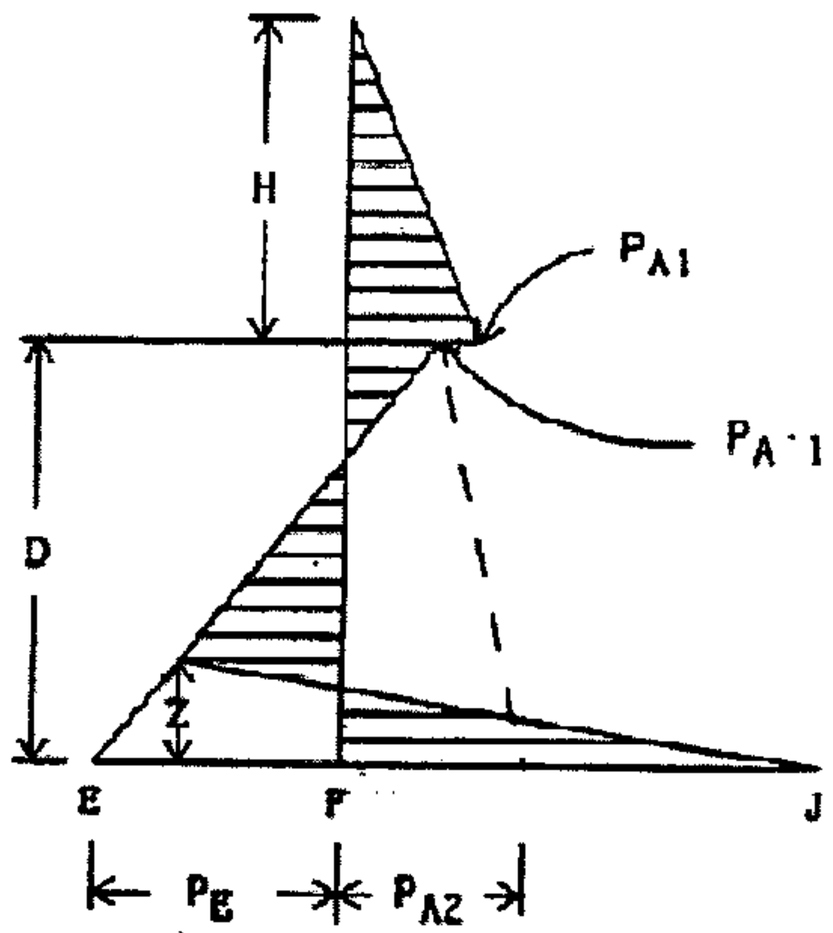
$z := 6 \cdot ft$ $D := 20 \cdot ft$

$O = 0.68\,ft$

$P_A(H) = 260 \cdot psf$

$f \cdot P_A(H) = 65 \cdot psf$

Given



Summing forces horizontally:

$$\frac{P_J(H+D)\cdot\left(z-\frac{-P_E(H+D-z)}{m_J(z,D)}\right)}{2}+\int_0^{\frac{-P_E(H+D-z)}{m_J(z,D)}}\left(P_E(H+D-z)+m_J(z,D)\cdot y\right)dy+\int_{H+O}^{H+D-z}P_E(y)\,dy\ldots=0\cdot\frac{lb}{ft}$$

$$+\int_H^{H+O}P_E(y)\,dy+\int_0^H P_A(y)\,dy+\int_0^H P_s(y)\,dy+\int_0^H P_{eq}(y)\,dy+P_b+\frac{P_H}{x_{sb}}$$

Summing moments about soldier beam toe:

$$\left[\begin{array}{l}\dfrac{P_J(H+D)\cdot\left(z-\dfrac{-P_E(H+D-z)}{m_J(z,D)}\right)^2}{6}+\displaystyle\int_0^{\frac{-P_E(H+D-z)}{m_J(z,D)}}\left(P_E(H+D-z)+m_J(z,D)\cdot y\right)\cdot(z-y)\,dy\ldots\\ +\displaystyle\int_{H+O}^{H+D-z}P_E(y)\cdot(H+D-y)\,dy+\int_H^{H+O}P_E(y)\cdot(H+D-y)\,dy+\int_0^H P_A(y)\cdot(H+D-y)\,dy\ldots\\ +\displaystyle\int_0^H P_s(y)\cdot(H+D-y)\,dy+\int_0^H(H+D-y)\cdot P_{eq}(y)\,dy+P_b\cdot(D+R)+\frac{P_H}{x_{sb}}\cdot\left(H+D-x_H\right)+M_O\end{array}\right]=0\cdot lb\cdot\frac{ft}{ft}$$

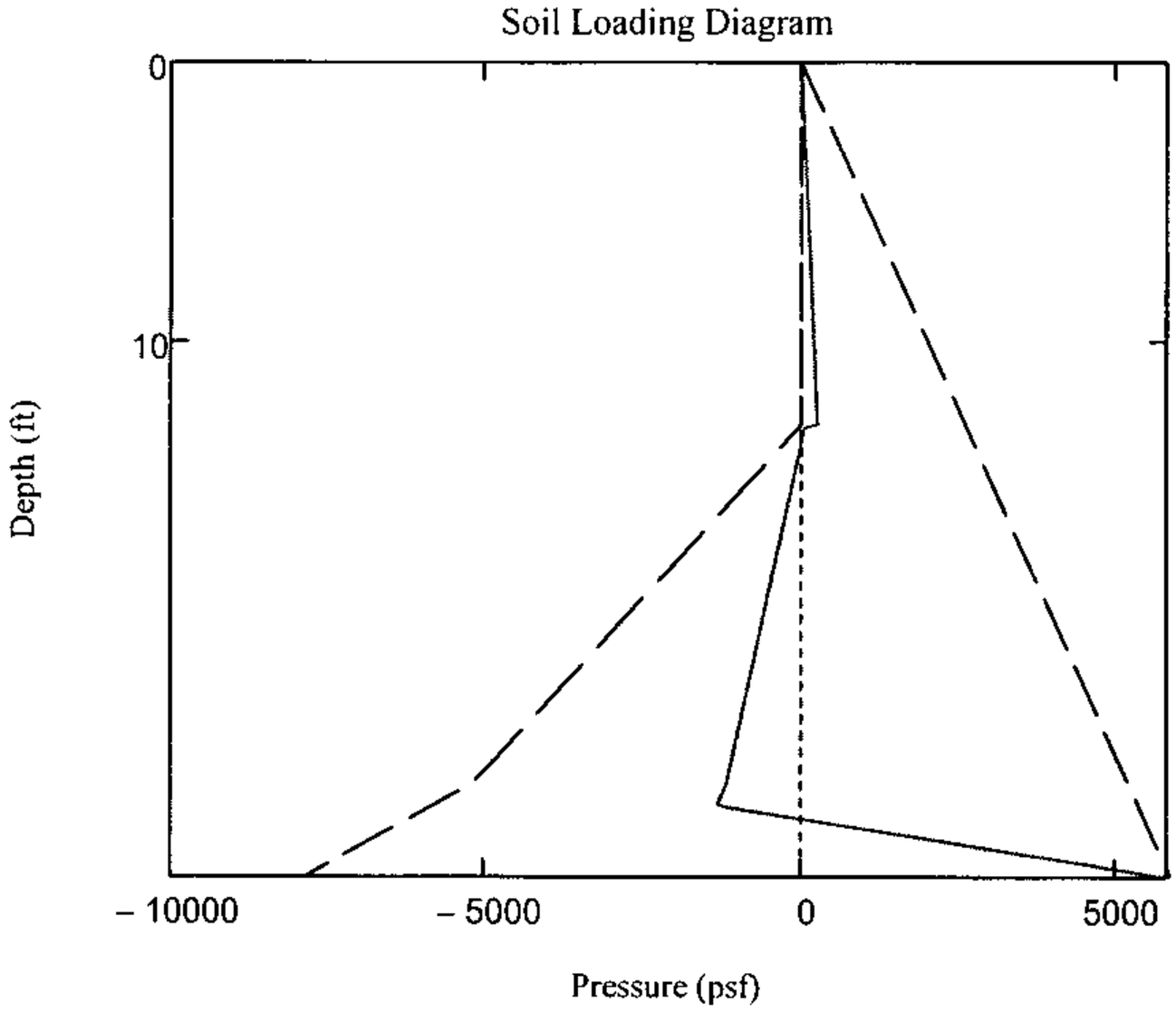
$z > 0 \cdot ft$

$$\begin{pmatrix} z \\ D \end{pmatrix} := \text{Find}(z, D)$$

$z = 2.6 \cdot ft$
$D = 16.3 \cdot ft$

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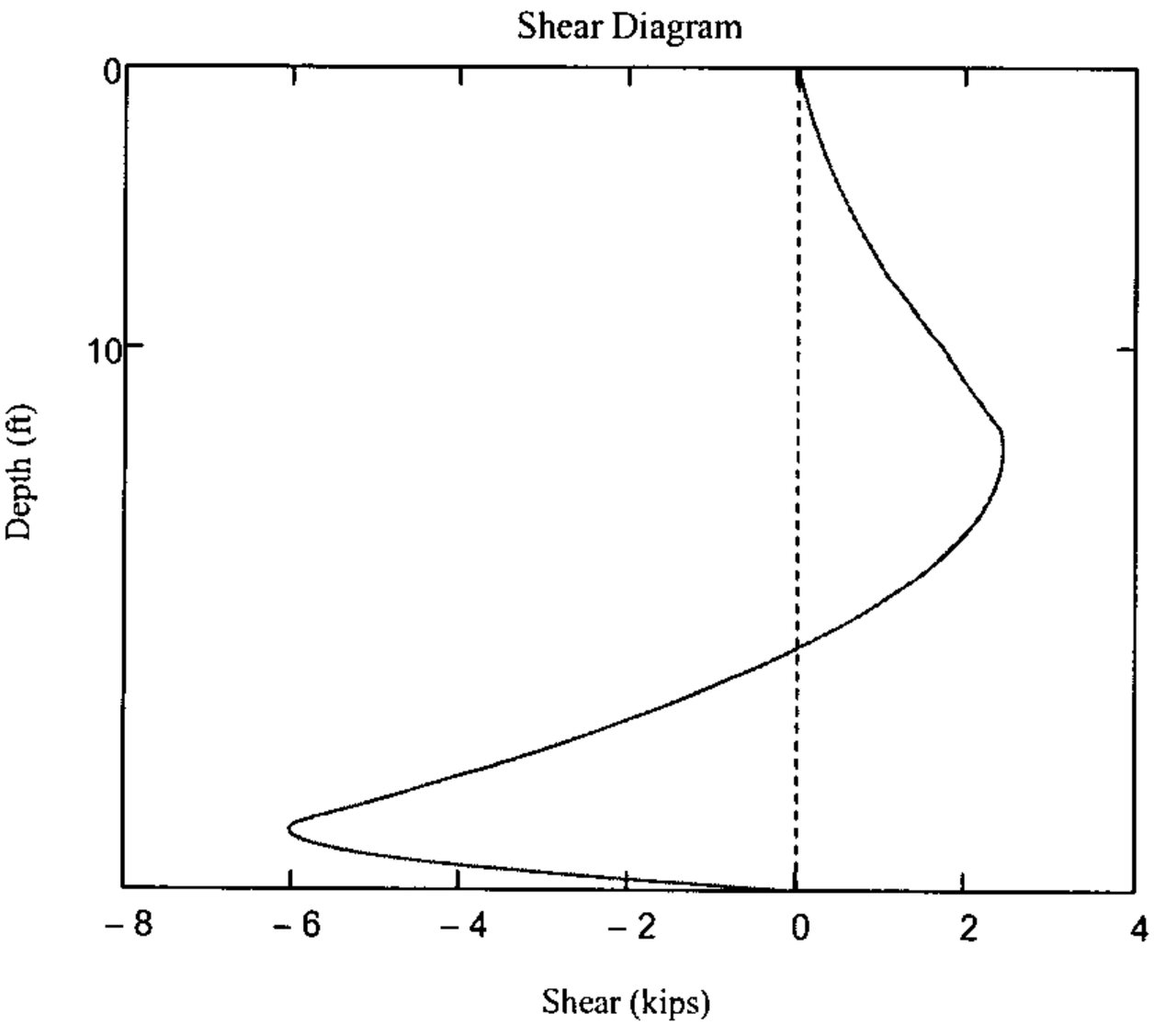
SOIL PRESSURES

$P_A(H) = 260 \cdot psf$

$f \cdot P_A(H + D) = 147 \cdot psf$

$P_E(H + D) = -1816 \cdot psf$

$P_J(H + D) = 5781 \cdot psf$



Distance to Zero Shear (From Top of Pile)

$\tau :=$ | $\varepsilon \leftarrow H$
| $\tau \leftarrow V(\varepsilon)$
| while $\tau > 0$
| | $\varepsilon \leftarrow \varepsilon + 0.10 \cdot ft$
| | $\tau \leftarrow V(\varepsilon)$
| return ε

$\tau = 20.9\,ft$

cant h=13 ft sb 6-7, Alternate Piles.xmcd

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Soldier Beam Moment:

$$M(y) := \int_0^y V(y)\,dy + M_O$$ = Soldier Beam Bending Moment

Required Modulus

$$M_{max} := \max\left(\begin{pmatrix} M(\tau)\cdot x_{sb} \\ |M_O \cdot x_{sb}| \end{pmatrix}\right)$$

Required Section Modulus:

$$Z_r := \frac{M_{max}}{F_b}$$ Plastic modulus, $L_b \le L_p$ $Z_r = 63.5\cdot in^3$

Beam ≡ "W14 x 68"

$F_b = 40\cdot ksi$

$A = 20\cdot in^2$	$b_f = 10\cdot in$	$Z_x = 115\cdot in^3$	$r_x = 6.01\cdot in$	*Minor axis continuously braced*
$d = 14\cdot in$	$t_f = 0.72\cdot in$	$I_x = 722\cdot in^4$	$L := \tau$	$K := 1$
$t_w = 0.41\cdot in$	$k = 1.31\cdot in$	$S_x = 103\cdot in^3$	$\frac{K\cdot L}{r_x} = 41.7$	$4.71\cdot\sqrt{\frac{E}{F_y}} = 113.4$

$$F_e := \frac{\pi^2\cdot E}{\left(\frac{K\cdot L}{r_x}\right)^2}$$

Check Axial Stresses: $\lambda := \frac{F_y}{F_e}$

$$F_{cr} := \begin{cases} 0.658^{\lambda}\cdot F_y & \text{if } \frac{K\cdot L}{r_x} \le 4.71\cdot\sqrt{\frac{E}{F_y}} \\ 0.877\cdot F_e & \text{otherwise} \end{cases}$$ = Nominal compressive stress - AISC E.3-2 & E3-3

$$P_c := \frac{F_{cr}\cdot A}{\Omega}$$ = Allowable compressive force - AISC E.3-1

$M_a := Z_x\cdot F_b$ = Allowable moment - AISC F.2-1

Combined Axial & Bending:

$$\text{Unity} := \begin{cases} \frac{P_r}{P_c} + \frac{8}{9}\cdot\left(\frac{M_{max}}{M_a}\right) & \text{if } \frac{P_r}{P_c} \ge 0.2 \\ \frac{P_r}{2P_c} + \frac{M_{max}}{M_a} & \text{otherwise} \end{cases}$$ = AISC H1-1a & H1-1b

Unity = 0.55

Ok

Check := if(Unity ≤ 1.00, "Ok!", "No Good")

$M_a = 381.6\cdot kip\cdot ft$
$M_{max} = 210.7\cdot kip\cdot ft$

Check = "Ok!"

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CHECK DEFLECTION:

Beam = "W14 x 68"

$P_1 := \int_0^H P_A(y)\, dy$ = Total active soil load

$P_4 := \int_0^H P_s(y)\, dy$ = Total uniform surcharge load

$P_b = 0 \cdot plf$ = Total Boussinesq surcharge load

$P_8 := \int_0^H P_{eq}(y)\, dy$ = Total seismic surcharge load

$L := H + \frac{D}{3}$ = Effective length of soldier beam for calculating deflection

$$y_{surch} := \frac{\int_0^H y \cdot P_s(y)\, dy}{\int_0^H P_s(y)\, dy}$$ = Centriod of uniform surcharge (From top of excavation)

$y_{surch} = 5\,ft$

$R = 0$ = Centriod of Boussinesq surcharge (From bottom of excavation)

$b_{Bouss} := \frac{D}{3} + R$ = Distance from bottom of soldier beam to centriod of Boussinesq

$a_{surch} := y_{surch}$ = Distance from top of soldier beam to centriod of uniform surcharge

$b_{surch} := L - y_{surch}$ = Distance from bottom of soldier beam to centriod of uniform surcharge

$$\Delta_{max} := \frac{P_1 \cdot x_{sb} \cdot L^3}{15 \cdot E \cdot I_x} + \frac{P_4 \cdot x_{sb} \cdot b_{surch}^2}{6 \cdot E \cdot I_x} \cdot \left(3 \cdot L - b_{surch}\right) + \frac{P_b \cdot x_{sb} \cdot b_{Bouss}^2}{6 \cdot E \cdot I_x} \cdot \left(3 \cdot L - b_{Bouss}\right)$$

$\Delta_{max} = 1.00 \cdot in$ **Ok** = Maximum lateral displacement

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GLOBAL STABLITY

FS := 1.30 = Minimum factor of safety for temporary shoring

Lateral embedment initial guess

Dh := Round(1.00·D, 0.5ft) + 1.5·ft

Slidding Forces: $F_s := V(H + O) + \int_{O_2}^{H+Dh} P_{soil}(x)\, dx$

Resisting Forces: $F_R := \int_{H+O}^{O_2} P_{soil}(x)\, dx$

$F_s = 8.59 \cdot klf$

$F_R = -11.25 \cdot klf$

Overturning Moments:

$$M_o := \int_0^H (Dh + H - y)\cdot P_A(y)\, dy + \int_0^H (Dh + H - y)\cdot P_s(y)\, dy + \int_0^H (Dh + H - y)\cdot p_s(y)\, dy + \int_0^H (Dh + H - y)\cdot P_{eq}(y)\, dy \ldots$$
$$+ \int_H^{H+O} P_E(y)\, dy\cdot\left(Dh - \frac{O}{3}\right) + \int_{O_2}^{H+Dh} P_{soil}(y)\, dy\cdot\frac{H + Dh - O_2}{3} + M_O + \frac{P_H}{x_{sb}}\cdot(Dh + H - x_H)$$

Resisting Moments:

$$M_R := \int_{H+O}^{O_2} (H + Dh - y)\cdot P_{soil}(y)\, dy$$

$M_o = 61\cdot\frac{kip\cdot ft}{ft}$

$M_R = -79.4\cdot\frac{kip\cdot ft}{ft}$

FACTOR OF SAFETY:

Slidding := if$\left(FS \le \frac{|F_R|}{F_s}, \text{"Ok"}, \text{"No Good: Increase Dh"}\right)$ Slidding = "Ok" $\frac{|F_R|}{F_s} = 1.31$

Overturning := if$\left(FS \le \frac{|M_R|}{M_o}, \text{"Ok"}, \text{"No Good: Increase Dh"}\right)$ Overturning = "Ok" $\frac{|M_R|}{M_o} = 1.3$

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Check toe depth for vertical load:

$$Dv := \text{Floor}\left(\frac{P_r - \pi \cdot \frac{d_{shaft}^{2}}{4} \cdot q_b}{\pi \cdot d_{shaft} \cdot fs} \cdot 1.3, ft\right) + 0 \cdot ft$$

$Dv = 0 \cdot ft$

Selected toe depth Dtoe:

$$Dtoe := \text{if}(Dh \geq Dv, Dh, Dv)$$

$Dtoe = 18 \cdot ft$

DESIGN SUMMARY:

Sb_Number = "6-7, Alternate Soldier Beams"

Beam = "W14 x 68"	= Selected Soldier Beam
$H = 13 \cdot ft$	= Height of Shoring
$Dtoe = 18 \cdot ft$	= Toe Embedment Depth
$H + Dtoe = 31\,ft$	= Total Length of Soldier Beam
$Z_r = 63.5 \cdot in^3$	= Required Modulus
$d_{shaft} = 24 \cdot in$	= Effective Diameter of Toe Shaft
$x_{sb} = 8\,ft$	= Maximum Soldier Beam Spacing
$\Delta_{max} = 1.00 \cdot in$	= Maximum Theoretical Lateral Displacement

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Cantilever Design

Sb_Number := "8, Alternate Beam" **Response to Comment 3**

Wall Geometry

$H := 13 \cdot ft + 1 \cdot ft$ = Height of shoring system - *1'-0" grading allowance included*

$H_s := 0 \cdot ft$ = Height of retained slope (As applicable)

$x_{sb} := 8ft$ = Soldier beam center to center spacing

$d_{shaft} := 30 \cdot in$ = Effective shaft diameter

Soil Parameters

$c := 0 \cdot psf$ = Soil cohesion (Active pressure)

$c' := 0 \cdot psf$ = Soil cohesion (Passive pressure)

$\gamma_s := 125 \cdot pcf$ = Unit weight of soil

$P_a := 20 \cdot pcf$ = Active pressure (Neglecting soil cohesion)

$P_{p_1} := 400 \cdot pcf$ = Allowable Passive pressure from **top of temporary 1-1 to 2'-6" below B.O.E**

$z_1 := 12 \cdot ft$ = Distance from top of slope to 2'-6" below bottom of excavation

$P_{p_2} := 800 \cdot pcf$ = Allowable passive pressure below 2'-6" BOE depth

Bouyant soil properties (As applicable)

$\gamma_w := 62.4 \cdot pcf$ = Unit weight of water

$\rho_\gamma :=$ "N/A" = Distance below subgrade (B.O.W.) to standing water table

$$P_{p\rho'} := \begin{cases} P_p & \text{if } \rho_\gamma = \text{"N/A"} \\ \frac{P_p}{\gamma_s} \cdot (\gamma_s - \gamma_w) & \text{otherwise} \end{cases}$$ = Bouyant Passive Earth Pressure

$$P_{a\rho'} := \begin{cases} P_a & \text{if } \rho_\gamma = \text{"N/A"} \\ \frac{P_a}{\gamma_s} \cdot (\gamma_s - \gamma_w) & \text{otherwise} \end{cases}$$ = Bouyant Active Earth Pressure

Submerged Soil Pressures (As Applicable)

$$P_{p\rho'} = \begin{pmatrix} 400 \\ 800 \end{pmatrix} \cdot pcf$$

$P_{a\rho'} = 20 \cdot pcf$

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Soil Parameters (Continued)

$I := 1$ = Isolated pole factor (Soil arching)

$f := \min\left(\left(\frac{I \cdot d_{shaft}}{x_{sb}}\right) \quad 1\right)$ = Arching ratio

$f = 0.31$

$P_{a'} := \frac{P_a \cdot H - 2 \cdot c \cdot \sqrt{\frac{P_a}{\gamma_s}}}{H}$ = Active soil pressure ordinate per foot of depth below grade (Accounting for soil cohesion)

$P_{a'} = 20 \cdot pcf$

$P_{p'} := \frac{P_p \cdot d_{trial} + 2 \cdot c' \cdot \sqrt{\frac{P_{p\rho'}}{\gamma_s}}}{d_{trial}}$ = Passive soil pressure ordinate per foot of depth below grade (Accounting for soil cohesion)

$P_{p'} = \begin{pmatrix} 400 \\ 800 \end{pmatrix} \cdot pcf$

$q_b := 0 \cdot psf$ = Allowable soil bearing for soldier beam toe

$fs := 600 \cdot psf$ = Allowable soil friction

Steel Parameters

$F_y := 50 \cdot ksi$ = Steel yield stress (Grade 50)

$E := 29000 \cdot ksi$ = Elastic modulus of steel

$OS := 1.33$ = Temporary overstress for short duration loading

$\Omega := 1.67$ = Allowable strength safety factor - ASD, AISC F.1 & E1

$F_b := \frac{F_y \cdot OS}{\Omega}$ = Allowable flexural stress at fully braced maximum moment location - AISC F2-1

$F_b = 40 \cdot ksi$

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Uniform Surcharge Loading

$y := 0 \cdot ft, 0.01 \cdot ft .. H$

$P_{full} := 0 \cdot psf$ = Surcharge pressure full height

$P_{par} := 72 \cdot psf$ = Surcharge pressure partial height

$H_{par} := 10 \cdot ft$ = Height of partial surcharge pressure

$$P_s(y) := \begin{cases} P_{par} + P_{full} & \text{if } y \le H_{par} \\ P_{full} & \text{if } H_{par} < y \le H \\ 0 \cdot psf & \text{if } y > H \end{cases}$$ = Surcharge pressure as a function of depth

ECCENTRIC & VARIABLE POINT LOADING

$e := 0 \cdot in$ = Eccentricity of axial load

$P_r := 0 \cdot kip$ = Resultant axial load

$M_O := \frac{P_r \cdot e}{x_{sb}}$ = Moment due to eccentric axial load

$$M_O = 0 \cdot kip \cdot \frac{ft}{ft}$$

$P_H := 0 \cdot kip$ = Lateral point load

$x_H := 0 \cdot ft$ = Distance to lateral point load from top grade (T.O.W.)

Seismic Lateral Load (Not Applicable)

$P_{eq} := 0 \cdot pcf$ = Seismic equivalent fluid pressure

$P_{seis} := P_{eq} \cdot H$

$P_{seis} = 0 \cdot psf$ = Maximum seismic surcharge pressure at grade

$$P_{eq}(y) := \begin{cases} P_{seis} - \frac{P_{seis}}{H} \cdot y & \text{if } y \le H \\ 0 & \text{if } y > H \end{cases}$$ = Inverted triangular distribution

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Boussinesq Surcharge Analysis

$q := 0 \cdot ksf$ = Strip load intensity

$z' := 0 \cdot ft$ = Distance from grade to application of strip load

$x_1 := 0 \cdot ft$ = Distance to closest edge of strip load

$x_2 := x_1 + 0 \cdot ft$ = Distance to furthest edge of strip load

$K := 1$ = Rigidity coefficient for relative yielding K = 1.00 (Rigid)
K = 0.75 (Semi-Rigid)
K = 0.50 (Flexible)

$\theta_1(y) := \operatorname{atan}\left(\frac{x_1}{y}\right)$ $\theta_2(y) := \operatorname{atan}\left(\frac{x_2}{y}\right)$

$\delta(y) := \theta_2(y) - \theta_1(y)$ $\alpha(y) := \theta_1(y) + \frac{\delta(y)}{2}$

$$p_s(y) := \begin{cases} 0 \cdot psf & \text{if } 0 \le y \le z' \\ \frac{2 \cdot q \cdot K}{\pi} \cdot (\delta(y - z') - \sin(\delta(y - z') \cdot \cos(2\alpha(y - z')))) & \text{if } z' < y \le H \\ 0 \cdot psf & \text{if } y > H \end{cases}$$

$P_{surch}(y) := p_s(y)$

Total Surcharge Load:

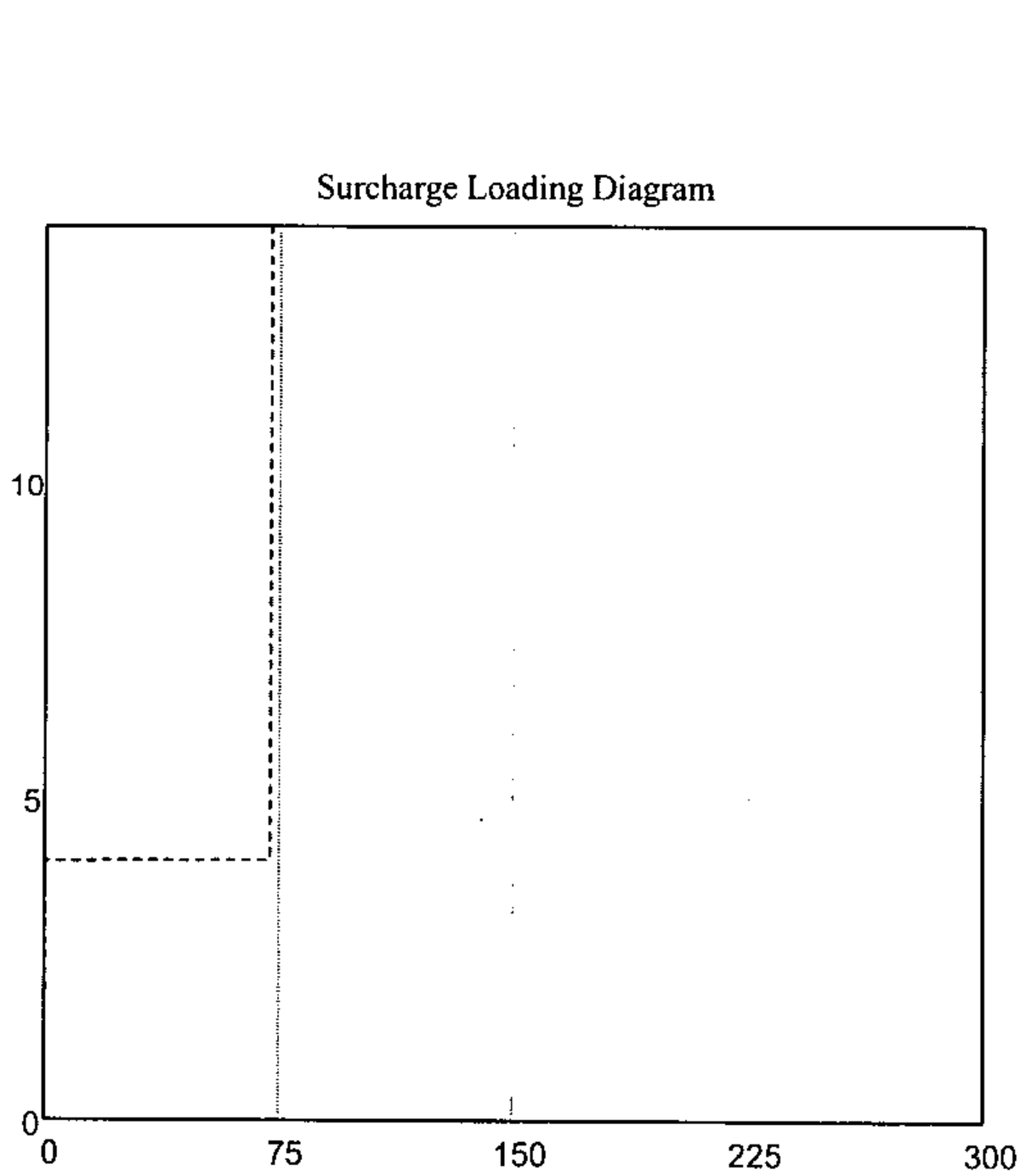
$$P_b := \int_{0 \cdot ft}^{H} p_s(y)\, dy$$

$P_b = 0 \cdot plf$

Centriod measured from grade:

$$R := \frac{\int_{0 \cdot ft}^{H} p_s(y) \cdot (H - y)\, dy}{P_b}$$

$R = 0$



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CALCULATE REQUIRED TOE DEPTH:
(Assume trial values for z and D and solve)

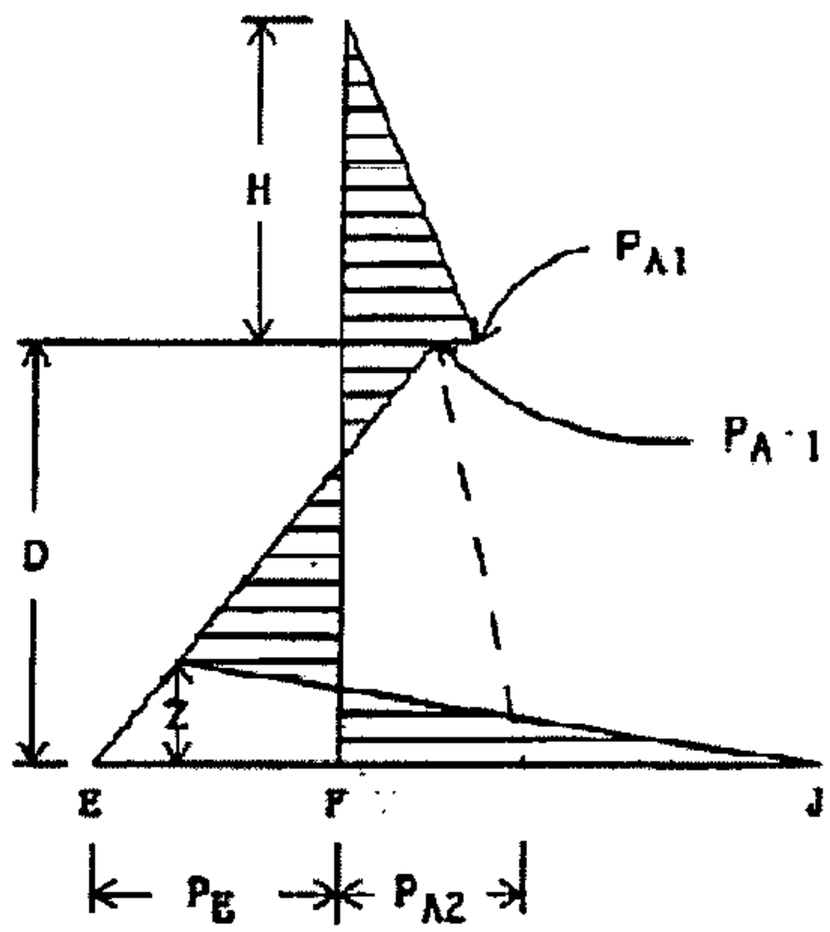
$z := 6 \cdot ft$ $D := 20 \cdot ft$

$O = 0.74\,ft$

$P_A(H) = 280 \cdot psf$

$f \cdot P_A(H) = 88 \cdot psf$

Given



Summing forces horizontally:

$$\frac{P_J(H+D)\cdot\left(z-\frac{-P_E(H+D-z)}{m_J(z,D)}\right)}{2}+\int_0^{\frac{-P_E(H+D-z)}{m_J(z,D)}}\left(P_E(H+D-z)+m_J(z,D)\cdot y\right)dy+\int_{H+O}^{H+D-z}P_E(y)\,dy\ldots=0\cdot\frac{lb}{ft}$$

$$+\int_H^{H+O}P_E(y)\,dy+\int_0^H P_A(y)\,dy+\int_0^H P_s(y)\,dy+\int_0^H P_{eq}(y)\,dy+P_b+\frac{P_H}{x_{sb}}$$

Summing moments about soldier beam toe:

$$\left[\begin{array}{l}\dfrac{P_J(H+D)\cdot\left(z-\frac{-P_E(H+D-z)}{m_J(z,D)}\right)^2}{6}+\displaystyle\int_0^{\frac{-P_E(H+D-z)}{m_J(z,D)}}\left(P_E(H+D-z)+m_J(z,D)\cdot y\right)\cdot(z-y)\,dy\ldots\\ +\displaystyle\int_{H+O}^{H+D-z}P_E(y)\cdot(H+D-y)\,dy+\int_H^{H+O}P_E(y)\cdot(H+D-y)\,dy+\int_0^H P_A(y)\cdot(H+D-y)\,dy\ldots\\ +\displaystyle\int_0^H P_s(y)\cdot(H+D-y)\,dy+\int_0^H(H+D-y)\cdot P_{eq}(y)\,dy+P_b\cdot(D+R)+\frac{P_H}{x_{sb}}\cdot\left(H+D-x_H\right)+M_O\end{array}\right]=0\cdot lb\cdot\frac{ft}{ft}$$

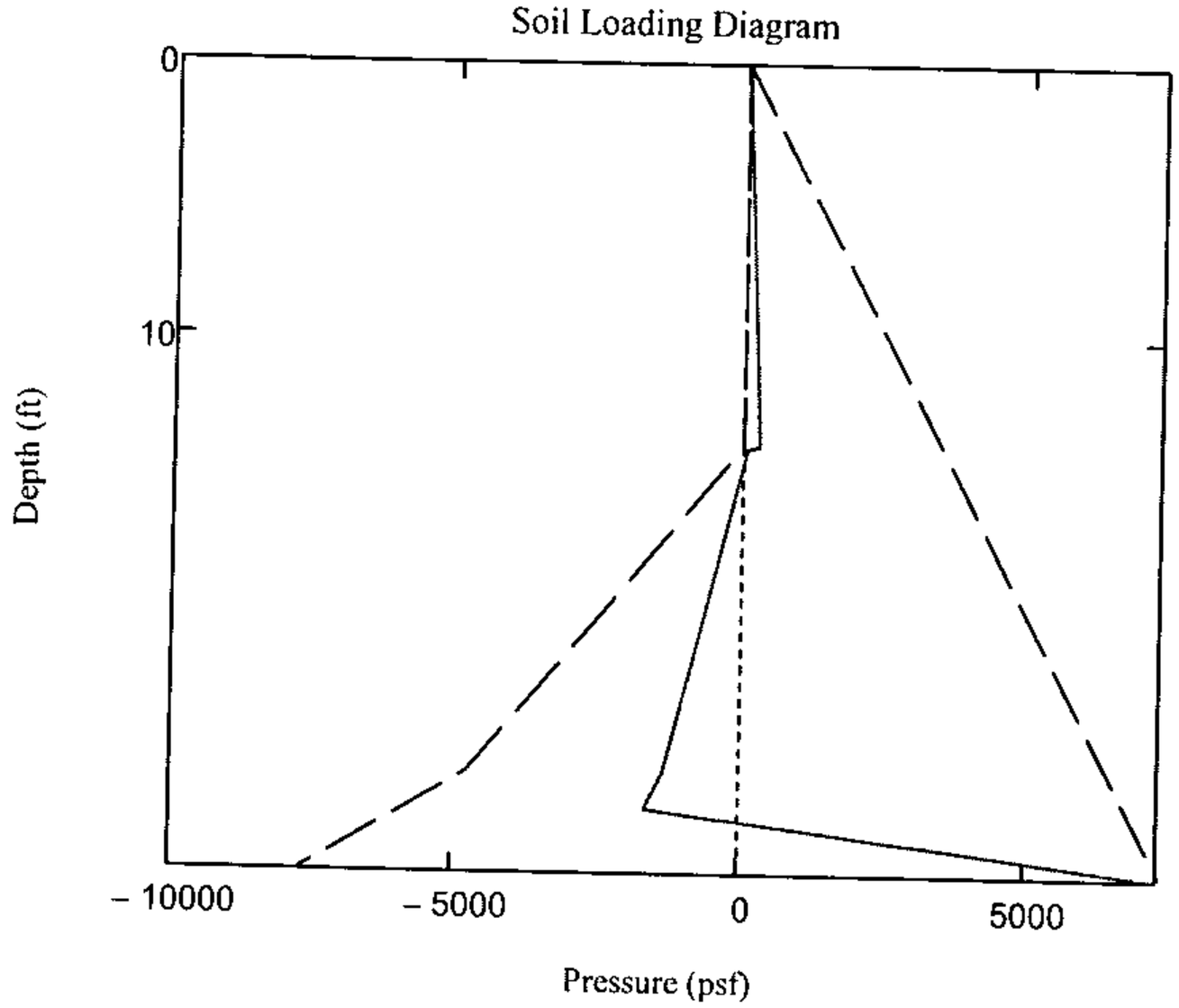
$z > 0 \cdot ft$

$$\begin{pmatrix} z \\ D \end{pmatrix} := \text{Find}(z, D)$$

$z = 2.4 \cdot ft$
$D = 15.7 \cdot ft$

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Carlsbad, CA 92008

Cabot Career Lofts
Engr: RPR Date: 09/10/12
Sheet: _____ of _____



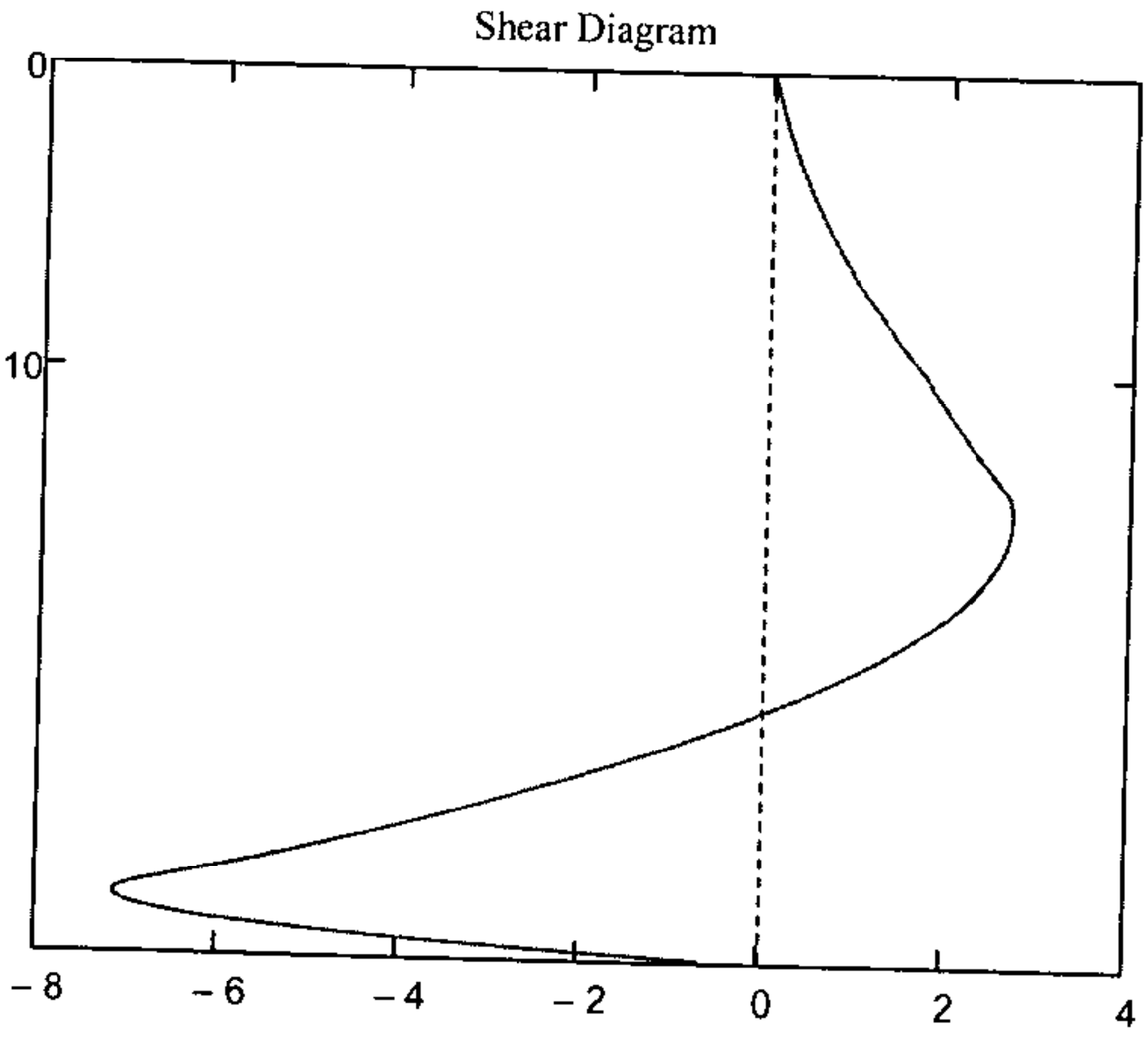
SOIL PRESSURES

$P_A(H) = 280 \cdot psf$

$f \cdot P_A(H + D) = 186 \cdot psf$

$P_E(H + D) = -2238 \cdot psf$

$P_J(H + D) = 7326 \cdot psf$



Distance to Zero Shear (From Top of Pile)

$\tau :=$ | $\varepsilon \leftarrow H$
| $\tau \leftarrow V(\varepsilon)$
| while $\tau > 0$
| | $\varepsilon \leftarrow \varepsilon + 0.10 \cdot ft$
| | $\tau \leftarrow V(\varepsilon)$
| return ε

$\tau = 21.5\,ft$

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Engr: RPR Date: 09/10/12
Sheet: _____ of _____

Soldier Beam Moment:

$$M(y) := \int_0^y V(y)\,dy + M_O$$ = Soldier Beam Bending Moment

Required Modulus

$$M_{max} := \max\left(\begin{pmatrix} M(\tau)\cdot x_{sb} \\ |M_O \cdot x_{sb}| \end{pmatrix}\right)$$

Required Section Modulus:

$$Z_r := \frac{M_{max}}{F_b}$$ Plastic modulus, $L_b \le L_p$ $Z_r = 71.9\cdot in^3$

Beam = "W16 x 67"

$F_b = 40\cdot ksi$

$A = 19.7\cdot in^2$	$b_f = 10.2\cdot in$	$Z_x = 130\cdot in^3$	$r_x = 6.96\cdot in$	*Minor axis continuously braced*
$d = 16.3\cdot in$	$t_f = 0.67\cdot in$	$I_x = 954\cdot in^4$	$L := \tau$	$K := 1$
$t_w = 0.4\cdot in$	$k = 1.07\cdot in$	$S_x = 117\cdot in^3$	$\frac{K\cdot L}{r_x} = 37.1$	$4.71\cdot\sqrt{\frac{E}{F_y}} = 113.4$

$$F_e := \frac{\pi^2\cdot E}{\left(\frac{K\cdot L}{r_x}\right)^2}$$

Check Axial Stresses: $\lambda := \frac{F_y}{F_e}$

$$F_{cr} := \begin{cases} 0.658^{\lambda}\cdot F_y & \text{if } \frac{K\cdot L}{r_x} \le 4.71\cdot\sqrt{\frac{E}{F_y}} \\ 0.877\cdot F_e & \text{otherwise} \end{cases}$$ = Nominal compressive stress - AISC E.3-2 & E3-3

$$P_c := \frac{F_{cr}\cdot A}{\Omega}$$ = Allowable compressive force - AISC E.3-1

$M_a := Z_x\cdot F_b$ = Allowable moment - AISC F.2-1

Combined Axial & Bending:

$$Unity := \begin{cases} \frac{P_r}{P_c} + \frac{8}{9}\cdot\left(\frac{M_{max}}{M_a}\right) & \text{if } \frac{P_r}{P_c} \ge 0.2 \\ \frac{P_r}{2P_c} + \frac{M_{max}}{M_a} & \text{otherwise} \end{cases}$$ = AISC H1-1a & H1-1b

Unity = 0.55 **Ok**

Check := if(Unity ≤ 1.00, "Ok!", "No Good")

$M_a = 431.4\cdot kip\cdot ft$
$M_{max} = 238.7\cdot kip\cdot ft$

Check = "Ok!"

cant h=13 ft sb 8, Alternate Pile.xmcd

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CHECK DEFLECTION:

Beam = "W16 x 67"

$P_1 := \int_0^H P_A(y)\,dy$ = Total active soil load

$P_4 := \int_0^H P_s(y)\,dy$ = Total uniform surcharge load

$P_b = 0 \cdot plf$ = Total Boussinesq surcharge load

$P_8 := \int_0^H P_{eq}(y)\,dy$ = Total seismic surcharge load

$L := H + \frac{D}{3}$ = Effective length of soldier beam for calculating deflection

$y_{surch} := \frac{\int_0^H y \cdot P_s(y)\,dy}{\int_0^H P_s(y)\,dy}$ = Centriod of uniform surcharge (From top of excavation)

$y_{surch} = 5\,ft$

$R = 0$ = Centriod of Boussinesq surcharge (From bottom of excavation)

$b_{Bouss} := \frac{D}{3} + R$ = Distance from bottom of soldier beam to centriod of Boussinesq

$a_{surch} := y_{surch}$ = Distance from top of soldier beam to centriod of uniform surcharge

$b_{surch} := L - y_{surch}$ = Distance from bottom of soldier beam to centriod of uniform surcharge

$$\Delta_{max} := \frac{P_1 \cdot x_{sb} \cdot L^3}{15 \cdot E \cdot I_x} + \frac{P_4 \cdot x_{sb} \cdot b_{surch}^2}{6 \cdot E \cdot I_x} \cdot \left(3 \cdot L - b_{surch}\right) + \frac{P_b \cdot x_{sb} \cdot b_{Bouss}^2}{6 \cdot E \cdot I_x} \cdot \left(3 \cdot L - b_{Bouss}\right)$$

$\Delta_{max} = 0.99 \cdot in$ **Ok** = Maximum lateral displacement

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Engr: RPR Date: 09/10/12
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GLOBAL STABLITY

FS := 1.30 = Minimum factor of safety for temporary shoring

Lateral embedment initial guess

Dh := Round(1.00·D, 0.5ft) + 2·ft

Slidding Forces: $F_s := V(H + O) + \int_{O_2}^{H+Dh} P_{soil}(x)\, dx$

Resisting Forces: $F_R := \int_{H+O}^{O_2} P_{soil}(x)\, dx$

$F_s = 10.02 \cdot klf$

$F_R = -13.4 \cdot klf$

Overturning Moments:

$$M_o := \int_0^H (Dh + H - y)\cdot P_A(y)\, dy + \int_0^H (Dh + H - y)\cdot P_s(y)\, dy + \int_0^H (Dh + H - y)\cdot p_s(y)\, dy + \int_0^H (Dh + H - y)\cdot P_{eq}(y)\, dy \ldots$$
$$+ \int_H^{H+O} P_E(y)\, dy\cdot\left(Dh - \frac{O}{3}\right) + \int_{O_2}^{H+Dh} P_{soil}(y)\, dy\cdot\frac{H + Dh - O_2}{3} + M_O + \frac{P_H}{x_{sb}}\cdot(Dh + H - x_H)$$

Resisting Moments:

$$M_R := \int_{H+O}^{O_2} (H + Dh - y)\cdot P_{soil}(y)\, dy$$

$M_o = 67.6\cdot\frac{kip\cdot ft}{ft}$

$M_R = -91.3\cdot\frac{kip\cdot ft}{ft}$

FACTOR OF SAFETY:

Slidding := if$\left(FS \le \frac{|F_R|}{F_s}, \text{"Ok"}, \text{"No Good: Increase Dh"}\right)$ Slidding = "Ok" $\frac{|F_R|}{F_s} = 1.34$

Overturning := if$\left(FS \le \frac{|M_R|}{M_o}, \text{"Ok"}, \text{"No Good: Increase Dh"}\right)$ Overturning = "Ok" $\frac{|M_R|}{M_o} = 1.35$

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Cabot Career Lofts
Engr: RPR Date: 09/10/12
Sheet: _____ of _____

Check toe depth for vertical load:

$$Dv := Floor\left(\frac{P_r - \pi \cdot \frac{d_{shaft}^{2}}{4} \cdot q_b}{\pi \cdot d_{shaft} \cdot fs} \cdot 1.3, ft\right) + 0 \cdot ft$$

$Dv = 0 \cdot ft$

Selected toe depth Dtoe:

$$Dtoe := if(Dh \geq Dv, Dh, Dv)$$

$Dtoe = 17.5 \cdot ft$

DESIGN SUMMARY:

Sb_Number = "8, Alternate Beam"

Beam = "W16 x 67"	= Selected Soldier Beam
$H = 14 \cdot ft$	= Height of Shoring
$Dtoe = 17.5 \cdot ft$	= Toe Embedment Depth
$H + Dtoe = 31.5\,ft$	= Total Length of Soldier Beam
$Z_r = 71.9 \cdot in^3$	= Required Modulus
$d_{shaft} = 30 \cdot in$	= Effective Diameter of Toe Shaft
$x_{sb} = 8\,ft$	= Maximum Soldier Beam Spacing
$\Delta_{max} = 0.99 \cdot in$	= Maximum Theoretical Lateral Displacement

EARTH SUPPORT SYSTEMS

Temporary Shoring Design Calculations

Cabot Career Lofts

Laguna Niguel, California

Revision 2

April 12, 2012

RECEIVED
CITY OF LAGUNA NIGUEL
COMMUNITY DEVELOPMENT

ESSI Project # 12-126

Table of Contents: **Section**

Shoring Plans: 1
Soldier Beam # 1, 47 (H=4'): 2
Soldier Beam #2 (H=5'): 3
Soldier Beam # 3 (H=9'): 4
Soldier Beam # 4-7, 9-10, 13-14, 16-19, 22-29 (H=12'): 5
Soldier Beam # 8, 11-12, 15 (H=13'): 6
Soldier Beam # 20-21 (H=11'): 7
Soldier Beam # 30-32 (H=13', with 1-1 Slope): 8
Soldier Beam # 33-46 (H=16', with 1-1 Slope): 9
Lagging Design: 10
Soldier Beam Schedule: 11
Temporary Shoring Design Recommendations (E-mail Correspondence): 12
Geotechnical Report (Partial Copy): 13

STRUCTURAL REVIEW
USK REVIEW SET
PLEASE RETURN WITH SUBMITTAL
BY JC DATE 5/6/2013
See comments on page 92

5937 Darwin Court, Suite 105 | Carlsbad, CA 92008| phone (760) 929-2851 | fax (760) 929-2852
www.earthsupportsys.com

B13-0857

EARTH SUPPORT SYSTEMS

April 12, 2013

Mr. Greg Clayton
United American Properties, Inc.
4699 Jamboree Road
Newport Beach, CA 92660

Phone (949) 756-8800
Fax (949) 756-8811

Re: **Cabot Career Lofts** **JOB #12-126**
Laguna Niguel, California

Subject: **Temporary Shoring Design Submittal** **Revision 2**

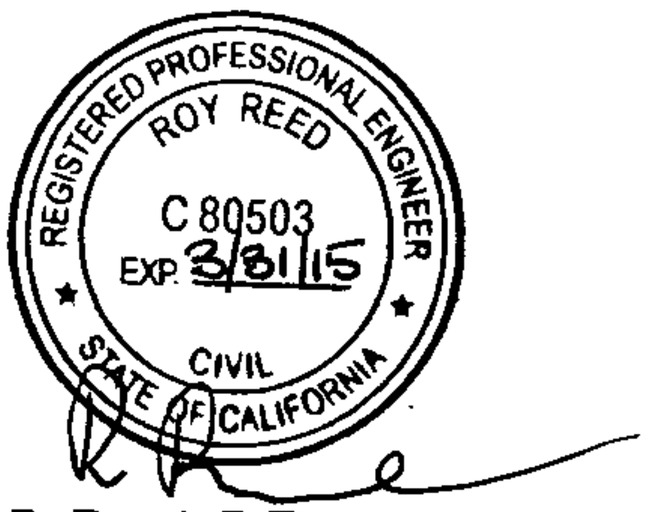
Dear Mr. Clayton:

Enclosed please find the revised temporary shoring design submittal for the above referenced project.

Should you have any additional questions or comments regarding this matter, please advise.

Sincerely,

EARTH SUPPORT SYSTEMS, INC.



Roy P. Reed, P.E.
Project Engineer

Encl: Design Calculations

EARTH SUPPORT SYSTEMS

Temporary Shoring Design Calculations

Cabot Career Lofts

Laguna Niguel, California

Revision 2

April 12, 2012

ESSI Project # 12-126

Table of Contents: **Section**

Shoring Plans: 1

Soldier Beam # 1, 47 (H=4'): 2

Soldier Beam #2 (H=5'): 3

Soldier Beam # 3 (H=9'): 4

Soldier Beam # 4-7, 9-10, 13-14, 16-19, 22-29 (H=12'): 5

Soldier Beam # 8, 11-12, 15 (H=13'): 6

Soldier Beam # 20-21 (H=11'): 7

Soldier Beam # 30-32 (H=13', with 1-1 Slope): 8

Soldier Beam # 33-46 (H=16', with 1-1 Slope): 9

Lagging Design: 10

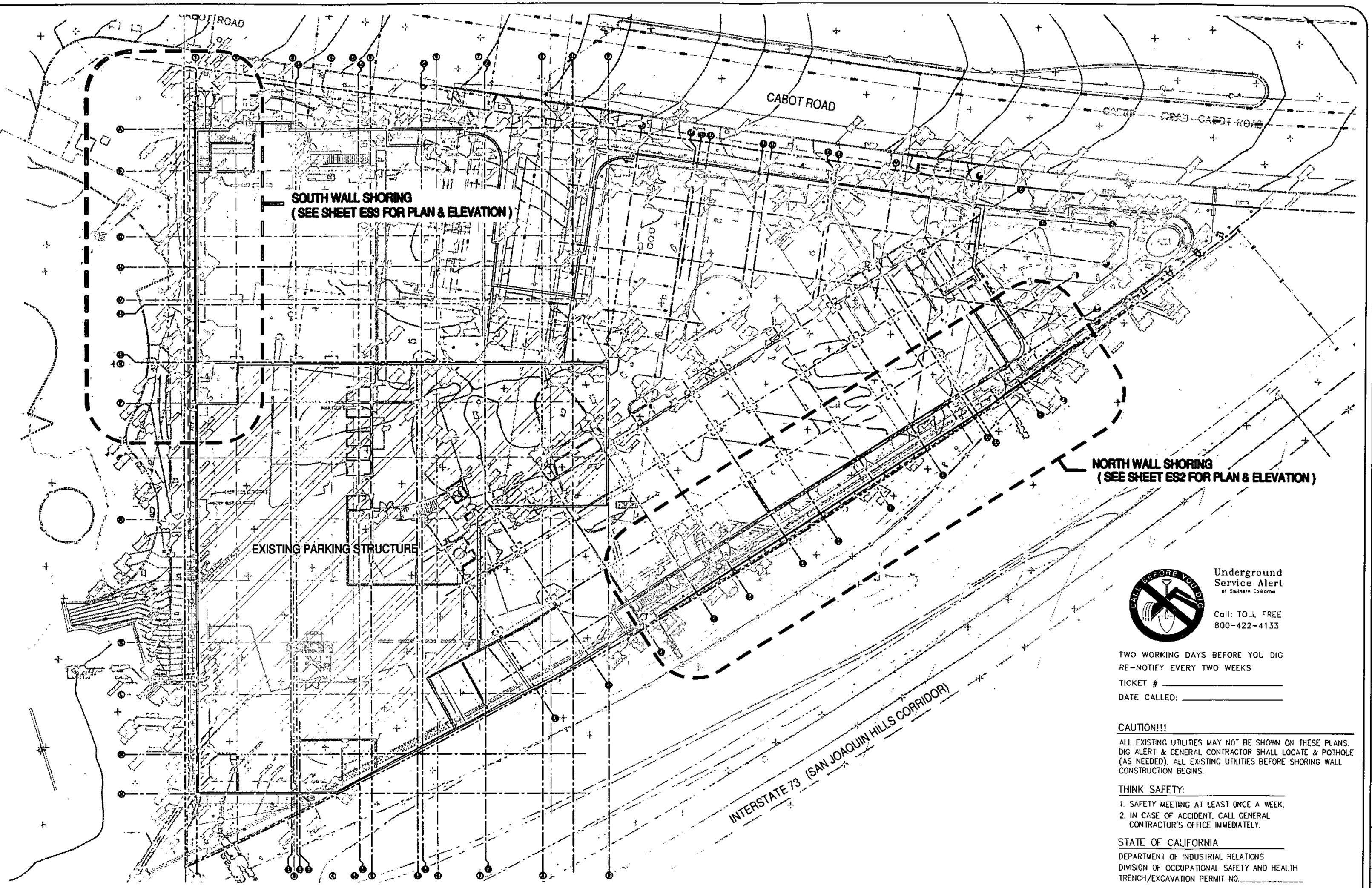
Soldier Beam Schedule: 11

Temporary Shoring Design Recommendations (E-mail Correspondence): 12

Geotechnical Report (Partial Copy): 13

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SECTION 1



SITE PLAN VIEW
SCALE: 1" = 20'

Underground Service Alert of Southern California

Call: TOLL FREE 800-422-4133

TWO WORKING DAYS BEFORE YOU DIG
RE-NOTIFY EVERY TWO WEEKS
TICKET # _____
DATE CALLED: _____

CAUTION!!!

ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THESE PLANS. DIG ALERT & GENERAL CONTRACTOR SHALL LOCATE & POTHOLE (AS NEEDED), ALL EXISTING UTILITIES BEFORE SHORING WALL CONSTRUCTION BEGINS.

THINK SAFETY:

1. SAFETY MEETING AT LEAST ONCE A WEEK.
2. IN CASE OF ACCIDENT, CALL GENERAL CONTRACTOR'S OFFICE IMMEDIATELY.

STATE OF CALIFORNIA

DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF OCCUPATIONAL SAFETY AND HEALTH
TRENCH/EXCAVATION PERMIT NO. _____

ROY P. REED R.C.E. 80503 EXP. 3-31-15 4/12/13 DATE

REGISTERED PROFESSIONAL ENGINEER ROY P. REED C 80503 Exp 3/31/15 CIVIL STATE OF CALIFORNIA

EARTH SUPPORT SYSTEMS
6507 DARWIN CT. SUITE 105 CARLSBAD, CA 92009
TEL (760) 929-2551 FAX (760) 929-2552

DELTA	REVISION	DATE
1	REVISED SOUTH WALL SLOPE	4/12/13

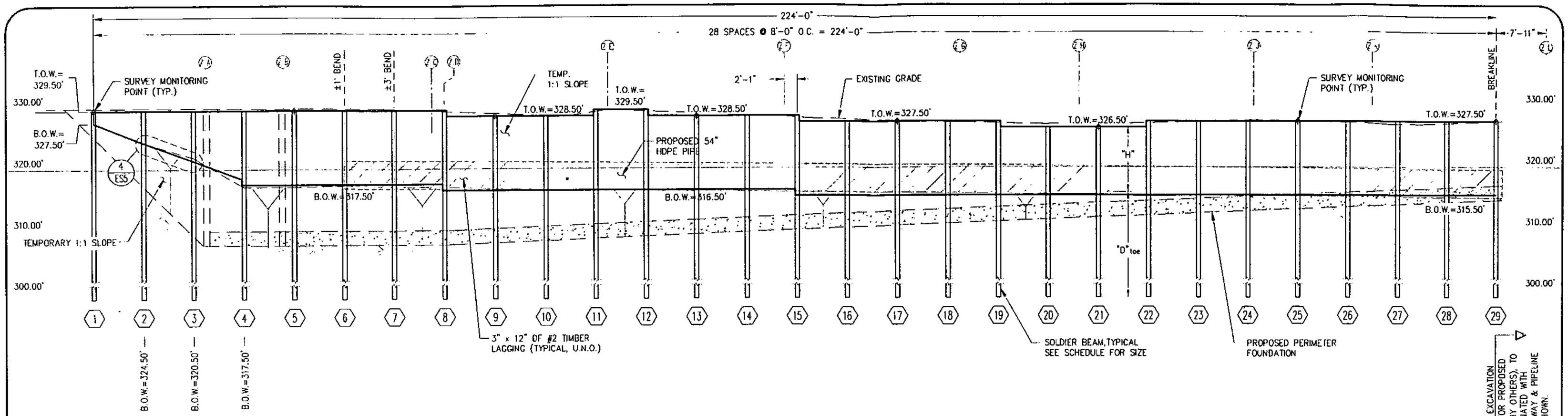
PROJECT: CABOT CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

PROPOSED TEMPORARY SHORING

DRAWING NAME: SITE PLAN VIEW

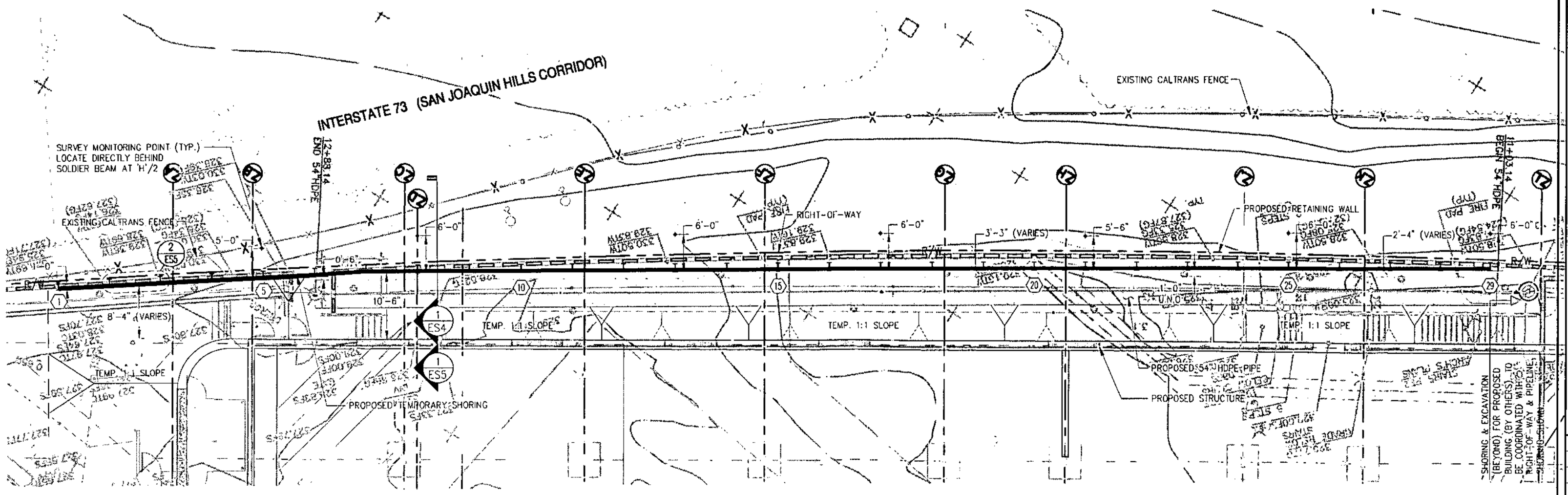
DATE: 08/13/12
DRAWN BY: R.M.
PROJECT No: 12126
REVISION: -
SCALE: 1" = 20'

SHEET
ES1
OF 6 SHEETS



NOTES:
1. FOR DIMENSIONS "D"toe & "H", SEE SOLDIER BEAM SCHEDULE ON SHEET ES6.
2. FIELD LOCATE PROPOSED STRUCTURES PRIOR TO ANY SHORING INSTALLATION.
3. ALIGN SHORING USING THE CENTER OF SOLDIER BEAM # 8, LOCATED 11'-2" (OR 10'-6" TO FLANGE AS SHOWN) OFF THE PROPOSED EXTERIOR FACE ALONG GRID 'Z.D.' AS SHOWN IN PLAN
4. SHORING LOCATION MAY BE ADJUSTED PER FIELD CONDITIONS (54" HDPE, R/W ENCROACHMENT) WITH APPROVAL FROM THE SHORING DESIGN ENGINEER.

ELEVATION VIEW - LOOKING NORTH
SCALE: 1" = 8'



PLAN VIEW - NORTH
SCALE: 1" = 8'

ROY P. REED R.C.E. 80503 EXP. 3-31-15 4/12/13 DATE

REGISTERED PROFESSIONAL ENGINEER ROY P. REED C 80503 Exp. 3/31/15 CIVIL STATE OF CALIFORNIA

EARTH SUPPORT SYSTEMS
5857 OBERLIN CT, SUITE 108, CARLSBAD, CA 92008
TEL. (760) 929-0551 FAX (760) 929-0552

DELTA	REVISION	DATE
1	REVISED SOUTH WALL SLOPE	4/12/13

PROJECT: CABOT CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

DRAWING NAME: PROPOSED TEMPORARY SHORING
PLAN AND ELEVATION

DATE: 08/13/12
DRAWN BY: R.M.
PROJECT No: 12126
REVISION: -
SCALE: 1" = 10'

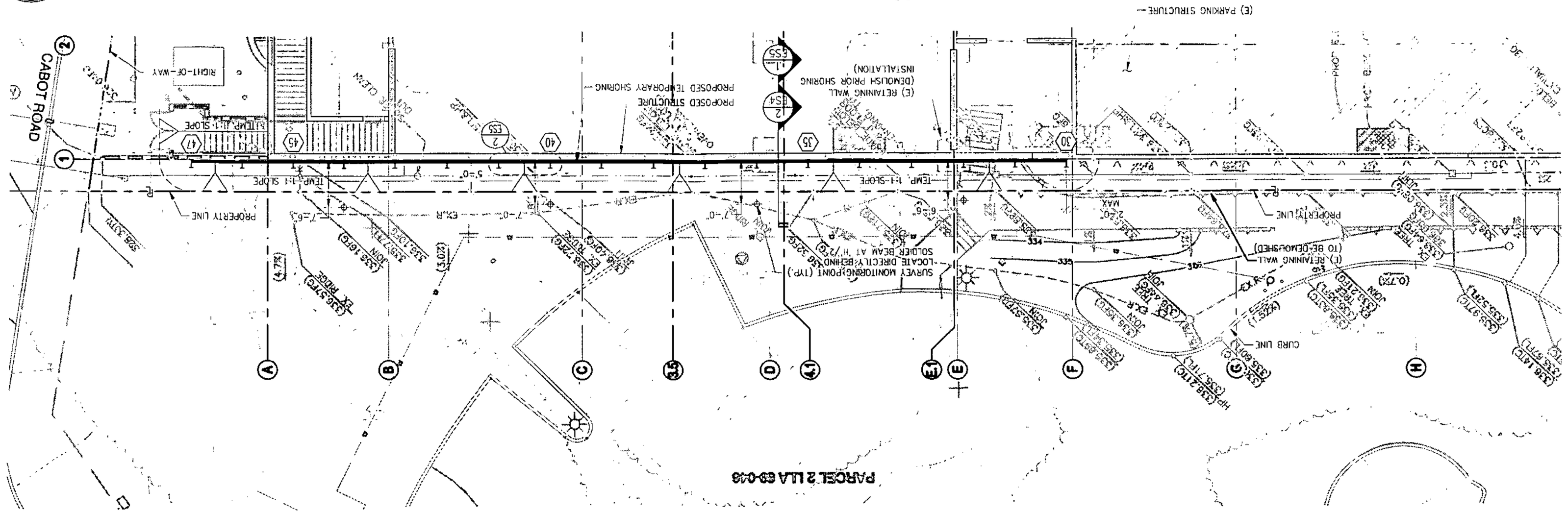
SHEET ES2 OF 6 SHEETS

ROY P. REED R.C.E. 80503 EXP. 3-31-15 DATE

4/12/13

PLAN VIEW - SOUTH

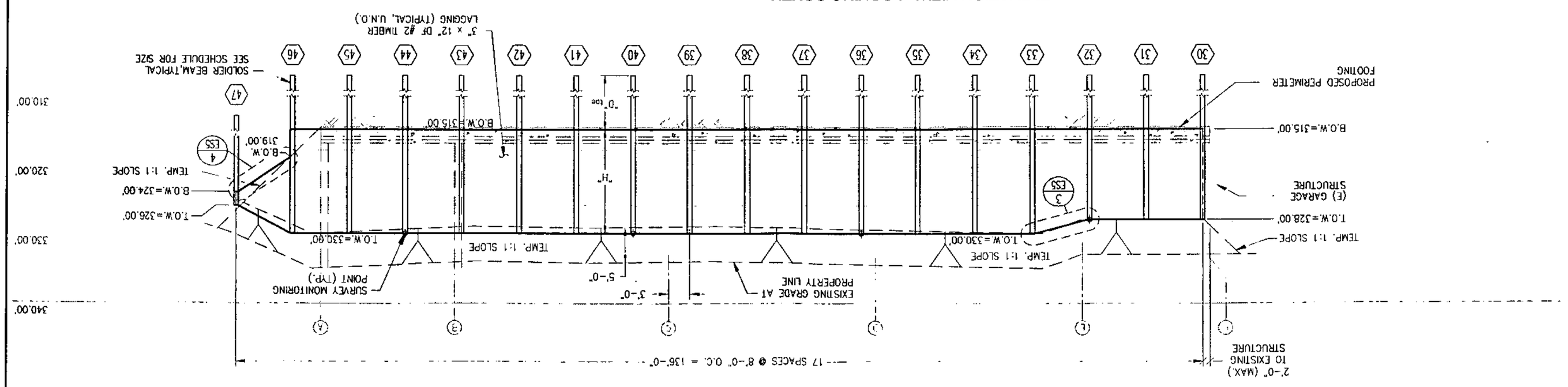
SCALE: 1" = 8'



NOTES:
1. FOR DIMENSIONS "D$_{toe}$" & "H", SEE SOLDIER BEAM SCHEDULE ON SHEET ES6.
2. FIELD LOCATE PROPOSED STRUCTURES PRIOR TO ANY SHORING INSTALLATION.

ELEVATION VIEW - LOOKING SOUTH

SCALE: 1" = 8'



DELTA	REVISION	DATE
1	REVISED SOUTH WALL SLOPE	4/12/13

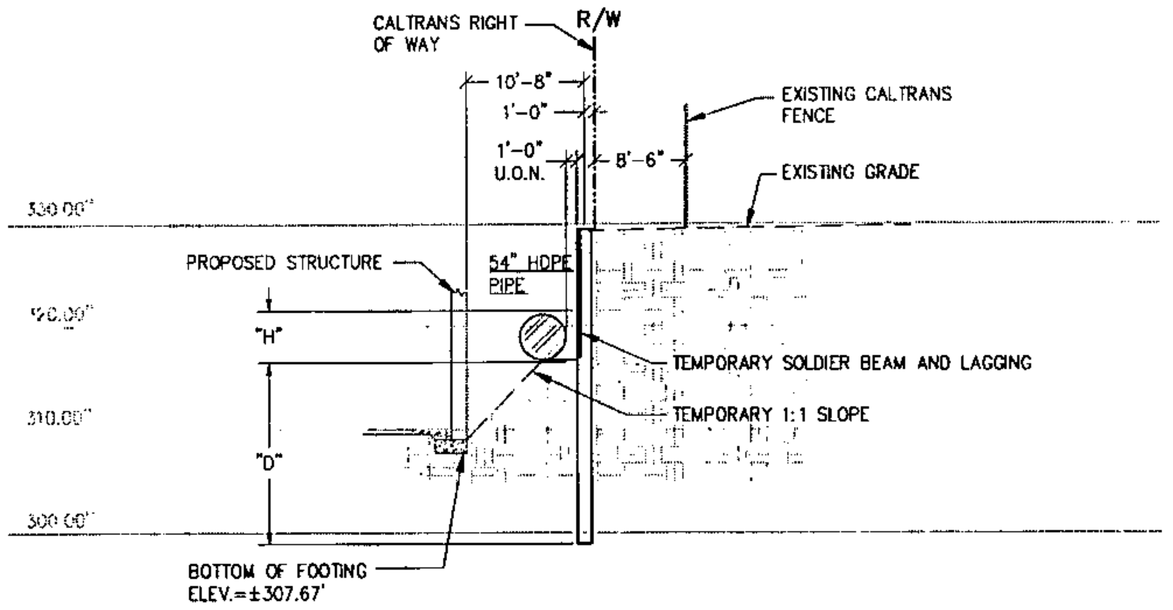
EARTH SUPPORT SYSTEMS
6927 LAKEWAY CT., SUITE 103, CARLSBAD, CA 92009
TEL (760) 929-0851 FAX (760) 929-0852

PROJECT:
CABOT CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA
PROPOSED TEMPORARY SHORING

DRAWING NAME:
PLAN AND ELEVATION

DATE: 08/13/12
DRAWN BY: R.M.
PROJECT No: 12126
REVISION: –
SCALE: 1" = 8'

SHEET
ES3
OF 6 SHEETS

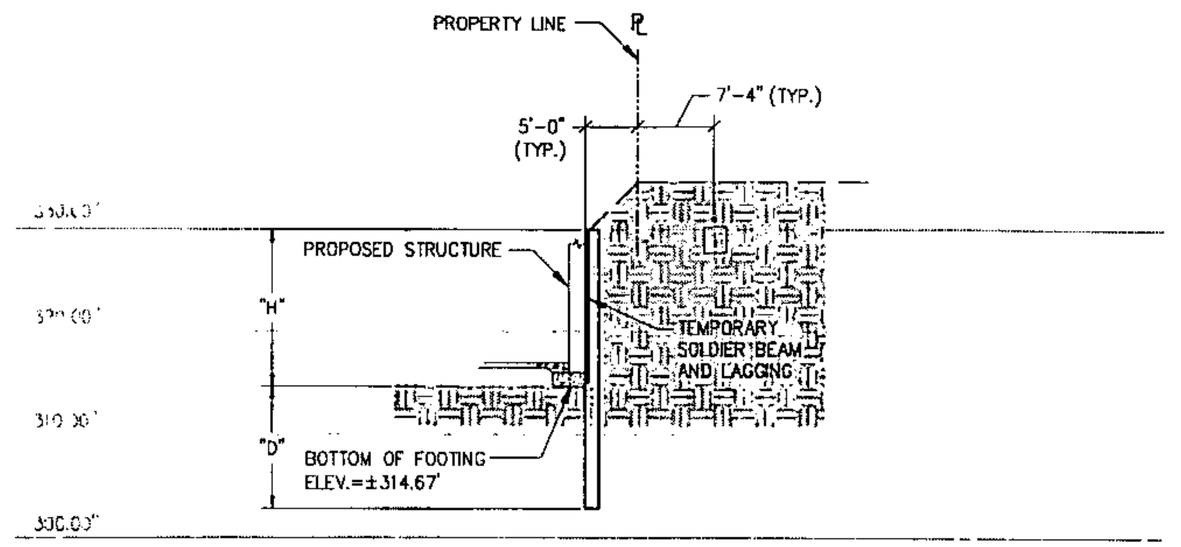


TEMPORARY SECTION

* DIMENSIONS SHOWN VARY, SEE PLAN.

NOTES:

1. FIELD LOCATE PROPOSED 54" HDPE & PROPOSED RETAINING WALLS "D" & "E" PRIOR TO SOLDIER BEAM INSTALLATION.
2. SEE SOLDIER BEAM SCHEDULE ON SHEET ES6 FOR DIMENSIONS "H" & "Dtoe"

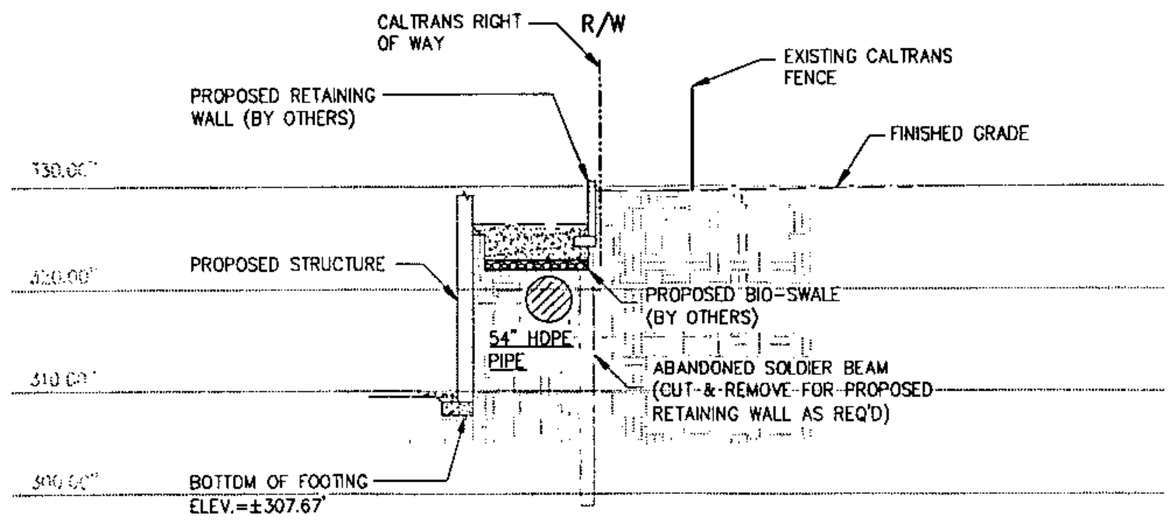


NOTES:

1. EXISTING 6" FIRE HYDRANT WATER LINE, INV. ELEVATION = 330'-6" (ASSUMED).
2. SEE SOLDIER BEAM SCHEDULE ON SHEET ES6 FOR DIMENSIONS "H" & "Dtoe"

2 / ES4 **SOUTH WALL TEMPORARY SECTION @ BEAM 35 (CANTILEVER)**

N.T.S.



PERMANENT SECTION

NOTE:

1. PROPOSED IMPROVEMENTS SHOWN ARE FOR REFERENCE ONLY.

1 / ES4 **NORTH WALL SECTION @ BEAM 8 (GRID 'Z.D')**

N.T.S.

ROY P. REED R.C.E. 80503 EXP. 3-31-15 4/12/13 DATE

REGISTERED PROFESSIONAL ENGINEER ROY P. REED C 80503 Exp. 3/31/15 CIVIL STATE OF CALIFORNIA

EARTH SUPPORT SYSTEMS
6557 CAMPUS CT. SUITE 105 CARLSBAD, CA 92009
TEL (760) 929-0277 FAX (760) 929-0278

DELTA	REVISION	DATE
1	REVISED SOUTH WALL SLOPE	4/12/13

PROJECT: CABOT CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

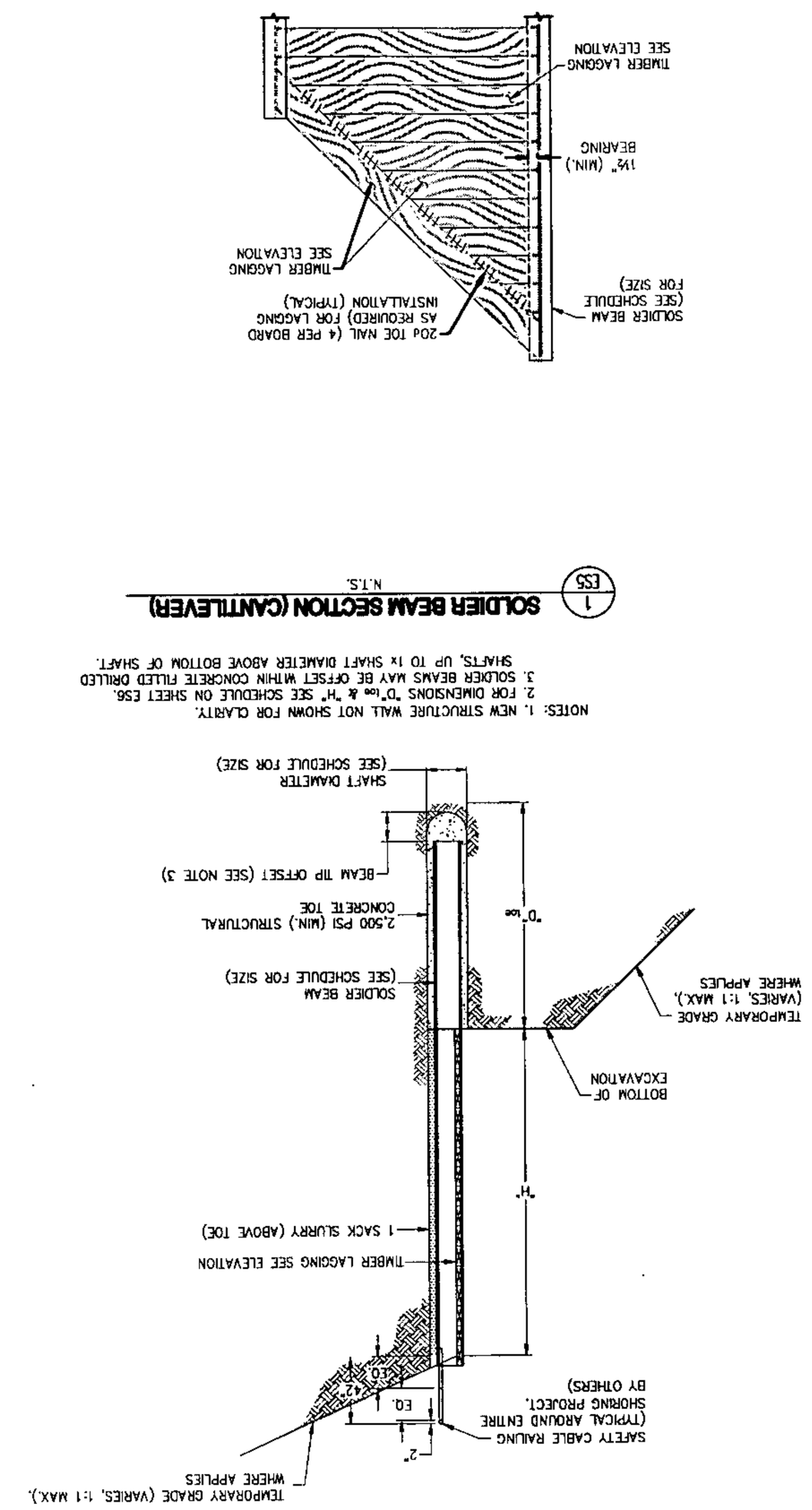
DRAWING NAME: PROPOSED TEMPORARY SHORING SECTIONS

DATE: 08/13/12
DRAWN BY: R.M.
PROJECT No: 12126
REVISION: -
SCALE: N.T.S.

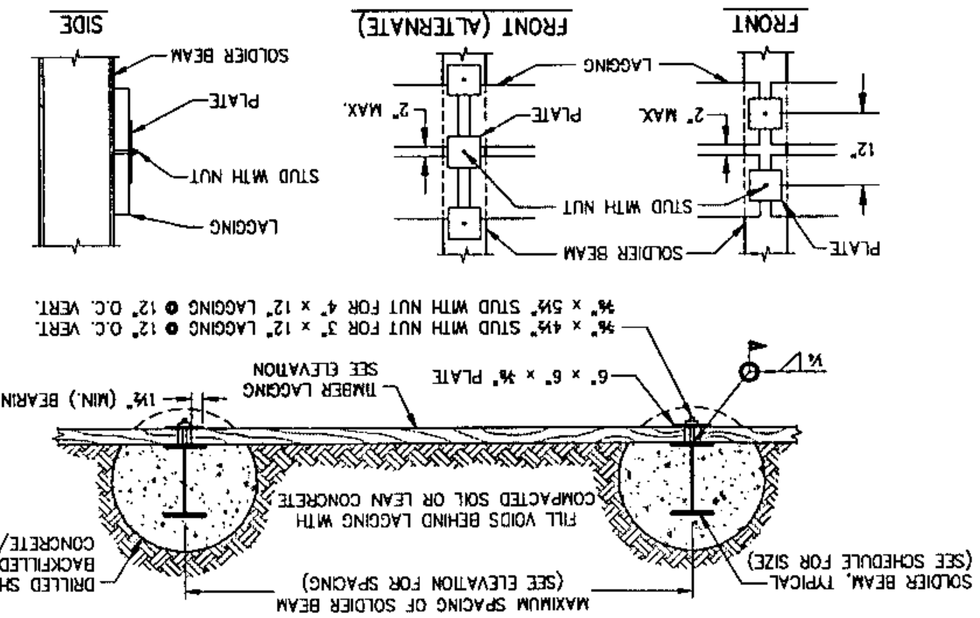
SHEET ES4 OF 6 SHEETS

NOTES: 1. NEW STRUCTURE WALL NOT SHOWN FOR CLARITY.
2. FOR DIMENSIONS "D'$_{toe}$ & "H" SEE SCHEDULE ON SHEET ES6.
3. SOLDIER BEAMS MAY BE OFFSET WITHIN CONCRETE FILLED DRILLED SHAFTS, UP TO 1x SHAFT DIAMETER ABOVE BOTTOM OF SHAFT.

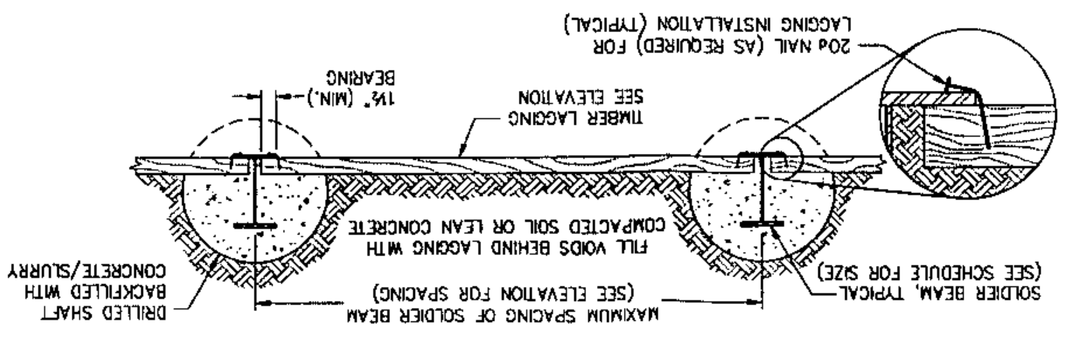
1 / ES5 — SOLDIER BEAM SECTION (CANTILEVER) — N.T.S.



2A / ES5 — SOLDIER BEAM PLAN SECTION (ALTERNATE) — N.T.S.

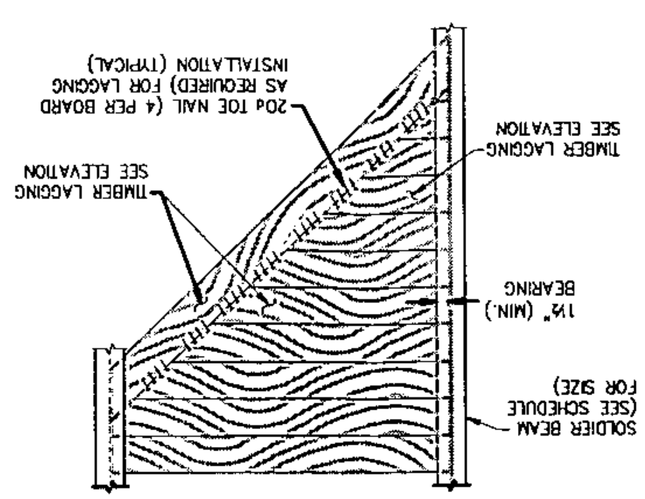


2 / ES5 — SOLDIER BEAM PLAN SECTION (TYPICAL) — N.T.S.



3 / ES5 — TIMBER LAGGING BRACE DETAIL — N.T.S.

4 / ES5 — TIMBER LAGGING BRACE DETAIL — N.T.S.



ROY P. REED R.C.E. 80503 EXP. 3-31-15 DATE 4/12/13

REGISTERED PROFESSIONAL ENGINEER ROY P. REED CIVIL STATE OF CALIFORNIA C 80503 Exp. 3/31/15

SHEET ES5 OF 6 SHEETS

SCALE: N.T.S.
REVISION: -
PROJECT No: 12126
DRAWN BY: R.M.
DATE: 08/13/12

PROJECT:
CABOT CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

DRAWING NAME:
PROPOSED TEMPORARY SHORING
SECTION & DETAILS

DELTA	REVISION	DATE
1	REVISED SOUTH WALL SLOPE	4/12/13

EARTH SUPPORT SYSTEMS
6927 DARWIN CT., SUITE 100, CARLSBAD, CA 92009
TEL (760) 929-0201 FAX (760) 929-0202

GENERAL NOTES AND DEFINITIONS

1. THE SHORING ENGINEER IS DEFINED AS THE REGISTERED CIVIL ENGINEER WHOSE STAMP RESIDES ON THESE DRAWINGS.
2. THE GENERAL CONTRACTOR (GC) IS AS DEFINED WITHIN THE CONTRACT DOCUMENTS.
3. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SAFETY AND CONSTRUCTION CODES.
4. THE SHORING CONTRACTOR IS DEFINED AS THE ENTITY WHICH INSTALLS THE SUPPORT SYSTEM(S) SHOWN ON, AND DESCRIBED WITHIN, THESE DRAWINGS.
5. UNLESS OTHERWISE NOTED, THE SHORING AND SUPPORT SYSTEMS DEPICTED WITHIN THESE DRAWINGS ARE TEMPORARY SYSTEMS WITH A LIMITED STRUCTURAL LIFE. THEY ARE INTENDED TO FACILITATE THE CONSTRUCTION OF PERMANENT STRUCTURES. THEREFORE, THE NEW STRUCTURES MUST BE DESIGNED TO ACCOMMODATE ALL APPLICABLE LOADS ON A PERMANENT BASIS.
6. GENERAL SITE EXCAVATION SHALL BE COORDINATED WITH THE INSTALLATION OF THE SHORING SYSTEM TO ENSURE SAFE WORKING CONDITIONS AND TO PREVENT THE LOSS OF GROUND AND THE CAVING OF BANKS.
7. PILE DRIVING EQUIPMENT, DRILL EQUIPMENT & CRANES SHALL NOT BE LOCATED WITHIN TEN (10) FEET OF THE SHORING BULKHEAD UNLESS SPECIFICALLY PROVIDED FOR IN THE DESIGN AND SPECIFICALLY SHOWN IN THESE DRAWINGS.
8. ALL SHORING DATA ON THESE SHEETS ARE THE EXCLUSIVE DESIGN OF EARTH SUPPORT SYSTEMS, INC. AND NO PART OF THESE DRAWINGS SHALL BE COPIED AND/OR USED WITHOUT OUR WRITTEN CONSENT.
9. TEMPORARY SHORING IN THESE PLANS HAS BEEN ALIGNED TO FOLLOW THE PROPOSED PERMANENT STRUCTURE LAYOUT, AS PROVIDED. ACTUAL FIELD LOCATION OF THE SHORING WALL SHALL BE COORDINATED TO FOLLOW THE PLANNED LOCATION OF THE PROPOSED PERMANENT STRUCTURE. REPORT ANY VARIATIONS TO THE SHORING ENGINEER AS REQUIRED.
10. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY VARIATIONS TO THE SHORING ENGINEER.
11. THE GENERAL CONTRACTOR SHALL COORDINATE SHORING WITH DRAWINGS OF RECORD TO ENSURE PROVISIONS OF POCKETS, BLOCKOUTS, OFFSETS AND ANY OTHER ITEMS THAT MIGHT BE IN CONFLICT WITH, OR AFFECTED BY, THE SHORING.
12. ALL INSPECTIONS SERVICES, MATERIAL TESTING OR NOTIFICATIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
13. ALL PERMITS (EXCEPT OSHA PERMIT) SHALL BE PROCURED AND PAID FOR BY THE GENERAL CONTRACTOR.
14. ALL ENCROACHMENT EASEMENTS AND PERMISSIONS SHALL BE PROCURED AND PAID FOR BY THE GENERAL CONTRACTOR.
15. ALL STRUCTURAL DETAILS OR SHAPES SHOWN ARE THOSE UTILIZED FOR DESIGN. ALTERNATE DETAILS, CONNECTIONS, SHAPES AND/OR MATERIALS MAY USED SUBJECT TO THE APPROVAL OF THE SHORING ENGINEER.
16. THE GENERAL CONTRACTOR SHALL PERFORM A PRE-CONSTRUCTION SURVEY AND ESTABLISH MONUMENTS FROM EXISTING ADJACENT STRUCTURES PRIOR TO THE START OF SHORING WORK.
17. THE GENERAL CONTRACTOR SHALL, ON A WEEKLY BASIS, VISUALLY INSPECT THE FACE OF EACH AND EVERY SOLDIER PILE AT POINTS ALONG THEIR LENGTH AS THE EXCAVATION DESCENDS. THE SURVEY DATA SHALL BE REDUCED AND INTERPRETED, AND TRANSMITTED TO THE SHORING ENGINEER.
18. IF IN THE OPINION OF THE SHORING ENGINEER, MONITORING DATA INDICATES EXCESSIVE MOVEMENT, ALL EXCAVATION SHALL CEASE UNTIL THE SHORING ENGINEER INVESTIGATES THE SITUATION AND MAKES RECOMMENDATIONS FOR REMEDIATION OR CONTINUING. IN ADDITION, THE SURVEY DATA WILL BE USED BY THE SHORING CONTRACTOR TO MAINTAIN ALIGNMENT OF THE SHORING FACE RELATIVE TO THE BACK FACE OF THE NEW STRUCTURE WALL.

DISCLAIMER & RECOMMENDATIONS

ESSI SHALL BE INDEMNIFIED FROM ANY EXPENSES DUE TO CLAIMS, DEMANDS, DAMAGES, AND INJURY OR DEATH RESULTING FROM THE GLOBAL INSTABILITY OF THE EXISTING SLOPES. ADDITIONALLY, DUE TO THE ADVERSE SITE CONDITIONS, AND THE DYNAMIC NATURE OF CREEP OF THE ONSITE SOIL MATERIALS, EARTH SUPPORT SYSTEMS, INC. SHALL HAVE NO WARRANTIES, WRITTEN OR EXPRESSED, REGARDING THE LONG-TERM PERFORMANCE OF THE BLUFF STABILIZATION SYSTEM.

PROCEDURE FOR CANTILEVER SOLDIER BEAMS

1. SOLDIER BEAMS SHALL BE ACCURATELY LOCATED AND INSTALLED AS SHOWN ON THE PLANS OR AS APPROVED BY THE SHORING ENGINEER. SOLDIER BEAMS SHALL BE PLACED IN DRILLED SHAFTS AS SHOWN IN THE DETAILS HEREIN.
2. LINES AND GRADES ARE TO BE ESTABLISHED BY THE GENERAL CONTRACTOR TO ENSURE PROPER TOE EMBEDMENT BELOW SUBGRADE AND HORIZONTAL ALIGNMENT. PLACE SOLDIER BEAMS VERTICALLY IN ACCORDANCE WITH THE LOCATIONS SHOWN HEREIN. ALLOWABLE PLACEMENT TOLERANCE SHALL BE 2" IN AND 2" OUT OR AS OTHERWISE AUTHORIZED BY THE SHORING ENGINEER.
3. INSTALL SOLDIER BEAMS TO THE EMBEDMENT SHOWN. IF BEAMS ARE PLACED IN PRE-DRILLED SHAFTS, BACKFILL THE TOE AS SHOWN IN THE DETAILS HEREIN.
4. START EXCAVATION AND LAGGING IN LIFTS NOT GREATER THAN 5' OR AS OTHERWISE AUTHORIZED BY THE SHORING ENGINEER. CONTINUE THIS EXCAVATION/LAGGING PROCEDURE UNTIL BOTTOM OF EXCAVATION IS REACHED.

MONITORING OF EXISTING UTILITIES & IMPROVEMENTS

1. THE GENERAL CONTRACTOR SHALL MONITOR THE FACE OF SOLDIER PILE AT MONITORING POINTS AS THE EXCAVATION DESCENDS ON A WEEKLY BASIS AND ON A MONTHLY BASIS AFTER EXCAVATION HAS BEEN COMPLETED, UNTIL COMPLETION OF PERMANENT CONSTRUCTION.
2. MONITORING POINTS SHALL BE PLACED AT THE TOP OF SOLDIER PILE AT APPROX. 32'-0" ON CENTER, AND ALSO DIRECTLY BEHIND THE SOLDIER PILE AT A DISTANCE "0.5xH" FROM THE SHORING WALL.

MATERIALS

1. WELDING: ELECTRIC ARC USING ELECTRODES E70-XX PLACED BY QUALIFIED WELDERS.
2. STRUCTURAL STEEL: STEEL SHALL CONFORM TO REQUIREMENTS OF ASTM A572 (50 KSI) OR BETTER.
3. LAGGING: IF SOIL CONDITIONS AND CHARACTERISTICS MERIT, LAGGING MAY BE OMITTED IN CERTAIN AREAS AS DIRECTED BY THE SHORING ENGINEER. LAGGING SHALL BE ONE OR A COMBINATION OF THE FOLLOWING ITEMS AND SHALL BE APPLIED AS DIRECTED BY THE SHORING ENGINEER:

   A. DOUGLAS FIR #2 TIMBERS PRESSURE TREATED FOR GROUND CONTACT.
   B. REINFORCED SHOTCRETE FACING
   C. STEEL PLATE

   NOTE: LAGGING BOARDS MAY BE USED WITHOUT PRESSURE TREATMENT IF PROPOSED SHORING IS REMOVED UPON COMPLETION.
4. MISCELLANEOUS STEEL: STEEL SHALL CONFORM TO REQUIREMENTS OF ASTM A-36 (36 KSI) OR BETTER.
5. STRUCTURAL CONCRETE (CANTILEVER SOLDIER BEAM TOES): STRUCTURAL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
6. LEAN CONCRETE: LEAN CONCRETE SHALL BE A MIXTURE OF SAND, CEMENT AND WATER WITH A MINIMUM OF 1 SACK SLURRY PER CUBIC YARD.

SOLDIER BEAM SCHEDULE

From SB	To SB	SB Qty	Use Section	Maximum Shore Height H	Toe Depth Dtoe	Total Drill H+Dtoe	Toe Diameter d
				ft	ft	ft	in
1	1	1	W 12 x 26	3.0	7.0	10.0	24
2	2	1	W 12 x 26	5.0	12.0	17.0	24
3	3	1	W 16 x 36	9.0	16.0	25.0	24
4	5	2	W 18 x 50	12.0	19.0	31.0	24
6	7	2	W 14 x 68	12.0	19.0	31.0	24
8	8	1	W 16 x 67	13.0	19.0	32.0	30
9	10	2	W 18 x 50	12.0	19.0	31.0	24
11	12	2	W 21 x 50	13.0	19.0	32.0	30
13	14	2	W 18 x 50	12.0	19.0	31.0	24
15	15	1	W 21 x 50	13.0	19.0	32.0	30
16	19	4	W 18 x 50	12.0	19.0	31.0	24
20	21	2	W 16 x 40	11.0	17.0	28.0	24
22	29	8	W 18 x 50	12.0	19.0	31.0	24
30	32	3	W 24 x 68	13.0	17.0	30.0	30
33	46	14	W 24 x 94	15.0	20.0	35.0	30
47	47	1	W 12 x 26	4.0	11.0	15.0	24

ROY P. REED R.C.E. 80503 EXP. 3-31-15 4/12/13 DATE

REGISTERED PROFESSIONAL ENGINEER ROY P. REED C 80503 Exp 3/31/15 CIVIL STATE OF CALIFORNIA

EARTH SUPPORT SYSTEMS
6257 DAWSON CT., SUITE 105 CARLSBAD, CA 92009
TEL (760) 930-0201 FAX (760) 930-0202

DELTA	REVISION	DATE
1	REVISED SOUTH WALL SLOPE	4/12/13

PROJECT: CABOT CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

DRAWING NAME: PROPOSED TEMPORARY SHORING
NOTES AND SCHEDULE

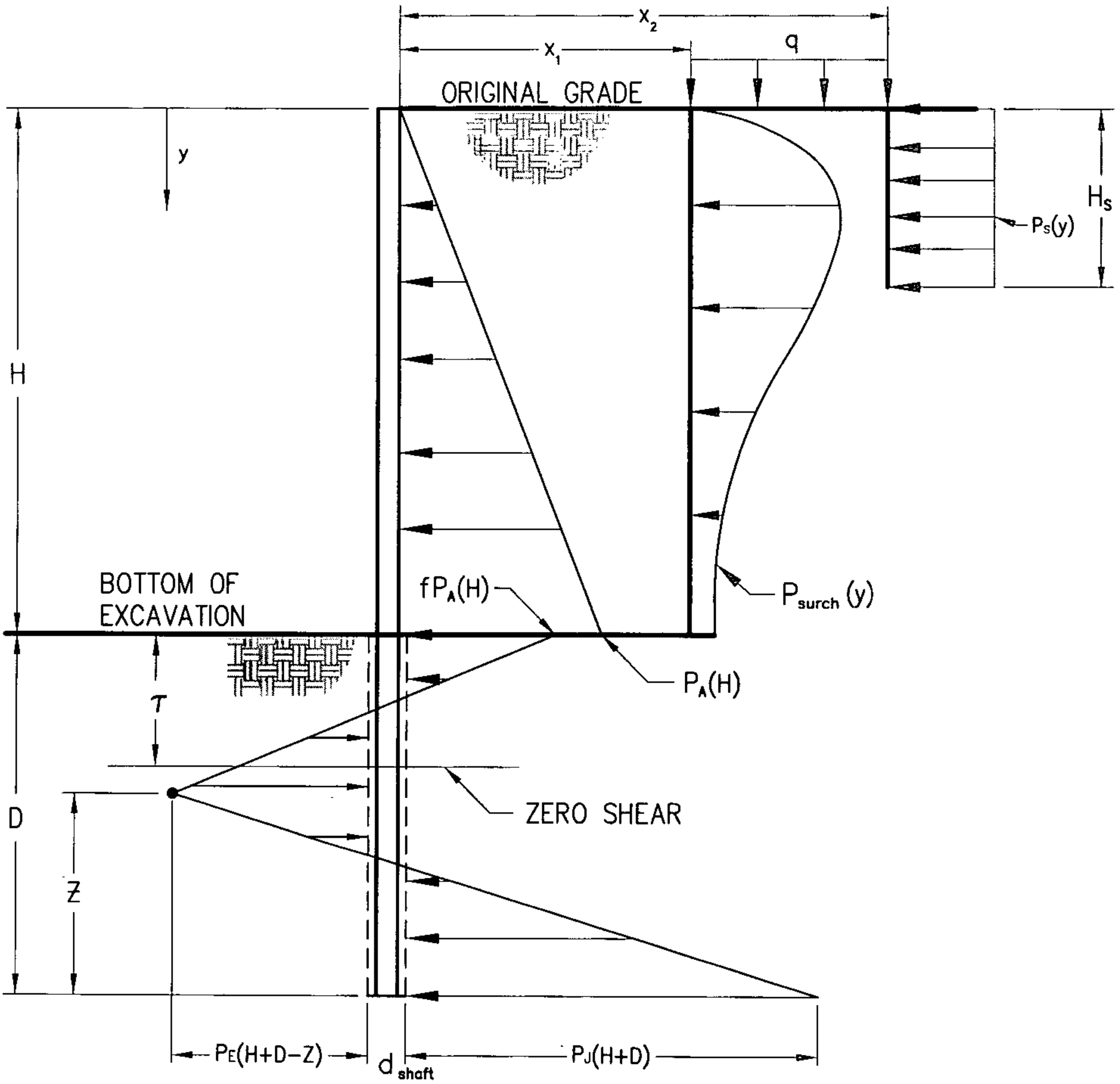
DATE: 06/13/12
DRAWN BY: R.M.
PROJECT No: 12126
REVISION: -
SCALE: N.T.S.

SHEET
ES6
OF 6 SHEETS

SECTION 2

EARTH SUPPORT SYSTEMS
5937 DARWIN COURT, SUITE 105, CARLSBAD, CA 92008
TEL (760) 929-2851 FAX (760) 929-2852

Name	Date	Job No	Sheet 1 of
RPR	09/11/2012	12-126	
Checked By	Client	United American Properties	
Job Description	Cabot Career Lofts		



LOADING DIAGRAM FOR CANTILEVERED SHORING SYSTEM NO HYDROSTATIC PRESSURE

Earth Support Systems, Inc.
5937 Darwin Court # 105
Carlsbad, CA 92008

Cabot Career Lofts
Engr: RPR Date: 04/12/13
Sheet: 2 of _____

Cantilever Design

Sb_Number := "1, 47"

Wall Geometry

$H := 3 \cdot ft + 1 \cdot ft$ = Height of shoring system - *1'-0" grading allowance included*

$H_s := 0 \cdot ft$ = Height of retained slope (As applicable)

$x_{sb} := 4ft$ = Soldier beam center to center spacing

$d_{shaft} := 24 \cdot in$ = Effective shaft diameter

Soil Parameters

$c := 0 \cdot psf$ = Soil cohesion (Active pressure)

$c' := 0 \cdot psf$ = Soil cohesion (Passive pressure)

$\gamma_s := 125 \cdot pcf$ = Unit weight of soil

$P_a := 20 \cdot pcf$ = Active pressure (Neglecting soil cohesion)

$P_{p_1} := 400 \cdot pcf$ = Allowable Passive pressure from **top of temporary 1-1 to 2'-6" below B.O.E**

$z_1 := 6 \cdot ft$ = Distance from top of slope to 2'-6" below bottom of excavation

$P_{p_2} := 800 \cdot pcf$ = Allowable passive pressure below 2'-6" BOE depth

Bouyant soil properties (As applicable)

$\gamma_w := 62.4 \cdot pcf$ = Unit weight of water

$\rho_\gamma :=$ "N/A" = Distance below subgrade (B.O.W.) to standing water table

$$P_{p\rho'} := \begin{cases} P_p & \text{if } \rho_\gamma = \text{"N/A"} \\ \frac{P_p}{\gamma_s} \cdot (\gamma_s - \gamma_w) & \text{otherwise} \end{cases}$$ = Bouyant Passive Earth Pressure

$$P_{a\rho'} := \begin{cases} P_a & \text{if } \rho_\gamma = \text{"N/A"} \\ \frac{P_a}{\gamma_s} \cdot (\gamma_s - \gamma_w) & \text{otherwise} \end{cases}$$ = Bouyant Active Earth Pressure

Submerged Soil Pressures (As Applicable)

$$P_{p\rho'} = \begin{pmatrix} 400 \\ 800 \end{pmatrix} \cdot pcf$$

$P_{a\rho'} = 20 \cdot pcf$

Soil Parameters (Continued)

$I := 1$ = Isolated pole factor (Soil arching)

$$f := \min\left(\begin{pmatrix} \frac{I \cdot d_{shaft}}{x_{sb}} \\ 1 \end{pmatrix}\right)$$ = Arching ratio

$f = 0.5$

$$P_{a'} := \frac{P_a \cdot H - 2 \cdot c \cdot \sqrt{\frac{P_a}{\gamma_s}}}{H}$$ = Active soil pressure ordinate per foot of depth below grade (Accounting for soil cohesion)

$P_{a'} = 20 \cdot pcf$

$$P_{p'} := \frac{P_p \cdot d_{trial} + 2 \cdot c' \cdot \sqrt{\frac{P_{pp'}}{\gamma_s}}}{d_{trial}}$$ = Passive soil pressure ordinate per foot of depth below grade (Accounting for soil cohesion)

$P_{p'} = \begin{pmatrix} 400 \\ 800 \end{pmatrix} \cdot pcf$

$q_b := 0 \cdot psf$ = Allowable soil bearing for soldier beam toe

$fs := 600 \cdot psf$ = Allowable soil friction

Steel Parameters

$F_y := 50 \cdot ksi$ = Steel yield stress (Grade 50)

$E := 29000 \cdot ksi$ = Elastic modulus of steel

$OS := 1.33$ = Temporary overstress for short duration loading

$\Omega := 1.67$ = Allowable strength safety factor - ASD, AISC F.1 & E1

$$F_b := \frac{F_y \cdot OS}{\Omega}$$ = Allowable flexural stress at fully braced maximum moment location - AISC F2-1

$F_b = 40 \cdot ksi$

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Uniform Surcharge Loading

$y := 0 \cdot ft, 0.01 \cdot ft .. H$

$P_{full} := 72 \cdot psf$ = Surcharge pressure full height - ***Minimum Surcharge***

$P_{par} := 0 \cdot psf$ = Surcharge pressure partial height

$H_{par} := 0 \cdot ft$ = Height of partial surcharge pressure

$$P_s(y) := \begin{cases} P_{par} + P_{full} & \text{if } y \le H_{par} \\ P_{full} & \text{if } H_{par} < y \le H \\ 0 \cdot psf & \text{if } y > H \end{cases}$$ = Surcharge pressure as a function of depth

ECCENTRIC & VARIABLE POINT LOADING

$e := 0 \cdot in$ = Eccentricity of axial load

$P_r := 0 \cdot kip$ = Resultant axial load

$M_O := \frac{P_r \cdot e}{x_{sb}}$ = Moment due to eccentric axial load

$$M_O = 0 \cdot kip \cdot \frac{ft}{ft}$$

$P_H := 0 \cdot kip$ = Lateral point load

$x_H := 0 \cdot ft$ = Distance to lateral point load from top grade (T.O.W.)

Seismic Lateral Load (Not Applicable)

$P_{eq} := 0 \cdot pcf$ = Seismic equivalent fluid pressure

$P_{seis} := P_{eq} \cdot H$

$P_{seis} = 0 \cdot psf$ = Maximum seismic surcharge pressure at grade

$$P_{eq}(y) := \begin{cases} P_{seis} - \frac{P_{seis}}{H} \cdot y & \text{if } y \le H \\ 0 & \text{if } y > H \end{cases}$$ = Inverted triangular distribution

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Boussinesq Surcharge Analysis

$q := 0 \cdot ksf$ = Strip load intensity

$z' := 0 \cdot ft$ = Distance from grade to application of strip load

$x_1 := 0 \cdot ft$ = Distance to closest edge of strip load

$x_2 := x_1 + 0 \cdot ft$ = Distance to furthest edge of strip load

$K := 1$ = Rigidity coefficient for relative yielding K = 1.00 (Rigid)
K = 0.75 (Semi-Rigid)
K = 0.50 (Flexible)

$\theta_1(y) := \operatorname{atan}\left(\frac{x_1}{y}\right)$ $\theta_2(y) := \operatorname{atan}\left(\frac{x_2}{y}\right)$

$\delta(y) := \theta_2(y) - \theta_1(y)$ $\alpha(y) := \theta_1(y) + \frac{\delta(y)}{2}$

$$p_s(y) := \begin{cases} 0 \cdot psf & \text{if } 0 \le y \le z' \\ \frac{2 \cdot q \cdot K}{\pi} \cdot (\delta(y - z') - \sin(\delta(y - z') \cdot \cos(2\alpha(y - z')))) & \text{if } z' < y \le H \\ 0 \cdot psf & \text{if } y > H \end{cases}$$

$P_{surch}(y) := p_s(y)$

Total Surcharge Load:

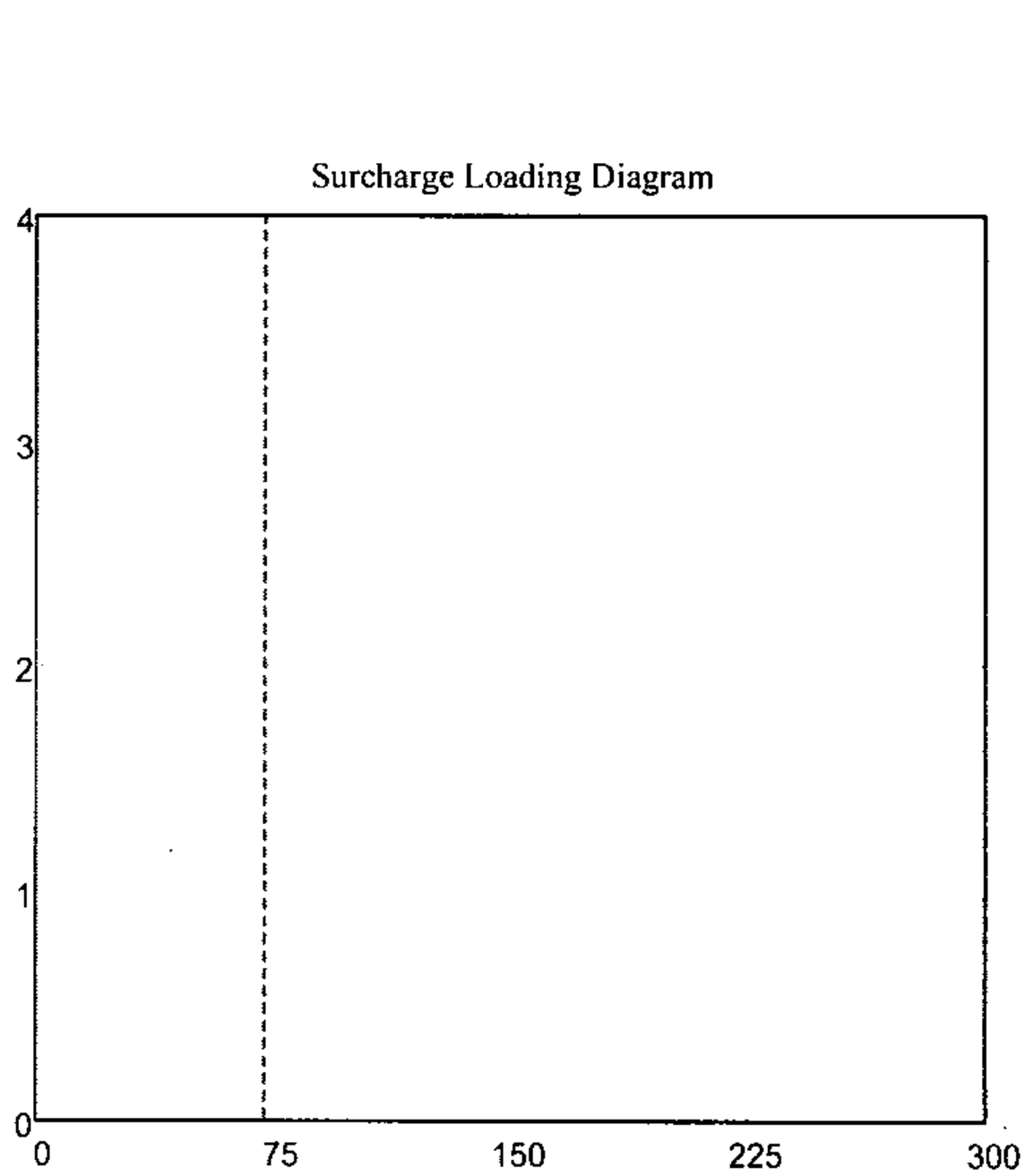
$$P_b := \int_{0 \cdot ft}^{H} p_s(y)\, dy$$

$P_b = 0 \cdot plf$

Centriod measured from grade:

$$R := \frac{\int_{0 \cdot ft}^{H} p_s(y) \cdot (H - y)\, dy}{P_b}$$

$R = 0$



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CALCULATE REQUIRED TOE DEPTH:
(Assume trial values for z and D and solve)

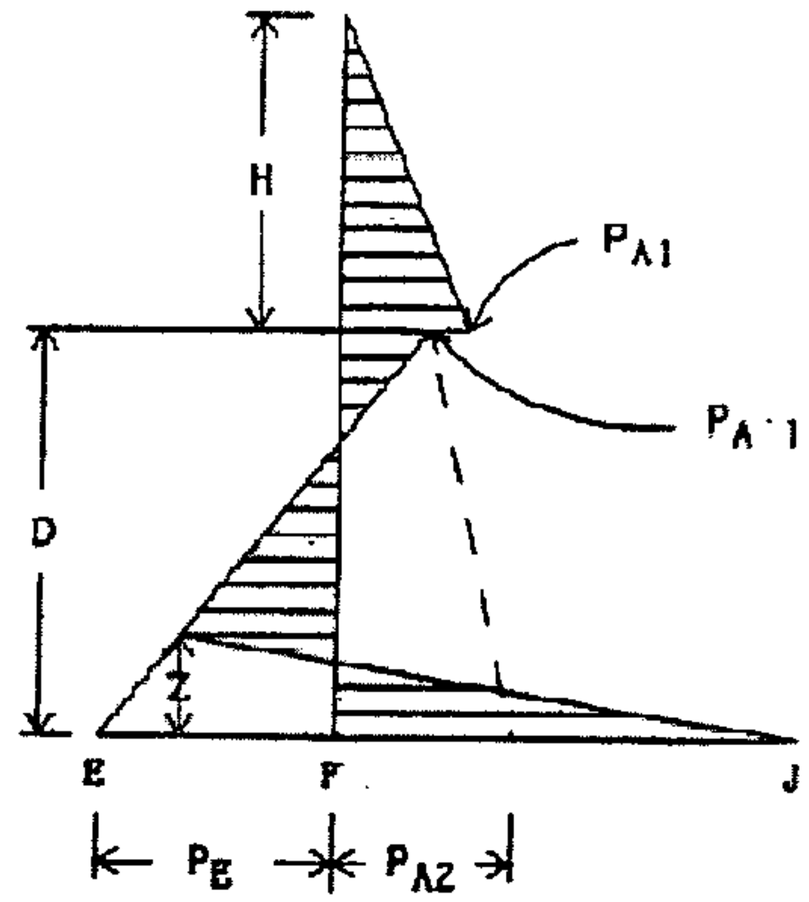
$z := 6 \cdot ft$ ✓ $D := 20 \cdot ft$

$O = 0.21\,ft$

$P_A(H) = 80 \cdot psf$

$f \cdot P_A(H) = 40 \cdot psf$

Given



Summing forces horizontally:

$$\frac{P_J(H+D)\cdot\left(z-\frac{-P_E(H+D-z)}{m_J(z,D)}\right)}{2}+\int_0^{\frac{-P_E(H+D-z)}{m_J(z,D)}}\left(P_E(H+D-z)+m_J(z,D)\cdot y\right)dy+\int_{H+O}^{H+D-z}P_E(y)\,dy\ldots=0\cdot\frac{lb}{ft}$$

$$+\int_H^{H+O}P_E(y)\,dy+\int_0^H P_A(y)\,dy+\int_0^H P_s(y)\,dy+\int_0^H P_{eq}(y)\,dy+P_b+\frac{P_H}{x_{sb}}$$

Summing moments about soldier beam toe:

$$\left[\begin{aligned}&\frac{P_J(H+D)\cdot\left(z-\frac{-P_E(H+D-z)}{m_J(z,D)}\right)^2}{6}+\int_0^{\frac{-P_E(H+D-z)}{m_J(z,D)}}\left(P_E(H+D-z)+m_J(z,D)\cdot y\right)\cdot(z-y)\,dy\ldots\\&+\int_{H+O}^{H+D-z}P_E(y)\cdot(H+D-y)\,dy+\int_H^{H+O}P_E(y)\cdot(H+D-y)\,dy+\int_0^H P_A(y)\cdot(H+D-y)\,dy\ldots\\&+\int_0^H P_s(y)\cdot(H+D-y)\,dy+\int_0^H(H+D-y)\cdot P_{eq}(y)\,dy+P_b\cdot(D+R)+\frac{P_H}{x_{sb}}\cdot\left(H+D-x_H\right)+M_O\end{aligned}\right]=0\cdot lb\cdot\frac{ft}{ft}$$

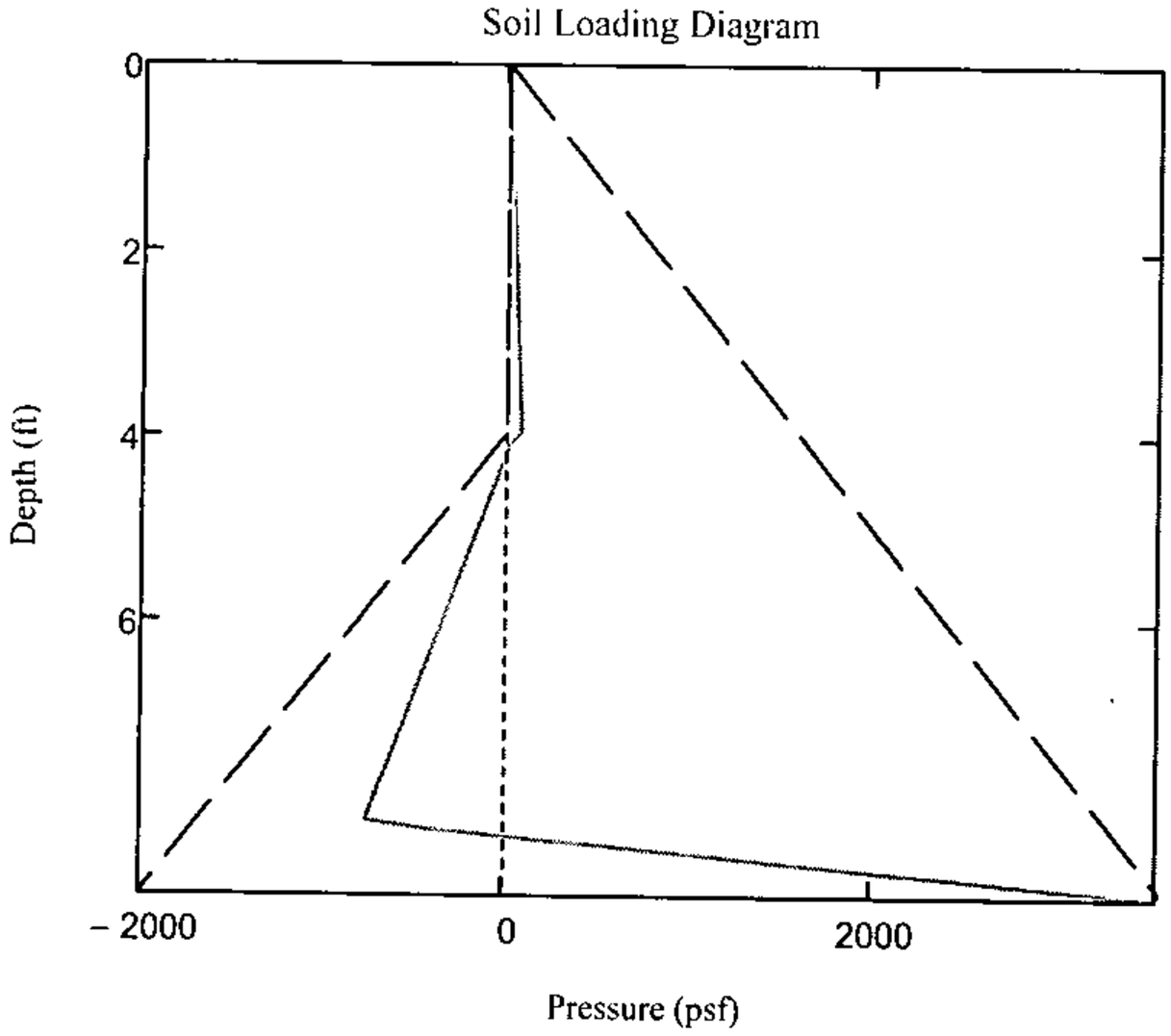
$z > 0 \cdot ft$

$$\begin{pmatrix} z \\ D \end{pmatrix} := Find(z, D)$$

$z = 0.8 \cdot ft$
$D = 5 \cdot ft$ ✓

cant h=4 ft sb 1, 47 (R2).xmcd

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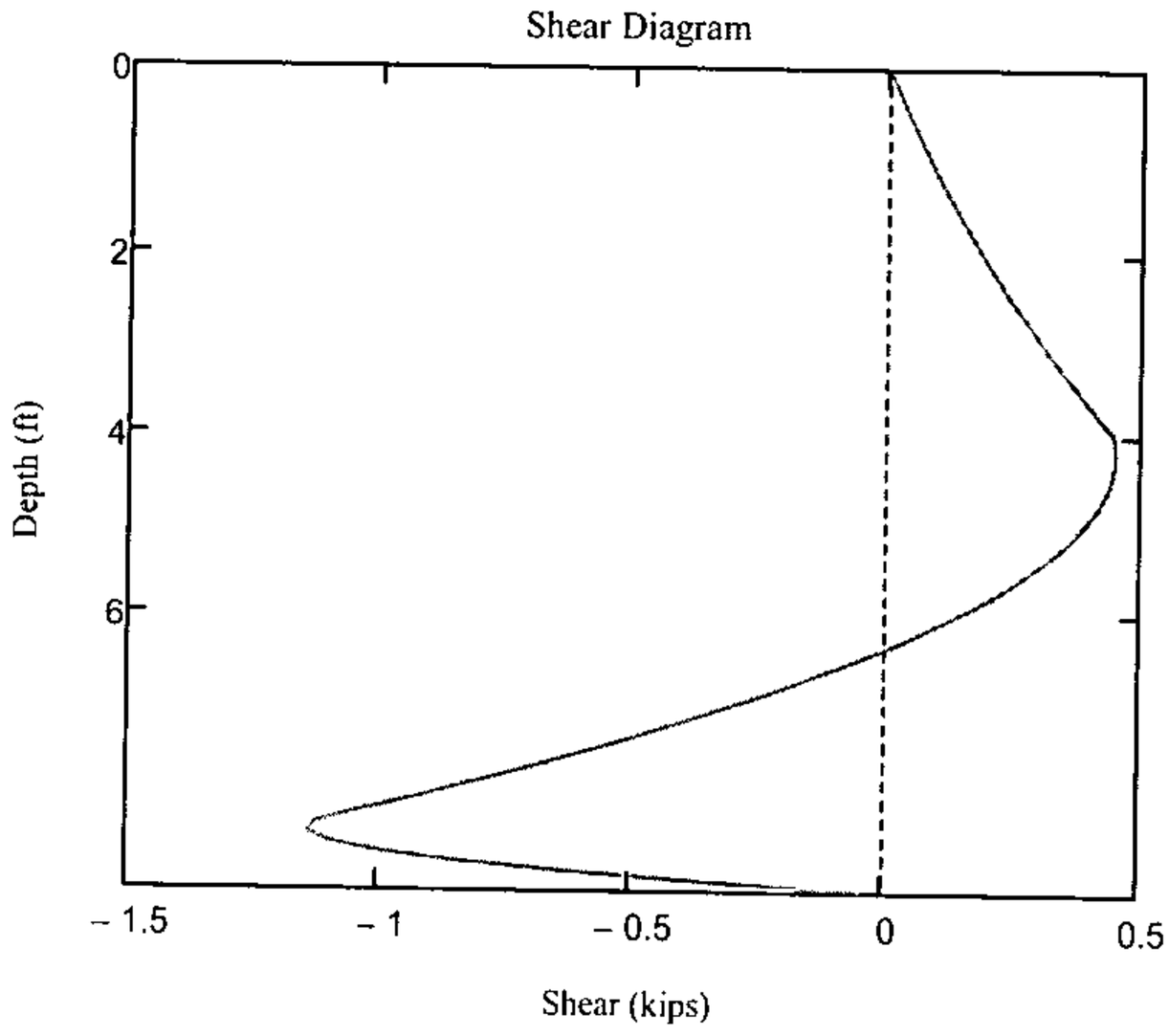
SOIL PRESSURES

$P_A(H) = 80 \cdot psf$

$f \cdot P_A(H + D) = 90 \cdot psf$

$P_E(H + D) = -912 \cdot psf$

$P_J(H + D) = 3555 \cdot psf$



Distance to Zero Shear (From Top of Pile)

$\tau :=$ | $\varepsilon \leftarrow H$
| $\tau \leftarrow V(\varepsilon)$
| while $\tau > 0$
| | $\varepsilon \leftarrow \varepsilon + 0.10 \cdot ft$
| | $\tau \leftarrow V(\varepsilon)$
| return ε

$\tau = 6.4\,ft$

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Soldier Beam Moment:

$$M(y) := \int_0^y V(y)\,dy + M_O$$ = Soldier Beam Bending Moment

Required Modulus

$$M_{max} := \max\left(\begin{pmatrix} M(\tau)\cdot x_{sb} \\ |M_O\cdot x_{sb}| \end{pmatrix}\right)$$

Required Section Modulus: $Z_r := \frac{M_{max}}{F_b}$ Plastic modulus, $L_b \le L_p$ $Z_r = 1.9\cdot in^3$

$F_b = 40\cdot ksi$

Beam = "W12 x 26"

$A = 7.65\cdot in^2$ $b_f = 6.49\cdot in$ $Z_x = 37.2\cdot in^3$ $r_x = 5.17\cdot in$ *Minor axis continuously braced*

$d = 12.2\cdot in$ $t_f = 0.38\cdot in$ $I_x = 204\cdot in^4$ $L := \tau$ $K := 1$ $F_e := \frac{\pi^2\cdot E}{\left(\frac{K\cdot L}{r_x}\right)^2}$

$t_w = 0.23\cdot in$ $k = 0.68\cdot in$ $S_x = 33.4\cdot in^3$ $\frac{K\cdot L}{r_x} = 14.9$ $4.71\cdot\sqrt{\frac{E}{F_y}} = 113.4$

Check Axial Stresses: $\lambda := \frac{F_y}{F_e}$

$$F_{cr} := \begin{cases} 0.658^{\lambda}\cdot F_y & \text{if } \frac{K\cdot L}{r_x} \le 4.71\cdot\sqrt{\frac{E}{F_y}} \\ 0.877\cdot F_e & \text{otherwise} \end{cases}$$ = Nominal compressive stress - AISC E.3-2 & E3-3

$P_c := \frac{F_{cr}\cdot A}{\Omega}$ = Allowable compressive force - AISC E.3-1

$M_a := Z_x\cdot F_b$ = Allowable moment - AISC F.2-1

Combined Axial & Bending:

$$\text{Unity} := \begin{cases} \frac{P_r}{P_c} + \frac{8}{9}\cdot\left(\frac{M_{max}}{M_a}\right) & \text{if } \frac{P_r}{P_c} \ge 0.2 \\ \frac{P_r}{2P_c} + \frac{M_{max}}{M_a} & \text{otherwise} \end{cases}$$ = AISC H1-1a & H1-1b

Unity = 0.05

$M_a = 123.4\cdot kip\cdot ft$
$M_{max} = 6.2\cdot kip\cdot ft$

Check := if(Unity ≤ 1.00, "Ok!", "No Good")

Check = "Ok!"

cant h=4 ft sb 1, 47 (R2).xmcd

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CHECK DEFLECTION:

Beam = "W12 x 26"

$P_1 := \int_0^H P_A(y)\,dy$ = Total active soil load

$P_4 := \int_0^H P_s(y)\,dy$ = Total uniform surcharge load

$P_b = 0 \cdot plf$ = Total Boussinesq surcharge load

$P_8 := \int_0^H P_{eq}(y)\,dy$ = Total seismic surcharge load

$L := H + \frac{D}{3}$ = Effective length of soldier beam for calculating deflection

$$y_{surch} := \frac{\int_0^H y \cdot P_s(y)\,dy}{\int_0^H P_s(y)\,dy}$$ = Centriod of uniform surcharge (From top of excavation)

$y_{surch} = 2\,ft$

$R = 0$ = Centriod of Boussinesq surcharge (From bottom of excavation)

$b_{Bouss} := \frac{D}{3} + R$ = Distance from bottom of soldier beam to centriod of Boussinesq

$a_{surch} := y_{surch}$ = Distance from top of soldier beam to centriod of uniform surcharge

$b_{surch} := L - y_{surch}$ = Distance from bottom of soldier beam to centriod of uniform surcharge

$$\Delta_{max} := \frac{P_1 \cdot x_{sb} \cdot L^3}{15 \cdot E \cdot I_x} + \frac{P_4 \cdot x_{sb} \cdot b_{surch}^2}{6 \cdot E \cdot I_x} \cdot (3 \cdot L - b_{surch}) + \frac{P_b \cdot x_{sb} \cdot b_{Bouss}^2}{6 \cdot E \cdot I_x} \cdot (3 \cdot L - b_{Bouss})$$

$\Delta_{max} = 0.01 \cdot in$ = Maximum lateral displacement

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GLOBAL STABLITY

FS := 1.30 = Minimum factor of safety for temporary shoring

Lateral embedment initial guess

Dh := Round(1.00·D, 0.5ft) + 1·ft

Slidding Forces: $F_s := V(H + O) + \int_{O_2}^{H+Dh} P_{soil}(x)\,dx$

Resisting Forces: $F_R := \int_{H+O}^{O_2} P_{soil}(x)\,dx$

$F_s = 1.69 \cdot klf$
$F_R = -2.46 \cdot klf$

Overturning Moments:

$$M_o := \int_0^H (Dh + H - y)\cdot P_A(y)\,dy + \int_0^H (Dh + H - y)\cdot P_s(y)\,dy + \int_0^H (Dh + H - y)\cdot p_s(y)\,dy + \int_0^H (Dh + H - y)\cdot P_{eq}(y)\,dy \ldots$$
$$+ \int_H^{H+O} P_E(y)\,dy\cdot\left(Dh - \frac{O}{3}\right) + \int_{O_2}^{H+Dh} P_{soil}(y)\,dy\cdot\frac{H + Dh - O_2}{3} + M_O + \frac{P_H}{x_{sb}}\cdot(Dh + H - x_H)$$

Resisting Moments:

$$M_R := \int_{H+O}^{O_2} (H + Dh - y)\cdot P_{soil}(y)\,dy$$

$M_o = 3.8\cdot\frac{kip\cdot ft}{ft}$
$M_R = -5.9\cdot\frac{kip\cdot ft}{ft}$

FACTOR OF SAFETY:

Slidding := if$\left(FS \le \frac{|F_R|}{F_s}, \text{"Ok"}, \text{"No Good: Increase Dh"}\right)$ Slidding = "Ok" $\frac{|F_R|}{F_s} = 1.46$

Overturning := if$\left(FS \le \frac{|M_R|}{M_o}, \text{"Ok"}, \text{"No Good: Increase Dh"}\right)$ Overturning = "Ok" $\frac{|M_R|}{M_o} = 1.57$

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Check toe depth for vertical load:

$$Dv := Floor\left(\frac{P_r - \pi \cdot \frac{d_{shaft}^{2}}{4} \cdot q_b}{\pi \cdot d_{shaft} \cdot fs} \cdot 1.3, ft\right) + 0 \cdot ft$$

$Dv = 0 \cdot ft$

Selected toe depth Dtoe:

$Dtoe := if(Dh \geq Dv, Dh, Dv)$

$Dtoe = 6 \cdot ft$

DESIGN SUMMARY:

Sb_Number = "1, 47"

Beam = "W12 x 26" = Selected Soldier Beam

$H = 4 \cdot ft$ = Height of Shoring

$Dtoe = 6 \cdot ft$ = Toe Embedment Depth

$H + Dtoe = 10\,ft$ = Total Length of Soldier Beam

$Z_r = 1.9 \cdot in^3$ = Required Modulus

$d_{shaft} = 24 \cdot in$ = Effective Diameter of Toe Shaft

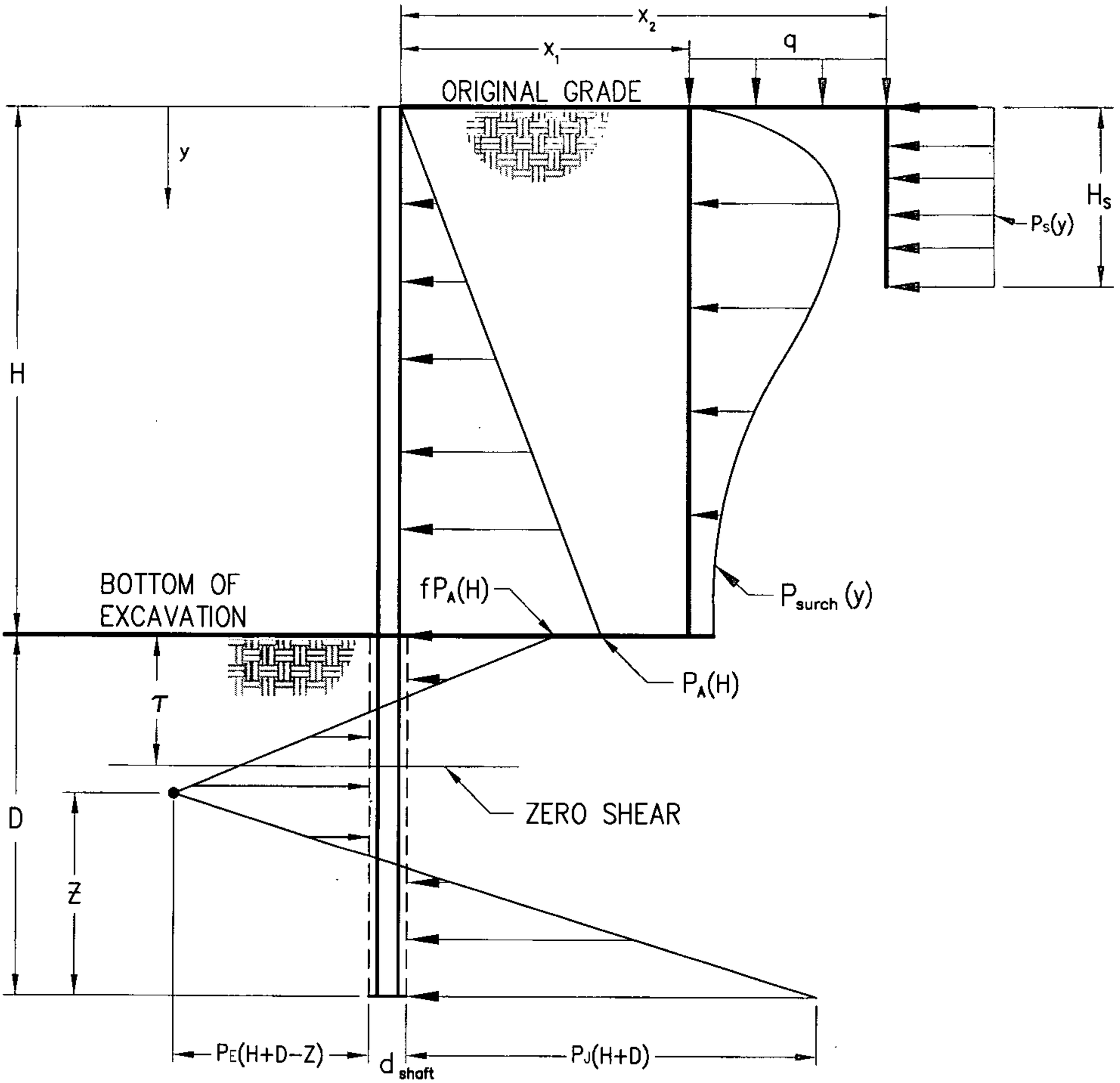
$x_{sb} = 4\,ft$ = Maximum Soldier Beam Spacing

$\Delta_{max} = 0.01 \cdot in$ = Maximum Theoretical Lateral Displacement

SECTION 3

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Name	Date	Job No	Sheet 12 of
RPR	09/11/2012	12-126	
Checked By	Client	United American Properties	
Job Description	Cabot Career Lofts		



LOADING DIAGRAM FOR CANTILEVERED SHORING SYSTEM NO HYDROSTATIC PRESSURE

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Cantilever Design

Sb_Number := "2"

Wall Geometry

$H := 5 \cdot ft + 1 \cdot ft$ = Height of shoring system - *1'-0" grading allowance included*

$H_s := 0 \cdot ft$ = Height of retained slope (As applicable)

$x_{sb} := 8ft$ = Soldier beam center to center spacing

$d_{shaft} := 24 \cdot in$ = Effective shaft diameter

Soil Parameters

$c := 0 \cdot psf$ = Soil cohesion (Active pressure)

$c' := 0 \cdot psf$ = Soil cohesion (Passive pressure)

$\gamma_s := 125 \cdot pcf$ = Unit weight of soil

$P_a := 20 \cdot pcf$ = Active pressure (Neglecting soil cohesion)

$P_{p_1} := 400 \cdot pcf$ = Allowable Passive pressure from **top of temporary 1-1 to 2'-6" below B.O.E**

$z_1 := 10 \cdot ft$ = Distance from top of slope to 2'-6" below bottom of excavation

$P_{p_2} := 800 \cdot pcf$ = Allowable passive pressure below 2'-6" BOE depth

Bouyant soil properties (As applicable)

$\gamma_w := 62.4 \cdot pcf$ = Unit weight of water

$\rho_\gamma :=$ "N/A" = Distance below subgrade (B.O.W.) to standing water table

$$P_{p\rho'} := \begin{cases} P_p & \text{if } \rho_\gamma = \text{"N/A"} \\ \frac{P_p}{\gamma_s} \cdot (\gamma_s - \gamma_w) & \text{otherwise} \end{cases}$$ = Bouyant Passive Earth Pressure

$$P_{a\rho'} := \begin{cases} P_a & \text{if } \rho_\gamma = \text{"N/A"} \\ \frac{P_a}{\gamma_s} \cdot (\gamma_s - \gamma_w) & \text{otherwise} \end{cases}$$ = Bouyant Active Earth Pressure

Submerged Soil Pressures (As Applicable)

$$P_{p\rho'} = \begin{pmatrix} 400 \\ 800 \end{pmatrix} \cdot pcf$$

$P_{a\rho'} = 20 \cdot pcf$

cant h=6 ft sb 2 (R1).xmcd

Soil Parameters (Continued)

$I := 1$ = Isolated pole factor (Soil arching)

$f := \min\left(\left(\frac{I \cdot d_{shaft}}{x_{sb}}\right) \quad 1\right)$ = Arching ratio

$f = 0.25$

$P_{a'} := \frac{P_a \cdot H - 2 \cdot c \cdot \sqrt{\frac{P_a}{\gamma_s}}}{H}$ = Active soil pressure ordinate per foot of depth below grade (Accounting for soil cohesion)

$P_{a'} = 20 \cdot pcf$

$P_{p'} := \frac{P_p \cdot d_{trial} + 2 \cdot c' \cdot \sqrt{\frac{P_{pp'}}{\gamma_s}}}{d_{trial}}$ = Passive soil pressure ordinate per foot of depth below grade (Accounting for soil cohesion)

$P_{p'} = \begin{pmatrix} 400 \\ 800 \end{pmatrix} \cdot pcf$

$q_b := 0 \cdot psf$ = Allowable soil bearing for soldier beam toe

$fs := 600 \cdot psf$ = Allowable soil friction

Steel Parameters

$F_y := 50 \cdot ksi$ = Steel yield stress (Grade 50)

$E := 29000 \cdot ksi$ = Elastic modulus of steel

$OS := 1.33$ = Temporary overstress for short duration loading

$\Omega := 1.67$ = Allowable strength safety factor - ASD, AISC F.1 & E1

$F_b := \frac{F_y \cdot OS}{\Omega}$ = Allowable flexural stress at fully braced maximum moment location - AISC F2-1

$F_b = 40 \cdot ksi$

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Uniform Surcharge Loading

$y := 0 \cdot ft, 0.01 \cdot ft .. H$

$P_{full} := 72 \cdot psf$ = Surcharge pressure full height - ***Minimum Surcharge***

$P_{par} := 0 \cdot psf$ = Surcharge pressure partial height

$H_{par} := 0 \cdot ft$ = Height of partial surcharge pressure

$$P_s(y) := \begin{cases} P_{par} + P_{full} & \text{if } y \le H_{par} \\ P_{full} & \text{if } H_{par} < y \le H \\ 0 \cdot psf & \text{if } y > H \end{cases}$$ = Surcharge pressure as a function of depth

ECCENTRIC & VARIABLE POINT LOADING

$e := 0 \cdot in$ = Eccentricity of axial load

$P_r := 0 \cdot kip$ = Resultant axial load

$M_O := \frac{P_r \cdot e}{x_{sb}}$ = Moment due to eccentric axial load

$M_O = 0 \cdot kip \cdot \frac{ft}{ft}$

$P_H := 0 \cdot kip$ = Lateral point load

$x_H := 0 \cdot ft$ = Distance to lateral point load from top grade (T.O.W.)

Seismic Lateral Load (Not Applicable)

$P_{eq} := 0 \cdot pcf$ = Seismic equivalent fluid pressure

$P_{seis} := P_{eq} \cdot H$

$P_{seis} = 0 \cdot psf$ = Maximum seismic surcharge pressure at grade

$$P_{eq}(y) := \begin{cases} P_{seis} - \frac{P_{seis}}{H} \cdot y & \text{if } y \le H \\ 0 & \text{if } y > H \end{cases}$$ = Inverted triangular distribution

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Boussinesq Surcharge Analysis

$q := 0 \cdot ksf$ = Strip load intensity

$z' := 0 \cdot ft$ = Distance from grade to application of strip load

$x_1 := 0 \cdot ft$ = Distance to closest edge of strip load

$x_2 := x_1 + 0 \cdot ft$ = Distance to furthest edge of strip load

$K := 1$ = Rigidity coefficient for relative yielding K = 1.00 (Rigid)
K = 0.75 (Semi-Rigid)
K = 0.50 (Flexible)

$\theta_1(y) := \operatorname{atan}\left(\frac{x_1}{y}\right)$ $\theta_2(y) := \operatorname{atan}\left(\frac{x_2}{y}\right)$

$\delta(y) := \theta_2(y) - \theta_1(y)$ $\alpha(y) := \theta_1(y) + \frac{\delta(y)}{2}$

$$p_s(y) := \begin{cases} 0 \cdot psf & \text{if } 0 \le y \le z' \\ \frac{2 \cdot q \cdot K}{\pi} \cdot (\delta(y - z') - \sin(\delta(y - z') \cdot \cos(2\alpha(y - z')))) & \text{if } z' < y \le H \\ 0 \cdot psf & \text{if } y > H \end{cases}$$

$P_{surch}(y) := p_s(y)$

Total Surcharge Load:

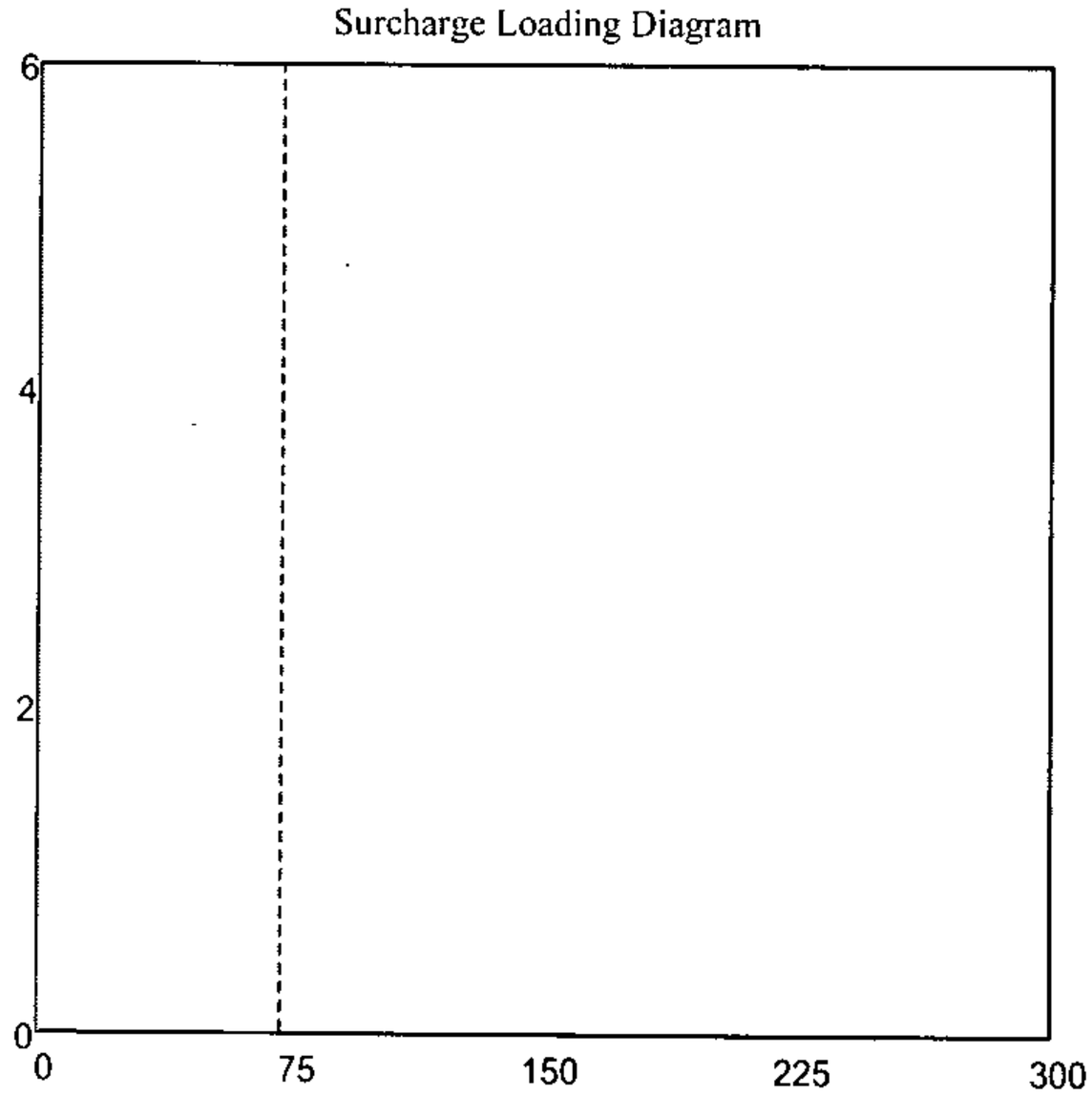
$$P_b := \int_{0 \cdot ft}^{H} p_s(y)\, dy$$

$P_b = 0 \cdot plf$

Centriod measured from grade:

$$R := \frac{\int_{0 \cdot ft}^{H} p_s(y) \cdot (H - y)\, dy}{P_b}$$

$R = 0$



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CALCULATE REQUIRED TOE DEPTH:
(Assume trial values for z and D and solve)

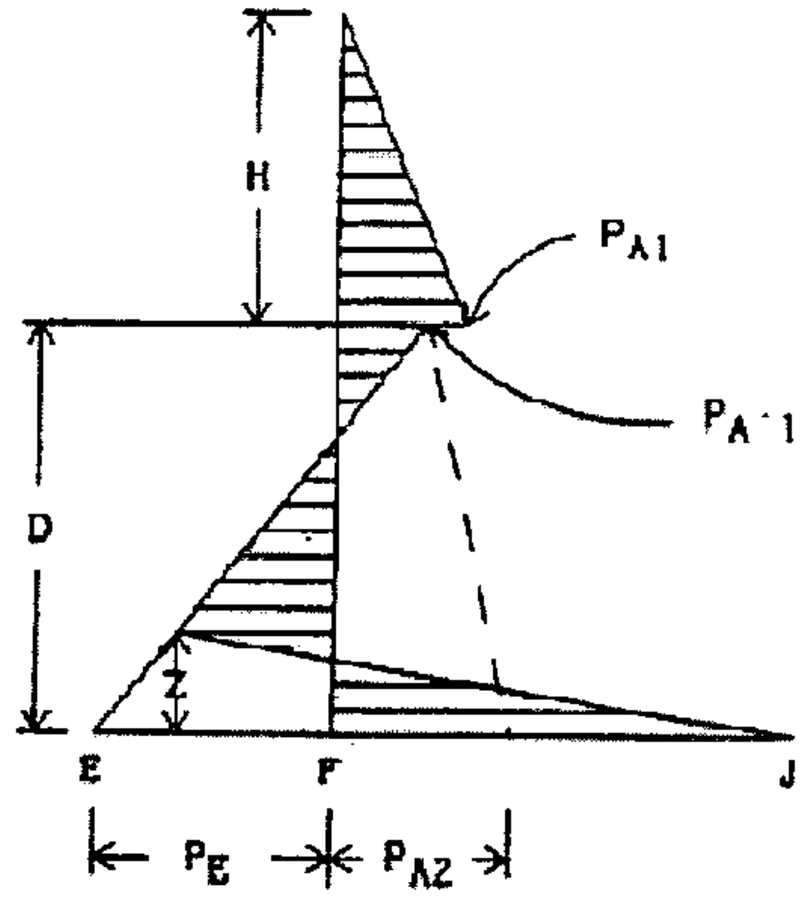
$z := 6 \cdot ft$ $D := 20 \cdot ft$

$O = 0.32\,ft$

$P_A(H) = 120 \cdot psf$

$f \cdot P_A(H) = 30 \cdot psf$

Given



Summing forces horizontally:

$$\frac{P_J(H+D)\cdot\left(z-\frac{-P_E(H+D-z)}{m_J(z,D)}\right)}{2}+\int_0^{\frac{-P_E(H+D-z)}{m_J(z,D)}}\left(P_E(H+D-z)+m_J(z,D)\cdot y\right)dy+\int_{H+O}^{H+D-z}P_E(y)\,dy\ldots=0\cdot\frac{lb}{ft}$$

$$+\int_H^{H+O}P_E(y)\,dy+\int_0^{H}P_A(y)\,dy+\int_0^{H}P_s(y)\,dy+\int_0^{H}P_{eq}(y)\,dy+P_b+\frac{P_H}{x_{sb}}$$

Summing moments about soldier beam toe:

$$\left[\frac{P_J(H+D)\cdot\left(z-\frac{-P_E(H+D-z)}{m_J(z,D)}\right)^2}{6}+\int_0^{\frac{-P_E(H+D-z)}{m_J(z,D)}}\left(P_E(H+D-z)+m_J(z,D)\cdot y\right)\cdot(z-y)\,dy\ldots\right]=0\cdot lb\cdot\frac{ft}{ft}$$

$$+\int_{H+O}^{H+D-z}P_E(y)\cdot(H+D-y)\,dy+\int_H^{H+O}P_E(y)\cdot(H+D-y)\,dy+\int_0^{H}P_A(y)\cdot(H+D-y)\,dy\ldots$$

$$+\int_0^{H}P_s(y)\cdot(H+D-y)\,dy+\int_0^{H}(H+D-y)\cdot P_{eq}(y)\,dy+P_b\cdot(D+R)+\frac{P_H}{x_{sb}}\cdot\left(H+D-x_H\right)+M_O$$

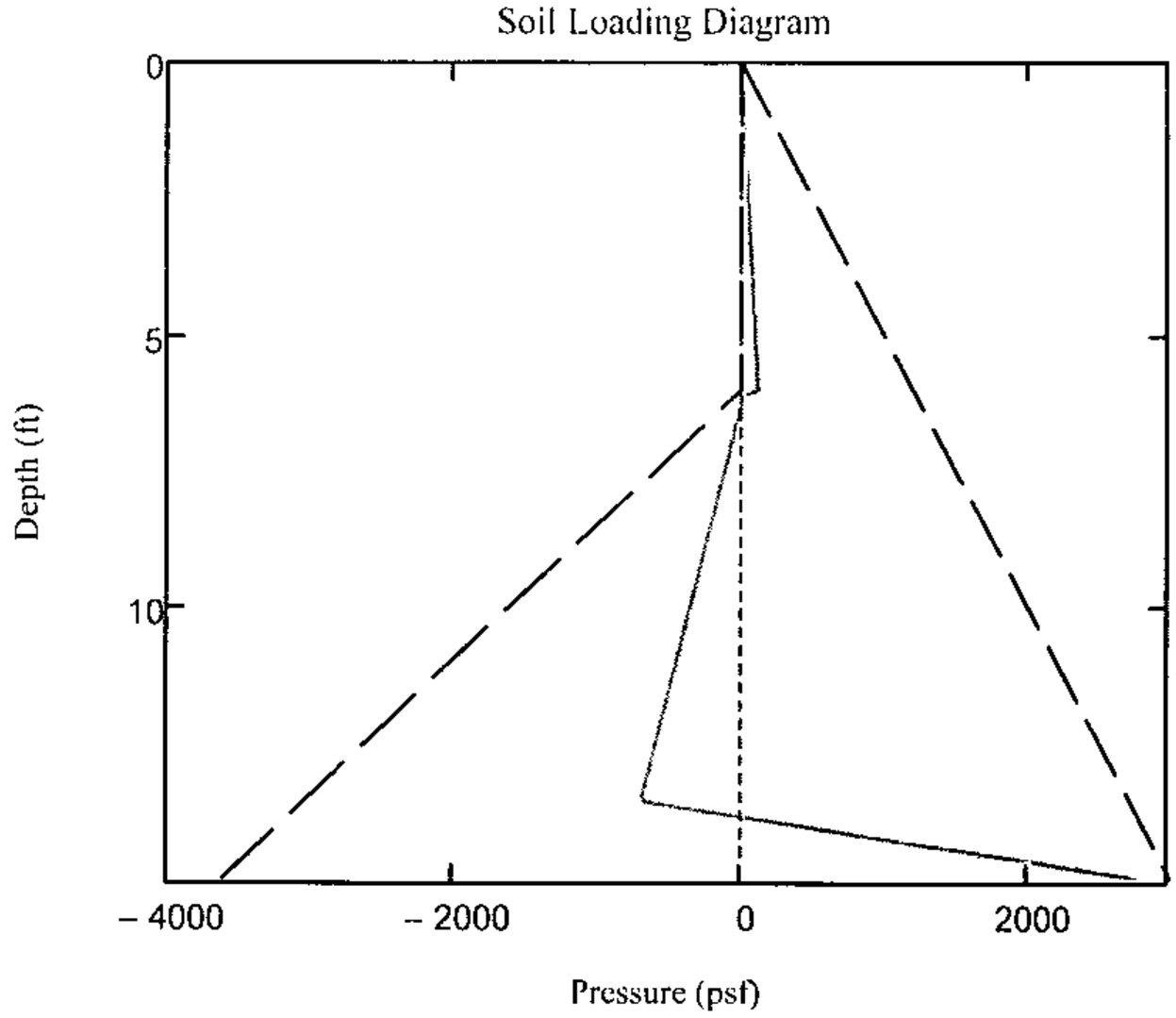
$z > 0 \cdot ft$

$$\begin{pmatrix} z \\ D \end{pmatrix} := Find(z, D)$$

$z = 1.5 \cdot ft$ ✓
$D = 9.1 \cdot ft$ ✓

cant h=6 ft sb 2 (R1).xmcd

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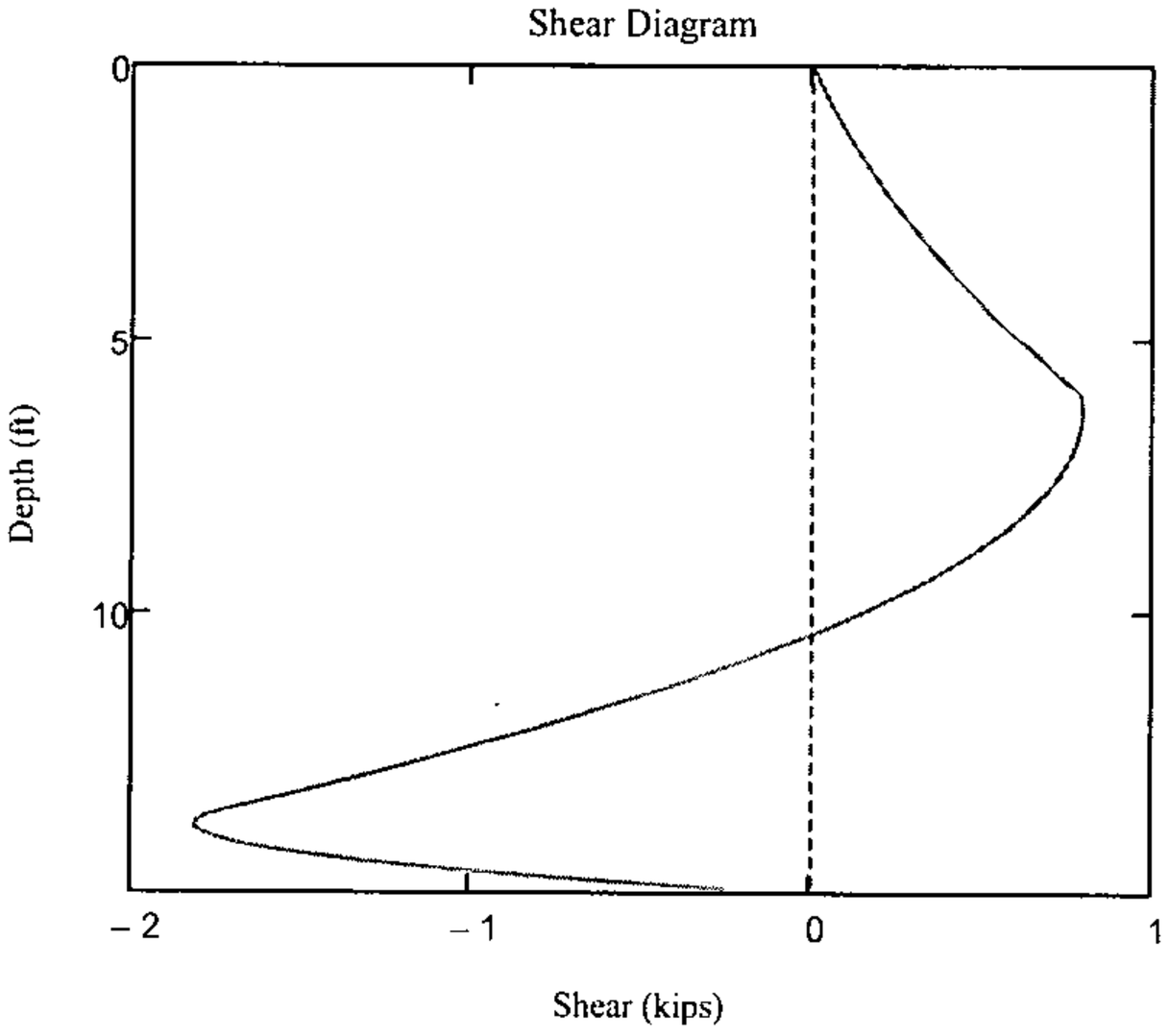
SOIL PRESSURES

$P_A(H) = 120 \cdot psf$

$f \cdot P_A(H + D) = 75 \cdot psf$

$P_E(H + D) = -833 \cdot psf$

$P_J(H + D) = 2972 \cdot psf$



Distance to Zero Shear (From Top of Pile)

$\tau :=$ | $\epsilon \leftarrow H$
| $\tau \leftarrow V(\epsilon)$
| while $\tau > 0$
| | $\epsilon \leftarrow \epsilon + 0.10 \cdot ft$
| | $\tau \leftarrow V(\epsilon)$
| return ϵ

$\tau = 10.5 ft$

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Soldier Beam Moment:

$$M(y) := \int_0^y V(y)\,dy + M_O$$ = Soldier Beam Bending Moment

Required Modulus

$$M_{max} := \max\left(\begin{pmatrix} M(\tau)\cdot x_{sb} \\ \left|M_O\cdot x_{sb}\right| \end{pmatrix}\right)$$

Required Section Modulus: $Z_r := \frac{M_{max}}{F_b}$ Plastic modulus, $L_b \le L_p$ $Z_r = 10.7\cdot in^3$

$F_b = 40\cdot ksi$

Beam ≡ "W12 x 26"

$A = 7.65\cdot in^2$	$b_f = 6.49\cdot in$	$Z_x = 37.2\cdot in^3$	$r_x = 5.17\cdot in$	*Minor axis continuously braced*
$d = 12.2\cdot in$	$t_f = 0.38\cdot in$	$I_x = 204\cdot in^4$	$L := \tau$	$K := 1$
$t_w = 0.23\cdot in$	$k = 0.68\cdot in$	$S_x = 33.4\cdot in^3$	$\frac{K\cdot L}{r_x} = 24.4$	$4.71\cdot\sqrt{\frac{E}{F_y}} = 113.4$

$$F_e := \frac{\pi^2\cdot E}{\left(\frac{K\cdot L}{r_x}\right)^2}$$

Check Axial Stresses: $\lambda := \frac{F_y}{F_e}$

$$F_{cr} := \begin{cases} 0.658^{\lambda}\cdot F_y & \text{if } \frac{K\cdot L}{r_x} \le 4.71\cdot\sqrt{\frac{E}{F_y}} \\ 0.877\cdot F_e & \text{otherwise} \end{cases}$$ = Nominal compressive stress - AISC E.3-2 & E3-3

$$P_c := \frac{F_{cr}\cdot A}{\Omega}$$ = Allowable compressive force - AISC E.3-1

$M_a := Z_x\cdot F_b$ = Allowable moment - AISC F.2-1

Combined Axial & Bending:

$$\text{Unity} := \begin{cases} \frac{P_r}{P_c} + \frac{8}{9}\cdot\left(\frac{M_{max}}{M_a}\right) & \text{if } \frac{P_r}{P_c} \ge 0.2 \\ \frac{P_r}{2P_c} + \frac{M_{max}}{M_a} & \text{otherwise} \end{cases}$$ = AISC H1-1a & H1-1b

Unity = 0.29

$M_a = 123.4\cdot kip\cdot ft$
$M_{max} = 35.5\cdot kip\cdot ft$

Check := if(Unity ≤ 1.00, "Ok!", "No Good")

Check = "Ok!"

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CHECK DEFLECTION:

Beam = "W12 x 26"

$P_1 := \int_0^H P_A(y)\,dy$ = Total active soil load

$P_4 := \int_0^H P_s(y)\,dy$ = Total uniform surcharge load

$P_b = 0 \cdot plf$ = Total Boussinesq surcharge load

$P_8 := \int_0^H P_{eq}(y)\,dy$ = Total seismic surcharge load

$L := H + \frac{D}{3}$ = Effective length of soldier beam for calculating deflection

$$y_{surch} := \frac{\int_0^H y \cdot P_s(y)\,dy}{\int_0^H P_s(y)\,dy}$$ = Centriod of uniform surcharge (From top of excavation)

$y_{surch} = 3\,ft$

$R = 0$ = Centriod of Boussinesq surcharge (From bottom of excavation)

$b_{Bouss} := \frac{D}{3} + R$ = Distance from bottom of soldier beam to centriod of Boussinesq

$a_{surch} := y_{surch}$ = Distance from top of soldier beam to centriod of uniform surcharge

$b_{surch} := L - y_{surch}$ = Distance from bottom of soldier beam to centriod of uniform surcharge

$$\Delta_{max} := \frac{P_1 \cdot x_{sb} \cdot L^3}{15 \cdot E \cdot I_x} + \frac{P_4 \cdot x_{sb} \cdot b_{surch}^2}{6 \cdot E \cdot I_x} \cdot (3 \cdot L - b_{surch}) + \frac{P_b \cdot x_{sb} \cdot b_{Bouss}^2}{6 \cdot E \cdot I_x} \cdot (3 \cdot L - b_{Bouss})$$

$\Delta_{max} = 0.17 \cdot in$ = Maximum lateral displacement

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GLOBAL STABLITY

FS := 1.30 = Minimum factor of safety for temporary shoring

Lateral embedment initial guess

$Dh := Round(1.00 \cdot D, 0.5ft) + 1.5 \cdot ft$

Slidding Forces: $F_s := V(H + O) + \int_{O_2}^{H+Dh} P_{soil}(x)\, dx$

Resisting Forces: $F_R := \int_{H+O}^{O_2} P_{soil}(x)\, dx$

$F_s = 2.74 \cdot klf$
$F_R = -3.71 \cdot klf$

Overturning Moments:

$$M_o := \int_0^H (Dh + H - y) \cdot P_A(y)\, dy + \int_0^H (Dh + H - y) \cdot P_s(y)\, dy + \int_0^H (Dh + H - y) \cdot p_s(y)\, dy + \int_0^H (Dh + H - y) \cdot P_{eq}(y)\, dy \ldots + \int_H^{H+O} P_E(y)\, dy \cdot \left(Dh - \frac{O}{3}\right) + \int_{O_2}^{H+Dh} P_{soil}(y)\, dy \cdot \frac{H + Dh - O_2}{3} + M_O + \frac{P_H}{x_{sb}} \cdot (Dh + H - x_H)$$

Resisting Moments:

$$M_R := \int_{H+O}^{O_2} (H + Dh - y) \cdot P_{soil}(y)\, dy$$

$M_o = 11.2 \cdot \frac{kip \cdot ft}{ft}$
$M_R = -15.9 \cdot \frac{kip \cdot ft}{ft}$

FACTOR OF SAFETY:

$Slidding := if\left(FS \le \frac{|F_R|}{F_s}, \text{"Ok"}, \text{"No Good: Increase Dh"}\right)$ Slidding = "Ok" $\frac{|F_R|}{F_s} = 1.35$

$Overturning := if\left(FS \le \frac{|M_R|}{M_o}, \text{"Ok"}, \text{"No Good: Increase Dh"}\right)$ Overturning = "Ok" $\frac{|M_R|}{M_o} = 1.43$

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Check toe depth for vertical load:

$$Dv := Floor\left(\frac{P_r - \pi \cdot \frac{d_{shaft}^{\,2}}{4} \cdot q_b}{\pi \cdot d_{shaft} \cdot fs} \cdot 1.3, ft\right) + 0 \cdot ft$$

$Dv = 0 \cdot ft$

Selected toe depth Dtoe:

$Dtoe := if(Dh \geq Dv, Dh, Dv)$

$Dtoe = 10.5 \cdot ft$

DESIGN SUMMARY:

Sb_Number = "2"

Beam = "W12 x 26"	= Selected Soldier Beam
$H = 6 \cdot ft$	= Height of Shoring
$Dtoe = 10.5 \cdot ft$	= Toe Embedment Depth
$H + Dtoe = 16.5\,ft$	= Total Length of Soldier Beam
$Z_r = 10.7 \cdot in^3$	= Required Modulus
$d_{shaft} = 24 \cdot in$	= Effective Diameter of Toe Shaft
$x_{sb} = 8\,ft$	= Maximum Soldier Beam Spacing
$\Delta_{max} = 0.17 \cdot in$	= Maximum Theoretical Lateral Displacement

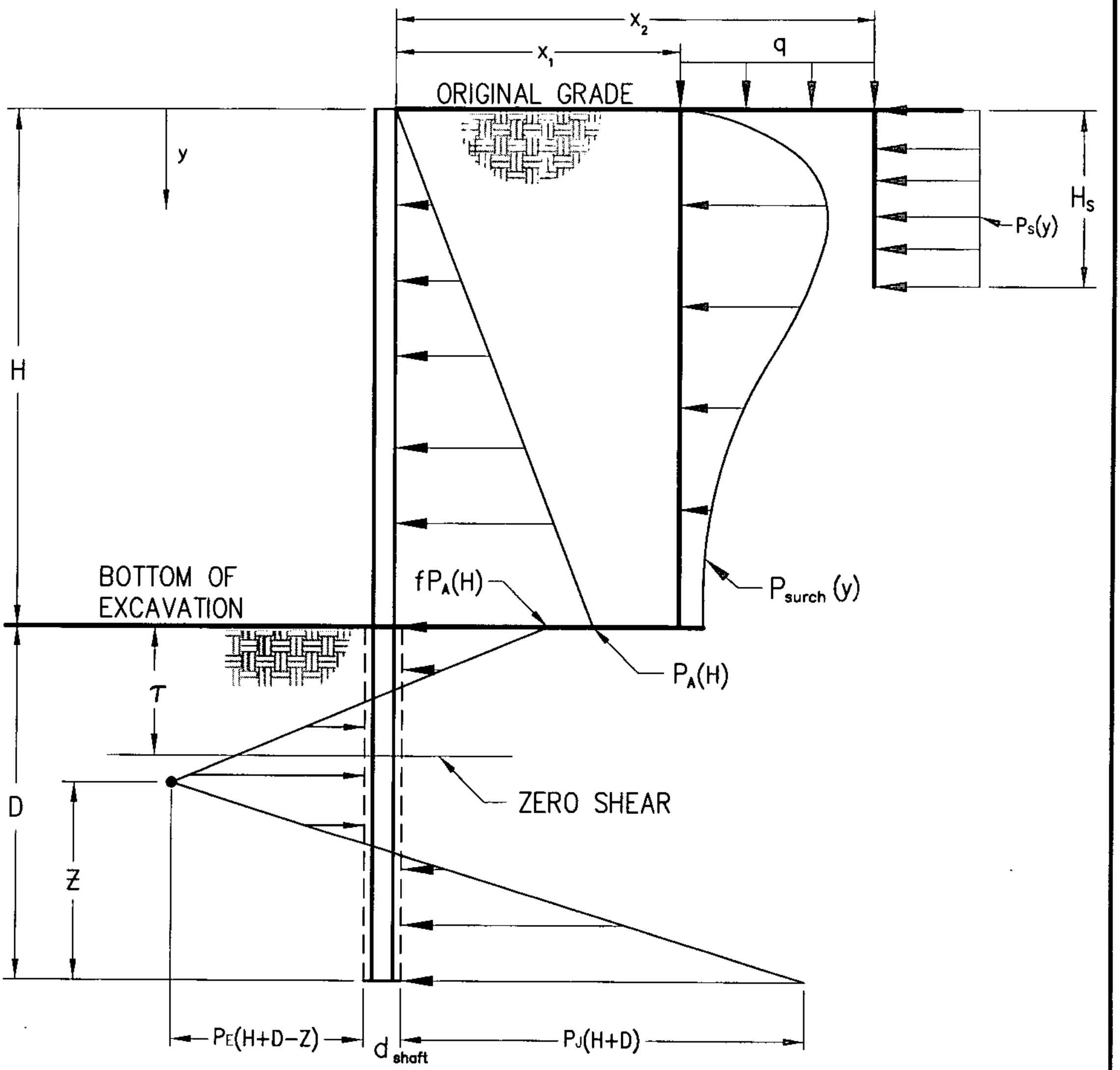
SECTION 4

EARTH SUPPORT SYSTEMS
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TEL (760) 929-2851 FAX (760) 929-2852

Name	Date	Job No	Sheet
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Checked By	Client
	United American Properties

Job Description: Cabot Career Lofts



LOADING DIAGRAM FOR CANTILEVERED SHORING SYSTEM NO HYDROSTATIC PRESSURE

Earth Support Systems, Inc.
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Carlsbad, CA 92008

Cantilever Design

Sb_Number := "3"

Wall Geometry

$H := 9 \cdot ft + 1 \cdot ft$ = Height of shoring system - *1'-0" grading allowance included*

$H_s := 0 \cdot ft$ = Height of retained slope (As applicable)

$x_{sb} := 8ft$ = Soldier beam center to center spacing

$d_{shaft} := 24 \cdot in$ = Effective shaft diameter

Soil Parameters

$c := 0 \cdot psf$ = Soil cohesion (Active pressure)

$c' := 0 \cdot psf$ = Soil cohesion (Passive pressure)

$\gamma_s := 125 \cdot pcf$ = Unit weight of soil

$P_a := 20 \cdot pcf$ = Active pressure (Neglecting soil cohesion)

$P_{p_1} := 400 \cdot pcf$ = Allowable Passive pressure from **top of temporary 1-1 to 2'-6" below B.O.E**

$z_1 := 16 \cdot ft$ = Distance from top of slope to 2'-6" below bottom of excavation

$P_{p_2} := 800 \cdot pcf$ = Allowable passive pressure below 2'-6" BOE depth

Bouyant soil properties (As applicable)

$\gamma_w := 62.4 \cdot pcf$ = Unit weight of water

$\rho_\gamma :=$ "N/A" = Distance below subgrade (B.O.W.) to standing water table

$$P_{p\rho'} := \begin{cases} P_p & \text{if } \rho_\gamma = \text{"N/A"} \\ \frac{P_p}{\gamma_s} \cdot (\gamma_s - \gamma_w) & \text{otherwise} \end{cases}$$ = Bouyant Passive Earth Pressure

$$P_{a\rho'} := \begin{cases} P_a & \text{if } \rho_\gamma = \text{"N/A"} \\ \frac{P_a}{\gamma_s} \cdot (\gamma_s - \gamma_w) & \text{otherwise} \end{cases}$$ = Bouyant Active Earth Pressure

Submerged Soil Pressures (As Applicable)

$$P_{p\rho'} = \begin{pmatrix} 400 \\ 800 \end{pmatrix} \cdot pcf$$

$P_{a\rho'} = 20 \cdot pcf$

cant h=10 ft sb 3 (R1).xmcd

Soil Parameters (Continued)

$I := 1$ = Isolated pole factor (Soil arching)

$f := \min\left(\left(\begin{array}{c} \frac{I \cdot d_{shaft}}{x_{sb}} \\ 1 \end{array}\right)\right)$ = Arching ratio

$f = 0.25$

$P_{a'} := \frac{P_a \cdot H - 2 \cdot c \cdot \sqrt{\frac{P_a}{\gamma_s}}}{H}$ = Active soil pressure ordinate per foot of depth below grade (Accounting for soil cohesion)

$P_{a'} = 20 \cdot pcf$

$P_{p'} := \frac{P_p \cdot d_{trial} + 2 \cdot c' \cdot \sqrt{\frac{P_{p\rho'}}{\gamma_s}}}{d_{trial}}$ = Passive soil pressure ordinate per foot of depth below grade (Accounting for soil cohesion)

$P_{p'} = \begin{pmatrix} 400 \\ 800 \end{pmatrix} \cdot pcf$

$q_b := 0 \cdot psf$ = Allowable soil bearing for soldier beam toe

$fs := 600 \cdot psf$ = Allowable soil friction

Steel Parameters

$F_y := 50 \cdot ksi$ = Steel yield stress (Grade 50)

$E := 29000 \cdot ksi$ = Elastic modulus of steel

$OS := 1.33$ = Temporary overstress for short duration loading

$\Omega := 1.67$ = Allowable strength safety factor - ASD, AISC F.1 & E1

$F_b := \frac{F_y \cdot OS}{\Omega}$ = Allowable flexural stress at fully braced maximum moment location - AISC F2-1

$F_b = 40 \cdot ksi$

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Uniform Surcharge Loading

$y := 0 \cdot ft, 0.01 \cdot ft .. H$

$P_{full} := 72 \cdot psf$ = Surcharge pressure full height

$P_{par} := 0 \cdot psf$ = Surcharge pressure partial height

$H_{par} := 0 \cdot ft$ = Height of partial surcharge pressure

$$P_s(y) := \begin{cases} P_{par} + P_{full} & \text{if } y \le H_{par} \\ P_{full} & \text{if } H_{par} < y \le H \\ 0 \cdot psf & \text{if } y > H \end{cases}$$ = Surcharge pressure as a function of depth

ECCENTRIC & VARIABLE POINT LOADING

$e := 0 \cdot in$ = Eccentricity of axial load

$P_r := 0 \cdot kip$ = Resultant axial load

$M_O := \frac{P_r \cdot e}{x_{sb}}$ = Moment due to eccentric axial load

$$M_O = 0 \cdot kip \cdot \frac{ft}{ft}$$

$P_H := 0 \cdot kip$ = Lateral point load

$x_H := 0 \cdot ft$ = Distance to lateral point load from top grade (T.O.W.)

Seismic Lateral Load (Not Applicable)

$P_{eq} := 0 \cdot pcf$ = Seismic equivalent fluid pressure

$P_{seis} := P_{eq} \cdot H$

$P_{seis} = 0 \cdot psf$ = Maximum seismic surcharge pressure at grade

$$P_{eq}(y) := \begin{cases} P_{seis} - \frac{P_{seis}}{H} \cdot y & \text{if } y \le H \\ 0 & \text{if } y > H \end{cases}$$ = Inverted triangular distribution

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Boussinesq Surcharge Analysis

$q := 0 \cdot ksf$ = Strip load intensity

$z' := 0 \cdot ft$ = Distance from grade to application of strip load

$x_1 := 0 \cdot ft$ = Distance to closest edge of strip load

$x_2 := x_1 + 0 \cdot ft$ = Distance to furthest edge of strip load

$K := 1$ = Rigidity coefficient for relative yielding K = 1.00 (Rigid)
K = 0.75 (Semi-Rigid)
K = 0.50 (Flexible)

$\theta_1(y) := \operatorname{atan}\left(\frac{x_1}{y}\right)$ $\theta_2(y) := \operatorname{atan}\left(\frac{x_2}{y}\right)$

$\delta(y) := \theta_2(y) - \theta_1(y)$ $\alpha(y) := \theta_1(y) + \frac{\delta(y)}{2}$

$$p_s(y) := \begin{cases} 0 \cdot psf & \text{if } 0 \le y \le z' \\ \frac{2 \cdot q \cdot K}{\pi} \cdot (\delta(y - z') - \sin(\delta(y - z') \cdot \cos(2\alpha(y - z')))) & \text{if } z' < y \le H \\ 0 \cdot psf & \text{if } y > H \end{cases}$$

$P_{surch}(y) := p_s(y)$

Total Surcharge Load:

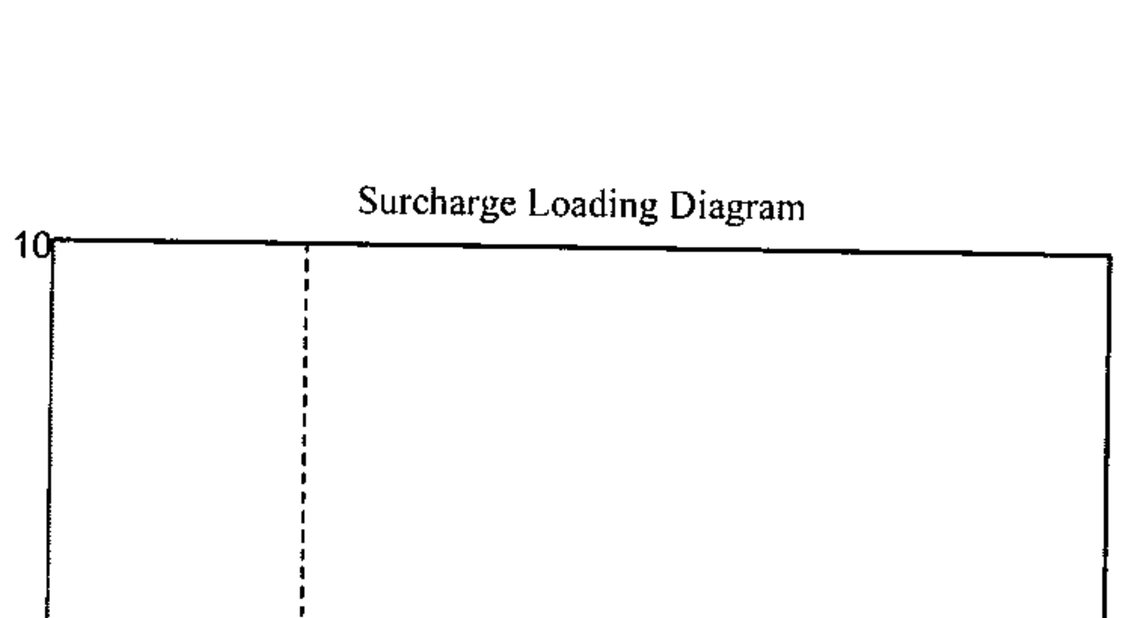
$$P_b := \int_{0 \cdot ft}^{H} p_s(y)\, dy$$

$P_b = 0 \cdot plf$

Centriod measured from grade:

$$R := \frac{\int_{0 \cdot ft}^{H} p_s(y) \cdot (H - y)\, dy}{P_b}$$

$R = 0$



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CALCULATE REQUIRED TOE DEPTH:
(Assume trial values for z and D and solve)

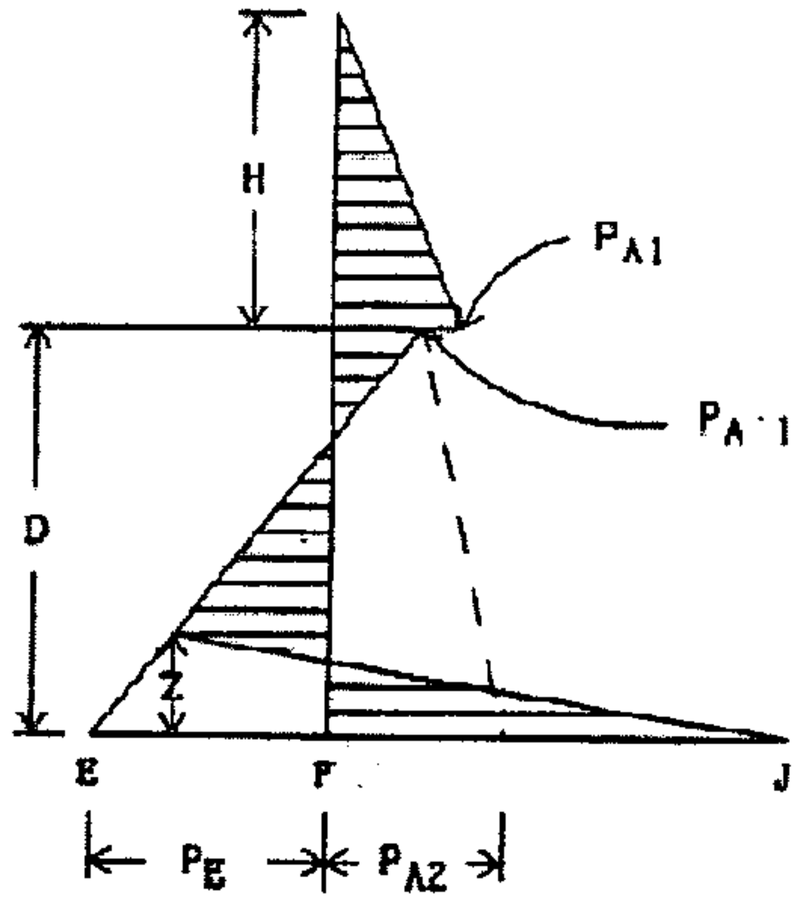
$z := 6 \cdot ft$ $D := 20 \cdot ft$

$O = 0.53\,ft$

$P_A(H) = 200 \cdot psf$

$f \cdot P_A(H) = 50 \cdot psf$

Given



Summing forces horizontally:

$$\frac{P_J(H+D)\cdot\left(z-\frac{-P_E(H+D-z)}{m_J(z,D)}\right)}{2}+\int_0^{\frac{-P_E(H+D-z)}{m_J(z,D)}}\left(P_E(H+D-z)+m_J(z,D)\cdot y\right)dy+\int_{H+O}^{H+D-z}P_E(y)\,dy\ldots=0\cdot\frac{lb}{ft}$$

$$+\int_H^{H+O}P_E(y)\,dy+\int_0^{H}P_A(y)\,dy+\int_0^{H}P_s(y)\,dy+\int_0^{H}P_{eq}(y)\,dy+P_b+\frac{P_H}{x_{sb}}$$

Summing moments about soldier beam toe:

$$\left[\begin{aligned}&\frac{P_J(H+D)\cdot\left(z-\frac{-P_E(H+D-z)}{m_J(z,D)}\right)^2}{6}+\int_0^{\frac{-P_E(H+D-z)}{m_J(z,D)}}\left(P_E(H+D-z)+m_J(z,D)\cdot y\right)\cdot(z-y)\,dy\ldots\\&+\int_{H+O}^{H+D-z}P_E(y)\cdot(H+D-y)\,dy+\int_H^{H+O}P_E(y)\cdot(H+D-y)\,dy+\int_0^{H}P_A(y)\cdot(H+D-y)\,dy\ldots\\&+\int_0^{H}P_s(y)\cdot(H+D-y)\,dy+\int_0^{H}(H+D-y)\cdot P_{eq}(y)\,dy+P_b\cdot(D+R)+\frac{P_H}{x_{sb}}\cdot\left(H+D-x_H\right)+M_O\end{aligned}\right]=0\cdot lb\cdot\frac{ft}{ft}$$

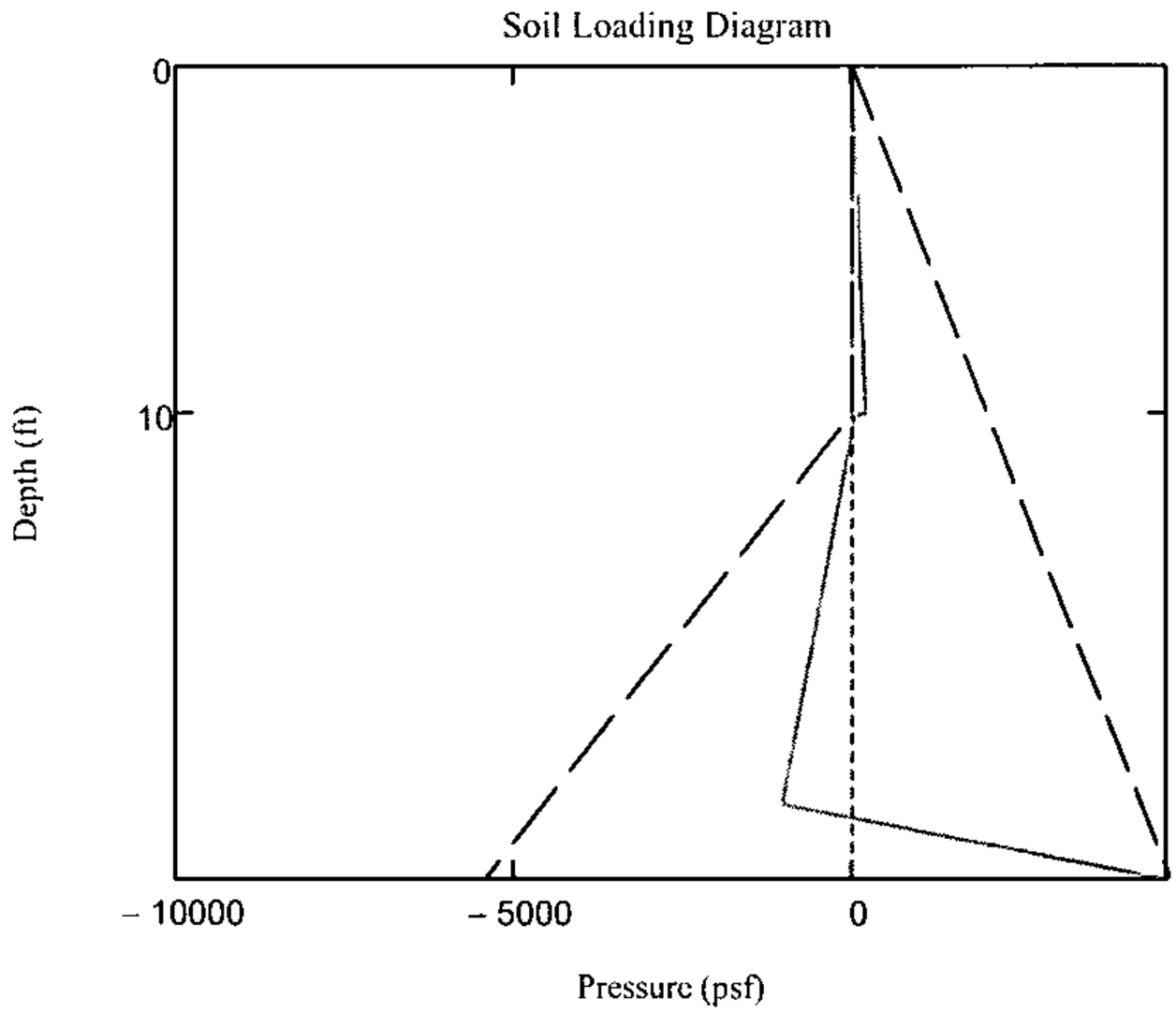
$z > 0 \cdot ft$

$$\begin{pmatrix} z \\ D \end{pmatrix} := Find(z, D)$$

$z = 2.1 \cdot ft$
$D = 13.5 \cdot ft$

cant h=10 ft sb 3 (R1).xmcd

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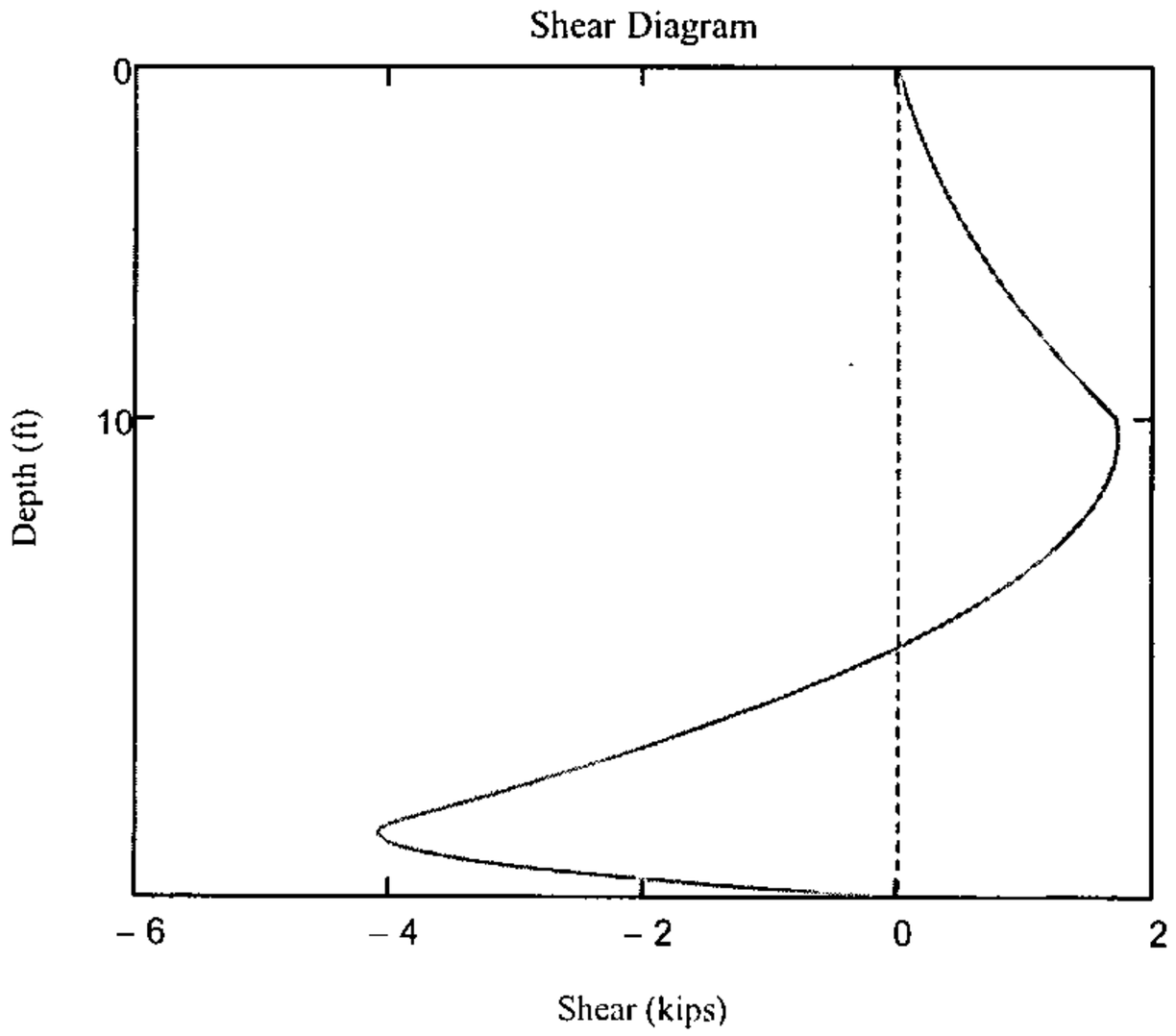
SOIL PRESSURES

$P_A(H) = 200 \cdot psf$

$f \cdot P_A(H + D) = 118 \cdot psf$

$P_E(H + D) = -1237 \cdot psf$

$P_J(H + D) = 4641 \cdot psf$



Distance to Zero Shear (From Top of Pile)

$\tau :=$ | $\varepsilon \leftarrow H$
| $\tau \leftarrow V(\varepsilon)$
| while $\tau > 0$
| | $\varepsilon \leftarrow \varepsilon + 0.10 \cdot ft$
| | $\tau \leftarrow V(\varepsilon)$
| return ε

$\tau = 16.6\,ft$

cant h=10 ft sb 3 (R1).xmcd

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Soldier Beam Moment:

$$M(y) := \int_0^y V(y)\,dy + M_O$$ = Soldier Beam Bending Moment

Required Modulus

$$M_{max} := \max\left(\begin{pmatrix} M(\tau)\cdot x_{sb} \\ |M_O\cdot x_{sb}| \end{pmatrix}\right)$$

Required Section Modulus: $Z_r := \frac{M_{max}}{F_b}$ Plastic modulus, $L_b \le L_p$ $Z_r = 35.7\cdot in^3$

Beam ≡ "W16 x 36" $F_b = 40\cdot ksi$

$A = 10.6\cdot in^2$	$b_f = 6.99\cdot in$	$Z_x = 64\cdot in^3$	$r_x = 6.51\cdot in$	*Minor axis continuously braced*
$d = 15.9\cdot in$	$t_f = 0.43\cdot in$	$I_x = 448\cdot in^4$	$L := \tau$	$K := 1$
$t_w = 0.3\cdot in$	$k = 0.83\cdot in$	$S_x = 56.5\cdot in^3$	$\frac{K\cdot L}{r_x} = 30.6$	$4.71\cdot\sqrt{\frac{E}{F_y}} = 113.4$

$$F_e := \frac{\pi^2\cdot E}{\left(\frac{K\cdot L}{r_x}\right)^2}$$

Check Axial Stresses: $\lambda := \frac{F_y}{F_e}$

$$F_{cr} := \begin{cases} 0.658^{\lambda}\cdot F_y & \text{if } \frac{K\cdot L}{r_x} \le 4.71\cdot\sqrt{\frac{E}{F_y}} \\ 0.877\cdot F_e & \text{otherwise} \end{cases}$$ = Nominal compressive stress - AISC E.3-2 & E3-3

$$P_c := \frac{F_{cr}\cdot A}{\Omega}$$ = Allowable compressive force - AISC E.3-1

$$M_a := Z_x\cdot F_b$$ = Allowable moment - AISC F.2-1

Combined Axial & Bending:

$$\text{Unity} := \begin{cases} \frac{P_r}{P_c} + \frac{8}{9}\cdot\left(\frac{M_{max}}{M_a}\right) & \text{if } \frac{P_r}{P_c} \ge 0.2 \\ \frac{P_r}{2P_c} + \frac{M_{max}}{M_a} & \text{otherwise} \end{cases}$$ = AISC H1-1a & H1-1b

Unity = 0.56

Check := if(Unity ≤ 1.00, "Ok!", "No Good")

$M_a = 212.4\cdot kip\cdot ft$
$M_{max} = 118.6\cdot kip\cdot ft$ ✓

Check = "Ok!" ✓

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CHECK DEFLECTION:

Beam = "W16 x 36"

$P_1 := \int_0^H P_A(y)\,dy$ = Total active soil load

$P_4 := \int_0^H P_s(y)\,dy$ = Total uniform surcharge load

$P_b = 0 \cdot plf$ = Total Boussinesq surcharge load

$P_8 := \int_0^H P_{eq}(y)\,dy$ = Total seismic surcharge load

$L := H + \frac{D}{3}$ = Effective length of soldier beam for calculating deflection

$$y_{surch} := \frac{\int_0^H y \cdot P_s(y)\,dy}{\int_0^H P_s(y)\,dy}$$ = Centriod of uniform surcharge (From top of excavation)

$y_{surch} = 5\,ft$

$R = 0$ = Centriod of Boussinesq surcharge (From bottom of excavation)

$b_{Bouss} := \frac{D}{3} + R$ = Distance from bottom of soldier beam to centriod of Boussinesq

$a_{surch} := y_{surch}$ = Distance from top of soldier beam to centriod of uniform surcharge

$b_{surch} := L - y_{surch}$ = Distance from bottom of soldier beam to centriod of uniform surcharge

$$\Delta_{max} := \frac{P_1 \cdot x_{sb} \cdot L^3}{15 \cdot E \cdot I_x} + \frac{P_4 \cdot x_{sb} \cdot b_{surch}^2}{6 \cdot E \cdot I_x} \cdot (3 \cdot L - b_{surch}) + \frac{P_b \cdot x_{sb} \cdot b_{Bouss}^2}{6 \cdot E \cdot I_x} \cdot (3 \cdot L - b_{Bouss})$$

$\Delta_{max} = 0.61 \cdot in$ = Maximum lateral displacement

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GLOBAL STABLITY

FS := 1.30 = Minimum factor of safety for temporary shoring

Lateral embedment initial guess

Dh := Round(1.00·D, 0.5ft) + 1.5·ft

Slidding Forces: $F_s := V(H + O) + \int_{O_2}^{H+Dh} P_{soil}(x)\,dx$

Resisting Forces: $F_R := \int_{H+O}^{O_2} P_{soil}(x)\,dx$

$F_s = 6.01 \cdot klf$

$F_R = -7.92 \cdot klf$

Overturning Moments:

$$M_o := \int_0^H (Dh + H - y)\cdot P_A(y)\,dy + \int_0^H (Dh + H - y)\cdot P_s(y)\,dy + \int_0^H (Dh + H - y)\cdot p_s(y)\,dy + \int_0^H (Dh + H - y)\cdot P_{eq}(y)\,dy \ldots$$
$$+ \int_H^{H+O} P_E(y)\,dy\cdot\left(Dh - \frac{O}{3}\right) + \int_{O_2}^{H+Dh} P_{soil}(y)\,dy\cdot\frac{H + Dh - O_2}{3} + M_O + \frac{P_H}{x_{sb}}\cdot(Dh + H - x_H)$$

Resisting Moments:

$$M_R := \int_{H+O}^{O_2} (H + Dh - y)\cdot P_{soil}(y)\,dy$$

$M_o = 35.4 \cdot \frac{kip \cdot ft}{ft}$

$M_R = -45.6 \cdot \frac{kip \cdot ft}{ft}$

FACTOR OF SAFETY:

$Slidding := if\left(FS \le \frac{|F_R|}{F_s}, \text{"Ok"}, \text{"No Good: Increase Dh"}\right)$ Slidding = "Ok" $\frac{|F_R|}{F_s} = 1.32$

$Overturning := if\left(FS \le \frac{|M_R|}{M_o}, \text{"Ok"}, \text{"No Good: Increase Dh"}\right)$ Overturning = "Ok" $\frac{|M_R|}{M_o} = 1.33$

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Check toe depth for vertical load:

$$Dv := Floor\left(\frac{P_r - \pi \cdot \frac{d_{shaft}^{2}}{4} \cdot q_b}{\pi \cdot d_{shaft} \cdot fs} \cdot 1.3, ft\right) + 0 \cdot ft$$

$Dv = 0 \cdot ft$

Selected toe depth Dtoe:

$Dtoe := if(Dh \geq Dv, Dh, Dv)$

$Dtoe = 15 \cdot ft$

DESIGN SUMMARY:

Sb_Number = "3"

Beam = "W16 x 36" = Selected Soldier Beam

$H = 10 \cdot ft$ = Height of Shoring

$Dtoe = 15 \cdot ft$ = Toe Embedment Depth

$H + Dtoe = 25\,ft$ = Total Length of Soldier Beam

$Z_r = 35.7 \cdot in^3$ = Required Modulus

$d_{shaft} = 24 \cdot in$ = Effective Diameter of Toe Shaft

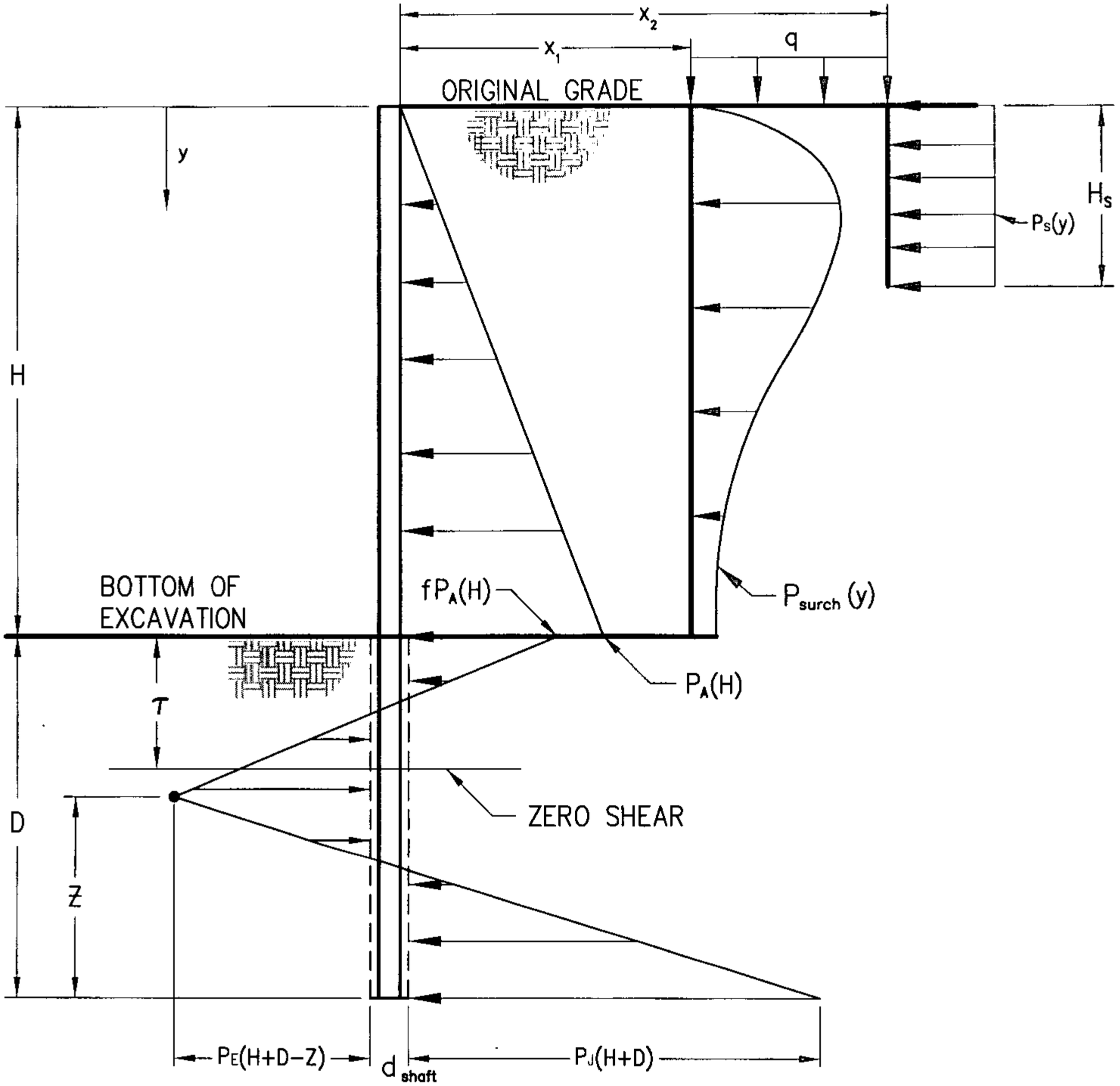
$x_{sb} = 8\,ft$ = Maximum Soldier Beam Spacing

$\Delta_{max} = 0.61 \cdot in$ = Maximum Theoretical Lateral Displacement

SECTION 5

EARTH SUPPORT SYSTEMS
5937 DARWIN COURT, SUITE 105, CARLSBAD, CA 92008
TEL (760) 929-2851 FAX (760) 929-2852

Name	Date	Job No	Sheet 34 of
RPR	09/11/2012	12-126	
Checked By	Client	United American Properties	
Job Description	Cabot Career Lofts		



LOADING DIAGRAM FOR CANTILEVERED SHORING SYSTEM NO HYDROSTATIC PRESSURE

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Cantilever Design

Sb_Number := "4-7, 9-10, 13-14, 16-19, 22-29"

Wall Geometry

$H := 12 \cdot ft + 1 \cdot ft$ = Height of shoring system - *1'-0" grading allowance included*

$H_s := 0 \cdot ft$ = Height of retained slope (As applicable)

$x_{sb} := 8ft$ = Soldier beam center to center spacing

$d_{shaft} := 24 \cdot in$ = Effective shaft diameter

Soil Parameters

$c := 0 \cdot psf$ = Soil cohesion (Active pressure)

$c' := 0 \cdot psf$ = Soil cohesion (Passive pressure)

$\gamma_s := 125 \cdot pcf$ = Unit weight of soil

$P_a := 20 \cdot pcf$ = Active pressure (Neglecting soil cohesion)

$P_{p_1} := 400 \cdot pcf$ = Allowable Passive pressure from **top of temporary 1-1 to 2'-6" below B.O.E**

$z_1 := 13 \cdot ft$ = Distance from top of slope to 2'-6" below bottom of excavation

$P_{p_2} := 800 \cdot pcf$ = Allowable passive pressure below 2'-6" BOE depth

Bouyant soil properties (As applicable)

$\gamma_w := 62.4 \cdot pcf$ = Unit weight of water

$\rho_\gamma :=$ "N/A" = Distance below subgrade (B.O.W.) to standing water table

$$P_{p\rho'} := \begin{cases} P_p & \text{if } \rho_\gamma = \text{"N/A"} \\ \frac{P_p}{\gamma_s} \cdot (\gamma_s - \gamma_w) & \text{otherwise} \end{cases}$$ = Bouyant Passive Earth Pressure

$$P_{a\rho'} := \begin{cases} P_a & \text{if } \rho_\gamma = \text{"N/A"} \\ \frac{P_a}{\gamma_s} \cdot (\gamma_s - \gamma_w) & \text{otherwise} \end{cases}$$ = Bouyant Active Earth Pressure

Submerged Soil Pressures (As Applicable)

$$P_{p\rho'} = \begin{pmatrix} 400 \\ 800 \end{pmatrix} \cdot pcf$$

$P_{a\rho'} = 20 \cdot pcf$

Soil Parameters (Continued)

$I := 1$ = Isolated pole factor (Soil arching)

$f := \min\left(\left(\frac{I \cdot d_{shaft}}{x_{sb}}\right) \quad 1\right)$ = Arching ratio

$f = 0.25$

$P_{a'} := \frac{P_a \cdot H - 2 \cdot c \cdot \sqrt{\frac{P_a}{\gamma_s}}}{H}$ = Active soil pressure ordinate per foot of depth below grade (Accounting for soil cohesion)

$P_{a'} = 20 \cdot pcf$

$P_{p'} := \frac{P_p \cdot d_{trial} + 2 \cdot c' \cdot \sqrt{\frac{P_{pp'}}{\gamma_s}}}{d_{trial}}$ = Passive soil pressure ordinate per foot of depth below grade (Accounting for soil cohesion)

$P_{p'} = \begin{pmatrix} 400 \\ 800 \end{pmatrix} \cdot pcf$

$q_b := 0 \cdot psf$ = Allowable soil bearing for soldier beam toe

$fs := 600 \cdot psf$ = Allowable soil friction

Steel Parameters

$F_y := 50 \cdot ksi$ = Steel yield stress (Grade 50)

$E := 29000 \cdot ksi$ = Elastic modulus of steel

$OS := 1.33$ = Temporary overstress for short duration loading

$\Omega := 1.67$ = Allowable strength safety factor - ASD, AISC F.1 & E1

$F_b := \frac{F_y \cdot OS}{\Omega}$ = Allowable flexural stress at fully braced maximum moment location - AISC F2-1

$F_b = 40 \cdot ksi$

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Uniform Surcharge Loading

$y := 0 \cdot ft, 0.01 \cdot ft .. H$

$P_{full} := 0 \cdot psf$ = Surcharge pressure full height

$P_{par} := 72 \cdot psf$ = Surcharge pressure partial height

$H_{par} := 10 \cdot ft$ = Height of partial surcharge pressure

$$P_s(y) := \begin{cases} P_{par} + P_{full} & \text{if } y \le H_{par} \\ P_{full} & \text{if } H_{par} < y \le H \\ 0 \cdot psf & \text{if } y > H \end{cases}$$ = Surcharge pressure as a function of depth

ECCENTRIC & VARIABLE POINT LOADING

$e := 0 \cdot in$ = Eccentricity of axial load

$P_r := 0 \cdot kip$ = Resultant axial load

$M_O := \frac{P_r \cdot e}{x_{sb}}$ = Moment due to eccentric axial load

$M_O = 0 \cdot kip \cdot \frac{ft}{ft}$

$P_H := 0 \cdot kip$ = Lateral point load

$x_H := 0 \cdot ft$ = Distance to lateral point load from top grade (T.O.W.)

Seismic Lateral Load (Not Applicable)

$P_{eq} := 0 \cdot pcf$ = Seismic equivalent fluid pressure

$P_{seis} := P_{eq} \cdot H$

$P_{seis} = 0 \cdot psf$ = Maximum seismic surcharge pressure at grade

$$P_{eq}(y) := \begin{cases} P_{seis} - \frac{P_{seis}}{H} \cdot y & \text{if } y \le H \\ 0 & \text{if } y > H \end{cases}$$ = Inverted triangular distribution

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Boussinesq Surcharge Analysis

$q := 0 \cdot ksf$ = Strip load intensity

$z' := 0 \cdot ft$ = Distance from grade to application of strip load

$x_1 := 0 \cdot ft$ = Distance to closest edge of strip load

$x_2 := x_1 + 0 \cdot ft$ = Distance to furthest edge of strip load

$K := 1$ = Rigidity coefficient for relative yielding K = 1.00 (Rigid)
K = 0.75 (Semi-Rigid)
K = 0.50 (Flexible)

$$\theta_1(y) := \operatorname{atan}\left(\frac{x_1}{y}\right) \qquad \theta_2(y) := \operatorname{atan}\left(\frac{x_2}{y}\right)$$

$$\delta(y) := \theta_2(y) - \theta_1(y) \qquad \alpha(y) := \theta_1(y) + \frac{\delta(y)}{2}$$

$$p_s(y) := \begin{cases} 0 \cdot psf & \text{if } 0 \le y \le z' \\ \frac{2 \cdot q \cdot K}{\pi} \cdot (\delta(y - z') - \sin(\delta(y - z') \cdot \cos(2\alpha(y - z')))) & \text{if } z' < y \le H \\ 0 \cdot psf & \text{if } y > H \end{cases}$$

$P_{surch}(y) := p_s(y)$

Total Surcharge Load:

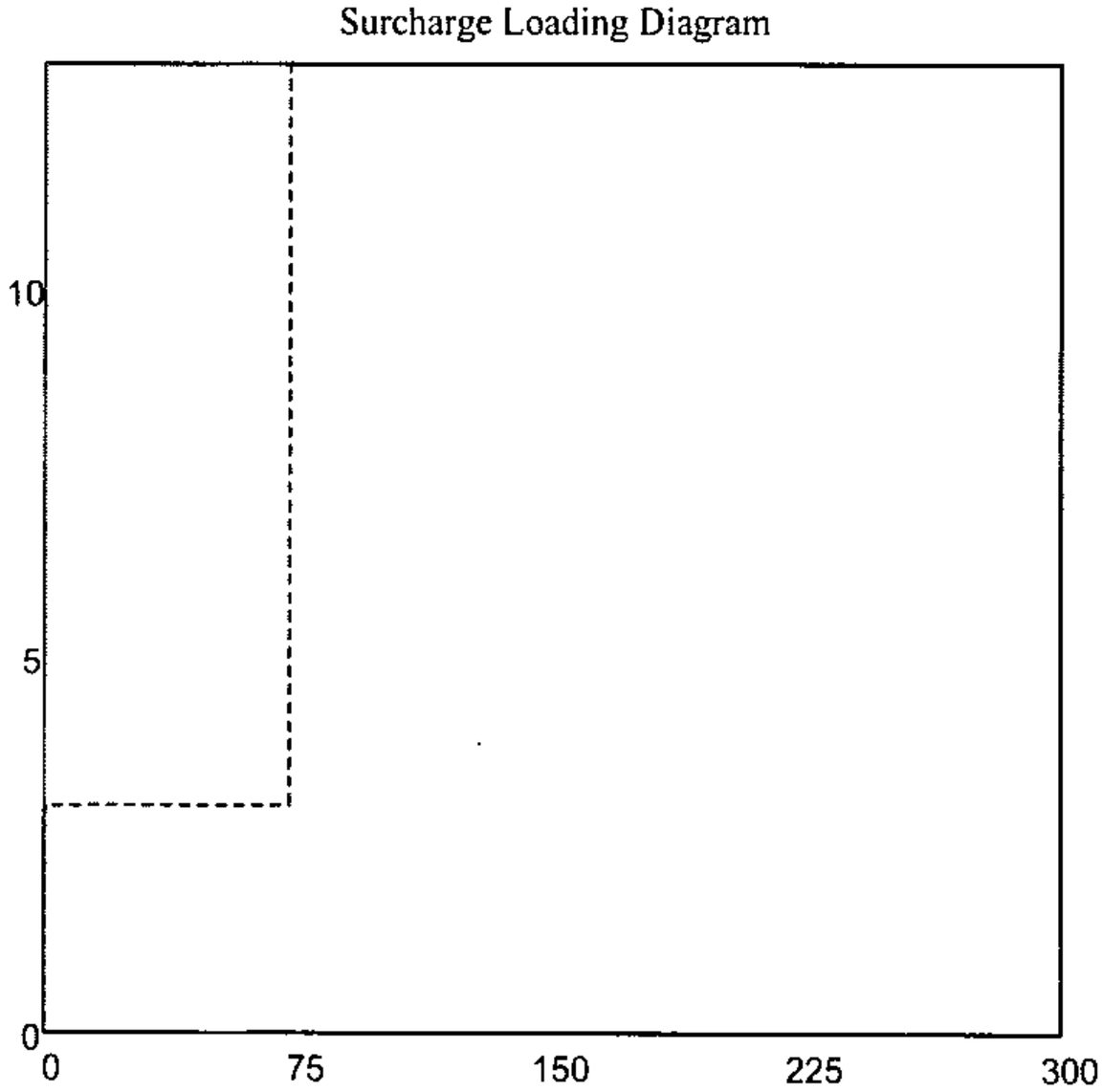
$$P_b := \int_{0 \cdot ft}^{H} p_s(y)\, dy$$

$P_b = 0 \cdot plf$

Centriod measured from grade:

$$R := \frac{\int_{0 \cdot ft}^{H} p_s(y) \cdot (H - y)\, dy}{P_b}$$

$R = 0$



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CALCULATE REQUIRED TOE DEPTH:
(Assume trial values for z and D and solve)

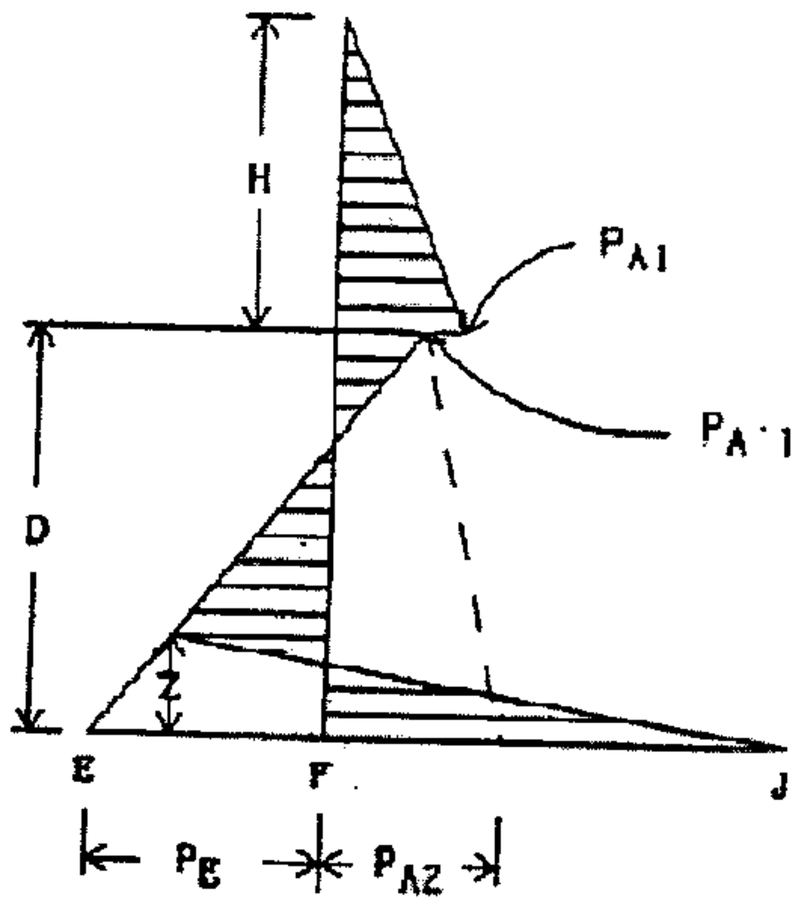
$z := 6 \cdot ft$ $D := 20 \cdot ft$

$O = 0.68\,ft$

$P_A(H) = 260 \cdot psf$

$f \cdot P_A(H) = 65 \cdot psf$

Given



Summing forces horizontally:

$$\frac{P_J(H+D)\cdot\left(z-\frac{-P_E(H+D-z)}{m_J(z,D)}\right)}{2}+\int_0^{\frac{-P_E(H+D-z)}{m_J(z,D)}}\left(P_E(H+D-z)+m_J(z,D)\cdot y\right)dy+\int_{H+O}^{H+D-z}P_E(y)\,dy\ldots=0\cdot\frac{lb}{ft}$$

$$+\int_H^{H+O}P_E(y)\,dy+\int_0^H P_A(y)\,dy+\int_0^H P_s(y)\,dy+\int_0^H P_{eq}(y)\,dy+P_b+\frac{P_H}{x_{sb}}$$

Summing moments about soldier beam toe:

$$\left[\frac{P_J(H+D)\cdot\left(z-\frac{-P_E(H+D-z)}{m_J(z,D)}\right)^2}{6}+\int_0^{\frac{-P_E(H+D-z)}{m_J(z,D)}}\left(P_E(H+D-z)+m_J(z,D)\cdot y\right)\cdot(z-y)\,dy\ldots\right]=0\cdot lb\cdot\frac{ft}{ft}$$

$$+\int_{H+O}^{H+D-z}P_E(y)\cdot(H+D-y)\,dy+\int_H^{H+O}P_E(y)\cdot(H+D-y)\,dy+\int_0^H P_A(y)\cdot(H+D-y)\,dy\ldots$$

$$+\int_0^H P_s(y)\cdot(H+D-y)\,dy+\int_0^H(H+D-y)\cdot P_{eq}(y)\,dy+P_b\cdot(D+R)+\frac{P_H}{x_{sb}}\cdot\left(H+D-x_H\right)+M_O\Bigg]$$

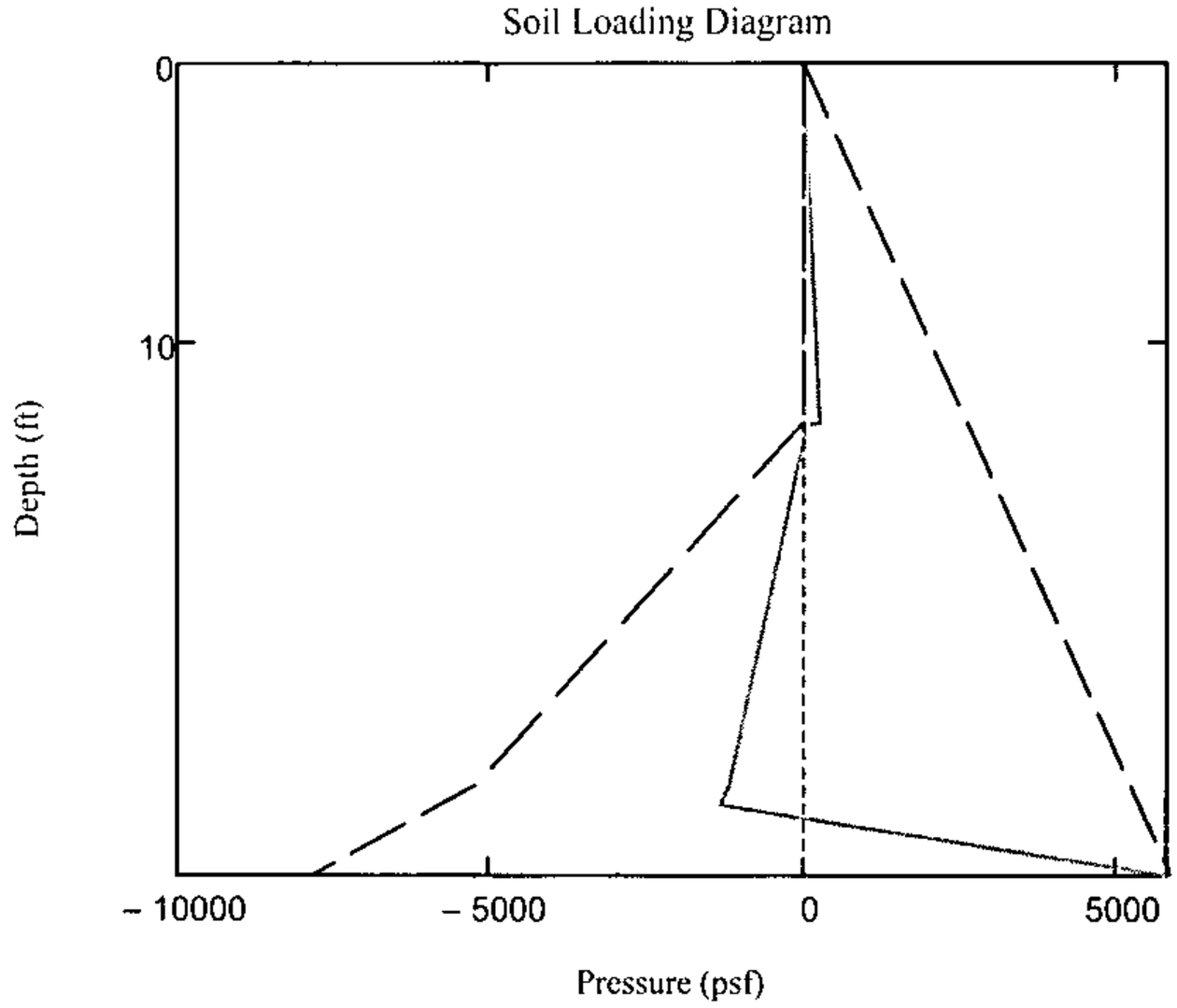
$z > 0 \cdot ft$

$$\begin{pmatrix} z \\ D \end{pmatrix} := \text{Find}(z, D)$$

$z = 2.6 \cdot ft$
$D = 16.3 \cdot ft$ /

cant h=13 ft sb 4-7, 9-10, 13-14, 16-19, 22-29 (R1).xmcd

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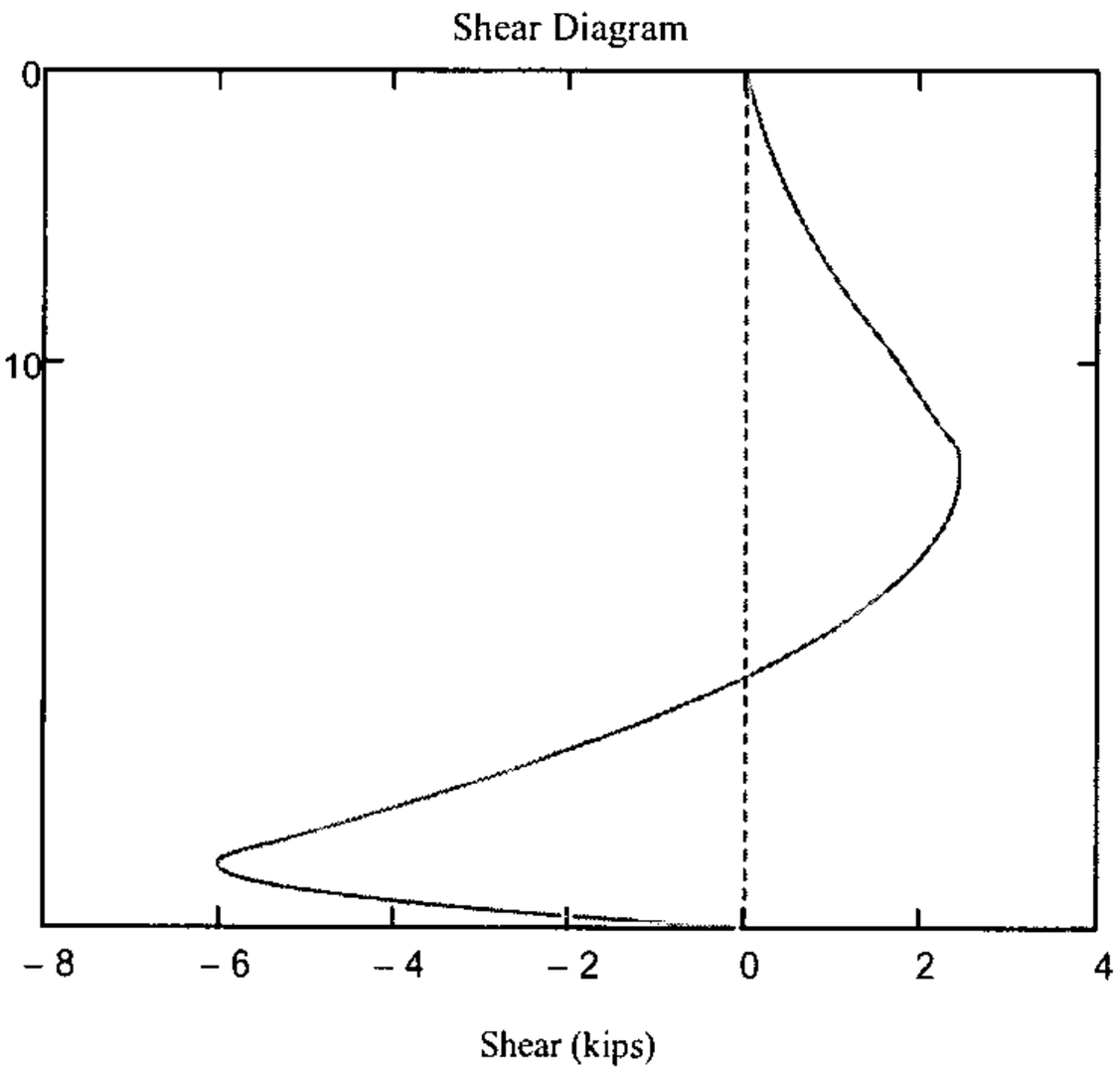
SOIL PRESSURES

$P_A(H) = 260 \cdot psf$

$f \cdot P_A(H + D) = 147 \cdot psf$

$P_E(H + D) = -1816 \cdot psf$

$P_J(H + D) = 5781 \cdot psf$



Distance to Zero Shear (From Top of Pile)

$\tau :=$ | $\varepsilon \leftarrow H$
| $\tau \leftarrow V(\varepsilon)$
| while $\tau > 0$
| | $\varepsilon \leftarrow \varepsilon + 0.10 \cdot ft$
| | $\tau \leftarrow V(\varepsilon)$
| return ε

$\tau = 20.9\,ft$

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Soldier Beam Moment:

$$M(y) := \int_0^y V(y)\,dy + M_O$$ = Soldier Beam Bending Moment

Required Modulus

$$M_{max} := \max\left(\begin{pmatrix} M(\tau)\cdot x_{sb} \\ \left|M_O\cdot x_{sb}\right| \end{pmatrix}\right)$$

Required Section Modulus: $Z_r := \frac{M_{max}}{F_b}$ Plastic modulus, $L_b \le L_p$ $Z_r = 63.5\cdot in^3$

Beam ≡ "W18 x 50"

$F_b = 40\cdot ksi$

$A = 14.7\cdot in^2$ $b_f = 7.5\cdot in$ $Z_x = 101\cdot in^3$ $r_x = 7.38\cdot in$ *Minor axis continuously braced*

$d = 18\cdot in$ $t_f = 0.57\cdot in$ $I_x = 800\cdot in^4$ $L := \tau$ $K := 1$ $F_e := \frac{\pi^2\cdot E}{\left(\frac{K\cdot L}{r_x}\right)^2}$

$t_w = 0.36\cdot in$ $k = 0.97\cdot in$ $S_x = 88.9\cdot in^3$ $\frac{K\cdot L}{r_x} = 34$ $4.71\cdot\sqrt{\frac{E}{F_y}} = 113.4$

Check Axial Stresses: $\lambda := \frac{F_y}{F_e}$

$$F_{cr} := \begin{cases} 0.658^{\lambda}\cdot F_y & \text{if } \frac{K\cdot L}{r_x} \le 4.71\cdot\sqrt{\frac{E}{F_y}} \\ 0.877\cdot F_e & \text{otherwise} \end{cases}$$ = Nominal compressive stress - AISC E.3-2 & E3-3

$P_c := \frac{F_{cr}\cdot A}{\Omega}$ = Allowable compressive force - AISC E.3-1

$M_a := Z_x\cdot F_b$ = Allowable moment - AISC F.2-1

Combined Axial & Bending:

$$\text{Unity} := \begin{cases} \frac{P_r}{P_c} + \frac{8}{9}\cdot\left(\frac{M_{max}}{M_a}\right) & \text{if } \frac{P_r}{P_c} \ge 0.2 \\ \frac{P_r}{2P_c} + \frac{M_{max}}{M_a} & \text{otherwise} \end{cases}$$ = AISC H1-1a & H1-1b

Unity = 0.63

$M_a = 335.2\cdot kip\cdot ft$ ✓

$M_{max} = 210.7\cdot kip\cdot ft$ ✓

Check := if(Unity ≤ 1.00, "Ok!", "No Good")

Check = "Ok!" ✓

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CHECK DEFLECTION:

Beam = "W18 x 50"

$P_1 := \int_0^H P_A(y)\,dy$ = Total active soil load

$P_4 := \int_0^H P_s(y)\,dy$ = Total uniform surcharge load

$P_b = 0 \cdot plf$ = Total Boussinesq surcharge load

$P_8 := \int_0^H P_{eq}(y)\,dy$ = Total seismic surcharge load

$L := H + \frac{D}{3}$ = Effective length of soldier beam for calculating deflection

$$y_{surch} := \frac{\int_0^H y \cdot P_s(y)\,dy}{\int_0^H P_s(y)\,dy}$$ = Centriod of uniform surcharge (From top of excavation)

$y_{surch} = 5\,ft$

$R = 0$ = Centriod of Boussinesq surcharge (From bottom of excavation)

$b_{Bouss} := \frac{D}{3} + R$ = Distance from bottom of soldier beam to centriod of Boussinesq

$a_{surch} := y_{surch}$ = Distance from top of soldier beam to centriod of uniform surcharge

$b_{surch} := L - y_{surch}$ = Distance from bottom of soldier beam to centriod of uniform surcharge

$$\Delta_{max} := \frac{P_1 \cdot x_{sb} \cdot L^3}{15 \cdot E \cdot I_x} + \frac{P_4 \cdot x_{sb} \cdot b_{surch}^2}{6 \cdot E \cdot I_x} \cdot (3 \cdot L - b_{surch}) + \frac{P_b \cdot x_{sb} \cdot b_{Bouss}^2}{6 \cdot E \cdot I_x} \cdot (3 \cdot L - b_{Bouss})$$

$\Delta_{max} = 0.96 \cdot in$ = Maximum lateral displacement

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GLOBAL STABLITY

FS := 1.30 = Minimum factor of safety for temporary shoring

Lateral embedment initial guess

$Dh := Round(1.00 \cdot D, 0.5ft) + 1.5 \cdot ft$

Slidding Forces: $F_s := V(H + O) + \int_{O_2}^{H+Dh} P_{soil}(x)\, dx$

Resisting Forces: $F_R := \int_{H+O}^{O_2} P_{soil}(x)\, dx$

$F_s = 8.59 \cdot klf$
$F_R = -11.25 \cdot klf$

Overturning Moments:

$$M_o := \int_0^H (Dh + H - y) \cdot P_A(y)\, dy + \int_0^H (Dh + H - y) \cdot P_s(y)\, dy + \int_0^H (Dh + H - y) \cdot p_s(y)\, dy + \int_0^H (Dh + H - y) \cdot P_{eq}(y)\, dy \ldots$$
$$+ \int_H^{H+O} P_E(y)\, dy \cdot \left(Dh - \frac{O}{3}\right) + \int_{O_2}^{H+Dh} P_{soil}(y)\, dy \cdot \frac{H + Dh - O_2}{3} + M_O + \frac{P_H}{x_{sb}} \cdot (Dh + H - x_H)$$

Resisting Moments:

$$M_R := \int_{H+O}^{O_2} (H + Dh - y) \cdot P_{soil}(y)\, dy$$

$M_o = 61 \cdot \frac{kip \cdot ft}{ft}$
$M_R = -79.4 \cdot \frac{kip \cdot ft}{ft}$

FACTOR OF SAFETY:

$Slidding := if\left(FS \le \frac{|F_R|}{F_s}, \text{"Ok"}, \text{"No Good: Increase Dh"}\right)$ Slidding = "Ok" $\frac{|F_R|}{F_s} = 1.31$

$Overturning := if\left(FS \le \frac{|M_R|}{M_o}, \text{"Ok"}, \text{"No Good: Increase Dh"}\right)$ Overturning = "Ok" $\frac{|M_R|}{M_o} = 1.3$

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Check toe depth for vertical load:

$$Dv := Floor\left(\frac{P_r - \pi \cdot \frac{d_{shaft}^{2}}{4} \cdot q_b}{\pi \cdot d_{shaft} \cdot fs} \cdot 1.3, ft\right) + 0 \cdot ft$$

$Dv = 0 \cdot ft$

Selected toe depth Dtoe:

$Dtoe := if(Dh \geq Dv, Dh, Dv)$ $Dtoe = 18 \cdot ft$

DESIGN SUMMARY:

Sb_Number = "4-7, 9-10, 13-14, 16-19, 22-29"

Beam = "W18 x 50" = Selected Soldier Beam

$H = 13 \cdot ft$ = Height of Shoring

$Dtoe = 18 \cdot ft$ = Toe Embedment Depth

$H + Dtoe = 31\,ft$ = Total Length of Soldier Beam

$Z_r = 63.5 \cdot in^3$ = Required Modulus

$d_{shaft} = 24 \cdot in$ = Effective Diameter of Toe Shaft

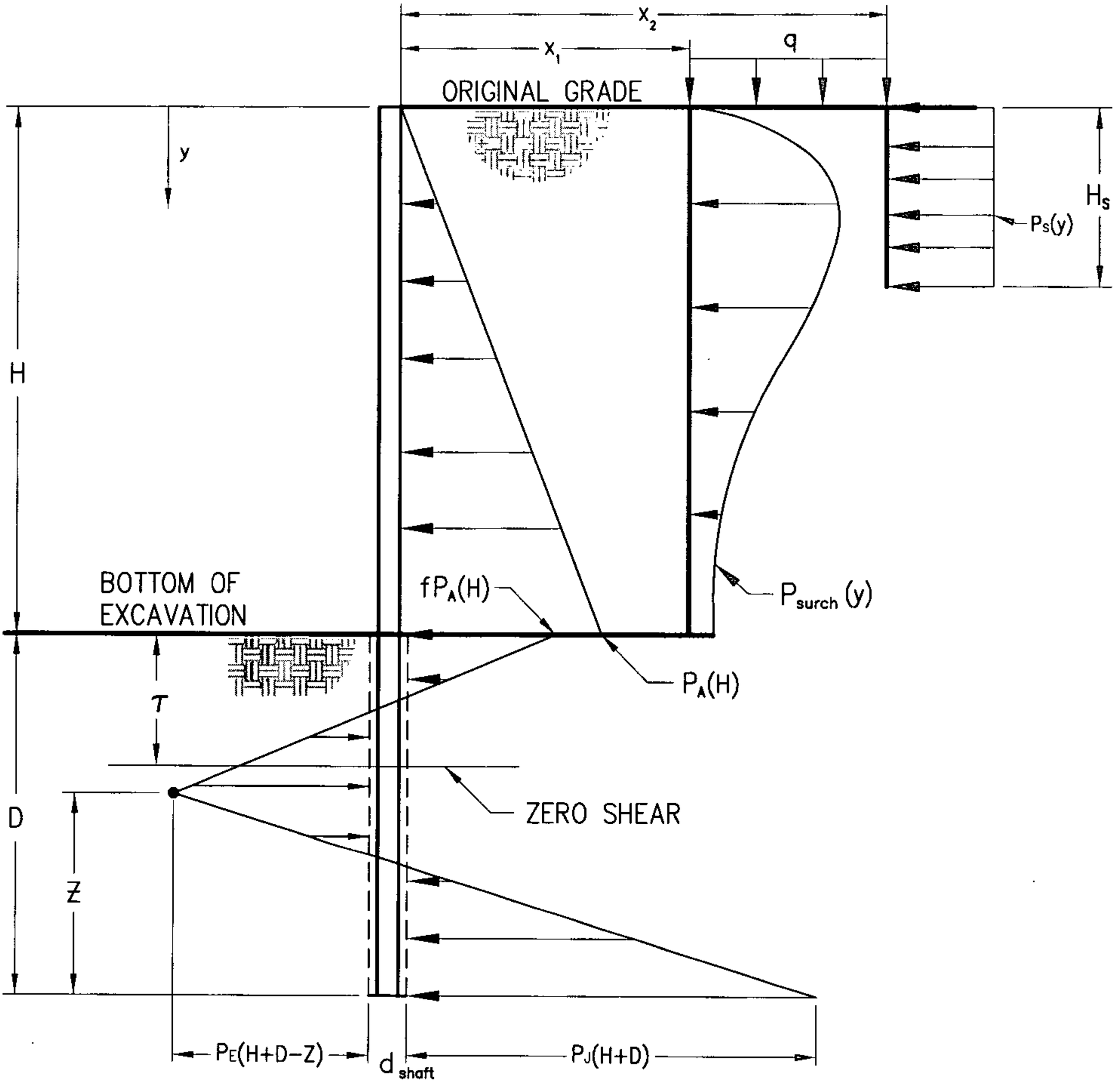
$x_{sb} = 8\,ft$ = Maximum Soldier Beam Spacing

$\Delta_{max} = 0.96 \cdot in$ = Maximum Theoretical Lateral Displacement

SECTION 6

EARTH SUPPORT SYSTEMS
5937 DARWIN COURT, SUITE 105, CARLSBAD, CA 92008
TEL (760) 929-2851 FAX (760) 929-2852

Name	Date	Job No	Sheet 45 of
RPR	09/11/2012	12-126	
Checked By	Client	United American Properties	
Job Description	Cabot Career Lofts		



LOADING DIAGRAM FOR CANTILEVERED SHORING SYSTEM NO HYDROSTATIC PRESSURE

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Cantilever Design

Sb_Number := "8, 11-12, 15"

Wall Geometry

$H := 13 \cdot ft + 1 \cdot ft$ = Height of shoring system - *1'-0" grading allowance included*

$H_s := 0 \cdot ft$ = Height of retained slope (As applicable)

$x_{sb} := 8ft$ = Soldier beam center to center spacing

$d_{shaft} := 30 \cdot in$ = Effective shaft diameter

Soil Parameters

$c := 0 \cdot psf$ = Soil cohesion (Active pressure)

$c' := 0 \cdot psf$ = Soil cohesion (Passive pressure)

$\gamma_s := 125 \cdot pcf$ = Unit weight of soil

$P_a := 20 \cdot pcf$ = Active pressure (Neglecting soil cohesion)

$P_{p_1} := 400 \cdot pcf$ = Allowable Passive pressure from **top of temporary 1-1 to 2'-6" below B.O.E**

$z_1 := 12 \cdot ft$ = Distance from top of slope to 2'-6" below bottom of excavation

$P_{p_2} := 800 \cdot pcf$ = Allowable passive pressure below 2'-6" BOE depth

Bouyant soil properties (As applicable)

$\gamma_w := 62.4 \cdot pcf$ = Unit weight of water

$\rho_\gamma :=$ "N/A" = Distance below subgrade (B.O.W.) to standing water table

$$P_{p\rho'} := \begin{cases} P_p & \text{if } \rho_\gamma = \text{"N/A"} \\ \frac{P_p}{\gamma_s} \cdot (\gamma_s - \gamma_w) & \text{otherwise} \end{cases}$$ = Bouyant Passive Earth Pressure

$$P_{a\rho'} := \begin{cases} P_a & \text{if } \rho_\gamma = \text{"N/A"} \\ \frac{P_a}{\gamma_s} \cdot (\gamma_s - \gamma_w) & \text{otherwise} \end{cases}$$ = Bouyant Active Earth Pressure

Submerged Soil Pressures (As Applicable)

$$P_{p\rho'} = \begin{pmatrix} 400 \\ 800 \end{pmatrix} \cdot pcf$$

$P_{a\rho'} = 20 \cdot pcf$

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Soil Parameters (Continued)

$I := 1$ = Isolated pole factor (Soil arching)

$f := \min\left(\left(\frac{I \cdot d_{shaft}}{x_{sb}}\right) \quad 1\right)$ = Arching ratio

$f = 0.31$

$P_{a'} := \frac{P_a \cdot H - 2 \cdot c \cdot \sqrt{\frac{P_a}{\gamma_s}}}{H}$ = Active soil pressure ordinate per foot of depth below grade (Accounting for soil cohesion)

$P_{a'} = 20 \cdot pcf$

$P_{p'} := \frac{P_p \cdot d_{trial} + 2 \cdot c' \cdot \sqrt{\frac{P_{pp'}}{\gamma_s}}}{d_{trial}}$ = Passive soil pressure ordinate per foot of depth below grade (Accounting for soil cohesion)

$P_{p'} = \begin{pmatrix} 400 \\ 800 \end{pmatrix} \cdot pcf$

$q_b := 0 \cdot psf$ = Allowable soil bearing for soldier beam toe

$fs := 600 \cdot psf$ = Allowable soil friction

Steel Parameters

$F_y := 50 \cdot ksi$ = Steel yield stress (Grade 50)

$E := 29000 \cdot ksi$ = Elastic modulus of steel

$OS := 1.33$ = Temporary overstress for short duration loading

$\Omega := 1.67$ = Allowable strength safety factor - ASD, AISC F.1 & E1

$F_b := \frac{F_y \cdot OS}{\Omega}$ = Allowable flexural stress at fully braced maximum moment location - AISC F2-1

$F_b = 40 \cdot ksi$

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Uniform Surcharge Loading

$y := 0 \cdot ft, 0.01 \cdot ft .. H$

$P_{full} := 0 \cdot psf$ = Surcharge pressure full height

$P_{par} := 72 \cdot psf$ = Surcharge pressure partial height

$H_{par} := 10 \cdot ft$ = Height of partial surcharge pressure

$$P_s(y) := \begin{cases} P_{par} + P_{full} & \text{if } y \le H_{par} \\ P_{full} & \text{if } H_{par} < y \le H \\ 0 \cdot psf & \text{if } y > H \end{cases}$$ = Surcharge pressure as a function of depth

ECCENTRIC & VARIABLE POINT LOADING

$e := 0 \cdot in$ = Eccentricity of axial load

$P_r := 0 \cdot kip$ = Resultant axial load

$M_O := \frac{P_r \cdot e}{x_{sb}}$ = Moment due to eccentric axial load

$M_O = 0 \cdot kip \cdot \frac{ft}{ft}$

$P_H := 0 \cdot kip$ = Lateral point load

$x_H := 0 \cdot ft$ = Distance to lateral point load from top grade (T.O.W.)

Seismic Lateral Load (Not Applicable)

$P_{eq} := 0 \cdot pcf$ = Seismic equivalent fluid pressure

$P_{seis} := P_{eq} \cdot H$

$P_{seis} = 0 \cdot psf$ = Maximum seismic surcharge pressure at grade

$$P_{eq}(y) := \begin{cases} P_{seis} - \frac{P_{seis}}{H} \cdot y & \text{if } y \le H \\ 0 & \text{if } y > H \end{cases}$$ = Inverted triangular distribution

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Boussinesq Surcharge Analysis

$q := 0 \cdot ksf$ = Strip load intensity

$z' := 0 \cdot ft$ = Distance from grade to application of strip load

$x_1 := 0 \cdot ft$ = Distance to closest edge of strip load

$x_2 := x_1 + 0 \cdot ft$ = Distance to furthest edge of strip load

$K := 1$ = Rigidity coefficient for relative yielding K = 1.00 (Rigid)
K = 0.75 (Semi-Rigid)
K = 0.50 (Flexible)

$\theta_1(y) := \operatorname{atan}\left(\frac{x_1}{y}\right)$ $\theta_2(y) := \operatorname{atan}\left(\frac{x_2}{y}\right)$

$\delta(y) := \theta_2(y) - \theta_1(y)$ $\alpha(y) := \theta_1(y) + \frac{\delta(y)}{2}$

$$p_s(y) := \begin{cases} 0 \cdot psf & \text{if } 0 \le y \le z' \\ \frac{2 \cdot q \cdot K}{\pi} \cdot (\delta(y - z') - \sin(\delta(y - z') \cdot \cos(2\alpha(y - z')))) & \text{if } z' < y \le H \\ 0 \cdot psf & \text{if } y > H \end{cases}$$

$P_{surch}(y) := p_s(y)$

Total Surcharge Load:

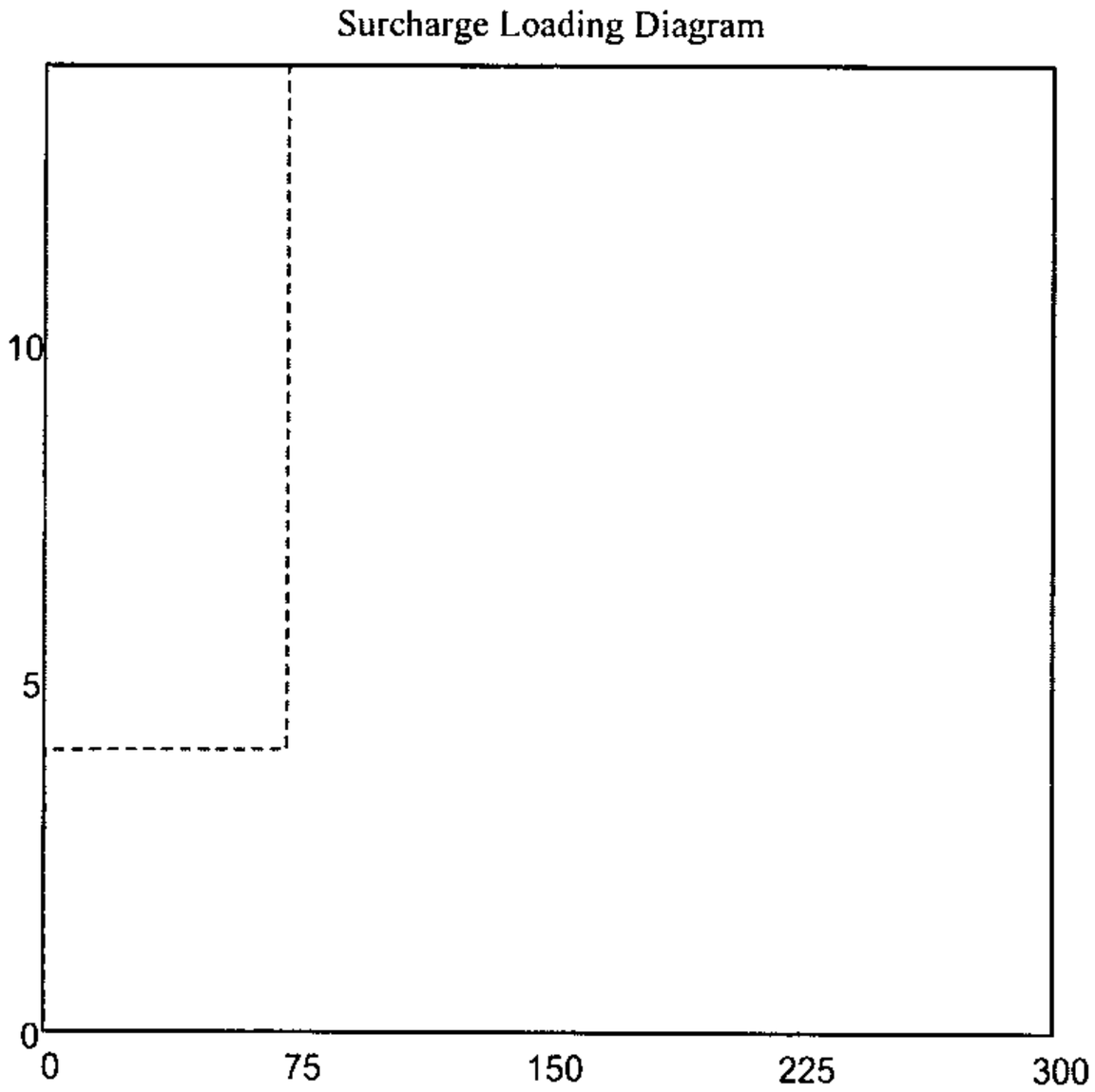
$$P_b := \int_{0 \cdot ft}^{H} p_s(y)\, dy$$

$P_b = 0 \cdot plf$

Centriod measured from grade:

$$R := \frac{\int_{0 \cdot ft}^{H} p_s(y) \cdot (H - y)\, dy}{P_b}$$

$R = 0$



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CALCULATE REQUIRED TOE DEPTH:
(Assume trial values for z and D and solve)

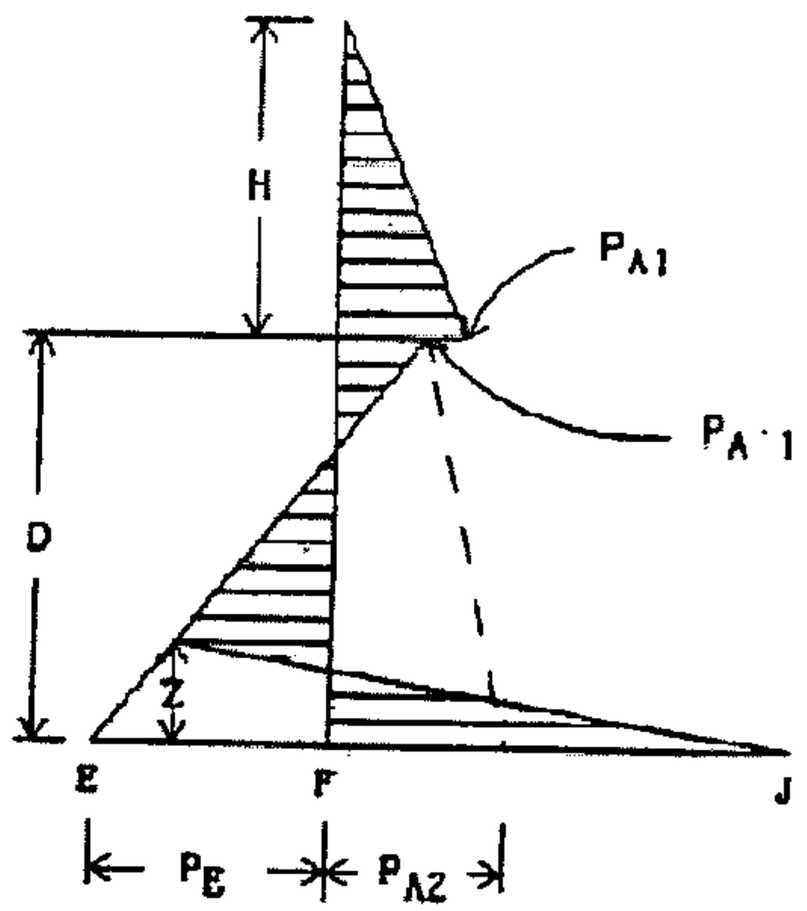
$z := 6 \cdot ft$ $D := 20 \cdot ft$

$O = 0.74\,ft$

$P_A(H) = 280 \cdot psf$

$f \cdot P_A(H) = 88 \cdot psf$

Given



Summing forces horizontally:

$$\frac{P_J(H+D)\cdot\left(z-\frac{-P_E(H+D-z)}{m_J(z,D)}\right)}{2}+\int_0^{\frac{-P_E(H+D-z)}{m_J(z,D)}}\left(P_E(H+D-z)+m_J(z,D)\cdot y\right)dy+\int_{H+O}^{H+D-z}P_E(y)\,dy\ldots=0\cdot\frac{lb}{ft}$$

$$+\int_H^{H+O}P_E(y)\,dy+\int_0^H P_A(y)\,dy+\int_0^H P_s(y)\,dy+\int_0^H P_{eq}(y)\,dy+P_b+\frac{P_H}{x_{sb}}$$

Summing moments about soldier beam toe:

$$\left[\frac{P_J(H+D)\cdot\left(z-\frac{-P_E(H+D-z)}{m_J(z,D)}\right)^2}{6}+\int_0^{\frac{-P_E(H+D-z)}{m_J(z,D)}}\left(P_E(H+D-z)+m_J(z,D)\cdot y\right)\cdot(z-y)\,dy\ldots\right]=0\cdot lb\cdot\frac{ft}{ft}$$

$$+\int_{H+O}^{H+D-z}P_E(y)\cdot(H+D-y)\,dy+\int_H^{H+O}P_E(y)\cdot(H+D-y)\,dy+\int_0^H P_A(y)\cdot(H+D-y)\,dy\ldots$$

$$+\int_0^H P_s(y)\cdot(H+D-y)\,dy+\int_0^H(H+D-y)\cdot P_{eq}(y)\,dy+P_b\cdot(D+R)+\frac{P_H}{x_{sb}}\cdot\left(H+D-x_H\right)+M_O$$

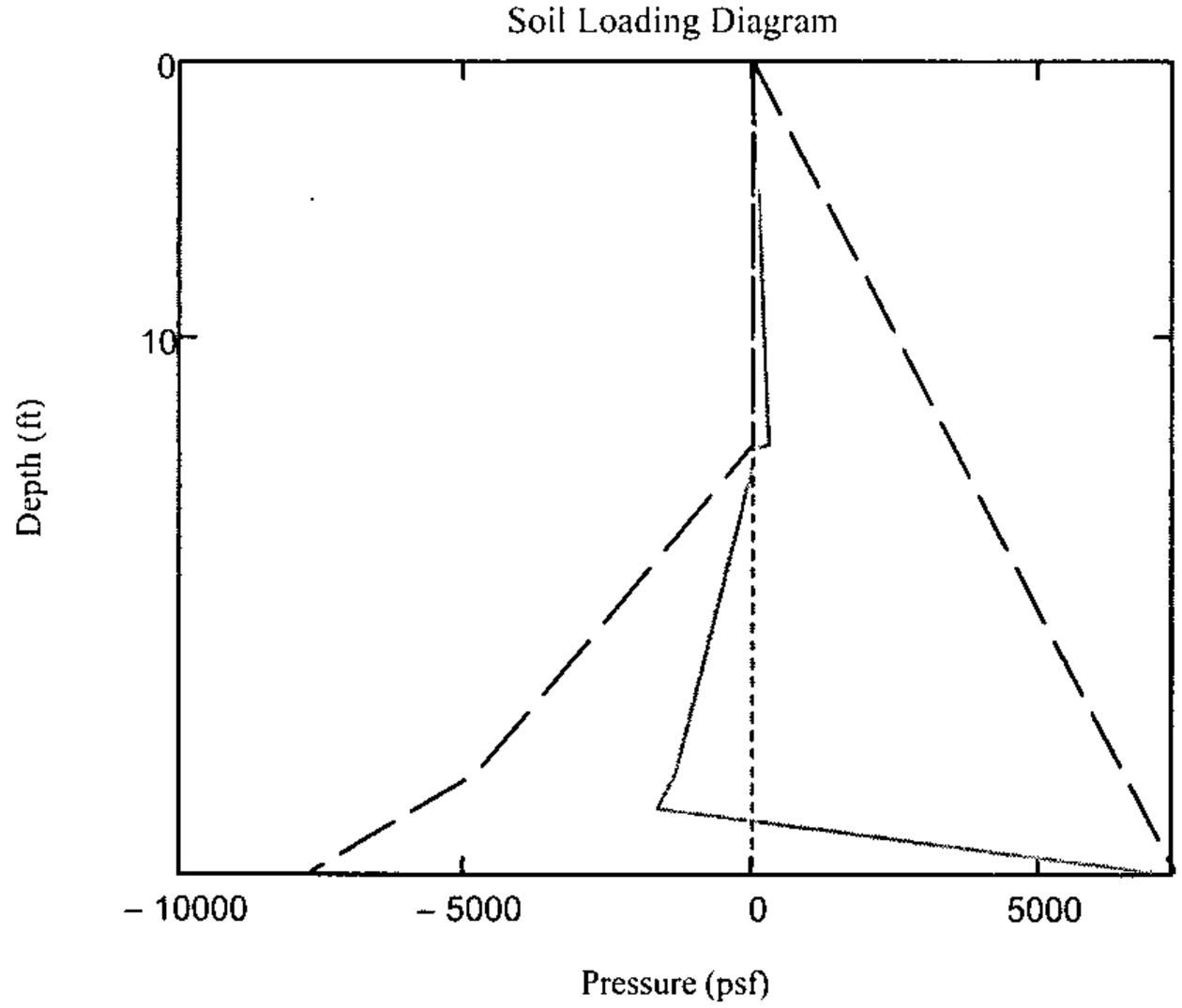
$z > 0 \cdot ft$

$$\begin{pmatrix} z \\ D \end{pmatrix} := \text{Find}(z, D)$$

$z = 2.4 \cdot ft$
$D = 15.7 \cdot ft$

cant h=13 ft sb 8, 11-12, 15 (R1).xmcd

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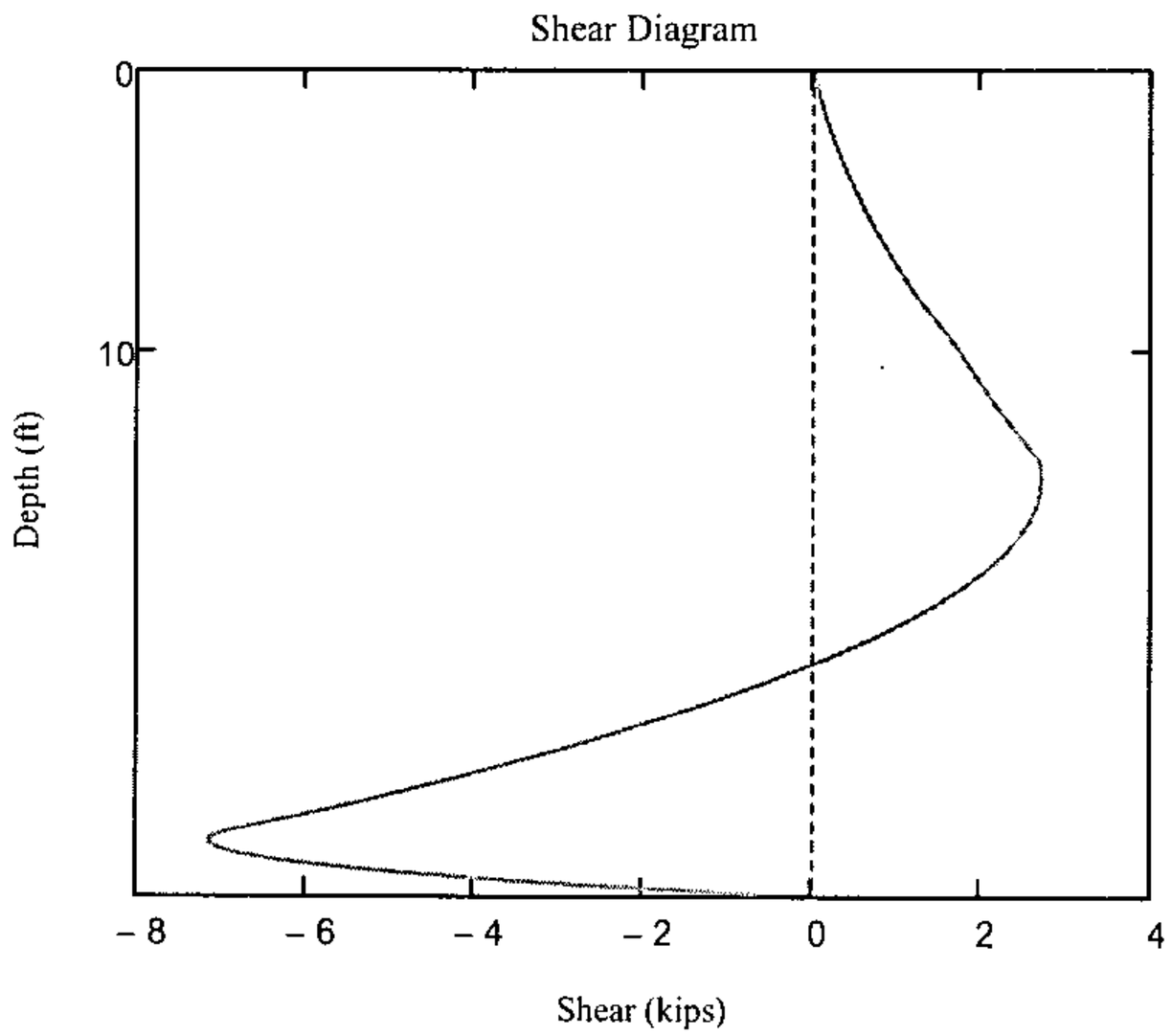
SOIL PRESSURES

$P_A(H) = 280 \cdot psf$

$f \cdot P_A(H + D) = 186 \cdot psf$

$P_E(H + D) = -2238 \cdot psf$

$P_J(H + D) = 7326 \cdot psf$



Distance to Zero Shear (From Top of Pile)

$\tau :=$ | $\varepsilon \leftarrow H$
| $\tau \leftarrow V(\varepsilon)$
| while $\tau > 0$
| | $\varepsilon \leftarrow \varepsilon + 0.10 \cdot ft$
| | $\tau \leftarrow V(\varepsilon)$
| return ε

$\tau = 21.5\,ft$

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Soldier Beam Moment:

$$M(y) := \int_0^y V(y)\,dy + M_O$$ = Soldier Beam Bending Moment

Required Modulus

$$M_{max} := \max\left(\begin{pmatrix} M(\tau)\cdot x_{sb} \\ |M_O\cdot x_{sb}| \end{pmatrix}\right)$$

Required Section Modulus: $Z_r := \frac{M_{max}}{F_b}$ Plastic modulus, $L_b \le L_p$ $Z_r = 71.9\cdot in^3$

$F_b = 40\cdot ksi$

Beam = "W21 x 50"

$A = 14.7\cdot in^2$ $b_f = 6.53\cdot in$ $Z_x = 110\cdot in^3$ $r_x = 8.18\cdot in$ *Minor axis continuously braced*

$d = 20.8\cdot in$ $t_f = 0.54\cdot in$ $I_x = 984\cdot in^4$ $L := \tau$ $K := 1$ $F_e := \frac{\pi^2\cdot E}{\left(\frac{K\cdot L}{r_x}\right)^2}$

$t_w = 0.38\cdot in$ $k = 1.04\cdot in$ $S_x = 94.5\cdot in^3$ $\frac{K\cdot L}{r_x} = 31.5$ $4.71\cdot\sqrt{\frac{E}{F_y}} = 113.4$

Check Axial Stresses: $\lambda := \frac{F_y}{F_e}$

$$F_{cr} := \begin{cases} 0.658^{\lambda}\cdot F_y & \text{if } \frac{K\cdot L}{r_x} \le 4.71\cdot\sqrt{\frac{E}{F_y}} \\ 0.877\cdot F_e & \text{otherwise} \end{cases}$$ = Nominal compressive stress - AISC E.3-2 & E3-3

$$P_c := \frac{F_{cr}\cdot A}{\Omega}$$ = Allowable compressive force - AISC E.3-1

$M_a := Z_x\cdot F_b$ = Allowable moment - AISC F.2-1

Combined Axial & Bending:

$$\text{Unity} := \begin{cases} \frac{P_r}{P_c} + \frac{8}{9}\cdot\left(\frac{M_{max}}{M_a}\right) & \text{if } \frac{P_r}{P_c} \ge 0.2 \\ \frac{P_r}{2P_c} + \frac{M_{max}}{M_a} & \text{otherwise} \end{cases}$$ = AISC H1-1a & H1-1b

Unity = 0.65

Check := if(Unity ≤ 1.00, "Ok!", "No Good")

$M_a = 365\cdot kip\cdot ft$

$M_{max} = 238.7\cdot kip\cdot ft$

Check = "Ok!"

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CHECK DEFLECTION:

Beam = "W21 x 50"

$P_1 := \int_0^H P_A(y)\,dy$ = Total active soil load

$P_4 := \int_0^H P_s(y)\,dy$ = Total uniform surcharge load

$P_b = 0 \cdot plf$ = Total Boussinesq surcharge load

$P_8 := \int_0^H P_{eq}(y)\,dy$ = Total seismic surcharge load

$L := H + \frac{D}{3}$ = Effective length of soldier beam for calculating deflection

$$y_{surch} := \frac{\int_0^H y \cdot P_s(y)\,dy}{\int_0^H P_s(y)\,dy}$$ = Centriod of uniform surcharge (From top of excavation)

$y_{surch} = 5\,ft$

$R = 0$ = Centriod of Boussinesq surcharge (From bottom of excavation)

$b_{Bouss} := \frac{D}{3} + R$ = Distance from bottom of soldier beam to centriod of Boussinesq

$a_{surch} := y_{surch}$ = Distance from top of soldier beam to centriod of uniform surcharge

$b_{surch} := L - y_{surch}$ = Distance from bottom of soldier beam to centriod of uniform surcharge

$$\Delta_{max} := \frac{P_1 \cdot x_{sb} \cdot L^3}{15 \cdot E \cdot I_x} + \frac{P_4 \cdot x_{sb} \cdot b_{surch}^2}{6 \cdot E \cdot I_x} \cdot (3 \cdot L - b_{surch}) + \frac{P_b \cdot x_{sb} \cdot b_{Bouss}^2}{6 \cdot E \cdot I_x} \cdot (3 \cdot L - b_{Bouss})$$

$\Delta_{max} = 0.96 \cdot in$ = Maximum lateral displacement

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GLOBAL STABLITY

FS := 1.30 = Minimum factor of safety for temporary shoring

Lateral embedment initial guess

Dh := Round(1.00·D, 0.5ft) + 2·ft

Slidding Forces: $F_s := V(H + O) + \int_{O_2}^{H+Dh} P_{soil}(x)\,dx$

Resisting Forces: $F_R := \int_{H+O}^{O_2} P_{soil}(x)\,dx$

$F_s = 10.02 \cdot klf$

$F_R = -13.4 \cdot klf$

Overturning Moments:

$$M_o := \int_0^H (Dh + H - y)\cdot P_A(y)\,dy + \int_0^H (Dh + H - y)\cdot P_s(y)\,dy + \int_0^H (Dh + H - y)\cdot p_s(y)\,dy + \int_0^H (Dh + H - y)\cdot P_{eq}(y)\,dy \ldots$$
$$+ \int_H^{H+O} P_E(y)\,dy\cdot\left(Dh - \frac{O}{3}\right) + \int_{O_2}^{H+Dh} P_{soil}(y)\,dy\cdot\frac{H + Dh - O_2}{3} + M_O + \frac{P_H}{x_{sb}}\cdot(Dh + H - x_H)$$

Resisting Moments:

$$M_R := \int_{H+O}^{O_2} (H + Dh - y)\cdot P_{soil}(y)\,dy$$

$M_o = 67.6 \cdot \frac{kip \cdot ft}{ft}$

$M_R = -91.3 \cdot \frac{kip \cdot ft}{ft}$

FACTOR OF SAFETY:

Slidding := if$\left(FS \le \frac{|F_R|}{F_s}, \text{"Ok"}, \text{"No Good: Increase Dh"}\right)$ Slidding = "Ok" $\frac{|F_R|}{F_s} = 1.34$

Overturning := if$\left(FS \le \frac{|M_R|}{M_o}, \text{"Ok"}, \text{"No Good: Increase Dh"}\right)$ Overturning = "Ok" $\frac{|M_R|}{M_o} = 1.35$

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Check toe depth for vertical load:

$$Dv := Floor\left(\frac{P_r - \pi \cdot \frac{d_{shaft}^{2}}{4} \cdot q_b}{\pi \cdot d_{shaft} \cdot fs} \cdot 1.3, ft\right) + 0 \cdot ft$$

$Dv = 0 \cdot ft$

Selected toe depth Dtoe:

$Dtoe := if(Dh \geq Dv, Dh, Dv)$

$Dtoe = 17.5 \cdot ft$

DESIGN SUMMARY:

Sb_Number = "8, 11-12, 15"

Beam = "W21 x 50" = Selected Soldier Beam

$H = 14 \cdot ft$ = Height of Shoring

$Dtoe = 17.5 \cdot ft$ = Toe Embedment Depth

$H + Dtoe = 31.5\,ft$ = Total Length of Soldier Beam

$Z_r = 71.9 \cdot in^3$ = Required Modulus

$d_{shaft} = 30 \cdot in$ = Effective Diameter of Toe Shaft

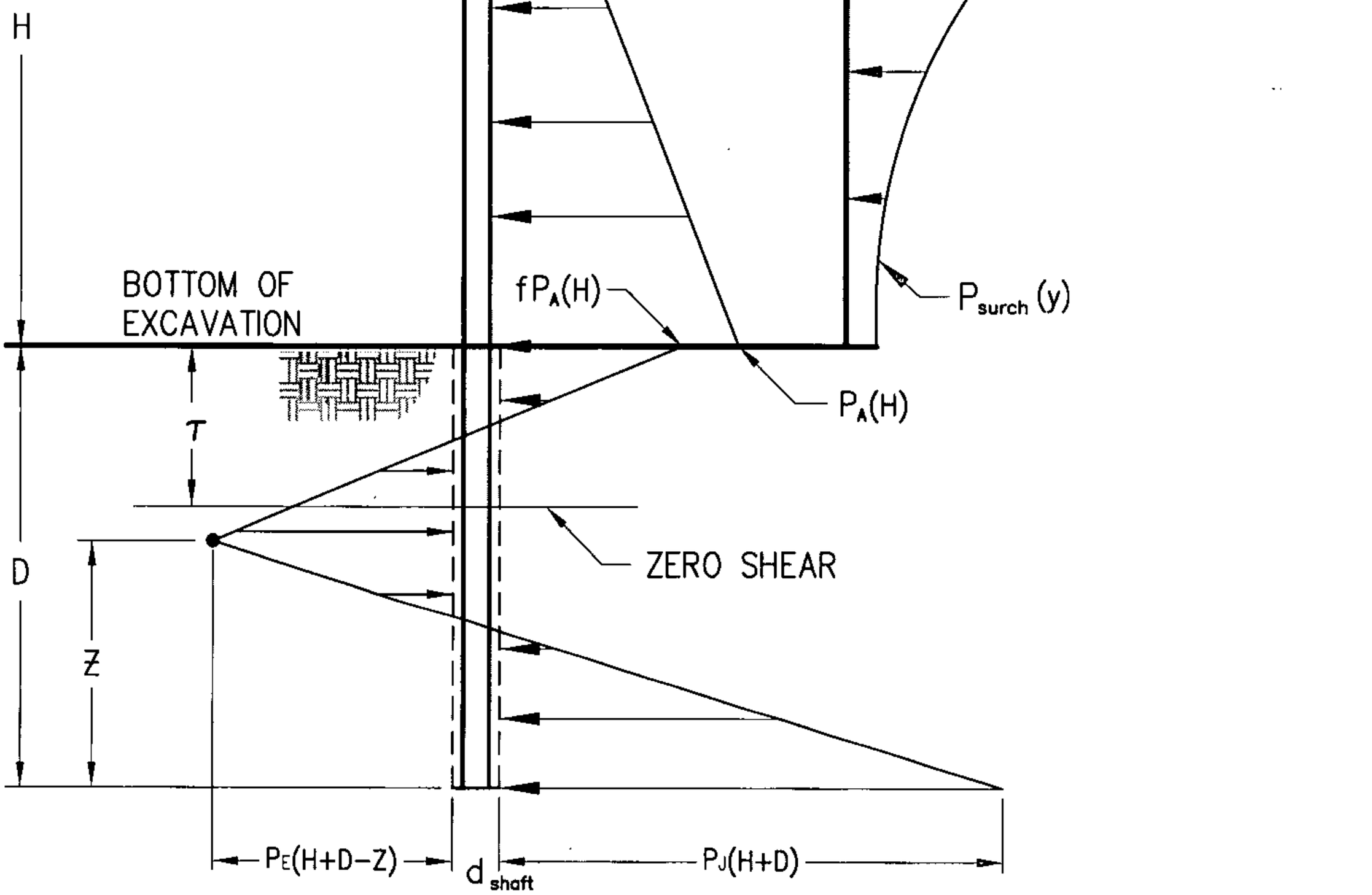
$x_{sb} = 8\,ft$ = Maximum Soldier Beam Spacing

$\Delta_{max} = 0.96 \cdot in$ = Maximum Theoretical Lateral Displacement

SECTION 7

EARTH SUPPORT SYSTEMS
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TEL (760) 929-2851 FAX (760) 929-2852

Name	Date	Job No	Sheet
RPR	09/11/2012	12-126	56 of
Checked By	Client: United American Properties		
Job Description: Cabot Career Lofts			



LOADING DIAGRAM FOR CANTILEVERED SHORING SYSTEM NO HYDROSTATIC PRESSURE

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Cantilever Design

Sb_Number := "20-21"

Wall Geometry

$H := 11 \cdot ft + 1 \cdot ft$ = Height of shoring system - *1'-0" grading allowance included*

$H_s := 0 \cdot ft$ = Height of retained slope (As applicable)

$x_{sb} := 8ft$ = Soldier beam center to center spacing

$d_{shaft} := 24 \cdot in$ = Effective shaft diameter

Soil Parameters

$c := 0 \cdot psf$ = Soil cohesion (Active pressure)

$c' := 0 \cdot psf$ = Soil cohesion (Passive pressure)

$\gamma_s := 125 \cdot pcf$ = Unit weight of soil

$P_a := 20 \cdot pcf$ = Active pressure (Neglecting soil cohesion)

$P_{p_1} := 400 \cdot pcf$ = Allowable Passive pressure from **top of temporary 1-1 to 2'-6" below B.O.E**

$z_1 := 5 \cdot ft$ = Distance from top of slope to 2'-6" below bottom of excavation

$P_{p_2} := 800 \cdot pcf$ = Allowable passive pressure below 2'-6" BOE depth

Bouyant soil properties (As applicable)

$\gamma_w := 62.4 \cdot pcf$ = Unit weight of water

$\rho_\gamma := "N/A"$ = Distance below subgrade (B.O.W.) to standing water table

$$P_{p\rho'} := \begin{cases} P_p & \text{if } \rho_\gamma = "N/A" \\ \frac{P_p}{\gamma_s} \cdot (\gamma_s - \gamma_w) & \text{otherwise} \end{cases}$$ = Bouyant Passive Earth Pressure

$$P_{a\rho'} := \begin{cases} P_a & \text{if } \rho_\gamma = "N/A" \\ \frac{P_a}{\gamma_s} \cdot (\gamma_s - \gamma_w) & \text{otherwise} \end{cases}$$ = Bouyant Active Earth Pressure

Submerged Soil Pressures (As Applicable)

$$P_{p\rho'} = \begin{pmatrix} 400 \\ 800 \end{pmatrix} \cdot pcf$$

$P_{a\rho'} = 20 \cdot pcf$

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Soil Parameters (Continued)

$I := 1$ = Isolated pole factor (Soil arching)

$f := \min\left(\begin{pmatrix} \frac{I \cdot d_{shaft}}{x_{sb}} \\ 1 \end{pmatrix}\right)$ = Arching ratio

$f = 0.25$

$P_{a'} := \frac{P_a \cdot H - 2 \cdot c \cdot \sqrt{\frac{P_a}{\gamma_s}}}{H}$ = Active soil pressure ordinate per foot of depth below grade (Accounting for soil cohesion)

$P_{a'} = 20 \cdot pcf$

$P_{p'} := \frac{P_p \cdot d_{trial} + 2 \cdot c' \cdot \sqrt{\frac{P_{pp'}}{\gamma_s}}}{d_{trial}}$ = Passive soil pressure ordinate per foot of depth below grade (Accounting for soil cohesion)

$P_{p'} = \begin{pmatrix} 400 \\ 800 \end{pmatrix} \cdot pcf$

$q_b := 0 \cdot psf$ = Allowable soil bearing for soldier beam toe

$fs := 600 \cdot psf$ = Allowable soil friction

Steel Parameters

$F_y := 50 \cdot ksi$ = Steel yield stress (Grade 50)

$E := 29000 \cdot ksi$ = Elastic modulus of steel

$OS := 1.33$ = Temporary overstress for short duration loading

$\Omega := 1.67$ = Allowable strength safety factor - ASD, AISC F.1 & E1

$F_b := \frac{F_y \cdot OS}{\Omega}$ = Allowable flexural stress at fully braced maximum moment location - AISC F2-1

$F_b = 40 \cdot ksi$

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Uniform Surcharge Loading

$y := 0 \cdot ft, 0.01 \cdot ft .. H$

$P_{full} := 0 \cdot psf$ = Surcharge pressure full height

$P_{par} := 72 \cdot psf$ = Surcharge pressure partial height

$H_{par} := 10 \cdot ft$ = Height of partial surcharge pressure

$$P_s(y) := \begin{cases} P_{par} + P_{full} & \text{if } y \le H_{par} \\ P_{full} & \text{if } H_{par} < y \le H \\ 0 \cdot psf & \text{if } y > H \end{cases}$$ = Surcharge pressure as a function of depth

ECCENTRIC & VARIABLE POINT LOADING

$e := 0 \cdot in$ = Eccentricity of axial load

$P_r := 0 \cdot kip$ = Resultant axial load

$M_O := \frac{P_r \cdot e}{x_{sb}}$ = Moment due to eccentric axial load

$M_O = 0 \cdot kip \cdot \frac{ft}{ft}$

$P_H := 0 \cdot kip$ = Lateral point load

$x_H := 0 \cdot ft$ = Distance to lateral point load from top grade (T.O.W.)

Seismic Lateral Load (Not Applicable)

$P_{eq} := 0 \cdot pcf$ = Seismic equivalent fluid pressure

$P_{seis} := P_{eq} \cdot H$

$P_{seis} = 0 \cdot psf$ = Maximum seismic surcharge pressure at grade

$$P_{eq}(y) := \begin{cases} P_{seis} - \frac{P_{seis}}{H} \cdot y & \text{if } y \le H \\ 0 & \text{if } y > H \end{cases}$$ = Inverted triangular distribution

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Boussinesq Surcharge Analysis

$q := 0 \cdot ksf$ = Strip load intensity

$z' := 0 \cdot ft$ = Distance from grade to application of strip load

$x_1 := 0 \cdot ft$ = Distance to closest edge of strip load

$x_2 := x_1 + 0 \cdot ft$ = Distance to furthest edge of strip load

$K := 1$ = Rigidity coefficient for relative yielding K = 1.00 (Rigid)
K = 0.75 (Semi-Rigid)
K = 0.50 (Flexible)

$\theta_1(y) := \operatorname{atan}\left(\frac{x_1}{y}\right)$ $\theta_2(y) := \operatorname{atan}\left(\frac{x_2}{y}\right)$

$\delta(y) := \theta_2(y) - \theta_1(y)$ $\alpha(y) := \theta_1(y) + \frac{\delta(y)}{2}$

$$p_s(y) := \begin{cases} 0 \cdot psf & \text{if } 0 \le y \le z' \\ \frac{2 \cdot q \cdot K}{\pi} \cdot (\delta(y - z') - \sin(\delta(y - z') \cdot \cos(2\alpha(y - z')))) & \text{if } z' < y \le H \\ 0 \cdot psf & \text{if } y > H \end{cases}$$

$P_{surch}(y) := p_s(y)$

Total Surcharge Load:

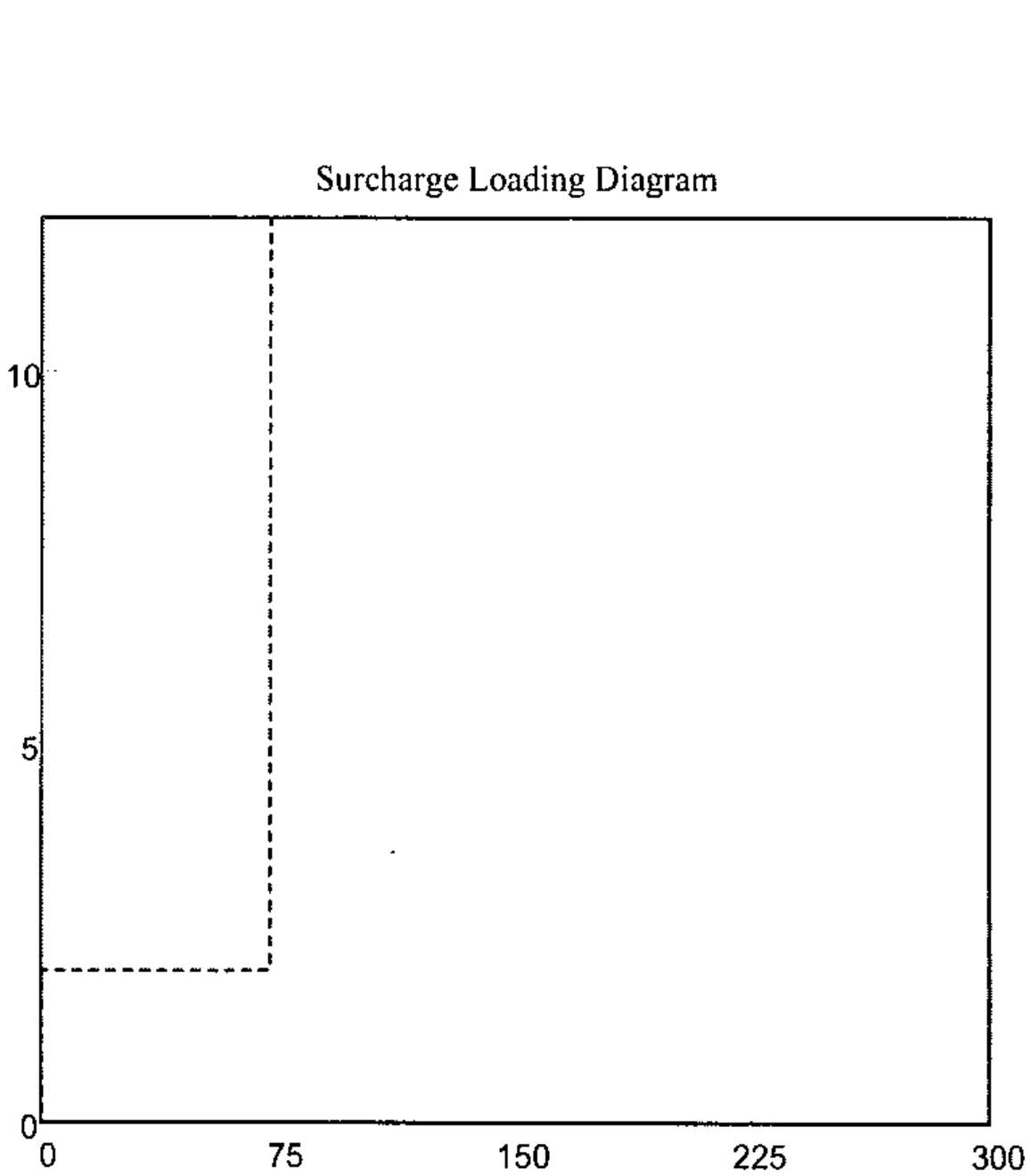
$$P_b := \int_{0 \cdot ft}^{H} p_s(y)\, dy$$

$P_b = 0 \cdot plf$

Centriod measured from grade:

$$R := \frac{\int_{0 \cdot ft}^{H} p_s(y) \cdot (H - y)\, dy}{P_b}$$

$R = 0$



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CALCULATE REQUIRED TOE DEPTH:
(Assume trial values for z and D and solve)

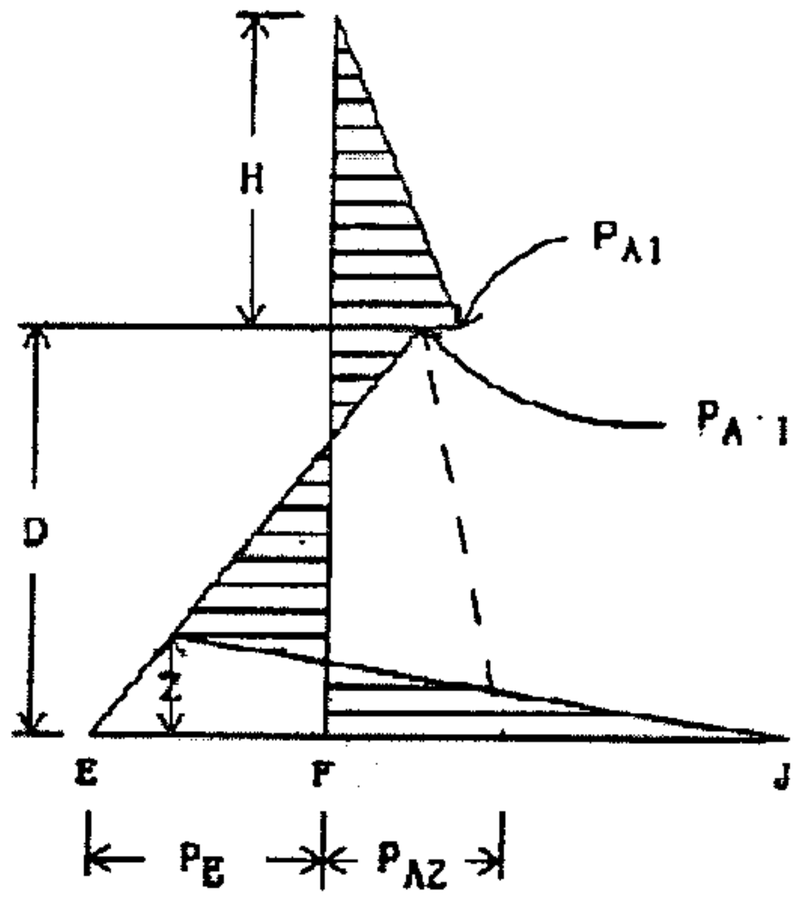
$z := 6 \cdot ft$ $D := 20 \cdot ft$

$O = 0.63\,ft$

$P_A(H) = 240 \cdot psf$

$f \cdot P_A(H) = 60 \cdot psf$

Given



Summing forces horizontally:

$$\frac{P_J(H+D)\cdot\left(z-\frac{-P_E(H+D-z)}{m_J(z,D)}\right)}{2}+\int_0^{\frac{-P_E(H+D-z)}{m_J(z,D)}}\left(P_E(H+D-z)+m_J(z,D)\cdot y\right)dy+\int_{H+O}^{H+D-z}P_E(y)\,dy\ldots=0\cdot\frac{lb}{ft}$$

$$+\int_H^{H+O}P_E(y)\,dy+\int_0^H P_A(y)\,dy+\int_0^H P_s(y)\,dy+\int_0^H P_{eq}(y)\,dy+P_b+\frac{P_H}{x_{sb}}$$

Summing moments about soldier beam toe:

$$\left[\frac{P_J(H+D)\cdot\left(z-\frac{-P_E(H+D-z)}{m_J(z,D)}\right)^2}{6}+\int_0^{\frac{-P_E(H+D-z)}{m_J(z,D)}}\left(P_E(H+D-z)+m_J(z,D)\cdot y\right)\cdot(z-y)\,dy\ldots\right]=0\cdot lb\cdot\frac{ft}{ft}$$

$$+\int_{H+O}^{H+D-z}P_E(y)\cdot(H+D-y)\,dy+\int_H^{H+O}P_E(y)\cdot(H+D-y)\,dy+\int_0^H P_A(y)\cdot(H+D-y)\,dy\ldots$$

$$+\int_0^H P_s(y)\cdot(H+D-y)\,dy+\int_0^H(H+D-y)\cdot P_{eq}(y)\,dy+P_b\cdot(D+R)+\frac{P_H}{x_{sb}}\cdot\left(H+D-x_H\right)+M_O\Bigg]$$

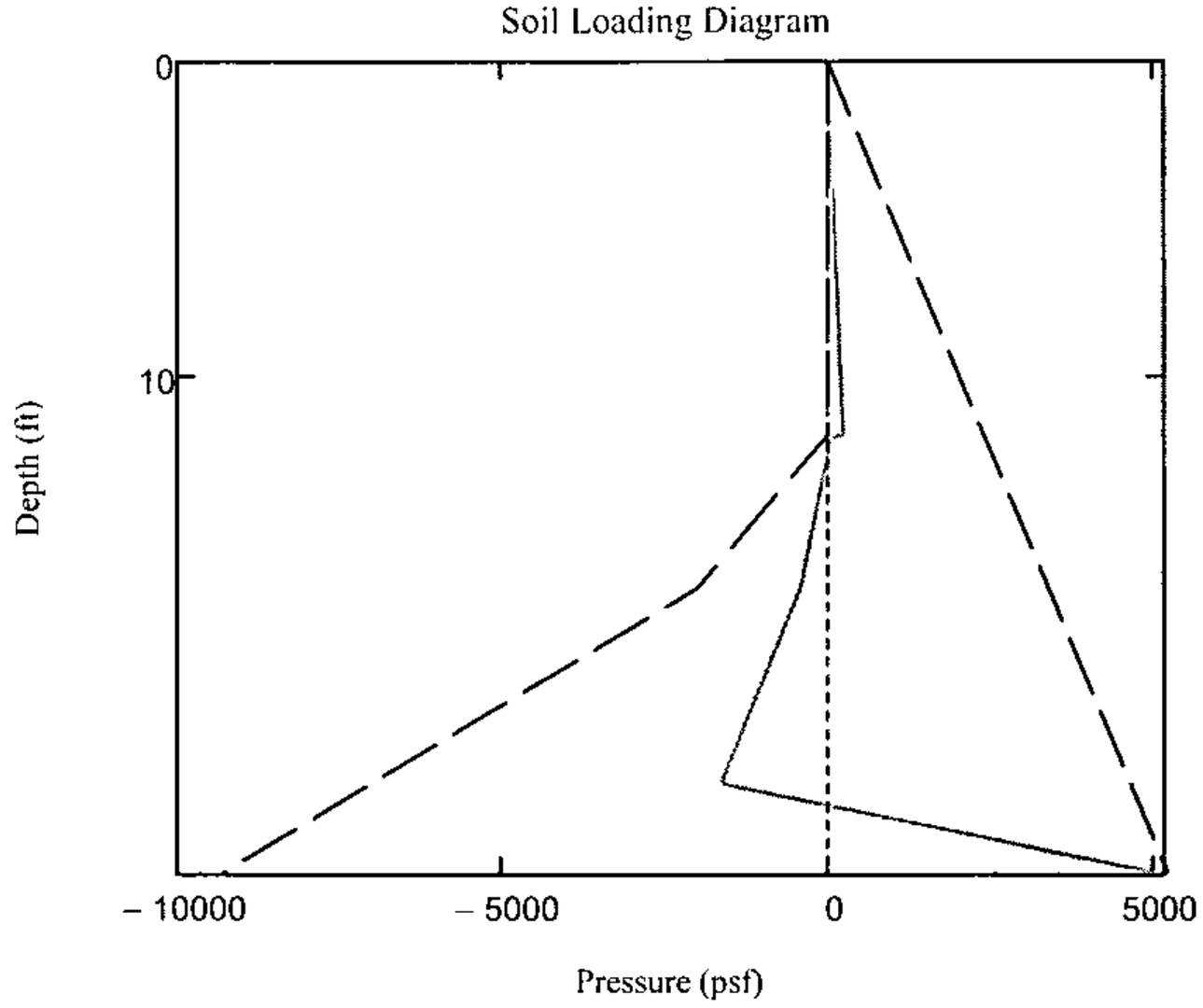
$z > 0 \cdot ft$

$$\begin{pmatrix} z \\ D \end{pmatrix} := \text{Find}(z, D)$$

$z = 2.9 \cdot ft$
$D = 14.2 \cdot ft$

cant h=11 ft sb 20-21 (R1).xmcd

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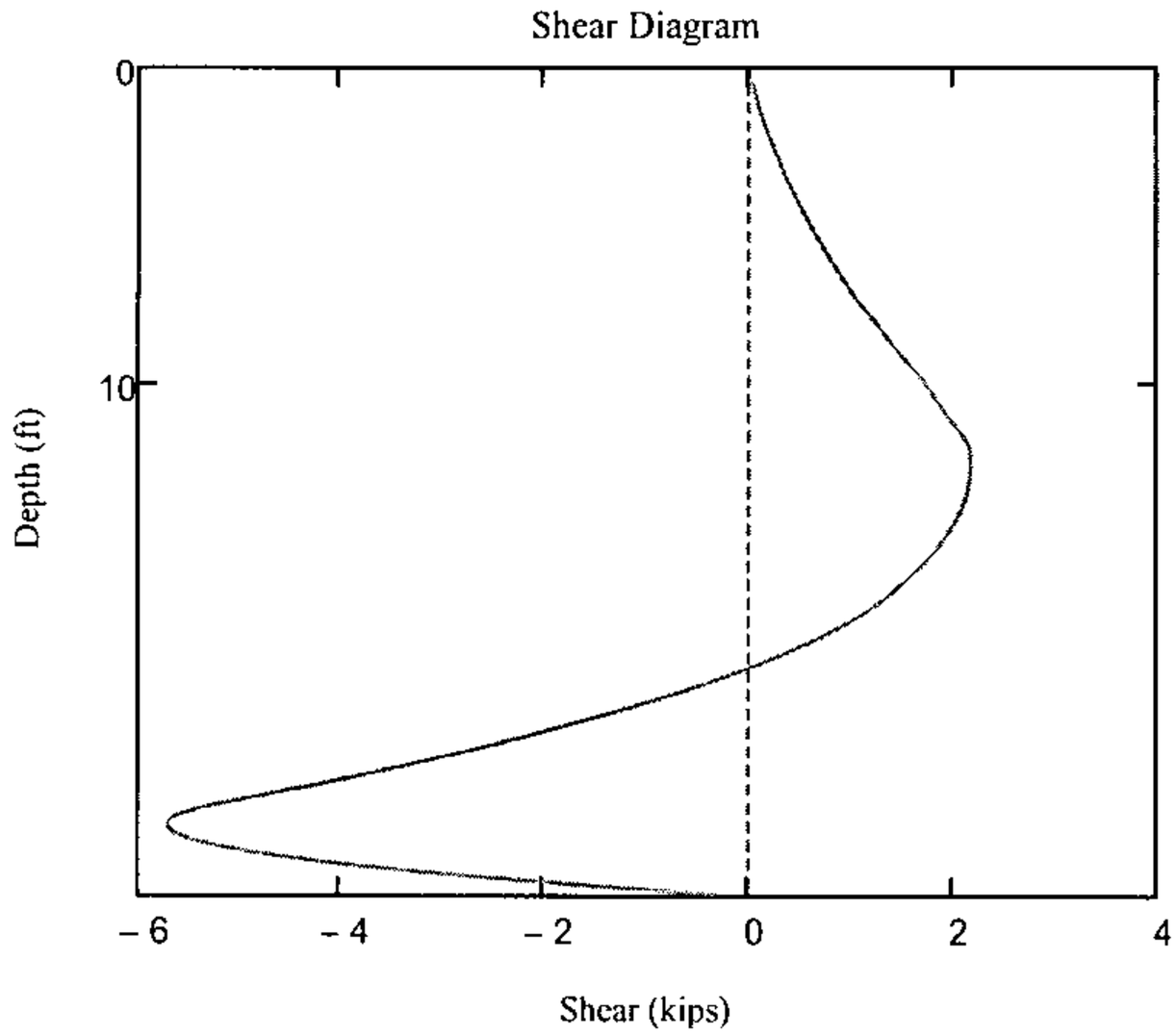
SOIL PRESSURES

$P_A(H) = 240 \cdot psf$

$f \cdot P_A(H + D) = 131 \cdot psf$

$P_E(H + D) = -2202 \cdot psf$

$P_J(H + D) = 5162 \cdot psf$



Distance to Zero Shear (From Top of Pile)

$\tau :=$ | $\epsilon \leftarrow H$
| $\tau \leftarrow V(\epsilon)$
| while $\tau > 0$
| | $\epsilon \leftarrow \epsilon + 0.10 \cdot ft$
| | $\tau \leftarrow V(\epsilon)$
| return ϵ

$\tau = 19.1\,ft$

cant h=11 ft sb 20-21 (R1).xmcd

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Soldier Beam Moment:

$$M(y) := \int_0^y V(y)\,dy + M_O$$ = Soldier Beam Bending Moment

Required Modulus

$$M_{max} := \max\left(\begin{pmatrix} M(\tau)\cdot x_{sb} \\ \left|M_O\cdot x_{sb}\right| \end{pmatrix}\right)$$

Required Section Modulus: $Z_r := \frac{M_{max}}{F_b}$ Plastic modulus, $L_b \le L_p$ $Z_r = 52.6\cdot in^3$

Beam ≡ "W16 x 40" $F_b = 40\cdot ksi$

$A = 11.8\cdot in^2$	$b_f = 7\cdot in$	$Z_x = 73\cdot in^3$	$r_x = 6.63\cdot in$	*Minor axis continuously braced*
$d = 16\cdot in$	$t_f = 0.5\cdot in$	$I_x = 518\cdot in^4$	$L := \tau$	$K := 1$
$t_w = 0.31\cdot in$	$k = 0.91\cdot in$	$S_x = 64.7\cdot in^3$	$\frac{K\cdot L}{r_x} = 34.6$	$4.71\cdot\sqrt{\frac{E}{F_y}} = 113.4$

$$F_e := \frac{\pi^2\cdot E}{\left(\frac{K\cdot L}{r_x}\right)^2}$$

Check Axial Stresses: $\lambda := \frac{F_y}{F_e}$

$$F_{cr} := \begin{cases} 0.658^{\lambda}\cdot F_y & \text{if } \frac{K\cdot L}{r_x} \le 4.71\cdot\sqrt{\frac{E}{F_y}} \\ 0.877\cdot F_e & \text{otherwise} \end{cases}$$ = Nominal compressive stress - AISC E.3-2 & E3-3

$$P_c := \frac{F_{cr}\cdot A}{\Omega}$$ = Allowable compressive force - AISC E.3-1

$M_a := Z_x\cdot F_b$ = Allowable moment - AISC F.2-1

Combined Axial & Bending:

$$\text{Unity} := \begin{cases} \frac{P_r}{P_c} + \frac{8}{9}\cdot\left(\frac{M_{max}}{M_a}\right) & \text{if } \frac{P_r}{P_c} \ge 0.2 \\ \frac{P_r}{2P_c} + \frac{M_{max}}{M_a} & \text{otherwise} \end{cases}$$ = AISC H1-1a & H1-1b

Unity = 0.72

$M_a = 242.2\cdot kip\cdot ft$
$M_{max} = 174.6\cdot kip\cdot ft$

Check := if(Unity ≤ 1.00, "Ok!", "No Good")

Check = "Ok!"

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CHECK DEFLECTION:

Beam = "W16 x 40"

$P_1 := \int_0^H P_A(y)\,dy$ = Total active soil load

$P_4 := \int_0^H P_s(y)\,dy$ = Total uniform surcharge load

$P_b = 0 \cdot plf$ = Total Boussinesq surcharge load

$P_8 := \int_0^H P_{eq}(y)\,dy$ = Total seismic surcharge load

$L := H + \frac{D}{3}$ = Effective length of soldier beam for calculating deflection

$$y_{surch} := \frac{\int_0^H y \cdot P_s(y)\,dy}{\int_0^H P_s(y)\,dy}$$ = Centriod of uniform surcharge (From top of excavation)

$y_{surch} = 5\,ft$

$R = 0$ = Centriod of Boussinesq surcharge (From bottom of excavation)

$b_{Bouss} := \frac{D}{3} + R$ = Distance from bottom of soldier beam to centriod of Boussinesq

$a_{surch} := y_{surch}$ = Distance from top of soldier beam to centriod of uniform surcharge

$b_{surch} := L - y_{surch}$ = Distance from bottom of soldier beam to centriod of uniform surcharge

$$\Delta_{max} := \frac{P_1 \cdot x_{sb} \cdot L^3}{15 \cdot E \cdot I_x} + \frac{P_4 \cdot x_{sb} \cdot b_{surch}^2}{6 \cdot E \cdot I_x} \cdot (3 \cdot L - b_{surch}) + \frac{P_b \cdot x_{sb} \cdot b_{Bouss}^2}{6 \cdot E \cdot I_x} \cdot (3 \cdot L - b_{Bouss})$$

$\Delta_{max} = 1.00 \cdot in$ = Maximum lateral displacement

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GLOBAL STABLITY

FS := 1.30 = Minimum factor of safety for temporary shoring

Lateral embedment initial guess

Dh := Round(1.00·D, 0.5ft) + 2·ft

Slidding Forces: $F_s := V(H + O) + \int_{O_2}^{H+Dh} P_{soil}(x)\,dx$

Resisting Forces: $F_R := \int_{H+O}^{O_2} P_{soil}(x)\,dx$

$F_s = 8.08 \cdot klf$
$F_R = -11.41 \cdot klf$

Overturning Moments:

$$M_o := \int_0^H (Dh + H - y)\cdot P_A(y)\,dy + \int_0^H (Dh + H - y)\cdot P_s(y)\,dy + \int_0^H (Dh + H - y)\cdot p_s(y)\,dy + \int_0^H (Dh + H - y)\cdot P_{eq}(y)\,dy \ldots$$
$$+ \int_H^{H+O} P_E(y)\,dy\cdot\left(Dh - \frac{O}{3}\right) + \int_{O_2}^{H+Dh} P_{soil}(y)\,dy\cdot\frac{H + Dh - O_2}{3} + M_O + \frac{P_H}{x_{sb}}\cdot\left(Dh + H - x_H\right)$$

Resisting Moments:

$$M_R := \int_{H+O}^{O_2} (H + Dh - y)\cdot P_{soil}(y)\,dy$$

$M_o = 49.9\cdot\frac{kip\cdot ft}{ft}$
$M_R = -72.5\cdot\frac{kip\cdot ft}{ft}$

FACTOR OF SAFETY:

Slidding := if$\left(FS \le \frac{|F_R|}{F_s}, \text{"Ok"}, \text{"No Good: Increase Dh"}\right)$ Slidding = "Ok" $\frac{|F_R|}{F_s} = 1.41$

Overturning := if$\left(FS \le \frac{|M_R|}{M_o}, \text{"Ok"}, \text{"No Good: Increase Dh"}\right)$ Overturning = "Ok" $\frac{|M_R|}{M_o} = 1.45$

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Check toe depth for vertical load:

$$Dv := Floor\left(\frac{P_r - \pi \cdot \frac{d_{shaft}^{2}}{4} \cdot q_b}{\pi \cdot d_{shaft} \cdot fs} \cdot 1.3, ft\right) + 0 \cdot ft$$

$Dv = 0 \cdot ft$

Selected toe depth Dtoe:

$Dtoe := if(Dh \geq Dv, Dh, Dv)$

$Dtoe = 16 \cdot ft$

DESIGN SUMMARY:

Sb_Number = "20-21"

Beam = "W16 x 40" = Selected Soldier Beam

$H = 12 \cdot ft$ = Height of Shoring

$Dtoe = 16 \cdot ft$ = Toe Embedment Depth

$H + Dtoe = 28\,ft$ = Total Length of Soldier Beam

$Z_r = 52.6 \cdot in^3$ = Required Modulus

$d_{shaft} = 24 \cdot in$ = Effective Diameter of Toe Shaft

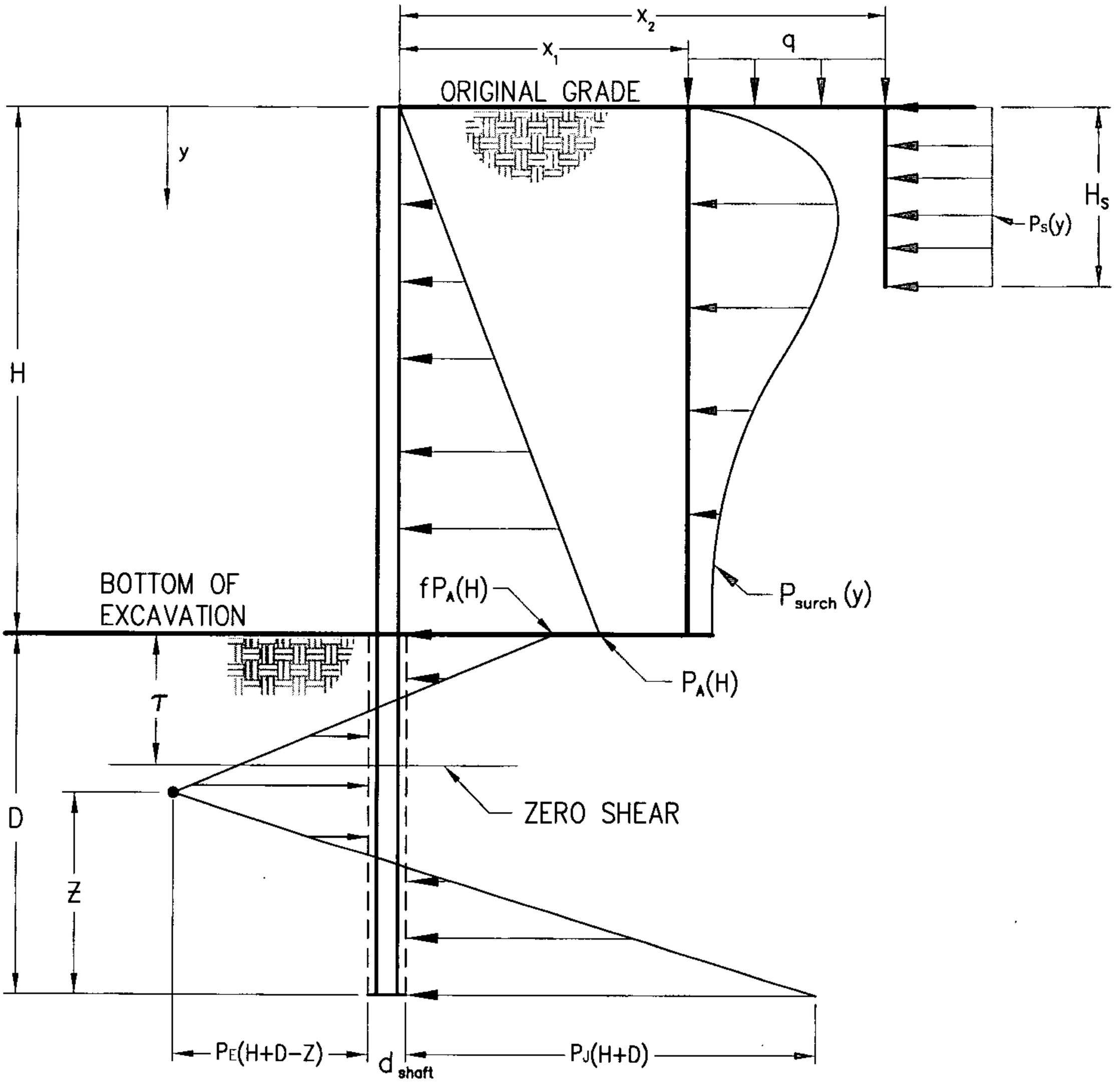
$x_{sb} = 8\,ft$ = Maximum Soldier Beam Spacing

$\Delta_{max} = 1.00 \cdot in$ = Maximum Theoretical Lateral Displacement

SECTION 8

EARTH SUPPORT SYSTEMS
5937 DARWIN COURT, SUITE 105, CARLSBAD, CA 92008
TEL (760) 929-2851 FAX (760) 929-2852

Name	Date	Job No	Sheet 67 of
RPR	09/11/2012	12-126	
Checked By	Client	United American Properties	
Job Description	Cabot Career Lofts		



LOADING DIAGRAM FOR CANTILEVERED SHORING SYSTEM NO HYDROSTATIC PRESSURE

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Cantilever Design

Sb_Number := "30-32"

Wall Geometry

$H := 14 \cdot ft$ = Height of shoring system

$H_s := 0 \cdot ft$ = Height of retained slope (As applicable)

$d_{trial} := 10 \cdot ft$ = Assumed initital emebedment depth

$x_{sb} := 8ft$ = Soldier beam center to center spacing

$d_{shaft} := 30 \cdot in$ = Effective shaft diameter

Soil Parameters

$c := 0 \cdot psf$ = Soil cohesion (Active pressure)

$c' := 0 \cdot psf$ = Soil cohesion (Passive pressure)

$P_a := 20 \cdot pcf$ = Active pressure (Neglecting soil cohesion)

$P_p := 800 \cdot pcf$ = Allowable passive pressure (Neglecting soil cohesion)

$\phi := 0 \cdot deg$ = Internal soil friction angle - Not used

$\gamma_s := 125 \cdot pcf$ = Unit weight of soil

Bouyant soil properties (As applicable)

$\gamma_w := 62.4 \cdot pcf$ = Unit weight of water

$\rho_\gamma :=$ "N/A" = Distance below subgrade (B.O.W.) to standing water table

$$P_{p\rho'} := \begin{cases} P_p & \text{if } \rho_\gamma = \text{"N/A"} \\ \frac{P_p}{\gamma_s} \cdot (\gamma_s - \gamma_w) & \text{otherwise} \end{cases}$$ = Bouyant Passive Earth Pressure

$$P_{a\rho'} := \begin{cases} P_a & \text{if } \rho_\gamma = \text{"N/A"} \\ \frac{P_a}{\gamma_s} \cdot (\gamma_s - \gamma_w) & \text{otherwise} \end{cases}$$ = Bouyant Active Earth Pressure

Submerged Soil Pressures (As Applicable)

$P_{p\rho'} = 800 \cdot pcf$
$P_{a\rho'} = 20 \cdot pcf$

Soil Parameters (Continued)

$l := 1$ = Isolated pole factor (Soil arching)

$f := \min\left(\left(\frac{l \cdot d_{shaft}}{x_{sb}}\right) \left(1\right)\right)$ = Arching ratio

$f = 0.31$

$P_{a'} := \frac{P_a \cdot H - 2 \cdot c \cdot \sqrt{\frac{P_a}{\gamma_s}}}{H}$ = Active soil pressure ordinate per foot of depth below grade (Accounting for soil cohesion)

$P_{a'} = 20 \cdot pcf$

$P_{p'} := \frac{P_p \cdot d_{trial} + 2 \cdot c' \cdot \sqrt{\frac{P_{p\rho'}}{\gamma_s}}}{d_{trial}}$ = Passive soil pressure ordinate per foot of depth below grade (Accounting for soil cohesion)

$P_{p'} = 800 \cdot pcf$

$q_b := 0 \cdot psf$ = Allowable soil bearing for soldier beam toe

$fs := 600 \cdot psf$ = Allowable soil friction

Steel Parameters

$F_y := 50 \cdot ksi$ = Steel yield stress (Grade 50)

$E := 29000 \cdot ksi$ = Elastic modulus of steel

$OS := 1.33$ = Temporary overstress for short duration loading

$\Omega := 1.67$ = Allowable strength safety factor - ASD, AISC F.1 & E1

$F_b := \frac{F_y \cdot OS}{\Omega}$ = Allowable flexural stress at fully braced maximum moment location - AISC F2-1

$F_b = 40 \cdot ksi$

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Uniform Surcharge Loading

$y := 0 \cdot ft, 0.01 \cdot ft .. H$

$P_{full} := 100 \cdot psf$ = Surcharge pressure full height

$P_{par} := 0 \cdot psf$ = Surcharge pressure partial height

$H_{par} := 0 \cdot ft$ = Height of partial surcharge pressure

$$P_s(y) := \begin{cases} P_{par} + P_{full} & \text{if } y \le H_{par} \\ P_{full} & \text{if } H_{par} < y \le H \\ 0 \cdot psf & \text{if } y > H \end{cases}$$ = Surcharge pressure as a function of depth

ECCENTRIC & VARIABLE POINT LOADING

$e := 0 \cdot in$ = Eccentricity of axial load

$P_r := 0 \cdot kip$ = Resultant axial load

$M_O := \frac{P_r \cdot e}{x_{sb}}$ = Moment due to eccentric axial load

$M_O = 0 \cdot kip \cdot \frac{ft}{ft}$

$P_H := 0 \cdot kip$ = Lateral point load

$x_H := 0 \cdot ft$ = Distance to lateral point load from top grade (T.O.W.)

Seismic Lateral Load (Not Applicable)

$P_{eq} := 0 \cdot pcf$ = Seismic equivalent fluid pressure

$P_{seis} := P_{eq} \cdot H$

$P_{seis} = 0 \cdot psf$ = Maximum seismic surcharge pressure at grade

$$P_{eq}(y) := \begin{cases} P_{seis} - \frac{P_{seis}}{H} \cdot y & \text{if } y \le H \\ 0 & \text{if } y > H \end{cases}$$ = Inverted triangular distribution

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Boussinesq Surcharge Analysis

$q := 0 \cdot ksf$ = Strip load intensity

$z' := 0 \cdot ft$ = Distance from grade to application of strip load

$x_1 := 0 \cdot ft$ = Distance to closest edge of strip load

$x_2 := x_1 + 0 \cdot ft$ = Distance to furthest edge of strip load

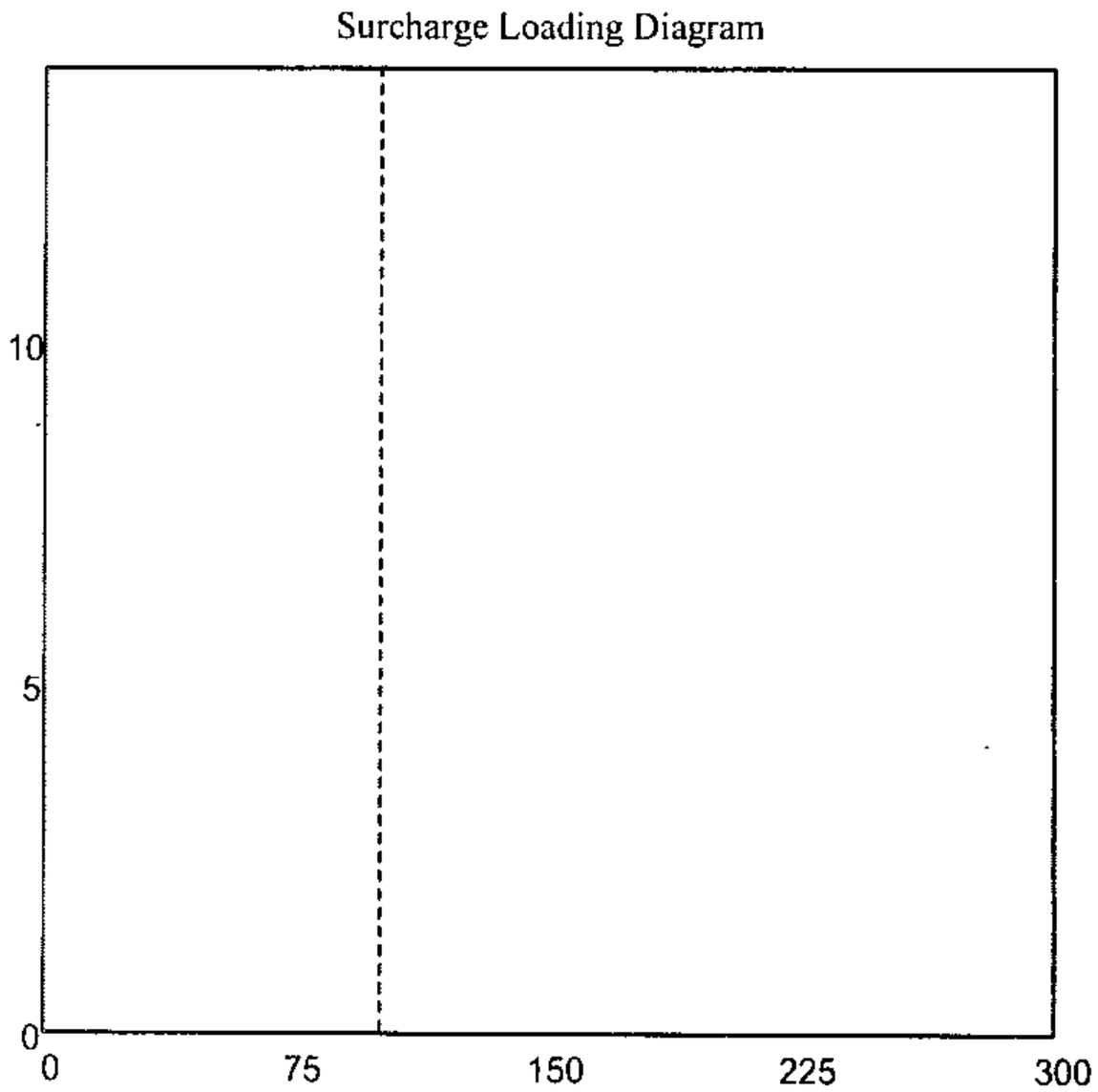
$K := 1$ = Rigidity coefficient for relative yielding K = 1.00 (Rigid)
K = 0.75 (Semi-Rigid)
K = 0.50 (Flexible)

$\theta_1(y) := \operatorname{atan}\left(\frac{x_1}{y}\right)$ $\theta_2(y) := \operatorname{atan}\left(\frac{x_2}{y}\right)$

$\delta(y) := \theta_2(y) - \theta_1(y)$ $\alpha(y) := \theta_1(y) + \frac{\delta(y)}{2}$

$$p_s(y) := \begin{cases} 0 \cdot psf & \text{if } 0 \le y \le z' \\ \frac{2 \cdot q \cdot K}{\pi} \cdot (\delta(y - z') - \sin(\delta(y - z') \cdot \cos(2\alpha(y - z')))) & \text{if } z' < y \le H \\ 0 \cdot psf & \text{if } y > H \end{cases}$$

$P_{surch}(y) := p_s(y)$



Total Surcharge Load:

$$P_b := \int_{0 \cdot ft}^{H} p_s(y)\, dy$$

$P_b = 0 \cdot plf$

Centriod measured from grade:

$$R := \frac{\int_{0 \cdot ft}^{H} p_s(y) \cdot (H - y)\, dy}{P_b}$$

$R = 0$

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CALCULATE REQUIRED TOE DEPTH:
(Assume trial values for z and D and solve)

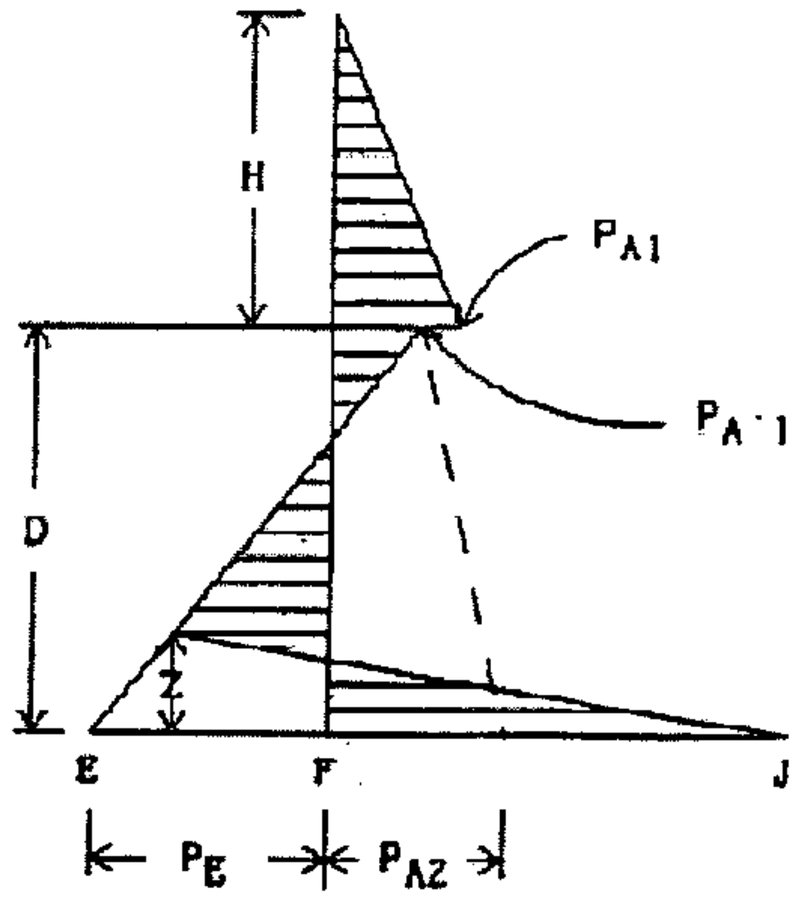
$z := 6 \cdot ft$ $D := 20 \cdot ft$

$O = 0.36\,ft$

$P_A(H) = 280 \cdot psf$

$f \cdot P_A(H) = 88 \cdot psf$

Given



Summing forces horizontally:

$$\frac{P_J(H+D)\cdot\left(z-\frac{-P_E(H+D-z)}{m_J(z,D)}\right)}{2}+\int_0^{\frac{-P_E(H+D-z)}{m_J(z,D)}}\left(P_E(H+D-z)+m_J(z,D)\cdot y\right)dy+\int_{H+O}^{H+D-z}P_E(y)\,dy\ldots=0\cdot\frac{lb}{ft}$$

$$+\int_H^{H+O}P_E(y)\,dy+\int_0^{H}P_A(y)\,dy+\int_0^{H}P_s(y)\,dy+\int_0^{H}P_{eq}(y)\,dy+P_b+\frac{P_H}{x_{sb}}$$

Summing moments about soldier beam toe:

$$\left[\begin{aligned}&\frac{P_J(H+D)\cdot\left(z-\frac{-P_E(H+D-z)}{m_J(z,D)}\right)^2}{6}+\int_0^{\frac{-P_E(H+D-z)}{m_J(z,D)}}\left(P_E(H+D-z)+m_J(z,D)\cdot y\right)\cdot(z-y)\,dy\ldots\\&+\int_{H+O}^{H+D-z}P_E(y)\cdot(H+D-y)\,dy+\int_H^{H+O}P_E(y)\cdot(H+D-y)\,dy+\int_0^{H}P_A(y)\cdot(H+D-y)\,dy\ldots\\&+\int_0^{H}P_s(y)\cdot(H+D-y)\,dy+\int_0^{H}(H+D-y)\cdot P_{eq}(y)\,dy+P_b\cdot(D+R)+\frac{P_H}{x_{sb}}\cdot\left(H+D-x_H\right)+M_O\end{aligned}\right]=0\cdot lb\cdot\frac{ft}{ft}$$

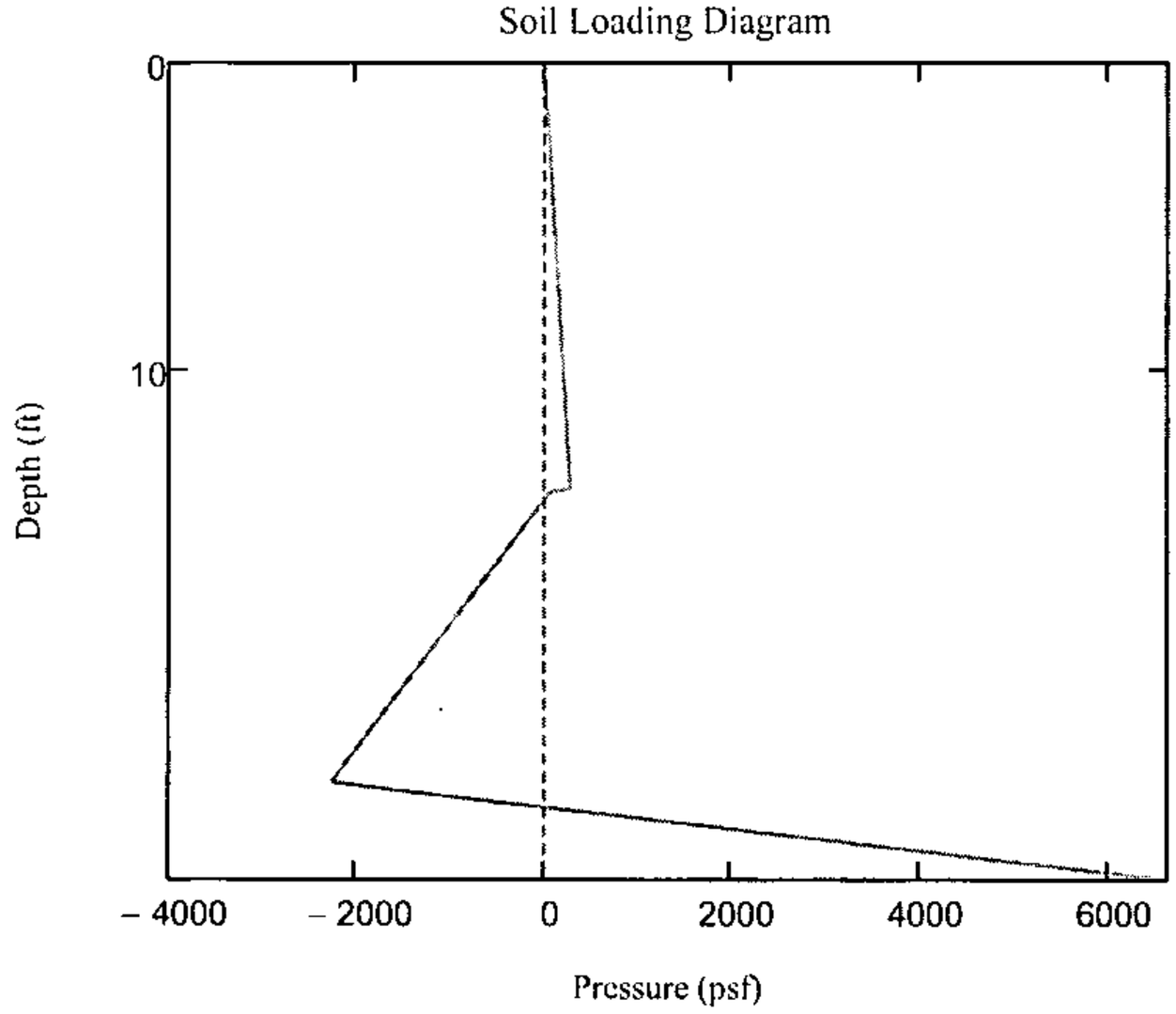
$z > 0 \cdot ft$

$$\begin{pmatrix} z \\ D \end{pmatrix} := \text{Find}(z, D)$$

$z = 3.2 \cdot ft$
$D = 12.8 \cdot ft$ ✓

cant h=14 ft sb 30-32 (R2).xmcd

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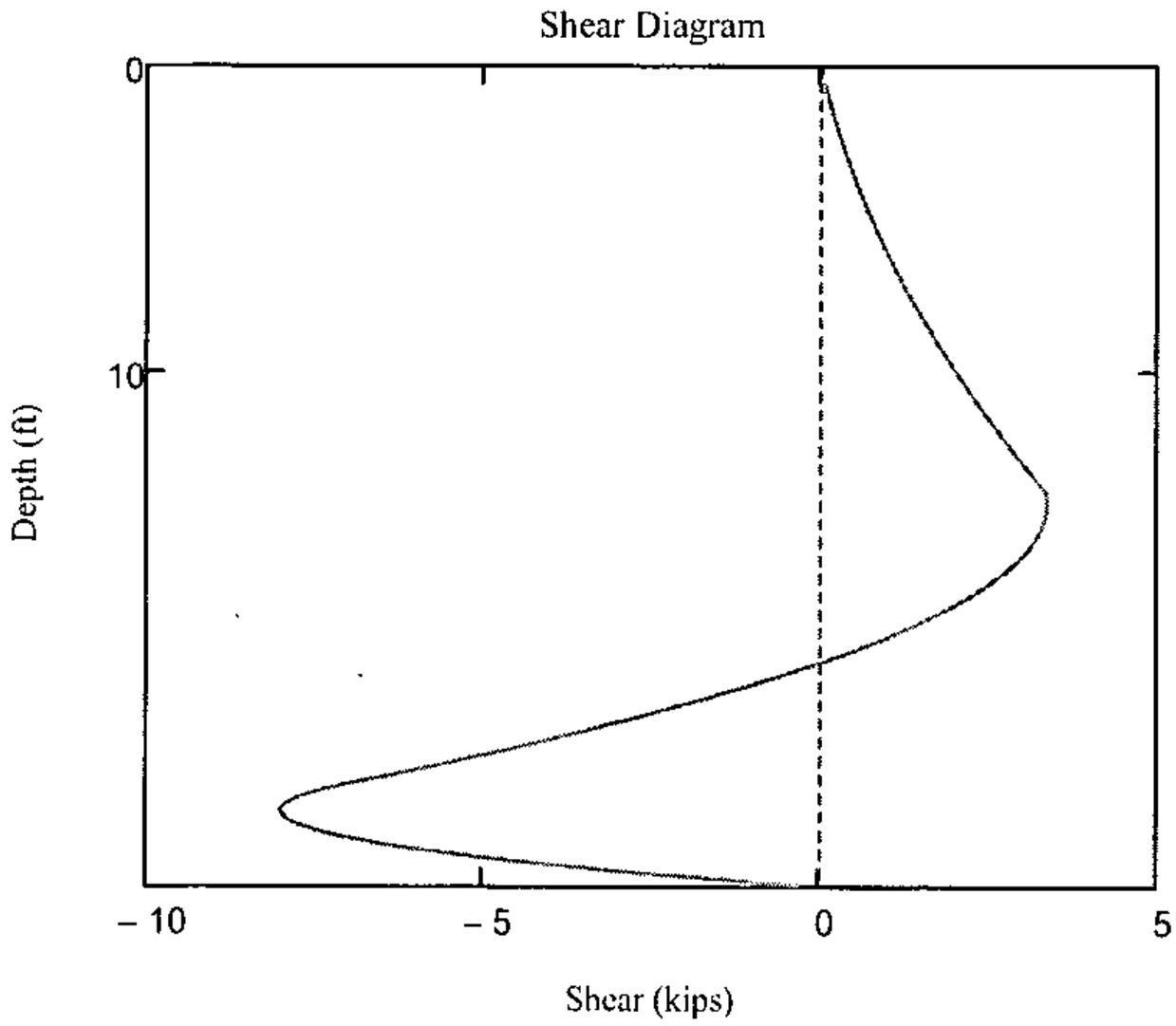
SOIL PRESSURES

$P_A(H) = 280 \cdot psf$

$f \cdot P_A(H + D) = 168 \cdot psf$

$P_E(H + D) = -3045 \cdot psf$

$P_J(H + D) = 6632 \cdot psf$



Distance to Zero Shear (From Top of Pile)

$\tau :=$ | $\varepsilon \leftarrow H$
| $\tau \leftarrow V(\varepsilon)$
| while $\tau > 0$
| | $\varepsilon \leftarrow \varepsilon + 0.10 \cdot ft$
| | $\tau \leftarrow V(\varepsilon)$
| return ε

$\tau = 19.7\,ft$

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Soldier Beam Moment:

$$M(y) := \int_0^y V(y)\,dy + M_O$$ = Soldier Beam Bending Moment

Required Modulus

$$M_{max} := \max\left(\begin{pmatrix} M(\tau)\cdot x_{sb} \\ \left|M_O\cdot x_{sb}\right| \end{pmatrix}\right)$$

Required Section Modulus: $Z_r := \frac{M_{max}}{F_b}$ Plastic modulus, $L_b \le L_p$ $Z_r = 77.1\cdot in^3$

Beam ≡ "W24 x 68"

$F_b = 40\cdot ksi$

$A = 20.1\cdot in^2$ $b_f = 8.97\cdot in$ $Z_x = 177\cdot in^3$ $r_x = 9.55\cdot in$ *Minor axis continuously braced*

$d = 23.7\cdot in$ $t_f = 0.58\cdot in$ $I_x = 1830\cdot in^4$ $L := \tau$ $K := 1$ $F_e := \frac{\pi^2\cdot E}{\left(\frac{K\cdot L}{r_x}\right)^2}$

$t_w = 0.41\cdot in$ $k = 1.09\cdot in$ $S_x = 154\cdot in^3$ $\frac{K\cdot L}{r_x} = 24.8$ $4.71\cdot\sqrt{\frac{E}{F_y}} = 113.4$

Check Axial Stresses: $\lambda := \frac{F_y}{F_e}$

$$F_{cr} := \begin{cases} 0.658^{\lambda}\cdot F_y & \text{if } \frac{K\cdot L}{r_x} \le 4.71\cdot\sqrt{\frac{E}{F_y}} \\ 0.877\cdot F_e & \text{otherwise} \end{cases}$$ = Nominal compressive stress - AISC E.3-2 & E3-3

$P_c := \frac{F_{cr}\cdot A}{\Omega}$ = Allowable compressive force - AISC E.3-1

$M_a := Z_x\cdot F_b$ = Allowable moment - AISC F.2-1

Combined Axial & Bending:

$$\text{Unity} := \begin{cases} \frac{P_r}{P_c} + \frac{8}{9}\cdot\left(\frac{M_{max}}{M_a}\right) & \text{if } \frac{P_r}{P_c} \ge 0.2 \\ \frac{P_r}{2P_c} + \frac{M_{max}}{M_a} & \text{otherwise} \end{cases}$$ = AISC H1-1a & H1-1b

Unity = 0.44

Check := if(Unity ≤ 1.00, "Ok!" , "No Good")

$M_a = 587.4\cdot kip\cdot ft$

$M_{max} = 256\cdot kip\cdot ft$

Check = "Ok!"

cant h=14 ft sb 30-32 (R2).xmcd

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CHECK DEFLECTION:

Beam = "W24 x 68"

$P_1 := \int_0^H P_A(y)\,dy$ = Total active soil load

$P_4 := \int_0^H P_s(y)\,dy$ = Total uniform surcharge load

$P_b = 0 \cdot plf$ = Total Boussinesq surcharge load

$P_8 := \int_0^H P_{eq}(y)\,dy$ = Total seismic surcharge load

$L := H + \frac{D}{3}$ = Effective length of soldier beam for calculating deflection

$y_{surch} := \frac{\int_0^H y \cdot P_s(y)\,dy}{\int_0^H P_s(y)\,dy}$ = Centriod of uniform surcharge (From top of excavation)

$y_{surch} = 7\,ft$

$R = 0$ = Centriod of Boussinesq surcharge (From bottom of excavation)

$b_{Bouss} := \frac{D}{3} + R$ = Distance from bottom of soldier beam to centriod of Boussinesq

$a_{surch} := y_{surch}$ = Distance from top of soldier beam to centriod of uniform surcharge

$b_{surch} := L - y_{surch}$ = Distance from bottom of soldier beam to centriod of uniform surcharge

$$\Delta_{max} := \frac{P_1 \cdot x_{sb} \cdot L^3}{15 \cdot E \cdot I_x} + \frac{P_4 \cdot x_{sb} \cdot b_{surch}^2}{6 \cdot E \cdot I_x} \cdot (3 \cdot L - b_{surch}) + \frac{P_b \cdot x_{sb} \cdot b_{Bouss}^2}{6 \cdot E \cdot I_x} \cdot (3 \cdot L - b_{Bouss})$$

$\Delta_{max} = 0.55 \cdot in$ = Maximum lateral displacement

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GLOBAL STABLITY

FS := 1.30 = Minimum factor of safety for temporary shoring

Lateral embedment initial guess

Dh := Round(1.00·D, 0.5ft) + 2·ft

Slidding Forces: $F_s := V(H + O) + \int_{O_2}^{H+Dh} P_{soil}(x)\,dx$

Resisting Forces: $F_R := \int_{H+O}^{O_2} P_{soil}(x)\,dx$

$F_s = 11.7 \cdot klf$

$F_R = -17.12 \cdot klf$

Overturning Moments:

$$M_o := \int_0^H (Dh + H - y)\cdot P_A(y)\,dy + \int_0^H (Dh + H - y)\cdot P_s(y)\,dy + \int_0^H (Dh + H - y)\cdot p_s(y)\,dy + \int_0^H (Dh + H - y)\cdot P_{eq}(y)\,dy \ldots$$
$$+ \int_H^{H+O} P_E(y)\,dy\cdot\left(Dh - \frac{O}{3}\right) + \int_{O_2}^{H+Dh} P_{soil}(y)\,dy\cdot\frac{H + Dh - O_2}{3} + M_O + \frac{P_H}{x_{sb}}\cdot(Dh + H - x_H)$$

Resisting Moments:

$$M_R := \int_{H+O}^{O_2} (H + Dh - y)\cdot P_{soil}(y)\,dy$$

$M_o = 76 \cdot \frac{kip \cdot ft}{ft}$

$M_R = -115.3 \cdot \frac{kip \cdot ft}{ft}$

FACTOR OF SAFETY:

Slidding := if$\left(FS \le \frac{|F_R|}{F_s}, \text{"Ok"}, \text{"No Good: Increase Dh"}\right)$ Slidding = "Ok" $\frac{|F_R|}{F_s} = 1.5$

Overturning := if$\left(FS \le \frac{|M_R|}{M_o}, \text{"Ok"}, \text{"No Good: Increase Dh"}\right)$ Overturning = "Ok" $\frac{|M_R|}{M_o} = 1.52$

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Check toe depth for vertical load:

$$Dv := \text{Floor}\left(\frac{P_r - \pi \cdot \frac{d_{shaft}^2}{4} \cdot q_b}{\pi \cdot d_{shaft} \cdot fs} \cdot 1.3, ft\right) + 0 \cdot ft$$

$Dv = 0 \cdot ft$

Selected toe depth Dtoe:

$Dtoe := \text{if}(Dh \geq Dv, Dh, Dv)$

$Dtoe = 15 \cdot ft$

DESIGN SUMMARY:

Sb_Number = "30-32"

Beam = "W24 x 68" = Selected Soldier Beam

$H = 14 \cdot ft$ = Height of Shoring

$Dtoe = 15 \cdot ft$ = Toe Embedment Depth

$H + Dtoe = 29\,ft$ = Total Length of Soldier Beam

$Z_r = 77.1 \cdot in^3$ = Required Modulus

$d_{shaft} = 30 \cdot in$ = Effective Diameter of Toe Shaft

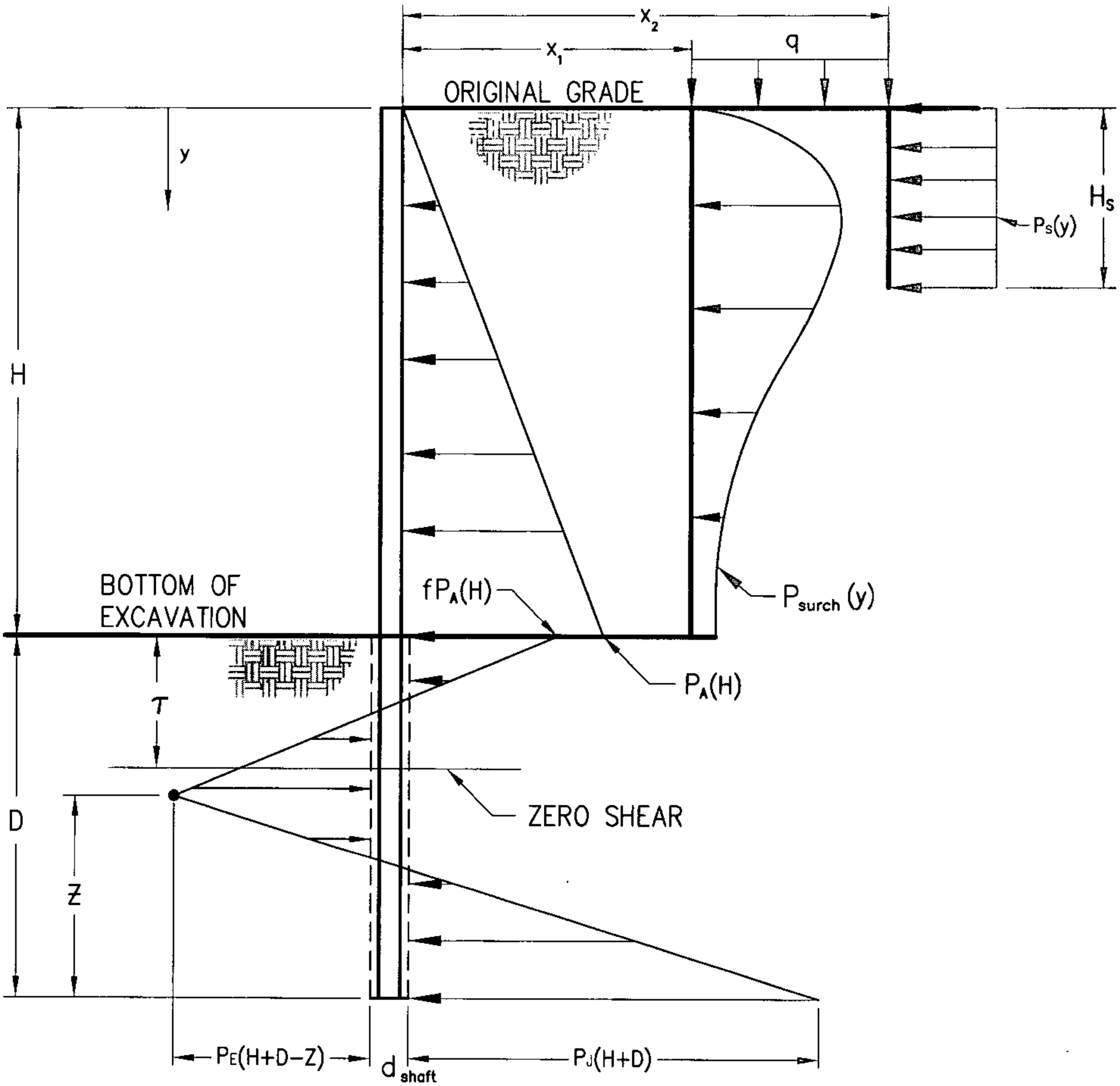
$x_{sb} = 8\,ft$ = Maximum Soldier Beam Spacing

$\Delta_{max} = 0.55 \cdot in$ = Maximum Theoretical Lateral Displacement

SECTION 9

EARTH SUPPORT SYSTEMS
5937 DARWIN COURT, SUITE 105, CARLSBAD, CA 92008
TEL (760) 929-2851 FAX (760) 929-2852

Name	Date	Job No	Sheet 78 of
RPR	09/11/2012	12-126	
Checked By	Client	United American Properties	
Job Description	Cabot Career Lofts		



LOADING DIAGRAM FOR CANTILEVERED SHORING SYSTEM NO HYDROSTATIC PRESSURE

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Cantilever Design

Sb_Number := "33-46"

Wall Geometry

$H := 16 \cdot ft$ = Height of shoring system

$H_s := 0 \cdot ft$ = Height of retained slope (As applicable)

$d_{trial} := 10 \cdot ft$ = Assumed initital emebedment depth

$x_{sb} := 8ft$ = Soldier beam center to center spacing

$d_{shaft} := 30 \cdot in$ = Effective shaft diameter

Soil Parameters

$c := 0 \cdot psf$ = Soil cohesion (Active pressure)

$c' := 0 \cdot psf$ = Soil cohesion (Passive pressure)

$P_a := 20 \cdot pcf$ = Active pressure (Neglecting soil cohesion)

$P_p := 800 \cdot pcf$ = Allowable passive pressure (Neglecting soil cohesion)

$\phi := 0 \cdot deg$ = Internal soil friction angle - Not used

$\gamma_s := 125 \cdot pcf$ = Unit weight of soil

Bouyant soil properties (As applicable)

$\gamma_w := 62.4 \cdot pcf$ = Unit weight of water

$\rho_\gamma :=$ "N/A" = Distance below subgrade (B.O.W.) to standing water table

$$P_{pp'} := \begin{cases} P_p & \text{if } \rho_\gamma = \text{"N/A"} \\ \frac{P_p}{\gamma_s} \cdot (\gamma_s - \gamma_w) & \text{otherwise} \end{cases}$$ = Bouyant Passive Earth Pressure

$$P_{ap'} := \begin{cases} P_a & \text{if } \rho_\gamma = \text{"N/A"} \\ \frac{P_a}{\gamma_s} \cdot (\gamma_s - \gamma_w) & \text{otherwise} \end{cases}$$ = Bouyant Active Earth Pressure

Submerged Soil Pressures (As Applicable)

$P_{pp'} = 800 \cdot pcf$
$P_{ap'} = 20 \cdot pcf$

cant h=16 ft sb 33-46 (R2).xmcd

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Soil Parameters (Continued)

$I := 1$ = Isolated pole factor (Soil arching)

$$f := \min\left(\left(\frac{I \cdot d_{shaft}}{x_{sb}}\right) \quad 1\right)$$ = Arching ratio

$f = 0.31$

$$P_{a'} := \frac{P_a \cdot H - 2 \cdot c \cdot \sqrt{\frac{P_a}{\gamma_s}}}{H}$$ = Active soil pressure ordinate per foot of depth below grade (Accounting for soil cohesion)

$P_{a'} = 20 \cdot pcf$

$$P_{p'} := \frac{P_p \cdot d_{trial} + 2 \cdot c' \cdot \sqrt{\frac{P_{p\rho'}}{\gamma_s}}}{d_{trial}}$$ = Passive soil pressure ordinate per foot of depth below grade (Accounting for soil cohesion)

$P_{p'} = 800 \cdot pcf$

$q_b := 0 \cdot psf$ = Allowable soil bearing for soldier beam toe

$fs := 600 \cdot psf$ = Allowable soil friction

Steel Parameters

$F_y := 50 \cdot ksi$ = Steel yield stress (Grade 50)

$E := 29000 \cdot ksi$ = Elastic modulus of steel

$OS := 1.33$ = Temporary overstress for short duration loading

$\Omega := 1.67$ = Allowable strength safety factor - ASD, AISC F.1 & E1

$$F_b := \frac{F_y \cdot OS}{\Omega}$$ = Allowable flexural stress at fully braced maximum moment location - AISC F2-1

$F_b = 40 \cdot ksi$

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Uniform Surcharge Loading

$y := 0 \cdot ft, 0.01 \cdot ft .. H$

$P_{full} := 100 \cdot psf$ = Surcharge pressure full height

$P_{par} := 0 \cdot psf$ = Surcharge pressure partial height

$H_{par} := 0 \cdot ft$ = Height of partial surcharge pressure

$$P_s(y) := \begin{cases} P_{par} + P_{full} & \text{if } y \le H_{par} \\ P_{full} & \text{if } H_{par} < y \le H \\ 0 \cdot psf & \text{if } y > H \end{cases}$$ = Surcharge pressure as a function of depth

ECCENTRIC & VARIABLE POINT LOADING

$e := 0 \cdot in$ = Eccentricity of axial load

$P_r := 0 \cdot kip$ = Resultant axial load

$M_O := \frac{P_r \cdot e}{x_{sb}}$ = Moment due to eccentric axial load

$M_O = 0 \cdot kip \cdot \frac{ft}{ft}$

$P_H := 0 \cdot kip$ = Lateral point load

$x_H := 0 \cdot ft$ = Distance to lateral point load from top grade (T.O.W.)

Seismic Lateral Load (Not Applicable)

$P_{eq} := 0 \cdot pcf$ = Seismic equivalent fluid pressure

$P_{seis} := P_{eq} \cdot H$

$P_{seis} = 0 \cdot psf$ = Maximum seismic surcharge pressure at grade

$$P_{eq}(y) := \begin{cases} P_{seis} - \frac{P_{seis}}{H} \cdot y & \text{if } y \le H \\ 0 & \text{if } y > H \end{cases}$$ = Inverted triangular distribution

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Boussinesq Surcharge Analysis

$q := 0 \cdot ksf$ = Strip load intensity

$z' := 0 \cdot ft$ = Distance from grade to application of strip load

$x_1 := 0 \cdot ft$ = Distance to closest edge of strip load

$x_2 := x_1 + 0 \cdot ft$ = Distance to furthest edge of strip load

$K := 1$ = Rigidity coefficient for relative yielding K = 1.00 (Rigid)
K = 0.75 (Semi-Rigid)
K = 0.50 (Flexible)

$$\theta_1(y) := \operatorname{atan}\left(\frac{x_1}{y}\right) \qquad \theta_2(y) := \operatorname{atan}\left(\frac{x_2}{y}\right)$$

$$\delta(y) := \theta_2(y) - \theta_1(y) \qquad \alpha(y) := \theta_1(y) + \frac{\delta(y)}{2}$$

$$p_s(y) := \begin{cases} 0 \cdot psf & \text{if } 0 \le y \le z' \\ \frac{2 \cdot q \cdot K}{\pi} \cdot (\delta(y - z') - \sin(\delta(y - z') \cdot \cos(2\alpha(y - z')))) & \text{if } z' < y \le H \\ 0 \cdot psf & \text{if } y > H \end{cases}$$

$P_{surch}(y) := p_s(y)$

Total Surcharge Load:

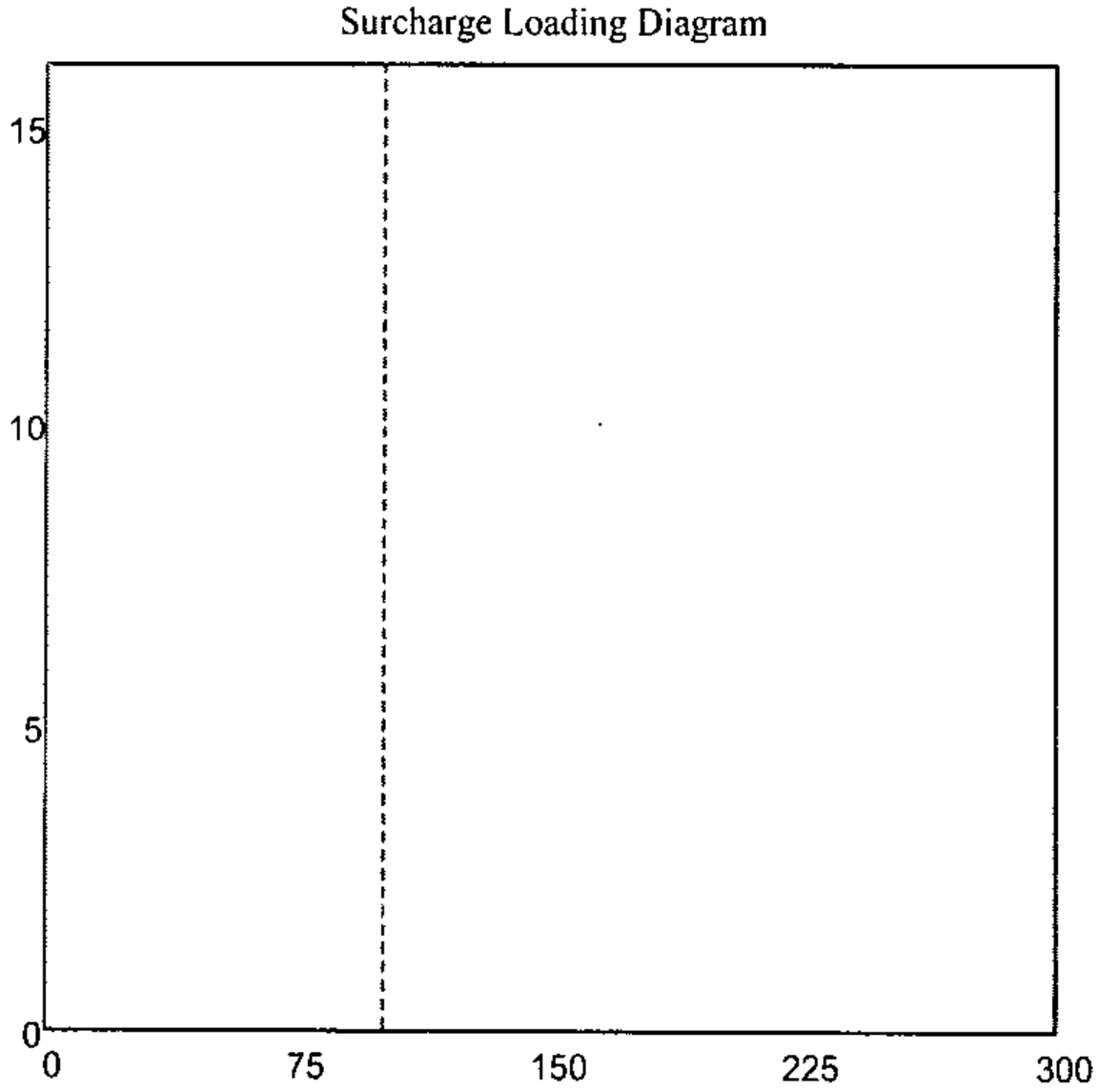
$$P_b := \int_{0 \cdot ft}^{H} p_s(y)\, dy$$

$P_b = 0 \cdot plf$

Centriod measured from grade:

$$R := \frac{\int_{0 \cdot ft}^{H} p_s(y) \cdot (H - y)\, dy}{P_b}$$

$R = 0$



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CALCULATE REQUIRED TOE DEPTH:
(Assume trial values for z and D and solve)

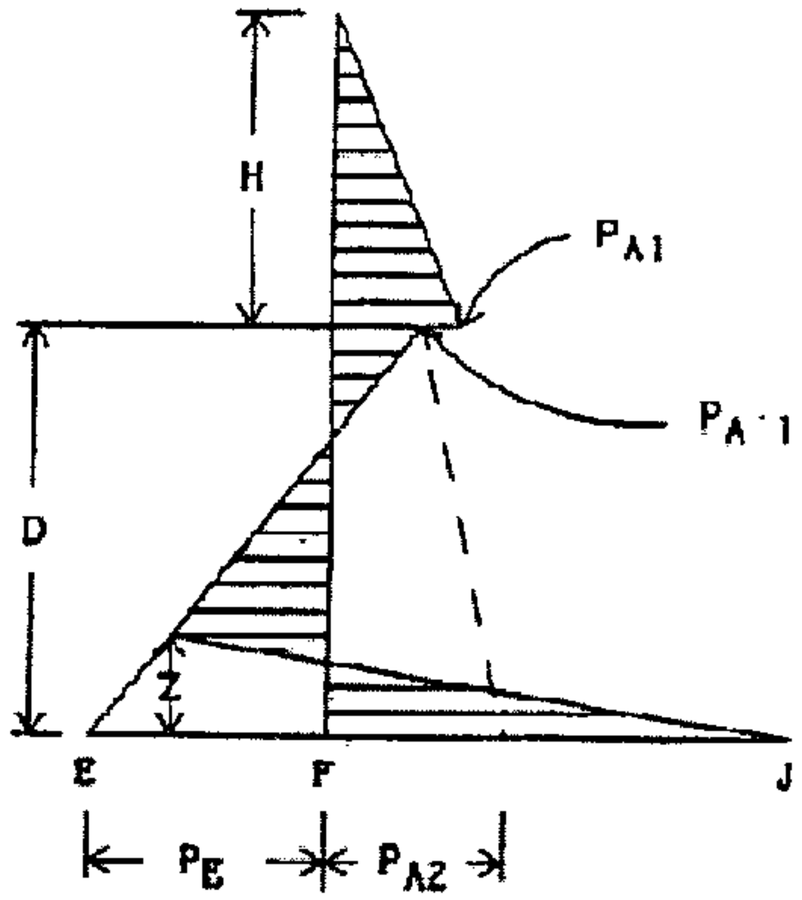
$z := 6 \cdot ft$ $D := 20 \cdot ft$

$O = 0.41\,ft$

$P_A(H) = 320 \cdot psf$

$f \cdot P_A(H) = 100 \cdot psf$

Given



Summing forces horizontally:

$$\frac{P_J(H+D)\cdot\left(z-\frac{-P_E(H+D-z)}{m_J(z,D)}\right)}{2}+\int_0^{\frac{-P_E(H+D-z)}{m_J(z,D)}}\left(P_E(H+D-z)+m_J(z,D)\cdot y\right)dy+\int_{H+O}^{H+D-z}P_E(y)\,dy\ldots=0\cdot\frac{lb}{ft}$$

$$+\int_H^{H+O}P_E(y)\,dy+\int_0^H P_A(y)\,dy+\int_0^H P_s(y)\,dy+\int_0^H P_{eq}(y)\,dy+P_b+\frac{P_H}{x_{sb}}$$

Summing moments about soldier beam toe:

$$\left[\frac{P_J(H+D)\cdot\left(z-\frac{-P_E(H+D-z)}{m_J(z,D)}\right)^2}{6}+\int_0^{\frac{-P_E(H+D-z)}{m_J(z,D)}}\left(P_E(H+D-z)+m_J(z,D)\cdot y\right)\cdot(z-y)\,dy\ldots\right]=0\cdot lb\cdot\frac{ft}{ft}$$

$$+\int_{H+O}^{H+D-z}P_E(y)\cdot(H+D-y)\,dy+\int_H^{H+O}P_E(y)\cdot(H+D-y)\,dy+\int_0^H P_A(y)\cdot(H+D-y)\,dy\ldots$$

$$+\int_0^H P_s(y)\cdot(H+D-y)\,dy+\int_0^H(H+D-y)\cdot P_{eq}(y)\,dy+P_b\cdot(D+R)+\frac{P_H}{x_{sb}}\cdot\left(H+D-x_H\right)+M_O\Bigg]$$

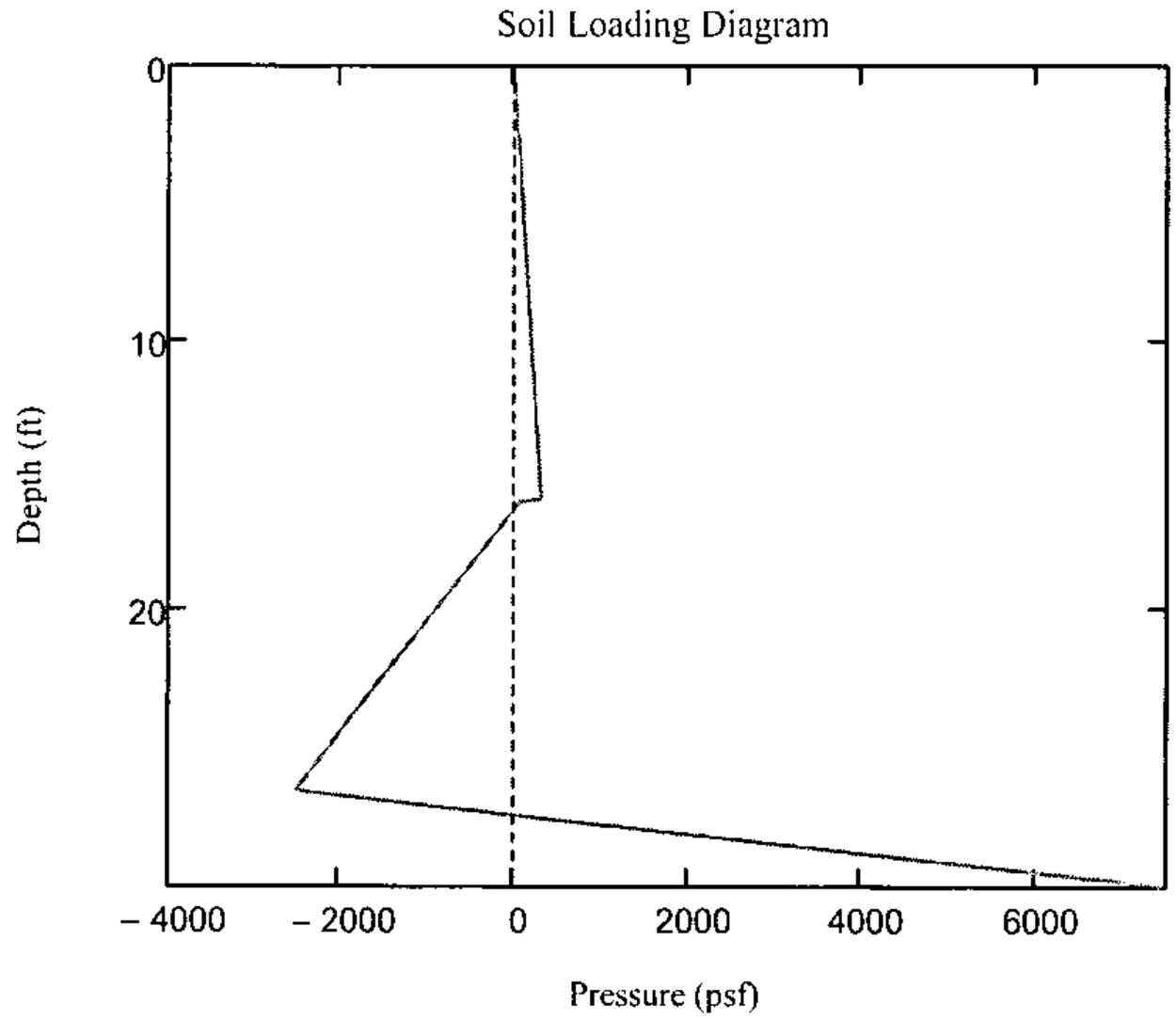
$z > 0 \cdot ft$

$$\begin{pmatrix} z \\ D \end{pmatrix} := Find(z, D)$$

$z = 3.6 \cdot ft$
$D = 14.3 \cdot ft$

cant h=16 ft sb 33-46 (R2).xmcd

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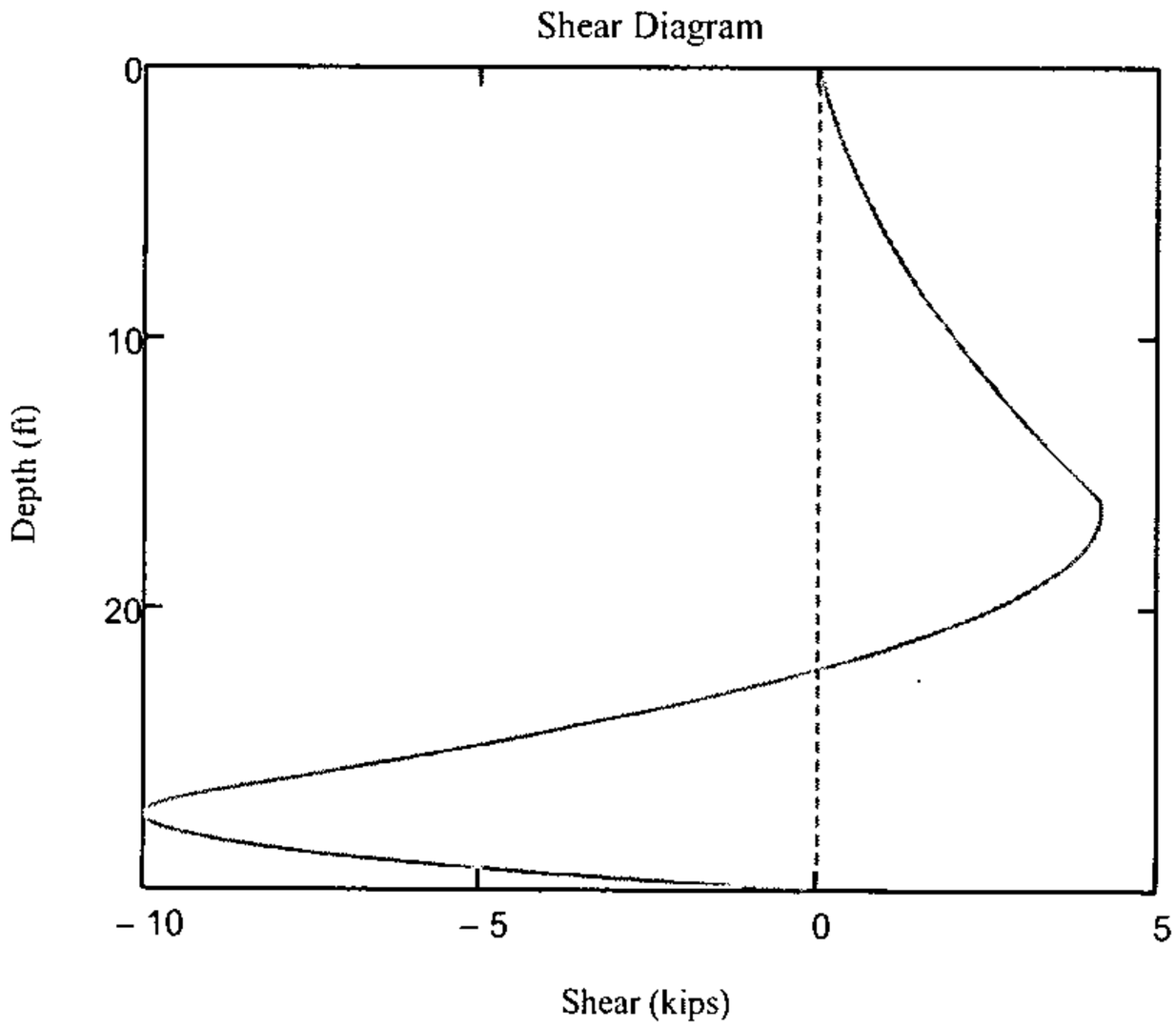
SOIL PRESSURES

$P_A(H) = 320 \cdot psf$

$f \cdot P_A(H + D) = 190 \cdot psf$

$P_E(H + D) = -3391 \cdot psf$

$P_J(H + D) = 7491 \cdot psf$



Distance to Zero Shear (From Top of Pile)

```
τ := | ε ← H
     | τ ← V(ε)
     | while  τ > 0
     |     | ε ← ε + 0.10·ft
     |     | τ ← V(ε)
     | return ε
```

$\tau = 22.3\,ft$

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Soldier Beam Moment:

$$M(y) := \int_0^y V(y)\,dy + M_O$$ = Soldier Beam Bending Moment

Required Modulus

$$M_{max} := \max\left(\begin{pmatrix} M(\tau)\cdot x_{sb} \\ \left|M_O\cdot x_{sb}\right| \end{pmatrix}\right)$$

Required Section Modulus: $Z_r := \frac{M_{max}}{F_b}$ Plastic modulus, $L_b \le L_p$ $Z_r = 107.2\cdot in^3$

Beam ≡ "W24 x 94"

$F_b = 40\cdot ksi$

$A = 27.7\cdot in^2$	$b_f = 9.07\cdot in$	$Z_x = 254\cdot in^3$	$r_x = 9.87\cdot in$	*Minor axis continuously braced*
$d = 24.3\cdot in$	$t_f = 0.87\cdot in$	$I_x = 2700\cdot in^4$	$L := \tau$	$K := 1$
$t_w = 0.52\cdot in$	$k = 1.38\cdot in$	$S_x = 222\cdot in^3$	$\frac{K\cdot L}{r_x} = 27.1$	$4.71\cdot\sqrt{\frac{E}{F_y}} = 113.4$

$$F_e := \frac{\pi^2\cdot E}{\left(\frac{K\cdot L}{r_x}\right)^2}$$

Check Axial Stresses: $\lambda := \frac{F_y}{F_e}$

$$F_{cr} := \begin{cases} 0.658^{\lambda}\cdot F_y & \text{if } \frac{K\cdot L}{r_x} \le 4.71\cdot\sqrt{\frac{E}{F_y}} \\ 0.877\cdot F_e & \text{otherwise} \end{cases}$$ = Nominal compressive stress - AISC E.3-2 & E3-3

$$P_c := \frac{F_{cr}\cdot A}{\Omega}$$ = Allowable compressive force - AISC E.3-1

$M_a := Z_x\cdot F_b$ = Allowable moment - AISC F.2-1

Combined Axial & Bending:

$$\text{Unity} := \begin{cases} \frac{P_r}{P_c} + \frac{8}{9}\cdot\left(\frac{M_{max}}{M_a}\right) & \text{if } \frac{P_r}{P_c} \ge 0.2 \\ \frac{P_r}{2P_c} + \frac{M_{max}}{M_a} & \text{otherwise} \end{cases}$$ = AISC H1-1a & H1-1b

Unity = 0.42

Check := if(Unity ≤ 1.00, "Ok!", "No Good")

$M_a = 842.9\cdot kip\cdot ft$ ✓
$M_{max} = 355.9\cdot kip\cdot ft$ ✓

Check = "Ok!"

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CHECK DEFLECTION:

Beam = "W24 x 94"

$P_1 := \int_0^H P_A(y)\,dy$ = Total active soil load

$P_4 := \int_0^H P_s(y)\,dy$ = Total uniform surcharge load

$P_b = 0 \cdot plf$ = Total Boussinesq surcharge load

$P_8 := \int_0^H P_{eq}(y)\,dy$ = Total seismic surcharge load

$L := H + \frac{D}{3}$ = Effective length of soldier beam for calculating deflection

$$y_{surch} := \frac{\int_0^H y \cdot P_s(y)\,dy}{\int_0^H P_s(y)\,dy}$$ = Centriod of uniform surcharge (From top of excavation)

$y_{surch} = 8\,ft$

$R = 0$ = Centriod of Boussinesq surcharge (From bottom of excavation)

$b_{Bouss} := \frac{D}{3} + R$ = Distance from bottom of soldier beam to centriod of Boussinesq

$a_{surch} := y_{surch}$ = Distance from top of soldier beam to centriod of uniform surcharge

$b_{surch} := L - y_{surch}$ = Distance from bottom of soldier beam to centriod of uniform surcharge

$$\Delta_{max} := \frac{P_1 \cdot x_{sb} \cdot L^3}{15 \cdot E \cdot I_x} + \frac{P_4 \cdot x_{sb} \cdot b_{surch}^2}{6 \cdot E \cdot I_x} \cdot (3 \cdot L - b_{surch}) + \frac{P_b \cdot x_{sb} \cdot b_{Bouss}^2}{6 \cdot E \cdot I_x} \cdot (3 \cdot L - b_{Bouss})$$

$\Delta_{max} = 0.65 \cdot in$ = Maximum lateral displacement

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GLOBAL STABLITY

FS := 1.30 = Minimum factor of safety for temporary shoring

Lateral embedment initial guess

$Dh := Round(1.00 \cdot D, 0.5ft) + 2 \cdot ft$

Slidding Forces: $F_s := V(H + O) + \int_{O_2}^{H+Dh} P_{soil}(x)\, dx$

Resisting Forces: $F_R := \int_{H+O}^{O_2} P_{soil}(x)\, dx$

$F_s = 14.55 \cdot klf$

$F_R = -20.61 \cdot klf$

Overturning Moments:

$$M_o := \int_0^H (Dh + H - y) \cdot P_A(y)\, dy + \int_0^H (Dh + H - y) \cdot P_s(y)\, dy + \int_0^H (Dh + H - y) \cdot p_s(y)\, dy + \int_0^H (Dh + H - y) \cdot P_{eq}(y)\, dy \ldots$$
$$+ \int_H^{H+O} P_E(y)\, dy \cdot \left(Dh - \frac{O}{3}\right) + \int_{O_2}^{H+Dh} P_{soil}(y)\, dy \cdot \frac{H + Dh - O_2}{3} + M_O + \frac{P_H}{x_{sb}} \cdot (Dh + H - x_H)$$

Resisting Moments:

$$M_R := \int_{H+O}^{O_2} (H + Dh - y) \cdot P_{soil}(y)\, dy$$

$M_o = 104.3 \cdot \frac{kip \cdot ft}{ft}$

$M_R = -152.8 \cdot \frac{kip \cdot ft}{ft}$

FACTOR OF SAFETY:

$Slidding := if\left(FS \le \frac{|F_R|}{F_s}, \text{"Ok"}, \text{"No Good: Increase Dh"}\right)$ Slidding = "Ok" $\frac{|F_R|}{F_s} = 1.4$

$Overturning := if\left(FS \le \frac{|M_R|}{M_o}, \text{"Ok"}, \text{"No Good: Increase Dh"}\right)$ Overturning = "Ok" $\frac{|M_R|}{M_o} = 1.46$

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Check toe depth for vertical load:

$$Dv := Floor\left(\frac{P_r - \pi \cdot \frac{d_{shaft}^{2}}{4} \cdot q_b}{\pi \cdot d_{shaft} \cdot fs} \cdot 1.3, ft\right) + 0 \cdot ft$$

$Dv = 0 \cdot ft$

Selected toe depth Dtoe:

$Dtoe := if(Dh \geq Dv, Dh, Dv)$

$Dtoe = 16.5 \cdot ft$

DESIGN SUMMARY:

Sb_Number = "33-46"

Beam = "W24 x 94" = Selected Soldier Beam

$H = 16 \cdot ft$ = Height of Shoring

$Dtoe = 16.5 \cdot ft$ = Toe Embedment Depth

$H + Dtoe = 32.5\,ft$ = Total Length of Soldier Beam

$Z_r = 107.2 \cdot in^3$ = Required Modulus

$d_{shaft} = 30 \cdot in$ = Effective Diameter of Toe Shaft

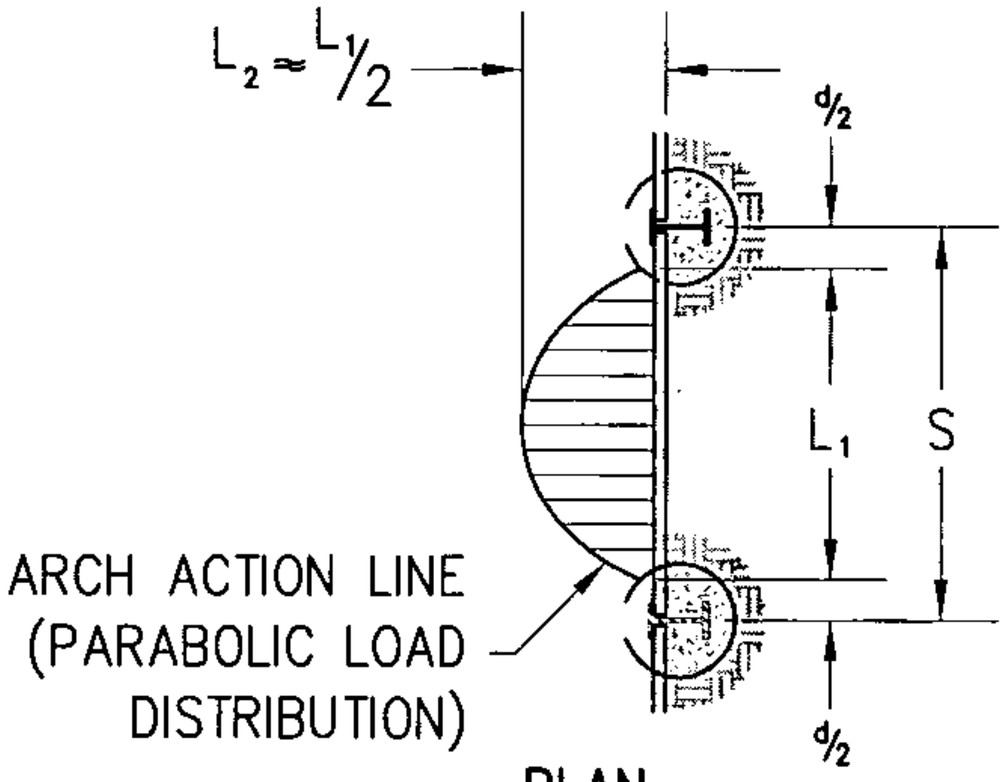
$x_{sb} = 8\,ft$ = Maximum Soldier Beam Spacing

$\Delta_{max} = 0.65 \cdot in$ = Maximum Theoretical Lateral Displacement

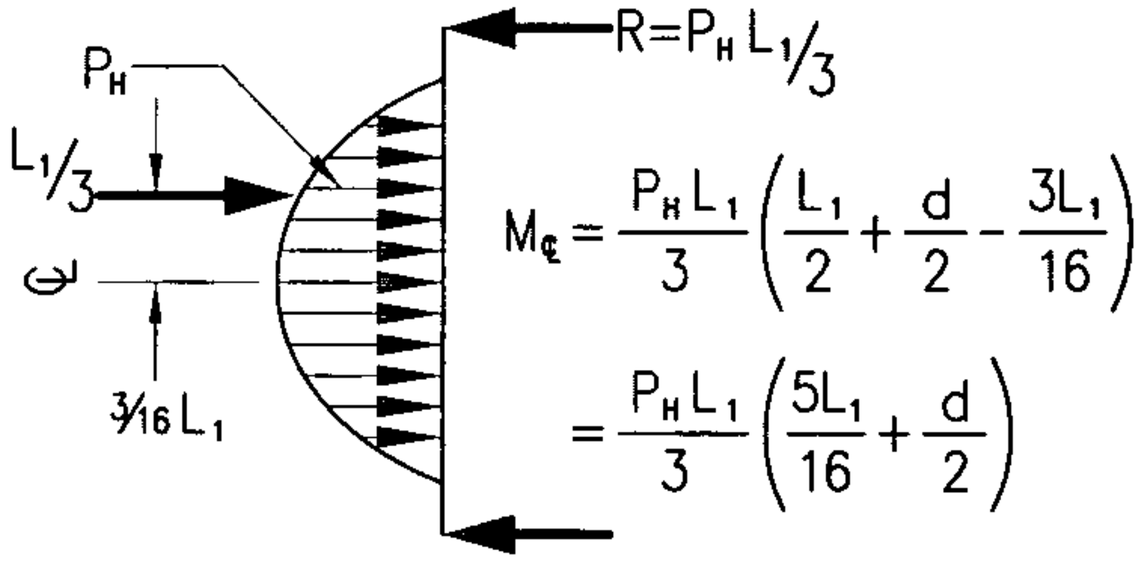
SECTION 10

EARTH SUPPORT SYSTEMS
5937 DARWIN COURT, SUITE 105, CARLSBAD, CA 92008
TEL (760) 929-2851 FAX (760) 929-2852

Name	Date	Job No	Sheet
RPR	09/11/2012	12-126	89 of
Checked By	Client: United American Properties		
Job Description: Cabot Career Lofts			

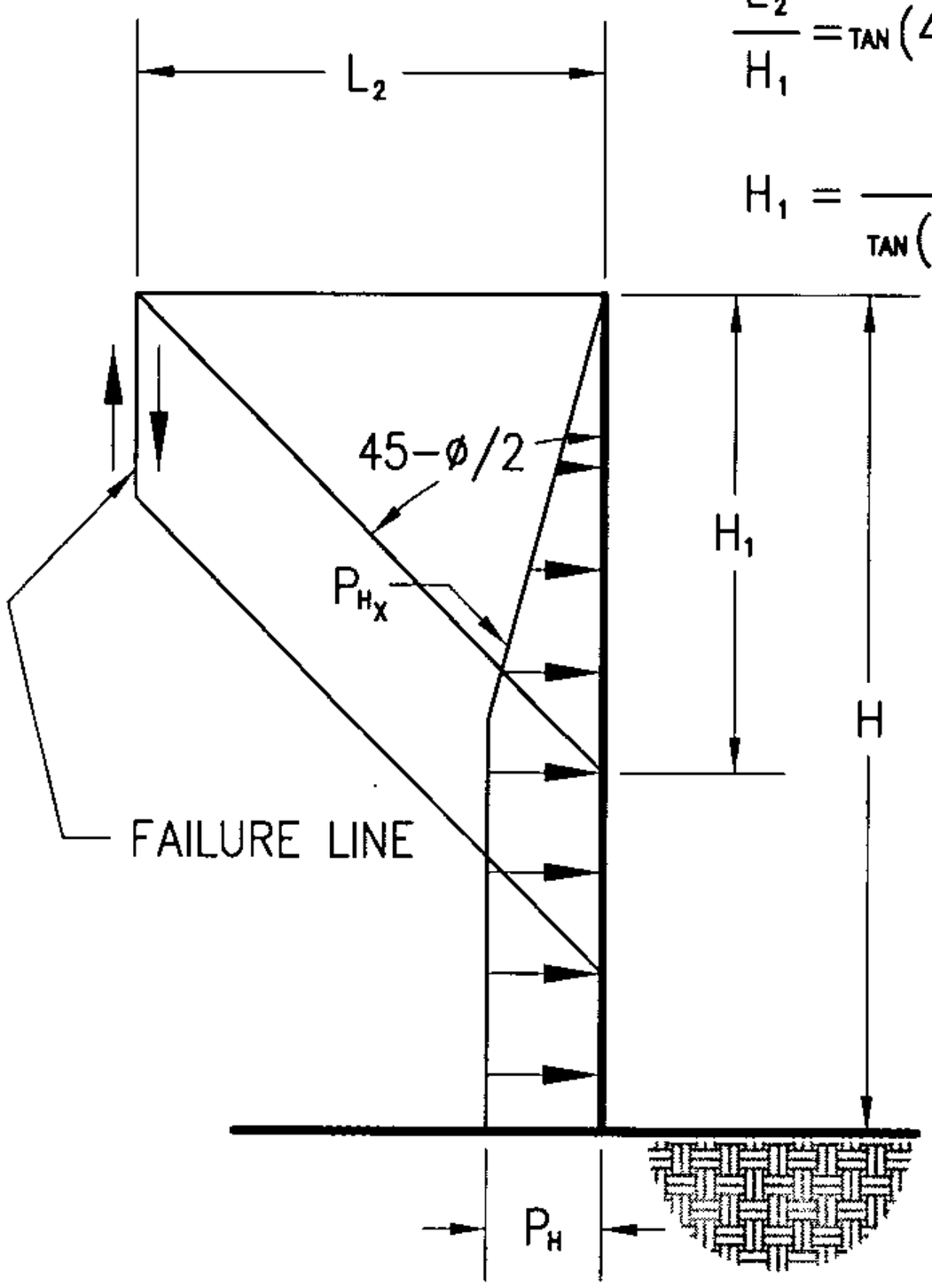


PLAN



$$M_{\text{¢}} = \frac{P_H L_1}{3}\left(\frac{L_1}{2}+\frac{d}{2}-\frac{3L_1}{16}\right)$$

$$= \frac{P_H L_1}{3}\left(\frac{5L_1}{16}+\frac{d}{2}\right)$$



SECTION

$$\frac{L_2}{H_1} = \tan(45-\phi/2)$$

$$H_1 = \frac{L_2}{\tan(45-\phi/2)}$$

NOTE:
SURCHARGE LOADS ARE CONSIDERED TO ACT BEHIND AREA L
SURCHARGE LOADS INSIDE "L_2" ARE INCLUDED IN THE LAGGING DESIGN.

VALUE OF P_H?

FOR GRANULAR SOIL

$$P_{H_X} = \gamma H_1 \tan^2(45-\phi/2) \qquad H_X < H_1$$

$$P_{H_X} = \gamma L_2 \frac{\tan^2(45-\phi/2)}{\tan(45-\phi/2)} = \gamma L_2 \tan(45-\phi/2)$$

FOR COHESIVE SOIL

c = cohesion

$$P_{H_{MAX}} = \gamma H_1 \tan^2(45-\phi/2) - 2c\tan(45-\phi/2)$$

$$= (\gamma L_2 - 2c)\tan(45-\phi/2)$$

LAGGING DESIGN

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Carlsbad, CA 92008

LAGGING DESIGN

(Maximum Beam Spacing = 8'-0",
with 100-psf Traffic Surcharge)

PARAMETERS:

$S := 8 \cdot ft$ = MAXIMUM BEAM SPACING

$d := 24 \cdot in$ = MINIMUM EFFECTIVE SHAFT DIAMETER

$L_1 := S - d$ = CLEAR DISTANCE BETWEEN SOLDIER BEAMS

$L_1 = 6 \cdot ft$

$L_2 := \frac{L_1}{2}$ = SURCHARGE AREA BEHIND WALL

$L_2 = 3 \cdot ft$

$\phi := 17 \cdot deg$ = INTERNAL FRICTION ANGLE FOR SOIL

$c := 150 \cdot psf$ = COHESION VALUE FOR SOIL - Conservative

$\gamma := 125 \cdot pcf$ = UNIT WEIGHT OF SOIL

$K := 0.50$ = RIGIDITY COEFFICIENT FOR RELATIVE YIELDING OF SOIL & RETAINING STRUCTURE (K=0.5 for flexible walls)
(K = 1 for rigid walls)

$F_b := 900 \cdot psi$ = ALLOWABLE FLEXURAL STRESS FOR LAGGING (DF-LARCH #2)

$P_s := 100 \cdot psf$ = MAXIMUM SURCHARGE LOAD

$C_{fu} := 1.2$ = FLAT-USE FACTOR (C_{fu} = 1.2 FOR 2" & 3" x 12")
(C_{fu} = 1.1 FOR 4" x 12")

$C_D := 1.0$ = LOAD DURATION FACTOR

$C_F := 1.0$ = SIZE FACTOR (C_F = 1.0 FOR 2" & 3" x 12")
(C_F = 1.1 FOR 4" x 12")

$F_b \cdot C_F = 900 \cdot psi$

$$C_M := \begin{cases} 1.0 & \text{if } F_b \cdot C_F < 1150 \cdot psi \\ 0.85 & \text{otherwise} \end{cases}$$ = WET SERVICE FACTOR

$C_M = 1.0$

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CHECK 3" x 12" LAGGING (ROUGH SAWN):

$b := 12 \cdot in$ = LAGGING WIDTH

$d_w := 2.75 \cdot in$ = LAGGING THICKNESS

$S_m := \frac{b \cdot d_w^2}{6}$ = SECTION MODULUS

$S_m = 15.125 \cdot in^3$

LAGGING STRESSES:

$P_{hmax} := (\gamma \cdot L_2 - 2 \cdot c) \cdot \tan\left(45 \cdot deg - \frac{\phi}{2}\right) + K \cdot P_s$ = MAXIMUM SOIL PRESSURE

$P_{hmax} = 105.497 \cdot psf$

$P_h := \min\left(\begin{pmatrix} P_{hmax} \\ 400 \cdot psf + K \cdot P_s \end{pmatrix}\right)$ = MAXIMUM SOIL PRESSURE ALLOWED

$P_h = 105.497 \cdot psf$

$M_{cl} := \frac{P_h \cdot L_1}{3} \cdot \left(\frac{5 \cdot L_1}{16} + \frac{d}{2}\right)$ = MAXIMUM BENDING MOMENT

$M_{cl} = 606.6 \cdot \frac{lb \cdot ft}{ft}$

$f_b := \frac{M_{cl} \cdot b}{S_m \cdot C_{fu} \cdot C_D \cdot C_M \cdot C_F}$ = ACTUAL BENDING STRESS

$f_b = 401.1 \cdot psi$

$CHECK := if(f_b \le F_b, "OK", "NO GOOD")$

$CHECK = "OK"$

USE 3" x 12" DF#2 LAGGING

SECTION 11

EARTH SUPPORT SYSTEMS, INC.
CABOT CAREER LOFTS
SOLDIER BEAM SCHEDULE
4/12/2013
REVISION 1

SOLDIER BEAM SCHEDULE

From SB	To SB	SB Qty	Use Section	Maximum Shore Height H	Toe Depth Dtoe	Total Drill H+Dtoe	Toe Diameter d
				ft	ft	ft	in
1	1	1	W 12 x 26	3.0	7.0	10.0	24
2	2	1	W 12 x 26	5.0	12.0	17.0	24
3	3	1	W 16 x 36	9.0	16.0	25.0	24
4	5	2	W 18 x 50	12.0	19.0	31.0	24
6	7	2	W 14 x 68	12.0	19.0	31.0	24
8	8	1	W 16 x 67	13.0	19.0	32.0	30
9	10	2	W 18 x 50	12.0	19.0	31.0	24
11	12	2	W 21 x 50	13.0	19.0	32.0	30
13	14	2	W 18 x 50	12.0	19.0	31.0	24
15	15	1	W 21 x 50	13.0	19.0	32.0	30
16	19	4	W 18 x 50	12.0	19.0	31.0	24
20	21	2	W 16 x 40	11.0	17.0	28.0	24
22	29	8	W 18 x 50	12.0	19.0	31.0	24
30	32	3	W 24 x 68	13.0	17.0	30.0	30
33	46	14	W 24 x 94	15.0	20.0	35.0	30
47	47	1	W 12 x 26	4.0	11.0	15.0	24

W18x50

W14x68

W16x67

W21x50

6'

ok if 11' will be used.
per calc. Dtoe = 6'

SECTION 12

Roy Reed

From: David E. Albus <DAlbus@albus-keefe.net>
Sent: Tuesday, April 09, 2013 10:01 AM
To: Roy Reed; Greg Clayton; Patrick Keefe
Cc: rd@calcrete.net
Subject: RE: Cabot Career Revisions
Attachments: 1806.00 Braced Load Diagram.pdf

Roy,

Sorry for the delay. I have re-evaluated the basis of the cantilever shoring pressure along the south wall and was able to develop a lower pressure for the cantilever condition with a 1 to 1 slope above. If the slope is limited to 6 feet above the shoring, you can use a fluid pressure of 20 pcf for cantilever conditions. For a braced condition, please see the attached diagram.

Contact me with any questions.

David Albus
Principal Engineer
ALBUS-KEEFE & ASSOCIATES, INC.
GEOTECHNICAL CONSULTANTS
1011 N Armando St.
Anaheim, CA 92705
(714) 630-1626 ext 450

From: Roy Reed [mailto:rreed@earthsupportsys.com]
Sent: Thursday, April 04, 2013 3:35 PM
To: David E. Albus; Greg Clayton; Patrick Keefe
Cc: rd@calcrete.net
Subject: RE: Cabot Career Revisions

Dave,

Attached is the revised shoring scheme along the South Greg & I have discussed. The cut geometry is essentially the same except we no longer encroach beyond the property line (See attached sections).

Can you please provide load parameters for the Southern shoring for both braced & cantilever conditions?

Thanks,

Roy

From: David E. Albus [mailto:DAlbus@albus-keefe.net]
Sent: Thursday, April 04, 2013 3:29 PM
To: Greg Clayton; Patrick Keefe
Cc: Roy Reed; rd@calcrete.net
Subject: RE: Cabot Career Revisions

Greg,

Will so. Just send over the revised plan.

Dave

From: Greg Clayton [mailto:gclayton@uapcompanies.com]
Sent: Thursday, April 04, 2013 1:43 PM
To: David E. Albus; Patrick Keefe
Cc: Roy Reed (rreed@earthsupportsys.com); Raz Danoukh (rd@calcrete.net)
Subject: FW: Cabot Career Revisions

Roy,
Please copy Dave on your correspondence. He has already reviewed the Eastern portion of the original design. Whatever we need to economize and expedite.
Thanks,
Greg
Dave , please weigh in on the revision.
Greg

From: Roy Reed [mailto:rreed@earthsupportsys.com]
Sent: Thursday, April 04, 2013 1:35 PM
To: Greg Clayton
Subject: RE: Cabot Career Revisions

I am working on the revisions now.

Do you want me to contact the geotechnical engineer about the revised cut geometry? The 6'-0" slope reduction should lower the shoring pressure resulting in lighter shoring members.

From: Greg Clayton [mailto:gclayton@uapcompanies.com]
Sent: Wednesday, April 03, 2013 7:26 AM
To: Roy Reed
Subject: Re: Cabot Career Revisions

Roy,
Please finalize the revised design for the Raker system. There is significant savings.
When can this be complete? I need to get it submitted.
Greg

Sent from my iPhone

On Apr 2, 2013, at 3:23 PM, "Roy Reed" <rreed@earthsupportsys.com> wrote:

W24 x 117, 40' Long @ 5'-4" o.c.

From: Greg Clayton [mailto:gclayton@uapcompanies.com]
Sent: Tuesday, April 02, 2013 3:15 PM
To: Roy Reed
Cc: Raz Danoukh (rd@calcrete.net)
Subject: RE: Cabot Career Revisions

Roy ,
Let me consult with the Shoring contractor regarding this or the full cantilever system . I recall your original projection was a W24X 126 , 40 feet long 5.5' on center. Is this good enough for pricing? The raker system has other production issues that may make me go back to the Cantilever.

Raz,
Let me know ASAP.
Greg

From: Roy Reed [mailto:rreed@earthsupportsys.com]
Sent: Tuesday, April 02, 2013 2:58 PM
To: Greg Clayton
Subject: RE: Cabot Career Revisions

Greg,

Is this how you would like us to proceed with the revisions? Internally Raker bracing tends to be pretty pricey...

I have not run the analysis but ballpark, you can anticipate:

W16 x 36, 30' long piles at 8' centers

W18x76 raker waler

12", SCH. 40 Pipe Struts (15' +/- Long) @ 16'-0" o.c.

5'-0" wide x 30" thick raker footing with #10 @12" o.c. rebar the full stretch of the southern wall

You will also need to include block outs in your basement wall at the strut locations for removal once the load can be permanently supported by the new structure. Please provide authorization of the proposed raker system or advise accordingly.

Thanks,

Roy

From: Greg Clayton [mailto:gclayton@uapcompanies.com]
Sent: Monday, April 01, 2013 10:30 AM
To: Roy Reed
Cc: Ricardo Jordan; John Marsh; roypreed@yahoo.com
Subject: Re: Cabot Career Revisions

Yes, this is correct.
Greg

Sent from my iPhone

On Apr 1, 2013, at 10:03 AM, "Roy Reed" <rreed@earthsupportsys.com> wrote:

> Brace to our side?? Is he suggesting an internally braced raker strut, footing system?
>
> 858-531-6557

From: Roy Reed
Sent: Monday, April 01, 2013 9:55 AM
To: Greg Clayton

Cc: Ricardo Jordan; John Marsh; roypreed@yahoo.com
Subject: RE: Cabot Career Revisions

Greg,

I imagine that tiebacks would be cheaper. Would you like us to proceed with the revisions? I can have someone start adding the tieback detials & notes to our plans.

I'm at home today (Daughter is sick) but can be reached on my cell if you would like to discuss.

Roy
858-531-6557

From: Greg Clayton [gclayton@uapcompanies.com]
Sent: Friday, March 29, 2013 6:05 PM
To: Roy Reed
Subject: FW: Cabot Career Revisions

Roy,
My shoring guy suggested we brace the soldier piles back to our side since we have the room . This would reduce the Steel significantly.
Catch up with me Monday AM.
Greg

From: Greg Clayton
Sent: Friday, March 29, 2013 12:24 PM
To: 'Roy Reed'
Cc: John Young
Subject: RE: Cabot Career Revisions

Roy,
Please proceed with the intensified shoring without the use of tie-backs. There is more baggage with the neighboring property owners than we are willing to deal with.
Let me know ASAP when you complete the design , this needs to be stamped and reviewed by the Soils Engineer.
Thanks for your Help.
Greg

From: Roy Reed [mailto:rreed@earthsupportsys.com]
Sent: Wednesday, March 27, 2013 8:40 PM
To: Greg Clayton
Cc: Ricardo Jordan
Subject: Cabot Career Revisions

Greg,

Earth Support Systems (ESSI) can perform the requested shoring revisions along grid 1 (ES3) based on a T&M rate of $160/hr engineering & $100/hr drafting. The scope of work will entail a full revision of temporary design calculations & associated details necessary for all temporary shoring & grading to remain within PL.

Cantilevered Shoring

The anticipated fees for the services are 4hr x $160/hr + 6hr x $100/hr drafting = $1240, with a not to exceed of $2,000. Looking at section 2/ES4, the temporary shoring height along grid 1 will increase from 11'-0 (max) to 17'-0" (max) when eliminating the 6'-0" neighboring 1-1 slope. In order to cantilever this height, soldier beam spacing will need to be decreased from 8'-0" to 5'-4" & require an approximate W24x117 x 40' long section per 1/ES5.

Tied-back Shoring

Depending on your agreement with the neighboring property, an alternative to the increased beam size & count would be utilization of temporary tieback anchors. In this scenario, the beam spacing could remain at 8'-0" centers and would likely require an approximate W16x36 x 30' long pile backfilled with 1.5 sack slurry. Tiebacks would extend roughly 30' into the neighboring property & 10'min - 20'max below the existing neighboring grade. I don't know if this is cheaper material wise but if opted, our redesign services would be slightly more in order to incorporate the details & procedures for installation. The anticipated fees for these services are 6hr x $160 + 10hr drafting = $1,960, with a not to exceed of $2,500.

It may be beneficial having the geotech evaluate the shoring load if the revised cut geometry is performed with cantilevers. I believe the large load along the south is proportional to the overall retained slope height. Look things over & let me know which approach you would like us to proceed. I believe I can start the revisions Monday & get you a completed set next Wednesday. If you have any questions or concerns, please feel free to call.

Thanks,

Roy P. Reed, P.E.
Project Engineer

Earth Support Systems, Inc.
5937 Darwin Court, Suite 105
Carlsbad, CA 92008
Phone: (760) 929-2851
Cell: (858) 531-6557
Fax: (760) 929-2852
E-Mail: rreed@earthsupportsys.com

Roy Reed

From: Patrick Keefe <PKeefe@albus-keefe.net>
Sent: Tuesday, August 07, 2012 2:28 PM
To: David E. Albus; Roy Reed
Subject: RE: Career Lofts

Roy – Dave e-mailed this to your attention last Friday....see below

Patrick M. Keefe
Principal Engineering Geologist

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1011 N. Armando Street
Anaheim, CA 92806
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ALBUS-KEEFE & ASSOCIATES, INC.
GEOTECHNICAL CONSULTANTS

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From: David E. Albus
Sent: Friday, August 03, 2012 7:01 PM
To: Roy Reed
Cc: Patrick Keefe
Subject: RE: Career Lofts

Roy,

Just finished up! Here is a summary for you:

North Wall-
From Piles 1-4 and 8-9, use an active pressure of 20 pcf
From Piles 4 to 8, use an active pressure of 31 pcf
For all piles, use passive of 600 pcf for piles embedded at least 9 feet (as measured from top of temporary 1:1 descending slope) and down to 2.5 feet below the excavation bottom (toe of the temporary 1:1). From 2.5 feet below the excavation bottom and deeper, you can use the original 1200 pcf passive. Remember these are ultimate and you should apply FS accordingly.

South Wall-
For Piles 10-23, use active of 100 pcf
For Piles 23 to 26, use active of 20 pcf.

Email me with any questions.

Dave

From: Roy Reed [mailto:rreed@earthsupportsys.com]
Sent: Friday, August 03, 2012 3:36 PM
To: Patrick Keefe
Cc: David E. Albus
Subject: RE: Career Lofts

Dave,

Any progress on the earth pressure RFI?

From: Roy Reed
Sent: Wednesday, August 01, 2012 10:02 AM
To: 'Patrick Keefe'; gclayton@uapcompanies.com; Ronnie Morales
Cc: David E. Albus; Phil Andoniu
Subject: RE: Career Lofts

Ronnie,

Can you send Dave our CAD elevations for ES2-ES3 & temporary cross sections 1 & 2/ES4?

Thanks,

Roy

From: Patrick Keefe [mailto:PKeefe@albus-keefe.net]
Sent: Monday, July 30, 2012 4:18 PM
To: Roy Reed; Greg Clayton
Cc: David E. Albus; Phil Andoniu
Subject: RE: Career Lofts

Roy – I forwarded your request to Dave Albus. He should be responding soon.

Patrick M. Keefe
Principal Engineering Geologist

ALBUS-KEEFE & ASSOCIATES, INC.
1011 N. Armando Street
Anaheim, CA 92806
Ph: (714) 630-1626 ext. 451
Fx: (714) 630-1916
Cel: (714) 865-3353

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From: Roy Reed [mailto:rreed@earthsupportsys.com]
Sent: Monday, July 30, 2012 1:39 PM
To: Greg Clayton; Patrick Keefe
Cc: David E. Albus; Phil Andoniu
Subject: RE: Career Lofts

Yes, I need additional information in order to complete the soldier beam schedule.

In particular I am looking for:

1. Active earth pressures for cantilevered shoring along the north & south including the proposed 1:1 grades shown.
2. The passive earth pressure along the south (the report indicates 1200pcf for bedrock which was not encountered along the south).

Thanks,

Roy

From: Greg Clayton [mailto:gclayton@uapcompanies.com]
Sent: Monday, July 30, 2012 12:53 PM
To: Roy Reed; PKeefe@albus-keefe.net
Cc: 'David E. Albus'; Phil Andoniu
Subject: RE: Career Lofts

Patrick, Dave,
Please keep in mind we will need the geotech review/report for our building and grading plans check. If you need further information you can contact Abdulla with the City of Laguna Niguel. He can be reached at (949) 362-4300.(Grading Planschecker).
Roy ,
Do you need this in order to put the soldier beam schedule on sheet ES-7?
Greg

From: Roy Reed [mailto:rreed@earthsupportsys.com]
Sent: Monday, July 30, 2012 9:37 AM
To: PKeefe@albus-keefe.net
Cc: Greg Clayton
Subject: Career Lofts

Patrick,

Any luck on the temporary shoring parameters discussed?

Roy P. Reed
Assistant Engineer

Earth Support Systems, Inc.
5937 Darwin Court, Suite 105
Carlsbad, CA 92008
Phone: (760) 929-2851
Cell: (858) 531-6557
Fax: (760) 929-2852
E-Mail: rreed@earthsupportsys.com

SECTION 13

ALBUS-KEEFE & ASSOCIATES, INC
GEOTECHNICAL CONSULTANTS

June 19, 2012
J.N.: 1806.00

Mr. Phil Andoniu
United American Properties
4699 Jamboree Road
Newport Beach, California 92660

Subject: Updated Geotechnical Report in Support of Construction Drawings, Career Lofts, Proposed Apartment Complex, 28100 Cabot Road, Laguna Niguel, California.

Dear Mr. Andoniu:

Albus-Keefe & Associates, Inc. is pleased to present to you our updated geotechnical report for the subject site. This report presents the results of our review of our previous geotechnical report and studies for the site and nearby vicinity, site reconnaissance, engineering and geologic analyses, and conclusions with updated recommendations pertaining to the proposed site development.

We appreciate this opportunity to be of service to you. If you should have any questions regarding the contents of this report, please do not hesitate to call our office.

Sincerely yours,

ALBUS-KEEFE & ASSOCIATES, INC.

Patrick M. Keefe
Principal Engineering Geologist

1011 North Armando Street, Anaheim CA 92806-2606 (714) 630-1626 FAX (714) 630-1916

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1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE

The purpose of our work was to review data from our previous geotechnical studies for the site to provide updated and/or specific recommendations relevant to the proposed site development as indicated on the referenced precise grading plans.

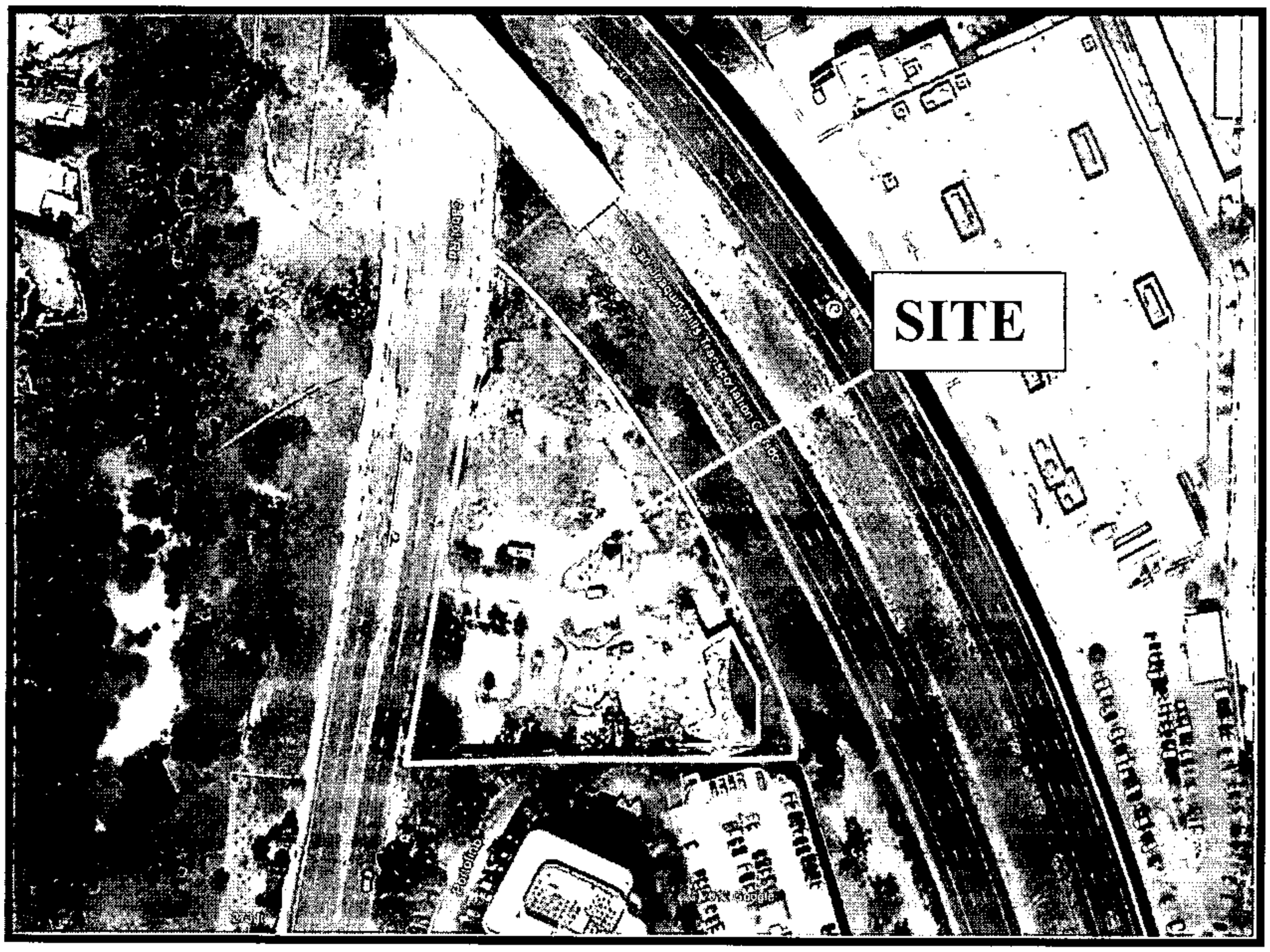
The scope of this investigation included the following:

- Review of the referenced Precise Grading Plans
- Review of our referenced geotechnical reports
- Review of available geotechnical reports and data for the site and nearby developments
- Site Reconnaissance
- Supplemental Field Exploration
- Engineering and geologic analyses
- Preparation of this report

1.2 SITE LOCATION AND DESCRIPTION

The site is located at 28100 Cabot Road, in the city of Laguna Niguel, California. The property is bounded by Cabot Road to the west, San Joaquin Hills Transportation Corridor to the northeast and by an office building development to the south. The existing office building development consists of a six-story structure (Crown Cabot Office Building) with a four-level parking structure and associated improvements. The location of the site is shown on the Site Location Map, Figure 1.

The site is a triangular shaped parcel that consists of 2.13 acres of previous developed commercial property. The site is relatively level at a general elevation of 326 feet. Two crib walls that range from approximately2 feet to 20 feet in height support the westerly margin of the site along Cabot Road and the site entryway. Concrete masonry block retaining walls of various heights are present along the southerly margin of the site and support the perimeter of the existing office complex property to the south. Many of the improvement that we noted during our previous investigation for the site have been removed leaving the site vacant with exception of the subterranean parking structure and roof deck within the southeasterly portion of the property.



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FIGURE 1 – SITE LOCATION MAP

United American Properties
Proposed Multi-Story Apartment Complex Development
CAREER LOFTS
28100 Cabot Road, Laguna Niguel, California

NOT TO SCALE

1.3 SUMMARY OF PAST SITE DEVELOPMENT

In 1989, the subject property was graded to an interim configuration as part of a larger commercial development. The interim graded configuration generally involved construction cuts on the order of up to 14 feet into the existing hillside and placement of some minor fills at the far northerly end of the site to create a large, north-sloping, super pad. By early 1992, the site was modified to its current configuration for construction of two restaurants by means of additional cut and fill rough grading. This phase of site development also included construction of a subterranean parking structure beneath the southern building pad and both masonry retaining walls and crib walls around the perimeters of the site. By early 1994, the restaurant buildings (Black Angus Restaurant and Spoons Restaurant) and appurtenant structures were completed and occupied. In early 1996, distress was noted in the Black Angus Restaurant building and surrounding improvements in the northerly portion of the site. By November 3, 2005, the Black Angus Restaurant building had been razed. Sometime following our previous investigation in April 17, 2007, the Spoons building was razed.

1.4 PROPOSED DEVELOPMENT

Based on our review of the referenced precise grading plans and current architectural plans, the subject site is to be redeveloped for the construction of four levels of residential space over two levels of parking. The lower level of the parking structure will be subterranean. The structure will encompass nearly the entire site with exception to the far northern corner of the property where a pool, spa, and deck area are proposed (see Plate 1). The existing subterranean parking structure associated with the former Spoons restaurant building will remain in place and be incorporated into the new parking structure. No other existing improvements at the site are anticipated to remain in place.

The proposed development will involve both cuts and fills up to approximately 20 feet. The most significant cuts will be along the southwesterly margin of the site while the most significant fills will be in the far northern portion of the site. New retaining wall construction is also proposed along the margins of the site. Maximum proposed wall heights are approximately 20 feet along the southerly margin of the site, 13 feet along the northeasterly margin of the site and 23 feet along the westerly margin of the site.

A bio-retention swale is planned along the northeast boundary of the site. The bio-retention swale is a water quality infiltration system designed to treat water through filtration before entering the storm drain system. The system is equipped with an impermeable liner to inhibit storm water from infiltrating into the underlying soils.

Offsite grading is also proposed immediately adjacent the south property line and will generally involve removal of existing improvements (i.e. retaining walls, stairways and walkways) and fill placement to facilitate drainage. Street improvements (i.e. new medians) along Cabot Road are also indicated.

The main structure is anticipated to be supported by shallow spread footings consisting of both pad and continuous footings. The maximum column load (DL + LL) is anticipated to be about 550 kips although most of the columns will be 325 kips or less. The maximum wall load is anticipated to be about 7.1 kips/ft.

1.5 PREVIOUS GEOTECHNICAL WORK

Albus-Keefe & Associates, Inc., completed a comprehensive geotechnical investigation for the site in April 2007 for a previous owner. We also provided a written response to a review sheet from the city of Laguna Niguel on July 16, 2010.

The site and surrounding areas have also been the subject of numerous geotechnical investigations by various consultants in the past (see references). Many of the previous investigations by others were associated with initial site development in the area in the late 1970's to early 1990's. The later investigations in 1996 through 2005 were associated with the distress to the previous restaurant buildings and associated improvements on the site and to the buildings south of the site.

Pertinent boring logs from our previous study as well as others have been included within Appendix A. Laboratory test data from our 2007 geotechnical investigation report and pertinent lab data by others have also been included within Appendices B.

A Geologic Map indicating the surficial distribution of geologic units exposed within the site and approximate locations of exploratory excavations utilized for this study has been prepared as Plate 2. Geologic Cross-Sections utilizing the referenced Precise Grading plan as a base map have been have been updated from our earlier study and are presented on Plate 3.

1.6 RECENT OFFSITE SLOPE FAILURE

As part of an earlier study, we reviewed and evaluated documents provided to us by the City of Laguna Niguel to assess a recent slope failure involving a portion of the San Joaquin Hills Transportation Corridor Toll Road and the Costco property located northeast of the subject site. The purpose of this review was to determine if the data provided gave reason to revise our recommendations for site development as presented in our previous reports for the subject site. Our findings and recommendations relevant to this review are presented under separate cover (AKA, 2012). Relevant data from our review of the offsite studies were utilized in our analysis and to develop some of the conclusions and recommendations presented herein. A list of the documents reviewed for our assessment of the offsite failure is presented in the References section of this report.

2.0 SUPPLEMENTAL FIELD INVESTIGATION

2.1 SUBSURFACE EXPLORATION

To further assess the subsurface conditions at the northern most portion of the property, one additional hollow-stem auger boring was excavated for this study on April 15, 2012. The

exploratory boring was drilled to a depth of approximately 41 feet utilizing a limited access drill rig equipped with hollow-stem augers. A representative of *Albus-Keefe & Associates, Inc.* logged the exploratory boring and visual and tactile identifications were made of the materials encountered. Their descriptions are presented in the Boring Logs, in Appendix A. The approximate location of the additional boring is shown on the enclosed Geologic Map (Plate 2).

Bulk and relatively undisturbed samples were obtained at selected depths within the exploratory borings for subsequent laboratory testing. Relatively undisturbed samples were obtained using a 3-inch O.D., 2.5-inch I.D., California split-spoon soil sampler lined with brass rings. During each sampling interval, the sampler was driven 12 inches with successive drops of a 140-pound automatic hammer. The number of blows required to advancing the split-spoon sampler was recorded for each six inches of advancement. The total blow count for the lower 12 inches of advancement per soil sample is recorded on the boring logs. Samples were placed in sealed containers or plastic bags and transported to our laboratory for analyses. The borings were backfilled with auger upon completion of sampling.

2.2 LABORATORY TESTING

Selected samples of representative earth materials from the additional boring excavated at the northern portion of the site were tested in the laboratory. Tests consisted of in-situ moisture and dry density, consolidation and maximum density/optimum moisture content. Descriptions of laboratory test criteria and a summary of the test results are presented in Appendix B and on the boring logs in Appendix A.

3.0 GEOLOGIC CONDITIONS

3.1 GEOLOGIC SETTING

The subject site is situated within the Peninsular Ranges Geomorphic Province which is characterized by northwest-trending mountains, intervening valleys and generally northwest-trending faults. The site is located on the eastern flank of the San Joaquin Hills, west of Oso Creek. The hilly terrain is generally underlain by Miocene- and Pliocene-age marine deposits of the Capistrano Formation that consists mainly of poorly-bedded to massive clayey siltstone bedrock units. Bedding planes within this bedrock unit regionally dip at low angles to the west. Quaternary alluvium associated with Oso Creek and its tributaries flank the hillsides. Remnants of ancient river-terrace deposits form some of the broad geomorphic terrace features within the hillsides (Shlemon, 1986).

Regional mapping (Morton, 1973) and previous geotechnical studies for the site and nearby vicinity, including the San Joaquin Hills Transportation Corridor, indicate the site and surrounding area are underlain by a large bedrock landslide complex in the Capistrano Formation (See Regional Geologic Map, Figure 2). The landslides likely occurred sometime during ancient down cutting of Oso Creek and adjoining drainages when sea levels were considerably lower than present, about 17,000 to 20,000 years ago (Shlemon, 1986).

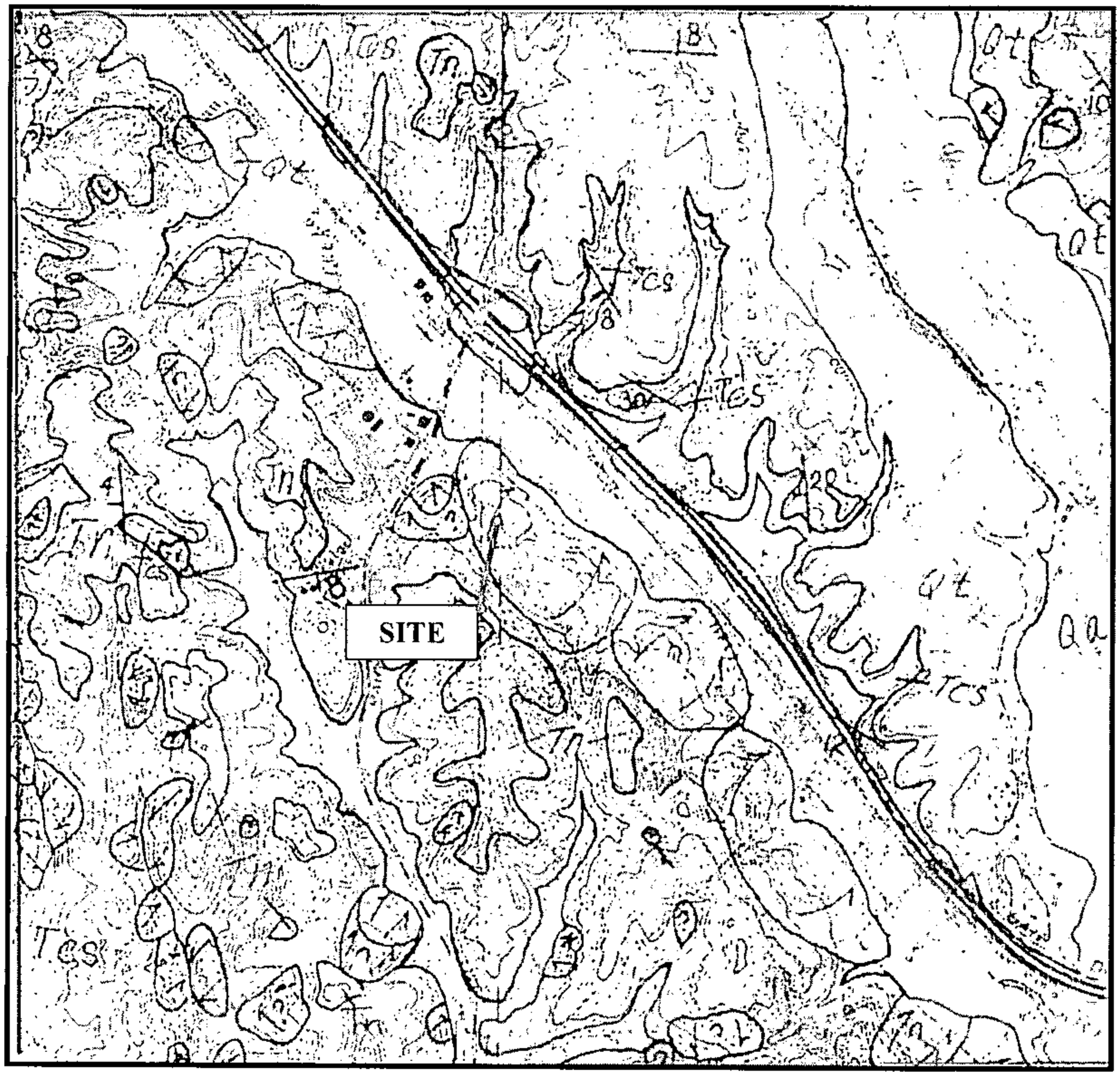


FIGURE 2 – REGIONAL GEOLOGIC MAP

United American Properties
Proposed Multi-Story Apartment Complex Development
Career Lofts
28100 Cabot Road, Laguna Niguel, California

Scale 1" =2000'

From: P.K. Morton, R.V. Miller, 1973, "Geologic Map of Orange County, California," Sacramento: Calif. Division of Mines and Geology, Preliminary Map-15, dated 1973

3.2 GEOLOGIC UNITS

The subsurface conditions described beneath the site are based on our more recent subsurface exploration, as well as our review of the subsurface data from previous investigations for the site and surrounding areas. In some cases, we re-interpreted previous subsurface data by others in consideration of the additional data obtained from our investigations.

In general, artificial fill materials associated with previous site development are present over most of the project area. These fills overlie terrace deposits and bedrock of the Capistrano Formation that have been subjected to landslide movement in the past. A summary of the geologic units identified within the site are discussed in the following sections. Cross-sections depicting the interpreted geologic conditions and ground water conditions beneath the site are presented on Plate 3. Detailed descriptions of earth materials encountered in each exploratory excavation are presented in our exploratory boring logs in Appendix A.

3.2.1 Artificial Fill

Artificial fill materials associated with previous site development were encountered throughout most of the project area. These fills generally consist of various shades of gray and brown silty clay and clayey silt that are damp to very moist. The consistency varied significantly from soft to stiff suggesting a large variation in relative compaction. Scattered to locally abundant siltstone rock fragments were observed in the fill, as well as some scattered roots. Concrete and gravel fragments were also encountered in the near surface where the Black Angus building was demolished.

Open cracks up to approximately ¼-inch in width were noted in the fill materials in some of our boring excavations. These cracks generally terminated at the base of the fill and appear to be generally associated with desiccation of the fill materials. The thickness of the fill materials encountered on the site generally varies from approximately 1 foot to 24 feet in thickness with the greatest amount of fill being located in the northerly portion of the site.

3.2.2 Terrace Deposits-Landslide Debris

Terrace deposits, tilted and displaced by ancient landslide movement, were encountered in a number of our exploratory borings beneath the westerly half of the site. These deposits appear to have been misidentified by others during previous site investigations. The terrace deposits are comprised of various shades of gray and brown silty clay and clayey silt that are typically moist to very moist and medium stiff to very stiff. Also encountered within the terrace deposits are discontinuous sand seams, poorly defined layers containing scattered to abundant siltstone and sandstone rock fragments, scattered charcoal fragments, and iron oxide stained old root casts. Thin clayey shears and iron oxide stained joints with some gypsum infilling are also present. Where encountered near the original ground surface in the northwesterly portion of the site, the terrace deposits are heavily weathered and desiccated with well-developed ped surfaces coated with clay films and some fine roots. The terrace deposits are generally in erosional contact with the underlying siltstone of the Capistrano Formation. The relative position of these terrace deposits encountered indicate that they may be at least 200,000 years old based on a study by Shlemon (1986) south of the site.

3.2.3 Capistrano Formation -Landslide Debris

Landslide debris comprised of bedrock of the Capistrano Formation was encountered beneath the entire site and consists primarily of indistinctly bedded, gray brown, clayey siltstone with occasional thin sand seams. The clayey siltstone landslide material is typically moist to very moist, soft to moderately hard and moderately to highly weathered to depths varying from about 30 to 45 feet below the current ground surface. These bedrock materials appear to have been displaced as relatively intact blocks that exhibit numerous iron oxide stained and gypsum-filled joints and shears. Some open fractures as well as some roots were also noted. At depth, the siltstone generally becomes dark gray to black in color (unoxidized) and the fractures are tighter.

3.3 STRUCTURE

3.3.1 Bedding

Stratification (layering) in the terrace deposit landslide materials generally dip at low to moderate angles (8-45 degrees) to the west. Bedding structure in the Capistrano Formation landslide materials was not obviously discernible in most exploratory borings. Thin sand seams encountered in our exploratory boring B-15 generally dip at low angles to the west (5-18 degrees). Some borings logs we reviewed by other consultants indicate bedding at various orientations or report bedding dipping at 0 to 10 degrees, but make no mention as to direction. Coleman (1991) reported bedding structure beneath the site dipping at 12 to 35 degrees to the west and east.

3.3.2 Joints and Shears

Joints with iron oxide staining and commonly filled with gypsum were encountered in both the terrace and siltstone landslide materials. The joint orientations generally indicate two major joint sets; a set with a north-south strike and moderate to high angles dipping east and a set with an east-west strike and high angles dipping north and south.

Shears were also encountered in both the terrace and siltstone landslide materials. The shears are generally clay lined, polished and occasionally striated. Locally, some relatively wide zones of sheared and crushed rock were encountered. Our evaluation of the shear orientations indicate that the majority of these features generally dip at very low to very high angles in the easterly direction with less shears oriented towards the north and west.

3.4 LANDSLIDING

The entire property is underlain by a relatively large, very deep-seated, ancient landslide complex that extends well offsite in all directions. The landslide is likely a translational failure that moved easterly toward Oso Creek some time during ancient down cutting of the creek and during a time of a much lower sea level stand. The resulting landslide movement likely created the numerous shears and fractures observed in the exploratory borings and appear to have rotated the terrace deposits. The basal slip surface of the landslide complex was not encountered within any of the exploratory borings excavated by this firm and others. As such, the basal slip surface is located at some depth below the lowest points explored. Based on geologic interpretation, the depth of the landslide is estimated at least 125 feet to 135 feet below the present ground surface. The interpreted subsurface conditions of the landslide with a postulated slip surface is indicated on Geologic Cross-Section A-

A', Plate 3. As previously discussed by other consultants and as indicated on Cross-Section A-A', the alluvial deposits associated with Oso Creek and related tributaries provides a natural buttress along the toe of the landslide complex.

During the summer of 2011, an offsite slope failure involving the nearby San Joaquin Hills Transportation Corridor (State Route 73) and adjacent Costco building occurred northeast of the site. At the request of the City of Laguna Niguel, this firm reviewed available data to assess the potential impact the offsite landslide could have on the subject property. Our referenced report dated March 30, 2012 was prepared to provide a summary of our findings and conclusions.

3.5 FAULTING

Evidence of active faulting within and adjacent the site was not encountered during this investigation nor reported in the previous investigations. The numerous shears observed in the subsurface are believed to be related to landsliding. Based on our review of the referenced publications and seismic data, no active faults are known to project through the site and the site does not lie within an "Earthquake Fault Zone" as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act.

3.6 GROUNDWATER

During our previous investigation, groundwater was encountered in exploratory borings B-10, B-11, B-12, B-13 and B-14 at depths of approximately 43.5 feet, 37 feet, 44 feet, 33 feet, and 30 feet bgs, respectively. The ground water generally occurred as slow seepage emitting from fractures in the siltstone at the time the borings were logged.

Other pertinent groundwater data was reported by URS in their exploratory borings BAO5-1, B05-2 and B05-3 at relatively similar depths of approximately 36 feet, 38 feet, and 40 feet bgs, respectively, in 2005. In 1990, ground water seepage was encountered at a depth of approximately 77 feet (elevation of approximately 243 feet) in exploratory boring B-222A by Geotechnical Professionals, Inc.

We are uncertain as to whether the occurrences of seepage noted in the exploratory borings by this firm and others is related to local perched conditions, downward migration of surface water, or a continuous piezometric surface. However, for the purposes of this study, we have modeled the first occurrences of groundwater seepage in our exploratory borings as a continuous piezometric surface that generally flows down slope towards Oso Creek, as indicated on our Geologic Cross-Section A-A' (Plate 3). In addition, we have extrapolated our own groundwater data with the more recent data acquired from our review of the available San Joaquin Transportation Corridor/Costco data. Based on our review of the offsite groundwater data, the piezometric surface indicated on our Geologic Cross-Section A-A' appears to correlate well with the current downslope piezometric data presented by others.

Subsidence due to processing of excavations exposing competent materials is anticipated to be negligible. The estimates of shrinkage and subsidence are intended as an aid for project engineers in determining earthwork quantities. However, these estimates should be used with some caution since they are not absolute values. Contingencies should be made for balancing earthwork quantities based on actual shrinkage and subsidence that occurs during the grading process.

6.0 RECOMMENDATIONS

6.1 EARTHWORK

6.1.1 General Earthwork and Grading Specifications

All earthwork and grading should be performed in accordance with all applicable requirements of the grading codes of the City of Laguna Niguel, California and CAL OSHA, in addition to recommendations presented herein.

6.1.2 Pre-Grade Meeting and Geotechnical Observation

Prior to commencement of grading, we recommend a meeting be held between the owner, City Inspector, grading contractor, civil engineer, and geotechnical consultant to discuss proposed earthwork and logistics.

We also recommend that a geotechnical consultant be retained to provide soil engineering and engineering geologic services during site grading. This is to observe compliance with the design specifications and recommendations, and to allow design changes in the event that subsurface conditions differ from those anticipated. If conditions are encountered during construction that appears to be different than those indicated in this report, the project geotechnical consultant should be notified immediately. Design and construction revisions may be required.

6.1.3 Site Clearing

All vegetation and deleterious materials should be removed from the site. The project geotechnical consultant should be notified at the appropriate times to provide observation services during clearing operations to verify compliance with the above recommendations. Voids created by clearing should be left open for observation by the geotechnical consultant. Any unusual soil conditions or subsurface structures encountered during site clearing and/or grading should be brought to the immediate attention of the project geotechnical consultant for corrective recommendations.

Although site development plans will generally require the removal of the existing crib wall, this structure should be removed in its entirety.

6.1.4 Site Preparation (Removals and Overexcavations)

Portions of existing artificial fill are considered unsuitable for support of the proposed engineered fill and site improvements. Those portions of these materials within the influence of foundations should be removed to expose competent terrace deposits or bedrock. Construction of the subterranean portion of the parking structure is generally anticipated to remove most of the existing artificial fill materials within the limits of the building except the most northerly portion. We estimate up to

about 4 feet of existing artificial fill would remain below the new footings. Since we are recommending the foundation be supported by either terrace deposits of bedrock (see Section 0), removal of existing fill within the limits of the main building will not be necessary. Unsuitable fill soils are anticipated to be exposed within the limits of retaining walls proposed for the northern end of the project, along the eastern margin, and along the southern margin. Except for the southern margin, we anticipate the unsuitable portions of existing fill to only extend to a depth of 2 to 5 feet below current grades. Along the southern margin, the depth of the unsuitable fill could be up to about 12 feet below existing grades. This material appears to be associated with previous backfill for the subterranean garage walls.

Unsuitable existing fill soils should be removed from below future structural foundations and should extend beyond the foundation limits a distance equal to or greater than the depth of removal below the footing. Where the lateral extent of removals is limited by existing structures or property lines, special grading techniques such as slot cutting or shoring will be required. Under such conditions, specific recommendations should be provided by the project geotechnical consultant. Unsuitable fill soils should also be removed from below the influence of the pool, spa, and deck area located at the north end of the project. These removals should extend to the adjacent retaining walls. Within the future drive entries, proposed subgrade elevations are generally anticipated to expose competent fill soils. Once these areas are cut to subgrade, the need for further overexcavation should be evaluated by the project geotechnical consultant.

Due to the nature of landsliding, localized zones of disturbed materials and fractures may be present in the excavations for the building. Such disturbed materials should be removed to exposed firm, competent materials. Where removal is not feasible due to extended depths, other methods will be required to mitigate the potential for settlement related to consolidation of these materials. Such methods may include the installation of geogrids or geofabrics. Specific recommendations should be developed by the project geotechnical consultant based on conditions exposed at the site during construction.

Following removal of unsuitable materials, the building area should be over-excavated to a depth of 24 inches below finish floor grade. The over-excavation should be refilled with onsite materials placed as "Slab Fill" as discussed in Section 6.1.5.

All removal excavations should be evaluated by the geotechnical consultant during grading to confirm the exposed conditions are as anticipated and to provide supplemental recommendations if required.

Prior to placement of compacted fill, the exposed ground should be scarified where practical to a depth of 6 inches, brought to relatively uniform moisture content of 125 to 135 percent of optimum, then compacted to at least 90 percent of the laboratory standard.

6.1.5 Fill Placement

In general, materials excavated from the site may be used as fill provided they are free of deleterious materials and do not contain rocks greater than 6 inches in maximum dimension.

General Fill material should be that fill placed more than 24 inches below finish grade (or finish floor within the limits of the building). General Fill materials should be placed in lifts no greater than approximately 8 inches in thickness. Each lift should be watered or air dried as necessary to achieve uniform moisture content of 125 to 135 percent of optimum and compacted in place to at least 90 percent of the laboratory standard. Each lift should be treated in a similar manner. Subsequent lifts should not be placed until the project geotechnical consultant has approved the preceding lift.

Slab Fill materials should be that fill placed within the upper 24 inches of finish grade (or finish floor within the limits of the building). Slab Fill materials should be placed in lifts no greater than approximately 8 inches in thickness. Each lift should be watered or air dried as necessary to achieve uniform moisture content of 135 to 150 percent of optimum and compacted in place to ***85% to 90% of the laboratory standard.*** The higher moisture content and lower compaction is intended to mitigate detrimental effects of expansive soils.

The laboratory standard for maximum dry density and optimum moisture content for each change in soil type should be determined in accordance with ASTM D 1557-02.

6.1.6 Import Materials

If earth materials are imported to the site in order to balance the cut and fill rough grading operations, the sources of the proposed import soil should be indicated to the geotechnical consultant prior to hauling so that appropriate testing and evaluation of the fill material can be performed in advance.

6.1.7 Temporary Excavations

Temporary construction slopes or trench excavation in site materials may be cut vertically up to a height of 5 feet provided that no adverse geologic conditions or surcharging of the excavations are present. Temporary slopes over 5 feet in height but no more than 10 feet in height should be laid back at a maximum gradient of 1:1 (H:V) or properly shored. Temporary slopes up to approximately 20 feet in height required along the southerly property line may be laid back to a 1:1 in order to accommodate construction of the new retaining walls subject to verification during construction that geologic structure is favorable for north-facing cuts in this area. If steeper cuts are required for this area to avoid existing site improvements, then additional analyses by the geotechnical consultant will be required or the excavation should be shored. Cuts exceeding 10 feet in height along the westerly margin should be shored.

Excavations should not be left open for prolonged periods of time. The project geotechnical consultant should observe all temporary cuts to confirm anticipated conditions and to provide alternate recommendations if conditions dictate. All excavations should conform to the requirements of CAL OSHA.

Where temporary excavations cannot accommodate a 1:1 layback or where surcharging occurs, shoring, slot cutting, underpinning, or other methods should be used. We anticipate shoring will be utilized where a layback cut cannot be accommodated and as such, design parameters are provided for shoring. Specific recommendations for other options if considered should be provided by the geotechnical consultant based on review of the final design plans.

The cuts are anticipated to expose bedrock and terrace deposits/fill. Where bedrock is exposed, the earth pressure will be governed by geologic surcharging from adversely-oriented wedges applied as a uniform pressure. Where terrace deposits/fill is exposed, the earth pressure will be governed by an equivalent fluid pressure. The specific conditions anticipated in the subterranean walls are depicted on Plate 4. Recommended earth pressures for design of temporary shoring are provided in Table 6.1.

TABLE 6.1
Summary of Shoring Earth Pressures

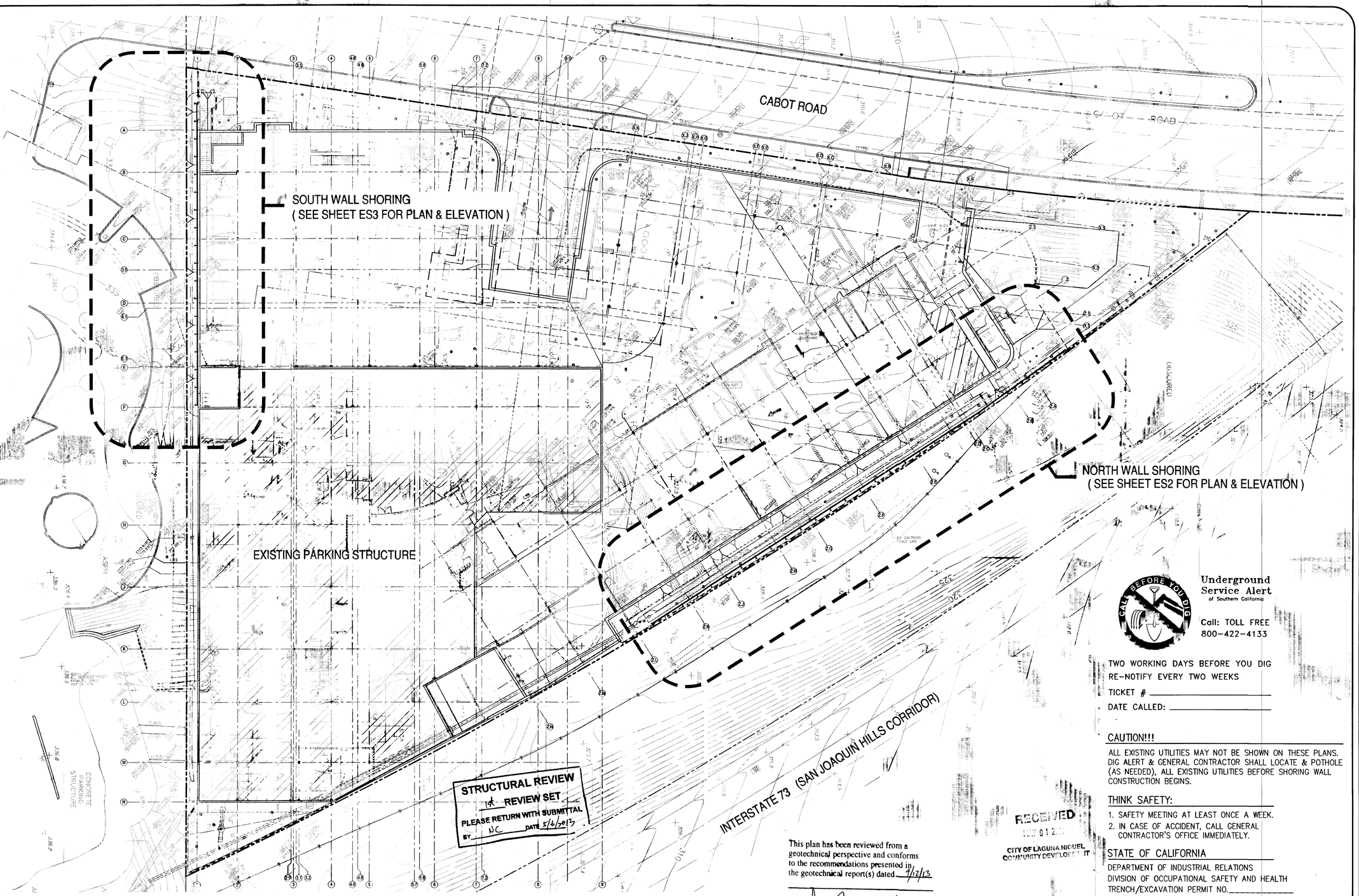
Excavation	Type of Material Exposed	
	Bedrock	**Terrace Deposit/Fill**
West Side	6.7·H psf (Uniform Pressure)	N/A
North Side	N/A	20 pcf (Fluid Pressure)
East Side	6.0·H psf (Uniform Pressure)	20 pcf (Fluid Pressure)
South Side	6.7·H psf (Uniform Pressure)	20 pcf (Fluid Pressure)

Note- H under the bedrock pressures is the exposed height of shoring.

Resistance to these earth pressures is anticipated to be provided by soldier piles both cantilevered and restrained. Passive resistance in soldier piles may be determined using the ultimate equivalent fluid pressure of 1200 pcf for piles up to 20 feet in depth. This value already considers the recommended increase factor by Broms but does not include a factor of safety to limit defection. An appropriate reduction should be used to limit deflection as determined by the shoring engineer. Where cantilever soldier piles are not feasible due to high lateral forces, additional restraint should be provided by tie-backs, rakers, or other methods as determined by the shoring engineer and shoring contractor. Tie-back systems should be proof tested in accordance with PTI guidelines.

6.1.8 Construction Monitoring

Construction will entail the creation of relatively high temporary cuts along the southerly and westerly margins of the site. While not anticipated, the excavations could result in some degree of lateral yielding or relaxation of the cuts. Such relaxation could result in minor movement and associated distress if movements become sufficiently large. We recommend monitoring the areas directly adjacent the southerly and westerly property lines where cuts exceeding 10 feet in height are made. The monitoring should consist of an initial photo documentation of all existing features prior to excavating within 40 feet of the property lines. Fixed monuments should be installed in areas located just beyond the limits of work in these areas. The monuments should be spaced no more than 50 feet apart and protected from disturbance throughout the monitoring period. The monuments should be initially surveyed for horizontal and vertical location prior to the start of excavation. The monuments should be resurveyed each day during excavation work and once each week during periods where no excavation work takes place and the cuts exceed 10 feet in height. The survey data should be promptly provided to the geotechnical consultant for review. If the



SITE PLAN VIEW
SCALE: 1" = 20'

STRUCTURAL REVIEW
REVIEW SET
PLEASE RETURN WITH SUBMITTAL
BY NC DATE 5/6/2013

This plan has been reviewed from a geotechnical perspective and conforms to the recommendations presented in the geotechnical report(s) dated 4/12/13

Soils Engineer 4/24/13 Date

Engineering Geologist Date

RECEIVED
MAY 01 2013
CITY OF LAGUNA NIGUEL
COMMUNITY DEVELOPMENT

Underground Service Alert of Southern California
Call: TOLL FREE 800-422-4133

TWO WORKING DAYS BEFORE YOU DIG
RE-NOTIFY EVERY TWO WEEKS
TICKET # _____
DATE CALLED: _____

CAUTION!!!

ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THESE PLANS. DIG ALERT & GENERAL CONTRACTOR SHALL LOCATE & POTHOLE (AS NEEDED), ALL EXISTING UTILITIES BEFORE SHORING WALL CONSTRUCTION BEGINS.

THINK SAFETY:

1. SAFETY MEETING AT LEAST ONCE A WEEK.
2. IN CASE OF ACCIDENT, CALL GENERAL CONTRACTOR'S OFFICE IMMEDIATELY.

STATE OF CALIFORNIA

DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF OCCUPATIONAL SAFETY AND HEALTH
TRENCH/EXCAVATION PERMIT NO._____

REGISTERED PROFESSIONAL ENGINEER ROY P. REED C 80503 Exp. 3/31/15 CIVIL STATE OF CALIFORNIA

4/12/13
ROY P. REED R.C.E. 80503 EXP. 3-31-15 DATE

EARTH SUPPORT SYSTEMS
5937 DARWIN CT. SUITE 105 CARLSBAD, CA 92008
TEL (760) 929-2851 FAX (760) 929-2852

DELTA	REVISION	DATE
1	REVISED SOUTH WALL SLOPE	4/12/13

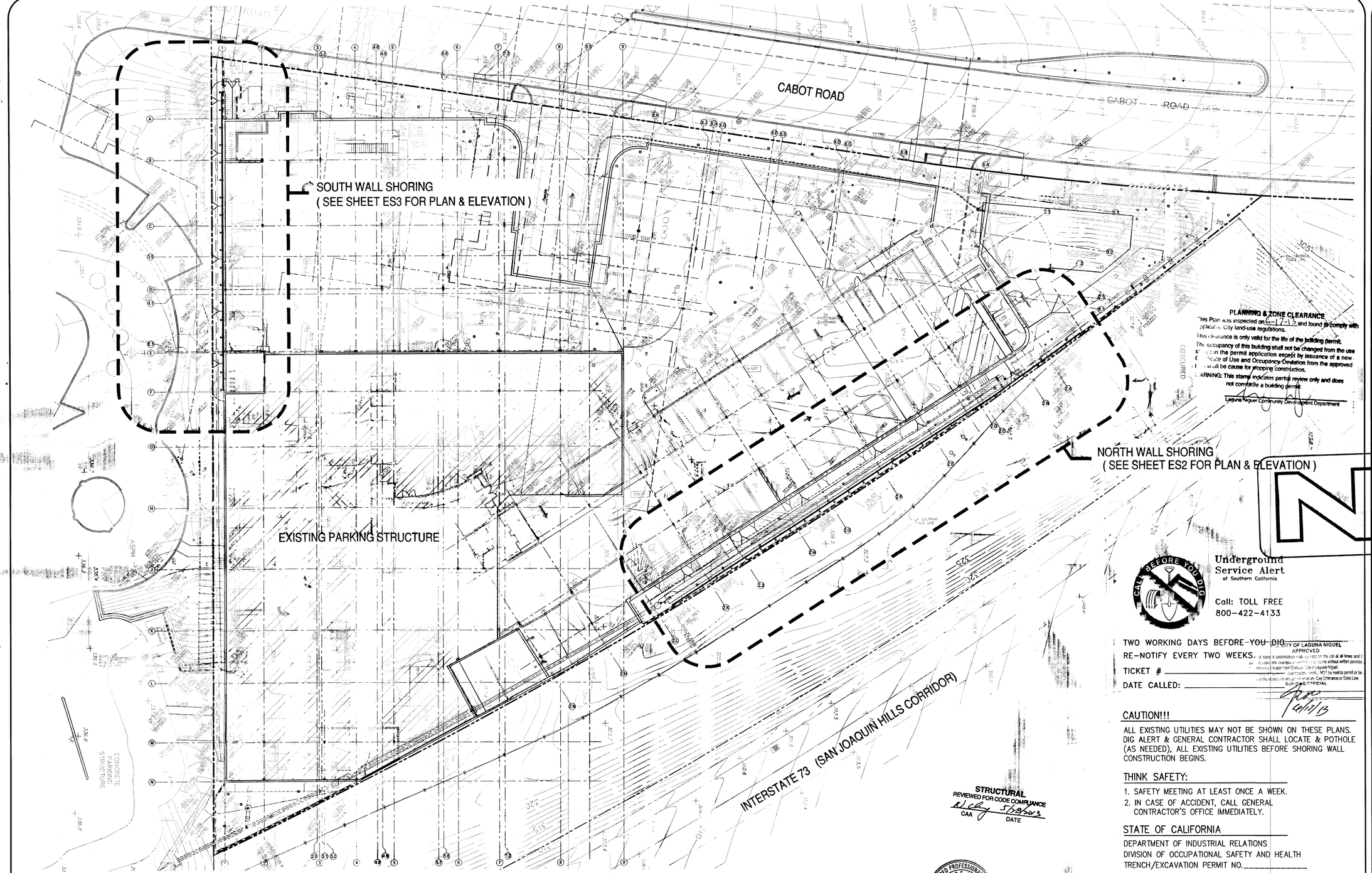
PROJECT: CABOT CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

PROPOSED TEMPORARY SHORING

DRAWING: SITE PLAN VIEW

DATE: 08/13/12
DRAWN BY: R.M.
PROJECT No: 12126
REVISION: –
SCALE: 1" = 20'

SHEET
ES1
OF 6 SHEETS



SITE PLAN VIEW
SCALE: 1" = 20'

CAUTION!!!

ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THESE PLANS. DIG ALERT & GENERAL CONTRACTOR SHALL LOCATE & POTHOLE (AS NEEDED), ALL EXISTING UTILITIES BEFORE SHORING WALL CONSTRUCTION BEGINS.

THINK SAFETY:

1. SAFETY MEETING AT LEAST ONCE A WEEK.
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STATE OF CALIFORNIA

DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF OCCUPATIONAL SAFETY AND HEALTH
TRENCH/EXCAVATION PERMIT NO._____

REGISTERED PROFESSIONAL ENGINEER DAVID E. ALBUD No. 2455 Exp. 12/31/14 GEOTECHNICAL STATE OF CALIFORNIA

ROY P. REED R.C.E. 80503 5/17/13 EXP. 3-31-15 DATE

REGISTERED PROFESSIONAL ENGINEER ROY P. REED C 80503 Exp. 3/31/15 CIVIL STATE OF CALIFORNIA

EARTH SUPPORT SYSTEMS
5937 DARWIN CT. SUITE 105 CARLSBAD, CA 92008
TEL (760) 929-2851 FAX (760) 929-2852

DELTA	REVISION	DATE
1	REVISED SOUTH WALL SLOPE	4/12/13
2	RESPONSE TO CITY COMMENTS	5/17/13

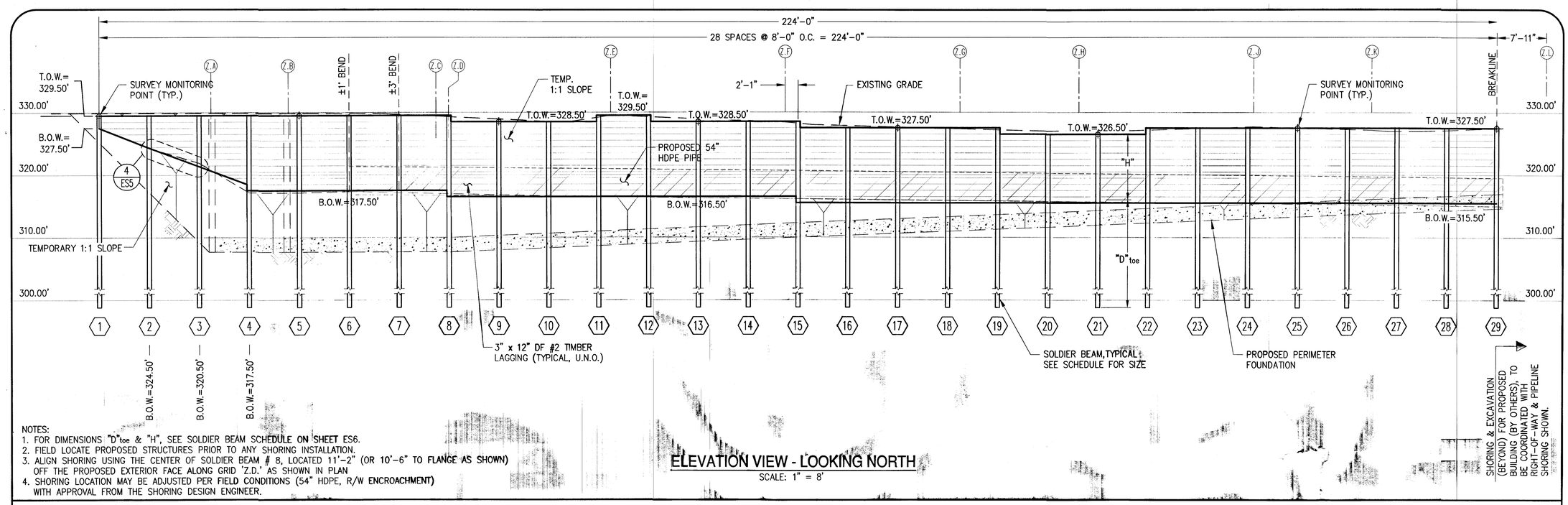
PROJECT: CABOT CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

PROPOSED TEMPORARY SHORING

DRAWING: SITE PLAN VIEW

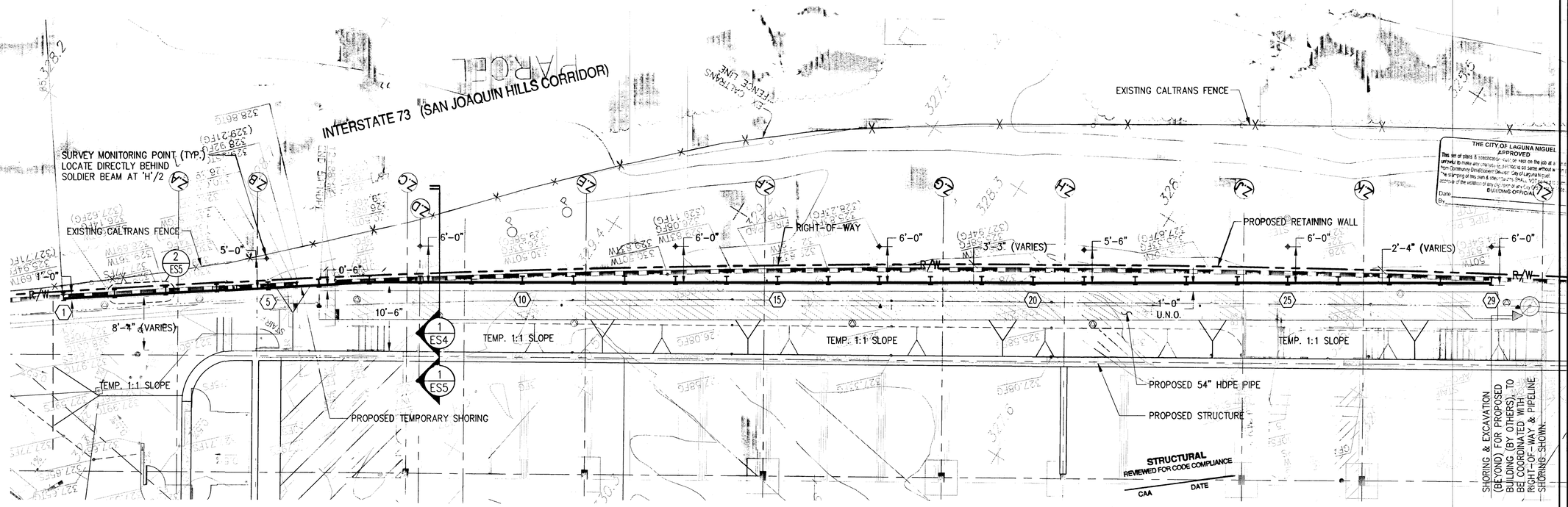
DATE: 08/13/12
DRAWN BY: R.M.
PROJECT No: 12126
REVISION: –
SCALE: 1" = 20'

SHEET
ES1
OF 6 SHEETS



NOTES:
1. FOR DIMENSIONS "D"toe & "H", SEE SOLDIER BEAM SCHEDULE ON SHEET ES6.
2. FIELD LOCATE PROPOSED STRUCTURES PRIOR TO ANY SHORING INSTALLATION.
3. ALIGN SHORING USING THE CENTER OF SOLDIER BEAM # 8, LOCATED 11'-2" (OR 10'-6" TO FLANGE AS SHOWN) OFF THE PROPOSED EXTERIOR FACE ALONG GRID 'Z.D.' AS SHOWN IN PLAN
4. SHORING LOCATION MAY BE ADJUSTED PER FIELD CONDITIONS (54" HDPE, R/W ENCROACHMENT) WITH APPROVAL FROM THE SHORING DESIGN ENGINEER.

ELEVATION VIEW - LOOKING NORTH
SCALE: 1" = 8'



PLAN VIEW - NORTH
SCALE: 1" = 8'

REGISTERED PROFESSIONAL ENGINEER
DAVID E. ALBUS
No. 2455
Exp. 12/31/14
GEOTECHNICAL
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
ROY P. REED
C 80503
Exp. 3/31/15
CIVIL
STATE OF CALIFORNIA

5/17/13
ROY P. REED R.C.E. 80503 EXP. 3-31-15 DATE

EARTH SUPPORT SYSTEMS
9907 DARWIN CT. SUITE 105 CARLSBAD, CA 92008
TEL (760) 929-2851 FAX (760) 929-2852

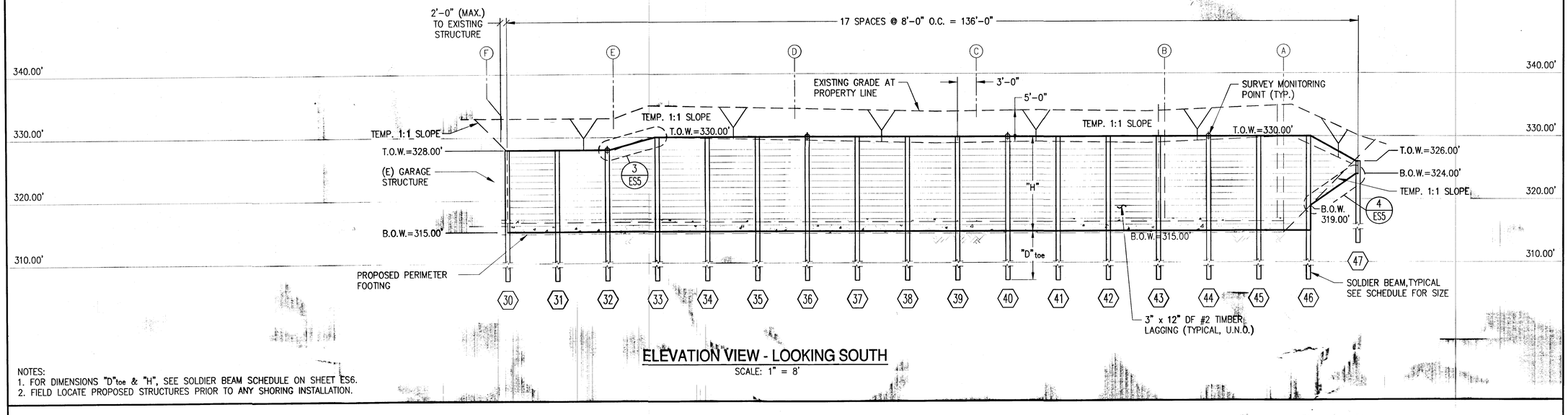
DELTA	REVISION	DATE
1	REVISED SOUTH WALL SLOPE	4/12/13
2	RESPONSE TO CITY COMMENTS	5/17/13

PROJECT: CABOT CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

DRAWING: PROPOSED TEMPORARY SHORING
NAME: PLAN AND ELEVATION

DATE: 08/13/12
DRAWN BY: R.M.
PROJECT No: 12126
REVISION: –
SCALE: 1" = 10'

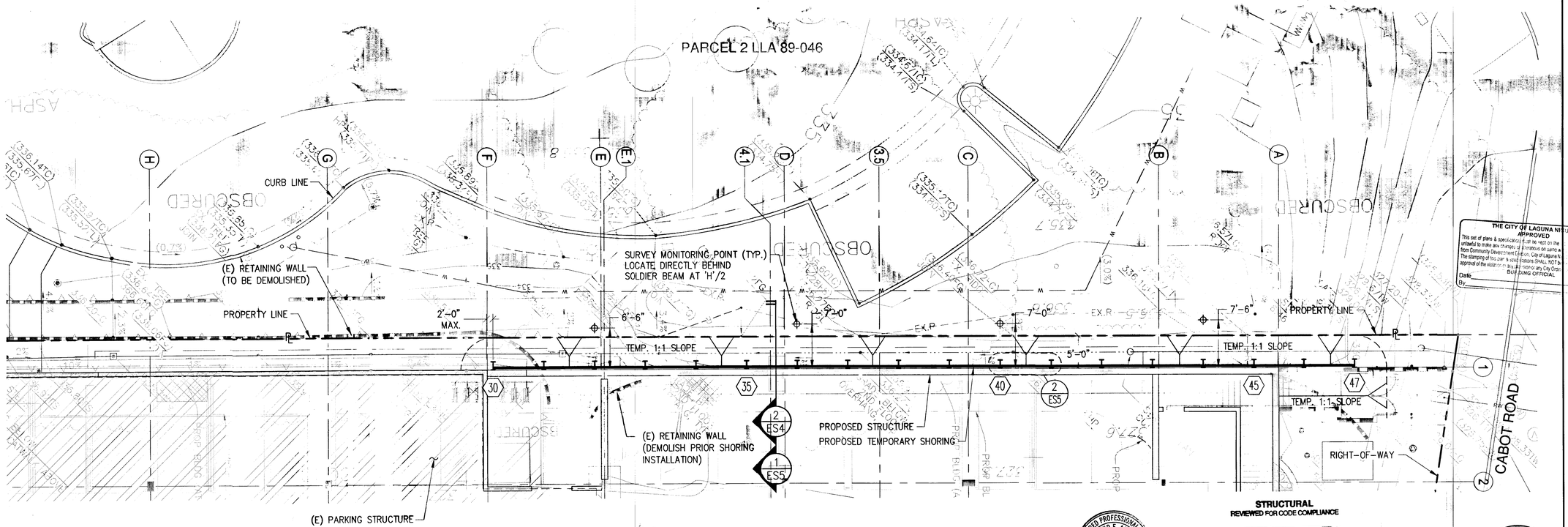
SHEET
ES2
OF 6 SHEETS



ELEVATION VIEW - LOOKING SOUTH

SCALE: 1" = 8'

NOTES:
1. FOR DIMENSIONS "D"toe & "H", SEE SOLDIER BEAM SCHEDULE ON SHEET ES6.
2. FIELD LOCATE PROPOSED STRUCTURES PRIOR TO ANY SHORING INSTALLATION.



PLAN VIEW - SOUTH

SCALE: 1" = 8'

THE CITY OF LAGUNA NIGUEL APPROVED
This set of plans & specifications must be kept on the jobsite at all times for reference by building inspectors and other persons interested in the work. No changes or deviations from the approved plans & specifications shall be made without the approval of the issuing authority. A building permit or any City Order to stop work may be issued for any violation of the approved plans & specifications. The stamping of this plan & specifications SHALL NOT be held to permit or to be an approval of the violation of any provision of any City Ordinance or State Law.
Date
By
BUILDING OFFICIAL

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE
CAA DATE

REGISTERED PROFESSIONAL ENGINEER DAVID E. ALBOE No. 2455 Exp. 12/31/14 GEOTECHNICAL STATE OF CALIF.

REGISTERED PROFESSIONAL ENGINEER ROY P. REED C 80503 Exp. 3/31/15 CIVIL STATE OF CALIFORNIA

ROY P. REED R.C.E. 80503 EXP. 3-31-15 5/17/13 DATE

EARTH SUPPORT SYSTEMS
5967 DARWIN CT. SUITE 105 CARLSBAD, CA 92008
TEL (760) 929-2851 FAX (760) 929-2852

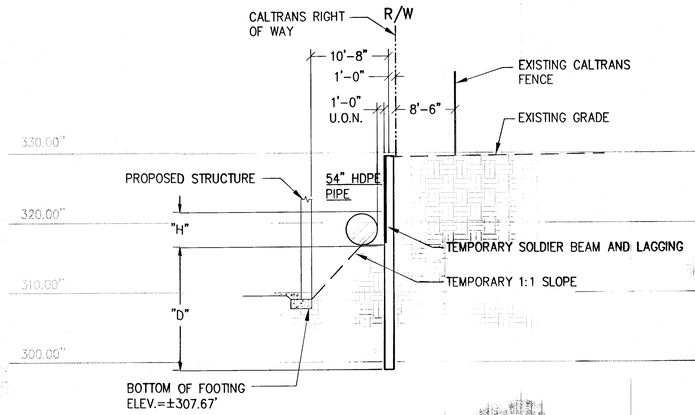
DELTA	REVISION	DATE
1	REVISED SOUTH WALL SLOPE	4/12/13
2	RESPONSE TO CITY COMMENTS	5/17/13

PROJECT: CABOT CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

DRAWING: PROPOSED TEMPORARY SHORING
NAME: PLAN AND ELEVATION

DATE: 08/13/12
DRAWN BY: R.M.
PROJECT No: 12126
REVISION: –
SCALE: 1" = 8'

SHEET
ES3
OF 6 SHEETS

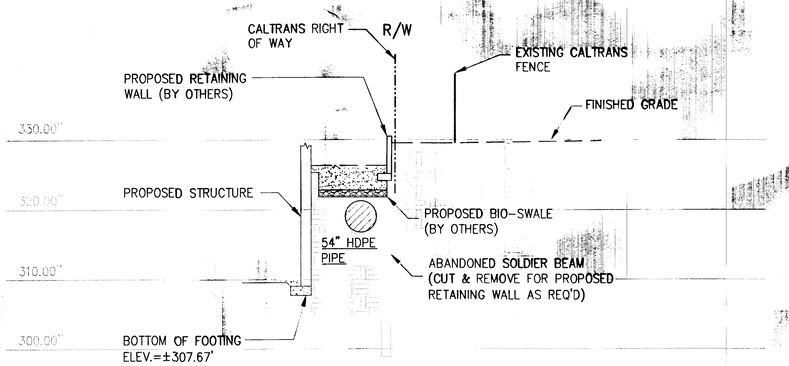


TEMPORARY SECTION

* DIMENSIONS SHOWN VARY, SEE PLAN.

NOTES:

1. FIELD LOCATE PROPOSED 54" HDPE & PROPOSED RETAINING WALLS "D" & "E" PRIOR TO SOLDIER BEAM INSTALLATION.
2. SEE SOLDIER BEAM SCHEDULE ON SHEET ES6 FOR DIMENSIONS "H" & "Dtoe"



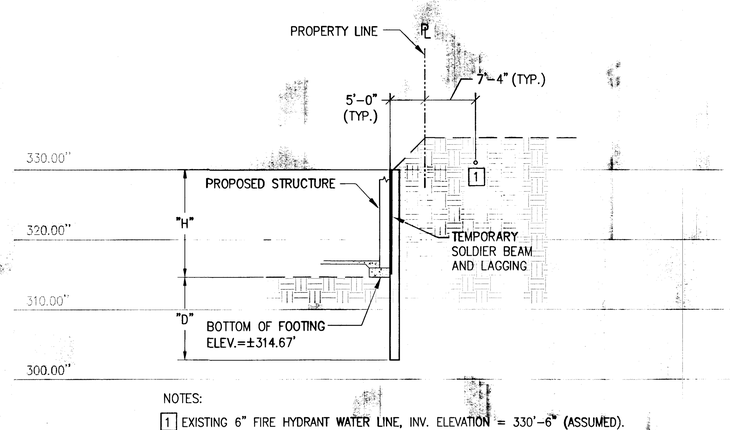
PERMANENT SECTION

NOTE:

1. PROPOSED IMPROVEMENTS SHOWN ARE FOR REFERENCE ONLY.

1 / ES4 NORTH WALL SECTION @ BEAM 8 (GRID 'Z.D')

N.T.S.



NOTES:

1 EXISTING 6" FIRE HYDRANT WATER LINE, INV. ELEVATION = 330'-6" (ASSUMED).

2 SEE SOLDIER BEAM SCHEDULE ON SHEET ES6 FOR DIMENSIONS "H" & "Dtoe"

2 / ES4 SOUTH WALL TEMPORARY SECTION @ BEAM 35 (CANTILEVER)

N.T.S.

REGISTERED PROFESSIONAL ENGINEER DAVID E. KLUG No. 2455 Exp. 12/31/14 GEOTECHNICAL STATE OF CALIFORNIA

STRUCTURAL REVIEWED FOR CODE COMPLIANCE

CAA DATE

REGISTERED PROFESSIONAL ENGINEER ROY P. REED C 80503 Exp. 3/31/15 CIVIL STATE OF CALIFORNIA

5/17/13

ROY P. REED R.C.E. 80503 EXP. 3-31-15 DATE

EARTH SUPPORT SYSTEMS
5937 DARWIN CT, SUITE 105, CARLSBAD, CA 92008
TEL (760) 929-2851 FAX (760) 929-2852

DELTA	REVISION	DATE
1	REVISED SOUTH WALL SLOPE	4/12/13
2	RESPONSE TO CITY COMMENTS	5/17/13

PROJECT: CABOT CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

PROPOSED TEMPORARY SHORING

DRAWING: SECTIONS

THE CITY OF LAGUNA NIGUEL

DATE: 08/13/12

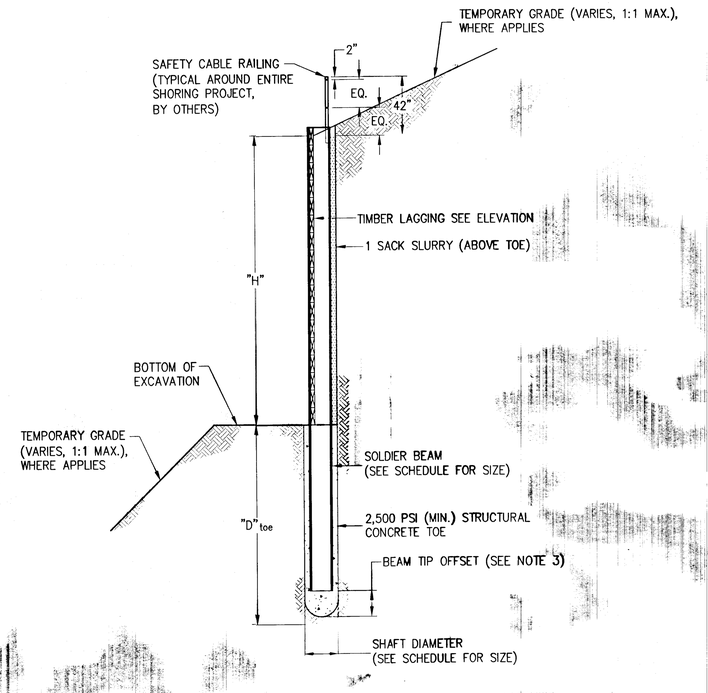
DRAWN BY: R.M.

PROJECT No.: 12126

REVISION: 2

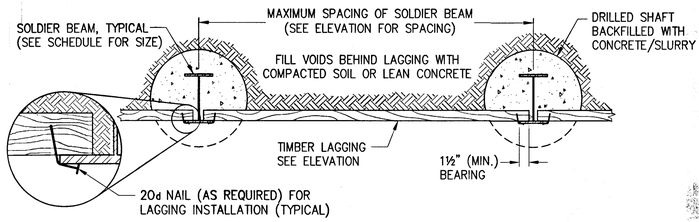
SCALE: N.T.S.

SHEET ES4 OF 6 SHEETS

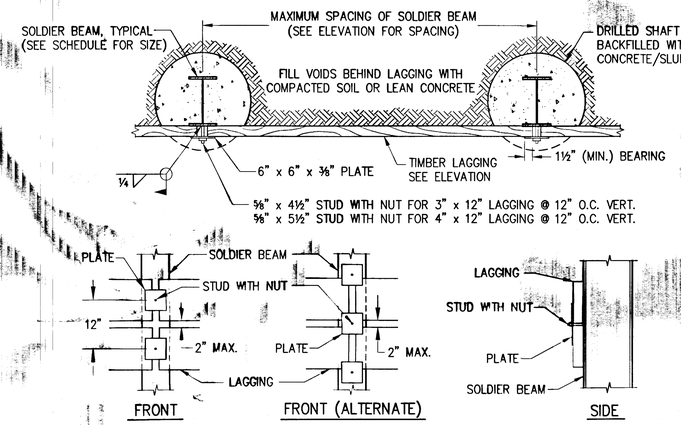


NOTES: 1. NEW STRUCTURE WALL NOT SHOWN FOR CLARITY.
2. FOR DIMENSIONS "D" toe & "H" SEE SCHEDULE ON SHEET ES6.
3. SOLDIER BEAMS MAY BE OFFSET WITHIN CONCRETE FILLED DRILLED SHAFTS, UP TO 1x SHAFT DIAMETER ABOVE BOTTOM OF SHAFT.

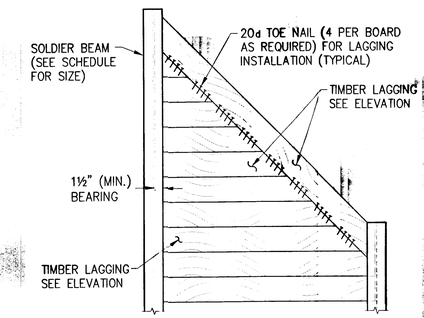
1 / ES5 SOLDIER BEAM SECTION (CANTILEVER)
N.T.S.



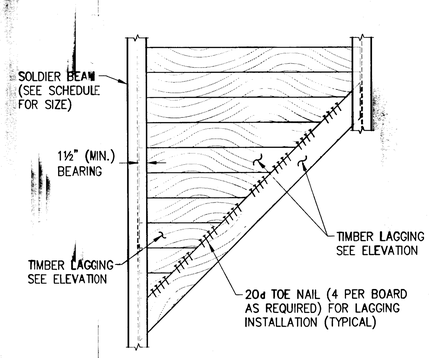
2 / ES5 SOLDIER BEAM PLAN SECTION (TYPICAL)
N.T.S.



2A / ES5 SOLDIER BEAM PLAN SECTION (ALTERNATE)
N.T.S.



3 / ES5 TIMBER LAGGING BRACE DETAIL
N.T.S.



4 / ES5 TIMBER LAGGING BRACE DETAIL
N.T.S.

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE
CAA DATE

REGISTERED PROFESSIONAL ENGINEER DAVID E. ALBAS No. 2455 Exp. 12/31/14 GEOTECHNICAL STATE OF CALIFORNIA

5/17/13
ROY P. REED R.C.E. 80503 EXP. 3-31-15 DATE

REGISTERED PROFESSIONAL ENGINEER ROY P. REED C 80503 Exp. 3/31/15 CIVIL STATE OF CALIFORNIA

EARTH SUPPORT SYSTEMS
5967 DARWIN CT, SUITE 105 CARLSBAD, CA 92008
TEL (760) 929-2851 FAX (760) 929-2852

DELTA	REVISION	DATE
1	REVISED SOUTH WALL SLOPE	4/12/13
2	RESPONSE TO CITY COMMENTS	5/17/13

PROJECT: CABOT CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

DRAWING: PROPOSED TEMPORARY SHORING
NAME: SECTION & DETAILS

DATE: 08/13/12
DRAWN BY: R.M.
PROJECT No: 12126
REVISION:
SCALE: N.T.S.

THE CITY OF LAGUNA NIGUEL APPROVED

SHEET
ES5
OF 6 SHEETS

GENERAL NOTES AND DEFINITIONS

1. THE SHORING ENGINEER IS DEFINED AS THE REGISTERED CIVIL ENGINEER WHOSE STAMP RESIDES ON THESE DRAWINGS.
2. THE GENERAL CONTRACTOR (GC) IS AS DEFINED WITHIN THE CONTRACT DOCUMENTS.
3. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SAFETY AND CONSTRUCTION CODES.
4. THE SHORING CONTRACTOR IS DEFINED AS THE ENTITY WHICH INSTALLS THE SUPPORT SYSTEM(S) SHOWN ON, AND DESCRIBED WITHIN, THESE DRAWINGS.
5. UNLESS OTHERWISE NOTED, THE SHORING AND SUPPORT SYSTEMS DEPICTED WITHIN THESE DRAWINGS ARE TEMPORARY SYSTEMS WITH A LIMITED STRUCTURAL LIFE. THEY ARE INTENDED TO FACILITATE THE CONSTRUCTION OF PERMANENT STRUCTURES. THEREFORE, THE NEW STRUCTURES MUST BE DESIGNED TO ACCOMMODATE ALL APPLICABLE LOADS ON A PERMANENT BASIS.
6. GENERAL SITE EXCAVATION SHALL BE COORDINATED WITH THE INSTALLATION OF THE SHORING SYSTEM TO ENSURE SAFE WORKING CONDITIONS AND TO PREVENT THE LOSS OF GROUND AND THE CAVING OF BANKS.
7. PILE DRIVING EQUIPMENT, DRILL EQUIPMENT & CRANES SHALL NOT BE LOCATED WITHIN TEN (10) FEET OF THE SHORING BULKHEAD UNLESS SPECIFICALLY PROVIDED FOR IN THE DESIGN AND SPECIFICALLY SHOWN IN THESE DRAWINGS.
8. ALL SHORING DATA ON THESE SHEETS ARE THE EXCLUSIVE DESIGN OF EARTH SUPPORT SYSTEMS, INC. AND NO PART OF THESE DRAWINGS SHALL BE COPIED AND/OR USED WITHOUT OUR WRITTEN CONSENT.
9. TEMPORARY SHORING IN THESE PLANS HAS BEEN ALIGNED TO FOLLOW THE PROPOSED PERMANENT STRUCTURE LAYOUT, AS PROVIDED. ACTUAL FIELD LOCATION OF THE SHORING WALL SHALL BE COORDINATED TO FOLLOW THE PLANNED LOCATION OF THE PROPOSED PERMANENT STRUCTURE. REPORT ANY VARIATIONS TO THE SHORING ENGINEER AS REQUIRED.
10. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY VARIATIONS TO THE SHORING ENGINEER.
11. THE GENERAL CONTRACTOR SHALL COORDINATE SHORING WITH DRAWINGS OF RECORD TO ENSURE PROVISIONS OF POCKETS, BLOCKOUTS, OFFSETS AND ANY OTHER ITEMS THAT MIGHT BE IN CONFLICT WITH, OR AFFECTED BY, THE SHORING.
12. ALL INSPECTIONS SERVICES, MATERIAL TESTING OR NOTIFICATIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
13. ALL PERMITS (EXCEPT OSHA PERMIT) SHALL BE PROCURED AND PAID FOR BY THE GENERAL CONTRACTOR.
14. ALL ENCROACHMENT EASEMENTS AND PERMISSIONS SHALL BE PROCURED AND PAID FOR BY THE GENERAL CONTRACTOR.
15. ALL STRUCTURAL DETAILS OR SHAPES SHOWN ARE THOSE UTILIZED FOR DESIGN. ALTERNATE DETAILS, CONNECTIONS, SHAPES AND/OR MATERIALS MAY USED SUBJECT TO THE APPROVAL OF THE SHORING ENGINEER.
16. THE GENERAL CONTRACTOR SHALL PERFORM A PRE-CONSTRUCTION SURVEY AND ESTABLISH MONUMENTS FROM EXISTING ADJACENT STRUCTURES PRIOR TO THE START OF SHORING WORK.
17. THE GENERAL CONTRACTOR SHALL, ON A WEEKLY BASIS, VISUALLY INSPECT THE FACE OF EACH AND EVERY SOLDIER PILE AT POINTS ALONG THEIR LENGTH AS THE EXCAVATION DESCENDS. THE SURVEY DATA SHALL BE REDUCED AND INTERPRETED, AND TRANSMITTED TO THE SHORING ENGINEER.
18. IF IN THE OPINION OF THE SHORING ENGINEER, MONITORING DATA INDICATES EXCESSIVE MOVEMENT, ALL EXCAVATION SHALL CEASE UNTIL THE SHORING ENGINEER INVESTIGATES THE SITUATION AND MAKES RECOMMENDATIONS FOR REMEDIATION OR CONTINUING. IN ADDITION, THE SURVEY DATA WILL BE USED BY THE SHORING CONTRACTOR TO MAINTAIN ALIGNMENT OF THE SHORING FACE RELATIVE TO THE BACK FACE OF THE NEW STRUCTURE WALL.

DISCLAIMER & RECOMMENDATIONS

ESSI SHALL BE INDEMNIFIED FROM ANY EXPENSES DUE TO CLAIMS, DEMANDS, DAMAGES, AND INJURY OR DEATH RESULTING FROM THE GLOBAL INSTABILITY OF THE EXISTING SLOPES. ADDITIONALLY, DUE TO THE ADVERSE SITE CONDITIONS, AND THE DYNAMIC NATURE OF CREEP OF THE ONSITE SOIL MATERIALS, EARTH SUPPORT SYSTEMS, INC. SHALL HAVE NO WARRANTIES, WRITTEN OR EXPRESSED, REGARDING THE LONG-TERM PERFORMANCE OF THE BLUFF STABILIZATION SYSTEM.

PROCEDURE FOR CANTILEVER SOLDIER BEAMS

1. SOLDIER BEAMS SHALL BE ACCURATELY LOCATED AND INSTALLED AS SHOWN ON THE PLANS OR AS APPROVED BY THE SHORING ENGINEER. SOLDIER BEAMS SHALL BE PLACED IN DRILLED SHAFTS AS SHOWN IN THE DETAILS HEREIN.
2. LINES AND GRADES ARE TO BE ESTABLISHED BY THE GENERAL CONTRACTOR TO ENSURE PROPER TOE EMBEDMENT BELOW SUBGRADE AND HORIZONTAL ALIGNMENT. PLACE SOLDIER BEAMS VERTICALLY IN ACCORDANCE WITH THE LOCATIONS SHOWN HEREIN. ALLOWABLE PLACEMENT TOLERANCE SHALL BE 2" IN AND 2" OUT OR AS OTHERWISE AUTHORIZED BY THE SHORING ENGINEER.
3. INSTALL SOLDIER BEAMS TO THE EMBEDMENT SHOWN. IF BEAMS ARE PLACED IN PRE-DRILLED SHAFTS, BACKFILL THE TOE AS SHOWN IN THE DETAILS HEREIN.
4. START EXCAVATION AND LAGGING IN LIFTS NOT GREATER THAN 5' OR AS OTHERWISE AUTHORIZED BY THE SHORING ENGINEER. CONTINUE THIS EXCAVATION/LAGGING PROCEDURE UNTIL BOTTOM OF EXCAVATION IS REACHED.

MONITORING OF EXISTING UTILITIES & IMPROVEMENTS

1. THE GENERAL CONTRACTOR SHALL MONITOR THE FACE OF SOLDIER PILE AT MONITORING POINTS AS THE EXCAVATION DESCENDS ON A WEEKLY BASIS AND ON A MONTHLY BASIS AFTER EXCAVATION HAS BEEN COMPLETED, UNTIL COMPLETION OF PERMANENT CONSTRUCTION.
2. MONITORING POINTS SHALL BE PLACED AT THE TOP OF SOLDIER PILE AT APPROX. 32'-0" ON CENTER, AND ALSO DIRECTLY BEHIND THE SOLDIER PILE AT A DISTANCE "0.5xH" FROM THE SHORING WALL.

MATERIALS

1. WELDING: ELECTRIC ARC USING ELECTRODES E70-XX PLACED BY QUALIFIED WELDERS.
2. STRUCTURAL STEEL: STEEL SHALL CONFORM TO REQUIREMENTS OF ASTM A572 (50 KSI) OR BETTER.
3. LAGGING: IF SOIL CONDITIONS AND CHARACTERISTICS MERIT, LAGGING MAY BE OMITTED IN CERTAIN AREAS AS DIRECTED BY THE SHORING ENGINEER. LAGGING SHALL BE ONE OR A COMBINATION OF THE FOLLOWING ITEMS AND SHALL BE APPLIED AS DIRECTED BY THE SHORING ENGINEER:
   A. DOUGLAS FIR #2 TIMBERS PRESSURE TREATED FOR GROUND CONTACT.
   B. REINFORCED SHOTCRETE FACING
   C. STEEL PLATE

   NOTE: LAGGING BOARDS MAY BE USED WITHOUT PRESSURE TREATMENT IF PROPOSED SHORING IS REMOVED UPON COMPLETION.
4. MISCELLANEOUS STEEL: STEEL SHALL CONFORM TO REQUIREMENTS OF ASTM A-36 (36 KSI) OR BETTER.
5. STRUCTURAL CONCRETE (CANTILEVER SOLDIER BEAM TOES): STRUCTURAL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI AT 28 DAYS & A MAXIMUM W/C=0.45, UNLESS DIRECTED OTHERWISE BY THE GEOTECHNICAL ENGINEER OF RECORD. NOTE: UNDER NO CIRCUMSTANCES SHALL THE CONCRETE COMPRESSIVE STRENGTH BE LESS THAN 2,500PSI AT 28 DAYS.
6. LEAN CONCRETE: LEAN CONCRETE SHALL BE A MIXTURE OF SAND, CEMENT AND WATER WITH A MINIMUM OF 1 SACK SLURRY PER CUBIC YARD.

SOLDIER BEAM SCHEDULE

From SB	To SB	SB Qty	Use Section	Maximum Shore Height H	Toe Depth Dtoe	Total Drill H+Dtoe	Toe Diameter d
				ft	ft	ft	in
1	1	1	W 12 x 26	3.0	7.0	10.0	24
2	2	1	W 12 x 26	5.0	12.0	17.0	24
3	3	1	W 16 x 36	9.0	16.0	25.0	24
4	5	2	W 18 x 50	12.0	19.0	31.0	24
6	7	2	W 14 x 68	12.0	19.0	31.0	24
8	8	1	W 16 x 67	13.0	19.0	32.0	30
9	10	2	W 18 x 50	12.0	19.0	31.0	24
11	12	2	W 21 x 50	13.0	19.0	32.0	30
13	14	2	W 18 x 50	12.0	19.0	31.0	24
15	15	1	W 21 x 50	13.0	19.0	32.0	30
16	19	4	W 18 x 50	12.0	19.0	31.0	24
20	21	2	W 16 x 40	11.0	17.0	28.0	24
22	29	8	W 18 x 50	12.0	19.0	31.0	24
30	32	3	W 24 x 68	13.0	17.0	30.0	30
33	46	14	W 24 x 94	15.0	20.0	35.0	30
47	47	1	W 12 x 26	4.0	11.0	15.0	24

STATEMENT OF SPECIAL INSPECTIONS

VERIFICATION AND INSPECTION	CONTINOUS	PERIODIC	CBC REFERENCE
1. Verifying use of required design mix.	——	X	1904.2.2, 1913.2, 1913.3
2. Inspection of concrete placement for proper applicatoin techniques.	X	——	
3. Material verification of structural steel			
a. For structural steel, identification markings to conform to AISC 360.	——	X	
b. Manufacturer's certified test reports	——	X	
4. Inspection of welding.			
a. Multipass fillet welds.	X	——	1704.3.1
5. Material identification of timber	——	X	
VERIFICATION AND INSPECTION (OTHER ITEMS)			
6. Observe drilling operations and maintain complete and accurate records for each element.	X	——	
7. Verify placement locations and plumbness, confirm element diameters, bell diameters (if applicable), lengths, embedment into bedrock (if applicable). Record concrete and slurry values.	X	——	
8. For concrete elements, perform additional inspections in accordance with CBC 1704.4	——	——	
9. Verify excavations are extended to the proper depth.	——	X	

2010 CBC SPECIAL INSPECTION NOTES

1. THE OWNER OR THE REGISTERED PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PERFORM INSPECTIONS DURING CONSTRUCTION.
2. THE SPECIAL INSPECTOR SHALL VERIFY ALL OFFSITE FABRICATION IN ACCORDANCE WITH CBC 1704.2.
3. SPECIAL INSPECTIONS REQUIRED BY SECTION 1704 ARE NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.
4. WELDING INSPECTION AND WELDING INSPECTOR QUALIFICATION FOR STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH AWS D1.1.
5. THE SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE, IN ADDITION TO, AND NOT A SUBSTITUTE FOR THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY A CITY'S BUILDING INSPECTOR.
6. A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE BUILDING INSPECTOR, OWNER, AND UPON REQUEST, TO THE RESPONSIBLE DESIGN ENGINEER.

STRUCTURAL REVIEWED FOR CODE COMPLIANCE
CAA
DATE 5/28/2013

REGISTERED PROFESSIONAL ENGINEER DAVID E. AUBIN No. 2455 Exp. 12/31/14 GEOTECHNICAL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER ROY P. REED C 80503 Exp. 3/31/15 CIVIL STATE OF CALIFORNIA

5/17/13
ROY P. REED R.C.E. 80503 EXP. 3-31-15 DATE

CITY OF LAGUNA NIGUEL APPROVED BY DATE

EARTH SUPPORT SYSTEMS
5927 DARWIN CT, SUITE 106 CARLSBAD, CA 92008
TEL (760) 929-2851 FAX (760) 929-2852

DELTA	REVISION	DATE
1	REVISED SOUTH WALL SLOPE	4/12/13
2	RESPONSE TO CITY COMMENTS	5/17/13

PROJECT: CABOT CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

DRAWING NAME: PROPOSED TEMPORARY SHORING
NOTES AND SCHEDULE

DATE: 08/13/12
DRAWN BY: R.M.
PROJECT No: 12126
REVISION:
SCALE: N.T.S.

SHEET ES6 OF 6 SHEETS

City

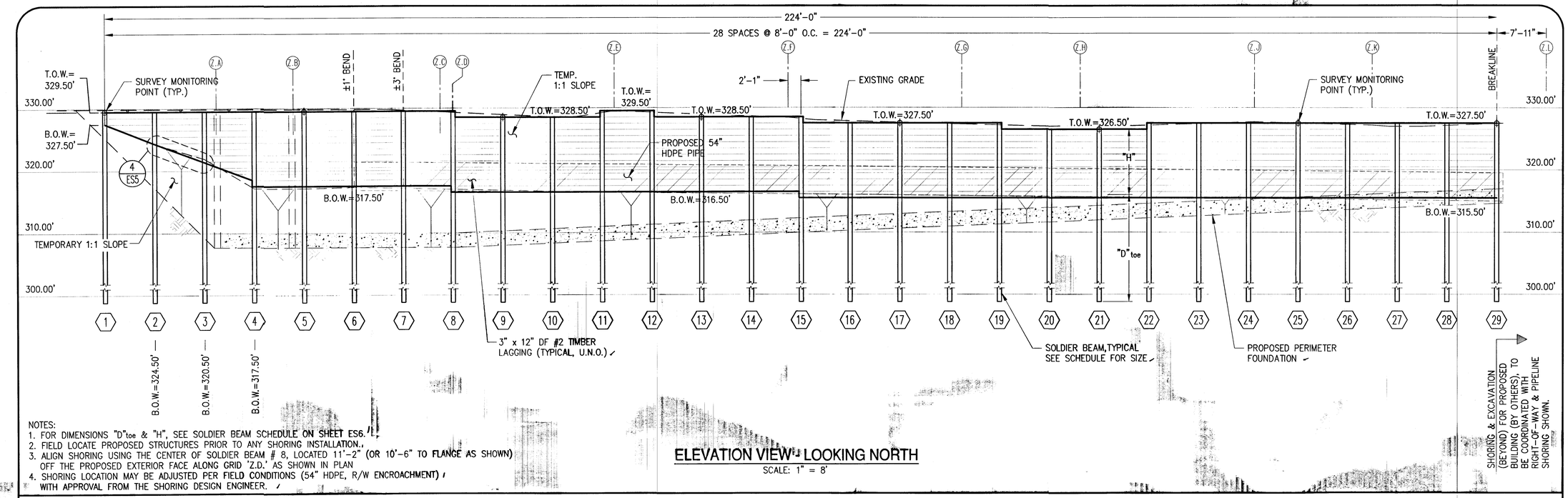
RECEIVED
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CITY OF [illegible]
COMMUNITY [illegible]

Shoring

BLD

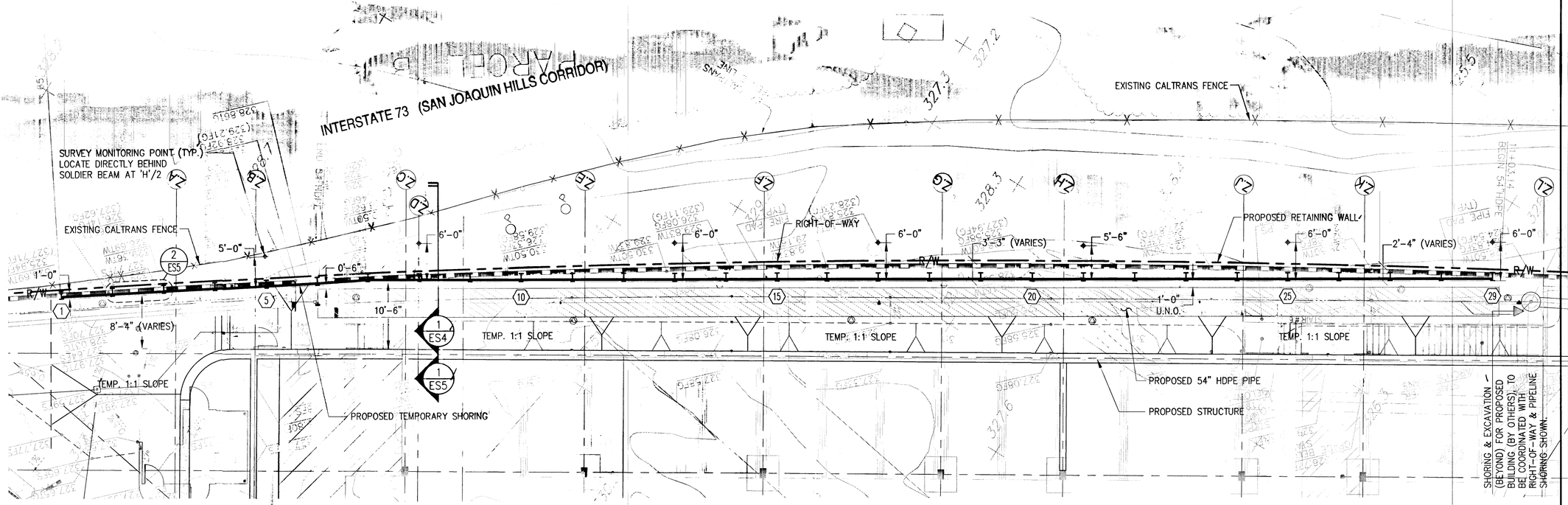
28100 CABOT RD LN

B13-0857



NOTES:
1. FOR DIMENSIONS "D"toe & "H", SEE SOLDIER BEAM SCHEDULE ON SHEET ES6.
2. FIELD LOCATE PROPOSED STRUCTURES PRIOR TO ANY SHORING INSTALLATION.
3. ALIGN SHORING USING THE CENTER OF SOLDIER BEAM # 8, LOCATED 11'-2" (OR 10'-6" TO FLANGE AS SHOWN) OFF THE PROPOSED EXTERIOR FACE ALONG GRID 'Z.D.' AS SHOWN IN PLAN
4. SHORING LOCATION MAY BE ADJUSTED PER FIELD CONDITIONS (54" HDPE, R/W ENCROACHMENT) WITH APPROVAL FROM THE SHORING DESIGN ENGINEER.

ELEVATION VIEW - LOOKING NORTH
SCALE: 1" = 8'



PLAN VIEW - NORTH
SCALE: 1" = 8'

ROY P. REED R.C.E. 80503 EXP. 3-31-15 4/12/13 DATE

REGISTERED PROFESSIONAL ENGINEER ROY P. REED C 80503 Exp. 3/31/15 CIVIL STATE OF CALIFORNIA

EARTH SUPPORT SYSTEMS
5937 DARWIN CT, SUITE 105 CARLSBAD, CA 92008
TEL (760) 929-2851 FAX (760) 929-2852

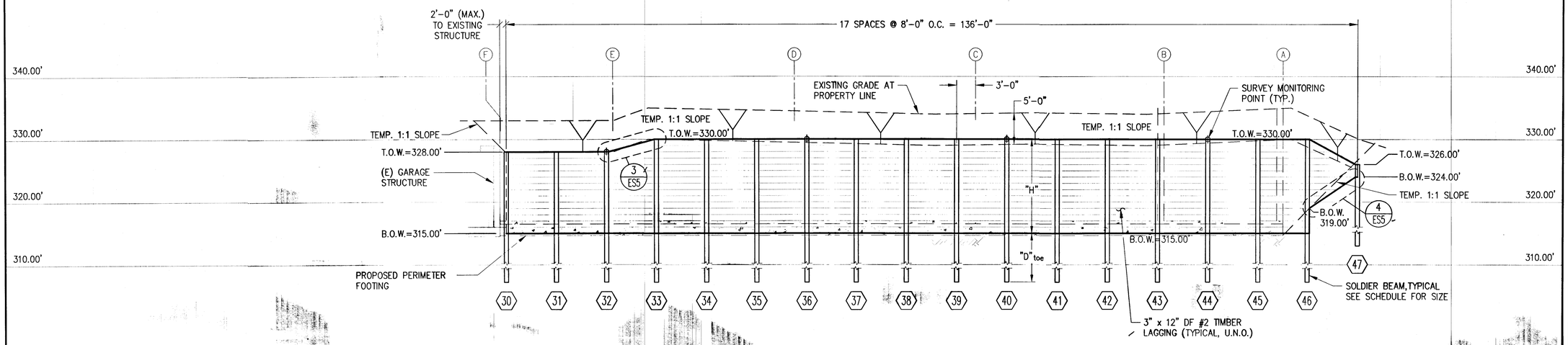
DELTA	REVISION	DATE
1	REVISED SOUTH WALL SLOPE	4/12/13

PROJECT: CABOT CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

DRAWING: PROPOSED TEMPORARY SHORING
NAME: PLAN AND ELEVATION

DATE: 08/13/12
DRAWN BY: R.M.
PROJECT No: 12126
REVISION: –
SCALE: 1" = 10'

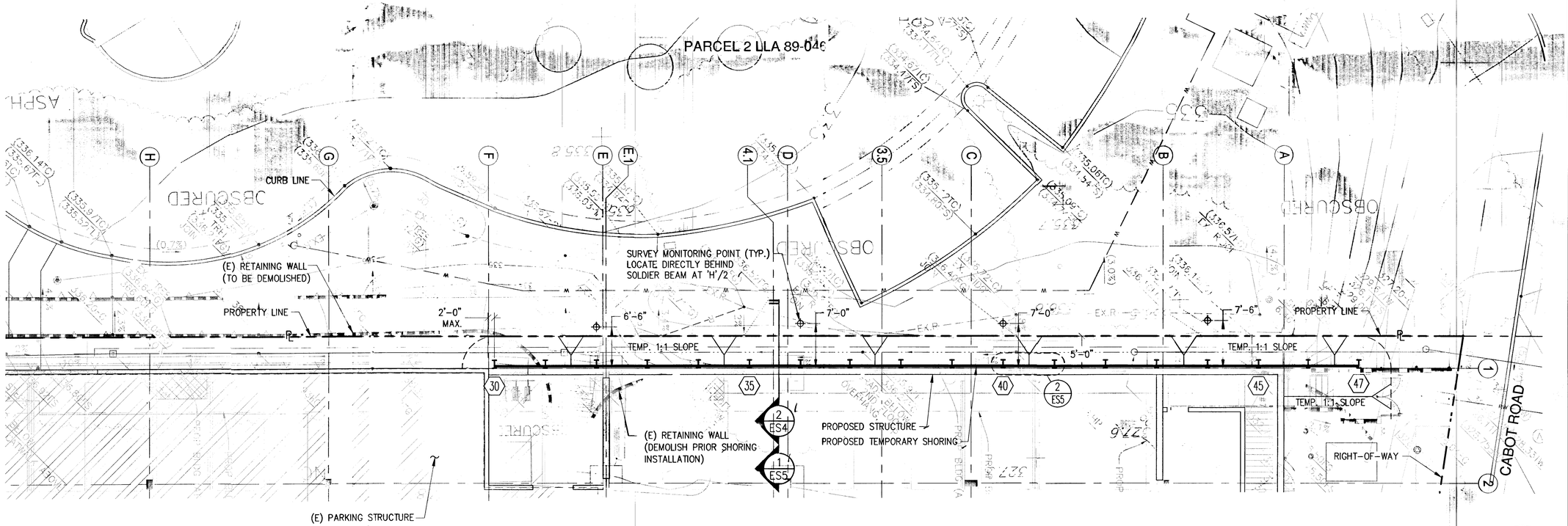
SHEET ES2 OF 6 SHEETS



ELEVATION VIEW - LOOKING SOUTH

SCALE: 1" = 8'

NOTES:
1. FOR DIMENSIONS "D"toe & "H", SEE SOLDIER BEAM SCHEDULE ON SHEET ES6.
2. FIELD LOCATE PROPOSED STRUCTURES PRIOR TO ANY SHORING INSTALLATION.



PLAN VIEW - SOUTH

SCALE: 1" = 8'

ROY P. REED R.C.E. 80503 EXP. 3-31-15 4/12/13 DATE

REGISTERED PROFESSIONAL ENGINEER ROY P. REED C 80503 Exp. 3/31/15 CIVIL STATE OF CALIFORNIA

EARTH SUPPORT SYSTEMS
5937 DARWIN CT, SUITE 105 CARLSBAD, CA 92008
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DELTA	REVISION	DATE
1	REVISED SOUTH WALL SLOPE	4/12/13

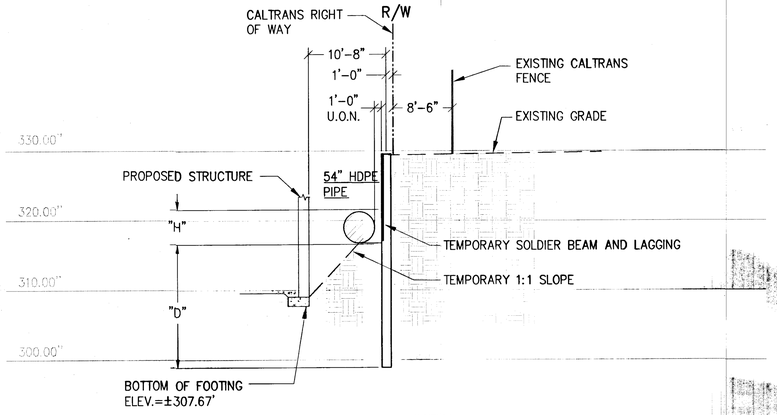
PROJECT: CABOT CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

PROPOSED TEMPORARY SHORING

DRAWING: PLAN AND ELEVATION

DATE: 08/13/12
DRAWN BY: R.M.
PROJECT No: 12126
REVISION: –
SCALE: 1" = 8'

SHEET
ES3
OF 6 SHEETS

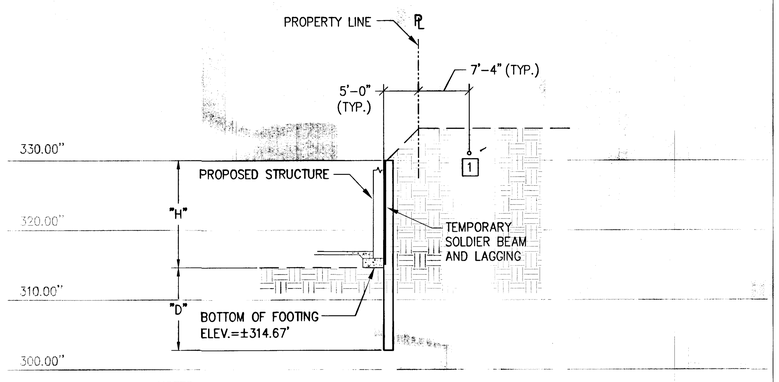


TEMPORARY SECTION

* DIMENSIONS SHOWN VARY, SEE PLAN.

NOTES:

1. FIELD LOCATE PROPOSED 54" HDPE & PROPOSED RETAINING WALLS "D" & "E" PRIOR TO SOLDIER BEAM INSTALLATION.
2. SEE SOLDIER BEAM SCHEDULE ON SHEET ES6 FOR DIMENSIONS "H" & "Dtoe"



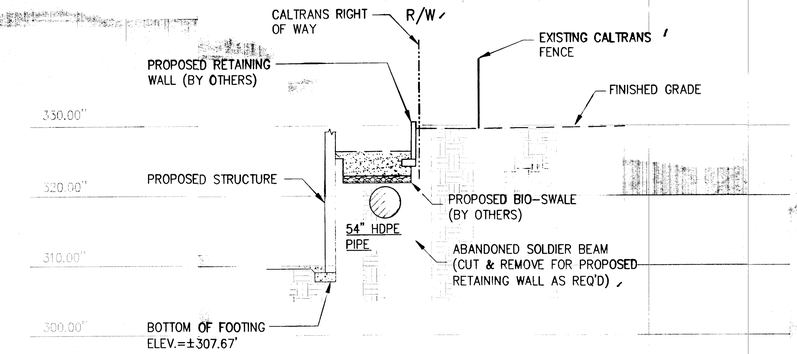
NOTES:

1 EXISTING 6" FIRE HYDRANT WATER LINE, INV. ELEVATION = 330'-6" (ASSUMED).

2 SEE SOLDIER BEAM SCHEDULE ON SHEET ES6 FOR DIMENSIONS "H" & "Dtoe"

2/ES4 SOUTH WALL TEMPORARY SECTION @ BEAM 35 (CANTILEVER)

N.T.S.



PERMANENT SECTION

NOTE:

1. PROPOSED IMPROVEMENTS SHOWN ARE FOR REFERENCE ONLY.

1/ES4 NORTH WALL SECTION @ BEAM 8 (GRID 'Z.D')

N.T.S.

ROY P. REED R.C.E. 80503 EXP. 3-31-15 4/12/13 DATE

REGISTERED PROFESSIONAL ENGINEER ROY P. REED C 80503 Exp. 3/31/15 CIVIL STATE OF CALIFORNIA

EARTH SUPPORT SYSTEMS
5937 DARWIN CT, SUITE 105 CARLSBAD, CA 92008
TEL (760) 929-2851 FAX (760) 929-2852

DELTA	REVISION	DATE
1	REVISED SOUTH WALL SLOPE	4/12/13

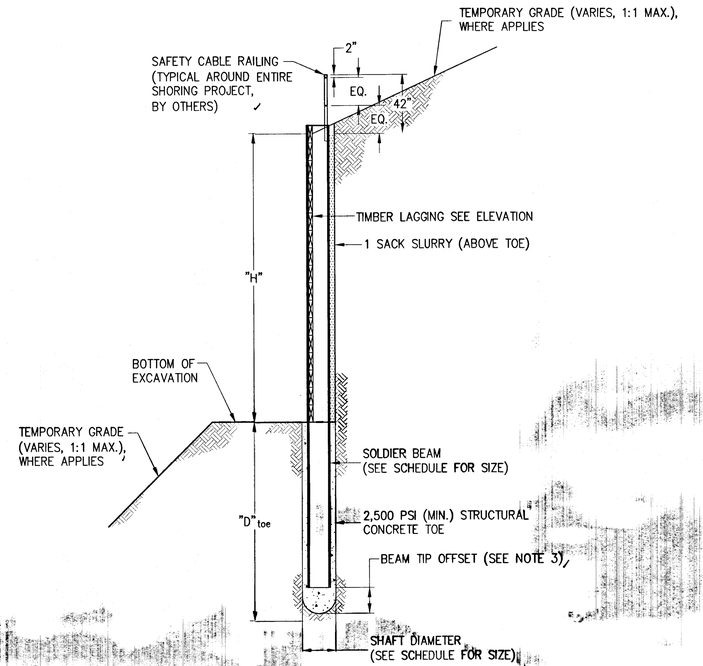
PROJECT: CABOT CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

PROPOSED TEMPORARY SHORING

DRAWING NAME: SECTIONS

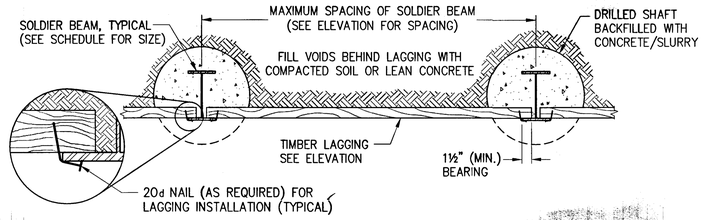
DATE: 08/13/12
DRAWN BY: R.M.
PROJECT No: 12126
REVISION: –
SCALE: N.T.S.

SHEET
ES4
OF 6 SHEETS

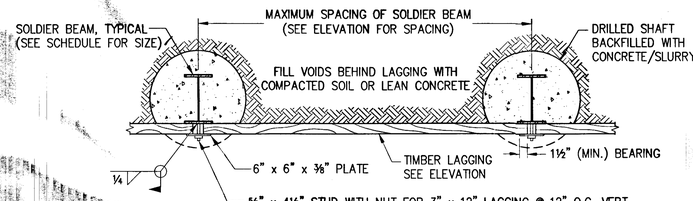


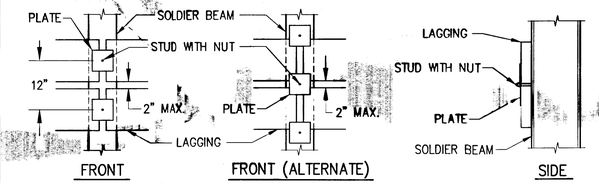
NOTES: 1. NEW STRUCTURE WALL NOT SHOWN FOR CLARITY.
2. FOR DIMENSIONS "D"toe & "H" SEE SCHEDULE ON SHEET ES6.
3. SOLDIER BEAMS MAY BE OFFSET WITHIN CONCRETE FILLED DRILLED SHAFTS, UP TO 1x SHAFT DIAMETER ABOVE BOTTOM OF SHAFT.

1/ES5 SOLDIER BEAM SECTION (CANTILEVER)
N.T.S.

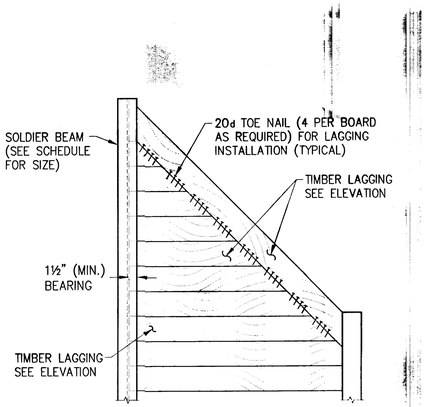


2/ES5 SOLDIER BEAM PLAN SECTION (TYPICAL)
N.T.S.

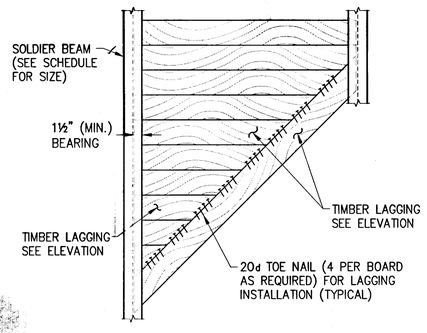




2A/ES5 SOLDIER BEAM PLAN SECTION (ALTERNATE)
N.T.S.



3/ES5 TIMBER LAGGING BRACE DETAIL
N.T.S.



4/ES5 TIMBER LAGGING BRACE DETAIL
N.T.S.

ROY P. REED R.C.E. 80503 EXP. 3-31-15 4/12/13 DATE

REGISTERED PROFESSIONAL ENGINEER ROY P. REED C 80503 Exp. 3/31/15 CIVIL STATE OF CALIFORNIA

EARTH SUPPORT SYSTEMS
5937 DARWIN CT, SUITE 105 . CARLSBAD, CA 92008
TEL (760) 929-2851 FAX (760) 929-2852

DELTA	REVISION	DATE
1	REVISED SOUTH WALL SLOPE	4/12/13

PROJECT: CABOT CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

DRAWING: PROPOSED TEMPORARY SHORING
NAME: SECTION & DETAILS

DATE: 08/13/12
DRAWN BY: R.M.
PROJECT No: 12126
REVISION: –
SCALE: N.T.S.

SHEET ES5 OF 6 SHEETS

GENERAL NOTES AND DEFINITIONS

1. THE SHORING ENGINEER IS DEFINED AS THE REGISTERED CIVIL ENGINEER WHOSE STAMP RESIDES ON THESE DRAWINGS.
2. THE GENERAL CONTRACTOR (GC) IS AS DEFINED WITHIN THE CONTRACT DOCUMENTS.
3. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SAFETY AND CONSTRUCTION CODES.
4. THE SHORING CONTRACTOR IS DEFINED AS THE ENTITY WHICH INSTALLS THE SUPPORT SYSTEM(S) SHOWN ON, AND DESCRIBED WITHIN, THESE DRAWINGS.
5. UNLESS OTHERWISE NOTED, THE SHORING AND SUPPORT SYSTEMS DEPICTED WITHIN THESE DRAWINGS ARE TEMPORARY SYSTEMS WITH A LIMITED STRUCTURAL LIFE. THEY ARE INTENDED TO FACILITATE THE CONSTRUCTION OF PERMANENT STRUCTURES. THEREFORE, THE NEW STRUCTURES MUST BE DESIGNED TO ACCOMMODATE ALL APPLICABLE LOADS ON A PERMANENT BASIS.
6. GENERAL SITE EXCAVATION SHALL BE COORDINATED WITH THE INSTALLATION OF THE SHORING SYSTEM TO ENSURE SAFE WORKING CONDITIONS AND TO PREVENT THE LOSS OF GROUND AND THE CAVING OF BANKS.
7. PILE DRIVING EQUIPMENT, DRILL EQUIPMENT & CRANES SHALL NOT BE LOCATED WITHIN TEN (10) FEET OF THE SHORING BULKHEAD UNLESS SPECIFICALLY PROVIDED FOR IN THE DESIGN AND SPECIFICALLY SHOWN IN THESE DRAWINGS.
8. ALL SHORING DATA ON THESE SHEETS ARE THE EXCLUSIVE DESIGN OF EARTH SUPPORT SYSTEMS, INC. AND NO PART OF THESE DRAWINGS SHALL BE COPIED AND/OR USED WITHOUT OUR WRITTEN CONSENT.
9. TEMPORARY SHORING IN THESE PLANS HAS BEEN ALIGNED TO FOLLOW THE PROPOSED PERMANENT STRUCTURE LAYOUT, AS PROVIDED. ACTUAL FIELD LOCATION OF THE SHORING WALL SHALL BE COORDINATED TO FOLLOW THE PLANNED LOCATION OF THE PROPOSED PERMANENT STRUCTURE. REPORT ANY VARIATIONS TO THE SHORING ENGINEER AS REQUIRED.
10. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY VARIATIONS TO THE SHORING ENGINEER.
11. THE GENERAL CONTRACTOR SHALL COORDINATE SHORING WITH DRAWINGS OF RECORD TO ENSURE PROVISIONS OF POCKETS, BLOCKOUTS, OFFSETS AND ANY OTHER ITEMS THAT MIGHT BE IN CONFLICT WITH, OR AFFECTED BY, THE SHORING.
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ESSI SHALL BE INDEMNIFIED FROM ANY EXPENSES DUE TO CLAIMS, DEMANDS, DAMAGES, AND INJURY OR DEATH RESULTING FROM THE GLOBAL INSTABILITY OF THE EXISTING SLOPES. ADDITIONALLY, DUE TO THE ADVERSE SITE CONDITIONS, AND THE DYNAMIC NATURE OF CREEP OF THE ONSITE SOIL MATERIALS, EARTH SUPPORT SYSTEMS, INC. SHALL HAVE NO WARRANTIES, WRITTEN OR EXPRESSED, REGARDING THE LONG-TERM PERFORMANCE OF THE BLUFF STABILIZATION SYSTEM.

PROCEDURE FOR CANTILEVER SOLDIER BEAMS

1. SOLDIER BEAMS SHALL BE ACCURATELY LOCATED AND INSTALLED AS SHOWN ON THE PLANS OR AS APPROVED BY THE SHORING ENGINEER. SOLDIER BEAMS SHALL BE PLACED IN DRILLED SHAFTS AS SHOWN IN THE DETAILS HEREIN.
2. LINES AND GRADES ARE TO BE ESTABLISHED BY THE GENERAL CONTRACTOR TO ENSURE PROPER TOE EMBEDMENT BELOW SUBGRADE AND HORIZONTAL ALIGNMENT. PLACE SOLDIER BEAMS VERTICALLY IN ACCORDANCE WITH THE LOCATIONS SHOWN HEREIN. ALLOWABLE PLACEMENT TOLERANCE SHALL BE 2" IN AND 2" OUT OR AS OTHERWISE AUTHORIZED BY THE SHORING ENGINEER.
3. INSTALL SOLDIER BEAMS TO THE EMBEDMENT SHOWN. IF BEAMS ARE PLACED IN PRE-DRILLED SHAFTS, BACKFILL THE TOE AS SHOWN IN THE DETAILS HEREIN.
4. START EXCAVATION AND LAGGING IN LIFTS NOT GREATER THAN 5' OR AS OTHERWISE AUTHORIZED BY THE SHORING ENGINEER. CONTINUE THIS EXCAVATION/LAGGING PROCEDURE UNTIL BOTTOM OF EXCAVATION IS REACHED.

MONITORING OF EXISTING UTILITIES & IMPROVEMENTS

1. THE GENERAL CONTRACTOR SHALL MONITOR THE FACE OF SOLDIER PILE AT MONITORING POINTS AS THE EXCAVATION DESCENDS ON A WEEKLY BASIS AND ON A MONTHLY BASIS AFTER EXCAVATION HAS BEEN COMPLETED, UNTIL COMPLETION OF PERMANENT CONSTRUCTION.
2. MONITORING POINTS SHALL BE PLACED AT THE TOP OF SOLDIER PILE AT APPROX. 32'-0" ON CENTER, AND ALSO DIRECTLY BEHIND THE SOLDIER PILE AT A DISTANCE "0.5xH" FROM THE SHORING WALL.

MATERIALS

1. WELDING: ELECTRIC ARC USING ELECTRODES E70-XX PLACED BY QUALIFIED WELDERS.
2. STRUCTURAL STEEL: STEEL SHALL CONFORM TO REQUIREMENTS OF ASTM A572 (50 KSI) OR BETTER.
3. LAGGING: IF SOIL CONDITIONS AND CHARACTERISTICS MERIT, LAGGING MAY BE OMITTED IN CERTAIN AREAS AS DIRECTED BY THE SHORING ENGINEER. LAGGING SHALL BE ONE OR A COMBINATION OF THE FOLLOWING ITEMS AND SHALL BE APPLIED AS DIRECTED BY THE SHORING ENGINEER:
   A. DOUGLAS FIR #2 TIMBERS PRESSURE TREATED FOR GROUND CONTACT.
   B. REINFORCED SHOTCRETE FACING.
   C. STEEL PLATE.

   NOTE: LAGGING BOARDS MAY BE USED WITHOUT PRESSURE TREATMENT IF PROPOSED SHORING IS REMOVED UPON COMPLETION.
4. MISCELLANEOUS STEEL: STEEL SHALL CONFORM TO REQUIREMENTS OF ASTM A-36 (36 KSI) OR BETTER.
5. STRUCTURAL CONCRETE (CANTILEVER SOLDIER BEAM TOES): STRUCTURAL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 (4000) PSI AT 28 DAYS.
6. LEAN CONCRETE: LEAN CONCRETE SHALL BE A MIXTURE OF SAND, CEMENT AND WATER WITH A MINIMUM OF 1 SACK SLURRY PER CUBIC YARD.

SOLDIER BEAM SCHEDULE

From SB	To SB	SB Qty	Use Section	Maximum Shore Height H	Toe Depth Dtoe	Total Drill H+Dtoe	Toe Diameter d
				ft	ft	ft	in
1	1	1	W 12 x 26	3.0	7.0	10.0	24
2	2	1	W 12 x 26	5.0	12.0	17.0	24
3	3	1	W 16 x 36	9.0	16.0	25.0	24
4	5	2	W 18 x 50 (W18x50)	12.0	19.0	31.0	24
6	7	2	W 14 x 68	12.0	19.0	31.0	24
8	8	1	W 16 x 67 (W21x62)	13.0	19.0	32.0	30
9	10	2	W 18 x 50	12.0	19.0	31.0	24
11	12	2	W 21 x 50	13.0	19.0	32.0	30
13	14	2	W 18 x 50	12.0	19.0	31.0	24
15	15	1	W 21 x 50	13.0	19.0	32.0	30
16	19	4	W 18 x 50	12.0	19.0	31.0	24
20	21	2	W 16 x 40	11.0	17.0	28.0	24
22	29	8	W 18 x 50	12.0	19.0	31.0	24
30	32	3	W 24 x 68	13.0	17.0	30.0	30
33	46	14	W 24 x 94	15.0	20.0	35.0	30
47	47	1	W 12 x 26	4.0	11.0	15.0	24

ROY P. REED R.C.E. 80503 EXP. 3-31-15 4/12/13 DATE

REGISTERED PROFESSIONAL ENGINEER ROY P. REED C 80503 Exp. 3/31/15 CIVIL STATE OF CALIFORNIA

EARTH SUPPORT SYSTEMS
5997 DARWIN CT, SUITE 105 · CARLSBAD, CA 92008
TEL (760) 929-2651 FAX (760) 929-2652

DELTA	REVISION	DATE
1	REVISED SOUTH WALL SLOPE	4/12/13

PROJECT: CABOT CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

DRAWING NAME: PROPOSED TEMPORARY SHORING — NOTES AND SCHEDULE

DATE: 08/13/12
DRAWN BY: R.M.
PROJECT No: 12126
REVISION: –
SCALE: N.T.S.

SHEET ES6 OF 6 SHEETS

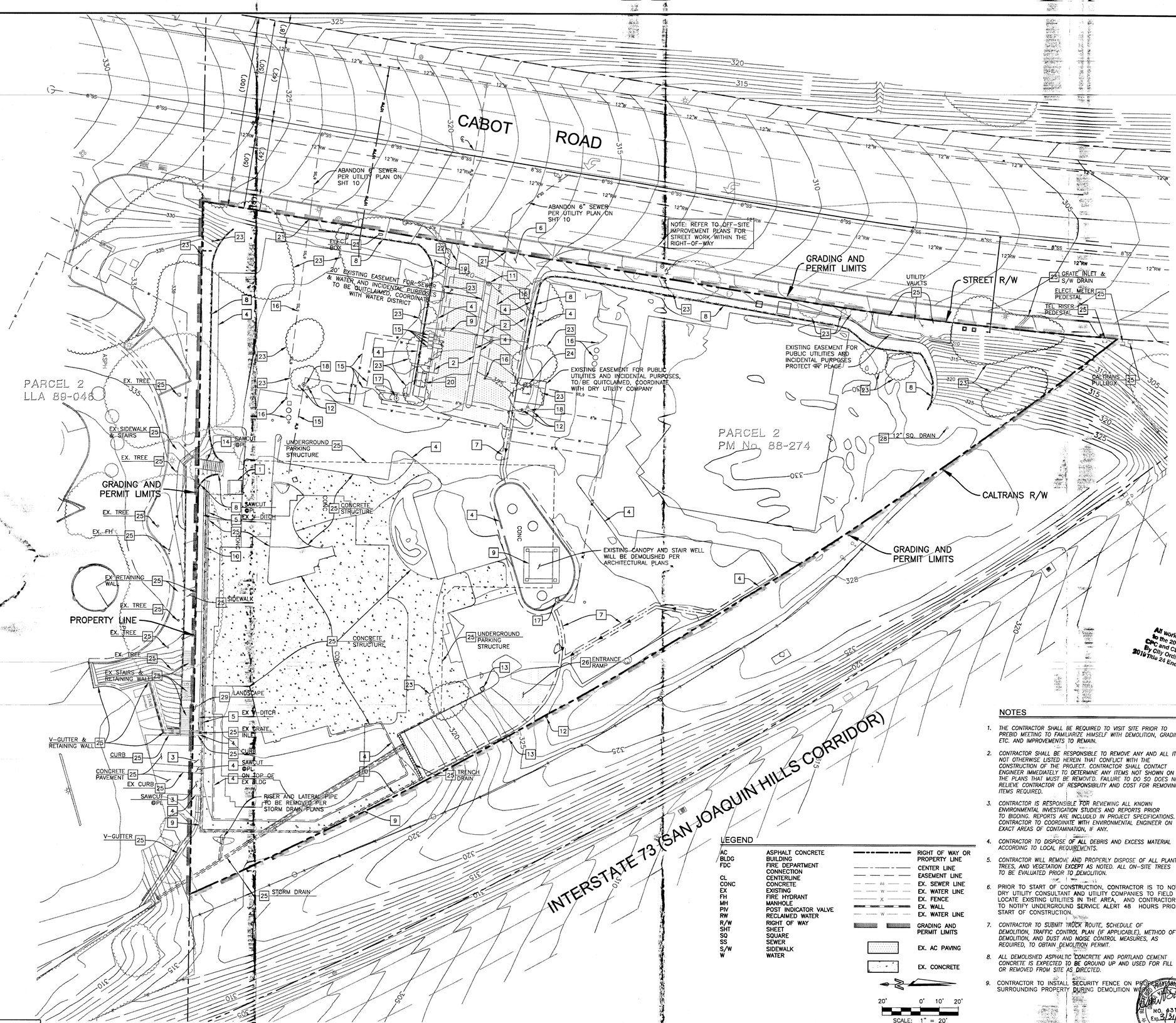
ETKA

RECEIVED
CITY OF LAGUNA NIGUEL
COMMUNITY DEVELOPMENT

BLD

28100 CABOT RD LN

B13-0857



CONSTRUCTION NOTES

1. DEMOLISH EXISTING CONCRETE STRUCTURE, UTILITY SHAFT
2. REMOVE AND DISPOSE OF AC PAVING AND BASE COURSE
3. REMOVE AND DISPOSE OF CONCRETE PAVEMENT
4. REMOVE AND DISPOSE OF CURB AND/OR GUTTER
5. REMOVE AND DISPOSE OF V-DITCH
6. REMOVE AND DISPOSE OF DRIVEWAY APRON (UP TO R/W)
7. REMOVE AND DISPOSE OF RIBBON GUTTER
8. REMOVE AND DISPOSE OF RETAINING WALL
9. REMOVE AND DISPOSE OF CHAIN LINK FENCE
10. REMOVE AND DISPOSE OF METAL RAILING
11. REMOVE AND DISPOSE OF SIGN AND POST
12. CONSTRUCT 4" CIP
13. REMOVE AND DISPOSE OF COLUMN AND METAL CROSS BEAM
14. REMOVE AND DISPOSE OF STAIRS, CONCETE PAD AND RAILINGS
15. REMOVE AND DISPOSE OF WATER METER AND SERVICE
16. REMOVE AND DISPOSE OF SEWER MANHOLE, CLEANOUT & LATERAL
17. REMOVE AND DISPOSE OF FIRE HYDRANT
18. REMOVE AND DISPOSE OF POST INDICATOR VALVE (PIV)
19. REMOVE AND DISPOSE OF FIRE DEPARTMENT CONNECTION (FDC)
20. REMOVE AND DISPOSE OF DECTECTOR CHECK ASSEMBLY
21. CAP AND PLUG EXISTING SEWER LATERAL AT PROPERTY LINE
22. CAP AND PLUG EXISTING WATER LATERAL
23. REMOVE AND DISPOSE TREE. COORDINATE WITH OWNER PRIOR TO REMOVAL
24. REMOVE AND DISPOSE OF VAULT PER DRY UTILITY COMPANY'S REQUIREMENTS, CAP AND PLUG AT PROPERTY LINE
25. PROTECT IN PLACE ITEM AS NOTED
26. REMOVE AND DISPOSE OF PORTION OF OF EX. BUILDING PER ARCHITECT PLANS
28. REMOVE AND DISPOSE OF EX. GRATE
29. REMOVE AND DISPOSE OF LANDSCAPE. TO BE COORDINATED W/LANDSCAPE PLANS.

LEGEND

AC	ASPHALT CONCRETE
BLDG	BUILDING
FDC	FIRE DEPARTMENT CONNECTION
CL	CENTERLINE
CONC	CONCRETE
EX	EXISTING
FH	FIRE HYDRANT
MH	MANHOLE
PIV	POST INDICATOR VALVE
RW	RECLAIMED WATER
R/W	RIGHT OF WAY
SHT	SHEET
SQ	SQUARE
SS	SEWER
S/W	SIDEWALK
W	WATER

RIGHT OF WAY OR PROPERTY LINE
CENTER LINE
EASEMENT LINE
EX. SEWER LINE
EX. WATER LINE
EX. FENCE
EX. WALL
EX. WATER LINE
GRADING AND PERMIT LIMITS
EX. AC PAVING
EX. CONCRETE

20' 0' 10' 20'
SCALE: 1" = 20'

NOTES

1. THE CONTRACTOR SHALL BE REQUIRED TO VISIT SITE PRIOR TO PREBID MEETING TO FAMILIARIZE HIMSELF WITH DEMOLITION, GRADING, ETC. AND IMPROVEMENTS TO REMAIN.
2. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ANY AND ALL ITEMS NOT OTHERWISE LISTED HEREIN THAT CONFLICT WITH THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY TO DETERMINE ANY ITEMS NOT SHOWN ON THE PLANS THAT MUST BE REMOVED. FAILURE TO DO SO DOES NOT RELIEVE CONTRACTOR OF RESPONSIBILITY AND COST FOR REMOVING ITEMS REQUIRED.
3. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL KNOWN ENVIRONMENTAL INVESTIGATION STUDIES AND REPORTS PRIOR TO BIDDING. REPORTS ARE INCLUDED IN PROJECT SPECIFICATIONS. CONTRACTOR TO COORDINATE WITH ENVIRONMENTAL ENGINEER ON EXACT AREAS OF CONTAMINATION, IF ANY.
4. CONTRACTOR TO DISPOSE OF ALL DEBRIS AND EXCESS MATERIAL ACCORDING TO LOCAL REQUIREMENTS.
5. CONTRACTOR WILL REMOVE AND PROPERLY DISPOSE OF ALL PLANTS, TREES, AND VEGETATION EXCEPT AS NOTED. ALL ON-SITE TREES TO BE EVALUATED PRIOR TO DEMOLITION.
6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR IS TO NOTIFY DRY UTILITY CONSULTANT AND UTILITY COMPANIES TO FIELD LOCATE EXISTING UTILITIES IN THE AREA, AND CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT 48 HOURS PRIOR TO START OF CONSTRUCTION.
7. CONTRACTOR TO SUBMIT TRUCK ROUTE, SCHEDULE OF DEMOLITION, TRAFFIC CONTROL PLAN (IF APPLICABLE), METHOD OF DEMOLITION, AND DUST AND NOISE CONTROL MEASURES, AS REQUIRED, TO OBTAIN DEMOLITION PERMIT.
8. ALL DEMOLISHED ASPHALTIC CONCRETE AND PORTLAND CEMENT CONCRETE IS EXPECTED TO BE GROUND UP AND USED FOR FILL OR REMOVED FROM SITE AS DIRECTED.
9. CONTRACTOR TO INSTALL SECURITY FENCE ON PROPERTY LINE SURROUNDING PROPERTY DURING DEMOLITION WORK.
10. THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF ANY AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM FAILURE TO FOLLOW CITY GUIDELINES.
11. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS HAVE NOT BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES UPON THE REMOVAL OF UTILITIES IN ADVANCE OF DEMOLITION CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
12. ALL EXISTING REMAINING UTILITIES AND REMAINING IMPROVEMENTS IN PUBLIC RIGHT OF WAY THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE LOCAL AGENCY ENGINEER, AT THE CONTRACTOR'S SOLE EXPENSE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DOCUMENT PRIOR DAMAGES.
13. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
14. ALL FOOTINGS, FOUNDATIONS, AND PILE CAPS ARE TO BE REMOVED IN THEIR ENTIRETY.
15. DEMOLITION OF ON-SITE WET AND DRY UTILITIES TO BE CAPPED AT PROPERTY LINE PER UTILITY COMPANY'S REQUIREMENTS.
16. REFER TO STRUCTURAL AND ARCHITECTURAL DETAILS FOR DEMOLITION OF RETAINING AND BUILDING FEATURES.

THE CITY OF LAGUNA NIGUEL APPROVED
This set of plans & specification must be kept on the job at all times and is unlawful to make any changes or alterations on same without written permission from Community Development Division, City of Laguna Niguel. The stamping of this plan & specifications SHALL NOT be held to permit or be an approval of the violation of any provision of any City Ordinance or State Law.
Date: 5/16/13
By: BUILDING OFFICIAL

All work shall conform to the 2010 CBC, CMC, CPC and CEC as amended By City Ordinance and the 2013 Title 24 Energy Regulations.

B13997

RECOMMENDED FOR APPROVAL: DEPARTMENT OF PUBLIC WORKS
REGISTERED PROFESSIONAL ENGINEER
No. 43101
Exp. 3/31/14
CIVIL
STATE OF CALIFORNIA
3/31/14

DIG ALERT
DIAL TOLL FREE 1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL USA DIG ALERT AT 1-800-227-2600, 48 HOURS BEFORE ANY EXCAVATION.

NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 | fax 949.474.5315 | www.fuscoe.com
DEBRA VALLE SCHALES RCE#043101 6/14/13 DATE

REGISTERED PROFESSIONAL ENGINEER
DEBRA VALLE SCHALES
No. 43101
EXP. 03/31/14
CIVIL
STATE OF CALIFORNIA

PERMIT # G12-23

DEMOLITION PLAN
(PER SEPARATE PERMIT, SHOWN FOR REFRENCE ONLY)

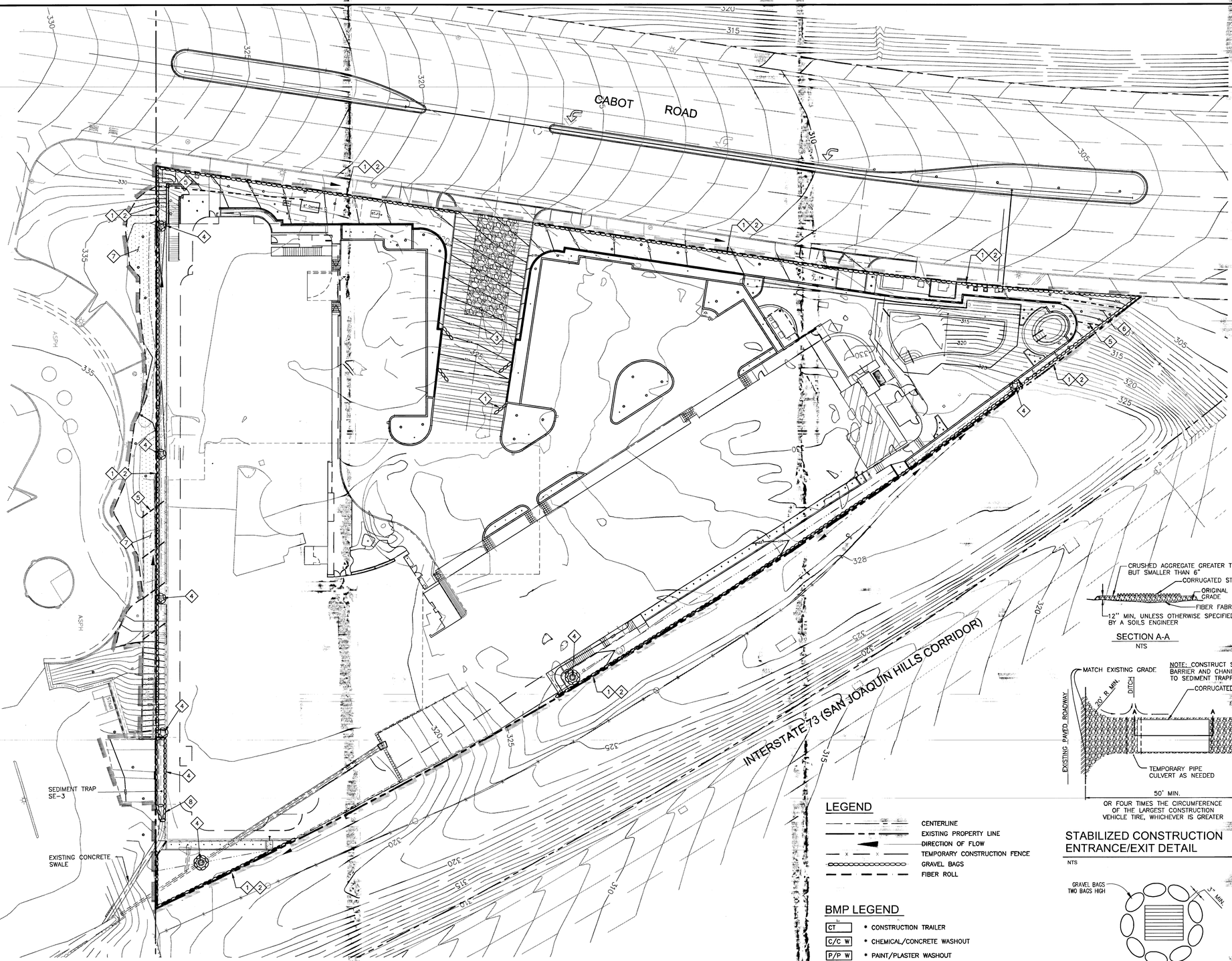
CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

DRAWN:	MI
DESIGN:	DS
CHECKED:	OS
SCALE:	AS SHOWN
JOB NO.:	1213.01
DATE:	2013/03/12

SHEET 4 OF 15

3RD GRADING PLAN CHECK SUBMITTAL 2013/03/12
CAREER LOFTS PRECISE GRADING PLAN

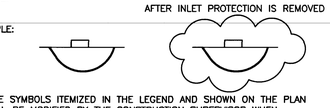
P:\PROJECTS\12-13\01\ENG\GRADING\PGP\12-301PGDSM.DWG (05-14-13 10:03:11 AM) Plotted by: Fernando delarroya



SUPERVISOR'S INSTRUCTIONS

1. IMPLEMENTATION OF THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION SUPERVISOR. THIS PLAN SHALL BE REVISED BY THE CONSTRUCTION SUPERVISOR AS AUTHORIZED AGENT OF THE OWNER TO REFLECT THE CURRENT STATUS OF THE CONSTRUCTION SITE.

EXAMPLE:



2. THE SYMBOLS ITEMIZED IN THE LEGEND AND SHOWN ON THE PLAN WILL BE MODIFIED BY THE CONSTRUCTION SUPERVISOR WHEN CONSTRUCTION CONDITIONS CHANGE BY USING A MARKING PEN ON THIS PLAN AND NOTING THE CHANGE AND DATE AS FOLLOWS:

   USING A MARKING PEN, CROSS OUT ITEMS SHOWN ON THE PLAN THAT ARE NO LONGER NECESSARY DUE TO THE CONSTRUCTION OF IMPROVEMENTS, ELIMINATION FROM THE SITE, OR RELOCATION OF THE ITEM. SYMBOLS SHOULD BE ADDED TO THE PLAN TO DELINEATE NEW ITEMS OR RELOCATIONS ON THE SITE.

   USING A MARKING PEN, DASH THE STORM DRAIN LINE AFTER THE CONSTRUCTION OF THE STORM DRAIN LINE.

   USING A MARKING PEN, DARKEN IN THE CATCH BASIN SYMBOL ON THE PLAN AFTER CONSTRUCTION IS COMPLETED.

   USING A MARKING PEN, CLOUD LANDSCAPE AREAS WHICH HAVE BEEN PLANTED AND LABEL THE AREA WITH A CIRCLED LETTER FOR REFERENCE.
3. WHEN MARKING ANY CHANGES ON THE PLAN, BE SURE TO NOTE THE DATE ADJACENT TO THE MARKED REVISION.
4. WHEN MAKING ANY REVISIONS ON THE PLAN, THE SUPERVISOR SHALL NOTE THE DATE ON THE SUPERVISOR'S "LATEST REVISION" LOG.

LIST OF CONTRACTORS

THE FOLLOWING CONTRACTORS AND/OR SUBCONTRACTORS HAVE BEEN MADE AWARE OF THE CONDITIONS OF THIS PLAN AND RESPONSIBLE FOR COMPLIANCE OF ITEMS SPECIFIED IN THE GENERAL CONSTRUCTION ACTIVITY STORM WATER PERMIT AS THEY RELATE TO THEIR SPECIFIC MATERIALS AND/OR TASKS.

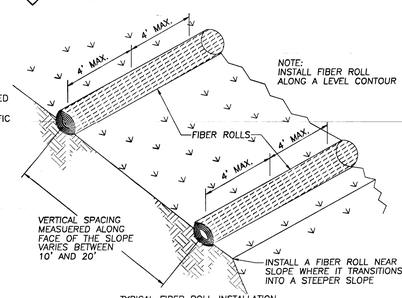
	NAME / COMPANY	SIGNATURE / DATE
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

EROSION CONTROL NOTES

1. INSTALL ONE ROW OF GRAVEL BAGS, TWO TIERS HIGH
2. INSTALL TEMPORARY CONSTRUCTION FENCE
3. INSTALL "TREK-TRAK" PLATE OR APPROVED EQUAL TO PROTECT INGRESS/EGRESS ROUTES PER DETAIL 1, SHT.-14. EXACT LOCATION TO BE DETERMINED BY CONTRACTOR.
4. INSTALL GRAVEL BAGS AT PROPOSED GRATE INLET PER DETAIL 2, SHT.-14.
5. INSTALL FIBER ROLL EVERY 15-FEET WHERE SHOWN AND PER DETAIL 3, SHT.-14 TO DISTURBED SLOPE.
6. INSTALL COMPOST BLANKET (EC-14).
7. INSTALL HYDROSEEDING (EX-4)
8. INSTALL TEMPORARY 6" PVC PIPE W/ATRIUM GRATE INLET (SEE DETAIL 4)

SECTION A-A
NTS

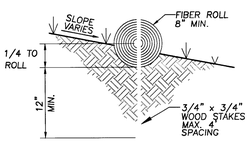
STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL — 1
NTS



TYPICAL FIBER ROLL INSTALLATION
N.T.S.

TYPICAL GRATE INLET PROTECTION — 2
NTS

TRENCH DEPTH SHOULD BE 1/4 TO 1/3 OF THE THICKNESS OF ROLL



TYPICAL FIBER ROLL INSTALLATION — 3
NTS

LEGEND

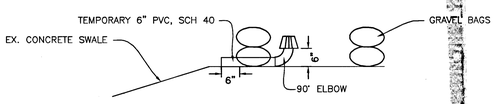
- CENTERLINE
- EXISTING PROPERTY LINE
- DIRECTION OF FLOW
- TEMPORARY CONSTRUCTION FENCE
- GRAVEL BAGS
- FIBER ROLL

BMP LEGEND

CT	* CONSTRUCTION TRAILER
C/C W	* CHEMICAL/CONCRETE WASHOUT
P/P W	* PAINT/PLASTER WASHOUT
STOCK	* SAND/GRAVEL BAG STOCKPILE
STORE	* STORAGE AREA
CONST	* ACTIVE CONSTRUCTION AREA
DONE	* COMPLETED/OCCUPIED AREA
VEH	* VEHICLE/STAGING AREA

* TO BE DETERMINED ON-SITE BY PROJECT SUPERINTENDENT AND UPDATED HEREON

IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP THIS ECP MAP CURRENT, ADDING ITEMS AND MOVING THEM AS NECESSARY AND/OR REMOVING ITEMS WHEN NO LONGER NEEDED. THE CONTRACTOR MAY BE ASKED AT ANY TIMETO PRODUCE THIS MAP TO CITY OF REGULATORY OFFICIALS. FAILURE TO KEEP IT CURRENT CAN RESULT IN A FINE. HAND-MARKED ALTERATIONS WITH INITIALS AND DATE ARE SUFFICIENT.



TEMPORARY PIPE W/ GRATE INLET — 4
NTS

20' 0' 10' 20'
SCALE: 1" = 20'

PERMIT # G12-23

NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 ◦ fax 949.474.5315 ◦ www.fuscoe.com
7/12/2013
JOHN C. OLIVIER RCE#044568 DATE

REGISTERED PROFESSIONAL ENGINEER JOHN C. OLIVIER No. 044568 Exp. 03/31/14 CIVIL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER DAVID E. ALBIN No. 2455 Exp. 12/31/14 CIVIL STATE OF CALIFORNIA

EROSION CONTROL PLAN
CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

DRAWN:	MI
DESIGN:	DS
CHECKED:	OS
SCALE:	AS SHOWN
JOB NO.:	1213.01
DATE:	2013/03/12

SHEET 12 OF 15

3RD GRADING PLAN CHECK SUBMITTAL 2013/03/12

CAREER LOFTS PRECISE GRADING PLAN

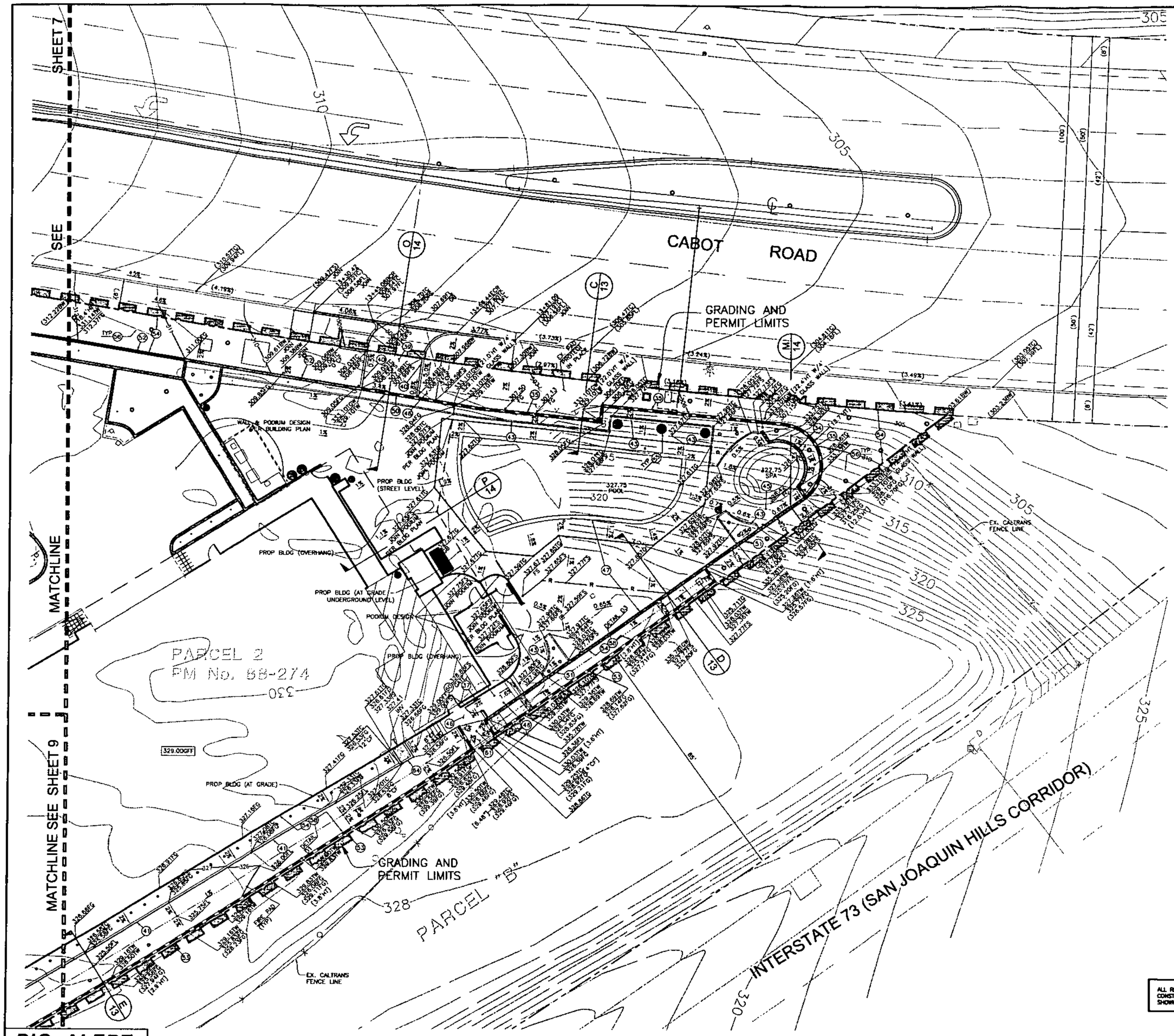
DIG ALERT
DIAL TOLL FREE 1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CAUTION - NOTICE TO CONTRACTOR
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BB 993

2510 CROST RD



CONSTRUCTION NOTES

(54) CONSTRUCT WALL W/FOUNTAIN PER LANDSCAPE PLAN LC-01 & LC-03
(55) CONSTRUCT LOCK & LOAD RETAINING WALL PER ABI ENGINEERING
(57) INSTALL KNOX KEY BOX PER FIRE MASTER PLAN
(58) CONSTRUCT 8" PCC OVER 4" AB DRIVEWAY
(40) CONSTRUCT 8" CURB (A1-8(150)) PER SWPPC STD PLAN 120-2
(41) CONSTRUCT 12" CURB PER MODIFIED SWPPC STD PLAN 120-2 & DETAIL J ON SHT 2
(43) CONSTRUCT 4" PLANTER CURB PER LANDSCAPE PLAN LC-01
(45) CONSTRUCT INTERLOCKING PAVING SIDEWALK PER LANDSCAPE PLAN LC-01
(46) CONSTRUCT 4" PCC OVER 4" AB SIDEWALK - SEE DETAIL C ON SHT 2
(47) CONSTRUCT COLORED CONCRETE PAVING (POOL DECK) PER LANDSCAPE ARCH PLAN NO. LC-02
(50) CONSTRUCT STUCCO RETAINING WALL WITH GLASS FENCING PER ARCHITECT PLAN
(51) CONSTRUCT RETAINING WALL WITH 8' (MIN) SOUND WALL PER ARCHITECT PLAN
(52) CONSTRUCT STUCCO RETAINING WALL W/BLOCK OR GLASS WALL PER ARCHITECT PLAN
(53) CONSTRUCT RETAINING WALL PER SEPARATE PLANS & PERMIT
(54) LANDSCAPE PER LANDSCAPE PLAN NO. LC-01
(55) CONSTRUCT CORTEEN STEEL PLANTER PER LANDSCAPE ARCH PLAN NO. LC-01
(56) INSTALL TREE PER LANDSCAPE PLAN LP-01
(59) CONSTRUCT BIORETENTION PER DETAIL D1 - D3 ON SHT 3
(60) CONSTRUCT GATE PER LANDSCAPE PLAN NO. LC-01
(61) DG SIDEWALK PER LANDSCAPE PLAN NO. LC-01
(64) CONSTRUCT 8" CURB (A1-8(200) PER SWPPC STD PLAN 120-2

THE CITY OF LAGUNA NIGUEL
APPROVED
This set of plans & specifications must be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from Community Development Director of the City of Laguna Niguel. _____
The stamping of this plan & specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any City Ordinance or State Law.
OFFICIAL
BUILDING
Date
By

ALL RETAINING WALLS, POOLS, AND SPAS TO BE CONSTRUCTED PER SEPARATE PLANS & PERMITS. SHOWN FOR REFERENCE ONLY.

LEGEND

AGGR	AGGREGATE BASE	R/W	RIGHT OF WAY
ASPH	ASPHALT CONCRETE	SDWK	SIDEWALK
BLDG	BUILDING	SHT	SHEET
BOW	BACK OF WALK	TC	TOP OF CURB
CB	CATCH BASIN	TG	TOP OF GRATE
EG	EXISTING GRADE	TGW	TOP OF GLASS WALL
EP	EDGE OF PAVEMENT	TW	TOP OF WALL
EW	EXISTING WALL	TYP	TYPICAL
FG	FINISHED GRADE	W/	WITH
FS	FINISH SURFACE		
GB	GRADE BREAK		
HP	HIGH POINT		
HT	HEIGHT		
INV	INVERT		
MIN	MINIMUM		
PA	PLANTER AREA		
PCC	PORTLAND CEMENT CONCRETE		
PL	PROPERTY LINE		
PROP	PROPOSED		

RIDGE LINE
VALLEY LINE
GRADE BREAK
GRADING AND PERMIT LIMITS
PROP TREE

SCALE: 1" = 10'

DIG ALERT
DIAL TOLL FREE 1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL USA DIG ALERT AT 1-800-227-2600, 48 HOURS BEFORE ANY EXCAVATION.

NO.	DATE	REVISIONS	APP'D	DATE

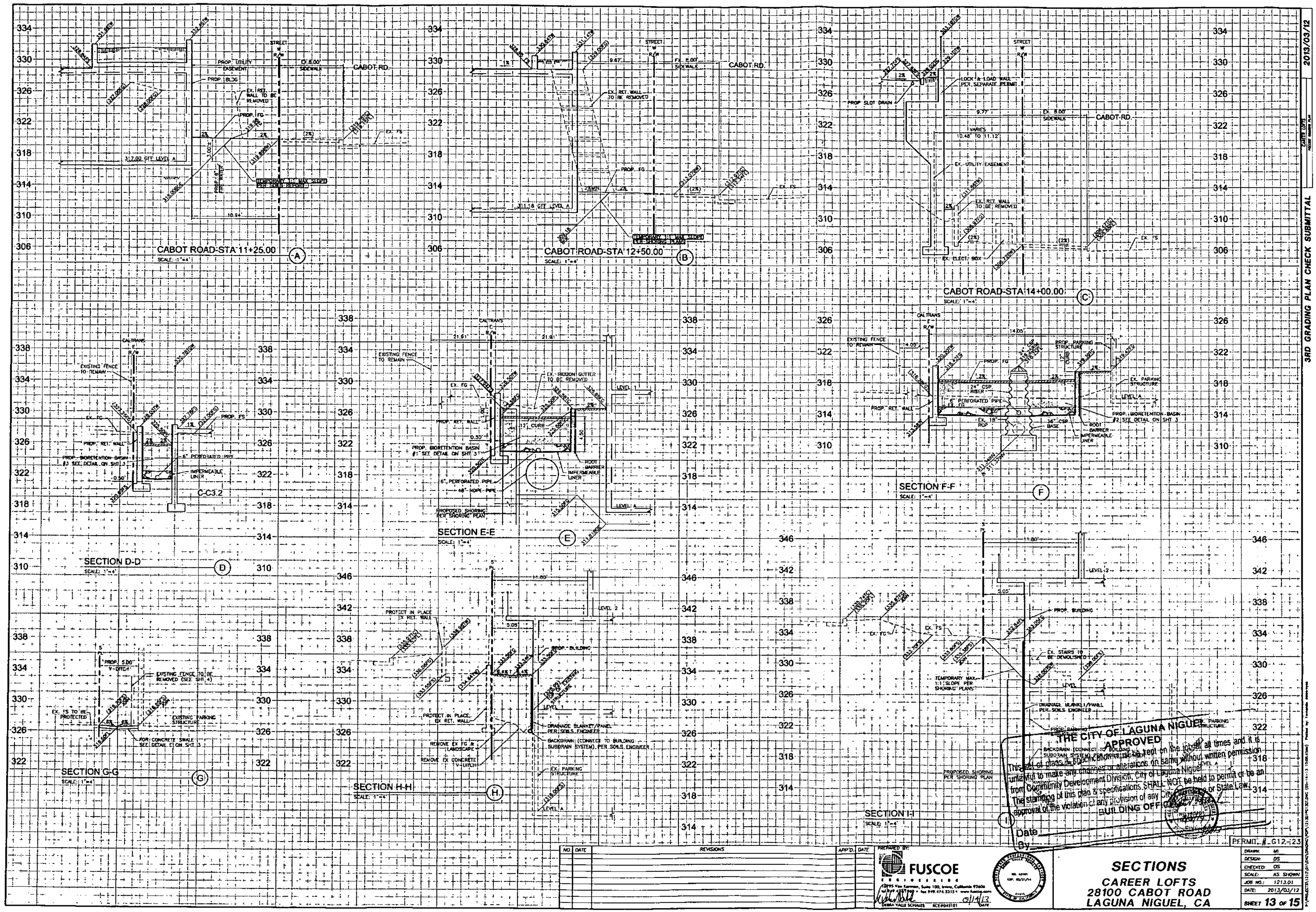
PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
949 474 1960 FAX 949 474.5313 www.fuscoe.com
DEBRA VALLE SCHALES RCE #043101 5/14/13 DATE

PRECISE GRADING
CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

PERMIT # G12-23

DRAWN:	MI
DESIGN:	DS
CHECKED:	DS
SCALE:	AS SHOWN
JOB NO.:	1213.01
DATE:	2013/03/12
SHEET	8 OF 15

3RD GRADING PLAN CHECK SUBMITTAL 2013/03/12



THE CITY OF LAGUNA NIGUEL
APPROVED
This set of plans & specifications must be kept on the jobsite at all times and it is unlawful to make any changes or alterations on same without written permission from Community Development Division, City of Laguna Niguel. The stamping of this plan & specifications SHALL NOT be held to permit or be an approval of the violation of any provision of any City Ordinance or State Law.
BUILDING OFFICIAL
Date
By

PERMIT # G12-23

NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315 • www.fuscoe.com
DEBRA VALLE SCHALES RCE#043101 DATE 05/14/13

REGISTERED PROFESSIONAL ENGINEER DEBRA VALLE SCHALES No. 43101 EXP. 03/31/14 CIVIL STATE OF CALIFORNIA

SECTIONS
CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

DRAWN:	MI
DESIGN:	DS
CHECKED:	DS
SCALE:	AS SHOWN
JOB NO.:	1213.01
DATE:	2013/03/12
SHEET	13 OF 15

2013/03/12
CAREER LOFTS
PRECISE GRADING PLAN
3RD GRADING PLAN CHECK SUBMITTAL

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STRUCTURAL
REVIEWED FOR CODE COMPLIANCE
TM 7/2/13
CAA DATE

CAREER LOFTS
LAGUNA NIGUEL, CA



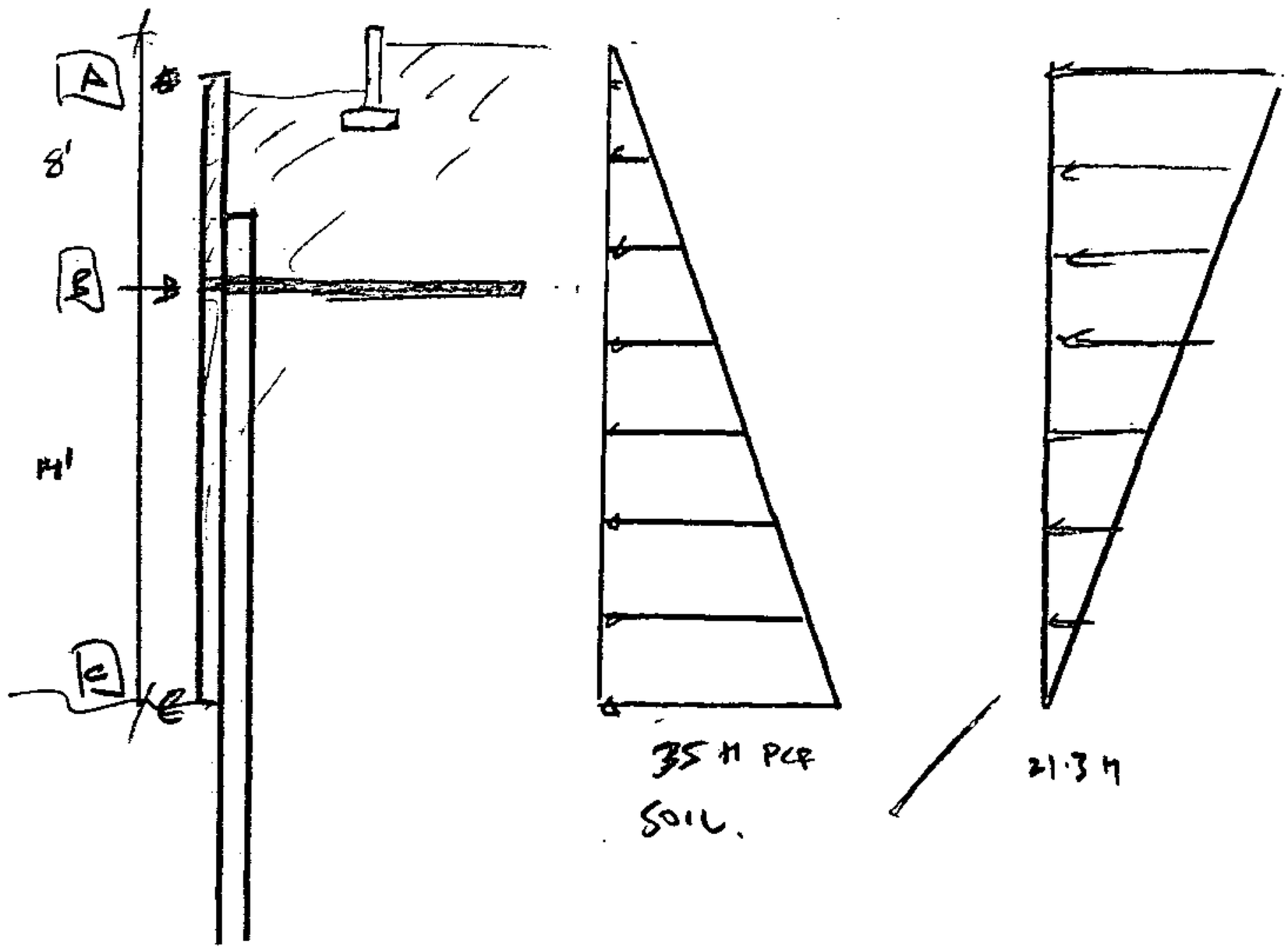
POOL AREA RETAINING WALL
STRUCTURAL CALCULATIONS
MAY 3, 2013

CITY OF
COMMUNITY

B13-1274

525 B Street, Suite 750 | San Diego, California 92101 Phone (619) 234-0501

DCI ENGINEERS	Project No.	Sheet No. 1
Project CAREER LOFTS		Date
Subject POOL AREA RETAINING WALL		By JKO



@ A- 35 (2) = 70 PSF (SOIL)
21.3 (20) = 426 PSF (SEISMIC)

@ B - 35 (8) = 280 PSF (SOIL)
21.3 (14) = 298.2 PSF (SEISMIC).

@ C = 35 (22) = 770 PSF (SOIL)
21.7 (0) = 0 PSF (SEISMIC)

Joint Coordinates and Temperatures

	Label	X [ft]	Y [ft]	Z [ft]	Temp [F]	Detach From Diap...
1	N1	0	0	0	0	
2	N2	0	13.5	0	0	
3	N3	0	20	0	0	

Joint Boundary Conditions

	Joint Label	X [k/in]	Y [k/in]	Z [k/in]	X Rot.[k-ft/rad]	Y Rot.[k-ft/rad]	Z Rot.[k-ft/rad]	Footing
1	N3			Fixed	Fixed	Fixed		
2	N2	Reaction		Fixed	Fixed	Fixed		
3	N1	Reaction	Fixed	Fixed	Fixed	Fixed		

Basic Load Cases

	BLC Description	Category	X Gravity	Y Gravity	Z Gravity	Joint	Point	Distributed	Area(Me...	Surface(P...
1	Soil	None						2		
2	Seismic	None						2		

Member Distributed Loads (BLC 1 : Soil)

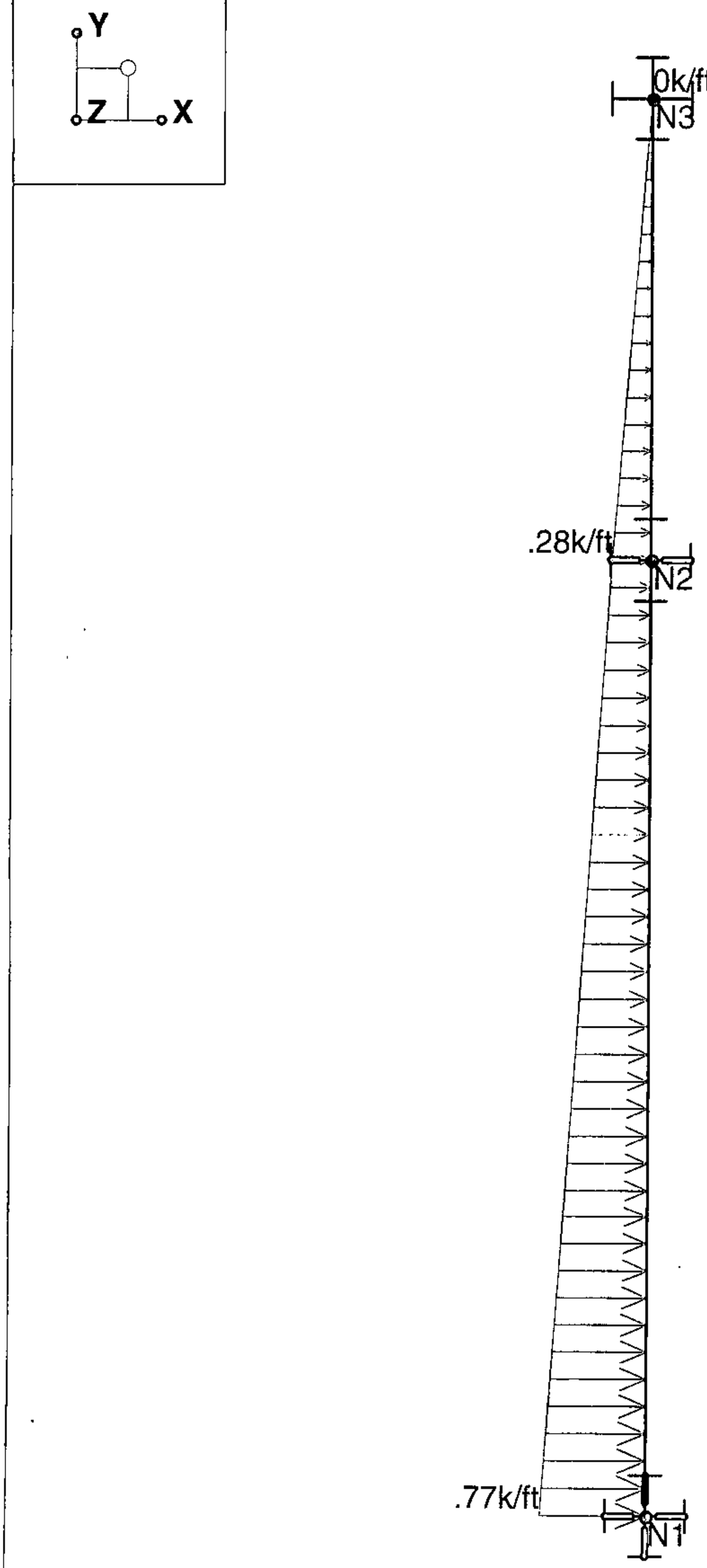
	Member Label	Direction	Start Magnitude[k/ft,F]	End Magnitude[k/ft,F]	Start Location[ft,%]	End Location[ft,%]
1	M1	X	.77	.28	0	0
2	M2	X	.28	0	0	0

Member Distributed Loads (BLC 2 : Seismic)

	Member Label	Direction	Start Magnitude[k/ft,F]	End Magnitude[k/ft,F]	Start Location[ft,%]	End Location[ft,%]
1	M1	X	0	.298	0	0
2	M2	X	.298	.426	0	0

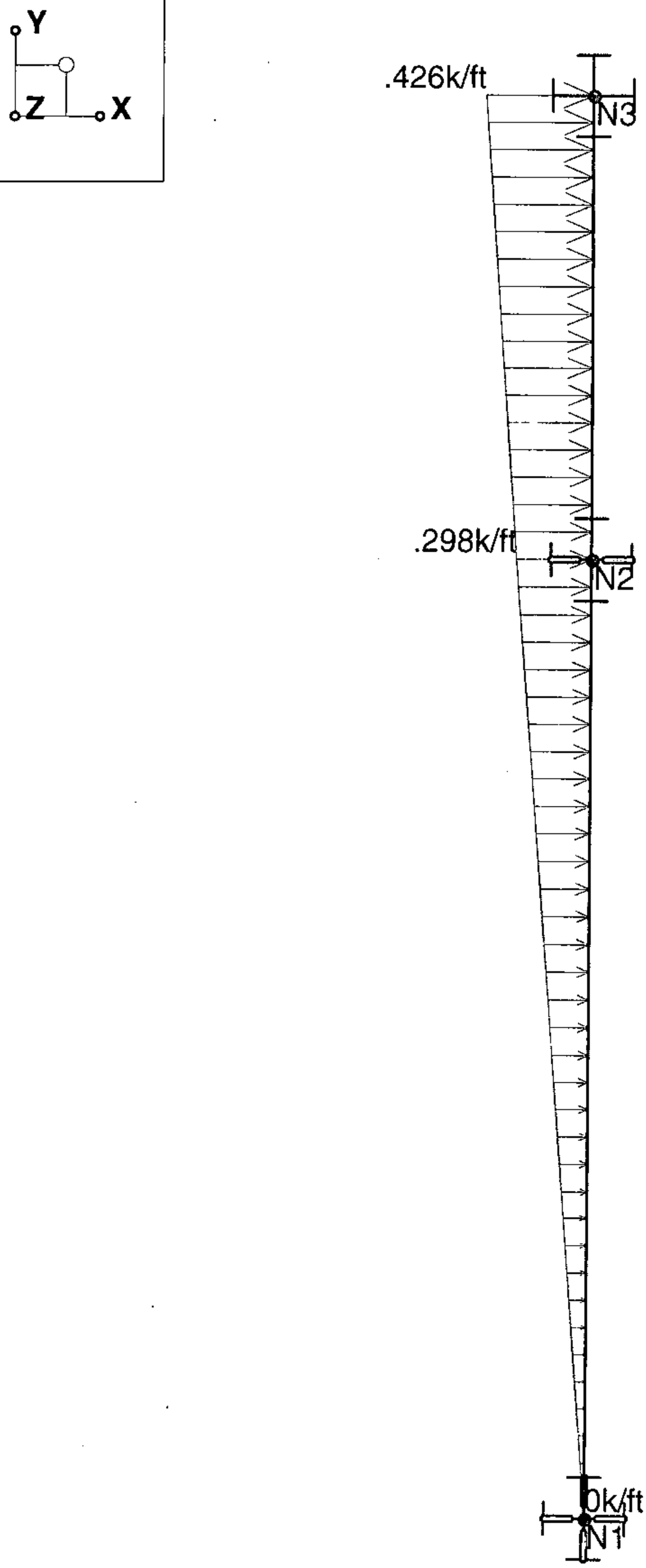
Load Combinations

	Description	Solve	PD...	SR...	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Factor
1	Basic STR	Yes			1	1.6	2	1.6														
2	Basic ASD	Yes			1	1	2	1														



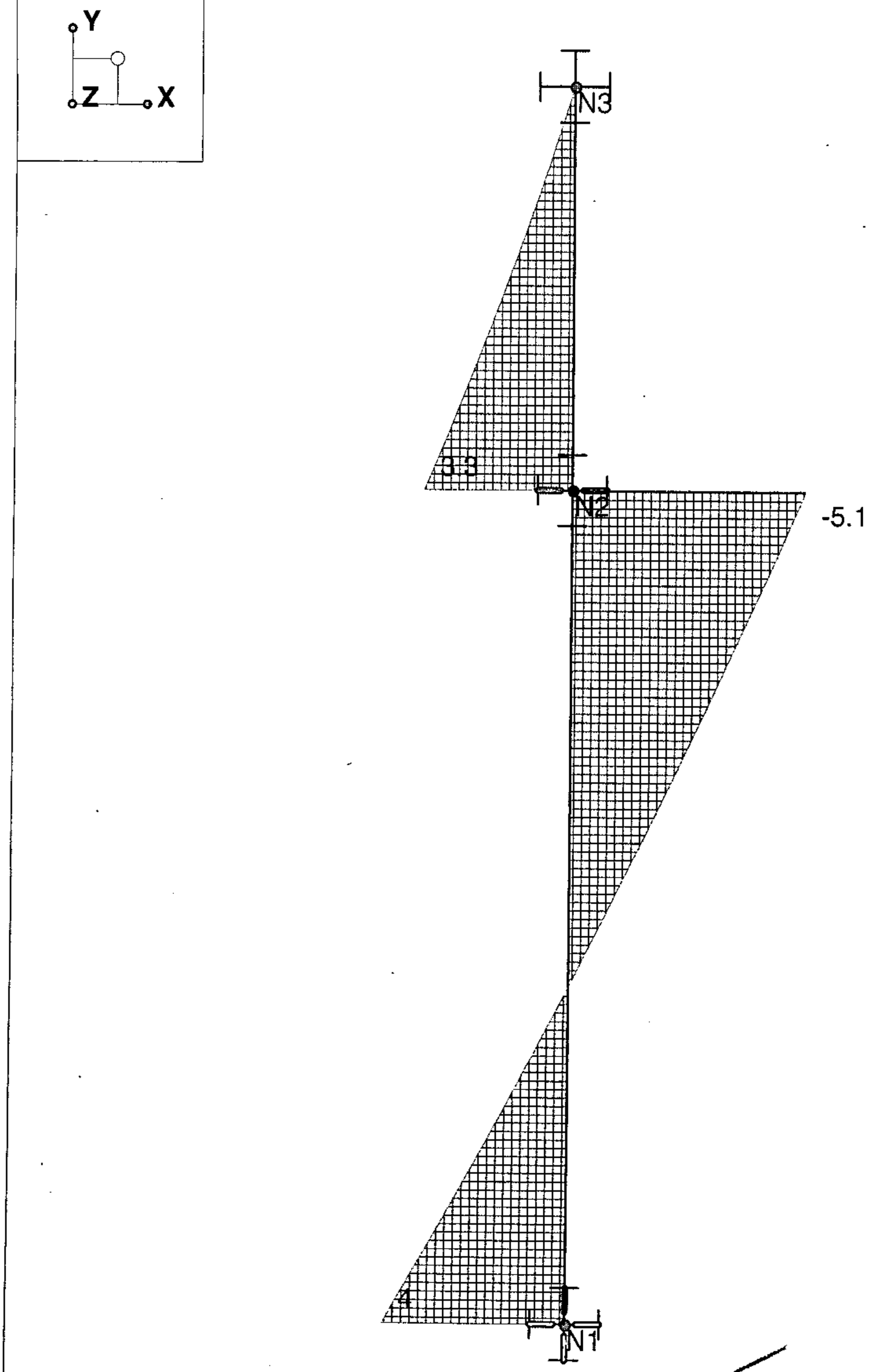
Loads: BLC 1, Soil
Results for LC 1, Basic STR

	Soil Loads (PLF of Wall)	SK - 1
		May 3, 2013 at 11:19 AM
		Pile Model.r3d



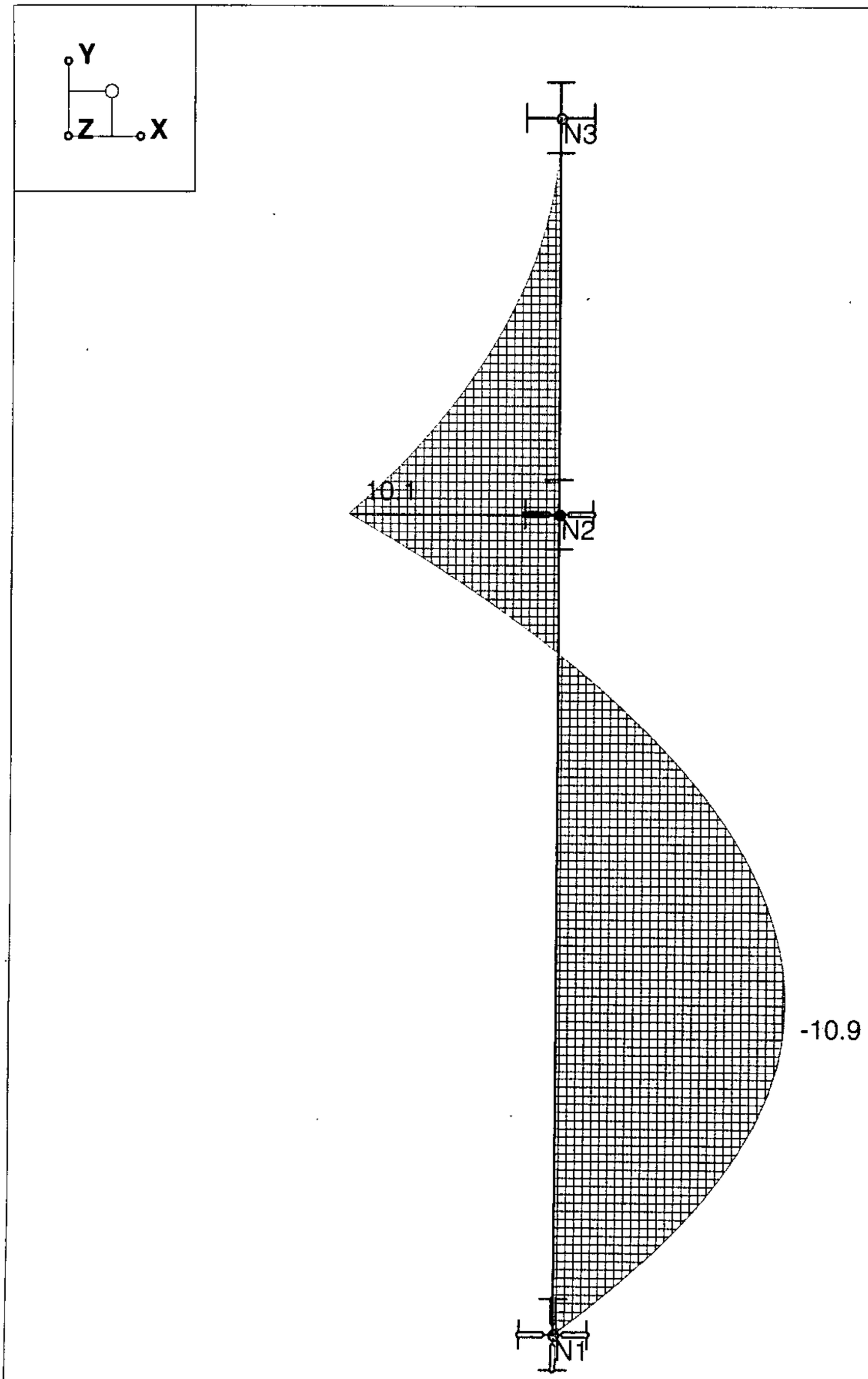
Loads: BLC 2, Seismic
Results for LC 1, Basic STR

	Seismic Soil Loads (PLF of Wall)	SK - 2
		May 3, 2013 at 11:19 AM
		Pile Model.r3d



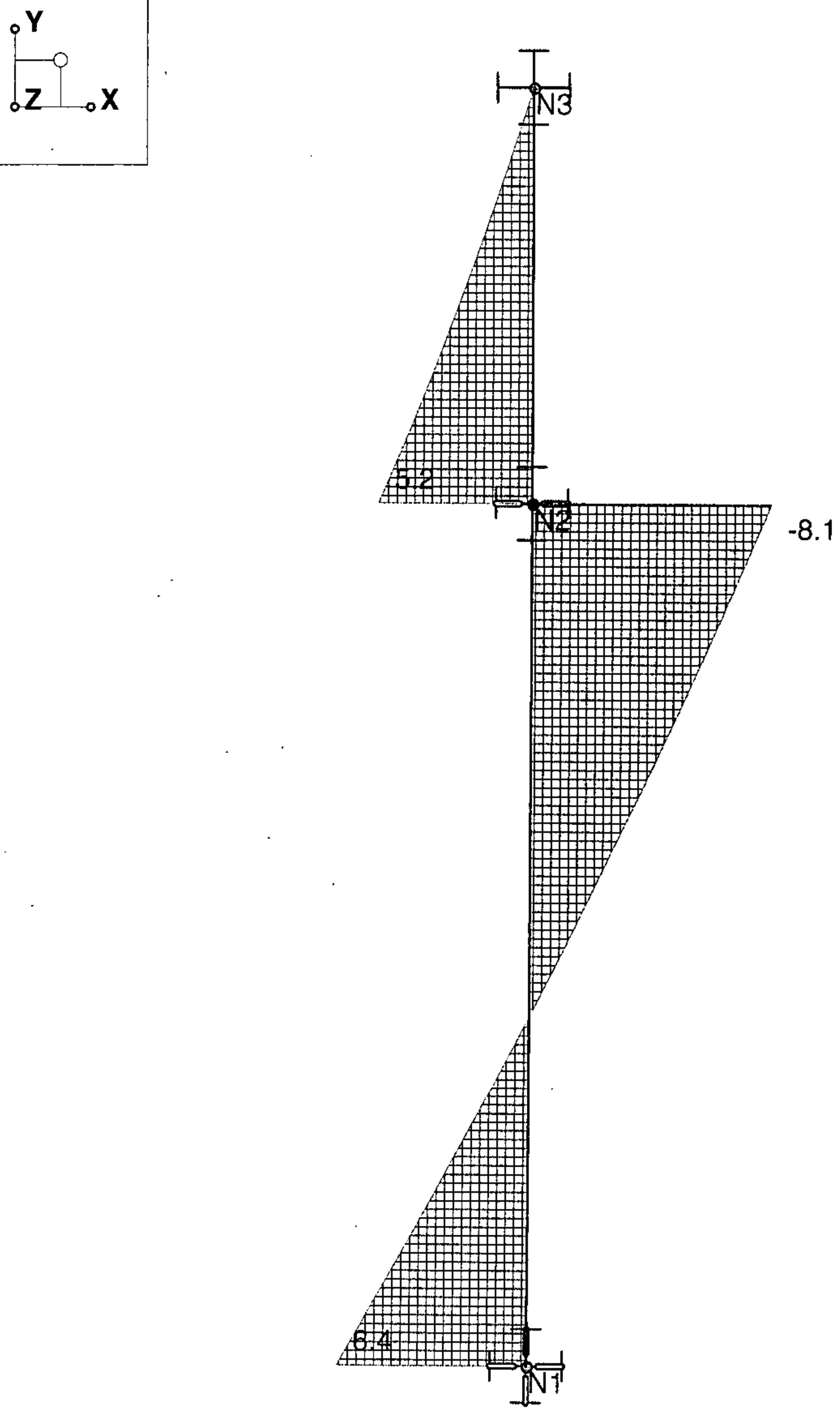
Results for LC 2, Basic ASD
Member y Shear Forces (k)

		SK - 3
		May 3, 2013 at 11:17 AM
	ASD Load Case - Shear (PLF of wall)	Pile Model.r3d



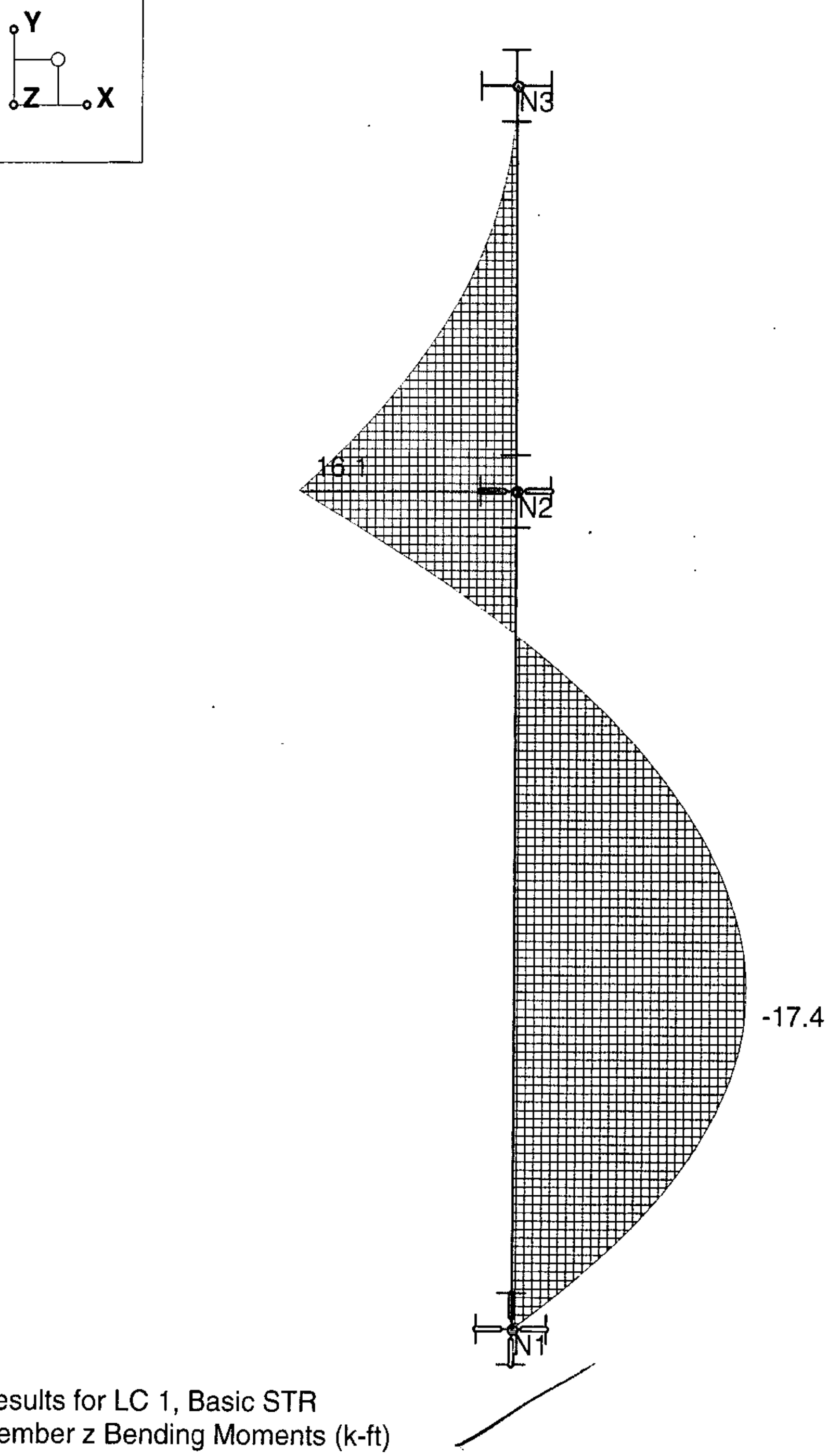
Results for LC 2, Basic ASD
Member z Bending Moments (k-ft)

		SK - 4
		May 3, 2013 at 11:17 AM
	ASD Load Case - Moment (PLF of wall)	Pile Model.r3d



Results for LC 1, Basic STR
Member y Shear Forces (k)

		SK - 5
		May 3, 2013 at 11:16 AM
	Strength Load Case - Shear (PLF of wall)	Pile Model.r3d



Results for LC 1, Basic STR
Member z Bending Moments (k-ft)

	Strength Load Case - Moment (PLF of wall)	SK - 6
		May 3, 2013 at 11:18 AM
		Pile Model.r3d

DCI ENGINEERS	Project No.	Sheet No. 9
Project CAREER LOFTS		Date
Subject POOL AREA RETAINING WALL		By JMD

PILES - @ 7'-6" o.c MAX

↳ CONSERVATIVELY ASSUME 8' OL FOR ALL DESIGN.

M - 8' × 17.4 K·FT/PILE = 139.2 K·FT
V - 8' × 8.1 K/PILE = 64.8 K } STRENGTH

RXN @ BASE

= 4 K × 8' = 32 K ≤ 32.25K CAPACITY } ASD

∴ OK FOR PILE

WALL DESIGN

MAX SPAN = 7'-6" o.c.

@ BASE - 770 PSF

→ FIXED FIXED CONNECTIONS TYPICAL (CONTINUOUS) $WL^2/10$

$$M \Rightarrow \frac{770\ PSF\ (1.6)(7'-6")^2}{10} = 6.93\ K\text{-}FT$$

$$V \Rightarrow 770\ PSF\ (1.6)\left(7'-6" - \frac{4"}{2}\right) = 4.21\ K\ @\ d\ FROM\ FACE$$

USE #6 @ 12" o.c HORIZONTAL.

DCI ENGINEERS	Project No.	Sheet No. 12
Project CANFIELD LOFTS		Date
Subject POOL AREA RETAINING WALL CONT'D		By JMJ

WALL DESIGN (CONTINUED)

@ 8'-0" FROM BASE

$14'(35PLF) + 8'(21.3PSF) = 660.4\ PSF$

$M = \frac{660.4\ PSF(1.6)(7'-6")^2}{12} = 5.09\ K\cdot FT$

$V = 660.4\ PSF(1.6)\left(\frac{7'-6"-4"}{2}\right) = 3.61\ K$

USE #5 @ 12" OC HORIZONTAL.

@ CANTILEVER

$AVG = 21.3\ PSF(16.75') + 35PLF(3.25') = 513.2\ PSF$

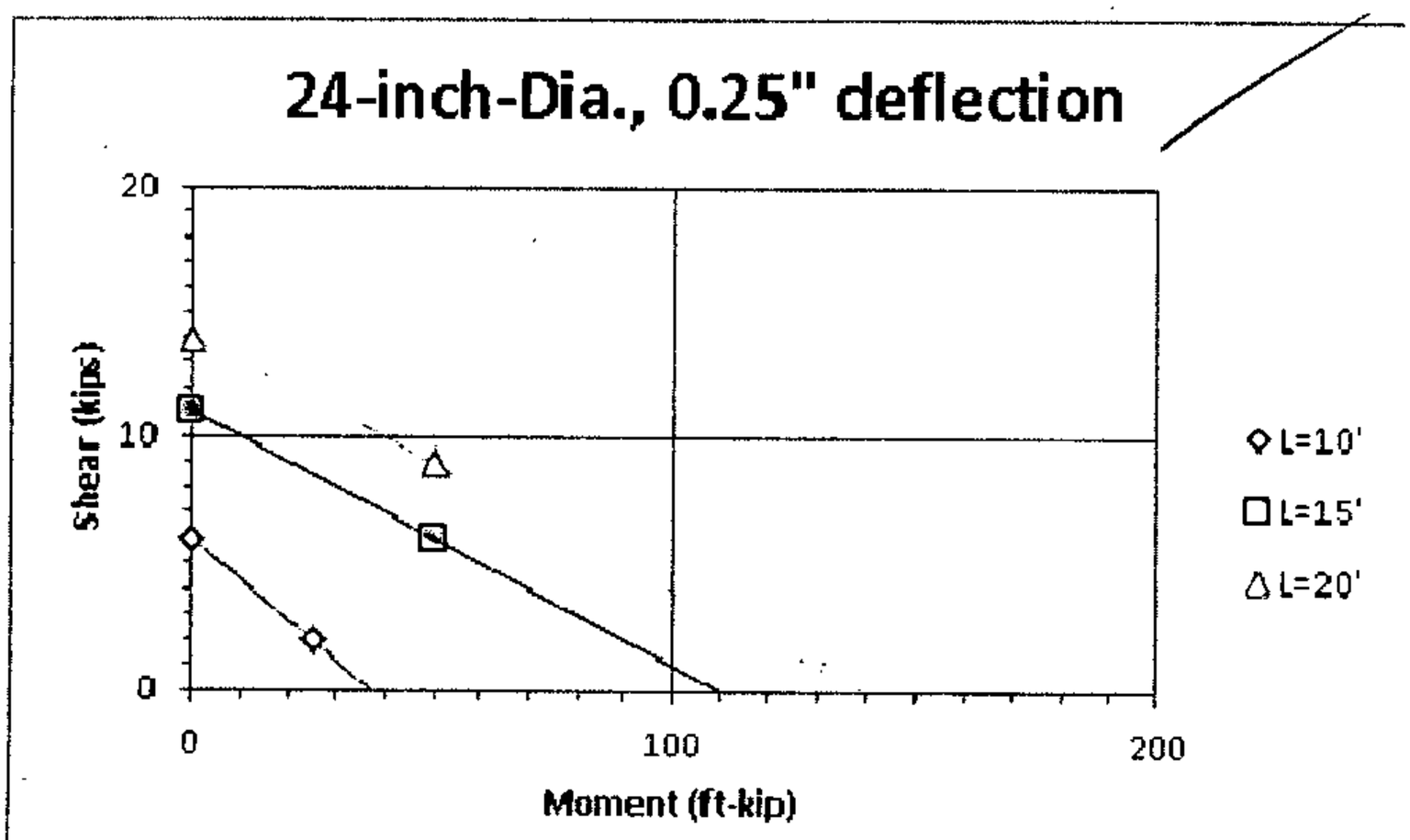
$M = \frac{wL^2}{2} = \frac{513.2\ PSF(2.5')^2(1.6)}{2} = 2.57\ K\cdot FT$

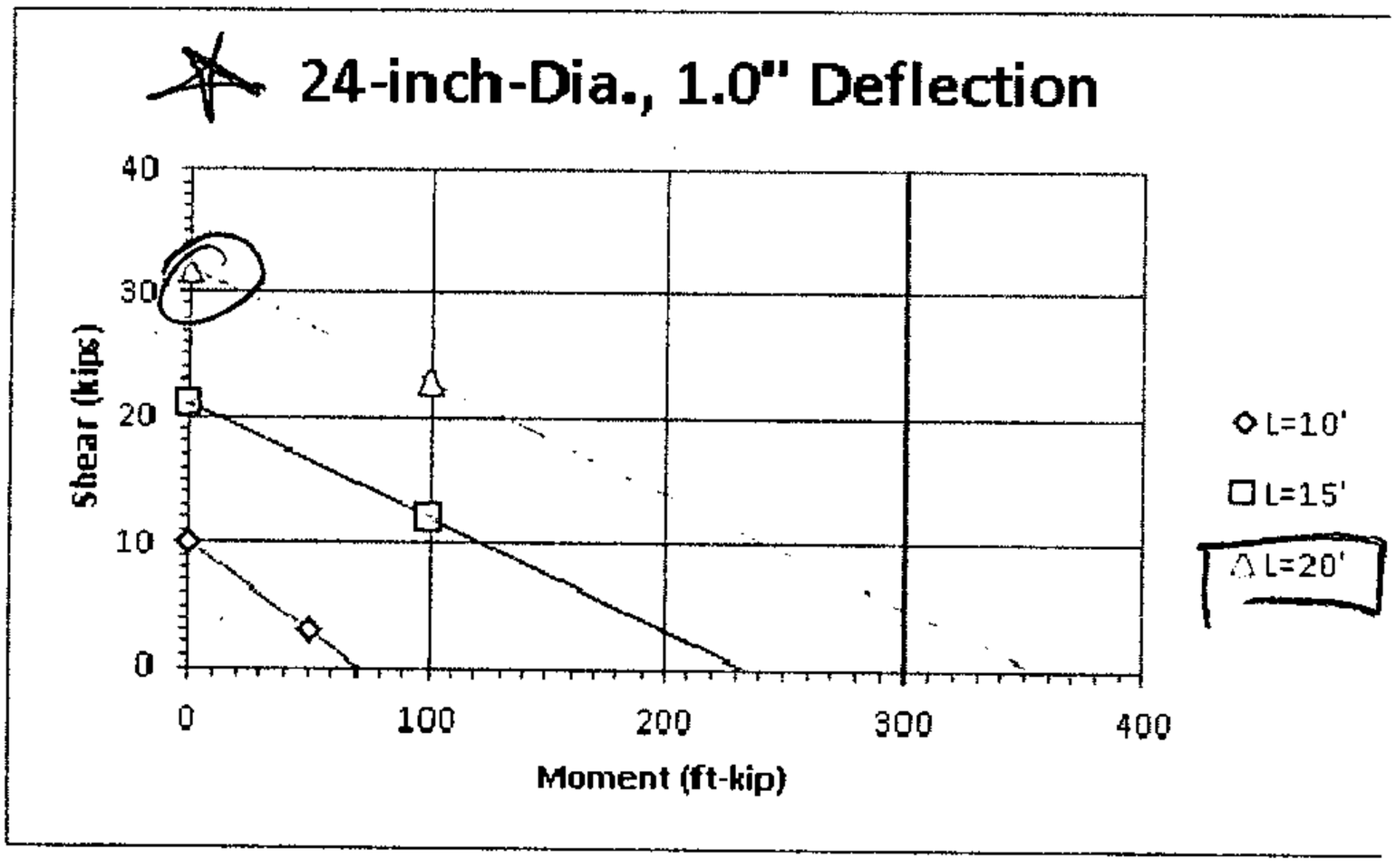
$V = \frac{wL}{2} = 513\ PSF(2.5') = 1.28\ K$

USE #4 @ 12" OC VERTICAL.

Jon Deck

From: David E. Albus <DAlbus@albus-keefe.net>
Sent: Monday, March 18, 2013 4:11 PM
To: Jon Deck
Cc: Greg Clayton
Subject: Charts for 24-inch piles at North retaining wall- career lofts





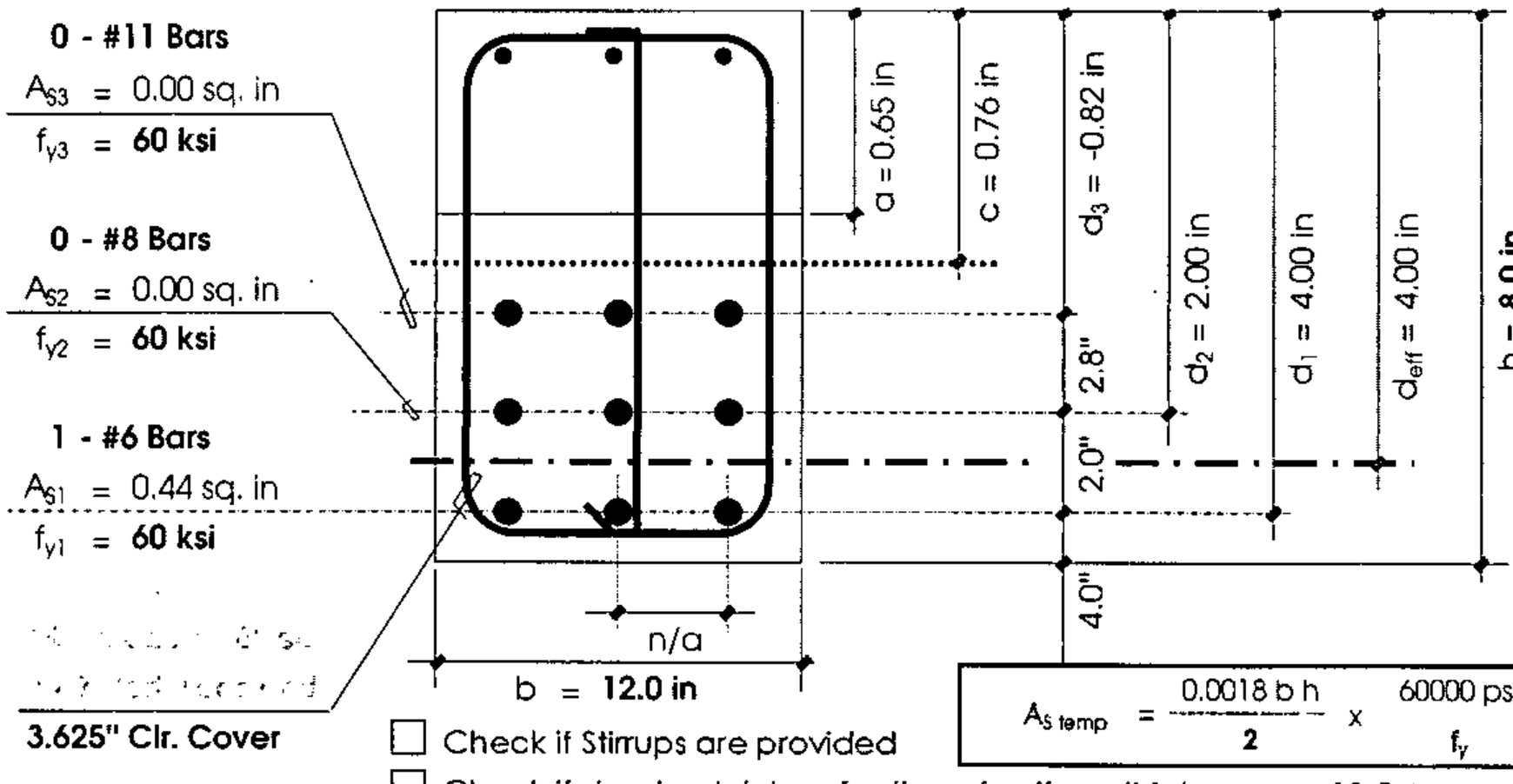
CONSIDER 0 MOMENT @ BASE SINCE PILES ARE UNRESTRAINED @ ~ 2/3 POINT

DCI ENGINEERS

Project No.	Sheet No.
12051-0019.00	12

Project	Date
Career Lofts	05/01/2013
Subject	**By**
Pool Wall Area - Wall Spanning Horizontally at Base of Pile	JMD

Diagram / Input



M_U = **6.9 ft-k**
V_U = **4.2 k**
☐ Use V_{PR}
V_{PR} = # DIV/0!

f'_C = **4.0 ksi**
f_{yb} = 60 ksi
f_{yt} = **60 ksi**
ϕ_b = **0.90** tens. cont
ϕ_b = **0.65** comp. cont
ϕ_v = **0.75**
β = 0.85
E_S = **29000 ksi**
ε_c = **0.003**
l_n = **0.0 ft**
λ = **1.00**

$$A_{S\,temp} = \frac{0.0018\,b\,h}{2} \times \frac{60000\ psi}{f_y}$$

☐ Check if Stirrups are provided
☐ Check if structural slab or footing of uniform thickness per 10.5.4

Design Checks

Flexural Design	$A_{S\,min.}$	= 0.16 sq. in.	<	$A_{S\,Prov.}$	= 0.44 sq. in.	36%	(OK)	
	$A_{S\,calc.}$	= 0.42 sq. in.	<	$A_{S\,Prov.}$	= 0.44 sq. in.	95%	(OK)	
	M_U	= 6.9 ft-k	<	$\phi_b M_n$	= 7.3 ft-k	95%	(OK)	
	$\varepsilon_{comp\ failur}$	= 0.002	<	ε_t	= 0.013		(OK)	
	$\varepsilon_{tens\ failure}$	= 0.005	<	ε_t	= 0.013		(OK)	
				ϕ_b	= 0.900		(TENSION CONTROLLED)	
Steel Yielding	ε_y	= 0.002	<	ε_s	= 0.013	16%	(OK)	
Shear Design	V_U	= 4.2 k	>	$(1/2)\,\phi_v V_c$	= 2.3 k		**If Beam - Shear Rein. Req'd**	
	V_U	= 4.2 k	<	$\phi_v V_c$	= 4.6 k		If Slab/Foot - Shear Rein. Not Req'd	
	V_U	= 4.2 k	<	$\phi_v V_n$	= 4.6 k	92%	(OK)	☑ Use V_C
	V_U	= 4.2 k	<	$\phi\,V_{n\,max.}$	= 4.6 k	92%	(OK)	
								(Gravity Design)
Probable Forces	V_{PR}	= **1.25** x M_{PR} /		l_n	= # DIV/0!			
	M_{PR}	= 10.1 ft-k						

DCI ENGINEERS

Project No.	Sheet No.
12051-0019.00	1

Project	Date
Career Lofts	05/01/2013
Subject	**By**
Pool Wall Area - Wall Spanning Horizontally at Base of Pile	JMD

Calculations

	ACI 318-08	Equation	Result
Flexural Design	10.5.1 Eq. (10-3)	$A_{s\,min.} = \frac{3\,b\,d\,\sqrt{f'_c}}{f_y}$	$A_{s\,min.}$ = 0.15 sq. in.
		$A_{s\,min.} = \frac{200\,b\,d}{f_y}$	$A_{s\,min.}$ = 0.16 sq. in.
	10.5.3	$A_{s\,min.} = \frac{4}{3} A_{s\,calc.}$	$A_{s\,min.}$ = 0.56 sq. in.
	7.12.2.1(c)	$A_{s\,temp.} = \frac{0.0018\,b\,h}{2} \times \frac{60000\ psi}{f_y}$	$A_{s\,temp.}$ = 0.09 sq. in.
	10.2, 10.3, 10.5	$A_{s\,calc.} = \left(\frac{1}{2}\right)\left\{\left(\frac{1.7\,f'_c\,b\,d_{eff}}{f_y}\right) - \sqrt{\left(\frac{1.7\,f'_c\,b\,d_{eff}}{f_y}\right)^2 - 4\left(\frac{1.7\,f'_c\,b\,M_u}{\phi_b\,f_y^2}\right)}\right\}$	$A_{s\,calc.}$ = 0.42 sq. in.
		$\phi_b M_n = \phi_b T\left(deff - \frac{a}{2}\right)$; $\phi_b = 0.900$	$\phi_b M_n$ = 7.3 ft-k
		$T = A_{S1}\,f_{y1} + A_{S2}\,f_{y2} + A_{S3}\,f_{y3}$	T = 26.40 k
		$d_{eff} = \left(\frac{A_{S1}\,f_{y1}\,d_1 + A_{S2}\,f_{y2}\,d_2 + A_{S3}\,f_{y3}\,d_3}{T}\right)$	d_{eff} = 4.00 in.
		$a = \frac{T}{0.85\,f'_c\,b}$	a = 0.65 in.
		$\phi_b M_{PR} = \phi_b T\left(deff - \frac{a}{2}\right)$; $\phi_b = 1.00$; $T = 1.25(A_{S1}\,f_{y1} + A_{S2}\,f_{y2} + A_{S3}\,f_{y3})$	$\phi_b M_{PR}$ = 10.1 ft-k
Steel Yielding	10.3	$\varepsilon_s = \left(\frac{dt - c}{c}\right)\varepsilon_c$	$\varepsilon_s = \varepsilon_t$ = 0.013
	10.3	$c = \frac{a}{\beta}$	c = 0.76 in.
	10.3	$\varepsilon_y = \frac{f_y}{E_S}$	ε_y = 0.002
Shear Design	11.4.6.3	$A_{V,\,min.} = 50\left(\frac{b\,s}{f_{yt}}\right)$	$A_{V,\,min.}$ = 0.06 sq. in.
	11.4.6.3 Eq.(11-13)	$A_{V,\,min.} = 0.75\sqrt{f'_c}\left(\frac{b\,s}{f_{yt}}\right)$	$A_{V,\,min.}$ = 0.06 sq. in.
	11.1.1, Eq. (11-1, 11-2)	$\phi_v V_n = \phi_V V_c + \phi_V V_s$	$\phi_v V_n$ = 4.6 k
	11.2.1.1 Eq. (11-3)	$\phi_v V_{c\,(11.3)} = \phi_v\,2\lambda\sqrt{f'_c}\,b\,d_{eff}$; $\lambda = 1.00$	$\phi_v V_{c\,(11.3)}$ = 4.6 k
	11.2.1.1 Eq. (11-5)	$\phi_v V_{c\,(11.5)} = \phi_v\left(1.9\lambda\sqrt{f'_c} + 2500\,\frac{A_S}{b\,d_{eff}}\,\frac{V_U\,d_{eff}}{M_U}\right) b\,d_{eff}$; $\lambda = 1.00$	$\phi_v V_{c\,(11.5)}$ = 4.5 k
	11.2.2.1	$\frac{V_U\,d_{eff}}{M_U} = 0.20$	use 0.20
	11.2.2.1	$\phi_v V_{c\,max} = \phi_v\,3.5\lambda\sqrt{f'_c}\,b\,d_{eff}$; $\lambda = 1.00$	$\phi_v V_{c\,max}$ = 8.0 k
		use Vc from Eq. (11-3) ◄	$\phi_v V_c$ = 4.6 k
	11.4.7.2 Eq.(11-15)	$\phi_v V_s = \phi_v A_V f_{yt}\left(\frac{d_{eff}}{s}\right)$	$\phi_v V_s$ = 0.0 k
	11.2.1.1 & 11.4.7.9	$\phi\,V_{n\,max.} = \phi_V V_c + \phi_V V_{s\,max} = \phi_V(2+8)\sqrt{f'_c}\,b\,d_{eff}$	$\phi\,V_{n\,max.}$ = 4.6 k
	11.4.5	$V_{s\,min} = \frac{V_U - \phi_V V_c}{\phi_v} \text{-= } 0.2\sqrt{f'_c}\,b\,d_{eff}$; $s_{max.1} = \frac{d_{eff}}{2}$	s_{max} = 2.00 in.

DCI ENGINEERS

Project No.	Sheet No.
12051-0019.00	16

Project	Date
Career Lofts	05/01/2013
Subject	**By**
Pool Wall Area - Wall Spanning Horizontally at Middle of Pile	JMD

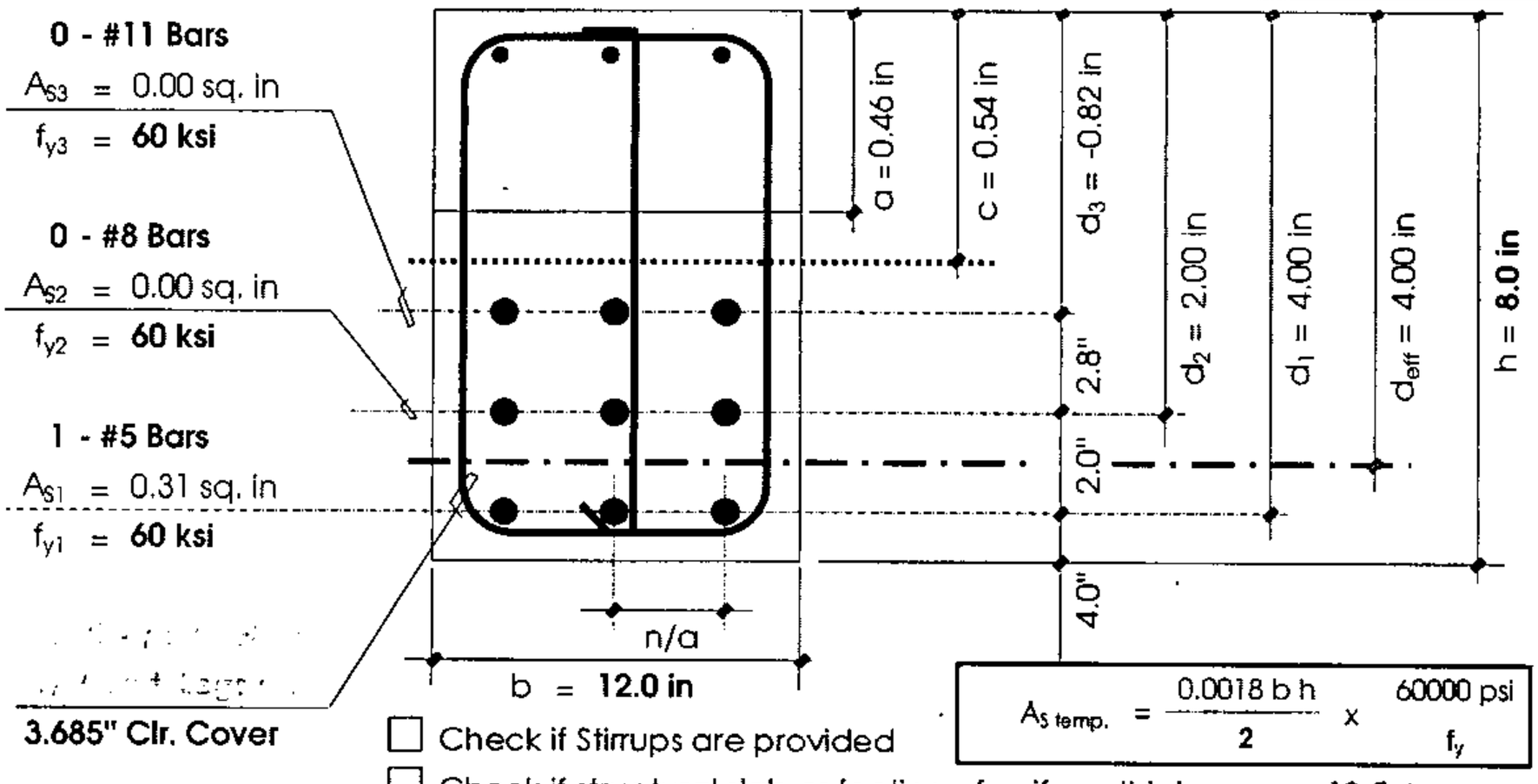
Diagram / Input

0 - #11 Bars
A_{S3} = 0.00 sq. in
f_{y3} = **60 ksi**

0 - #8 Bars
A_{S2} = 0.00 sq. in
f_{y2} = **60 ksi**

1 - #5 Bars
A_{S1} = 0.31 sq. in
f_{y1} = **60 ksi**

3.685" Clr. Cover



M_U = **5.1 ft-k**
V_U = **3.6 k**
☐ Use V_{PR}
V_{PR} = #DIV/0!

f'_C = **4.0 ksi**
f_{yb} = 60 ksi
f_{yt} = **60 ksi**
ϕ_b = **0.90** tens. cont
ϕ_b = **0.65** comp. cont
ϕ_v = **0.75**
β = 0.85
E_S = **29000 ksi**
ε_c = **0.003**
l_n = **0.0 ft**
λ = **1.00**

$$A_{S\ temp.} = \frac{0.0018\ b\ h}{2} \times \frac{60000\ psi}{f_y}$$

☐ Check if Stirrups are provided
☐ Check if structural slab or footing of uniform thickness per 10.5.4

Design Checks

Flexural Design	$A_{S\ min.}$	= 0.16 sq. in.	<	$A_{S\ Prov.}$	= 0.31 sq. in.	52%	(OK)	
	$A_{S\ calc.}$	= 0.30 sq. in.	<	$A_{S\ Prov.}$	= 0.31 sq. in.	96%	(OK)	
	M_U	= 5.1 ft-k	<	$\phi_b M_n$	= 5.3 ft-k	97%	(OK)	
	$\varepsilon_{comp\ failur}$	= 0.002	<	ε_t	= 0.019		(OK)	
	$\varepsilon_{tens\ failure}$	= 0.005	<	ε_t	= 0.019		(OK)	
				ϕ_b	= 0.900		(TENSION CONTROLLED)	
Steel Yielding	ε_y	= 0.002	<	ε_s	= 0.019	11%	(OK)	
Shear Design	V_U	= 3.6 k	>	$(1/2)\ \phi_v V_c$	= 2.3 k		**If Beam - Shear Rein. Req'd**	
	V_U	= 3.6 k	<	$\phi_v V_c$	= 4.6 k		If Slab/Foot - Shear Rein. Not Req'd	
	V_U	= 3.6 k	<	$\phi_v V_n$	= 4.6 k	79%	(OK)	☑ Use V_C
	V_U	= 3.6 k	<	$\phi\ V_{n\ max.}$	= 4.6 k	79%	(OK)	
								(Gravity Design)
Probable Forces	V_{PR}	= **1.25** x M_{PR} /		l_n	= #DIV/0!			
	M_{PR}	= 7.3 ft-k						

ENGINEERS

Project No.	Sheet No.
12051-0019.00	15

Project	Date
Career Lofts	05/01/2013
Subject	By
Pool Wall Area - Wall Spanning Horizontally at Middle of Pile	JMD

Calculations

	ACI 318-08	Equation	Result
Flexural Design	10.5.1 Eq. (10-3)	$A_{s\,min.} = \frac{3\,b\,d\,\sqrt{f'_c}}{f_y}$	$A_{s\,min.}$ = 0.15 sq. in.
		$A_{s\,min.} = \frac{200\,b\,d}{f_y}$	$A_{s\,min.}$ = 0.16 sq. in.
	10.5.3	$A_{s\,min.} = \frac{4}{3} A_{s\,calc.}$	$A_{s\,min.}$ = 0.40 sq. in.
	7.12.2.1(c)	$A_{s\,temp.} = \frac{0.0018\,b\,h}{2} \times \frac{60000\ psi}{f_y}$	$A_{s\,temp.}$ = 0.09 sq. in.
	10.2, 10.3, 10.5	$A_{s\,calc.} = \left(\frac{1}{2}\right)\left\{\left(\frac{1.7\,f'_c\,b\,d_{eff}}{f_y}\right) - \sqrt{\left(\frac{1.7\,f'_c\,b\,d_{eff}}{f_y}\right)^2 - 4\left(\frac{1.7\,f'_c\,b\,M_u}{\phi_b\,f_y^2}\right)}\right\}$	$A_{s\,calc.}$ = 0.30 sq. in.
		$\phi_b M_n = \phi_b T\left(deff - \frac{a}{2}\right)$; $\phi_b = 0.900$	$\phi_b M_n$ = 5.3 ft-k
		$T = A_{S1} f_{y1} + A_{S2} f_{y2} + A_{S3} f_{y3}$	T = 18.60 k
		$d_{eff} = \left(\frac{A_{S1} f_{y1} d_1 + A_{S2} f_{y2} d_2 + A_{S3} f_{y3} d_3}{T}\right)$	d_{eff} = 4.00 in.
		$a = \frac{T}{0.85\,f'_c\,b}$	a = 0.46 in.
		$\phi_b M_{PR} = \phi_b T\left(deff - \frac{a}{2}\right)$; $\phi_b = 1.00$; $T = 1.25(A_{S1} f_{y1} + A_{S2} f_{y2} + A_{S3} f_{y3})$	$\phi_b M_{PR}$ = 7.3 ft-k
Steel Yielding	10.3	$\varepsilon_s = \left(\frac{dt - c}{c}\right)\varepsilon_c$	$\varepsilon_s = \varepsilon_t$ = 0.019
	10.3	$c = \frac{a}{\beta}$	c = 0.54 in.
	10.3	$\varepsilon_y = \frac{f_y}{E_S}$	ε_y = 0.002
Shear Design	11.4.6.3	$A_{V,\,min.} = 50\left(\frac{b\,s}{f_{yt}}\right)$	$A_{V,\,min.}$ = 0.06 sq. in.
	11.4.6.3 Eq.(11-13)	$A_{V,\,min.} = 0.75\sqrt{f'_c}\left(\frac{b\,s}{f_{yt}}\right)$	$A_{V,\,min.}$ = 0.06 sq. in.
	11.1.1, Eq. (11-1, 11-2)	$\phi_v V_n = \phi_V V_c + \phi_V V_s$	$\phi_v V_n$ = 4.6 k
	11.2.1.1 Eq. (11-3)	$\phi_v V_{c\,(11.3)} = \phi_v\,2\,\lambda\sqrt{f'_c}\ b\,d_{eff}$; λ = 1.00	$\phi_v V_{c\,(11.3)}$ = 4.6 k
	11.2.2.1 Eq. (11-5)	$\phi_v V_{c\,(11.5)} = \phi_v\left(1.9\,\lambda\sqrt{f'_c} + 2500\,\frac{As}{b\,d_{eff}}\,\frac{V_U\,d_{eff}}{M_U}\right) b\,d_{eff}$; λ = 1.00	$\phi_v V_{c\,(11.5)}$ = 4.5 k
	11.2.2.1	$\frac{V_U\,d_{eff}}{M_U}$ = 0.24	use 0.24
	11.2.2.1	$\phi_v V_{c\,max} = \phi_v\,3.5\,\lambda\sqrt{f'_c}\ b\,d_{eff}$; λ = 1.00	$\phi_v V_{c\,max}$ = 8.0 k
		use V_c from Eq. (11-3)	$\phi_v V_c$ = 4.6 k
	11.4.7.2 Eq.(11-15)	$\phi_v V_s = \phi_v A_V f_{yt}\left(\frac{d_{eff}}{s}\right)$	$\phi_v V_s$ = 0.0 k
	11.2.1.1 & 11.4.7.9	$\phi\,V_{n\,max.} = \phi_V V_c + \phi_V V_{s\,max} = \phi_V\,(2+8)\sqrt{f'_c}\ b\,d_{eff}$	$\phi\,V_{n\,max.}$ = 4.6 k
	11.4.5	$V_{s\,min} = \frac{V_U - \phi_V V_c}{\phi_v} = 0.4\sqrt{f'_c}\ b\,d_{eff}$; $s_{max.1} = \frac{d_{eff}}{2}$	s_{max} = 2.00 in.

DCI ENGINEERS

Project No.	Sheet No.
12051-0019.00	10

Project	Date
Career Lofts	05/01/2013
Subject: Pool Wall Area - Wall Cantilevering Vertically above top of Pile	By: JMD

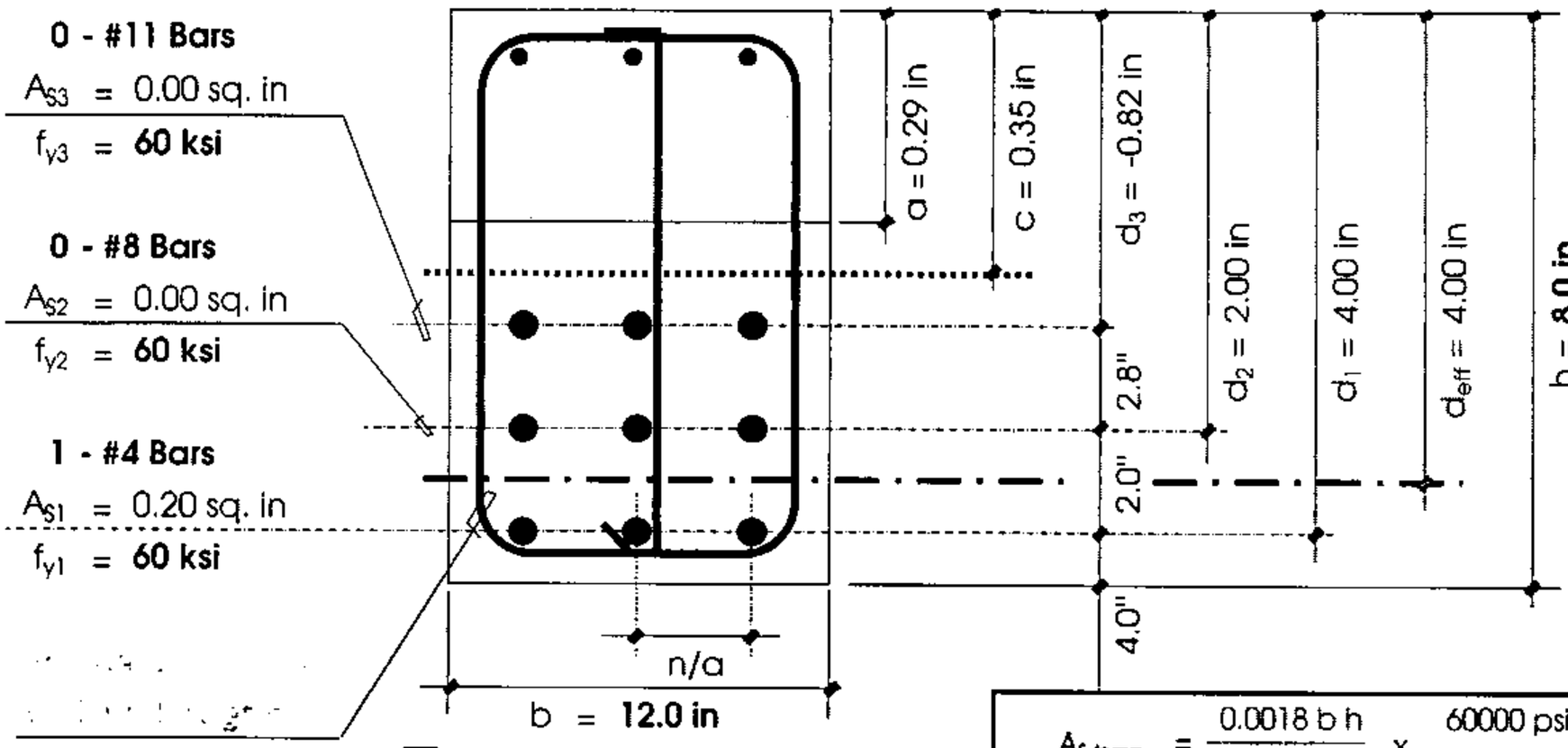
Diagram / Input

0 - #11 Bars
A_{S3} = 0.00 sq. in
f_{y3} = **60 ksi**

0 - #8 Bars
A_{S2} = 0.00 sq. in
f_{y2} = **60 ksi**

1 - #4 Bars
A_{S1} = 0.20 sq. in
f_{y1} = **60 ksi**

3.75" Clr. Cover



☐ Check if Stirrups are provided
☐ Check if structural slab or footing of uniform thickness per 10.5.4

$$A_{S\ temp.} = \frac{0.0018\ b\ h}{2} \times \frac{60000\ psi}{f_y}$$

M_U = **2.6 ft-k**
V_U = **1.3 k**
☐ Use V_{PR}
V_{PR} = # DIV/0!

f'_C = **4.0 ksi**
f_{yb} = 60 ksi
f_{yt} = **60 ksi**
ϕ_b = **0.90** tens. cont
ϕ_b = **0.65** comp. cont
ϕ_v = **0.75**
β = 0.85
E_S = **29000 ksi**
ε_c = **0.003**
l_n = **0.0 ft**
λ = **1.00**

Design Checks

Flexural Design	$A_{S\ min.}$	= 0.16 sq. in.	<	$A_{S\ Prov.}$	= 0.20 sq. in.	80%	(OK)	
	$A_{S\ calc.}$	= 0.15 sq. in.	<	$A_{S\ Prov.}$	= 0.20 sq. in.	73%	(OK)	
	M_U	= 2.6 ft-k	<	$\phi_b M_n$	= 3.5 ft-k	74%	(OK)	
	$\varepsilon_{comp\ failur}$	= 0.002	<	ε_t	= 0.032		(OK)	
	$\varepsilon_{tens\ failure}$	= 0.005	<	ε_t	= 0.032		(OK)	
				ϕ_b	= 0.900		(TENSION CONTROLLED)	
Steel Yielding	ε_y	= 0.002	<	ε_s	= 0.032	7%	(OK)	
Shear Design	V_U	= 1.3 k	<	$(1/2)\ \phi_v V_c$	= 2.3 k		If Beam - Shear Rein. Not Req'd	
	V_U	= 1.3 k	<	$\phi_v V_c$	= 4.6 k		If Slab/Foot - Shear Rein. Not Req'd	
	V_U	= 1.3 k	<	$\phi_v V_n$	= 4.6 k	28%	(OK)	☑ Use V_C
	V_U	= 1.3 k	<	$\phi\ V_{n\ max.}$	= 4.6 k	28%	(OK)	(Gravity Design)
Probable Forces	V_{PR}	= **1.25** x $M_{Pr.}$ /		l_n	= # DIV/0!			
	M_{PR}	= 4.8 ft-k						

ENGINEERS

Project No.	Sheet No.
12051-0019.00	13

Project	Date
Career Lofts	05/01/2013
Subject	**By**
Pool Wall Area - Wall Cantilevering Vertically above top of Pile	JMD

Calculations

	ACI 318-08	Equation	Result
Flexural Design	10.5.1 Eq. (10-3)	$A_{s\,min.} = \frac{3\,b\,d\,\sqrt{f'_c}}{f_y}$	$A_{s\,min.}$ = 0.15 sq. in.
		$A_{s\,min.} = \frac{200\,b\,d}{f_y}$	$A_{s\,min.}$ = 0.16 sq. in.
	10.5.3	$A_{s\,min.} = \frac{4}{3} A_{s\,calc.}$	$A_{s\,min.}$ = 0.20 sq. in.
	7.12.2.1(c)	$A_{s\,temp.} = \frac{0.0018\,b\,h}{2} \times \frac{60000\ psi}{f_y}$	$A_{s\,temp.}$ = 0.09 sq. in.
	10.2, 10.3, 10.5	$A_{s\,calc.} = \left(\frac{1}{2}\right)\left\{\left(\frac{1.7\,f'_c\,b\,d_{eff}}{f_y}\right) - \sqrt{\left(\frac{1.7\,f'_c\,b\,d_{eff}}{f_y}\right)^2 - 4\left(\frac{1.7\,f'_c\,b\,M_u}{\phi_b\,f_y^2}\right)}\right\}$	$A_{s\,calc.}$ = 0.15 sq. in.
		$\phi_b M_n = \phi_b T\left(deff - \frac{a}{2}\right)$; $\phi_b = 0.900$	$\phi_b M_n$ = 3.5 ft-k
		$T = A_{S1} f_{y1} + A_{S2} f_{y2} + A_{S3} f_{y3}$	T = 12.00 k
		$d_{eff} = \left(\frac{A_{S1} f_{y1} d_1 + A_{S2} f_{y2} d_2 + A_{S3} f_{y3} d_3}{T}\right)$	d_{eff} = 4.00 in.
		$a = \frac{T}{0.85\,f'_c\,b}$	a = 0.29 in.
		$\phi_b M_{PR} = \phi_b T\left(deff - \frac{a}{2}\right)$; $\phi_b = 1.00$; $T = 1.25(A_{S1} f_{y1} + A_{S2} f_{y2} + A_{S3} f_{y3})$	$\phi_b M_{PR}$ = 4.8 ft-k
Steel Yielding	10.3	$\varepsilon_s = \left(\frac{dt - c}{c}\right)\varepsilon_c$	$\varepsilon_s = \varepsilon_t$ = 0.032
	10.3	$c = \frac{a}{\beta}$	c = 0.35 in.
	10.3	$\varepsilon_y = \frac{f_y}{E_S}$	ε_y = 0.002
Shear Design	11.4.6.3	$A_{v,\,min.} = 50\left(\frac{b\,s}{f_{yt}}\right)$	$A_{v,\,min}$ = 0.06 sq. in.
	11.4.6.3 Eq.(11-13)	$A_{v,\,min.} = 0.75\sqrt{f'_c}\left(\frac{b\,s}{f_{yt}}\right)$	$A_{v,\,min.}$ = 0.06 sq. in.
	11.1.1, Eq. (11-1, 11-2)	$\phi_v V_n = \phi_v V_c + \phi_v V_s$	$\phi_v V_n$ = 4.6 k
	11.2.1.1 Eq. (11-3)	$\phi_v V_{c(11.3)} = \phi_v\, 2\lambda\sqrt{f'_c}\ b\,d_{eff}$; $\lambda = 1.00$	$\phi_v V_{c(11.3)}$ = 4.6 k
	11.2.2.1 Eq. (11-5)	$\phi_v V_{c(11.5)} = \phi_v\left(1.9\lambda\sqrt{f'_c} + 2500\,\frac{As}{b\,d_{eff}}\,\frac{V_U\,d_{eff}}{M_U}\right) b\,d_{eff}$; $\lambda = 1.00$	$\phi_v V_{c(11.5)}$ = 4.4 k
	11.2.2.1	$\frac{V_U\,d_{eff}}{M_U} = 0.17$	use 0.17
	11.2.2.1	$\phi_v V_{c\,max} = \phi_v\, 3.5\lambda\sqrt{f'_c}\ b\,d_{eff}$; $\lambda = 1.00$	$\phi_v V_{c\,max}$ = 8.0 k
		use Vc from Eq. (11-3)	$\phi_v V_c$ = 4.6 k
	11.4.7.2 Eq.(11-15)	$\phi_v V_s = \phi_v A_v f_{yt}\left(\frac{d_{eff}}{s}\right)$	$\phi_v V_s$ = 0.0 k
	11.2.1.1 & 11.4.7.9	$\phi\,V_{n\,max.} = \phi_V V_c + \phi_V V_{s\,max} = \phi_V (2 + 8)\sqrt{f'_c}\ b\,d_{eff}$	$\phi\,V_{n\,max.}$ = 4.6 k
	11.4.5	$V_{s\,min} = \frac{V_U - \phi_V V_c}{\phi_v} \text{-= } 1.4\sqrt{f'_c}\ b\,d_{eff}$; $s_{max.1} = \frac{d_{eff}}{2}$	s_{max} = 2.00 in.

DCI ENGINEERS	Project No.	Sheet No. 18
Project CAREER LOFTS		Date
Subject POOL RETAINING WALL		By JMD

TIE BACK

RESTRAINING FORCE = 8.4 k/LF x 7.5' x 1.6

= 100.8 k

@ ANGLE => T = $100.8 \times \sqrt{\frac{30^2+35^2}{30^2}}$ = 121.2 k

$\frac{121\ k}{0.9(60ksi)}$ = 2.25 IN² STL. => USE (4) #7's = 2.40 IN²

∴ OK

DEADMAN

PASSIVE PRESSURE

=> 20' DEEP x 250 PCF = 5 KSF @ BOT

17' x 250 PCF = 4.25 KSF @ TOP.

3' x 4.625 KSF = $\frac{13.9\ KLF\ (6')}{7.5'}$ = 11.1 KLF CAPACITY

DEMAND = 8.4 KLF < 11.1 KLF ∴ OK

UPLIFT = 8.4 KLF x $\frac{13.5}{30'}$ = 3.8 KLF

SOIL => 12' x 120 PCF = 1440 PSF x 3' = 4320 PLF

(POOL) WATER => 5' x 60 PCF = 300 PSF x 3' = 900 PLF

CONCRETE => 3' x 150 PCF = 450 PSF x 3' = 1350 PLF

6570 PLF

LOAD COMBINATION = 0.6 x 6.57 KLF

= 3.94 KLF > 3.8 KLF ∴ OK

DCI ENGINEERS	Project No.	Sheet No. 19
Project CAMERA LOFTS		Date
Subject POOL RETAINING WALL		By JMD

DEADMAN

$$M = \frac{8.4\ KLF \times 1.6 \times (7.5')^2}{10} = 75.6\ K.FT.$$

$$V = \frac{8.4\ KLF \times 1.6\ (7.5')}{2} = 50.4\ K$$

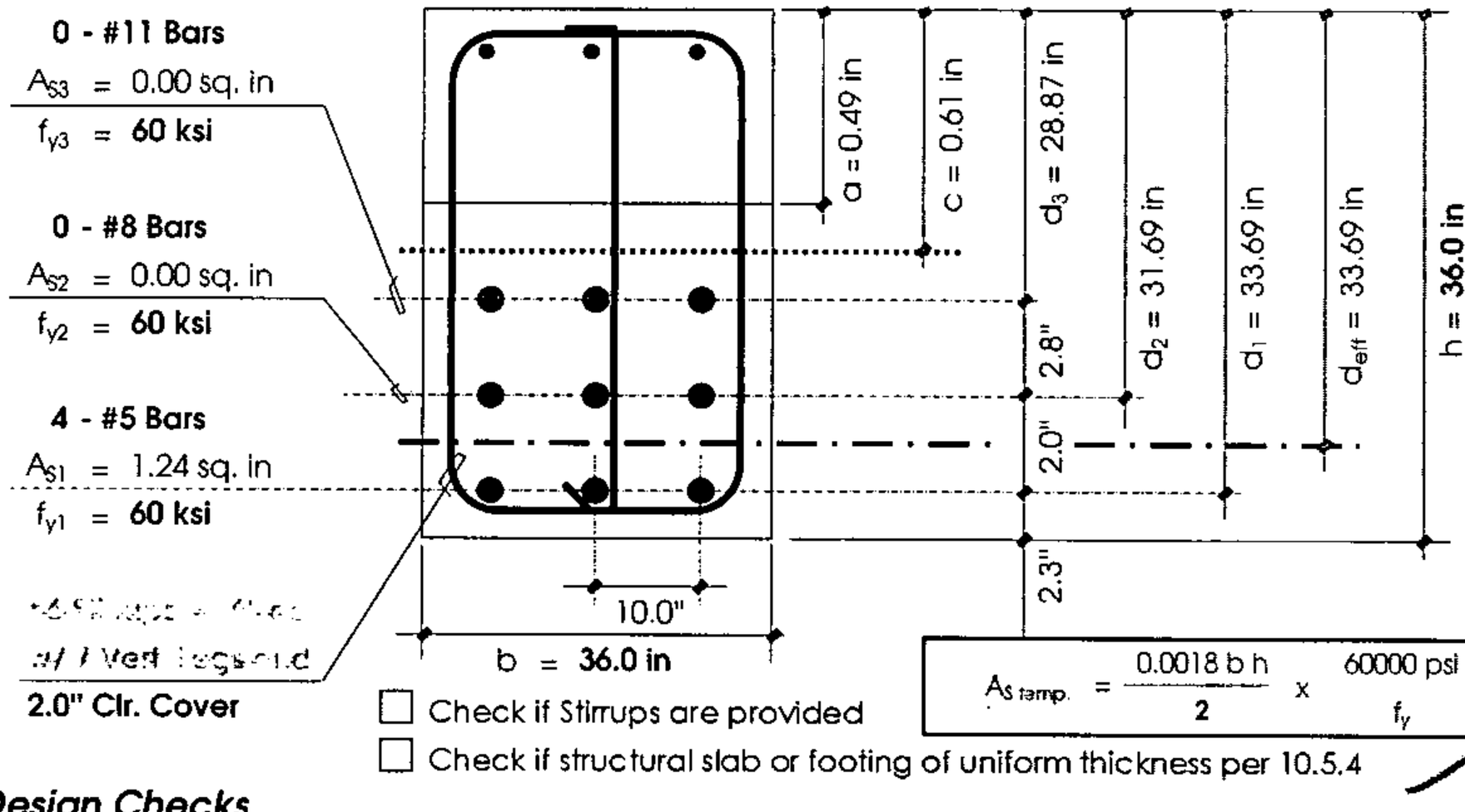
36" SQ U/(4) #5 EF TYP.

DCI ENGINEERS

Project No.	Sheet No.
12051-0019.00	22

Project	Date
Career Lofts	05/01/2013
Subject	**By**
Pool Wall Area - Deadman Design	JMD

Diagram / Input



M_U = **75.6 ft-k**
V_U = **50.4 k**
☐ Use V_{PR}
V_{PR} = #DIV/0!

f'_C = **5.0 ksi**
f_{yb} = 60 ksi
f_{yt} = **60 ksi**
ϕ_b = **0.90** tens. cont
ϕ_b = **0.65** comp. cont
ϕ_v = **0.75**
β = 0.80
E_S = **29000 ksi**
ε_c = **0.003**
l_n = **0.0 ft**
λ = **1.00**

$$A_{S\,temp.} = \frac{0.0018\ b\ h}{2} \times \frac{60000\ psi}{f_y}$$

☐ Check if Stirrups are provided
☐ Check if structural slab or footing of uniform thickness per 10.5.4

Design Checks

Flexural Design	$A_{S\,min.}$	= 1.17 sq. in.	<	$A_{S\,Prov.}$	= 1.24 sq. in.	94%	(OK)	
	$A_{S\,calc.}$	= 0.50 sq. in.	<	$A_{S\,Prov.}$	= 1.24 sq. in.	40%	(OK)	
	M_U	= 75.6 ft-k	<	$\phi_b M_n$	= 186.6 ft-k	41%	(OK)	
	$\varepsilon_{comp\ failur}$	= 0.002	<	ε_t	= 0.163		(OK)	
	$\varepsilon_{tens\ failure}$	= 0.005	<	ε_t	= 0.163		(OK)	
				ϕ_b	= 0.900		(TENSION CONTROLLED)	
Steel Yielding	ε_y	= 0.002	<	ε_s	= 0.163	1%	(OK)	
Shear Design	V_U	= 50.4 k	<	$(1/2)\ \phi_v V_c$	= 64.3 k		If Beam - Shear Rein. Not Req'd	
	V_U	= 50.4 k	<	$\phi_v V_c$	= 128.6 k		If Slab/Foot - Shear Rein. Not Req'd	
	V_U	= 50.4 k	<	$\phi_v V_n$	= 128.6 k	39%	(OK)	☑ Use V_C
	V_U	= 50.4 k	<	$\phi\ V_{n\,max.}$	= 128.6 k	39%	(OK)	
								(Gravity Design)
Probable Forces	V_{PR}	= **1.25** x M_{PR} /		l_n	= #DIV/0!			
	M_{PR}	= 259.2 ft-k						

DCI ENGINEERS

Project No.	Sheet No.
12051-0019.00	21

Project **Career Lofts**	*Date* **05/01/2013**
Subject **Pool Wall Area - Deadman Design**	*By* **JMD**

Calculations

	ACI 318-08	Equation	Result
Flexural Design	10.5.1 Eq. (10-3)	$A_{s\,min.} = \frac{3\,b\,d\,\sqrt{f'_c}}{f_y}$	$A_{s\,min.}$ = 4.29 sq. in.
		$A_{s\,min.} = \frac{200\,b\,d}{f_y}$	$A_{s\,min.}$ = 4.04 sq. in.
	10.5.3	$A_{s\,min.} = \frac{4}{3} A_{s\,calc.}$	$A_{s\,min.}$ = 0.67 sq. in.
	7.12.2.1(c)	$A_{s\,temp.} = \frac{0.0018\,b\,h}{2} \times \frac{60000\ psi}{f_y}$	$A_{s\,temp.}$ = 1.17 sq. in.
	10.2, 10.3, 10.5	$A_{s\,calc.} = \left(\frac{1}{2}\right)\left\{\left(\frac{1.7\,f'_c\,b\,d_{eff}}{f_y}\right) - \sqrt{\left(\frac{1.7\,f'_c\,b\,d_{eff}}{f_y}\right)^2 - 4\left(\frac{1.7\,f'_c\,b\,M_u}{\phi_b\,f_y^2}\right)}\right\}$	$A_{s\,calc.}$ = 0.50 sq. in.
		$\phi_b M_n = \phi_b T\left(deff - \frac{a}{2}\right)$; $\phi_b = 0.900$	$\phi_b M_n$ = 186.6 ft-k
		$T = A_{S1} f_{y1} + A_{S2} f_{y2} + A_{S3} f_{y3}$	T = 74.40 k
		$d_{eff} = \left(\frac{A_{S1} f_{y1} d_1 + A_{S2} f_{y2} d_2 + A_{S3} f_{y3} d_3}{T}\right)$	d_{eff} = 33.69 in.
		$a = \frac{T}{0.85\,f'_c\,b}$	a = 0.49 in.
		$\phi_b M_{PR} = \phi_b T\left(deff - \frac{a}{2}\right)$; $\phi_b = 1.00$; $T = 1.25(A_{S1} f_{y1} + A_{S2} f_{y2} + A_{S3} f_{y3})$	$\phi_b M_{PR}$ = 259.2 ft-k
Steel Yielding	10.3	$\varepsilon_s = \left(\frac{dt - c}{c}\right)\varepsilon_c$	$\varepsilon_s = \varepsilon_t$ = 0.163
	10.3	$c = \frac{a}{\beta}$	c = 0.61 in.
	10.3	$\varepsilon_y = \frac{f_y}{E_S}$	ε_y = 0.002
Shear Design	11.4.6.3	$A_{v,\,min.} = 50\left(\frac{b\,s}{f_{yt}}\right)$	$A_{v,\,min.}$ = 0.18 sq. in.
	11.4.6.3 Eq.(11-13)	$A_{v,\,min.} = 0.75\sqrt{f'_c}\left(\frac{b\,s}{f_{yt}}\right)$	$A_{v,\,min.}$ = 0.19 sq. in.
	11.1.1, Eq. (11-1, 11-2)	$\phi_v V_n = \phi_v V_c + \phi_v V_s$	$\phi_v V_n$ = 128.6 k
	11.2.1.1 Eq. (11-3)	$\phi_v V_{c\,(11.3)} = \phi_v\,2\,\lambda\sqrt{f'_c}\ b\,d_{eff}$; $\lambda = 1.00$	$\phi_v V_{c\,(11.3)}$ = 128.6 k
	11.2.1.1 Eq. (11-5)	$\phi_v V_{c\,(11.5)} = \phi_v\left(1.9\,\lambda\sqrt{f'_c} + 2500\,\frac{As}{b\,d_{eff}}\,\frac{V_U\,d_{eff}}{M_U}\right) b\,d_{eff}$; $\lambda = 1.00$	$\phi_v V_{c\,(11.5)}$ = 124.5 k
	11.2.2.1	$\frac{V_U\,d_{eff}}{M_U} = 1.87$	use 1.00
	11.2.2.1	$\phi_v V_{c\,max} = \phi_v\,3.5\,\lambda\sqrt{f'_c}\ b\,d_{eff}$; $\lambda = 1.00$	$\phi_v V_{c\,max}$ = 225.1 k
		Use Vc from Eq. (11-3)	$\phi_v V_c$ = 128.6 k
	11.4.7.2 Eq.(11-15)	$\phi_v V_s = \phi_v A_V f_{yt}\left(\frac{d_{eff}}{s}\right)$	$\phi_v V_s$ = 0.0 k
	11.2.1.1 & 11.4.7.9	$\phi\,V_{n\,max.} = \phi_v V_c + \phi_v V_{s\,max} = \phi_v\,(2 + 8)\sqrt{f'_c}\ b\,d_{eff}$	$\phi\,V_{n\,max.}$ = 128.6 k
	11.4.5	$V_{s\,min} = \frac{V_U - \phi_v V_c}{\phi_v} -= 1.2\sqrt{f'_c}\ b\,d_{eff}$; $s_{max.1} = \frac{d_{eff}}{2}$	s_{max} = 16.84 in.

ALBUS-KEEFE & ASSOCIATES, INC.
GEOTECHNICAL CONSULTANTS

June 24, 2013
J.N.: 1806.00

Mr. Greg Clayton
United American Properties
4699 Jamboree Road
Newport Beach, California 92660

Subject: **Recommendations for Design of North Pile Wall, Career Lofts Development, 28100 Cabot Road, Laguna Niguel, California.**

Reference: *Updated Geotechnical Report in Support of Construction Drawings, Career Lofts, Proposed Apartment Complex, 28100 Cabot Road, Laguna Niguel, California*, dated June 19, 2012, prepared by Albus-Keefe & Associates, Inc. (J.N.: 1806.00).

Dear Mr. Clayton,

We are providing herein our recommendations for the design of the proposed pile wall to be constructed at the north end of the project. We understand the wall system will consist of soldier piles that will include a column extension above the ground surface to attach retaining panels for a maximum height of about 22 feet. The wall system will include a concrete tie-back beam at each column pined at a depth of about 6 feet from the top of the wall. The tie-beams will then extend back into the backfill and be attached to a continuous deadman beam.

Analyses

We have performed engineering analyses to calculate the lateral capacity of piles using the computer program Allpile (ver. 7.4). Allpile essentially executes the Com624P program by the FHWA to compute lateral capacity using the subgrade reaction theory. Soil conditions and properties are based on data contained in our referenced report. Within proximity to the proposed wall system at the north end of the project, the soil profile was modeled as fill to a depth of 25 feet then underlain by bedrock of the Capistrano Formation. Shear strength and modulus parameters used for the materials is summarized in Table 1 below.

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TABLE 1
Summary of Soil Parameters

Depth (ft)	Material	Bulk Density (pcf)	Friction Angle (deg.)	Cohesion (psf)	Modulus of Subgrade Reaction (pci)
0-25	Fill	120	21	480	50

B13-1274

1011 North Armando Street, Anaheim CA 92806-2606 (714) 630-1626 FAX (714) 630-1916

The shear strength of fill soils was based on the results of 2 direct shear tests on remolded materials. Copies of the two test results are attached herein in Appendix A as Plates B-4 and B-8. The tests indicated friction angles from 20 to 22 degrees and cohesion from 400 to 525 psf. The subgrade modulus was estimated using Figure 6 from NAVFAC 7.1 for a "stiff" clay.

Analyses were performed for pile lengths of 10, 15, and 20 feet and a diameter of 24 inches. A trial and error approach was performed for each pile to find a pair of shear and moment loadings that result in a deflection of ¼-inch. The resulting pair of loadings was then plotted to establish the relationship of allowable shear and moment for the considered deflection. The results are provided in Figure 1. The process was repeated for a deflection of 1 inch and the results are provided on Figure 2. Computer printouts of each analysis are provided in Appendix A.

To determine the passive resistance for the deadman, the Rankine passive pressure was calculated assuming onsite fill soils. The passive was determined assuming only frictional strength using a friction angle of 21 degrees. A summary of the calculation is attached in Appendix A. A value of 254 pcf was determined from the calculation. Since the cohesion component was ignored, no factor of safety was applied to this value to limit displacement.

Recommendations

Based on our analyses, the north retaining wall may be supported upon cast-in-place piles having a minimum diameter of 24 inches. The allowable shear and moment applied at the head of the pile at ground level should fall on or below the indicated limits for each pile length indicated in Figures 1 and 2. Generally, static loading is commonly limited to a deflection of ¼-inch while seismic loading is limited to 1 inch.

The deadman may be designed using a passive pressure of 250 pcf. The resistance value may be based on the depth from finish grade over the deadman. The deadman should be located behind a 1 to 1 plane projected up from the base of the retaining wall. As indicated in Table 6.3 of the referenced report, the wall should be designed for a restrained earth pressure of 70 pcf.

Conditions are anticipated to be suitable for uncased drilling. Shafts for piles should be observed by a representative of this firm prior to placement of reinforcing steel and concrete. Concrete should not be allowed to fall more than 4 feet. Concrete should be placed with a tremie tube kept below the surface of the concrete.

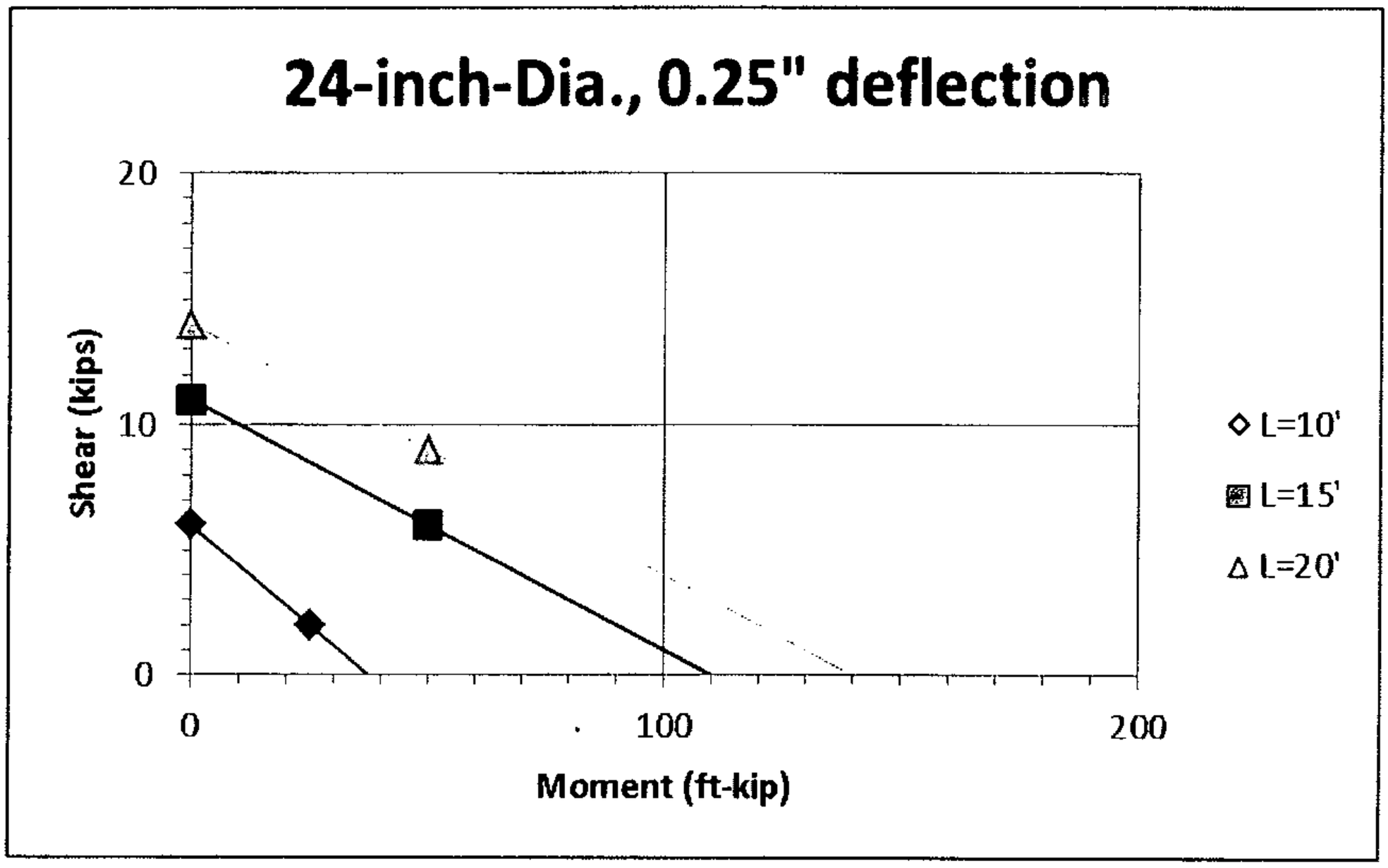


Figure 1

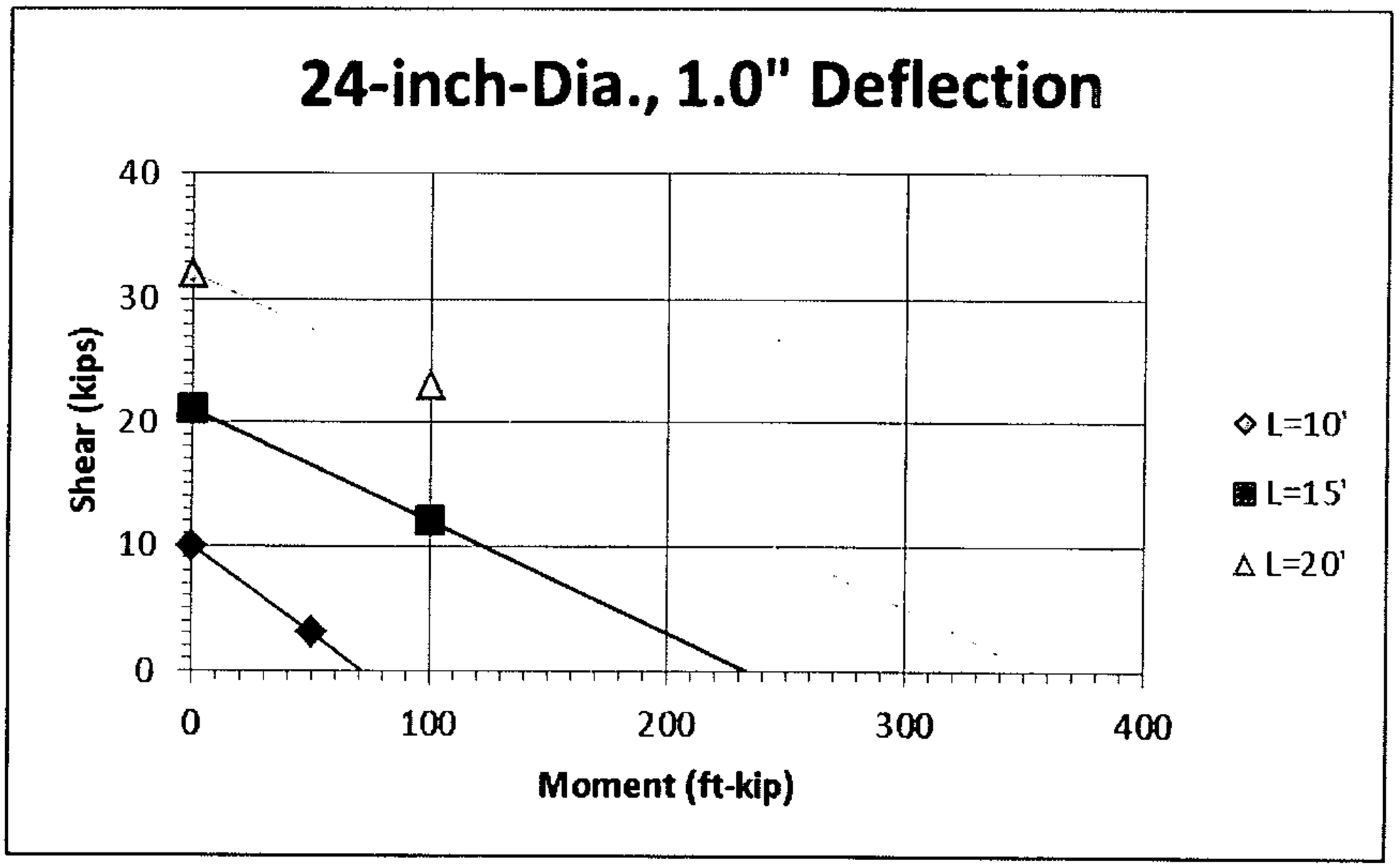


Figure 2

We hope this correspondence provides you the information required at this time. If there are any questions regarding the contents discussed herein, please do not hesitate to call.

Sincerely yours,

ALBUS-KEEFE & ASSOCIATES, INC.

David E. Albus
Principal Engineer
G.E. 2455



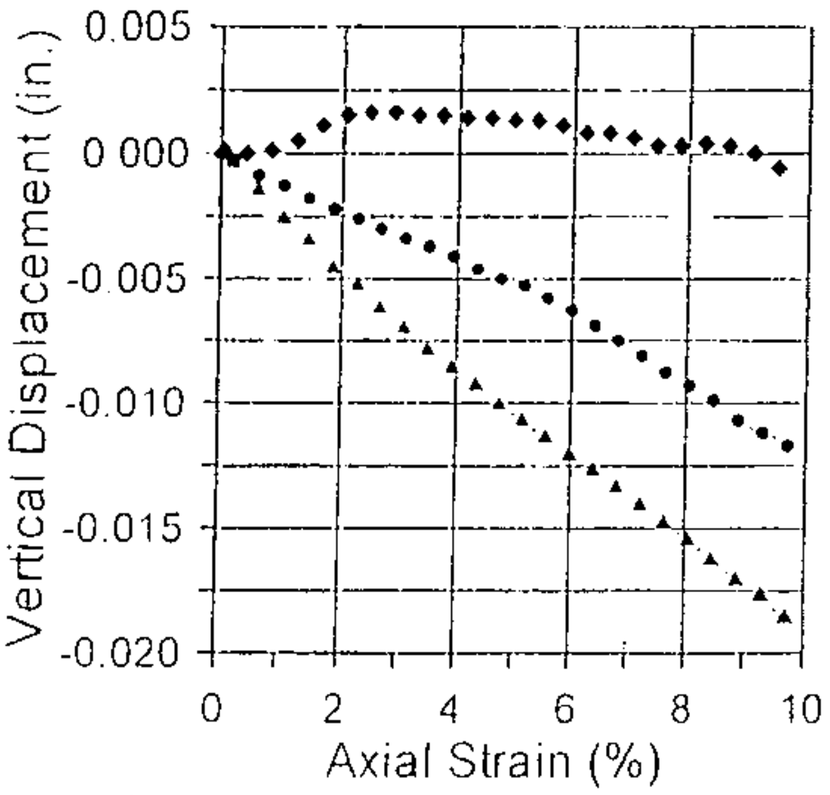
Enclosures:

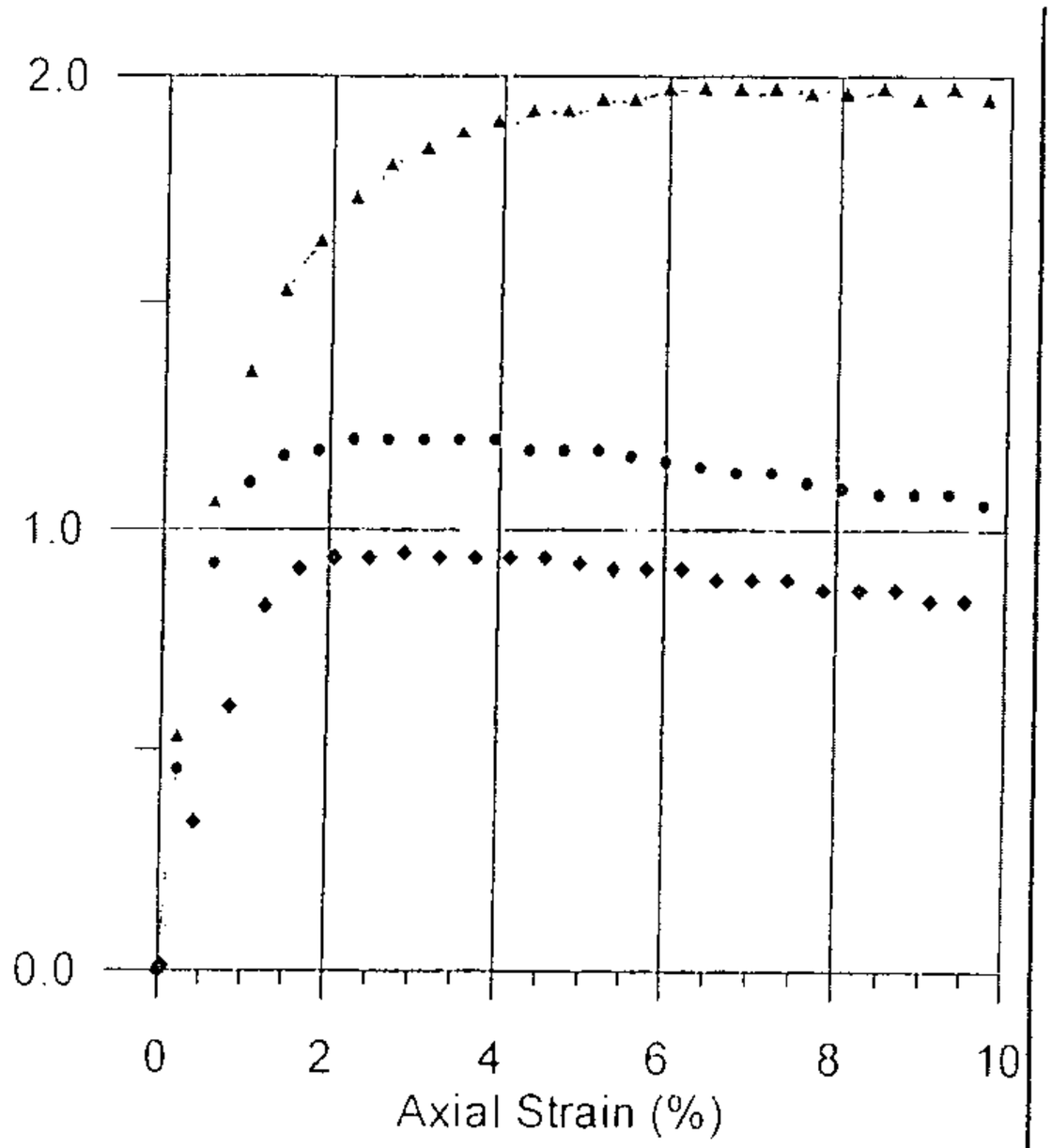
Appendix A

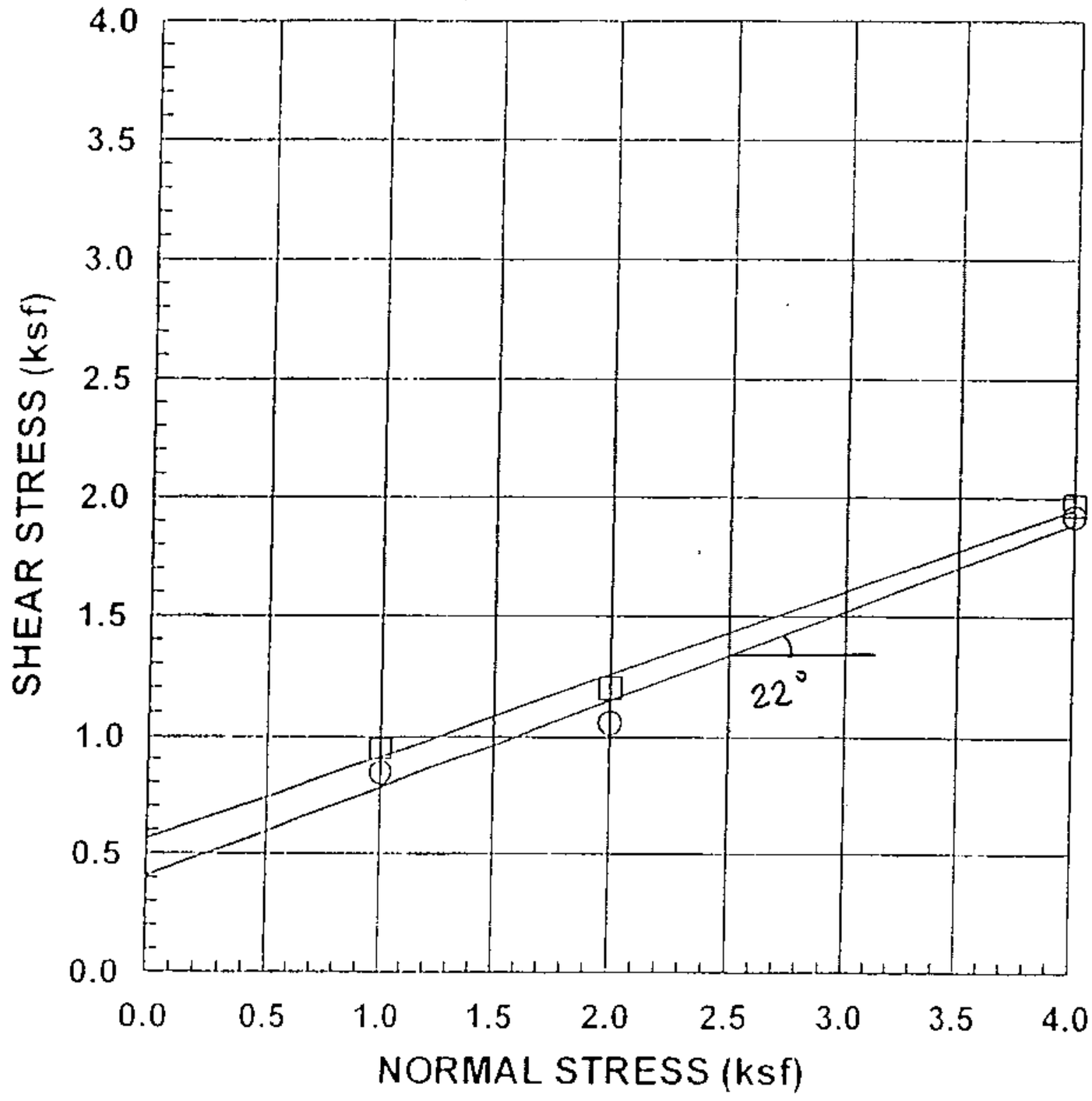
Plates B-4 and B-8 – Direct Shear Plots
Plates A-1 through A-12 - Allpile Printouts
Plate A-13 – Rankine Active and Passive Pressure

APPENDIX A

Specimen No.	1	2	3
Normal Stress (ksf)	1	2	4
Peak Stress (ksf)	0.948	1.2	1.968
Peak Displacement (in)	948	0.05	0.145
Ultimate Stress (ksf)	0.84	1.056	1.92
Ultimate Displacement (in)	0.24	0.245	0.245
Initial Dry Density	96.73	96.73	96.73
Initial Moisture Content (%)	17.53	17.53	17.53
Strain Rate (in/min)	0.010		







Strain Legend

◆	1 Ksf
○	2 Ksf
▲	4 Ksf

Strength Legend

□	Peak
○	Ultimate

SAMPLE LOCATION	SAMPLE TYPE	SAMPLE DESCRIPTION
B-1 @ 2-5'	Remolded - Saturated	Fat Clay (CH)

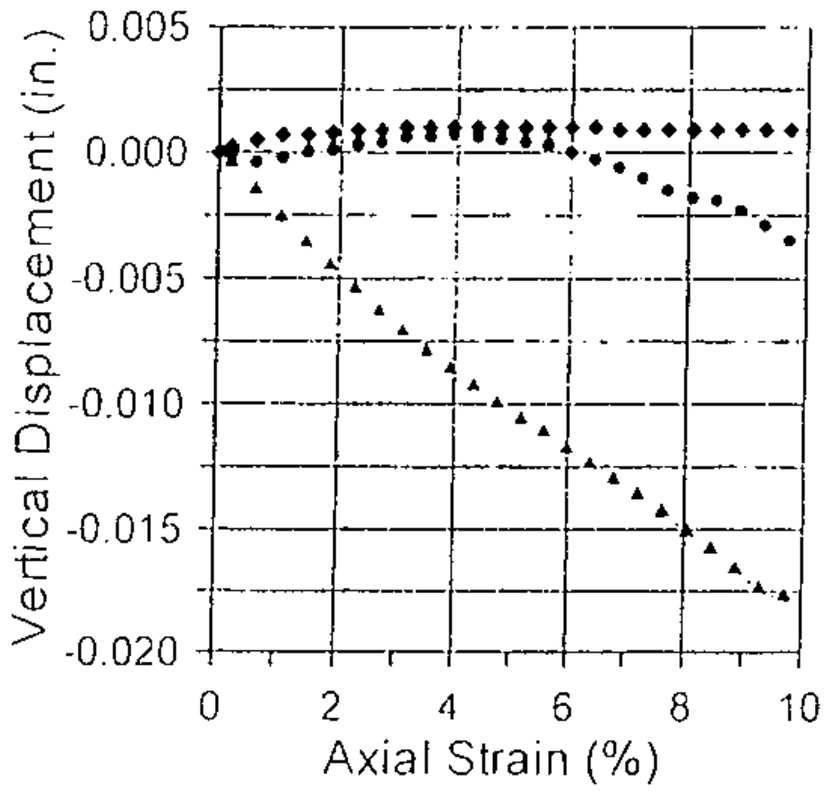
ALBUS-KEEFE & ASSOCIATES, INC.
GEOTECHNICAL CONSULTANTS

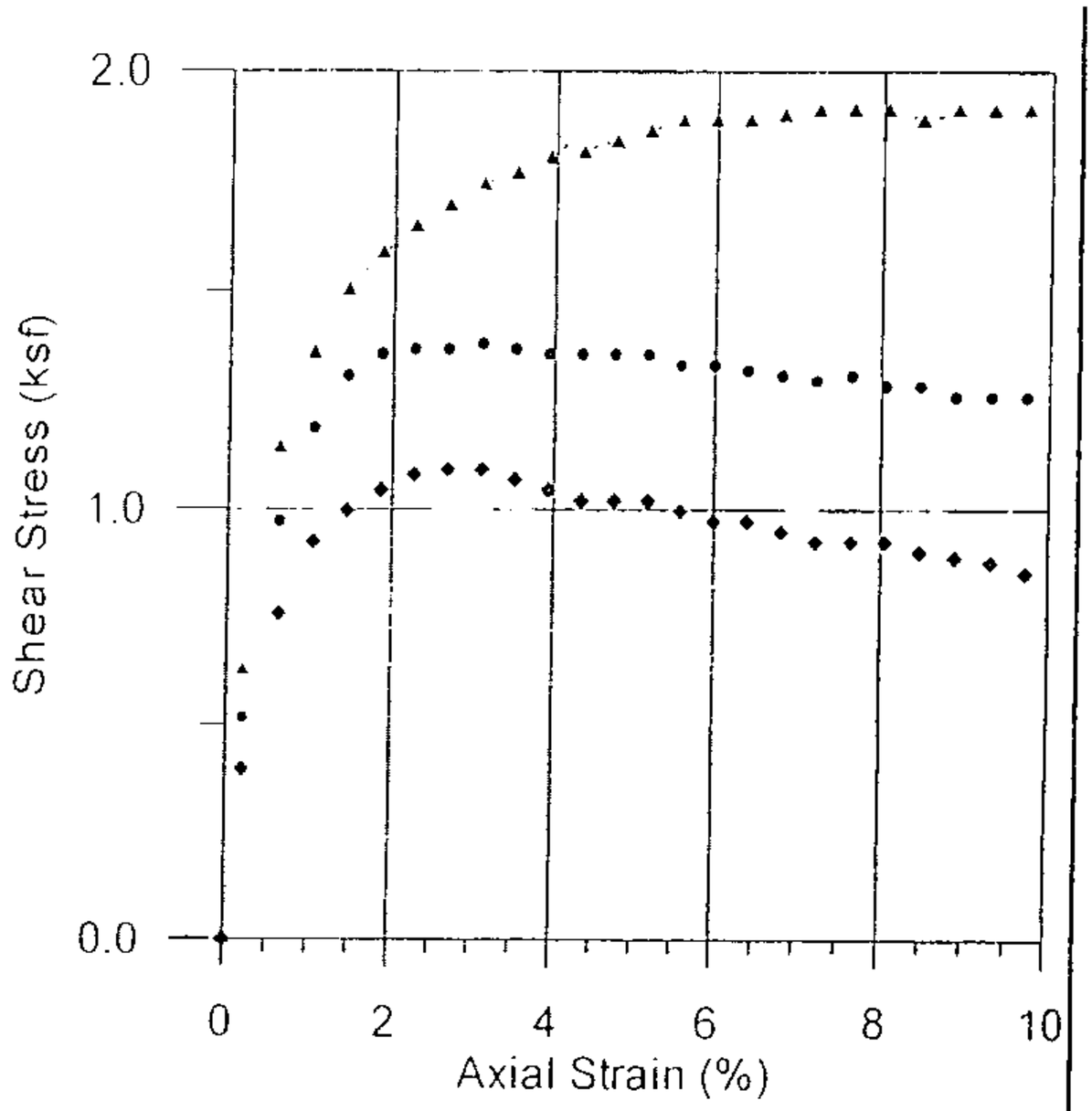
DIRECT SHEAR

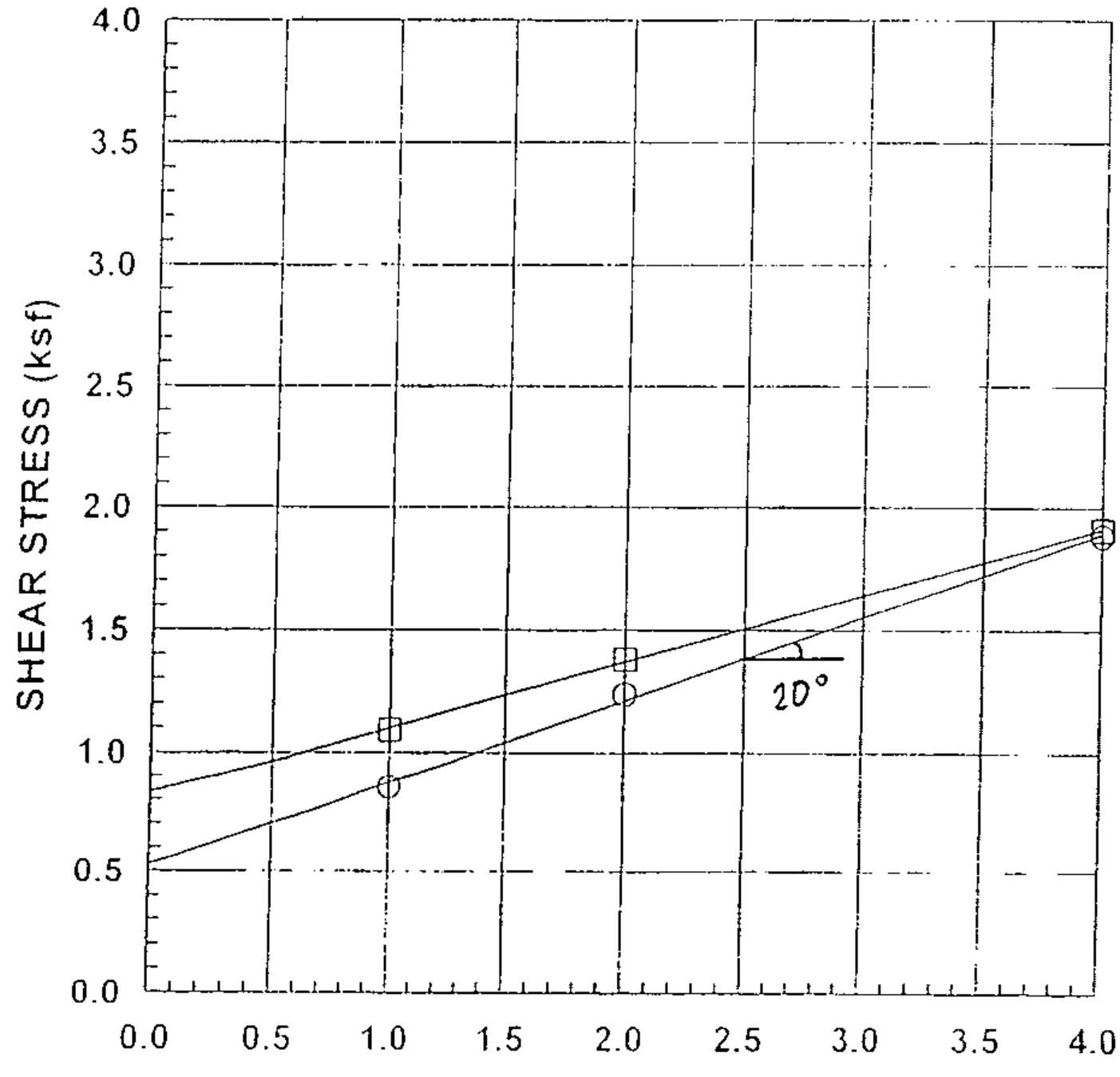
Job No: 1581.00

Plate No: B- 4

Specimen No	1	2	3
Normal Stress (ksf)	1	2	4
Peak Stress (ksf)	1.092	1.38	1.908
Peak Displacement (in)	0.065	0 06	0.14
Ultimate Stress (ksf)	0.852	1.236	1.884
Ultimate Displacement (in)	0.245	0.245	0.245
Initial Dry Density	102	102	102
Initial Moisture Content (%)	15 13	15 13	15.13
Strain Rate (in/min)	0.010		







Strain Legend

◆	1 Ksf
○	2 Ksf
▲	4 Ksf

Strength Legend

□	Peak
○	Ultimate

SAMPLE LOCATION	SAMPLE TYPE	SAMPLE DESCRIPTION
B-5 @ 2-5'	Remolded - Saturated	Fat Clay (CH)

ALBUS-KEEFE & ASSOCIATES, INC.
GEOTECHNICAL CONSULTANTS

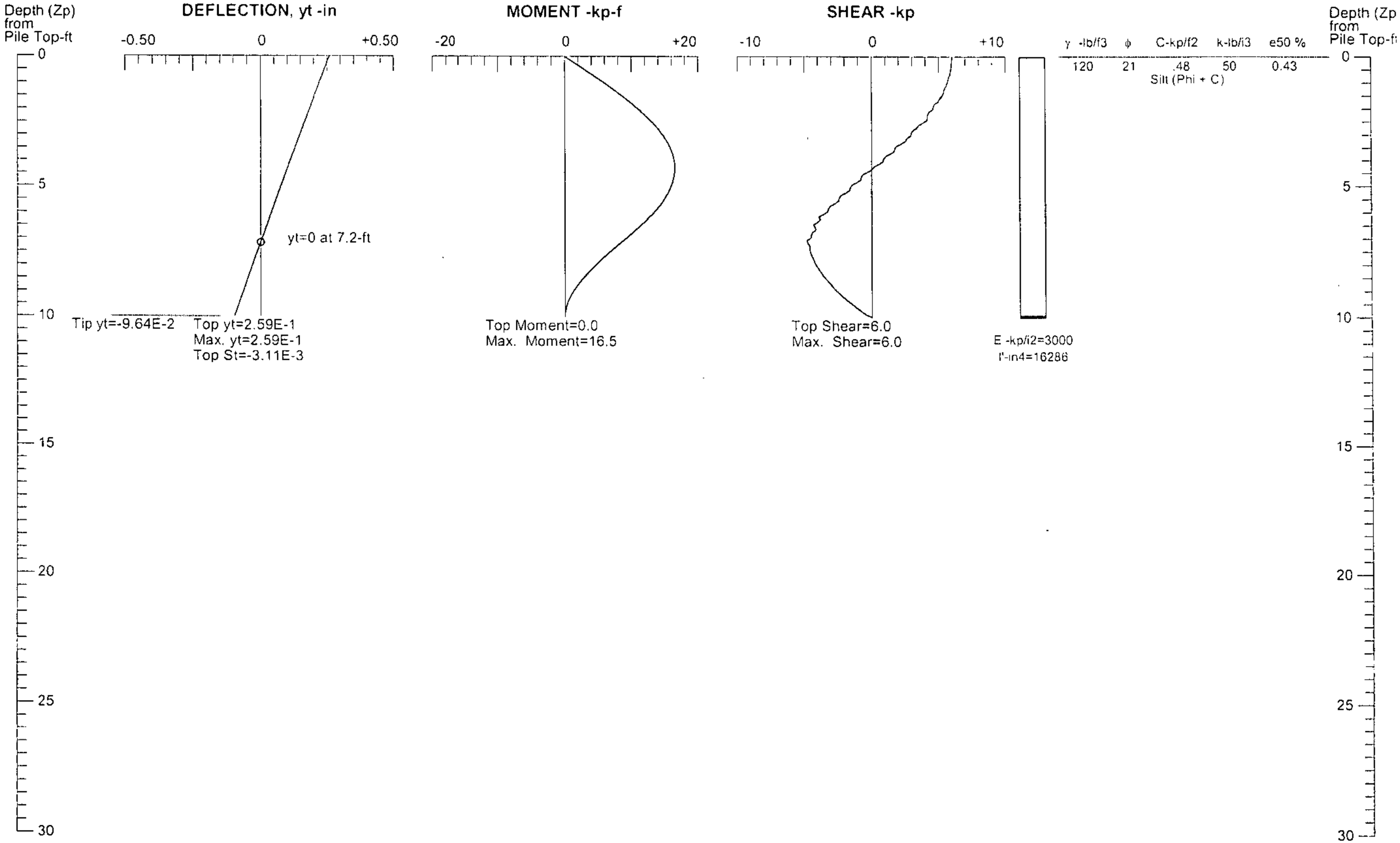
DIRECT SHEAR

Job No: 1581.00

Plate No: B- 8

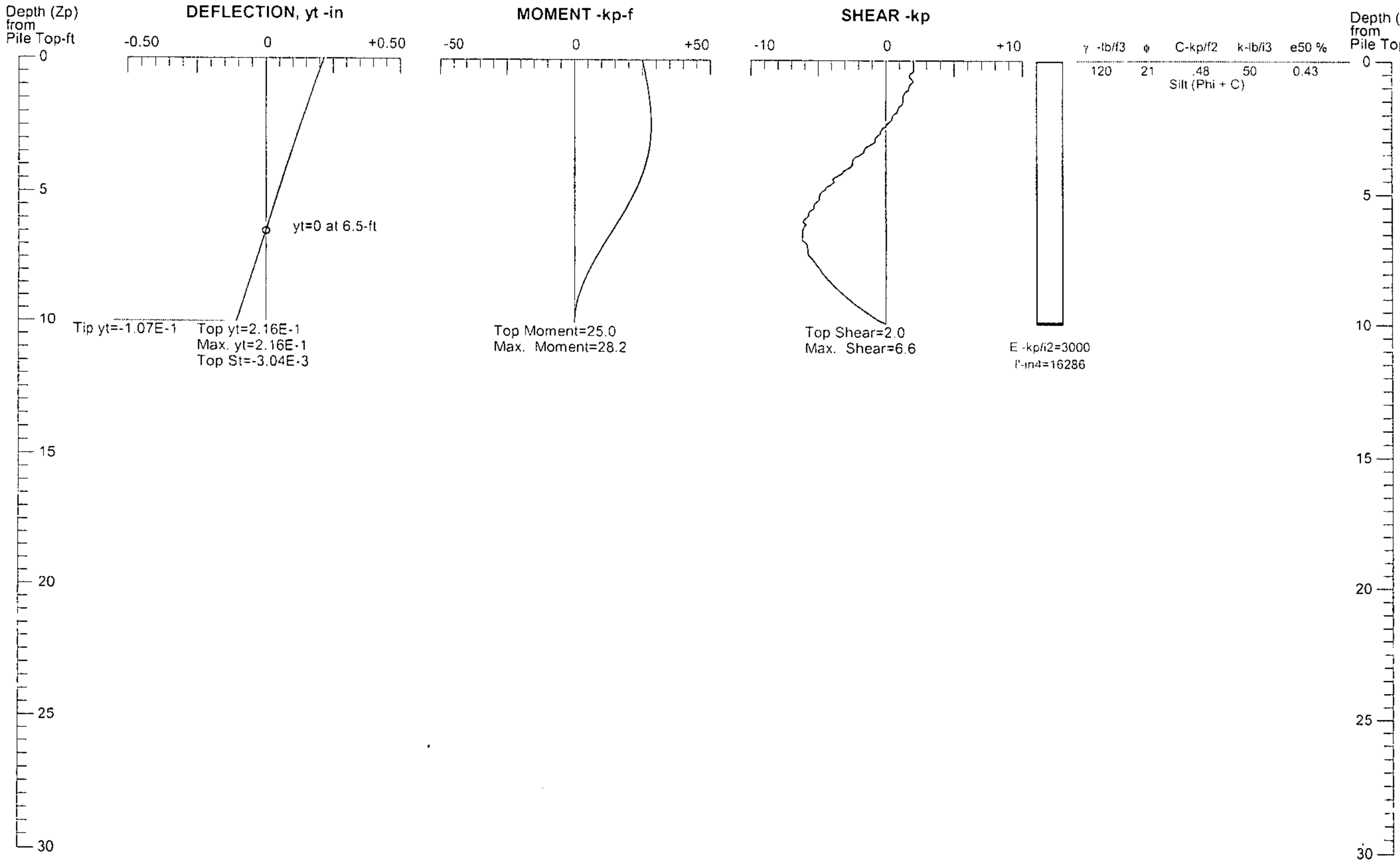
PILE DEFLECTION & FORCE vs DEPTH

Single Pile, Khead=1, Kbc=1



PILE DEFLECTION & FORCE vs DEPTH

Single Pile, Khead=1, Kbc=1



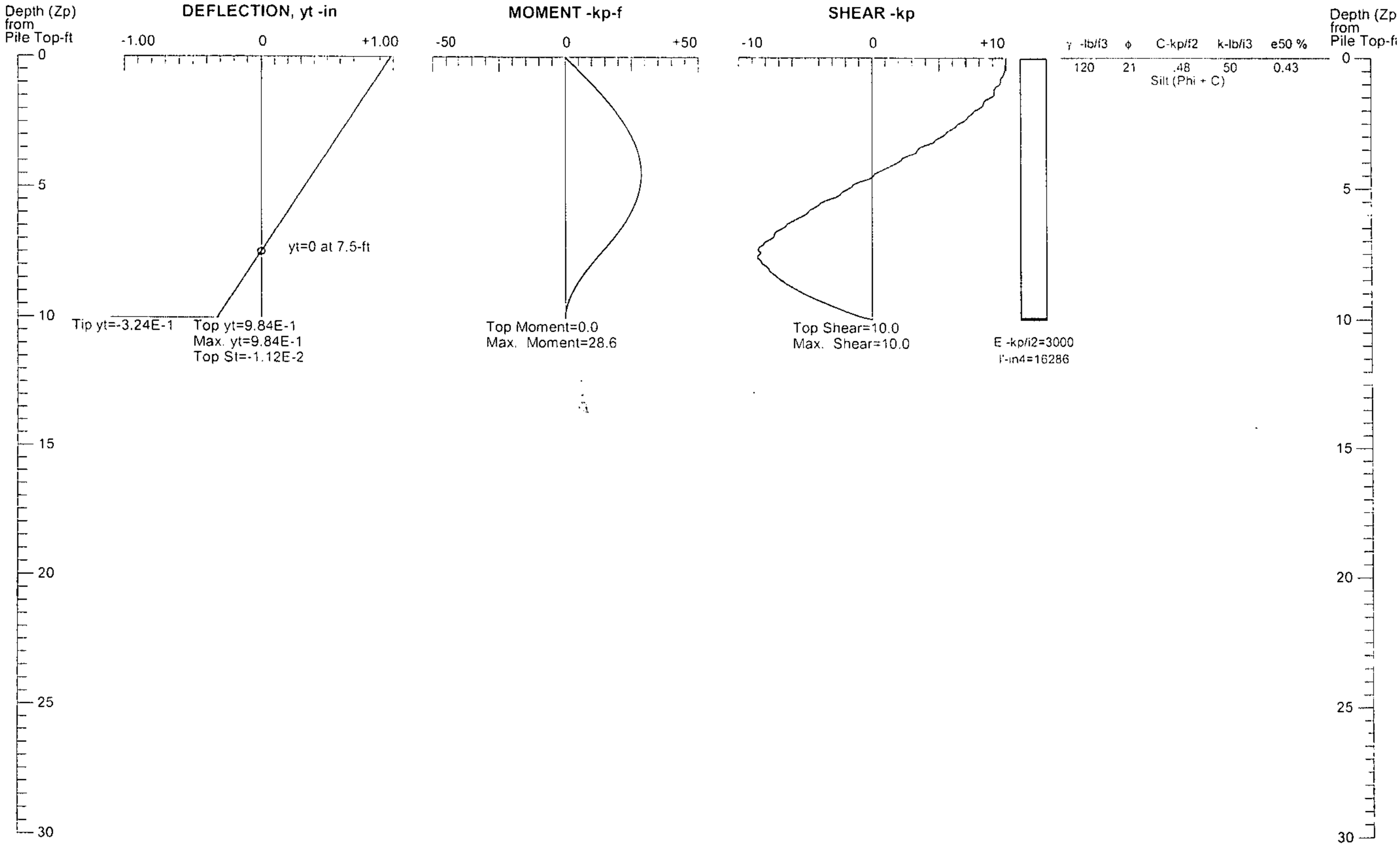
CivilTech Software

J.N. 1806.00
N. Retaining Wall

PLATE A-2

PILE DEFLECTION & FORCE vs DEPTH

Single Pile, Khead=1, Kbc=1



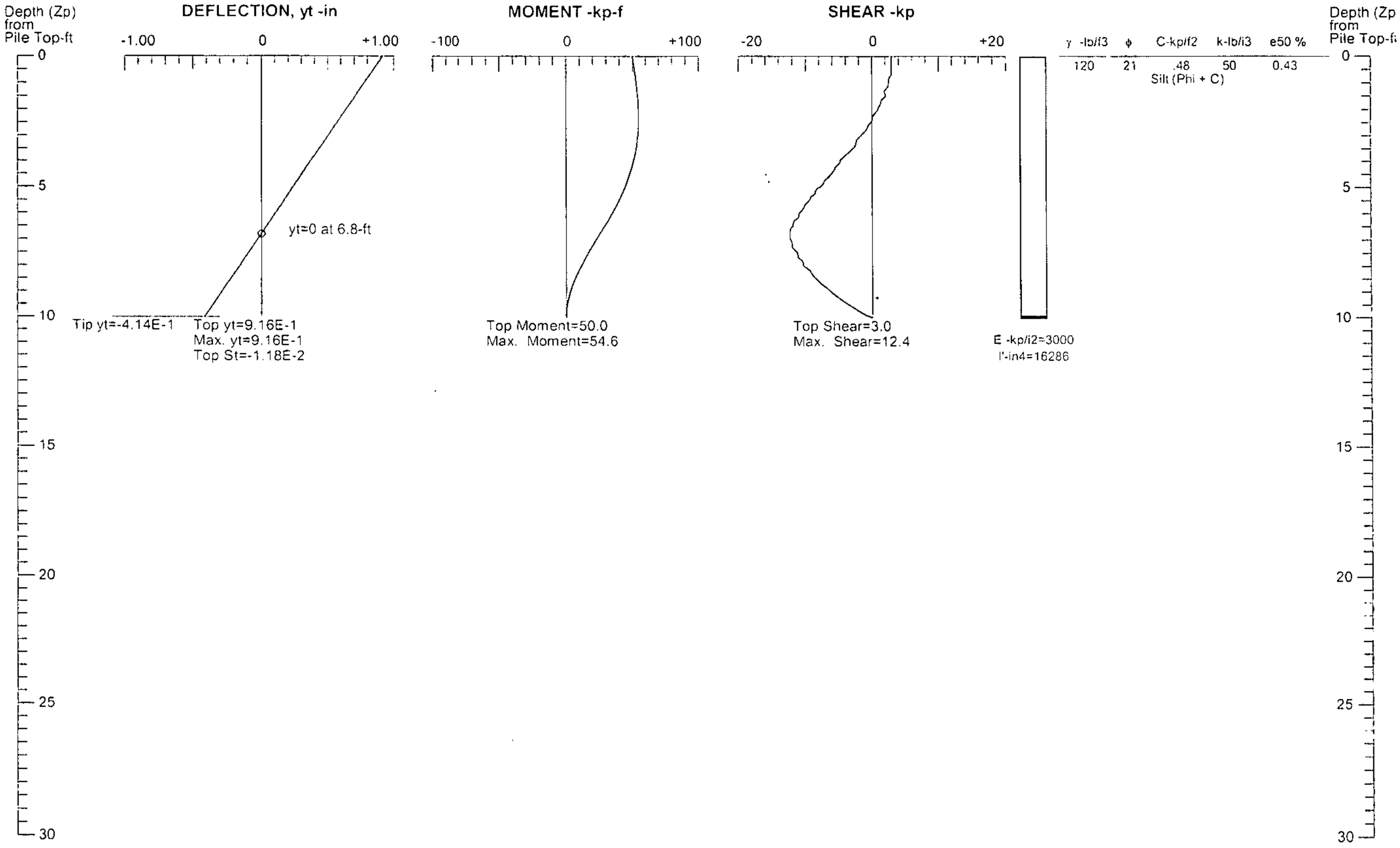
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J.N. 1806.00
N. Retaining Wall

PLATE A-3

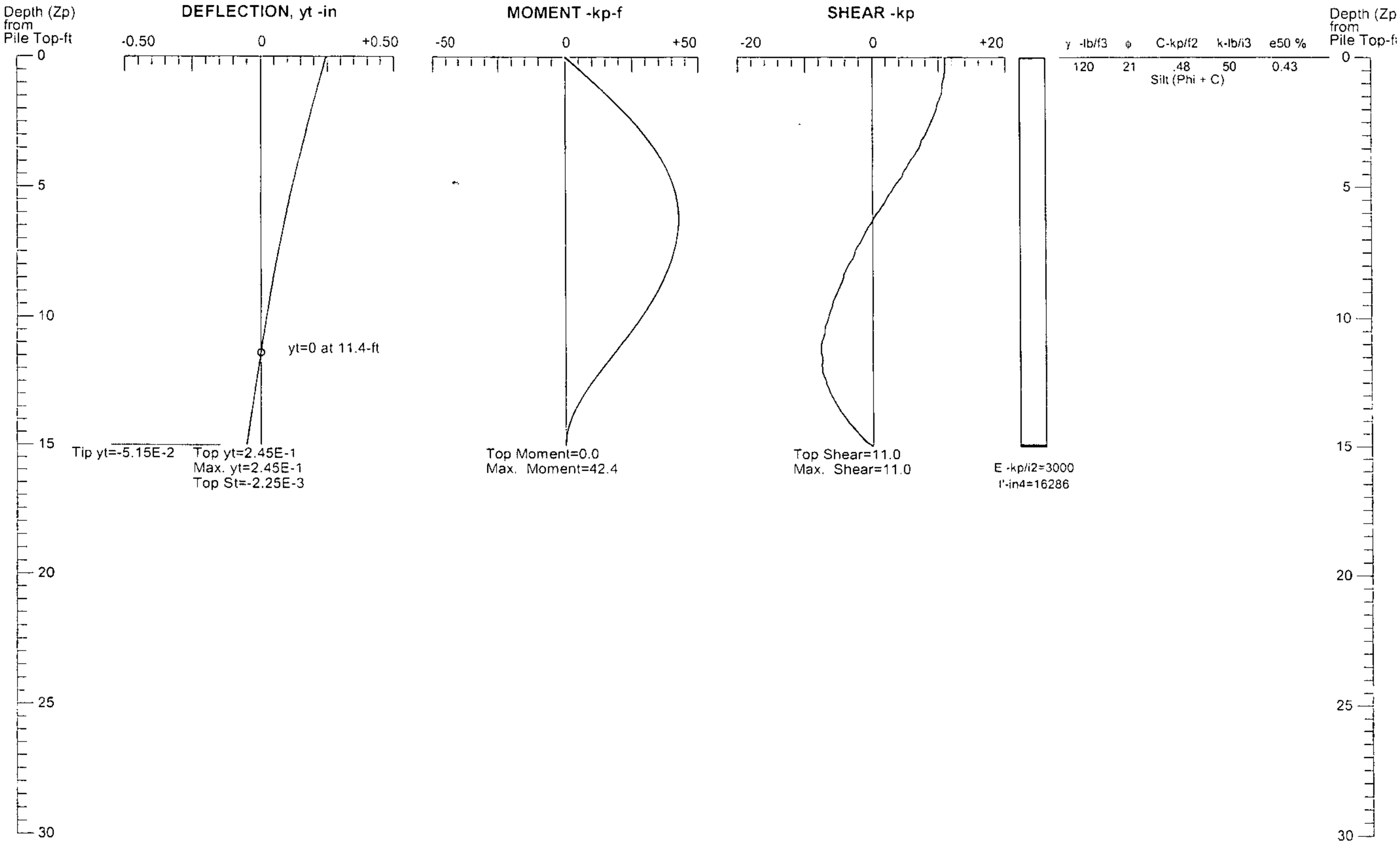
PILE DEFLECTION & FORCE vs DEPTH

Single Pile, Khead=1, Kbc=1



PILE DEFLECTION & FORCE vs DEPTH

Single Pile, Khead=1, Kbc=1



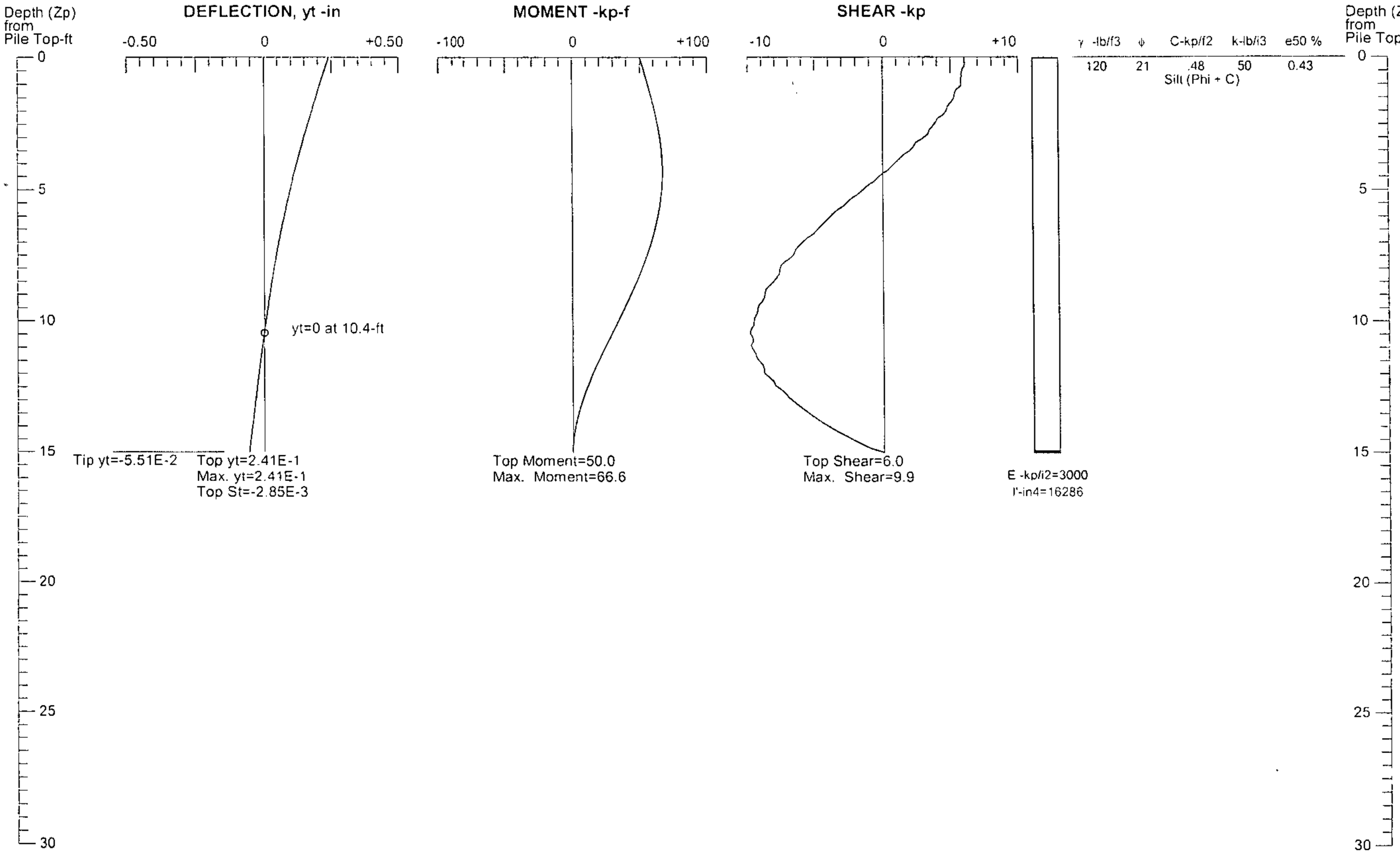
CivilTech Software

J.N. 1806.00
N. Retaining Wall

PLATE A-5

PILE DEFLECTION & FORCE vs DEPTH

Single Pile, Khead=1, Kbc=1



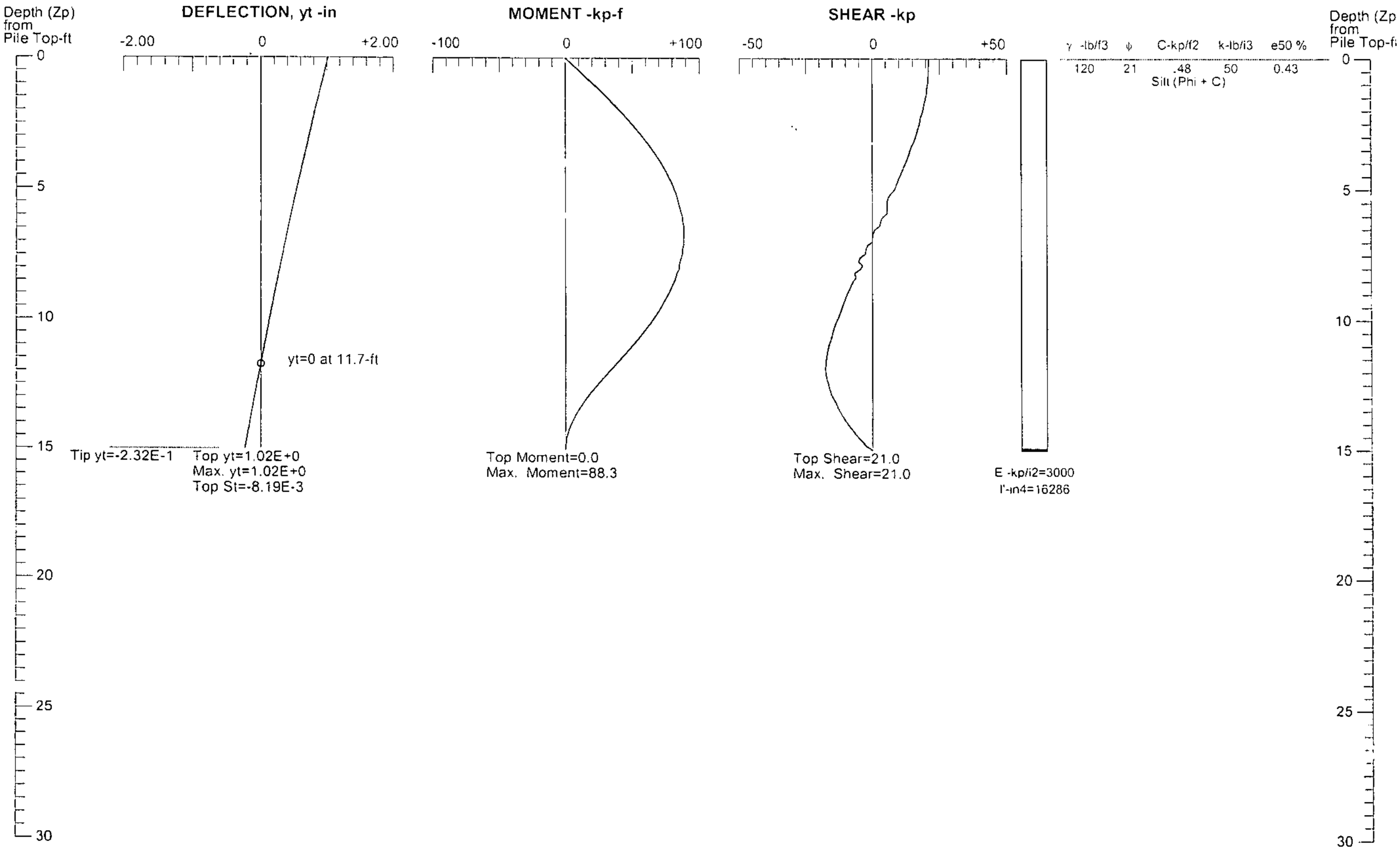
CivilTech Software

J.N. 1806.00
N. Retaining Wall

PLATE A-6

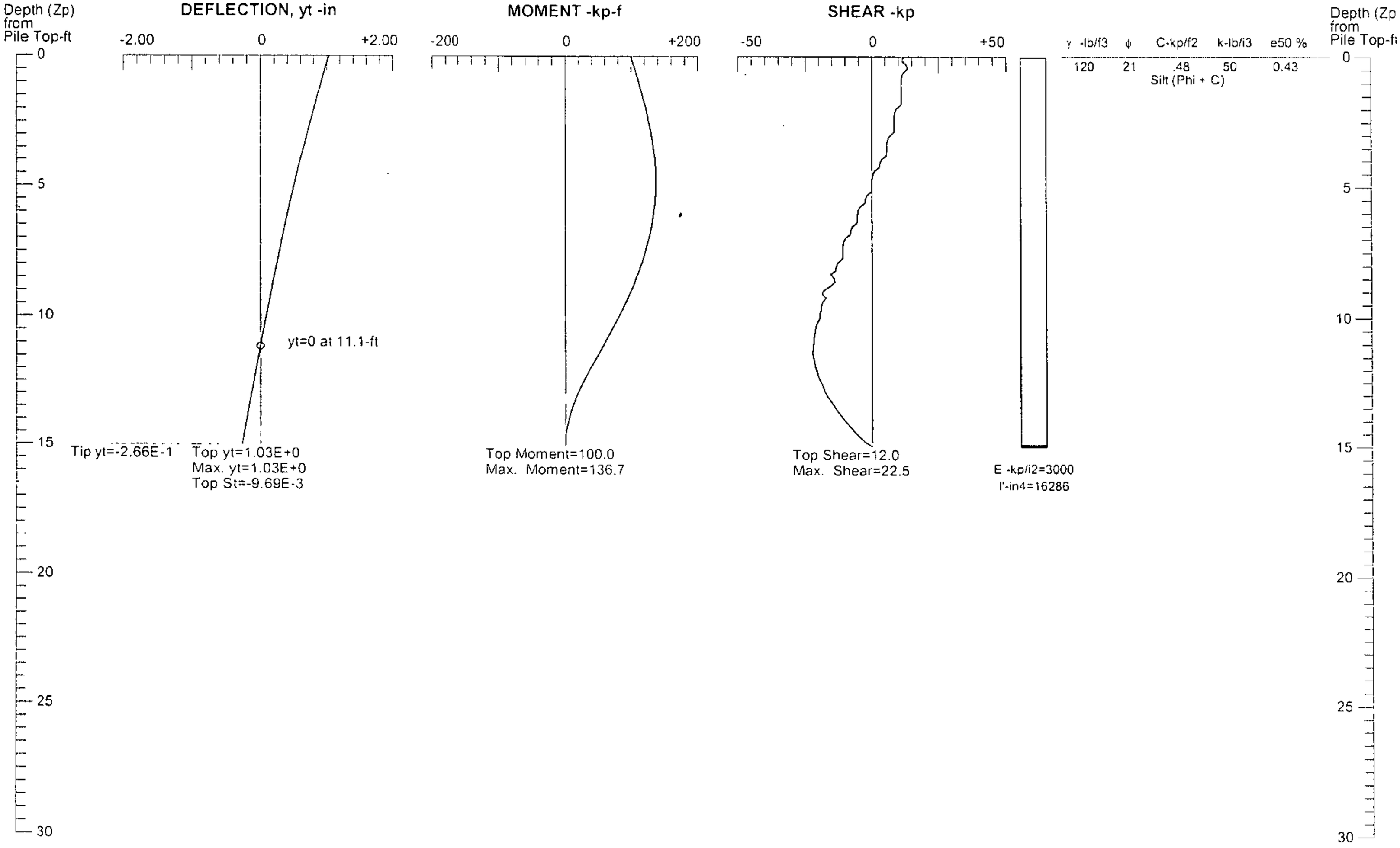
PILE DEFLECTION & FORCE vs DEPTH

Single Pile, Khead=1, Kbc=1



PILE DEFLECTION & FORCE vs DEPTH

Single Pile, Khead=1, Kbc=1



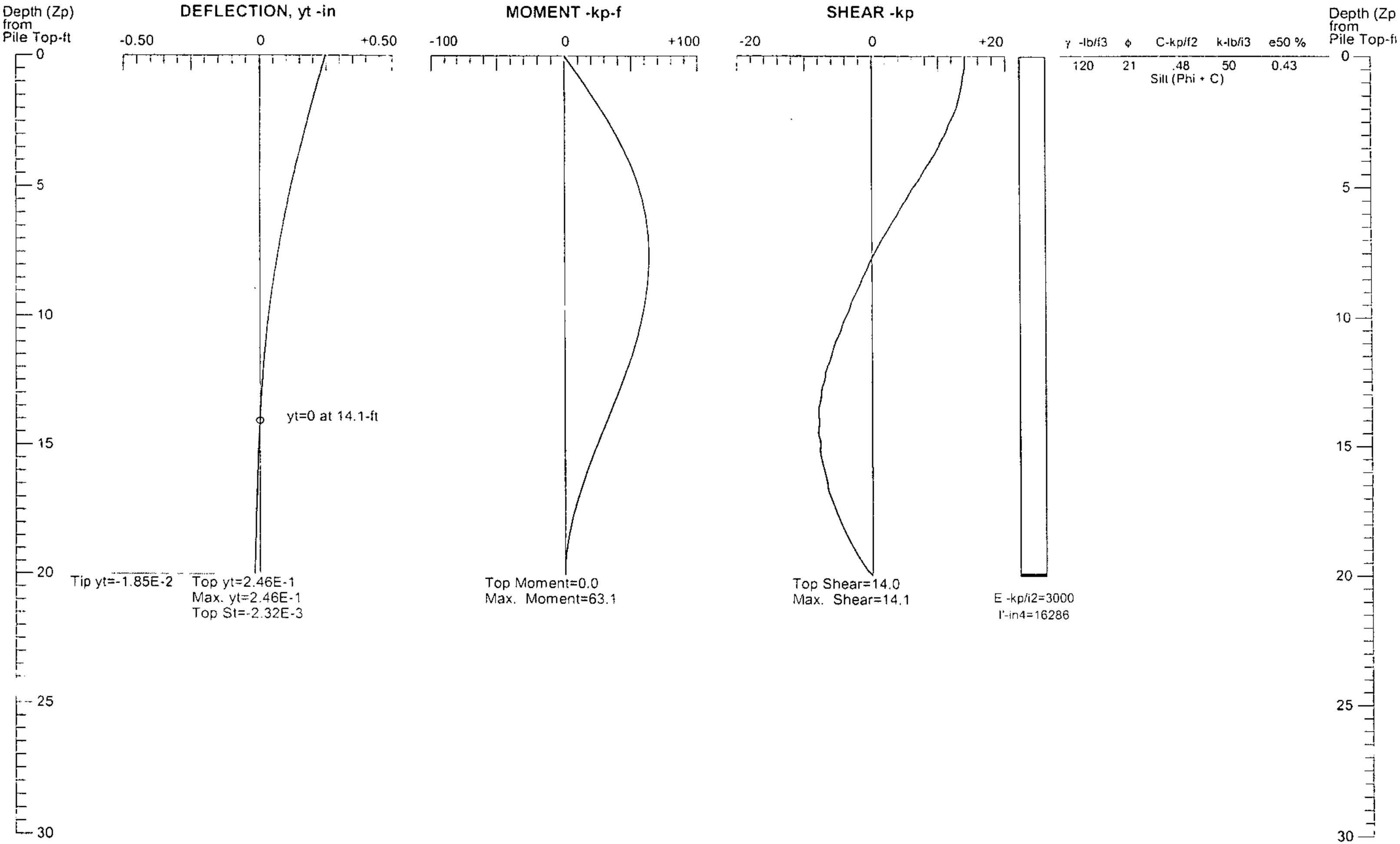
CivilTech Software

J.N. 1806.00
N. Retaining Wall

PLATE A-8

PILE DEFLECTION & FORCE vs DEPTH

Single Pile, Khead=1, Kbc=1



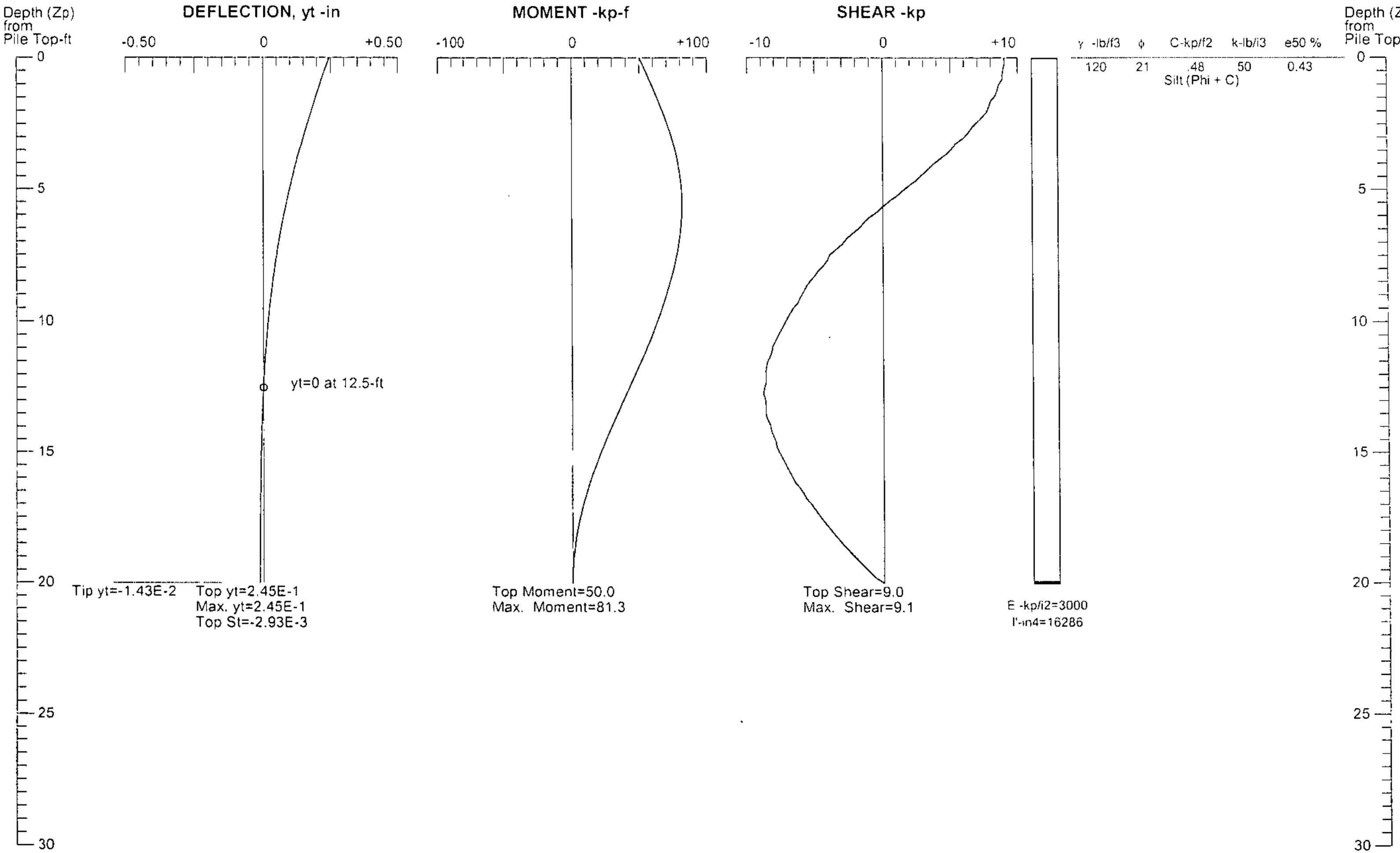
CivilTech Software

J.N. 1806.00
N. Retaining Wall

PLATE A-9

PILE DEFLECTION & FORCE vs DEPTH

Single Pile, Khead=1, Kbc=1



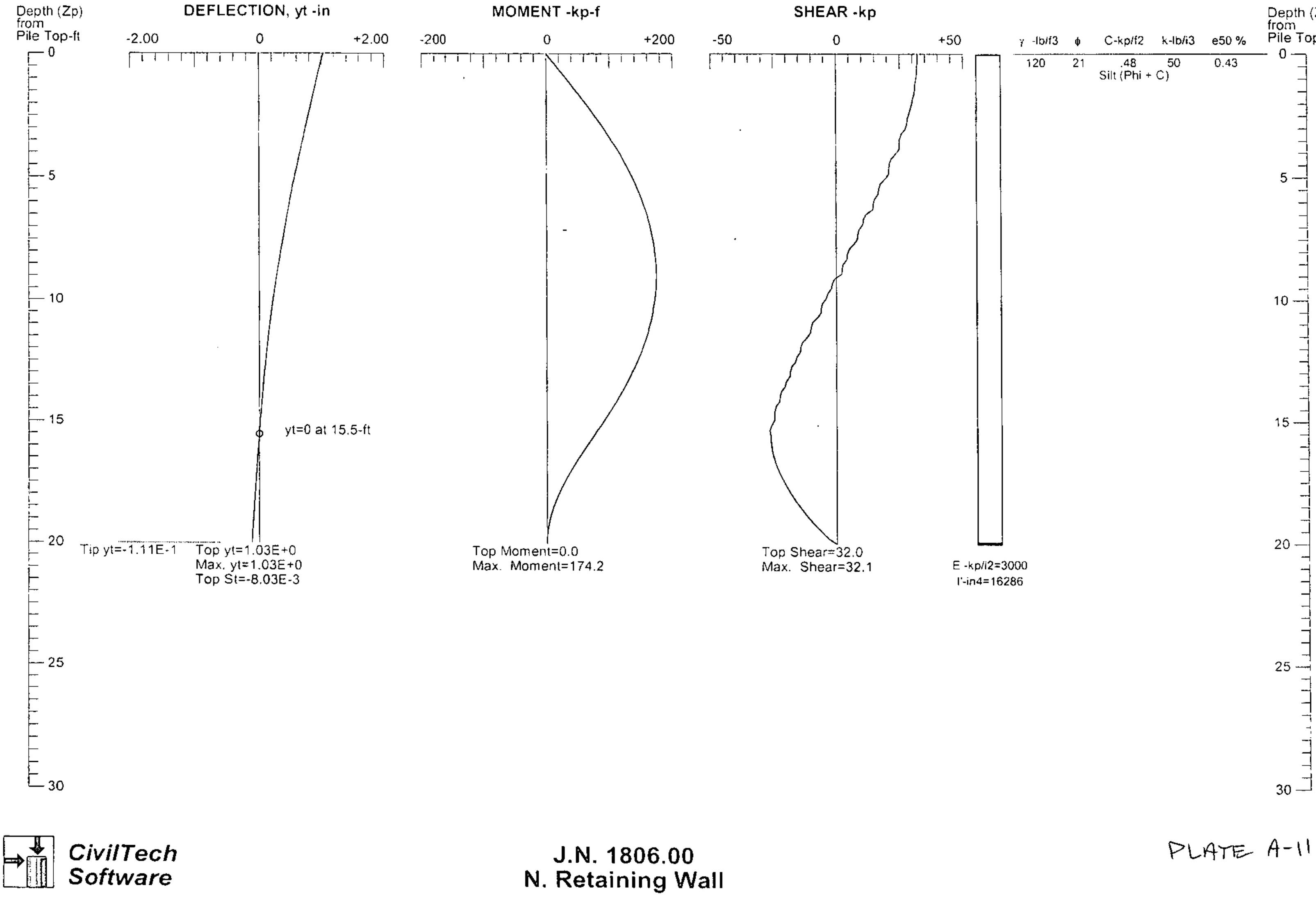
CivilTech Software

J.N. 1806.00
N. Retaining Wall

PLATE A-10

PILE DEFLECTION & FORCE vs DEPTH

Single Pile, Khead=1, Kbc=1



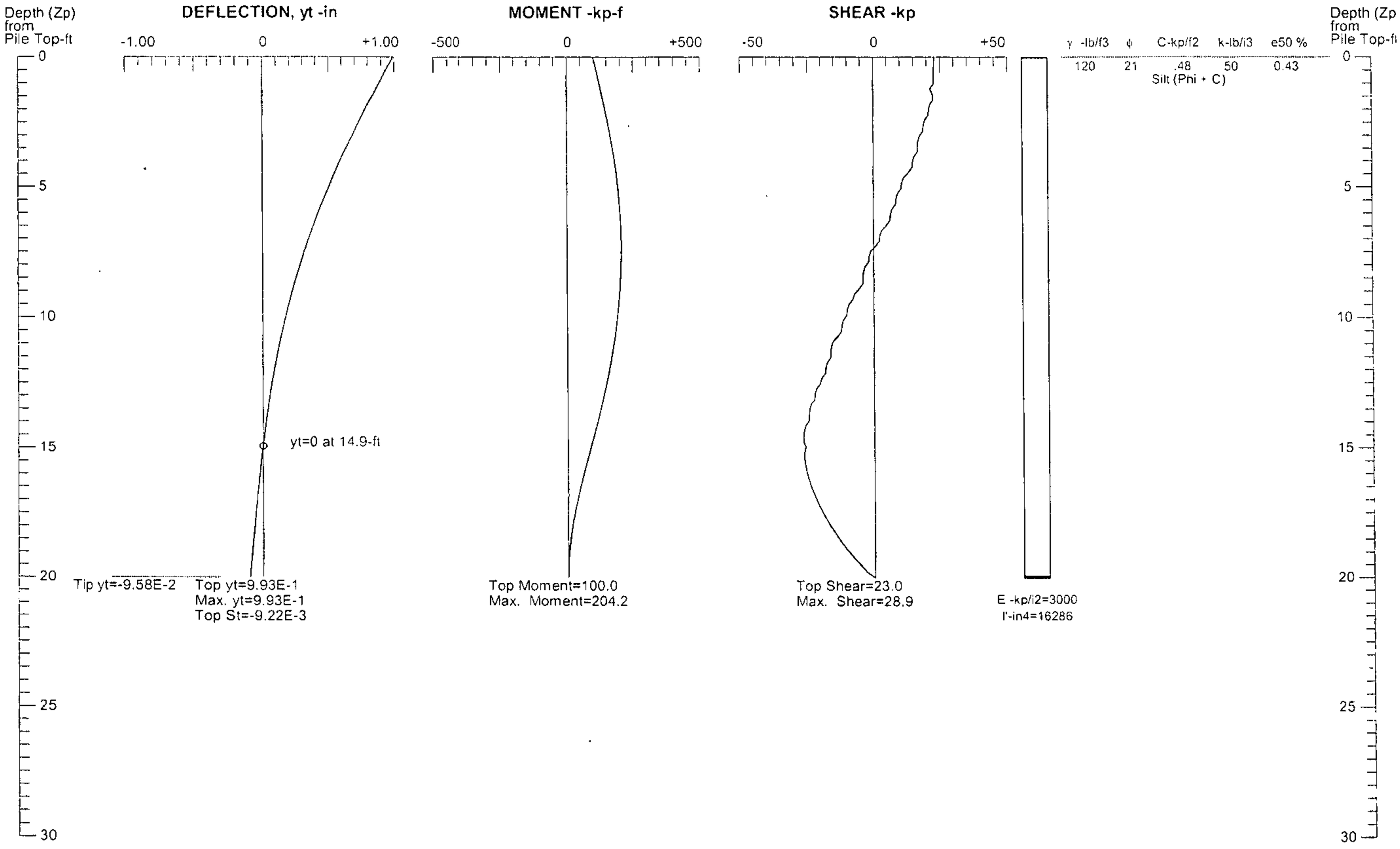
CivilTech Software

J.N. 1806.00
N. Retaining Wall

PLATE A-11

PILE DEFLECTION & FORCE vs DEPTH

Single Pile, Khead=1, Kbc=1



CivilTech Software

J.N. 1806.00
N. Retaining Wall

PLATE A-12

Rankine Active & Passive Pressures

J.N.:	1806.00
Client:	United Amer. Properties
Description:	Deadman passive

C, Soil Cohesion (psf)	0
φ. Soil Friction Angle (deg.)	21
γ, Soil Density (pcf)	120
H, Wall Height (ft)	1
Surcharge Load (lbs/ft)	0

Active Pressure:

Zo, Depth to Neutral (ft)	0.0
Ka (w/o cohesion)	0.47
σA, Sigma at Toe (psf)	56.6
EFP:Sigma at Toe/H (pcf)	56.6
PA, Total Force (lbs/ft)	28.3
EFP: Total (pcf)	56.6

Surcharge Force:

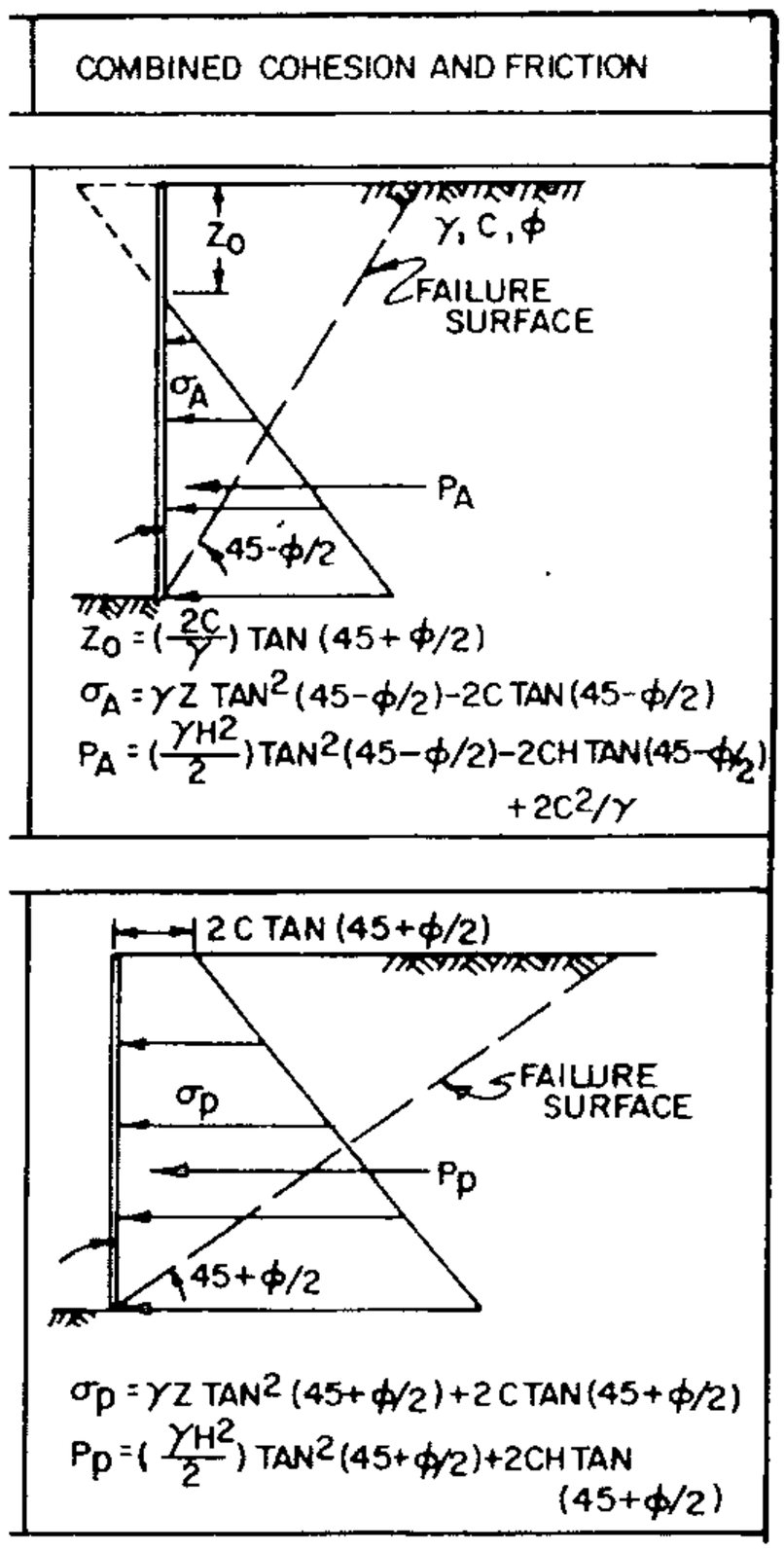
Total Lateral Force (lbs/ft)	0.0
EFP (pcf)	0.0

Passive Pressure:

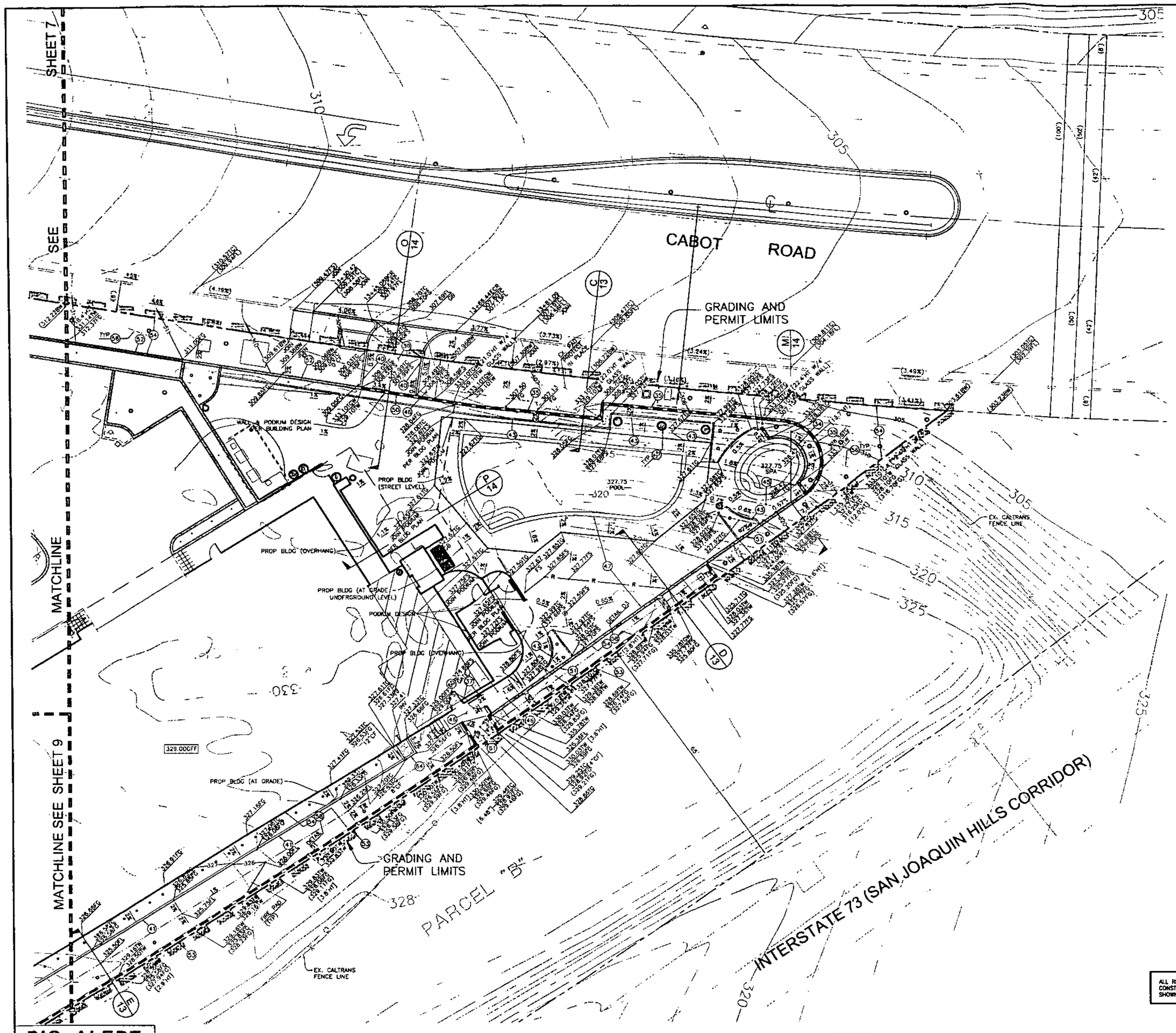
Kp (w/o cohesion)	2.11
σp Sigma at Toe (psf)	253.5
EFP:Sigma at Toe/H (pcf)	253.5
PP, Total Force (lbs/ft)	126.8
EFP: Total (pcf)	253.5

At-Rest Pressure:

Ko (1-sin(φ)) w/o cohesion	0.64
EFP (pcf) w/o cohesion	77.0



from: NAVFAC 7.2-62



CONSTRUCTION NOTES

(54) CONSTRUCT WALL W/FOUNTAIN PER LANDSCAPE PLAN LC-01 & LC-03
(55) CONSTRUCT LOCK & LOAD RETAINING WALL PER ABI ENGINEERING
(57) INSTALL KNOX KEY BOX PER FIRE MASTER PLAN
(39) CONSTRUCT 8" PCC OVER 4" AB DRIVEWAY
(40) CONSTRUCT 6" CURB (A1-6(150)) PER SWPPC STD PLAN 120-2
(41) CONSTRUCT 12" CURB PER MODIFIED SWPPC STD PLAN 120-2 & DETAIL J ON SHT 2
(43) CONSTRUCT 4" PLANTER CURB PER LANDSCAPE PLAN LC-01
(45) CONSTRUCT INTERLOCKING PAVING SIDEWALK PER LANDSCAPE PLAN LC-01
(46) CONSTRUCT 4" PCC OVER 4" AB SIDEWALK - SEE DETAIL C ON SHT 2
(47) CONSTRUCT COLORED CONCRETE PAVING (POOL DECK) PER LANDSCAPE ARCH PLAN NO LC-02
(50) CONSTRUCT STUCCO RETAINING WALL WITH GLASS FENCING PER ARCHITECT PLAN
(51) CONSTRUCT RETAINING WALL WITH 8' (MIN) SOUND WALL PER ARCHITECT PLAN
(52) CONSTRUCT STUCCO RETAINING WALL W/BLOCK OR GLASS WALL PER ARCHITECT PLAN
(53) CONSTRUCT RETAINING WALL PER SEPARATE PLANS & PERMIT
(54) LANDSCAPE PER LANDSCAPE PLAN NO. LC-01
(55) CONSTRUCT CORTEEN STEEL PLANTER PER LANDSCAPE ARCH PLAN NO. LC-01
(56) INSTALL TREE PER LANDSCAPE PLAN LP-01
(58) CONSTRUCT BIORETENTION PER DETAIL D1 - D3 ON SHT 3
(60) CONSTRUCT GATE PER LANDSCAPE PLAN NO. LC-01
(61) DG SIDEWALK PER LANDSCAPE PLAN NO. LC-01
(64) CONSTRUCT 8" CURB (A1-8(200) PER SWPPC STD PLAN 120-2

LEGEND

AB	AGGREGATE BASE		RIGHT OF WAY
BCR	BEGIN CURB RETURN		CENTER LINE
BLDG	BUILDING	R	RIDGE LINE
BW	BACK OF WALK	V	VALLEY LINE
CL	CENTERLINE	GB	GRADE BREAK
DG	DECOMPOSED GRANITE		GRADING AND PERMIT LIMITS
ECR	END CURVE RETURN		
EX	EXISTING		
FF	FINISHED FLOOR		PROP TREE
FG	FINISHED GRADE		
FL	FLOW LINE		
FS	FINISH SURFACE		
GB	GRADE BREAK		
HP	HIGH POINT		
HT	HEIGHT		
INV	INVERT		
MIN	MINIMUM		
PA	PLANTER AREA		
PCC	PORTLAND CEMENT CONCRETE		
PL	PROPERTY LINE		
PROP	PROPOSED		
R/W	RIGHT OF WAY		
SHT	SHEET		
TC	TOP OF CURB		
TG	TOP OF GRATE		
TGW	TOP OF GLASS WALL		
TW	TOP OF WALL		
TYP	TYPICAL		
W/	WITH		

ALL RETAINING WALLS, POOLS, AND SPAS TO BE CONSTRUCTED PER SEPARATE PLANS & PERMITS. SHOWN FOR REFERENCE ONLY.

10' 0' 5' 10'
SCALE: 1" = 10'

DIG ALERT
DIAL TOLL FREE 1-800-227-2600 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL USA DIG ALERT AT 1-800-227-2600, 48 HOURS BEFORE ANY EXCAVATION.

NO.	DATE	REVISIONS	APP'D	DATE

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949 474-1960 fax 949 474-5313 www.fuscoe.com
DEBRA VALLE SCHALES RCE#43101 5/9/13 DATE

PERMIT # G12-23

DRAWN:	MI
DESIGN:	DS
CHECKED:	DS
SCALE:	AS SHOWN
JOB NO.:	121301
DATE:	2013/03/12

PRECISE GRADING
CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

SHEET 8 OF 15

2013/03/12
CAREER LOFTS
PRECISE GRADING PLAN
3RD GRADING PLAN CHECK SUBMITTAL

CABOT ROAD-STA 11+25.00 (A)
SCALE: 1"=4'

CABOT ROAD-STA 12+50.00 (B)
SCALE: 1"=4'

CABOT ROAD-STA 14+00.00 (C)
SCALE: 1"=4'

SECTION D-D (D)
SCALE: 1"=4'

SECTION E-E (E)
SCALE: 1"=4'

SECTION F-F (F)
SCALE: 1"=4'

SECTION G-G (G)
SCALE: 1"=4'

SECTION H-H (H)
SCALE: 1"=4'

SECTION I-I (I)
SCALE: 1"=4'

NO.	DATE	REVISIONS	APP'D	DATE

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
(949) 474-1960 • fax 949.474.5315 • www.fuscoe.com
DEBRA VALLE SCHALES RCE#043101 5/14/13 DATE

PERMIT # G12-23

SECTIONS
CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

DRAWN:	MI
DESIGN:	DS
CHECKED:	DS
SCALE:	AS SHOWN
JOB NO.:	1213.01
DATE:	2013/03/12
SHEET	13 OF 15

2013/03/12
3RD GRADING PLAN CHECK SUBMITTAL

ALBUS-KEEFE & ASSOCIATES, INC.
GEOTECHNICAL CONSULTANTS

June 24, 2013
J.N.: 1806.00

Mr. Greg Clayton
United American Properties
4699 Jamboree Road
Newport Beach, California 92660

Subject: **Recommendations for Design of North Pile Wall, Career Lofts Development, 28100 Cabot Road, Laguna Niguel, California.**

Reference: *Updated Geotechnical Report in Support of Construction Drawings, Career Lofts, Proposed Apartment Complex, 28100 Cabot Road, Laguna Niguel, California*, dated June 19, 2012, prepared by Albus-Keefe & Associates, Inc. (J.N.: 1806.00).

Dear Mr. Clayton,

We are providing herein our recommendations for the design of the proposed pile wall to be constructed at the north end of the project. We understand the wall system will consist of soldier piles that will include a column extension above the ground surface to attach retaining panels for a maximum height of about 22 feet. The wall system will include a concrete tie-back beam at each column pined at a depth of about 6 feet from the top of the wall. The tie-beams will then extend back into the backfill and be attached to a continuous deadman beam.

Analyses

We have performed engineering analyses to calculate the lateral capacity of piles using the computer program Allpile (ver. 7.4). Allpile essentially executes the Com624P program by the FHWA to compute lateral capacity using the subgrade reaction theory. Soil conditions and properties are based on data contained in our referenced report. Within proximity to the proposed wall system at the north end of the project, the soil profile was modeled as fill to a depth of 25 feet then underlain by bedrock of the Capistrano Formation. Shear strength and modulus parameters used for the materials is summarized in Table I below.

RECEIVED
CITY C... COMMUNITY ... NOTE

TABLE 1
Summary of Soil Parameters

Depth (ft)	Material	Bulk Density (pcf)	Friction Angle (deg.)	Cohesion (psf)	Modulus of Subgrade Reaction (pci)
0-25	Fill	120	21	480	50

B13-1274

The shear strength of fill soils was based on the results of 2 direct shear tests on remolded materials. Copies of the two test results are attached herein in Appendix A as Plates B-4 and B-8. The tests indicated friction angles from 20 to 22 degrees and cohesion from 400 to 525 psf. The subgrade modulus was estimated using Figure 6 from NAVFAC 7.1 for a "stiff" clay.

Analyses were performed for pile lengths of 10, 15, and 20 feet and a diameter of 24 inches. A trial and error approach was performed for each pile to find a pair of shear and moment loadings that result in a deflection of ¼-inch. The resulting pair of loadings was then plotted to establish the relationship of allowable shear and moment for the considered deflection. The results are provided in Figure 1. The process was repeated for a deflection of 1 inch and the results are provided on Figure 2. Computer printouts of each analysis are provided in Appendix A.

To determine the passive resistance for the deadman, the Rankine passive pressure was calculated assuming onsite fill soils. The passive was determined assuming only frictional strength using a friction angle of 21 degrees. A summary of the calculation is attached in Appendix A. A value of 254 pcf was determined from the calculation. Since the cohesion component was ignored, no factor of safety was applied to this value to limit displacement.

Recommendations

Based on our analyses, the north retaining wall may be supported upon cast-in-place piles having a minimum diameter of 24 inches. The allowable shear and moment applied at the head of the pile at ground level should fall on or below the indicated limits for each pile length indicated in Figures 1 and 2. Generally, static loading is commonly limited to a deflection of ¼-inch while seismic loading is limited to 1 inch.

The deadman may be designed using a passive pressure of 250 pcf. The resistance value may be based on the depth from finish grade over the deadman. The deadman should be located behind a 1 to 1 plane projected up from the base of the retaining wall. As indicated in Table 6.3 of the referenced report, the wall should be designed for a restrained earth pressure of 70 pcf.

Conditions are anticipated to be suitable for uncased drilling. Shafts for piles should be observed by a representative of this firm prior to placement of reinforcing steel and concrete. Concrete should not be allowed to fall more than 4 feet. Concrete should be placed with a tremie tube kept below the surface of the concrete.

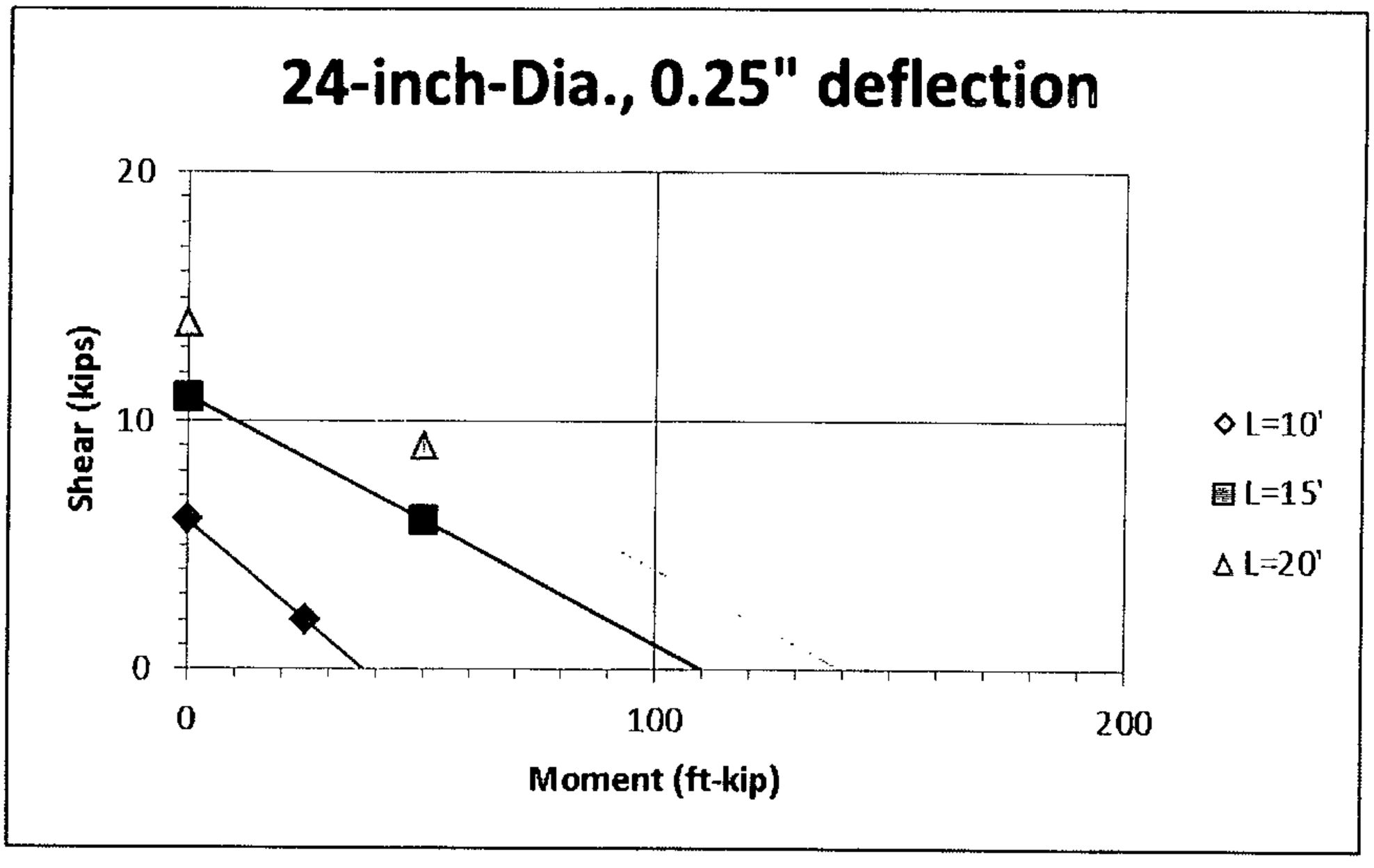


Figure 1

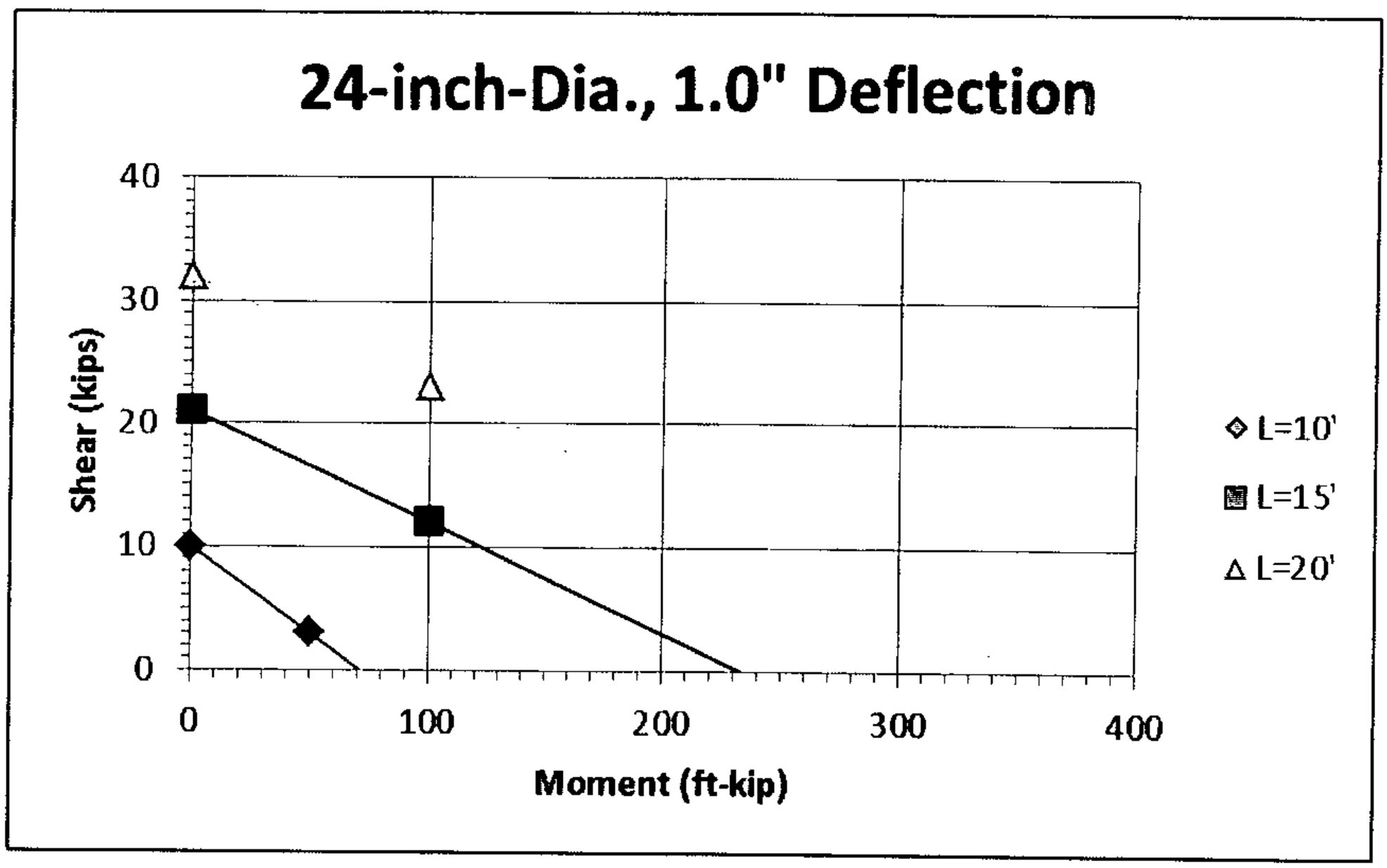


Figure 2

We hope this correspondence provides you the information required at this time. If there are any questions regarding the contents discussed herein, please do not hesitate to call.

Sincerely yours,

ALBUS-KEEFE & ASSOCIATES, INC.

David E. Albus
Principal Engineer
G.E. 2455



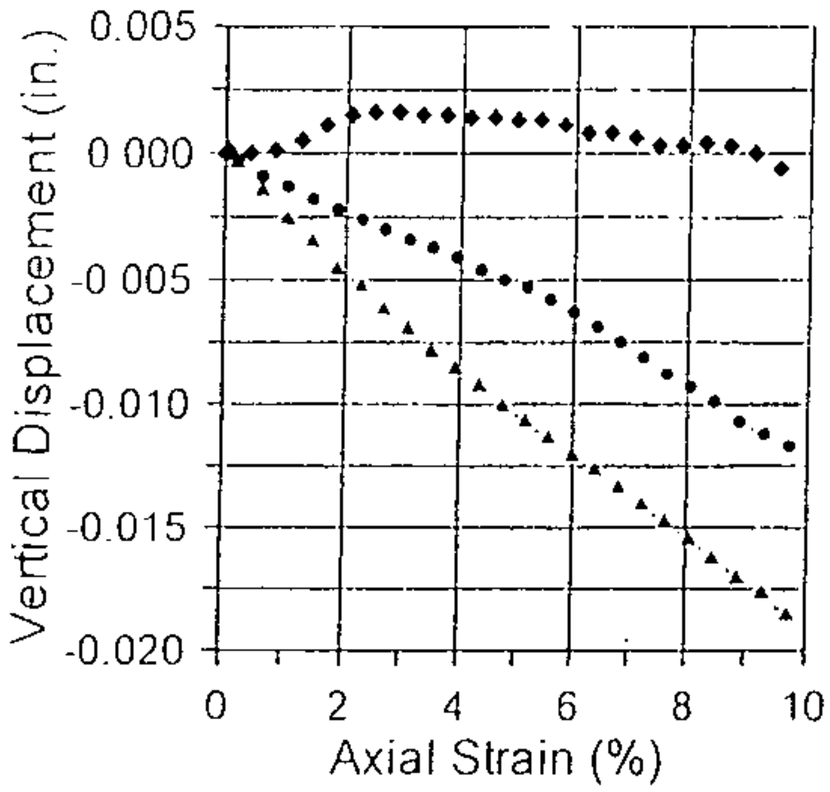
Enclosures:

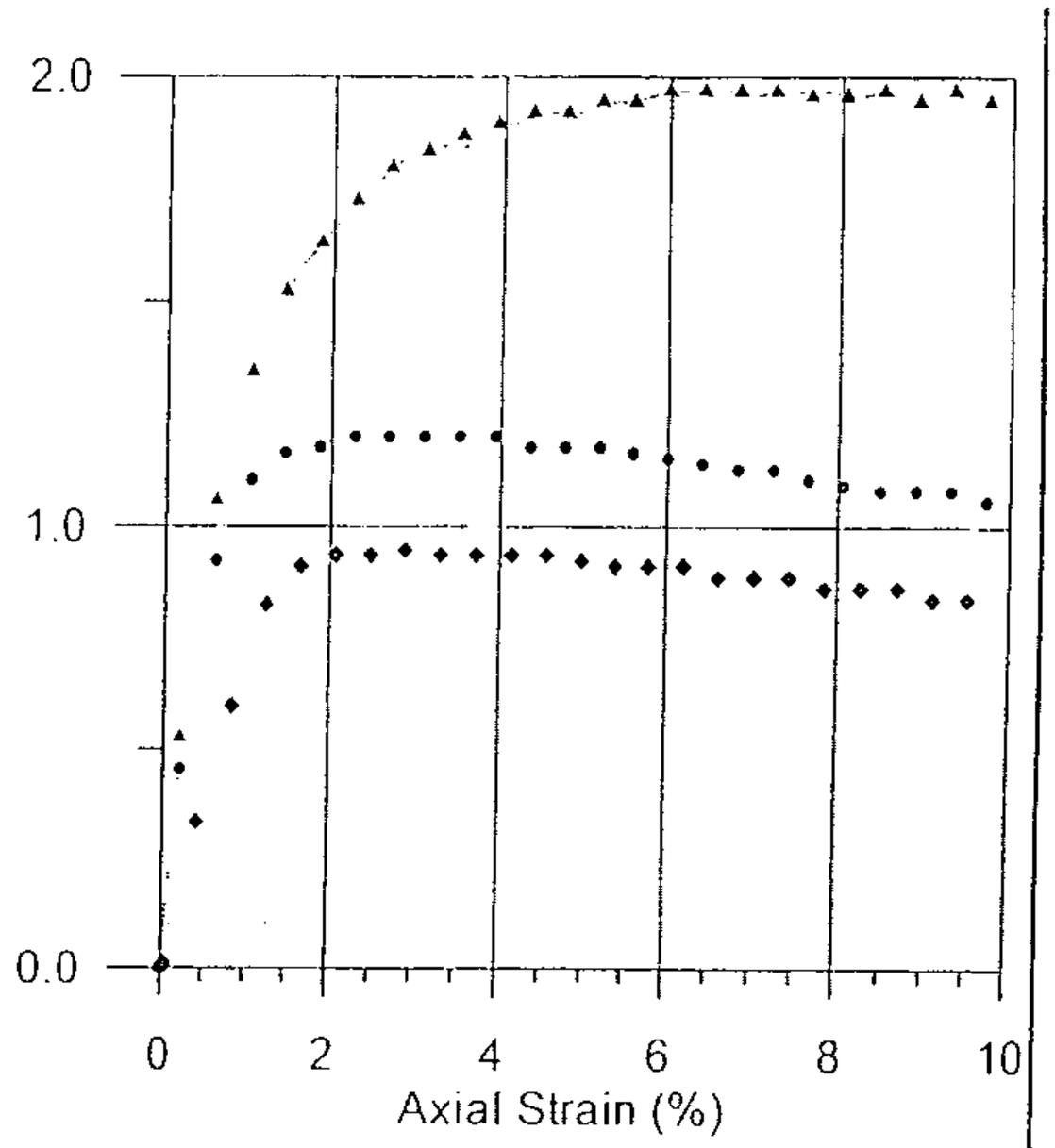
Appendix A

Plates B-4 and B-8 – Direct Shear Plots
Plates A-1 through A-12 - Allpile Printouts
Plate A-13 – Rankine Active and Passive Pressure

APPENDIX A

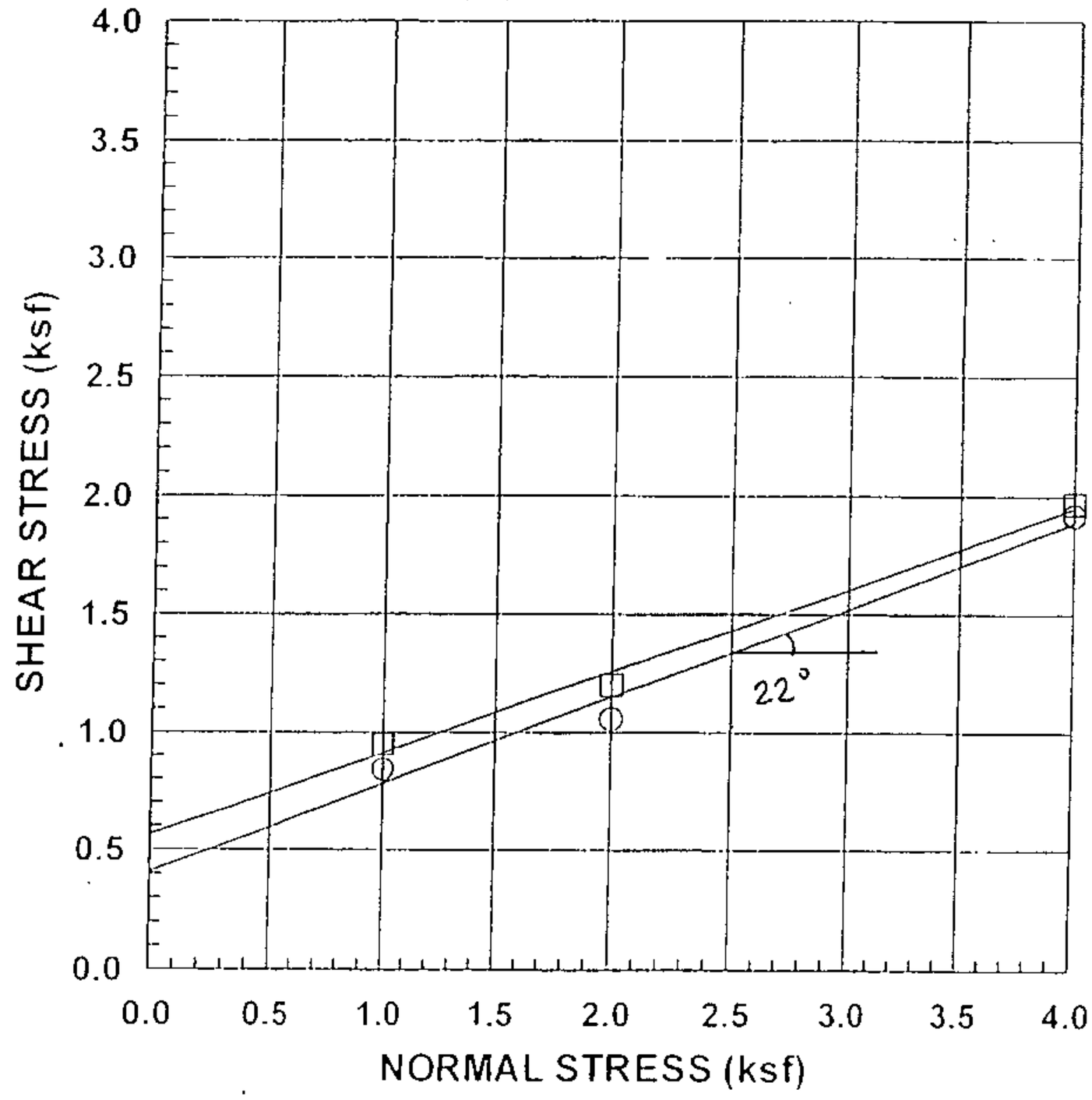
Specimen No.	1	2	3
Normal Stress (ksf)	1	2	4
Peak Stress (ksf)	0.948	1.2	1.968
Peak Displacement (in)	948	0.05	0.145
Ultimate Stress (ksf)	0.84	1.056	1.92
Ultimate Displacement (in)	0.24	0.245	0.245
Initial Dry Density	96.73	96.73	96 73
Initial Moisture Content (%)	17.53	17.53	17.53
Strain Rate (in/min)	0.010		





Strain Legend

- 1 Ksf
- 2 Ksf
- 4 Ksf



Strength Legend

- Peak
- Ultimate

SAMPLE LOCATION	SAMPLE TYPE	SAMPLE DESCRIPTION
B-1 @ 2-5'	Remolded - Saturated	Fat Clay (CH)

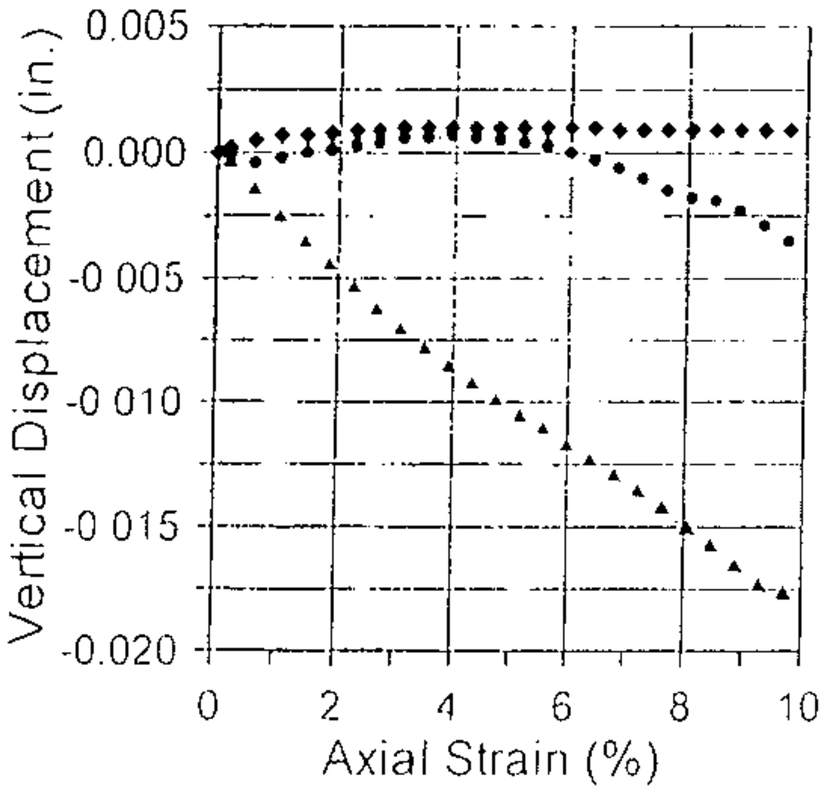
ALBUS-KEEFE & ASSOCIATES, INC.
GEOTECHNICAL CONSULTANTS

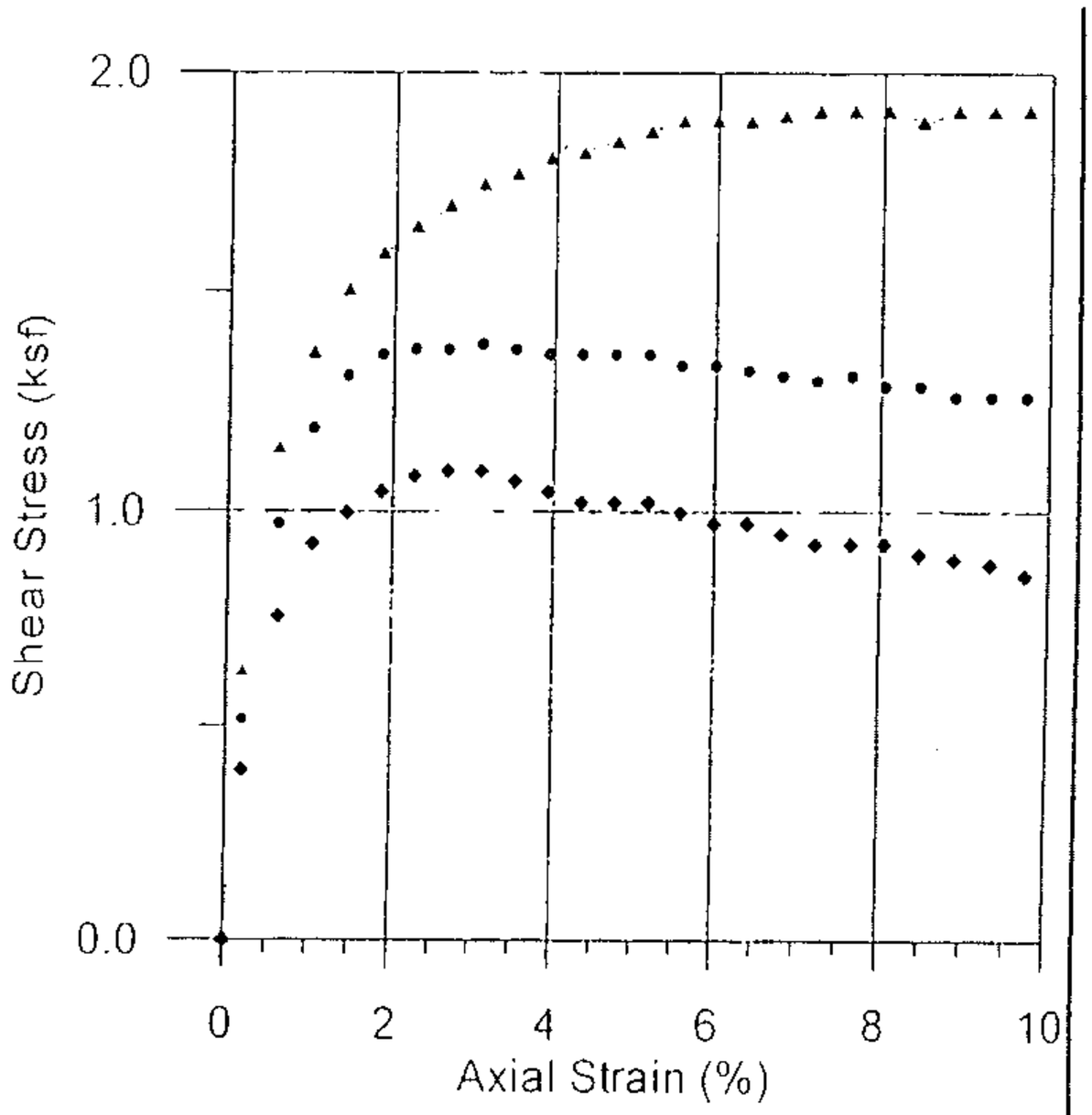
DIRECT SHEAR

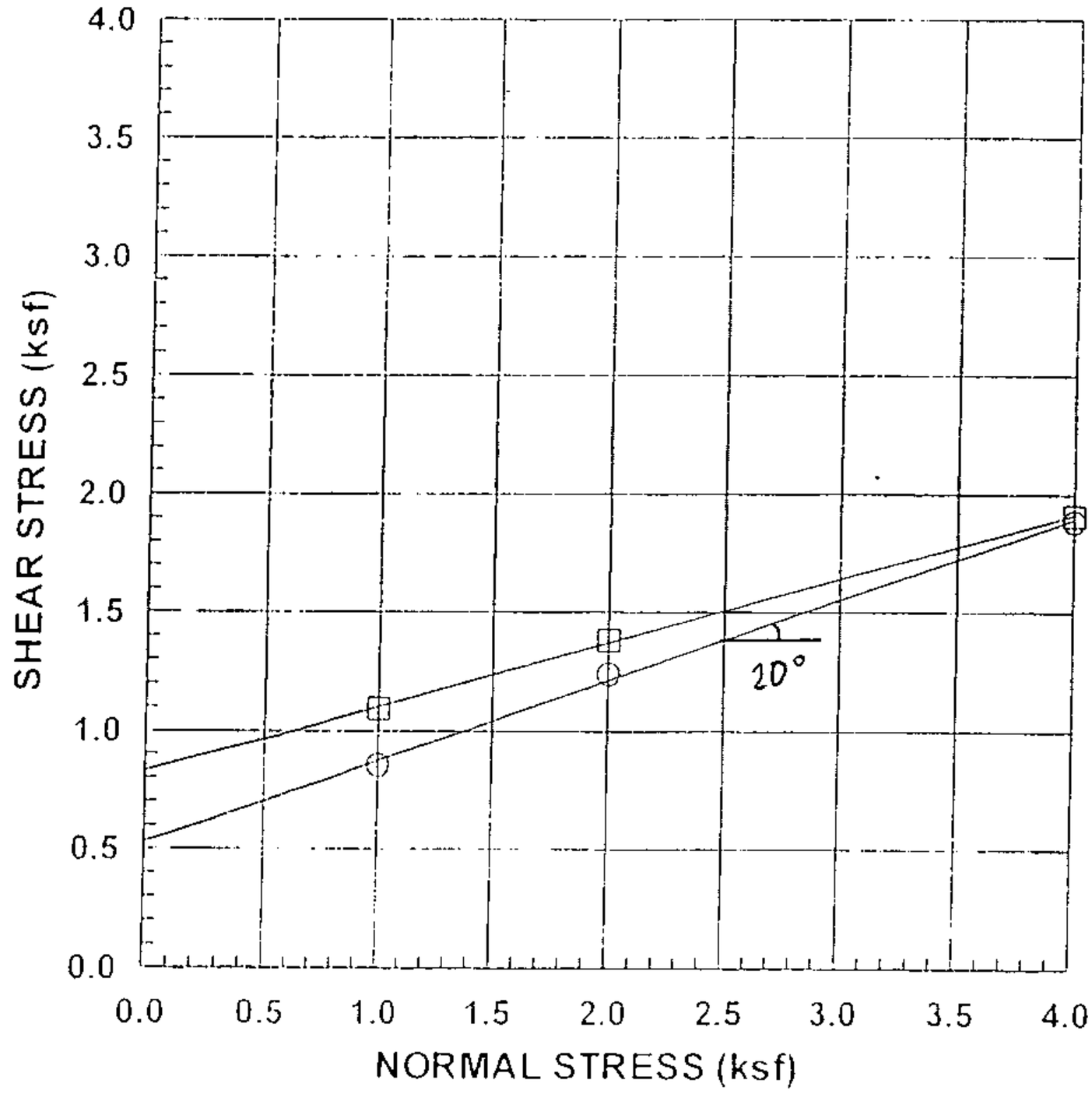
Job No: 1581.00

Plate No: B- 4

Specimen No	1	2	3
Normal Stress (ksf)	1	2	4
Peak Stress (ksf)	1.092	1 38	1.908
Peak Displacement (in)	0.065	0 06	0.14
Ultimate Stress (ksf)	0.852	1 236	1.884
Ultimate Displacement (in)	0.245	0.245	0.245
Initial Dry Density	102	102	102
Initial Moisture Content (%)	15 13	15 13	15 13
Strain Rate (in/min)	0 010		







Strain Legend

◆	1 Ksf
o	2 Ksf
▲	4 Ksf

Strength Legend

□	Peak
○	Ultimate

SAMPLE LOCATION	SAMPLE TYPE	SAMPLE DESCRIPTION
B-5 @ 2-5'	Remolded - Saturated	Fat Clay (CH)

ALBUS-KEEFE & ASSOCIATES, INC.
GEOTECHNICAL CONSULTANTS

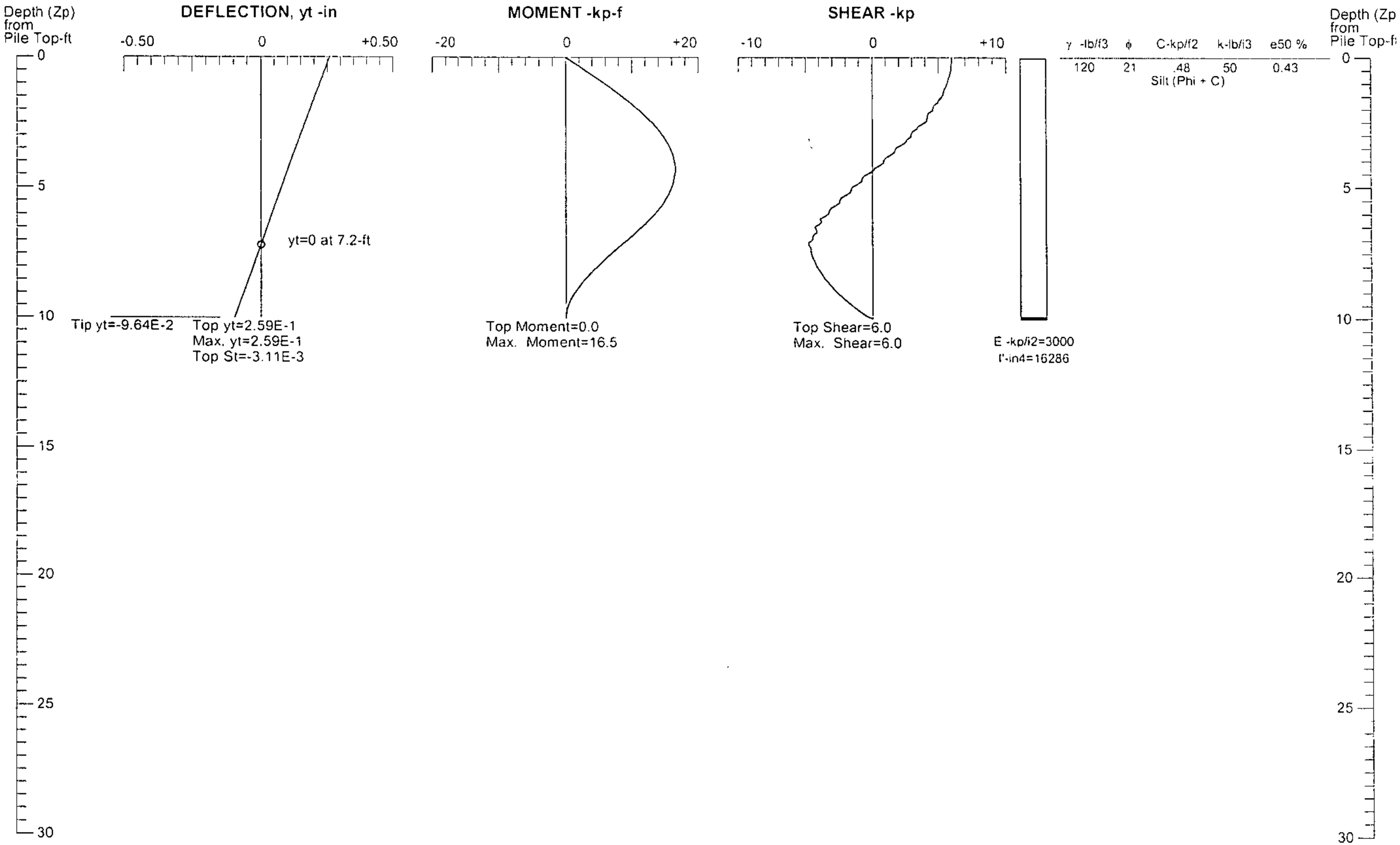
DIRECT SHEAR

Job No: 1581.00

Plate No: B- 8

PILE DEFLECTION & FORCE vs DEPTH

Single Pile, Khead=1, Kbc=1



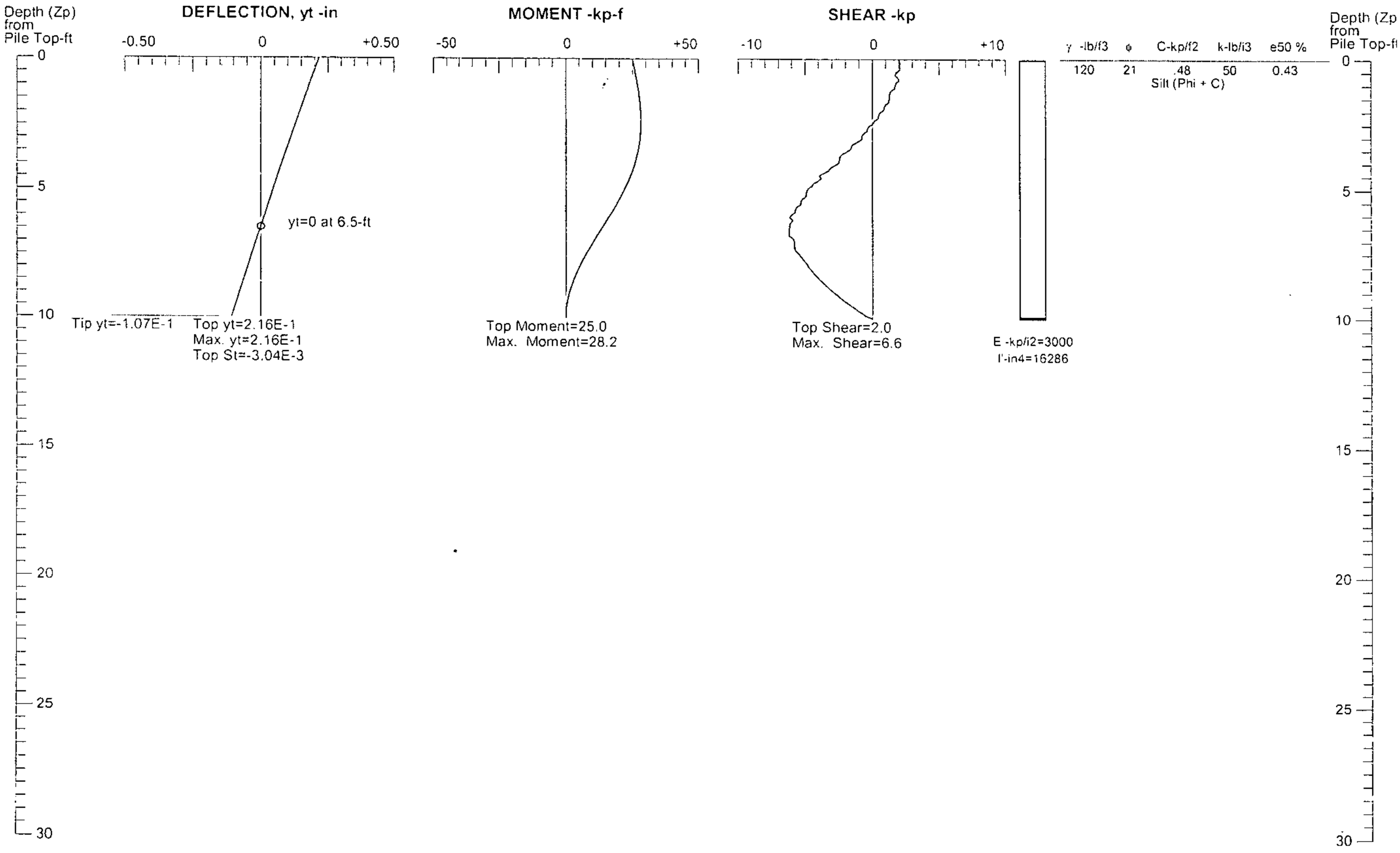
CivilTech Software

J.N. 1806.00
N. Retaining Wall

PLATE A-1

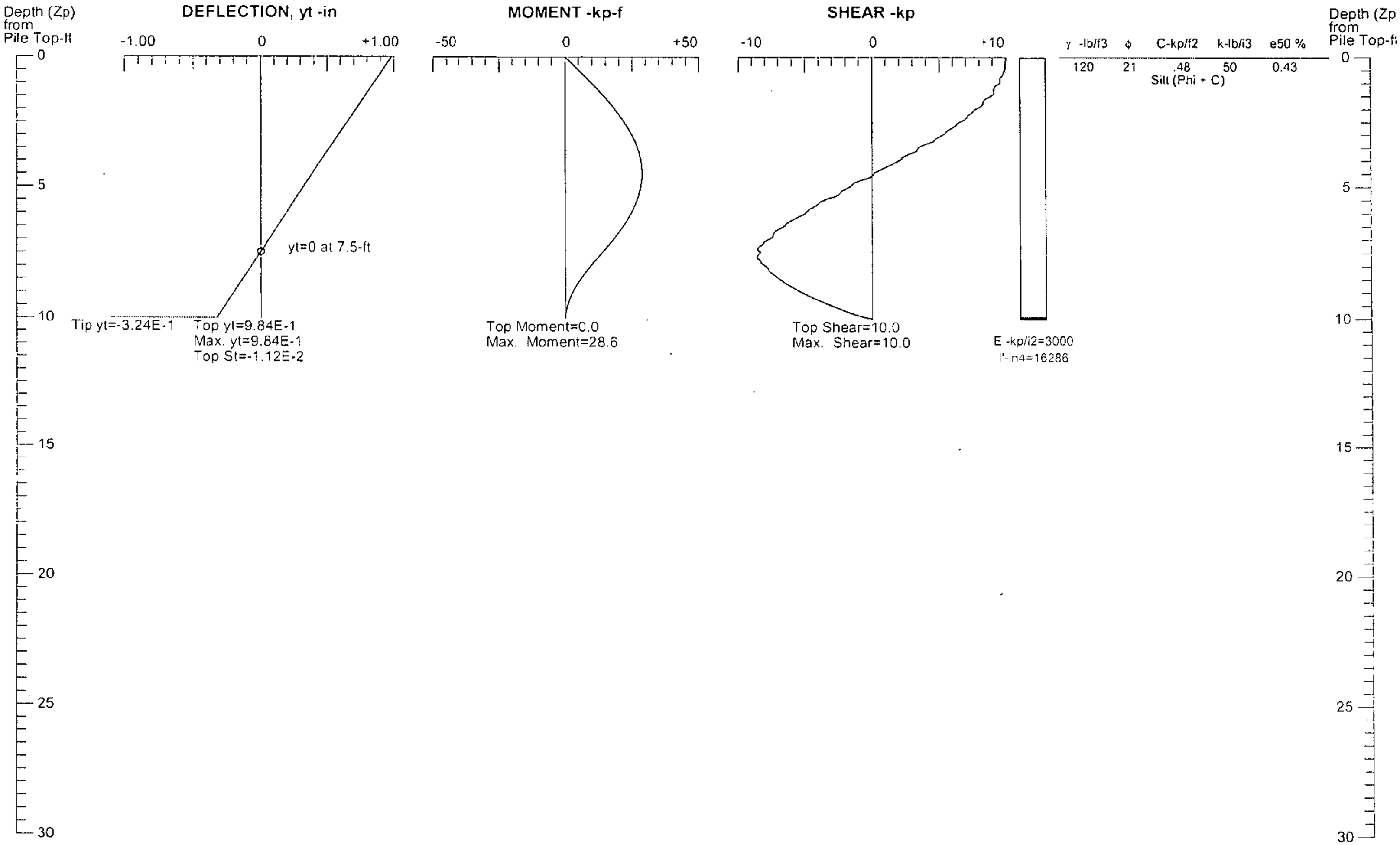
PILE DEFLECTION & FORCE vs DEPTH

Single Pile, Khead=1, Kbc=1



PILE DEFLECTION & FORCE vs DEPTH

Single Pile, Khead=1, Kbc=1



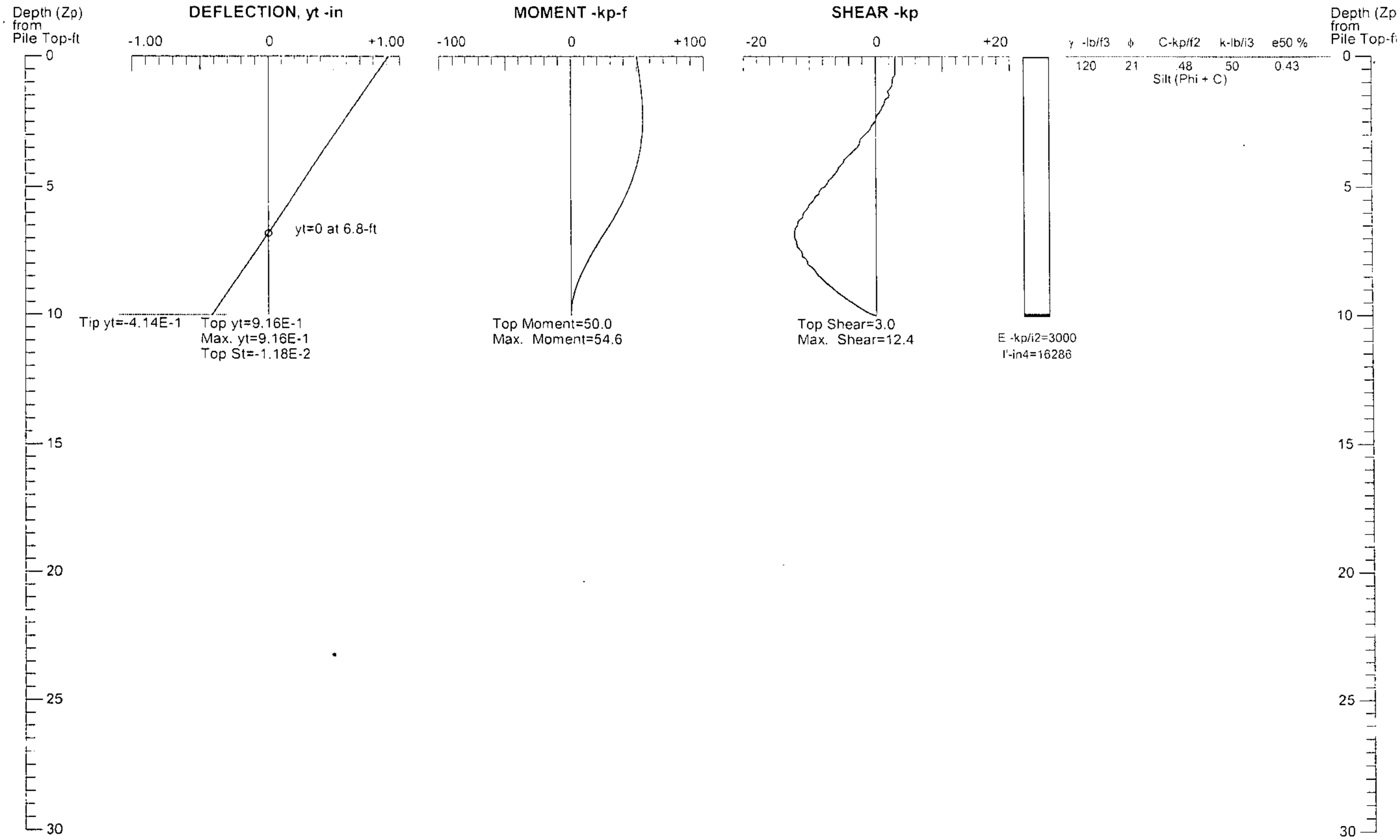
CivilTech Software

J.N. 1806.00
N. Retaining Wall

PLATE A-3

PILE DEFLECTION & FORCE vs DEPTH

Single Pile, Khead=1, Kbc=1



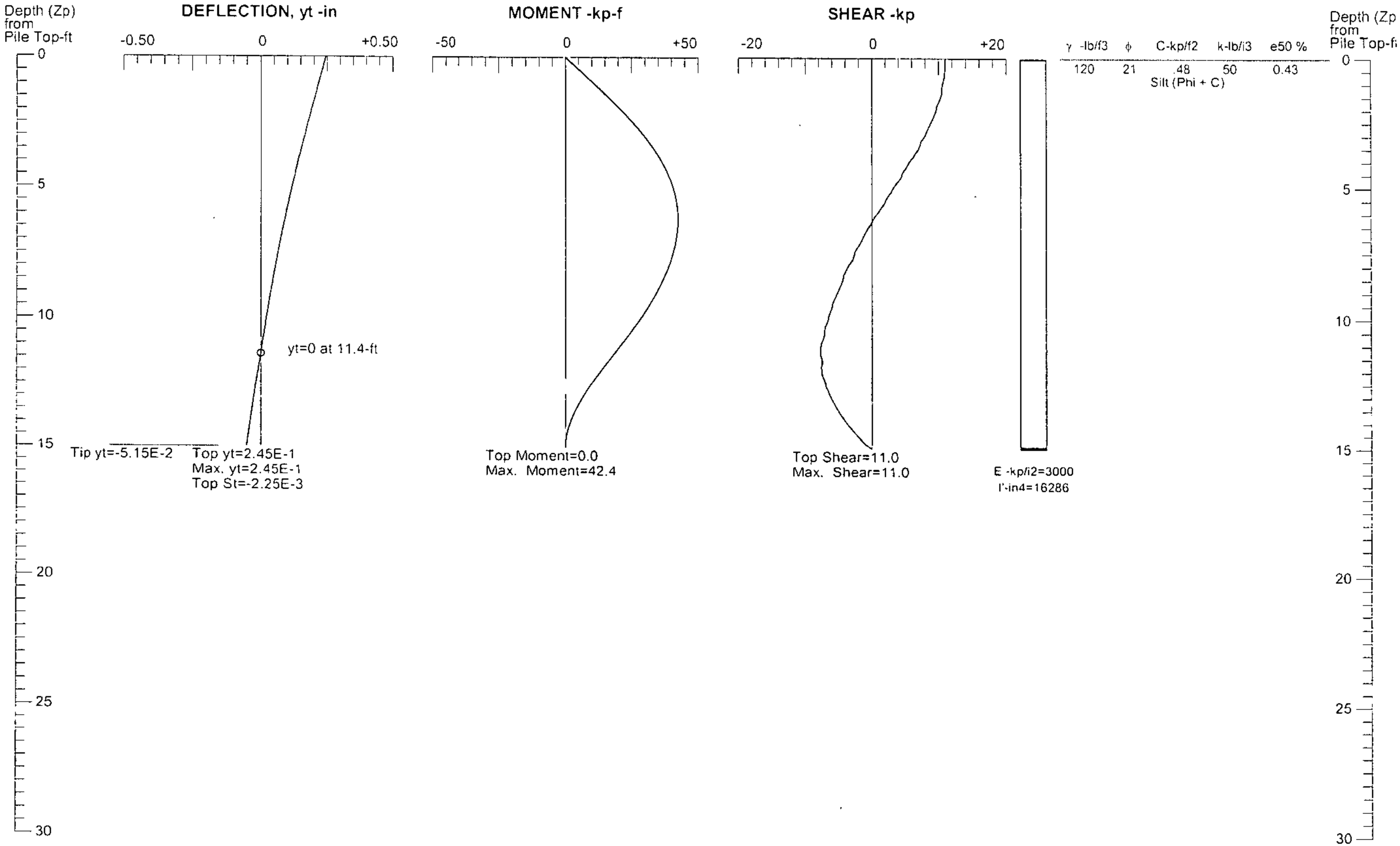
CivilTech Software

J.N. 1806.00
N. Retaining Wall

PLATE A-4

PILE DEFLECTION & FORCE vs DEPTH

Single Pile, Khead=1, Kbc=1



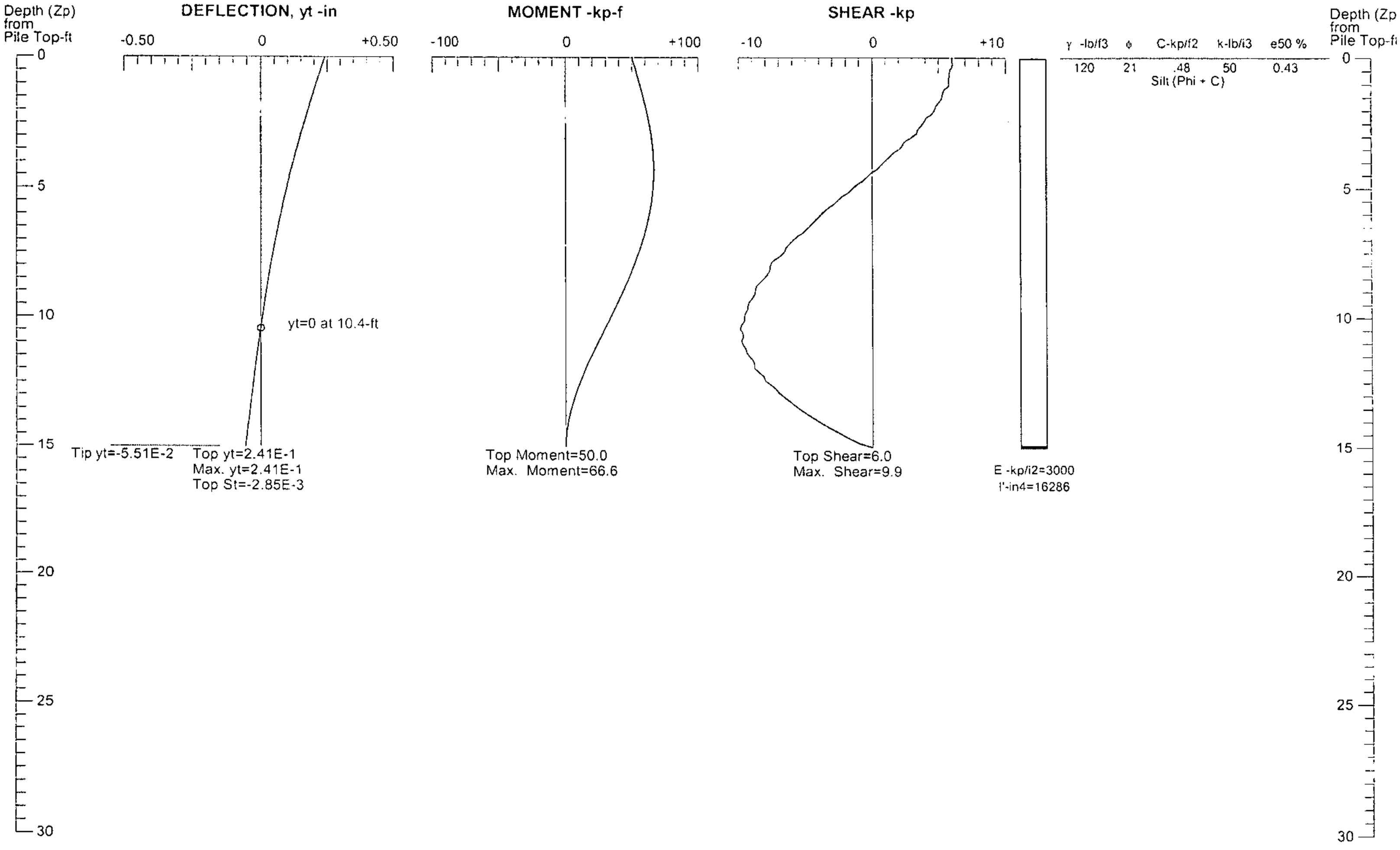
CivilTech Software

J.N. 1806.00
N. Retaining Wall

PLATE A-5

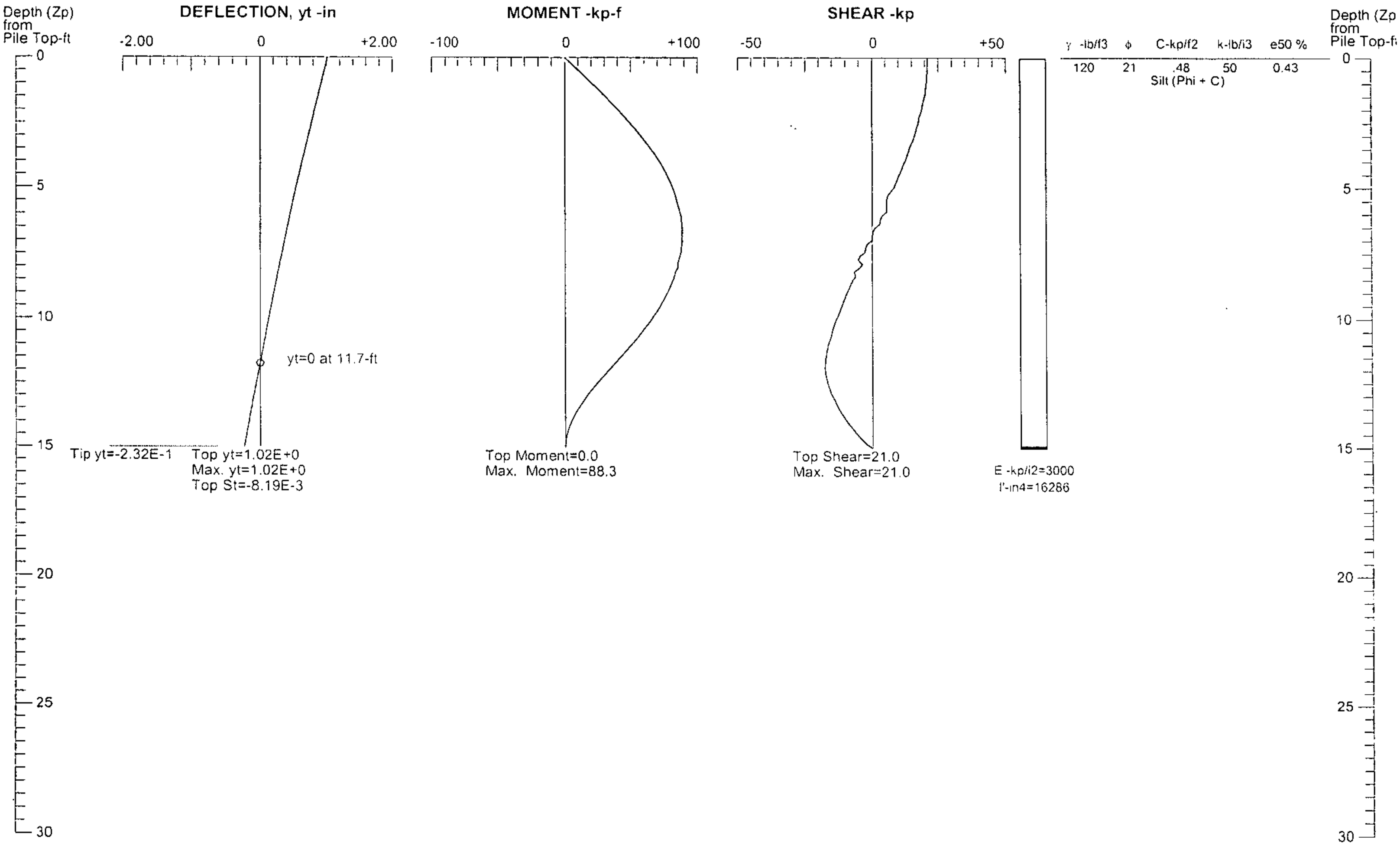
PILE DEFLECTION & FORCE vs DEPTH

Single Pile, Khead=1, Kbc=1



PILE DEFLECTION & FORCE vs DEPTH

Single Pile, Khead=1, Kbc=1



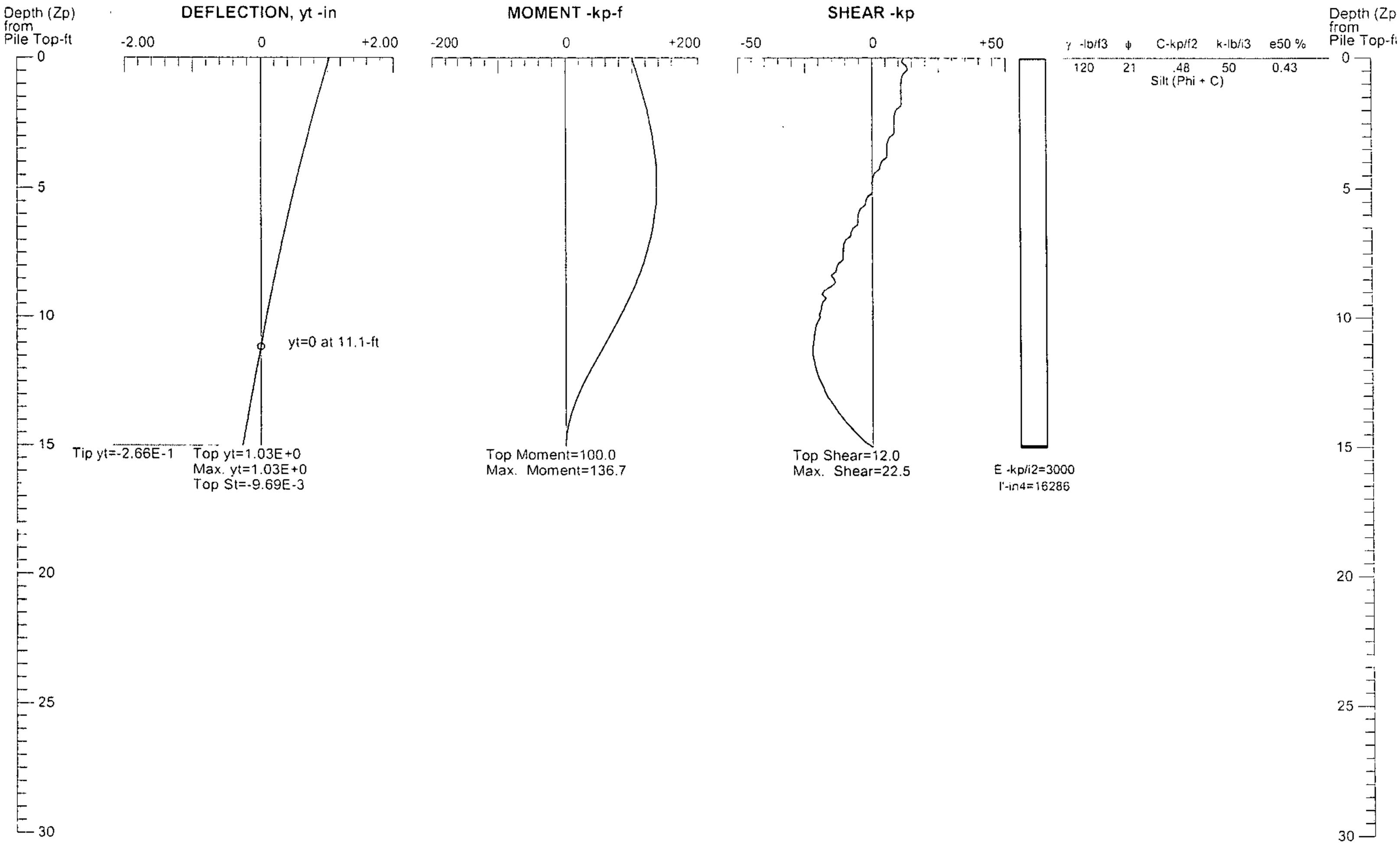
CivilTech Software

J.N. 1806.00
N. Retaining Wall

PLATE A-7

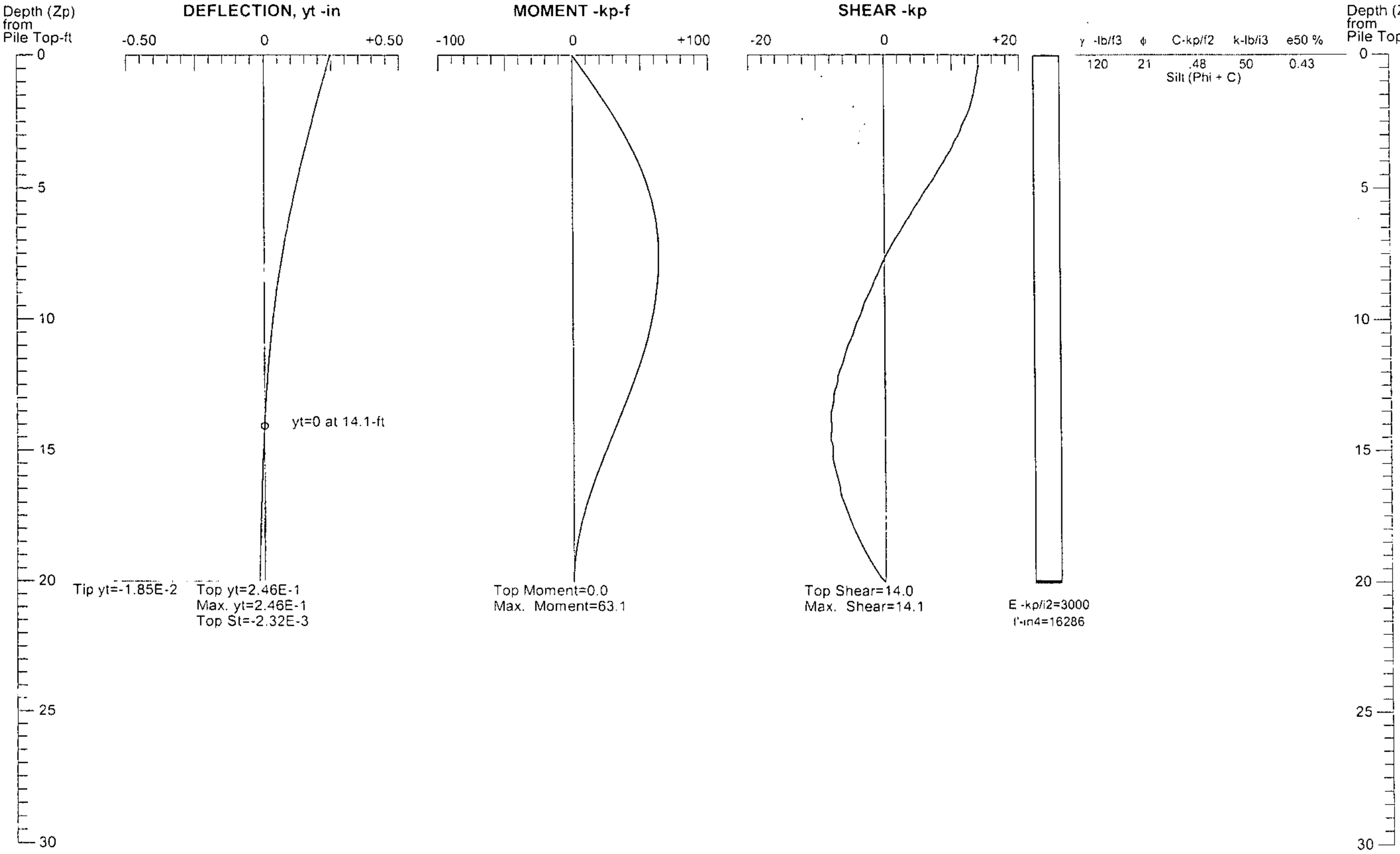
PILE DEFLECTION & FORCE vs DEPTH

Single Pile, Khead=1, Kbc=1



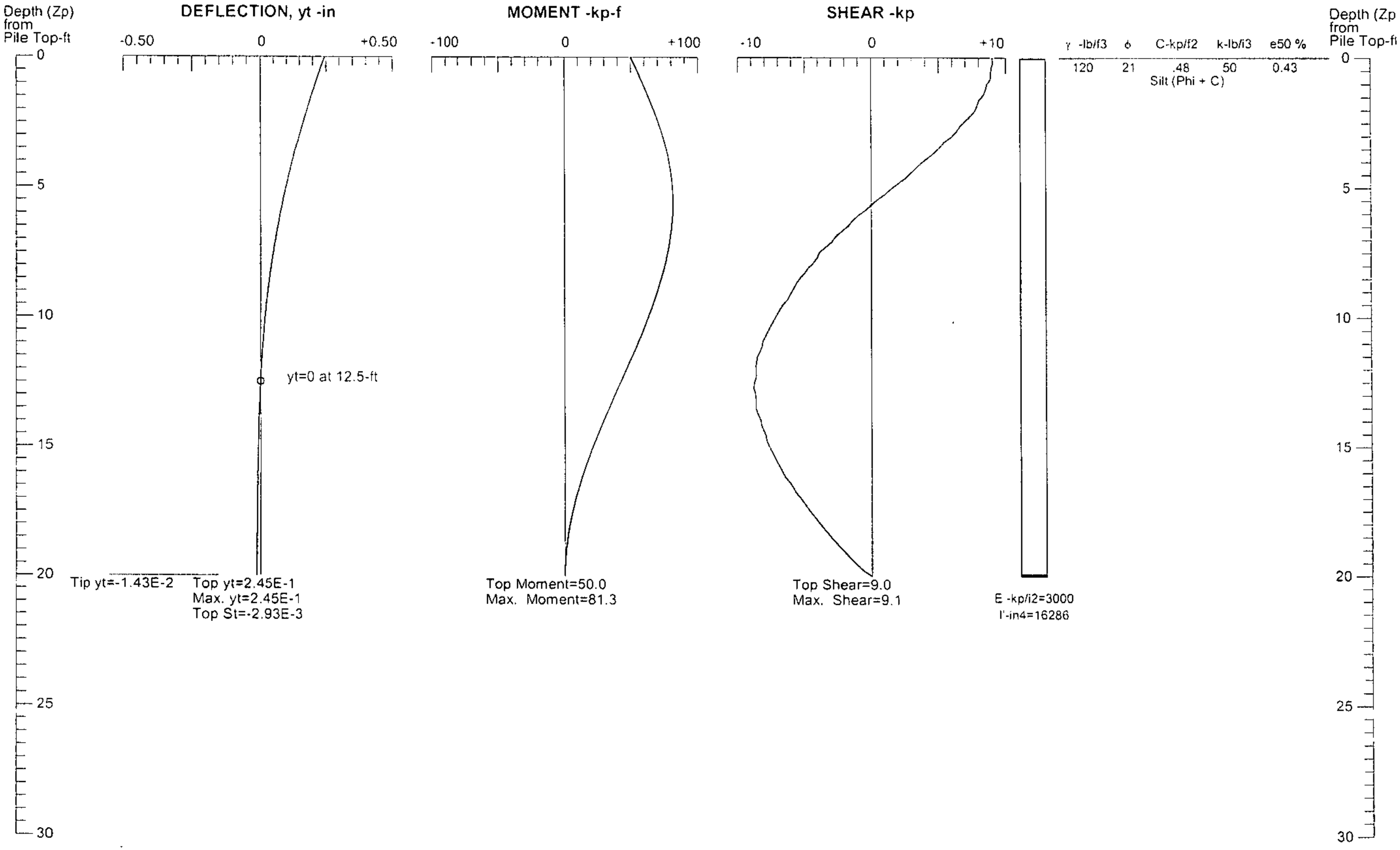
PILE DEFLECTION & FORCE vs DEPTH

Single Pile, Khead=1, Kbc=1



PILE DEFLECTION & FORCE vs DEPTH

Single Pile, Khead=1, Kbc=1



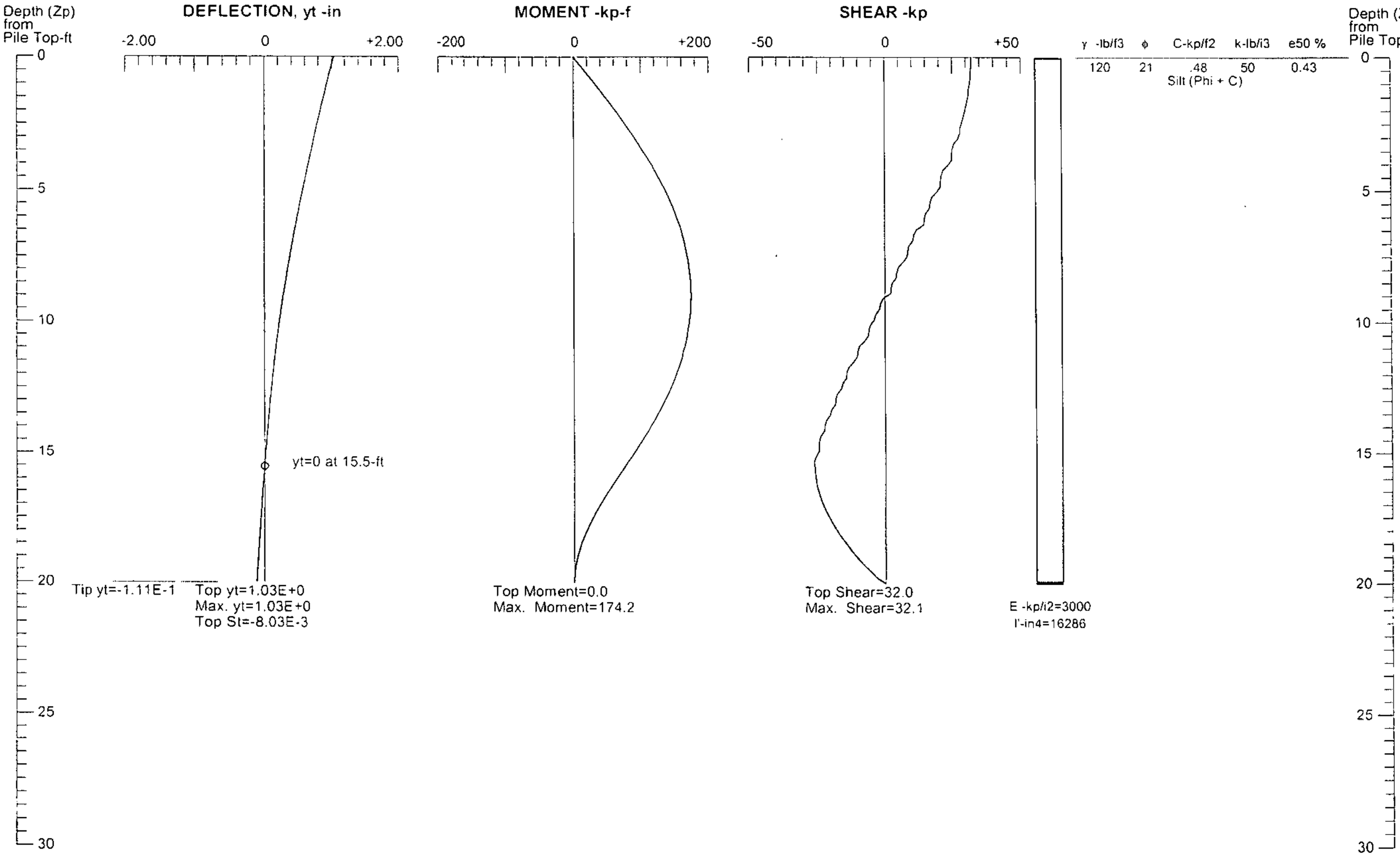
CivilTech Software

J.N. 1806.00
N. Retaining Wall

PLATE A-10

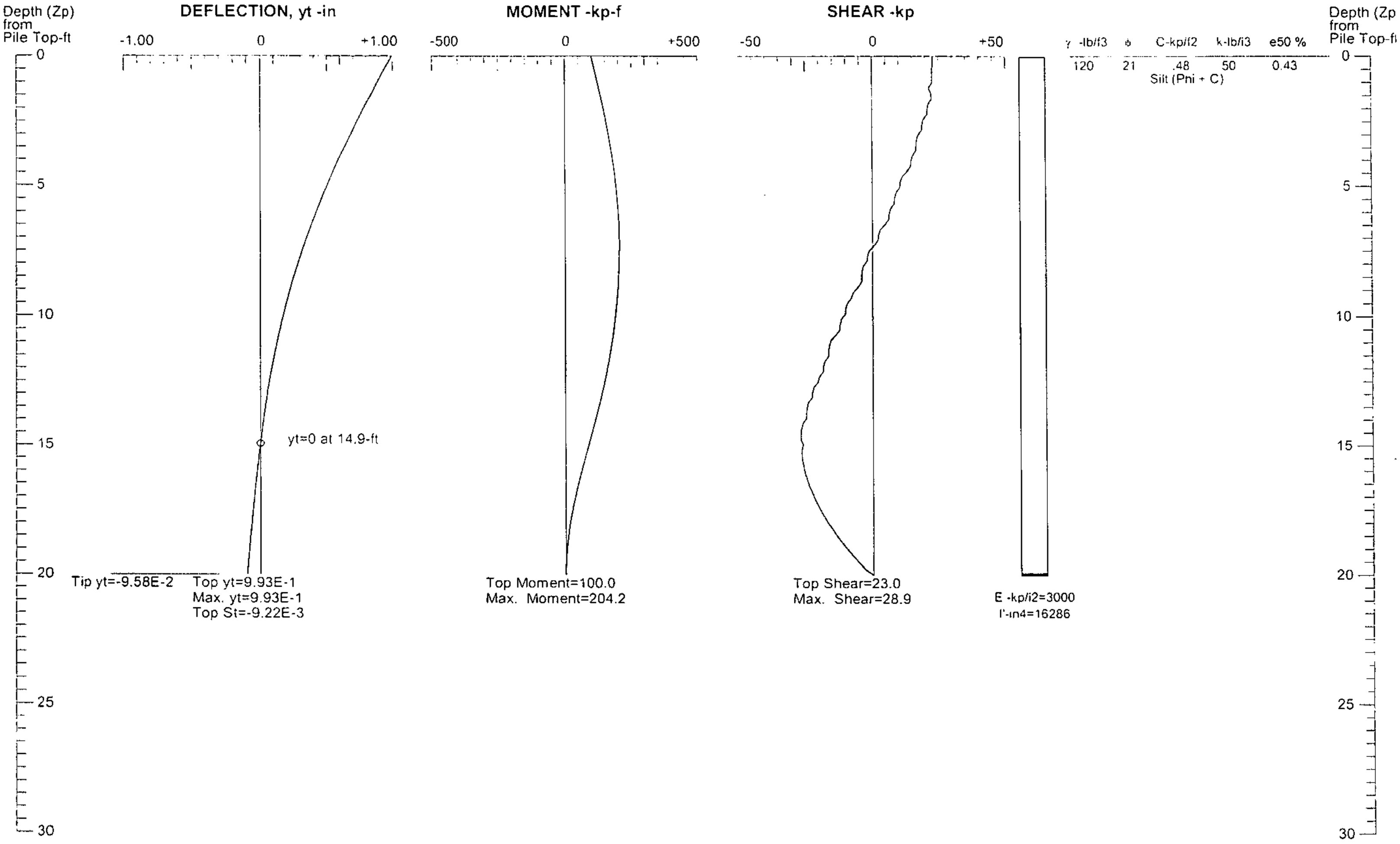
PILE DEFLECTION & FORCE vs DEPTH

Single Pile, Khead=1, Kbc=1



PILE DEFLECTION & FORCE vs DEPTH

Single Pile, Khead=1, Kbc=1



CivilTech Software

J.N. 1806.00
N. Retaining Wall

PLATE A-12

Rankine Active & Passive Pressures

J.N.:	1806.00
Client:	United Amer. Properties
Description:	Deadman passive

C, Soil Cohesion (psf)	0
φ. Soil Friction Angle (deg.)	21
γ, Soil Density (pcf)	120
H, Wall Height (ft)	1
Surcharge Load (lbs/ft)	0

Active Pressure:

Zo, Depth to Neutral (ft)	0.0
Ka (w/o cohesion)	0.47
σA, Sigma at Toe (psf)	56.6
EFP:Sigma at Toe/H (pcf)	56.6
PA, Total Force (lbs/ft)	28.3
EFP: Total (pcf)	56.6

Surcharge Force:

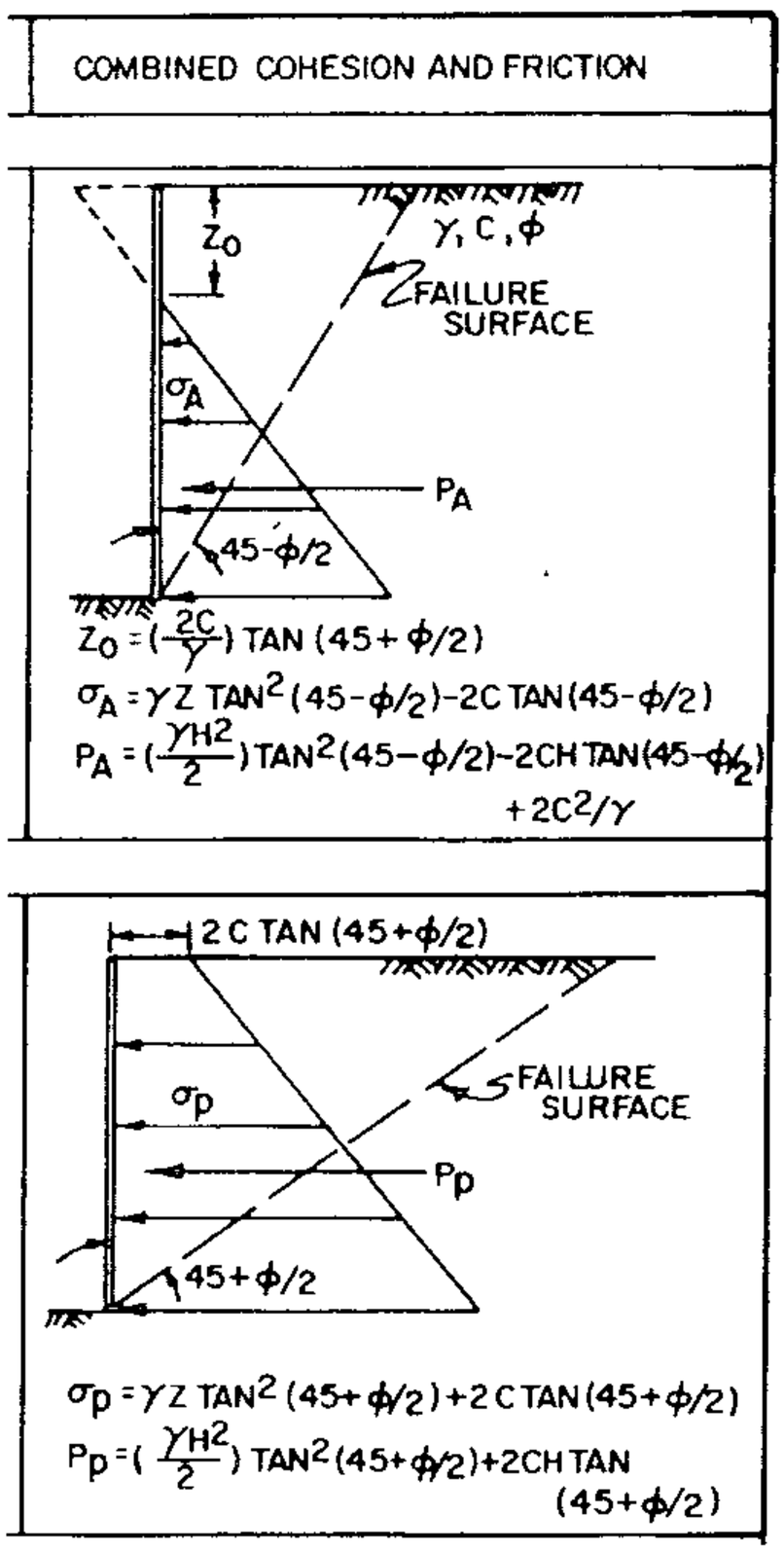
Total Lateral Force (lbs/ft)	0.0
EFP (pcf)	0.0

Passive Pressure:

Kp (w/o cohesion)	2.11
σp Sigma at Toe (psf)	253.5
EFP:Sigma at Toe/H (pcf)	253.5
PP, Total Force (lbs/ft)	126.8
EFP: Total (pcf)	253.5

At-Rest Pressure:

Ko (1-sin(ϕ)) w/o cohesion	0.64
EFP (pcf) w/o cohesion	77.0



from: NAVFAC 7.2-62

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Spokane
Portland
San Diego
Austin
www.dci-eng.com

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE
CA 10/23/13
DATE

CAREER LOFTS
LAGUNA NIGUEL, CA

THE CITY OF LAGUNA NIGUEL
APPROVED
This set of plans & specification must be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from Community Development Division. City of Laguna Niguel.
The stamping of this plan & specifications SHALL NOT be held to permit or be an approval of the violation of any provision of any City Ordinance or State Law.
BUILDING OFFICIAL

STRUCTURAL ENGINEER
HARRY JONES II
No. S
STATE OF CALIFORNIA

POOL AREA RETAINING WALL
STRUCTURAL CALCULATIONS
MAY 3, 2013

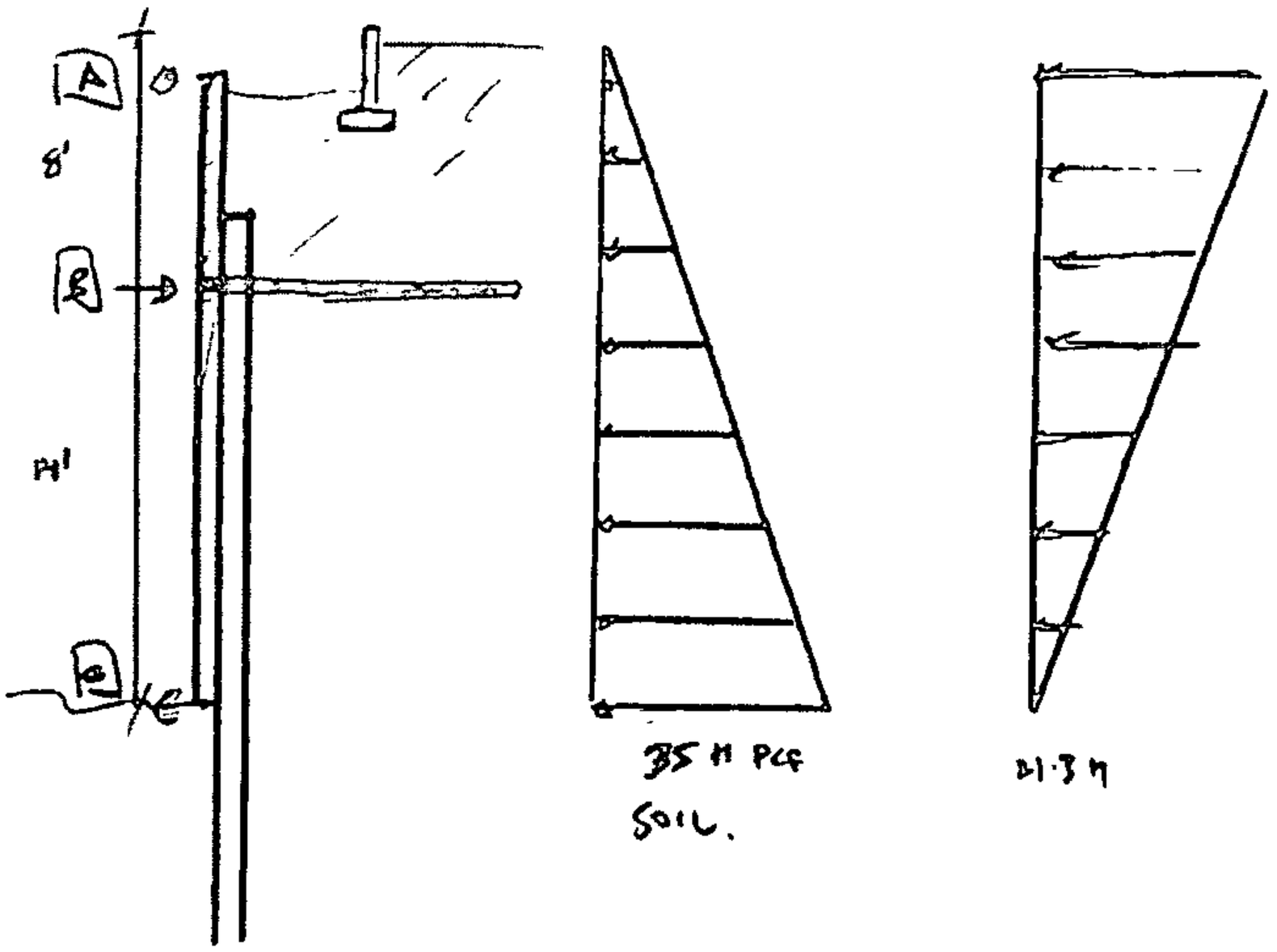
RECEIVED

CITY OF LAGUNA NIGUEL
COMMUNITY DEVELOPMENT

B13-1274

525 B Street, Suite 750 San Diego California 92101 Phone (619) 234 0501

EDCI ENGINEERS	Project No.	Sheet No. 1
Project CANYON LOFTS		Date
Subject POOL AREA RETAINING WALL		By JKO



@ A- 35 (2) = 70 PSF (SOIL)
21.3(20) = 426 PSF (SEISMIC)

@ B - 35(8) = 280 PSF (SOIL)
21.3(14) = 298.2 PSF (SEISMIC)

@ C = 35(22) = 770 PSF (SOIL)
21.3(0) = 0 PSF (SEISMIC)

Joint Coordinates and Temperatures

	Label	X [ft]	Y [ft]	Z [ft]	Temp [F]	Detach From Diap...
1	N1	0	0	0	0	
2	N2	0	13.5	0	0	
3	N3	0	20	0	0	

Joint Boundary Conditions

	Joint Label	X [k/in]	Y [k/in]	Z [k/in]	X Rot.[k-ft/rad]	Y Rot.[k-ft/rad]	Z Rot.[k-ft/rad]	Footing
1	N3			Fixed	Fixed	Fixed		
2	N2	Reaction		Fixed	Fixed	Fixed		
3	N1	Reaction	Fixed	Fixed	Fixed	Fixed		

Basic Load Cases

	BLC Description	Category	X Gravity	Y Gravity	Z Gravity	Joint	Point	Distributed	Area(Me...	Surface(P...
1	Soil	None						2		
2	Seismic	None						2		

Member Distributed Loads (BLC 1 : Soil)

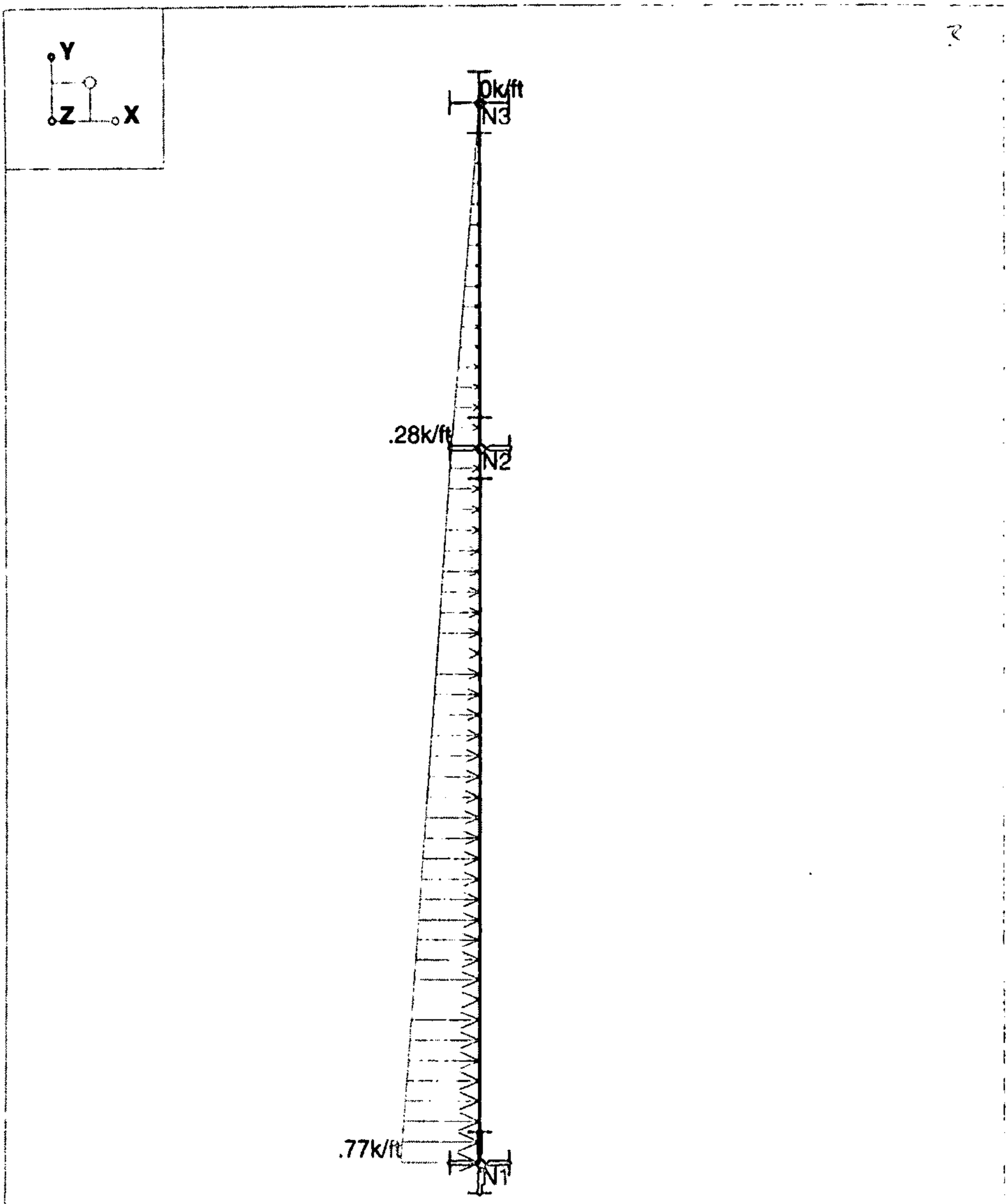
	Member Label	Direction	Start Magnitude[k/ft,F]	End Magnitude[k/ft,F]	Start Location[ft,%]	End Location[ft,%]
1	M1	X	.77	.28	0	0
2	M2	X	.28	0	0	0

Member Distributed Loads (BLC 2 : Seismic)

	Member Label	Direction	Start Magnitude[k/ft,F]	End Magnitude[k/ft,F]	Start Location[ft,%]	End Location[ft,%]
1	M1	X	0	.298	0	0
2	M2	X	.298	.426	0	0

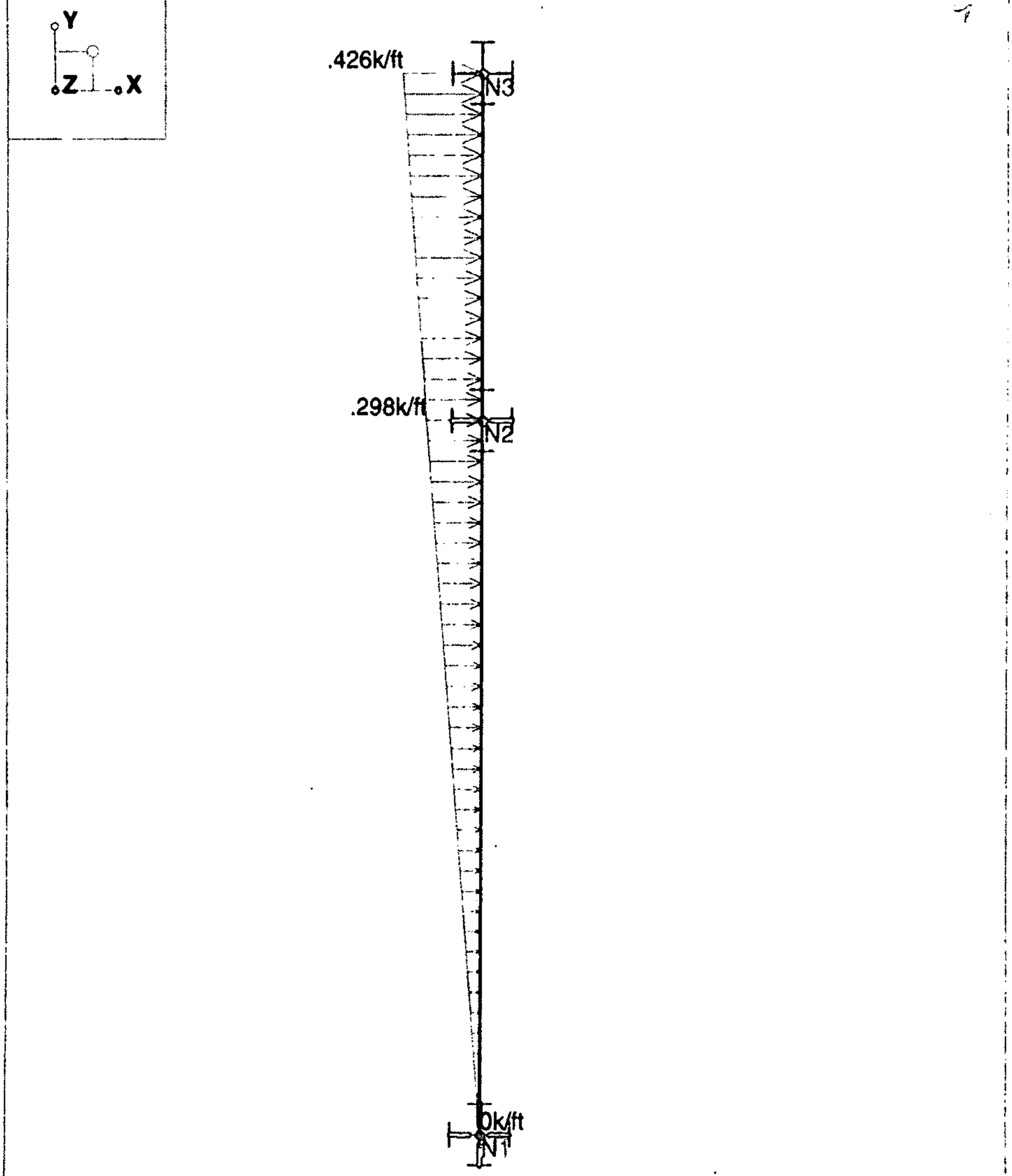
Load Combinations

	Description	Solve	PD...	SR...	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Factor
1	Basic STR	Yes			1	1.6	2	1.6														
2	Basic ASD	Yes			1	1	2	1														



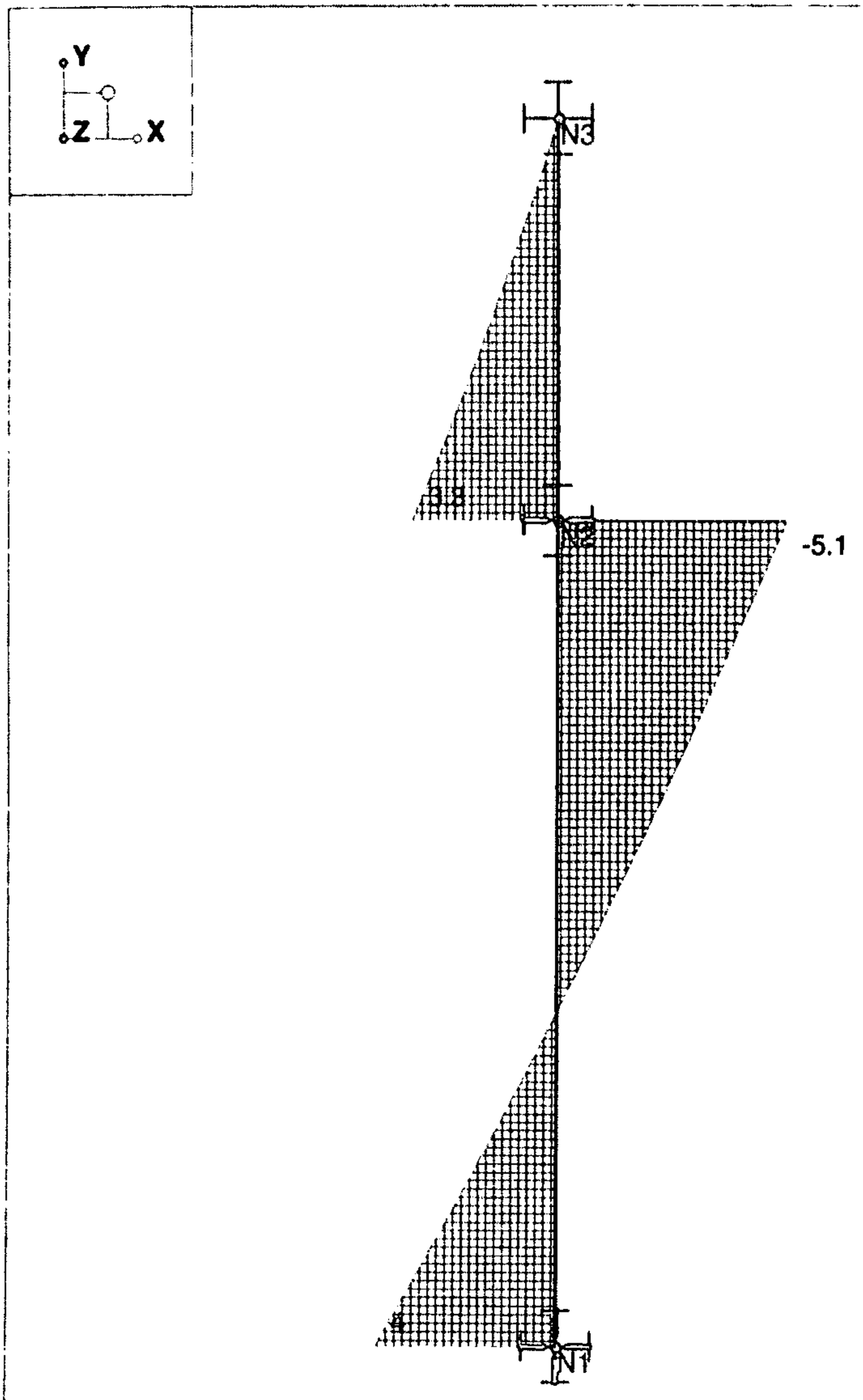
Loads: BLC 1, Soil
Results for LC 1, Basic STR

		SK - 1
		May 3, 2013 at 11:19 AM
	Soil Loads (PLF of Wall)	Pile Model.r3d



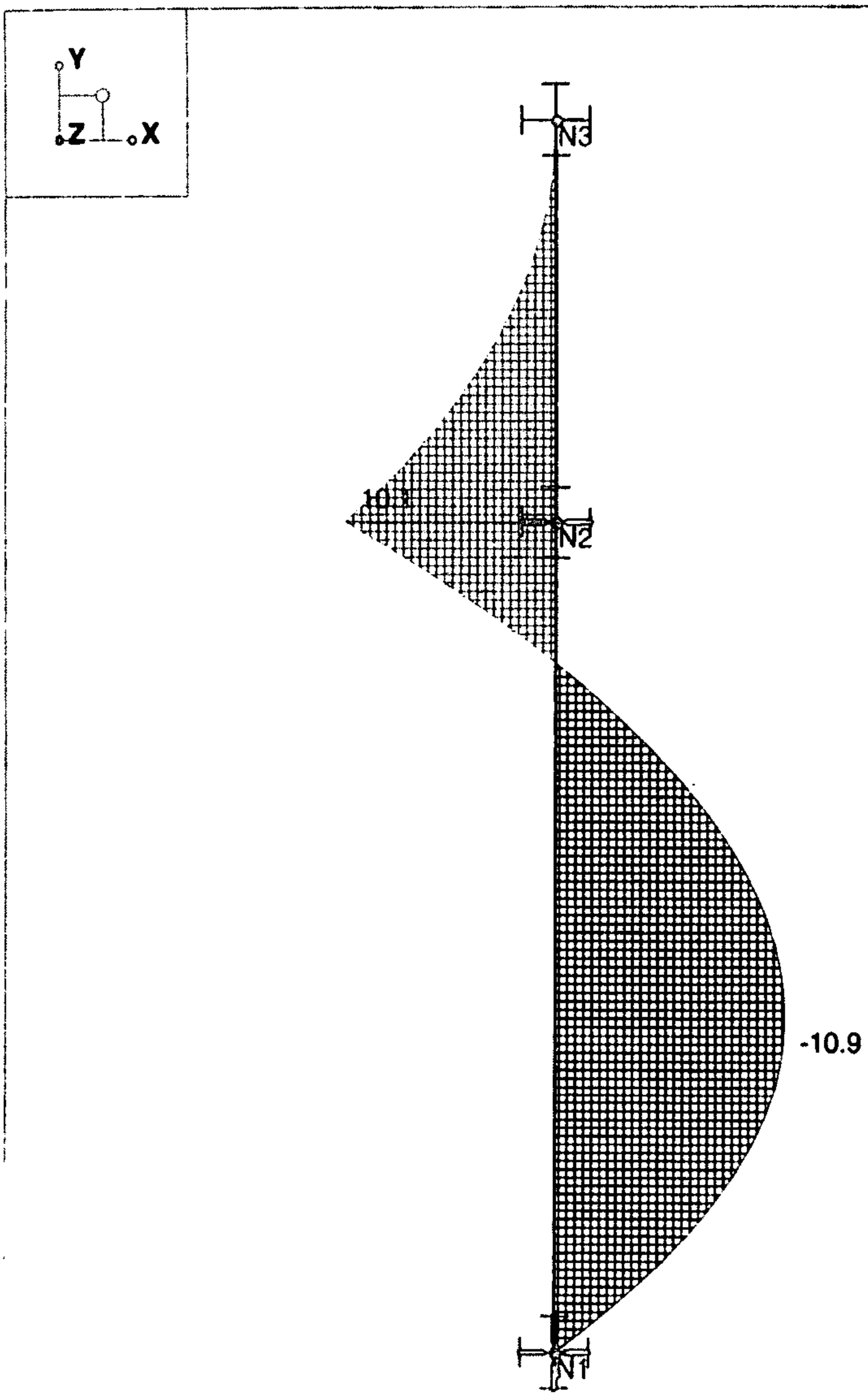
Loads: BLC 2, Seismic
Results for LC 1, Basic STR

		SK - 2
		May 3, 2013 at 11:19 AM
	Seismic Soil Loads (PLF of Wall)	Pile Model.r3d



Results for LC 2, Basic ASD
Member y Shear Forces (k)

		SK - 3
		May 3, 2013 at 11:17 AM
	ASD Load Case - Shear (PLF of wall)	Pile Model.r3d



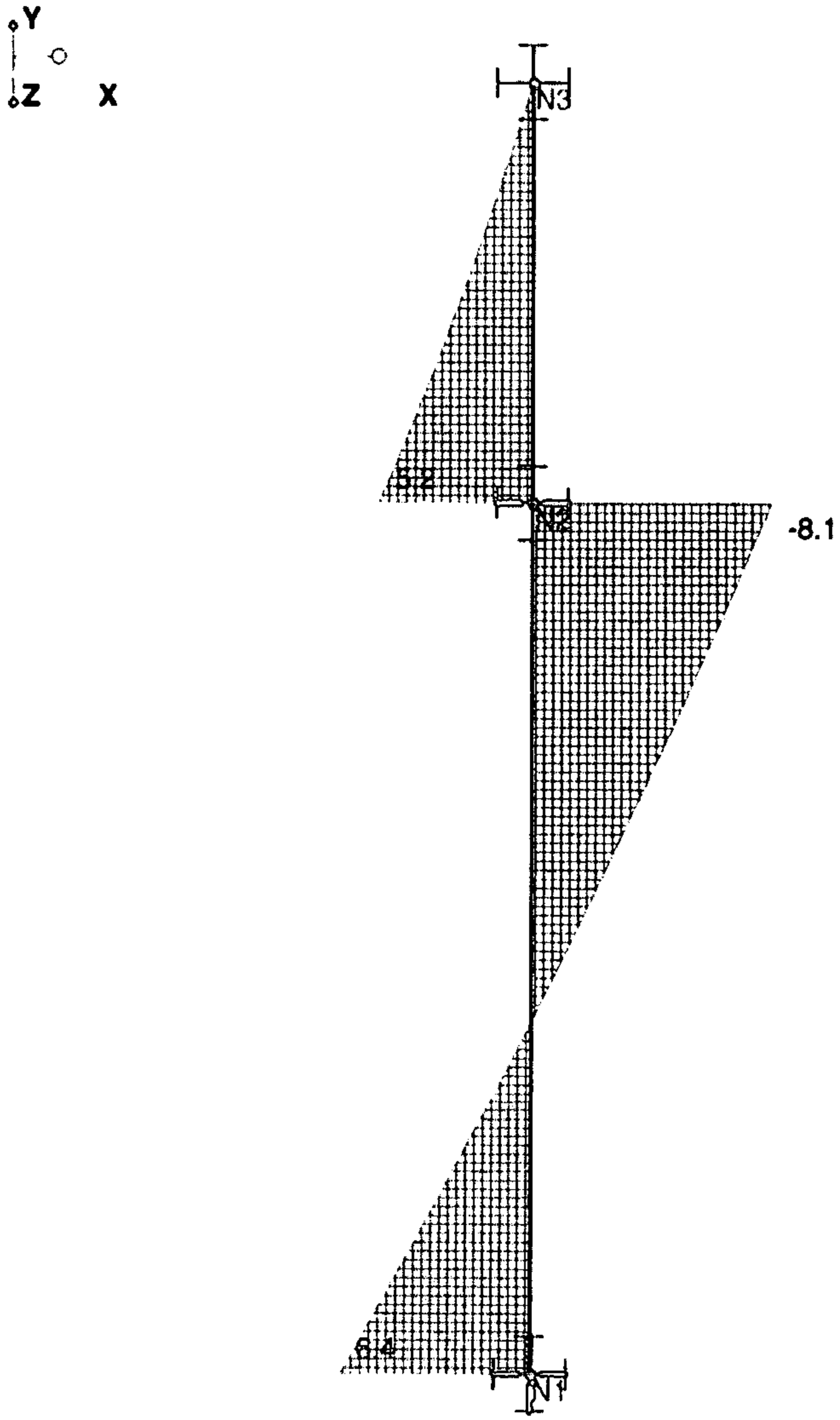
Results for LC 2, Basic ASD
Member z Bending Moments (k-ft)

SK - 4

May 3, 2013 at 11:17 AM

ASD Load Case - Moment (PLF of wall)

Pile Model.r3d



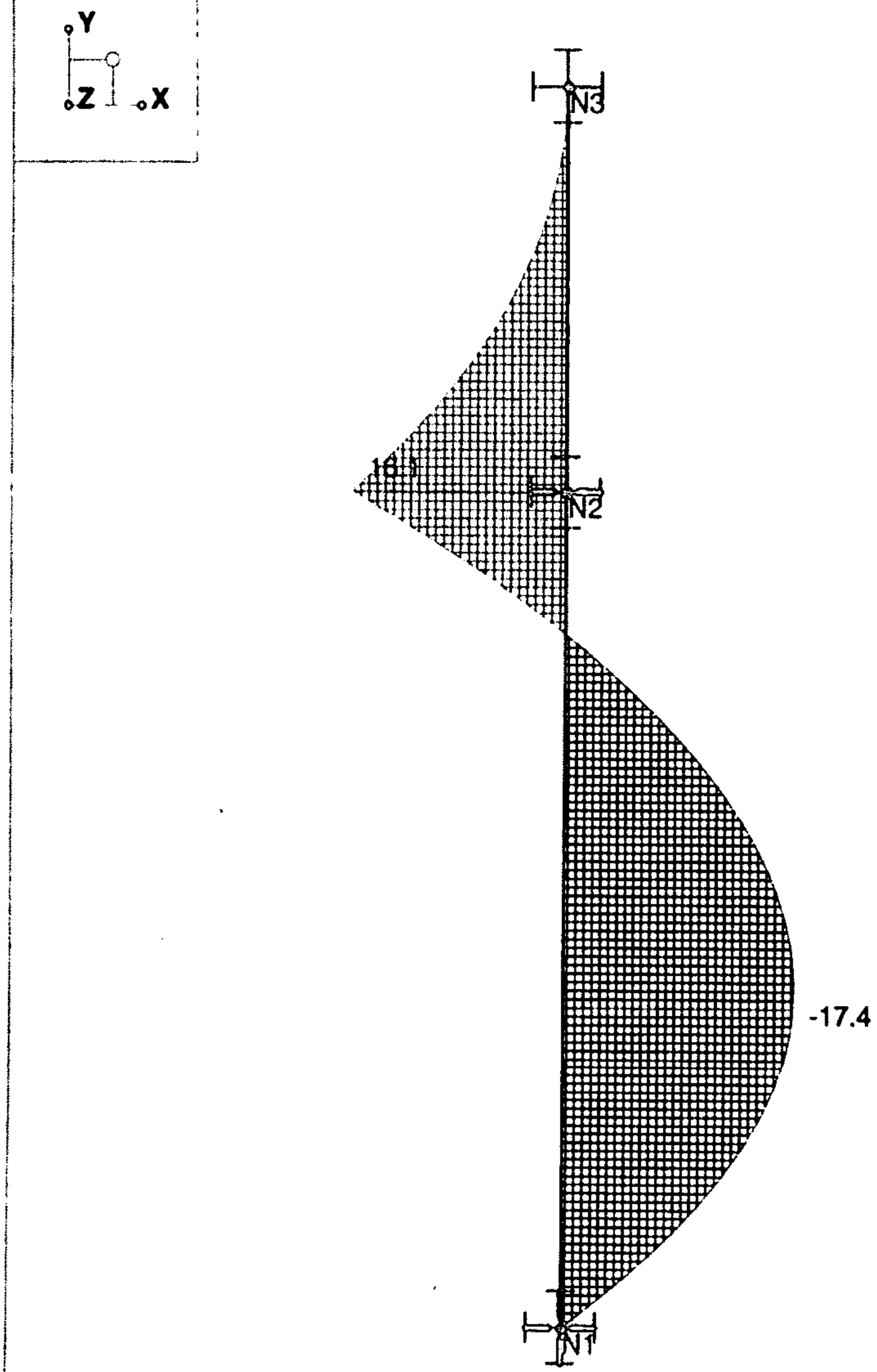
Results for LC 1, Basic STR
Member y Shear Forces (k)

SK - 5

May 3, 2013 at 11:16 AM

Strength Load Case - Shear (PLF of wall)

Pile Model.r3d



Results for LC 1, Basic STR
Member z Bending Moments (k-ft)

		SK - 6
		May 3, 2013 at 11:18 AM
	Strength Load Case - Moment (PLF of wall)	Pile Model r3d

DCI ENGINEERS	Project No.	Sheet No. 4
Project CARBER LOFTS		Date
Subject POOL AREA RETAINING WALL		By JMD

PILES - @ 7'-6" OC MAX

↳ CONSERVATIVELY ASSUME 8' OC FOR PILE DESIGN.

M - 8' × 17.4 K-FT/PLF = 139.2 K-FT
V - 8' × 8.1 K/PLF = 64.8 K
} STRENGTH

RXN @ BASE

= 4 K × 8' = 32 K ≤ 32.25K CAPACITY } ASD

∴ OK FOR PILE

WALL DESIGN

MAX SPAN = 7'-6" OC.

@ BASE - 770 PSF

→ FIXED FIXED CONNECTIONS TYPICAL (CONTINUOUS) $WL^2/12$

$$M = \frac{770\ PSF\ (1.6)(7\frac{1}{2}')^2}{10} = 6.93\ K\text{-}FT$$

$$V = 770\ PSF\ (1.6)\left(\frac{7'-6"}{2} - 4"\right) = 4.21\ K\ @\ d\ FROM\ FACE$$

USE #6 @ 12" OC HORIZONTAL

DCI ENGINEERS	Project No.	Sheet No.
Project: CAREER LOFTS		Date
Subject: POOL AREA RETAINING WALL CONT'D		By: JMJ

WALL DESIGN (CONTINUED)

@ 8'-0" FROM BASE

$14'(35PLF) + 8'(21.3PSF) = 660.4\ PSF$

$M = \frac{660.4\ PSF(1.6)(7'6')^2}{12} = 5,094\ LB\cdot FT$

$V = 660.4\ PSF(1.6)(\frac{7'6"}{2} - 4") = 3.61K$

4X #5 @ 12" o.c. HORIZONTAL

@ CANTILEVER

$AVL = 21.3\ PSF(16.75') + 35PLF(3.25') = 513.2\ PSF$

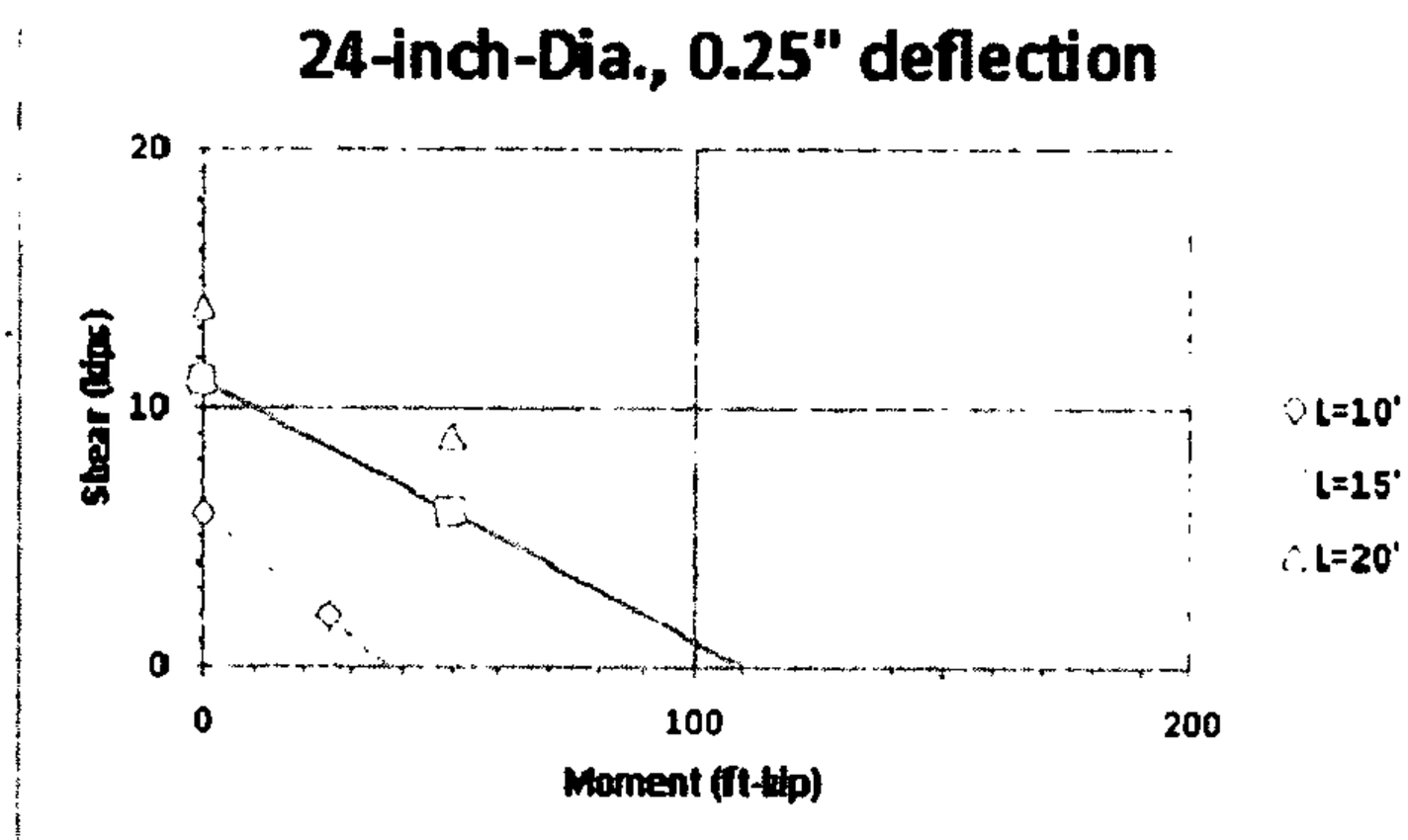
$M = \frac{wl^2}{2} = \frac{513.2\ PSF(2.5')^2(1.6)}{2} = 2.57\ K\cdot FT$

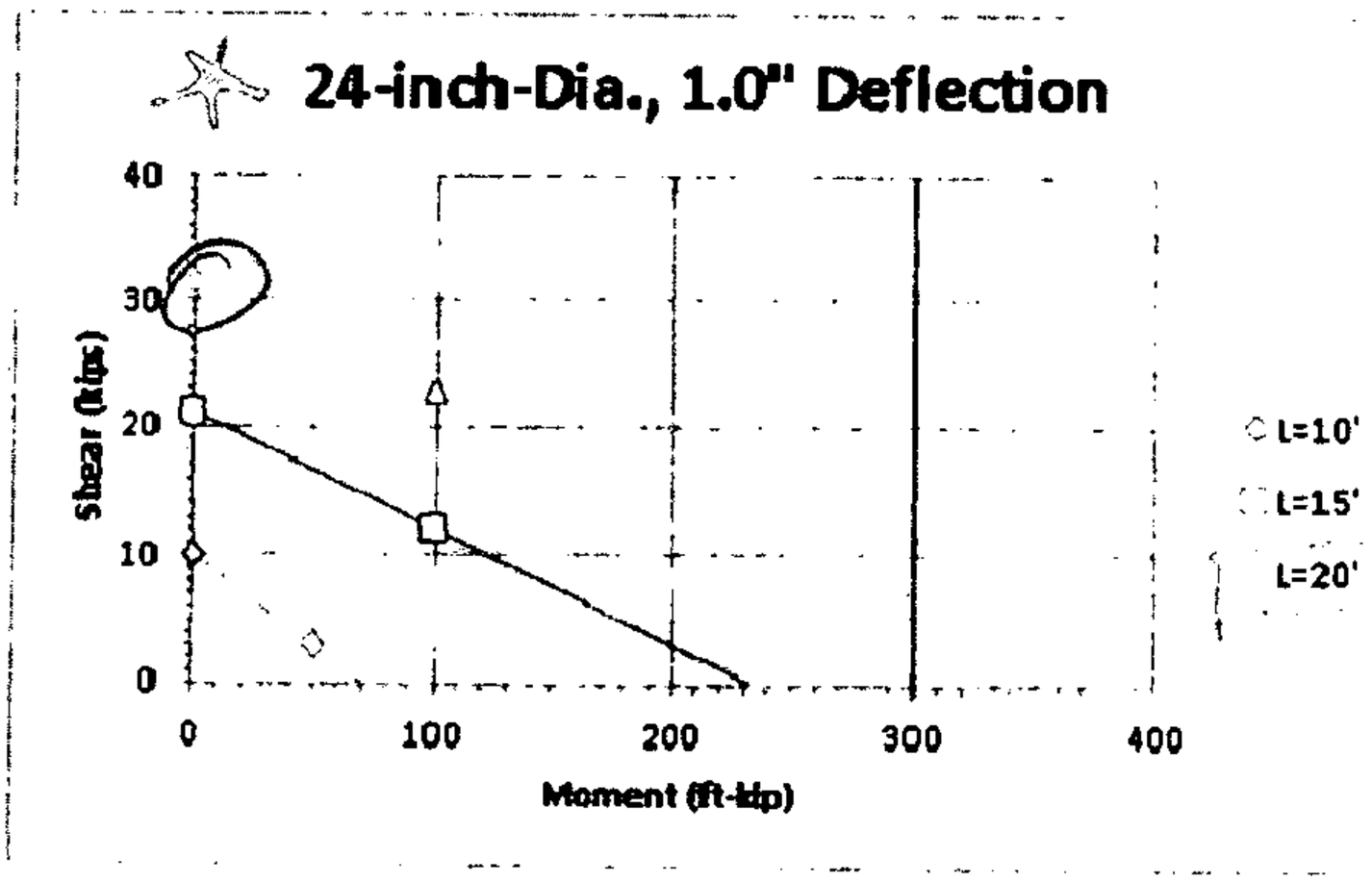
$V = \frac{wl}{2} = 513\ PSF(2.5') = 1.28K$

USE #4@12" o.c. VERTICAL

Jon Deck

From: David E. Albus <DAlbus@albus-keefe.net>
Sent: Monday, March 18, 2013 4:11 PM
To: Jon Deck
Cc: Greg Clayton
Subject: Charts for 24-inch piles at North retaining wall- career lofts



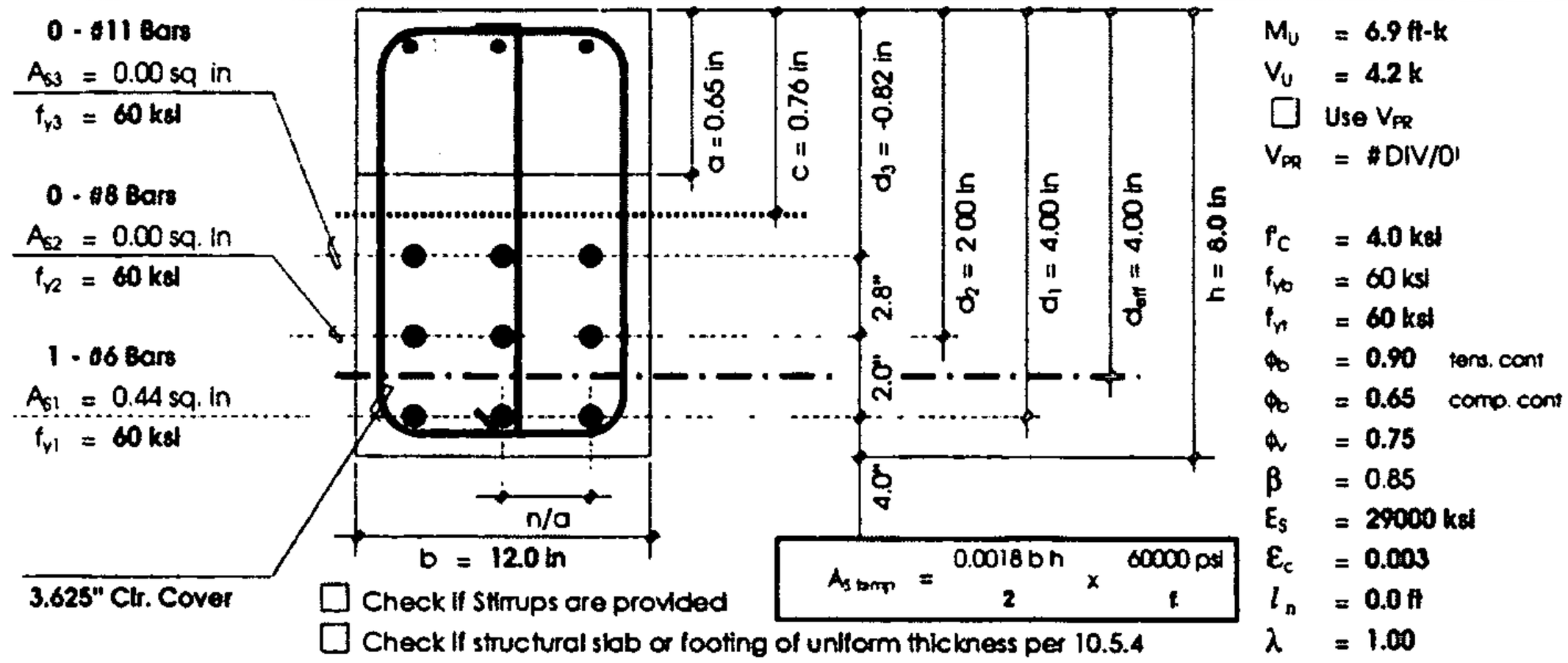


DCI ENGINEERS

Project No.	Sheet No.
12051-0019.00	

Project	Date
Career Lofts	05/01/2013
Subject: Pool Wall Area - Wall Spanning Horizontally at Base of Pile	By: JMD

Diagram / Input



M_U = 6.9 ft-k
V_U = 4.2 k
☐ Use V_{PR}
V_{PR} = #DIV/0!

f'_C = 4.0 ksi
f_{yb} = 60 ksi
f_{yt} = 60 ksi
ϕ_b = 0.90 tens. cont
ϕ_b = 0.65 comp. cont
ϕ_v = 0.75
β = 0.85
E_S = 29000 ksi
ε_c = 0.003
l_n = 0.0 ft
λ = 1.00

Design Checks

	$A_{s\,min}$	= 0.16 sq. in.	<	$A_{s\,Prov}$	= 0.44 sq. in.	36% (OK)		
	$A_{s\,calc}$	= 0.42 sq. in.	<	$A_{s\,Prov}$	= 0.44 sq. in.	95% (OK)		
Flexural Design	M_U	= 6.9 ft-k	<	$\phi_b M_n$	= 7.3 ft-k	95% (OK)		
	$\varepsilon_{comp\ failure}$	= 0.002	<	ε_t	= 0.013	(OK)		
	$\varepsilon_{tens\ failure}$	0.005	<	ε_t	= 0.013	(OK)		
				ϕ_b	= 0.900	(TENSION CONTROLLED)		
Steel Yielding	ε_y	= 0.002	<	ε_t	= 0.013	16% (OK)		
	V	= 4.2 k	>	$(1/2)\,\phi_v V_c$	= 2.3 k	If Beam Shear Rein. Req'd		
	V	= 4.2 k	<	$\phi_v V_c$	= 4.6 k	If Slab/Foot - Shear Rein. Not Req'd		
Shear Design	V	= 4.2 k	<	$\phi_v V_n$	= 4.6 k	92% (OK)	✓	Use V
	V_U	= 4.2 k	<	$\phi V_{n\,max}$	= 4.6 k	92% (OK)		
								(Gravity Design)
Probable Forces	V_{pr}	= 1.25 x M_{pr} /		l_n	= #DIV/0!			
	M_{pr}	= 10.1 ft-k						

DCI ENGINEERS

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Project	Date
Career Lofts	05/01/2013
Subject	**By**
Pool Wall Area - Wall Spanning Horizontally at Base of Pile	JMD

Calculations

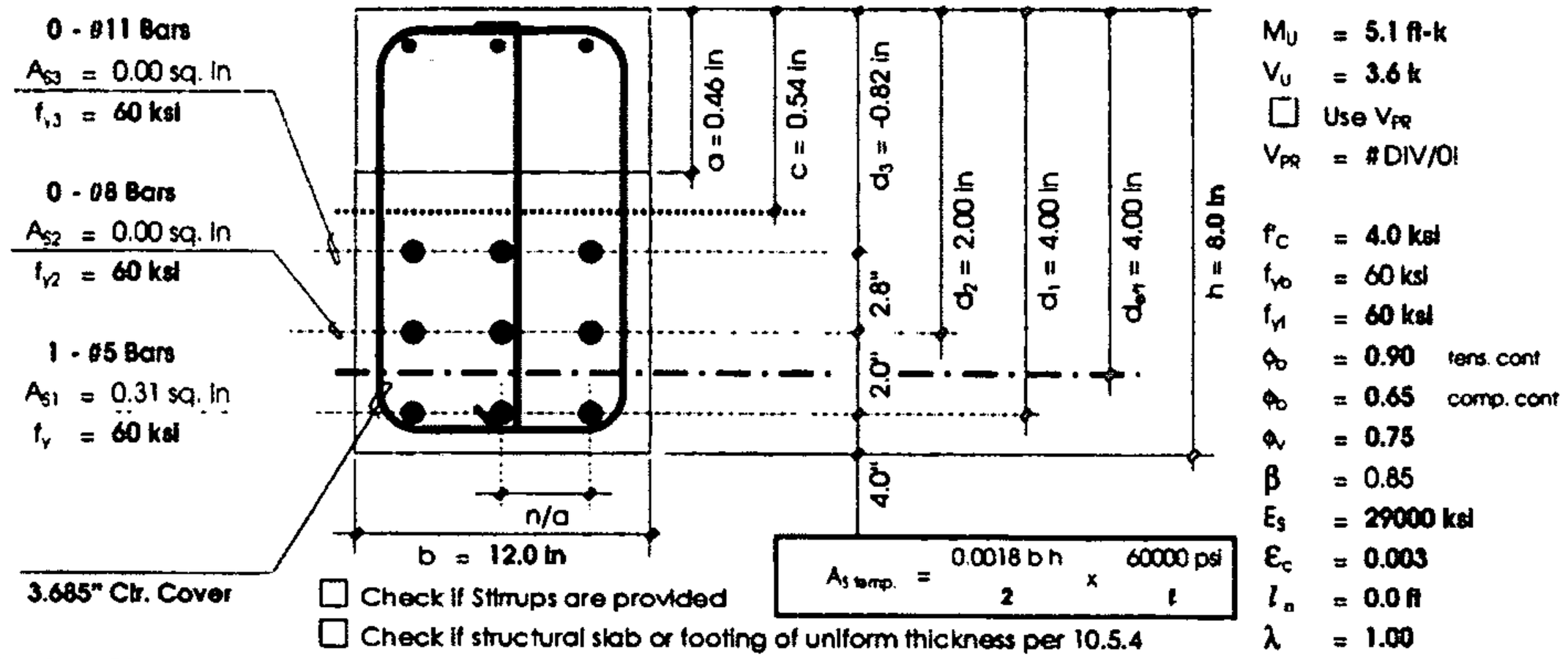
	ACI 318-08	Equation	Result
Flexural Design	10.5.1 Eq. (10-3)	$A_{s\,min} = \frac{3\,b\,d}{f_y}\sqrt{f'_c}$	$A_{s\,min}$ = 0.15 sq. in.
		$A_{s\,min} = \frac{200\,b\,d}{f_y}$	$A_{s\,min}$ = 0.16 sq. in.
	10.5.3	$A_{s\,min} = \frac{4}{3}A_{s\,calc.}$	$A_{s\,min}$ = 0.56 sq. in.
	7.12.2.1(c)	$A_{s\,temp} = \frac{0.0018\,b\,h}{2} \times \frac{60000\,psi}{f_y}$	$A_{s\,temp}$ = 0.09 sq. in
	10.2, 10.3, 10.5	$A_{s\,calc} = \left(\frac{1}{2}\right)\left\{\left(\frac{1.7\,f'_c\,b\,d_{eff}}{f_y}\right) - \sqrt{\left(\frac{1.7\,f'_c\,b\,d_{eff}}{f_y}\right)^2 - 4\left(\frac{1.7\,f'_c\,b\,M_u}{\phi_b\,f_y^2}\right)}\right\}$	$A_{s\,calc}$ = 0.42 sq. in.
		$\phi_b M_n = \phi_b T\left(deff - \frac{a}{2}\right)$; $\phi_b = 0.900$	$\phi_b M_n$ = 7.3 ft-k
		$T = A_{S1} f_{y1} + A_{S2} f_{y2} + A_{S3} f_{y3}$	T = 26.40 k
		$d_{eff} = \left(\frac{A_{S1} f_{y1} d_1 + A_{S2} f_{y2} d_2 + A_{S3} f_{y3} d_3}{T}\right)$	d_{eff} = 4.00 in.
		$a = \frac{T}{0.85\,f'_c\,b}$	a = 0.65 in.
		$\phi_b M_{PR} = \phi_b T\left(deff - \frac{a}{2}\right)$, $\phi_b = 1.00$, $T = 1.25(A_{S1} f_{y1} + A_{S2} f_{y2} + A_{S3} f_{y3})$	$\phi_b M_{PR}$ = 10.1 ft-k
Steel Yielding	10.3	$\varepsilon_s = \left(\frac{dt - c}{c}\right)\varepsilon_c$	$\varepsilon_s = \varepsilon_t$ = 0.013
	10.3	$c = \frac{a}{\beta}$	c = 0.76 in.
	10.3	$\varepsilon_y = \frac{f_y}{E_S}$	ε_y = 0.002
Shear Design	11.4.6.3	$A_{v\,min} = 50\left(\frac{b\,s}{f_{yt}}\right)$	$A_{v\,min}$ = 0.06 sq. in.
	11.4.6.3 Eq.(11-13)	$A_{v\,min} = 0.75\sqrt{f'_c}\left(\frac{b\,s}{f_{yt}}\right)$	$A_{v\,min}$ = 0.06 sq. in.
	11.1.1, Eq. (11-1, 11-2)	$\phi_v V_n = \phi_v V_c + \phi_v V_s$	$\phi_v V_n$ = 4.6 k
	11.2.1.1 Eq. (11-3)	$\phi_v V_{c(11.3)} = \phi_v\, 2\lambda\sqrt{f'_c}\,b\,d_{eff}$; λ = 1.00	$\phi_v V_{c(11.3)}$ = 4.6 k
	11.2.2.1 Eq. (11-5)	$\phi_v V_{c(11.5)} = \phi_v\left(1.9\lambda\sqrt{f'_c} + 2500\frac{A_s}{b\,d_{eff}}\frac{V_u\,d_{eff}}{M_u}\right)b\,d_{eff}$; λ = 1.00	$\phi_v V_{c(11.5)}$ = 4.5 k
	11.2.2.1	$\frac{V_u\,d_{eff}}{M_u}$ = 0.20	use 0.20
	11.2.2.1	$\phi_v V_{c\,max} = \phi_v\, 3.5\lambda\sqrt{f'_c}\,b\,d_{eff}$; λ = 1.00	$\phi_v V_{c\,max}$ = 8.0 k
		use V_c from Eq. (11.3) ; Δ	$\phi_v V_c$ = 4.6 k
	11.4.7.2 Eq.(11-15)	$\phi_v V_s = \phi_v A_v f_{yt}\left(\frac{d_{eff}}{s}\right)$	$\phi_v V_s$ = 0.0 k
	11.2.1.1 & 11.4.7.9	$\phi V_{n\,max} = \phi_v V_c + \phi_v V_{s\,max} = \phi_v (2+8)\sqrt{f'_c}\,b\,d_{eff}$	$\phi V_{n\,max}$ = 4.6 k
	11.4.5	$V_{s\,min} = \frac{V_u - \phi_v V_c}{\phi_v} \geq 0.2\sqrt{f'_c}\,b\,d_{eff}$; $s_{max,1} = \frac{d_{eff}}{2}$	s_{max} = 2.00 in.

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Project	Date
Career Lofts	05/01/2013
Subject: Pool Wall Area - Wall Spanning Horizontally at Middle of Pile	By: JMD

Diagram / Input



Design Checks

	$A_{S\,min.}$	= 0.16 sq. in.	<	$A_{S\,Prov.}$	= 0.31 sq. in.	52% (OK)		
	$A_{S\,calc}$	= 0.30 sq. in.	<	$A_{S\,Prov}$	= 0.31 sq. in.	96% (OK)		
Flexural Design	M_U	= 5.1 ft-k	<	$\phi_b M_n$	= 5.3 ft-k	97% (OK)		
	$\varepsilon_{compression}$	= 0.002	<	ε_t	= 0.019	(OK)		
	$\varepsilon_{tension}$	= 0.005	<	ε_t	= 0.019	(OK)		
				ϕ_b	= 0.900	(TENSION CONTROLLED)		
Steel Yielding {	ε_y	= 0.002	<	ε_t	= 0.019	11% (OK)		
	V_U	= 3.6 k	>	$(1/2)\phi_v V_c$	= 2.3 k	If Beam - Shear Rein. Req'd		
	V_U	= 3.6 k	<	$\phi_v V_c$	= 4.6 k	If Slab/Foot - Shear Rein. Not Req'd		
Shear Design	V_U	= 3.6 k	<	$\phi_v V_n$	= 4.6 k	79% (OK)	Use V	
	V_U	= 3.6 k	<	$\phi V_{n\,max}$	= 4.6 k	79% (OK)		
							(Gravity Design)	
Probable Forces	V_{PR}	= 1.25 x M_{pr} /	l_n	= #DIV/0!				
	M_{pr}	= 7.3 ft-k						

DCI ENGINEERS

Project No.	Sheet No.
12051-0019.00	

Project	Date
Career Lofts	05/01/2013
Subject	**By**
Pool Wall Area - Wall Spanning Horizontally at Middle of Pile	JMD

Calculations

	ACI 318-08	Equation	Result
Flexural Design	10.5.1 Eq. (10-3)	$A_{s\,min} = \frac{3\,b\,d\,\sqrt{f'_c}}{f_y}$	$A_{s\,min}$ = 0.15 sq. in.
		$A_{s\,min} = \frac{200\,b\,d}{f_y}$	$A_{s\,min}$ = 0.16 sq. in.
	10.5.3	$A_{s\,min} = \frac{4}{3} A_{s\,calc.}$	$A_{s\,min}$ = 0.40 sq. in.
	7.12.2.1(c)	$A_{s\,temp.} = \frac{0.0018\,b\,h}{2} \times \frac{60000\,psi}{f_y}$	$A_{s\,temp.}$ = 0.09 sq. in.
	10.2, 10.3, 10.5	$A_{s\,calc.} = \left(\frac{1}{2}\right)\left\{\left(\frac{1.7\,f'_c\,b\,d_{eff}}{f_y}\right) - \sqrt{\left(\frac{1.7\,f'_c\,b\,d_{eff}}{f_y}\right)^2 - 4\left(\frac{1.7\,f'_c\,b\,M_u}{\phi_b\,f_y^2}\right)}\right\}$	$A_{s\,calc}$ = 0.30 sq. in.
		$\phi_b M_n = \phi_b T\left(deff - \frac{a}{2}\right)$; $\phi_b = 0.900$	$\phi_b M_n$ = 5.3 ft-k
		$T = A_{s1} f_{y1} + A_{s2} f_{y2} + A_{s3} f_{y3}$	T = 18.60 k
		$d_{eff} = \left(\frac{A_{s1} f_{y1} d_1 + A_{s2} f_{y2} d_2 + A_{s3} f_{y3} d_3}{T}\right)$	d_{eff} = 4.00 in
		$a = \frac{T}{0.85\,f'_c\,b}$	a = 0.46 in.
		$\phi_b M_{pr} = \phi_b T\left(deff - \frac{a}{2}\right)$; $\phi_b = 1.00$; $T = 1.25(A_{s1} f_{y1} + A_{s2} f_{y2} + A_{s3} f_{y3})$	$\phi_b M_{pr}$ = 7.3 ft-k
Steel Yielding	10.3	$\varepsilon_s = \left(\frac{dt - c}{c}\right)\varepsilon_c$	$\varepsilon_s = \varepsilon_t$ = 0.019
	10.3	$c = \frac{a}{\beta}$	c = 0.54 in.
	10.3	$\varepsilon_y = \frac{f_y}{E_s}$	ε_y = 0.002
Shear Design	11.4.6.3	$A_{v,min} = 50\left(\frac{b\,s}{f_{yt}}\right)$	$A_{v,min}$ = 0.06 sq. in.
	11.4.6.3 Eq.(11-13)	$A_{v,min} = 0.75\sqrt{f'_c}\left(\frac{b\,s}{f_{yt}}\right)$	$A_{v,min}$ = 0.06 sq. in.
	11.1.1, Eq. (11-1, 11-2)	$\phi_v V_n = \phi_v V_c + \phi_v V_s$	$\phi_v V_n$ = 4.6 k
	11.2.1.1 Eq. (11-3)	$\phi_v V_{c(11.3)} = \phi_v\, 2\lambda\sqrt{f'_c}\; b\, d_{eff}$; λ = 1.00	$\phi_v V_{c(11.3)}$ = 4.6 k
	11.2.2.1 Eq. (11-5)	$\phi_v V_{c(11.5)} = \phi_v\left(1.9\lambda\sqrt{f'_c} + 2500\,\frac{As}{b\,d_{eff}}\,\frac{V_u\,d_{eff}}{M_u}\right) b\,d_{eff}$; λ = 1.00	$\phi_v V_{c(11.5)}$ = 4.5 k
	11.2.2.1	$\frac{V_u\,d_{eff}}{M_u}$ = 0.24	use 0.24
	11.2.2.1	$\phi_v V_{c\,max} = \phi_v\, 3.5\lambda\sqrt{f'_c}\; b\, d_{eff}$; λ = 1.00	$\phi_v V_{c\,max}$ = 8.0 k
		Use Vc from Eq. (11-3)	$\phi_v V_c$ = 4.6 k
	11.4.7.2 Eq.(11-15)	$\phi_v V_s = \phi_v A_v f_{yt}\left(\frac{d_{eff}}{s}\right)$	$\phi_v V_s$ = 0.0 k
	11.2.1.1 & 11.4.7.9	$\phi V_{n\,max} = \phi_v V_c + \phi_v V_{s\,max} = \phi_v (2 + 8)\sqrt{f'_c}\; b\, d_{eff}$	$\phi V_{n\,max.}$ = 4.6 k
	11.4.5	$V_{s\,min} = \frac{V_u - \phi_v V_c}{\phi_v} \geq 0.4\sqrt{f'_c}\; b\, d_{eff}$; $s_{max.} = \frac{d_{eff}}{2}$	s_{max} = 2.00 in.

DCI ENGINEERS

Project No.	Sheet No.
12051-0019.00	

Project	Date
Career Lofts	05/01/2013
Subject: Pool Wall Area - Wall Cantilevering Vertically above top of Pile	By: JMD

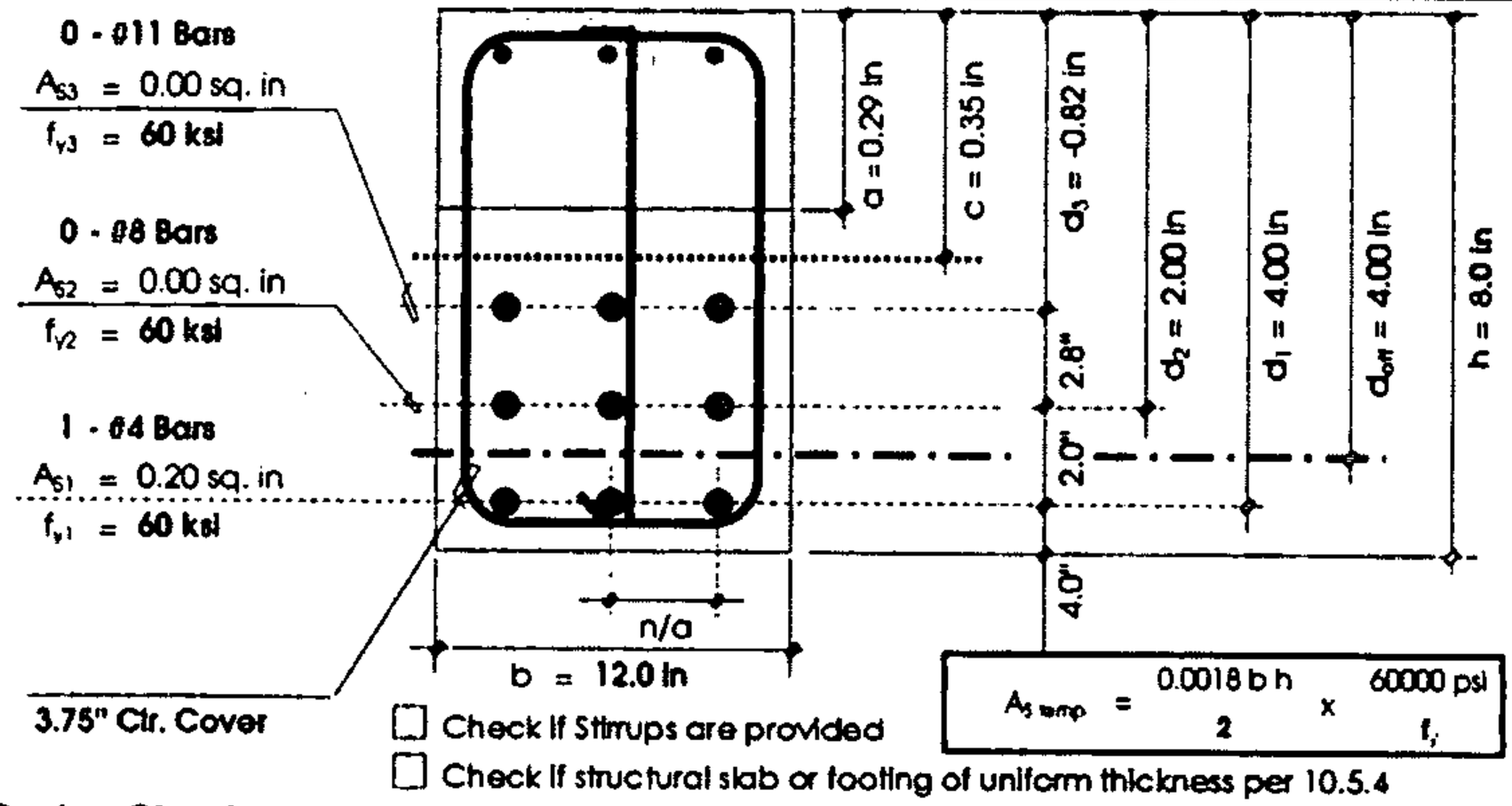
Diagram / Input

0 - #11 Bars
A_{s3} = 0.00 sq. in
f_{y3} = 60 ksi

0 - #8 Bars
A_{s2} = 0.00 sq. in
f_{y2} = 60 ksi

1 - #4 Bars
A_{s1} = 0.20 sq. in
f_{y1} = 60 ksi

3.75" Clr. Cover



$A_{s\,temp} = \frac{0.0018\ b\ h}{2} \times \frac{60000\ psi}{f_y}$

☐ Check if Stirrups are provided
☐ Check if structural slab or footing of uniform thickness per 10.5.4

M_U = 2.6 ft-k
V_U = 1.3 k
☐ Use V_{PR}
V_{PR} = #DIV/0!

f'_C = 4.0 ksi
f_{yb} = 60 ksi
f_{yt} = 60 ksi
ϕ_b = 0.90 tens. cont
ϕ_b = 0.65 comp. cont
ϕ_v = 0.75
β = 0.85
E_s = 29000 ksi
ε_c = 0.003
l_n = 0.0 ft
λ = 1.00

Design Checks

Flexural Design	$A_{s\,min}$	= 0.16 sq. in.	<	$A_{s\,Prov}$	= 0.20 sq. in.	80%	(OK)	
	$A_{s\,calc}$	= 0.15 sq. in.	<	$A_{s\,Prov}$	= 0.20 sq. in.	73%	(OK)	
	M_U	= 2.6 ft-k	<	$\phi_b M_n$	= 3.5 ft-k	74%	(OK)	
	$\varepsilon_{comp\ failure}$	= 0.002	<	ε_t	= 0.032		(OK)	
	$\varepsilon_{tens\ failure}$	= 0.005	<	ε_t	= 0.032		(OK)	
				ϕ_b	= 0.900		(TENSION CONTROLLED)	
Steel Yielding	ε_y	= 0.002	<	ε_s	= 0.032	7%	(OK)	
Shear Design	V_U	= 1.3 k	<	$(1/2)\phi_v V_c$	= 2.3 k		If Beam - Shear Rein. Not Req'd	
	V_U	= 1.3 k	<	$\phi_v V_c$	= 4.6 k		If Slab/Foot - Shear Rein. Not Req'd	
	V_U	= 1.3 k	<	$\phi_v V_n$	= 4.6 k	28%	(OK)	☑ Use V_C
	V_U	= 1.3 k	<	$\phi V_{n\,max}$	= 4.6 k	28%	(OK)	
								(Gravity Design)
Probable Forces	V_{PR}	= 1.25 x M_{PR} /		l_n	= #DIV/0!			
	M_{PR}	= 4.8 ft-k						

ENGINEERS

Project No.	Sheet No.
12051-0019.00	

Project	Date
Career Lofts	05/01/2013
Subject	**By**
Pool Wall Area - Wall Cantilevering Vertically above top of Pile	JMD

Calculations

	ACI 318-08	Equation	Result
Flexural Design	10.5.1 Eq (10-3)	$A_{s\,min} = \frac{3\sqrt{f'_c}}{f_y} b\,d$	$A_{s\,min}$ = 0.15 sq. in.
		$A_{s\,min} = \frac{200\,b\,d}{f_y}$	$A_{s\,min}$ = 0.16 sq. in.
	10.5.3	$A_{s\,min} = \frac{4}{3} A_{s\,calc}$	$A_{s\,min}$ = 0.20 sq. in.
	7 12.2.1(c)	$A_{s\,temp} = \frac{0.0018\,b\,h}{2} \times \frac{60000\ psi}{f_y}$	$A_{s\,temp}$ = 0.09 sq. in.
	10.2. 10.3. 10.5	$A_{s\,calc} = \left(\frac{1}{2}\right)\left\{\left(\frac{1.7 f'_c\,b\,d_{eff}}{f_y}\right) - \sqrt{\left(\frac{1.7 f'_c\,b\,d_{eff}}{f_y}\right)^2 - 4\left(\frac{1.7 f'_c\,b\,M_u}{\phi_b f_y^2}\right)}\right\}$	$A_{s\,calc}$ = 0.15 sq. in.
		$\phi_b M_n = \phi_b T\left(deff - \frac{a}{2}\right)$: $\phi_b = 0.900$	$\phi_b M_n$ = 3.5 ft-k
		$T = A_{s1} f_{y1} + A_{s2} f_{y2} + A_{s3} f_{y3}$	T = 12.00 k
		$d_{eff} = \left(\frac{A_{s1} f_{y1} d_1 + A_{s2} f_{y2} d_2 + A_{s3} f_{y3} d_3}{T}\right)$	d_{eff} = 4.00 in.
		$a = \frac{T}{0.85 f'_c\,b}$	a = 0.29 in.
		$\phi_b M_{nR} = \phi_b T\left(deff - \frac{a}{2}\right)$, $\phi_b = 1.00$; $T = 1.25(A_{s1} f_{y1} + A_{s2} f_{y2} + A_{s3} f_{y3})$	$\phi_b M_{nR}$ = 4.8 ft-k
Steel Yielding	10.3	$\varepsilon_s = \left(\frac{dt - c}{c}\right)\varepsilon_c$	$\varepsilon_s = \varepsilon_t$ = 0.032
	10.3	$c = \frac{a}{\beta}$	c = 0.35 in.
	10.3	$\varepsilon_y = \frac{f_y}{E_s}$	ε_y = 0.002
Shear Design	11.4.6.3	$A_{v\,min} = 50\left(\frac{b\,s}{f_{yt}}\right)$	$A_{v\,min}$ = 0.06 sq. in.
	11.4.6.3 Eq.(11-13)	$A_{v\,min} = 0.75\sqrt{f'_c}\left(\frac{b\,s}{f_{yt}}\right)$	$A_{v\,min}$ = 0.06 sq. in.
	11.1.1. Eq. (11-1, 11-2)	$\phi_v V_n = \phi_v V_c + \phi_v V_s$	$\phi_v V_n$ = 4.6 k
	11.2.1.1 Eq. (11-3)	$\phi_v V_{c(11\text{-}3)} = \phi_v 2\lambda\sqrt{f'_c}\,b\,d_{eff}$ λ = 1.00	$\phi_v V_{c(11\text{-}3)}$ = 4.6 k
	11.2.2.1 Eq. (11-5)	$\phi_v V_{c(11\text{-}5)} = \phi_v\left(1.9\lambda\sqrt{f'_c} + 2500\frac{As}{b\,d_{eff}}\frac{V_u\,d_{eff}}{M_u}\right) b\,d_{eff}$ λ = 1.00	$\phi_v V_{c(11\text{-}5)}$ = 4.4 k
	11.2.2.1	$\frac{V_u\,d_{eff}}{M_u}$ = 0.17	use 0.17
	11.2.2.1	$\phi_v V_{c\,max} = \phi_v 3.5\lambda\sqrt{f'_c}\,b\,d_{eff}$ λ = 1.00	$\phi_v V_{c\,max}$ = 8.0 k
		Uses AC Flow Eq. (11-3)	$\phi_v V_c$ = 4.6 k
	11.4.7.2 Eq.(11-15)	$\phi_v V_s = \phi_v A_v f_{yt}\left(\frac{d_{eff}}{s}\right)$	$\phi_v V_s$ = 0.0 k
	11.2.1.1 & 11.4.7.9	$\phi V_{n\,max} = \phi_v V_c + \phi_v V_{s\,max} = \phi_v(2+8)\sqrt{f'_c}\,b\,d_{eff}$	$\phi V_{n\,max}$ = 4.6 k
	11.4.5	$V_{s\,min} = \frac{V_u - \phi_v V_c}{\phi_v} = 1.4\sqrt{f'_c}\,b\,d_{eff}$: $s_{max} = \frac{d_{eff}}{2}$	s_{max} = 2.00 in.

DCI ENGINEERS	Project No.	Sheet No. 17
Project CANYON LOFTS		Date
Subject POOL RETAINING WALL		By JMD

TIE BACK

RESTRAINING FORCE = 8.4 K/LF × 7.5' × 1.6

= 100.8 K

@ ANGLE => T = $100.8 \times \sqrt{\frac{30^2+35^2}{30^2}}$ = 121.2 K

$\frac{121\ K}{0.9(60\ ksi)}$ = 2.25 IN² STL. => USE (4) #7's = 2.40 IN²

∴ OK

) DEADMAN

PASSIVE PRESSURE

=) 20' DEEP × 250 PCF = 5 KSF @ BOF

17' × 250 PCF = 4.25 KSF @ TOP.

3' × 4.625 KSF = $\frac{13.9\ KLF\ (6')}{7.5'}$ = 11.1 KLF CAPACITY

DEMAND: 8.4 KLF < 11.1 KLF ∴ OK

UPLIFT

$8.4\ KLF \times \frac{13.5}{30'}$ = 3.8 KLF

SOIL => 12' × 120 PCF = 1440 PSF × 3' = 4320 PLF

(POOL) WATER => 5' × 60 PCF = 300 PSF × 3' = 900 PLF

CONCRETE => 3' × 150 PCF = 450 PSF × 3' = 1350 PLF

6570 PLF

LOAD COMBINATION = 0.6 × 6.57 KLF

= 3.94 KLF > 3.8 KLF ∴ OK

DCI ENGINEERS	Project No.	Sheet No. 1
Project CAMERON COPES		Date
Subject POOL RETAINING WALL		By JMD

DEADMAN

$M = \frac{8.4\ \text{KLF} \times 1.6 \times (7.5')^2}{10} = 75.6\ \text{K.FT}$

$V = \frac{8.4\ \text{KLF} \times 1.6\ (7.5')}{2} = 50.4\ \text{K}$

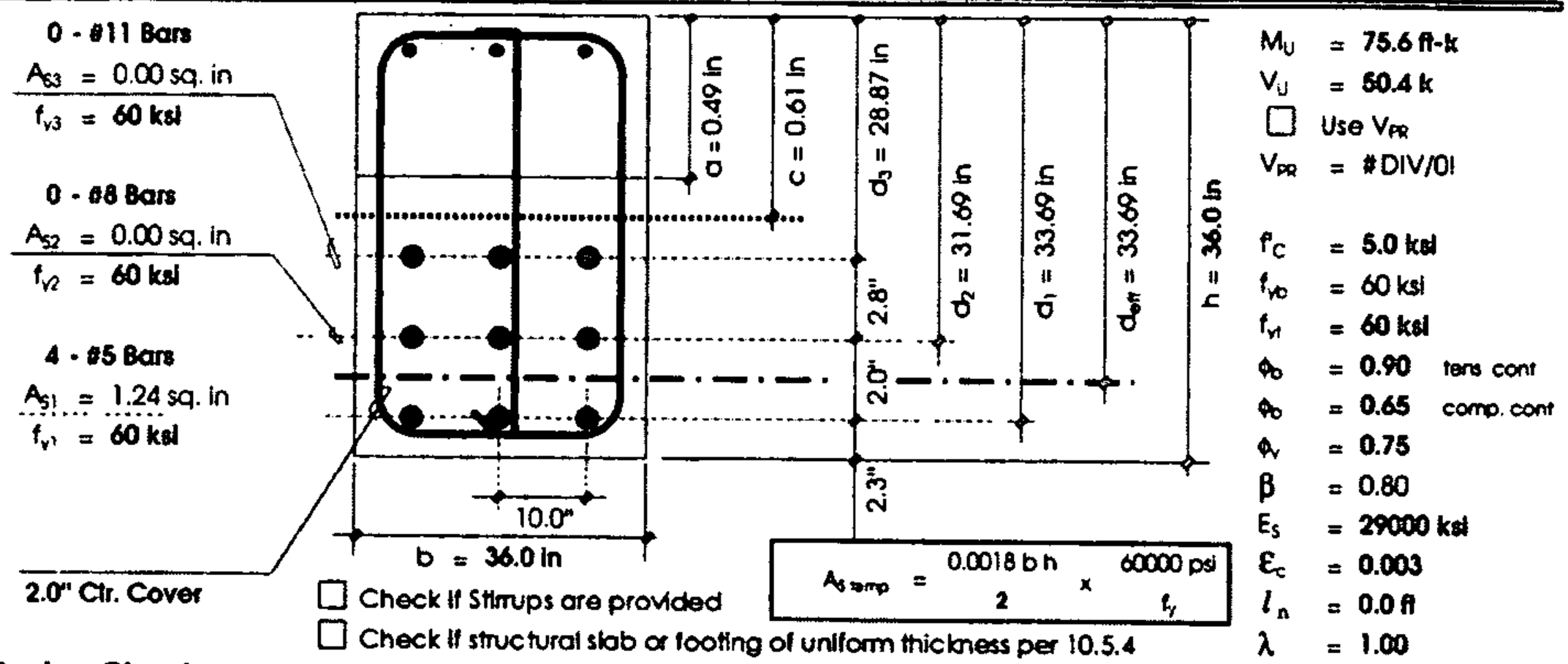
30" SQ 6/(4) #5 EF TYP.

EDCI ENGINEERS

Project No.	Sheet No.
12051-0019.00	

Project	Date
Career Lofts	05/01/2013
Subject	**By**
Pool Wall Area - Deadman Design	JMD

Diagram / Input



☐ Check if Stirrups are provided

☐ Check if structural slab or footing of uniform thickness per 10.5.4

M_U = 75.6 ft-k
V_U = 50.4 k
☐ Use V_{PR}
V_{PR} = #DIV/0!

f'_C = 5.0 ksi
f_{yc} = 60 ksi
f_{yt} = 60 ksi
ϕ_c = 0.90 tens cont
ϕ_c = 0.65 comp. cont
ϕ_v = 0.75
β = 0.80
E_S = 29000 ksi
ε_c = 0.003
l_n = 0.0 ft
λ = 1.00

Design Checks

	$A_{S\,min}$	= 1.17 sq. in.	<	$A_{S\,Prov}$	= 1.24 sq. in	94% (OK)	
	$A_{S\,calc}$	= 0.50 sq. in.	<	$A_{S\,Prov}$	= 1.24 sq. in.	40% (OK)	
Flexural Design	M_U	= 75.6 ft-k	<	$\phi_b M_n$	= 186.6 ft-k	41% (OK)	
	$\varepsilon_{compfailure}$	= 0.002	<	ε_t	= 0.163	(OK)	
	$\varepsilon_{tensfailure}$	= 0.005	<	ε_t	= 0.163	(OK)	
				ϕ_b	= 0.900	(TENSION CONTROLLED)	
Steel Yielding	ε_y	= 0.002	<	ε_s	= 0.163	1% (OK)	
	V_U	= 50.4 k	<	$(1/2)\,\phi_v V_c$	= 64.3 k	If Beam - Shear Rein. Not Req'd	
	V_U	= 50.4 k	<	$\phi_v V_c$	= 128.6 k	If Slab/Foot - Shear Rein. Not Req'd	
Shear Desig	V	= 50.4 k	<	$\phi_v V_n$	= 128.6 k	39% (OK)	☑ Use V_C
	V_U	= 50.4 k	<	$\phi V_{n\,max}$	= 128.6 k	39% (OK)	
							(Gravity Design)
Probable Forces	V_{pr}	= 1.25 x M_{pr} /		l_n	= #DIV/0!		
	M	= 259.2 ft-k					

J:\2012\12051-0019.00 Career Lofts\Calculations\Foundation & Substructure\Pool Area\[Beam Designs.xls]Deadmar

DCI ENGINEERS

Project No.	Sheet No.
12051-0019.00	

Project
Career Lofts

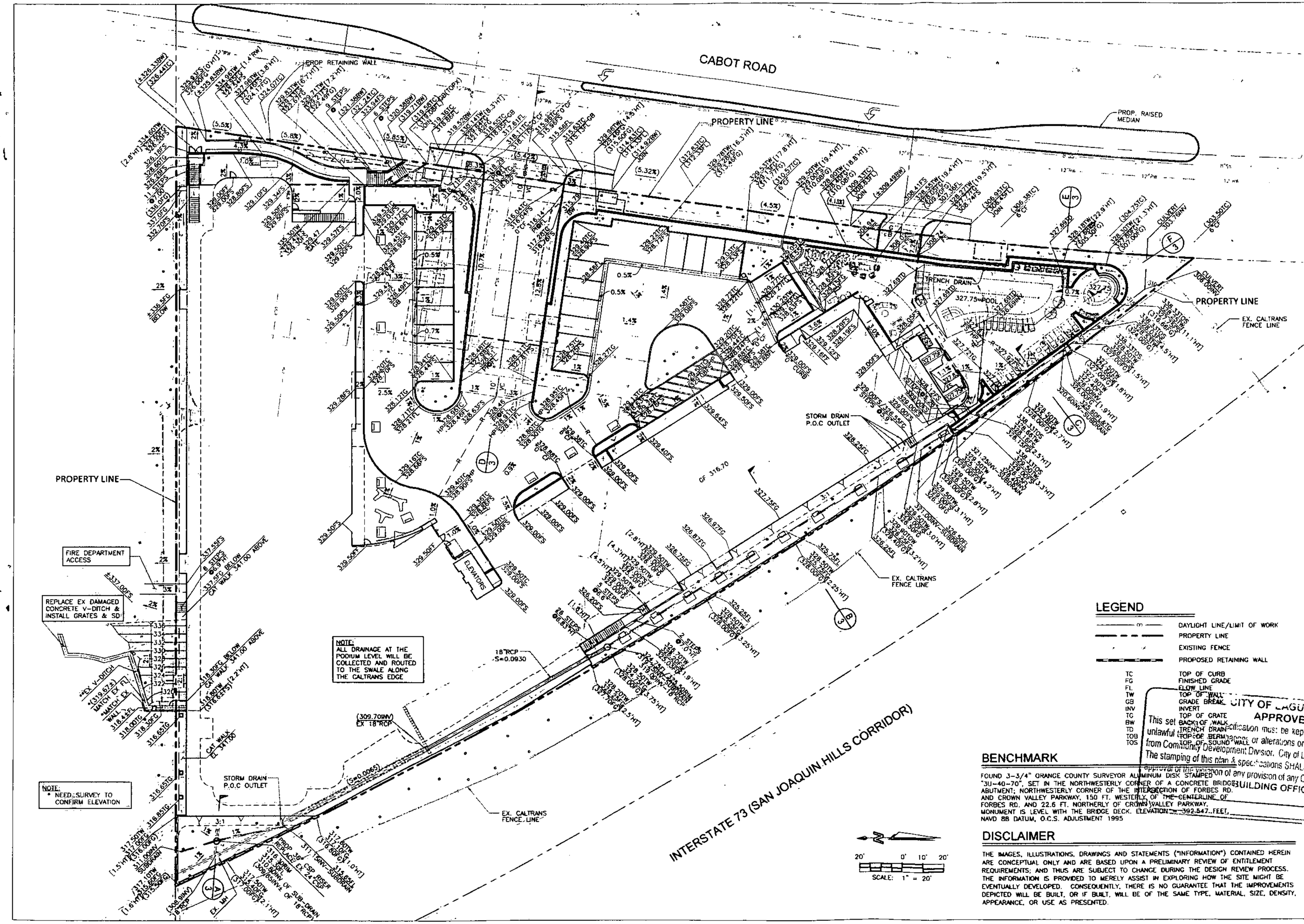
Date
05/01/2013

Subject
Pool Wall Area - Deadman Design

By
JMD

Calculations

	ACI 318-08	Equation	Result
Flexural Design	10.5.1 Eq (10-3)	$A_{s\,min} = \frac{3\,b\,d}{f_y}\sqrt{f'_c}$	$A_{s\,min.} = 4.29$ sq. in.
		$A_{s\,min} = \frac{200\,b\,d}{f_y}$	$A_{s\,min.} = 4.04$ sq. in.
	10.5.3	$A_{s\,min} = \frac{4}{3} A_{s\,calc}$	$A_{s\,min.} = 0.67$ sq. in.
	7.12.2.1(c)	$A_{s\,temp} = \frac{0.0018\,b\,h}{2} \times \frac{60000\,psi}{f_y}$	$A_{s\,temp.} = 1.17$ sq. in.
	10.2, 10.3, 10.5	$A_{s\,calc.} = \left(\frac{1}{2}\right)\left\{\left(\frac{1.7\,f'_c\,b\,d_{eff}}{f_y}\right) - \sqrt{\left(\frac{1.7\,f'_c\,b\,d_{eff}}{f_y}\right)^2 - 4\left(\frac{1.7\,f'_c\,b\,M_u}{\phi_b\,f_y^2}\right)}\right\}$	$A_{s\,calc.} = 0.50$ sq. in.
		$\phi_b M_n = \phi_b T\left(d_{eff} - \frac{a}{2}\right)$: $\phi_b = 0.900$	$\phi_b M_n = 186.6$ ft-k
		$T = A_{s1} f_{y1} + A_{s2} f_{y2} + A_{s3} f_{y3}$	$T = 74.40$ k
		$d_{eff} = \left(\frac{A_{s1} f_{y1} d_1 + A_{s2} f_{y2} d_2 + A_{s3} f_{y3} d_3}{T}\right)$	$d_{eff} = 33.69$ in.
		$a = \frac{T}{0.85\,f'_c\,b}$	$a = 0.49$ in.
		$\phi_b M_{pr} = \phi_b T\left(d_{eff} - \frac{a}{2}\right)$: $\phi_b = 1.00$: $T = 1.25(A_{s1} f_{y1} + A_{s2} f_{y2} + A_{s3} f_{y3})$	$\phi_b M_{pr} = 259.2$ ft-k
Steel Yielding	10.3	$\varepsilon_s = \left(\frac{dt - c}{c}\right)\varepsilon_c$	$\varepsilon_s = \varepsilon_t = 0.163$
	10.3	$c = \frac{a}{\beta}$	$c = 0.61$ in.
	10.3	$\varepsilon_y = \frac{f_y}{E_s}$	$\varepsilon_y = 0.002$
Shear Design	11.4.6.3	$A_{v,min} = 50\left(\frac{b\,s}{f_{yt}}\right)$	$A_{v\,min} = 0.18$ sq. in.
	11.4.6.3 Eq.(11-13)	$A_{v\,min} = 0.75\sqrt{f'_c}\left(\frac{b\,s}{f_{yt}}\right)$	$A_{v\,min} = 0.19$ sq. in.
	11.1.1, Eq. (11-1, 11-2)	$\phi_v V_n = \phi_v V_c + \phi_v V_s$	$\phi_v V_n = 128.6$ k
	11.2.1.1 Eq. (11-3)	$\phi_v V_{c(11.3)} = \phi_v\, 2\lambda\sqrt{f'_c}\,b\,d_{eff}$ $\lambda = 1.00$	$\phi_v V_{c(11.3)} = 128.6$ k
	11.2.2.1 Eq. (11-5)	$\phi_v V_{c(11.5)} = \phi_v\left(1.9\lambda\sqrt{f'_c} + 2500\,\frac{A_s}{b\,d_{eff}}\,\frac{V_u\,d_{eff}}{M_u}\right) b\,d_{eff}$ $\lambda = 1.00$	$\phi_v V_{c(11.5)} = 124.5$ k
	11.2.2.1	$\frac{V_u\,d_{eff}}{M_u} = 1.87$	use 1.00
	11.2.2.1	$\phi_v V_{c\,max} = \phi_v\, 3.5\lambda\sqrt{f'_c}\,b\,d_{eff}$ $\lambda = 1.00$	$\phi_v V_{c\,max} = 225.1$ k
		use Vc from Eq. (11-3) Δ	$\phi_v V_c = 128.6$ k
	11.4.7.2 Eq.(11-15)	$\phi_v V_s = \phi_v A_v f_{yt}\left(\frac{d_{eff}}{s}\right)$	$\phi_v V_s = 0.0$ k
	2.1 & 1.4.7.9	$\phi V_{n\,max} = \phi_v V_c + \phi_v V_{s\,max} = \phi_v (2 + 8)\sqrt{f'_c}\,b\,d_{eff}$	$\phi V_{n\,max} = 128.6$ k
	1.4.5	$V_{s\,min} = \frac{V_u - \phi_v V_c}{\phi_v} = 1.2\sqrt{f'_c}\,b\,d_{eff}$. $s_{max\,1} = \frac{d_{eff}}{2}$	$s_{max} = 16.84$ in.



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CAREER LOFTS
LAGUNA NIGUEL, LLC

CONCEPTUAL GRADING
GROUND LEVEL

NOT FOR CONSTRUCTION

LEGEND

- DAYLIGHT LINE/LIMIT OF WORK
- PROPERTY LINE
- EXISTING FENCE
- PROPOSED RETAINING WALL

TC	TOP OF CURB
FG	FINISHED GRADE
FL	FLOW LINE
TW	TOP OF WALL
GB	GRADE BREAK
INV	INVERT
TG	TOP OF GRATE
BW	BACK OF WALK
TD	TRENCH DRAIN
TOB	TOP OF BERM
TOS	TOP OF SOUND WALL

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The drawings and statements contained herein are subject to errors, modification without attaching such errors, and an approval of the violation of any provision of any City Ordinance or State
The stamping of this plan & specifications SHALL NOT be
BUILDING OFFICIAL

BENCHMARK

FOUND 3-3/4" ORANGE COUNTY SURVEYOR ALUMINUM DISK STAMPED "3U-40-70", SET IN THE NORTHWESTERLY CORNER OF A CONCRETE BRIDGE ABUTMENT; NORTHWESTERLY CORNER OF THE INTERSECTION OF FORBES RD. AND CROWN VALLEY PARKWAY, 150 FT. WESTERLY OF THE CENTERLINE OF FORBES RD. AND 22.6 FT. NORTHERLY OF CROWN VALLEY PARKWAY. MONUMENT IS LEVEL WITH THE BRIDGE DECK. ELEVATION = 392.547 FEET, NAVD 88 DATUM, O.C.S. ADJUSTMENT 1995

DISCLAIMER

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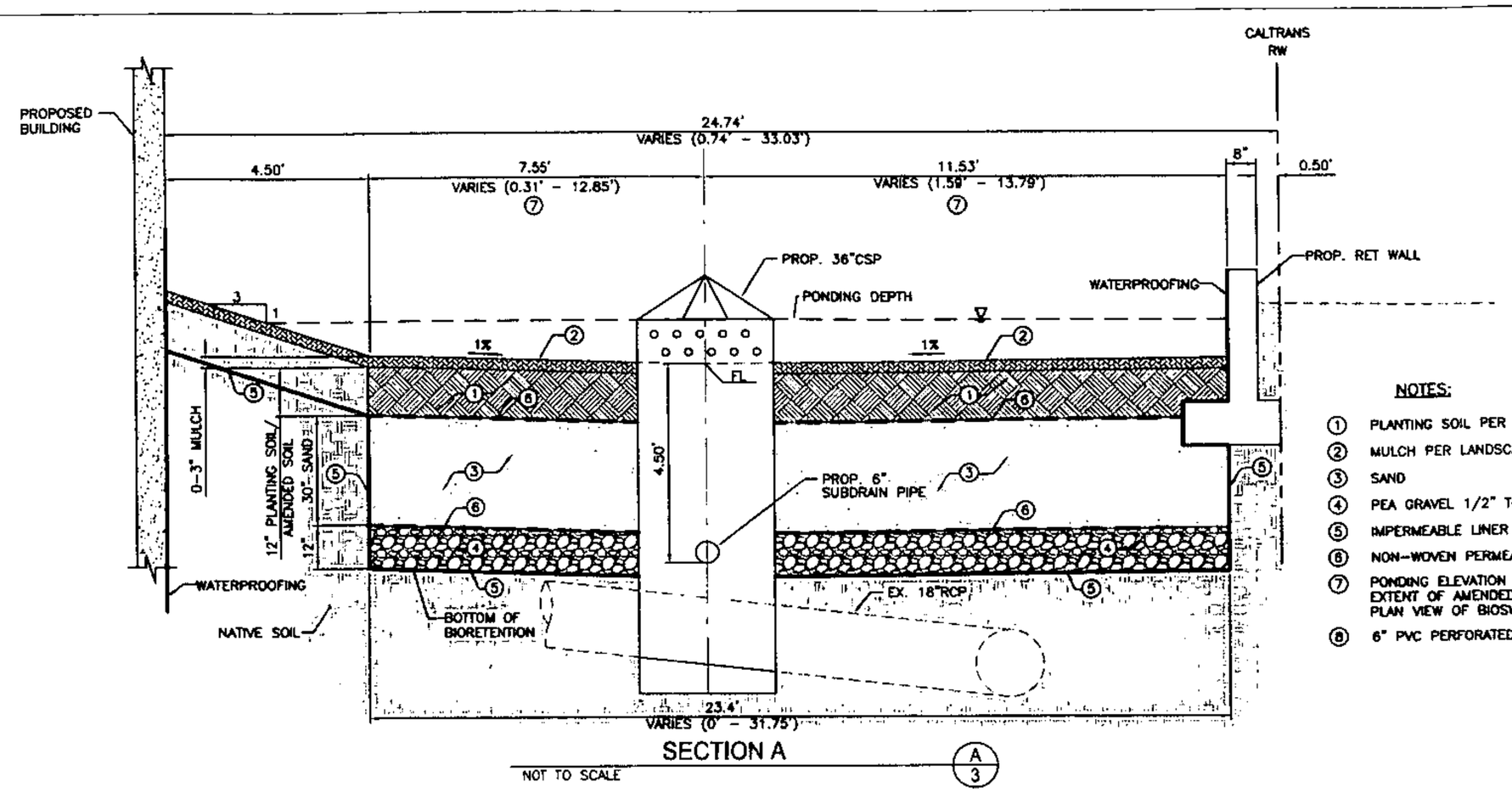
C2

1085.01
JOB NUMBER

AS SHOWN
SCALE

05/31/2012
DATE

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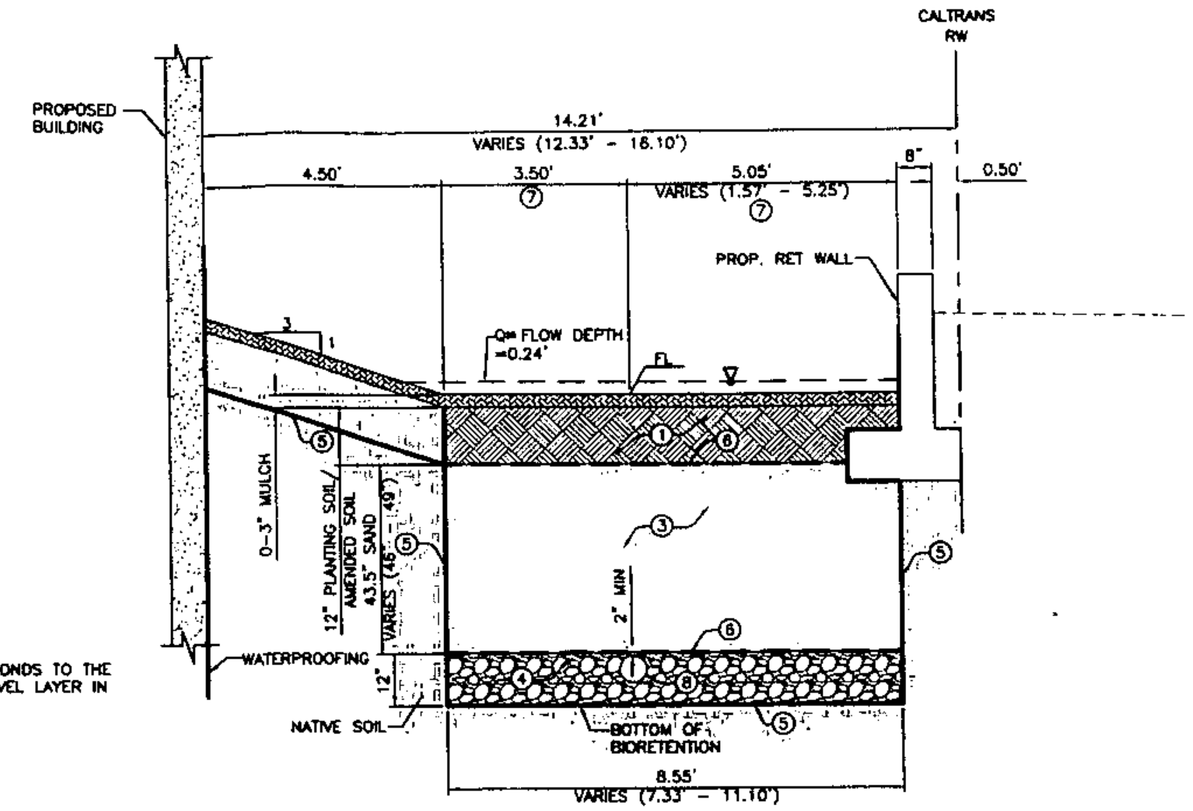
SECTION A

NOT TO SCALE

A 3

NOTES:

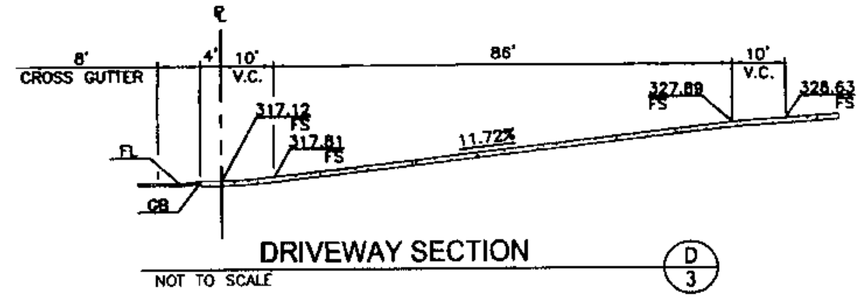
1. PLANTING SOIL PER LANDSCAPE PLANS
2. MULCH PER LANDSCAPE PLANS (OPTIONAL)
3. SAND
4. PEA GRAVEL 1/2" TO 1" IN DIAMETER
5. IMPERMEABLE LINER PER CITY STANDARDS
6. NON-WOVEN PERMEABLE GEOTEXTILE
7. PONDING ELEVATION OF BIO-CELL CORRESPONDS TO THE EXTENT OF AMENDED SOIL, SAND, AND GRAVEL LAYER IN PLAN VIEW OF BIOSWALE.
8. 6" PVC PERFORATED PIPE



SECTION B

NOT TO SCALE

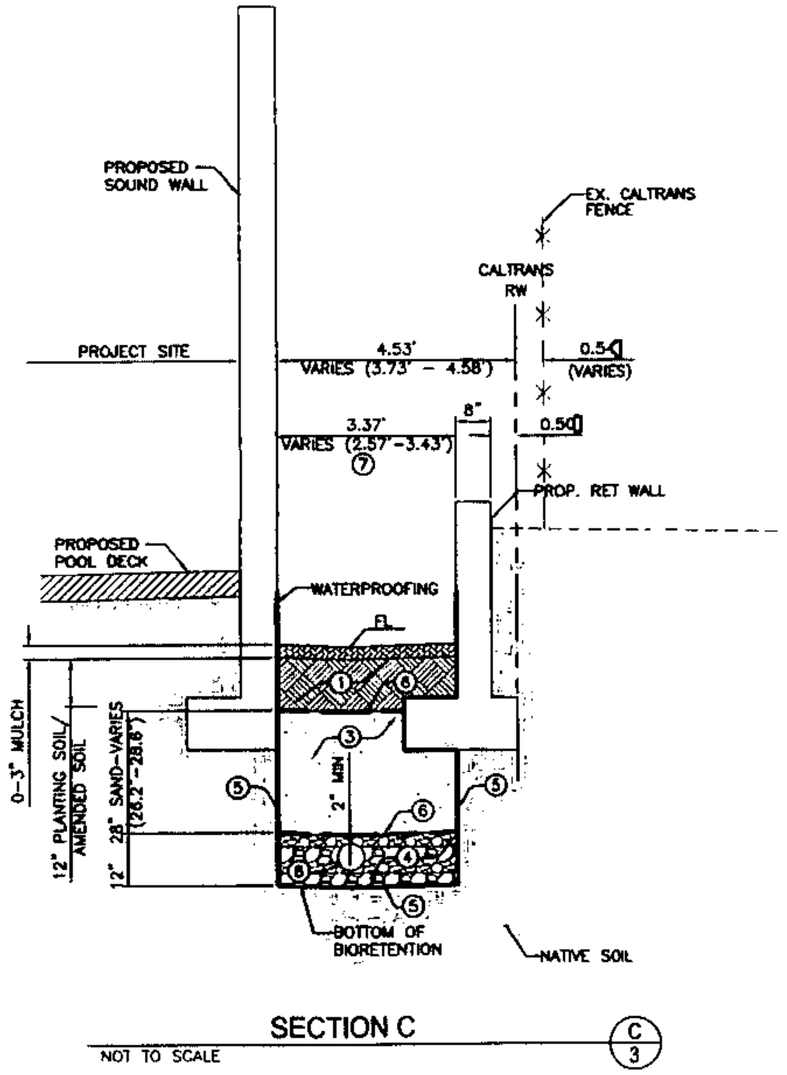
B 3



DRIVEWAY SECTION

NOT TO SCALE

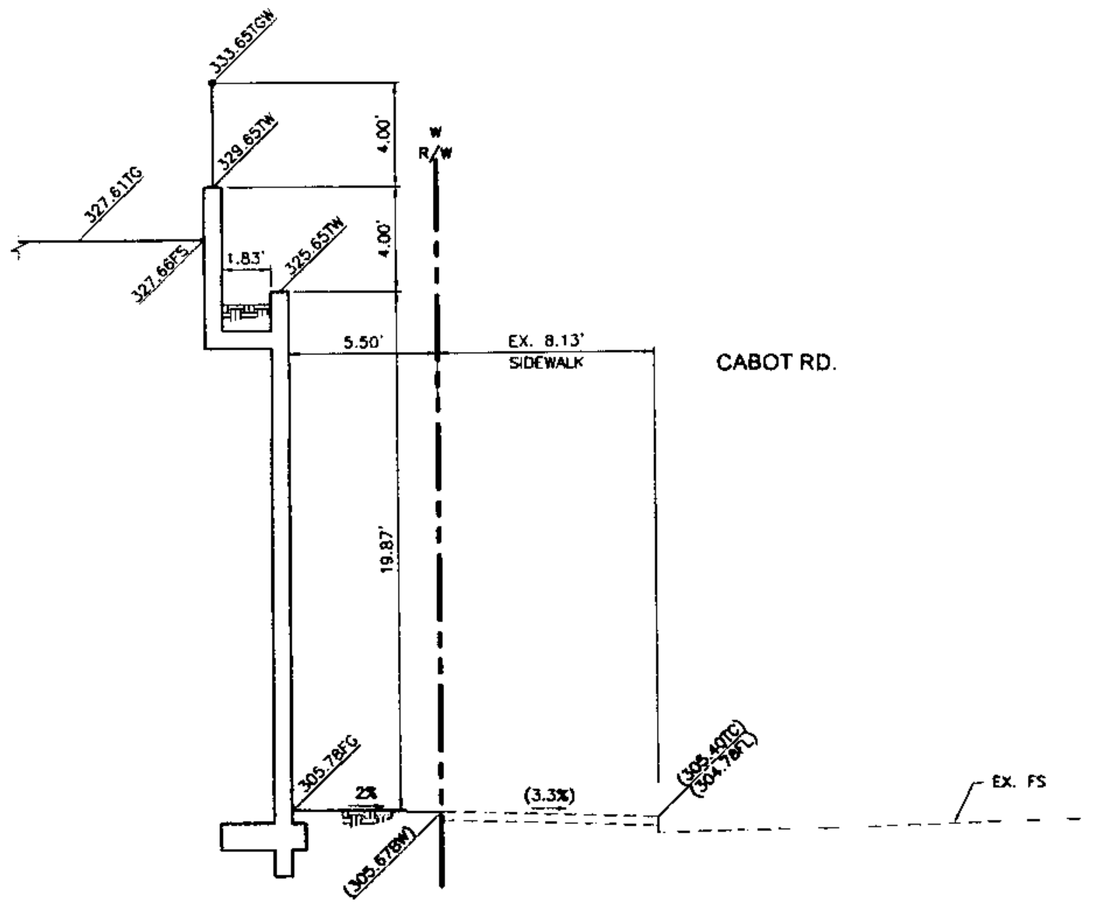
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SECTION C

NOT TO SCALE

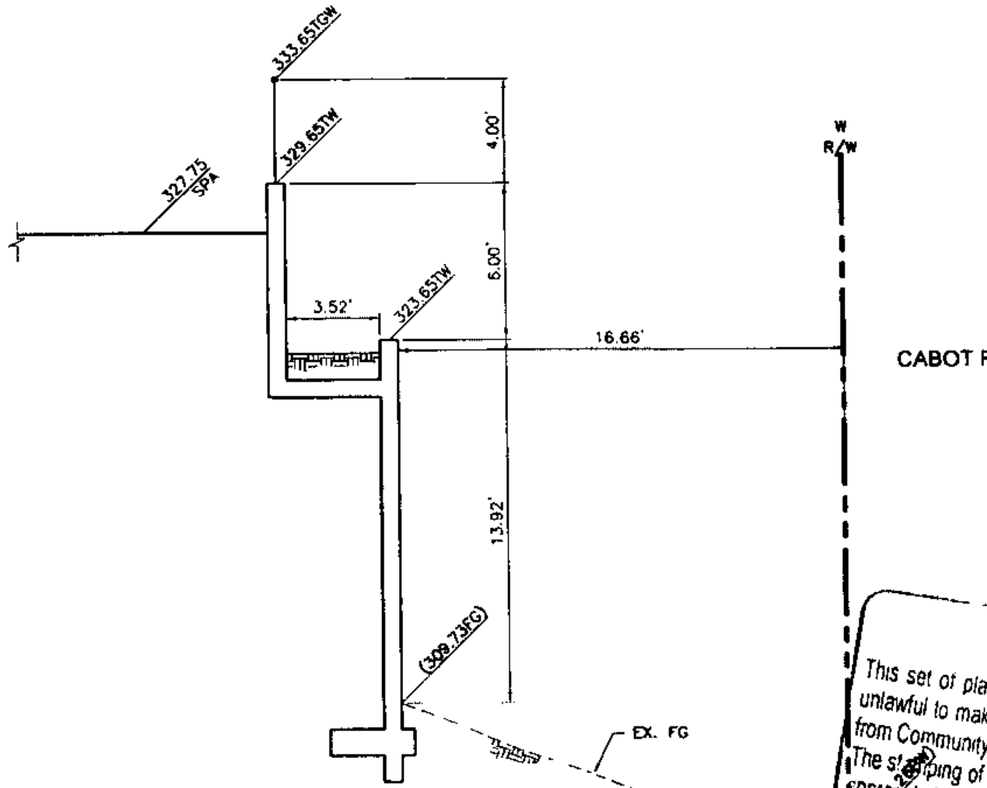
C 3



SECTION A

SCALE: 1"=4'

E 3



SECTION B

SCALE: 1"=4'

F 3

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Date:

C3

The drawings and statements contained herein are subject to minor modification without altering any overall scheme.

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CAREER LOFTS
LAGUNA NIGUEL, LLC

CONSTRUCTION DOCUMENTS
CONCEPTUAL GRADING
SECTIONS

NOT FOR CONSTRUCTION

ISSUED ON
05/31/2012

P:\PROJECTS\1085\01\ENG\LATTICE\CONCEPTUAL PLANS\1085CONPROSEC.DWG (05-31-12 12:25:32PM) Plotted by Rosario Irvine

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STRUCTURAL ENGINEER
No. S5614
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

SIGNATURE:

REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
11/08/12 PERMIT SET

APPROVALS:

Job No.:	12051-0019
Proj Manager:	JD/GS
Drawn:	MAA
Reviewed:	HJ
Dwg. Chk:	
Date:	
Scale:	AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL POOL
PARTIAL PLAN
AND DETAILS

SHEET NO.
S5.14

T:\2012\12051-0019\S\12051-0019-S5.14.dwg

Plotted: Jul 23, 2013 - 11:04am

Plot Scale: 1 = 1

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JAMES D. STEELE
No. 2455
Exp. 12/31/14
STRUCTURAL
STATE OF CALIFORNIA

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE
BY: JS
DATE:

THE CITY OF NEWPORT BEACH REQUIRES THAT ALL PLANS SUBMITTED CONTAIN THE FOLLOWING NOTE VERBATIM. BY SIGNING THESE PLANS I AGREE TO INCORPORATE INTO THE CONSTRUCTION PLANS THE MITIGATION MEASURES STATED IN THE MITIGATED NEGATIVE DECLARATION.

PILES FOUNDATION PLAN

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

CONCRETE BEAM SECTION

SCALE: 1"=1'-0"

UPPER WALL SECTION

SCALE: 3/4"=1'-0"

NOTE:

ADDITIONAL INFORMATION PER 14/SS.14.

SECTION

SCALE: 3/4"=1'-0"

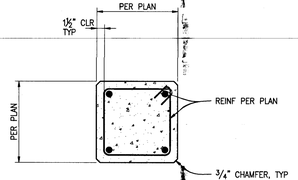
NOTE:
WALLS MUST BE BRACED UNTIL TIEBACK & DEADMAN HAVE BEEN PLACED

Retaining wall at Pool Area

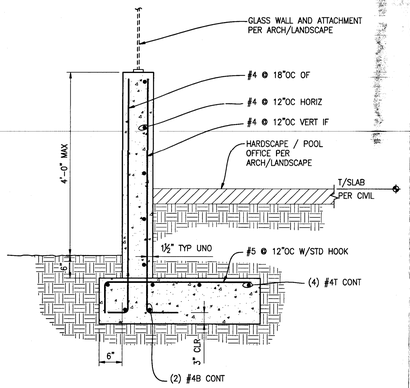
BLD

28100 CABOT RD LN

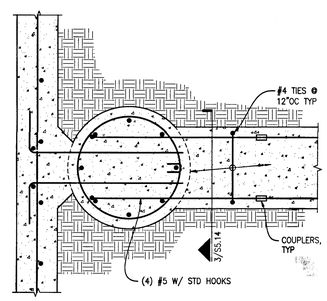
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CONCRETE BEAM SECTION — SCALE: 1"=1'-0" — 3

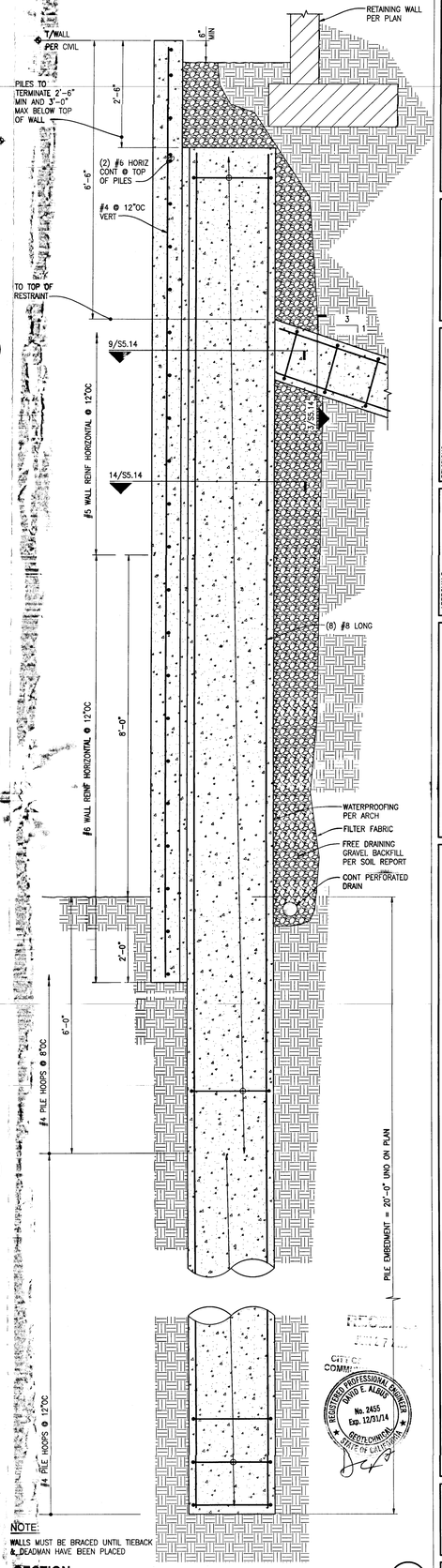


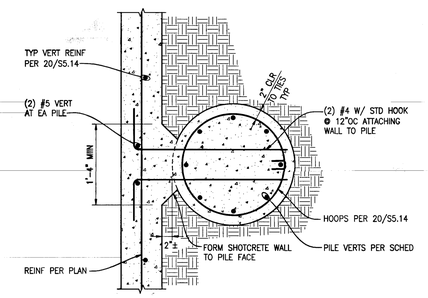
UPPER WALL SECTION — SCALE: ¾"=1'-0" — 4



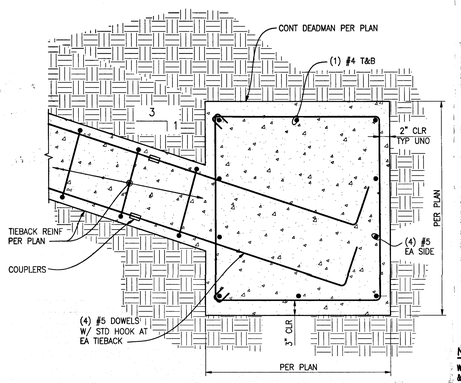
NOTE:
ADDITIONAL INFORMATION PER 14/S5.14.

CONCRETE BEAM SECTION — SCALE: 1"=1'-0" — 9





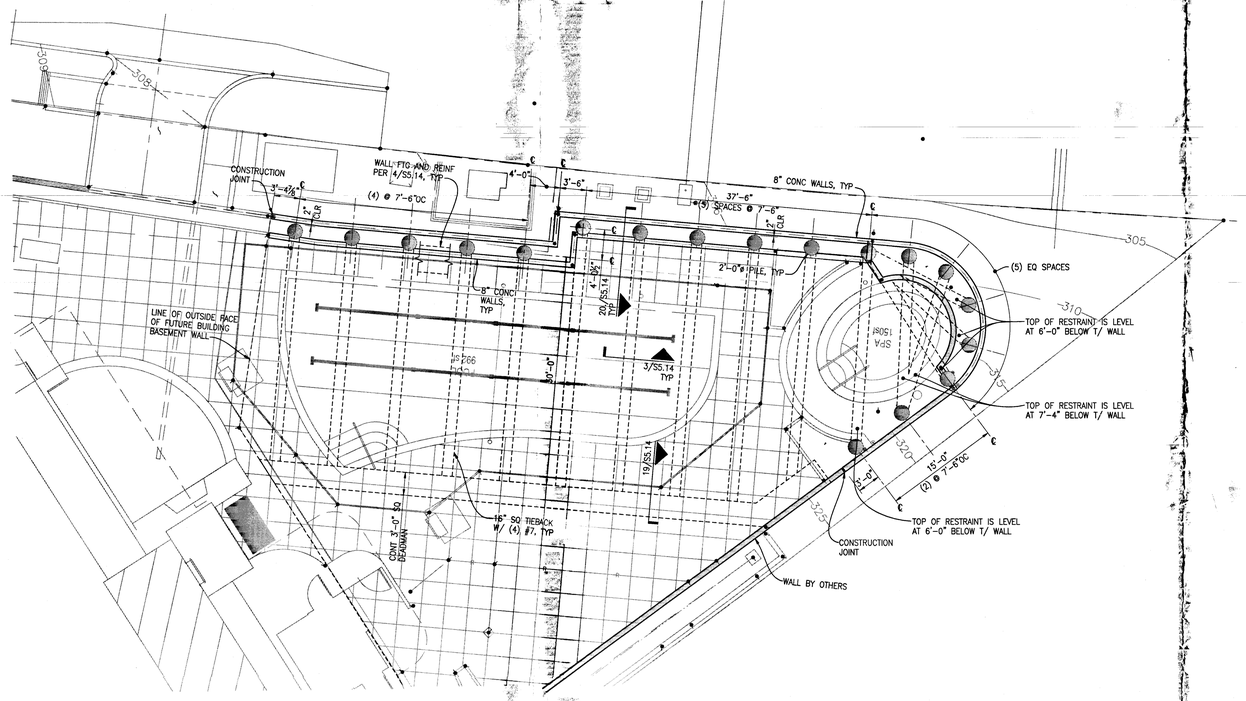
CONCRETE BEAM SECTION — SCALE: 1"=1'-0" — 14



CONCRETE BEAM SECTION — SCALE: 1"=1'-0" — 19

NOTE:
WALLS MUST BE BRACED UNTIL TIEBACK & DEADMAN HAVE BEEN PLACED

SECTION — SCALE: ¾"=1'-0" — 20



PILES FOUNDATION PLAN — SCALE: 1/8"=1'-0"

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REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
11/08/12 PERMIT SET

APPROVALS:
Job No.: 12051-0019
Proj Manager: JD/GS
Drawn: MA
Reviewed: HJ
Dwg. Chk.
Date: AS NOTED
Scale:

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

CITY OF NEWPORT BEACH COMMUNITY DEVELOPMENT — REGISTERED PROFESSIONAL ENGINEER — DAVID E. ALBIN — No. 2455 Exp. 12/31/14 — CIVIL — STATE OF CALIFORNIA

SHEET TITLE:
STRUCTURAL POOL PARTIAL PLAN AND DETAILS

SHEET NO.
S5.14

Plot Scale: 1 = 1

12051-0019-S5.14.dwg 3-May-13 4:07 PM jespinoso





CARRIER Lot

RET WALL at Pool Area

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JUN 27 2013
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COMMUNITY

A10

Gary Deferred CAP 2 Grmy

28100 CABOT RD LN

B13-1274

PROJECT TITLE

CAREER LOFTS

LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE: STRUCTURAL POOL PARTIAL PLAN AND DETAILS

SHEET NO. S5.14

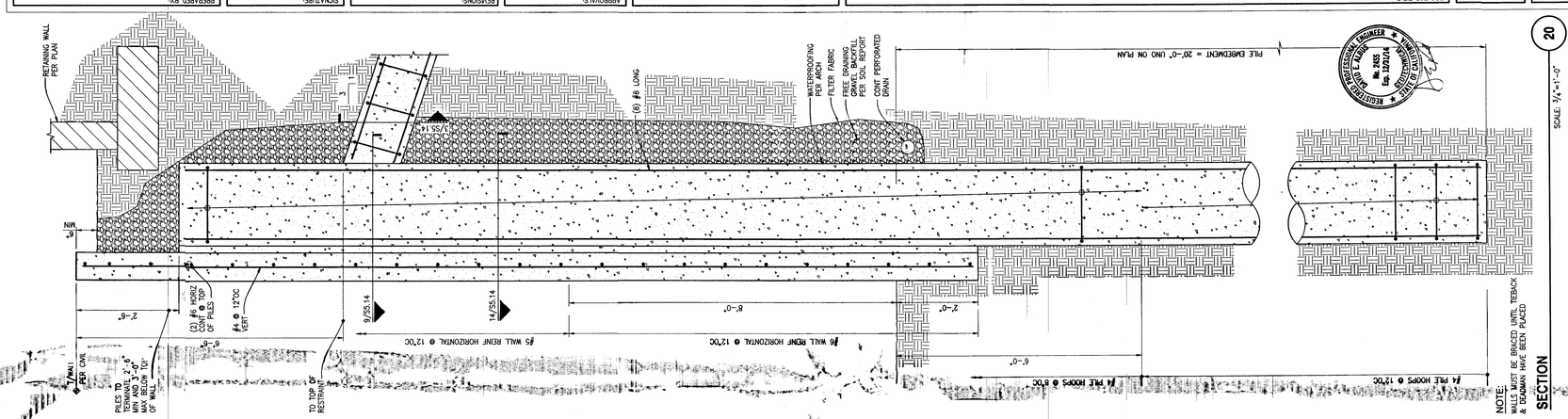
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Proj Manager: JD/GS
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Reviewed: HJ
Dep Chk:
Date:
Scale: AS NOTED

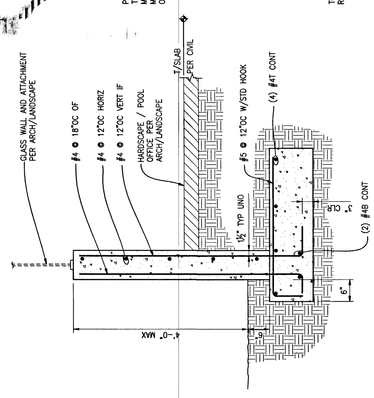
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6/21/12 PLAN CHECK SUBMITTAL
11/08/12 PERMIT SET
01/23/13 2ND BLDG DEPT SUBMITTAL

SIGNATURE:

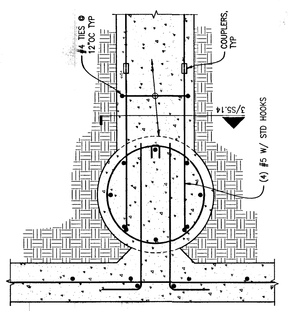
PREPARED BY:
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Plot Scale: 1 = 1

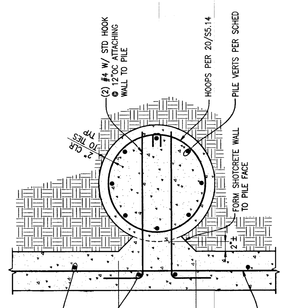




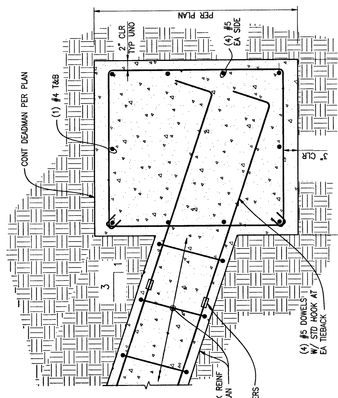
UPPER WALL SECTION
4
SCALE: 3/4"=1'-0"



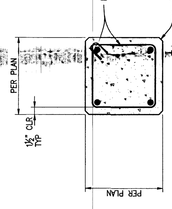
NOTE: ADDITIONAL INFORMATION PER 14/SS.14.
CONCRETE BEAM SECTION
9
SCALE: 1"=1'-0"



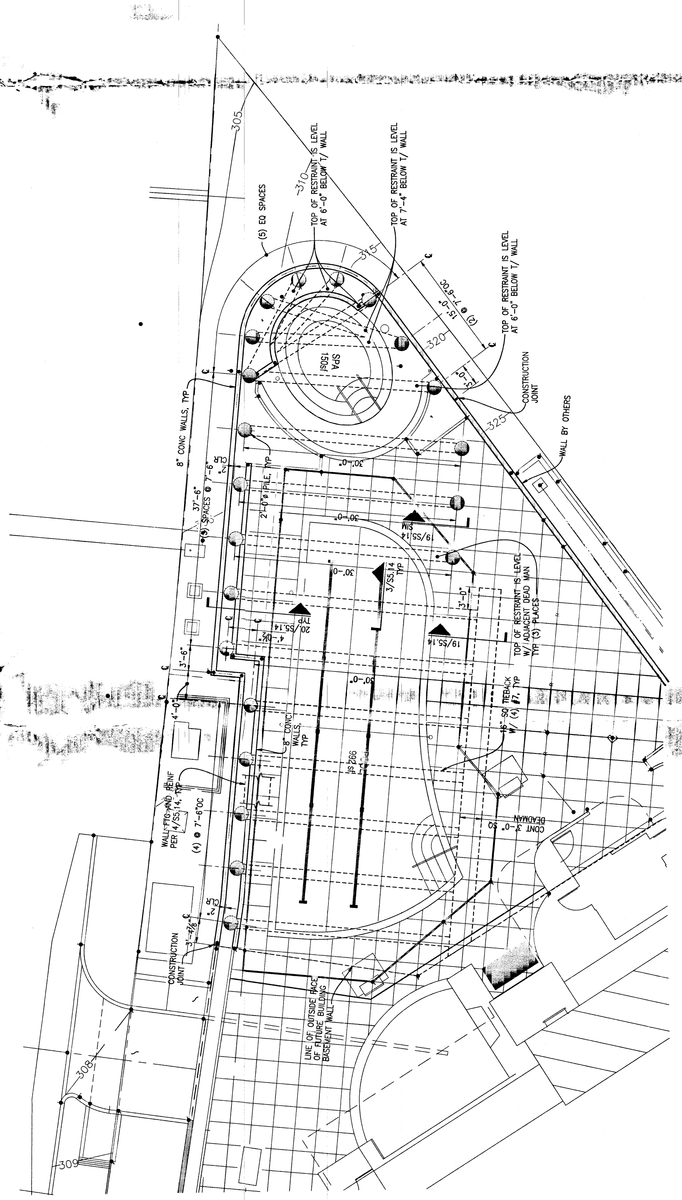
CONCRETE BEAM SECTION
14
SCALE: 1"=1'-0"



NOTE: PILE IN LIEU OF DEAD MAN AT SW CONDITION.
CONCRETE BEAM SECTION
19
SCALE: 1"=1'-0"



CONCRETE BEAM SECTION
3
SCALE: 1"=1'-0"



PILES FOUNDATION PLAN
SCALE: 1/8"=1'-0"

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE: STRUCTURAL POOL PARTIAL PLAN AND DETAILS

SHEET NO: S5.14

APPROVALS:

Job No.:	12051-0019
Proj. Manager:	JD/GS
Drawn:	MA
Reviewed:	HJ
Dwg. Chk.:	
Date:	
Scale:	AS NOTED

REVISIONS:
11/09/12 PLAN CHECK SUBMITTAL
07/23/13 2ND BLDG DEPT SUBMITTAL

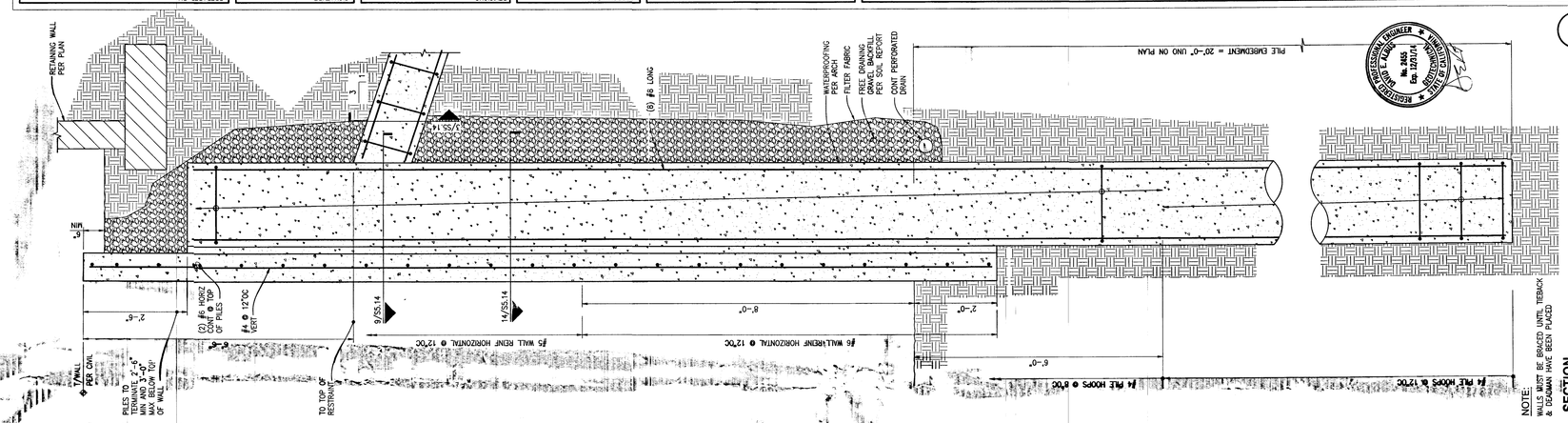
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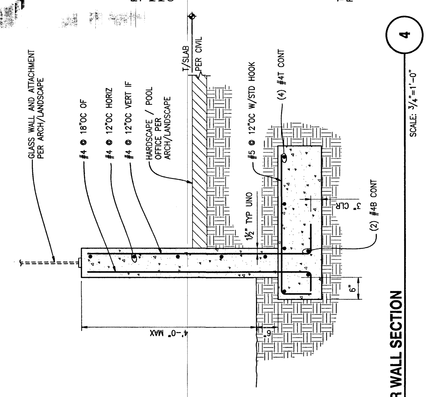
PREPARED BY:

EILINGER DIAMOND CIVIL / STRUCTURAL
101 WEST BROADWAY • SUITE 1360
SAN DIEGO, CALIFORNIA 92101
PHONE (619) 234-0501 • FAX (619) 234-0582
WEBSITE: www.dcengineers.com

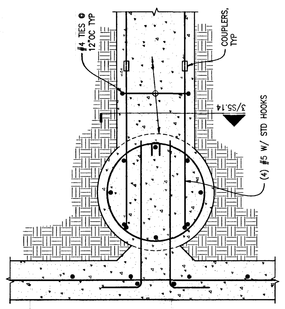
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Plot Scale: 1 = 1



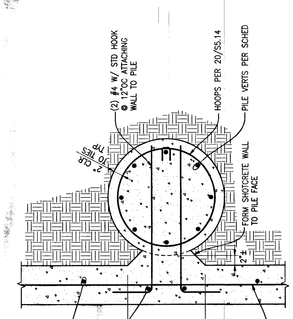


UPPER WALL SECTION
4
SCALE: 3/4"=1'-0"

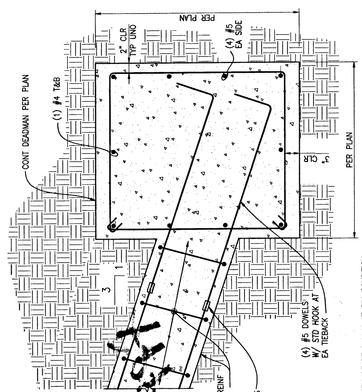


CONCRETE BEAM SECTION
9
SCALE: 1"=1'-0"

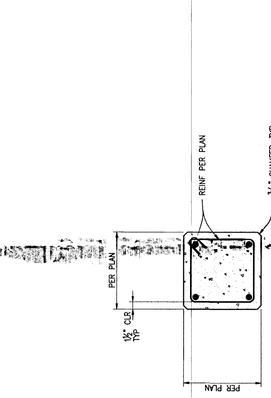
NOTE: ADDITIONAL INFORMATION PER 14/SS.14.



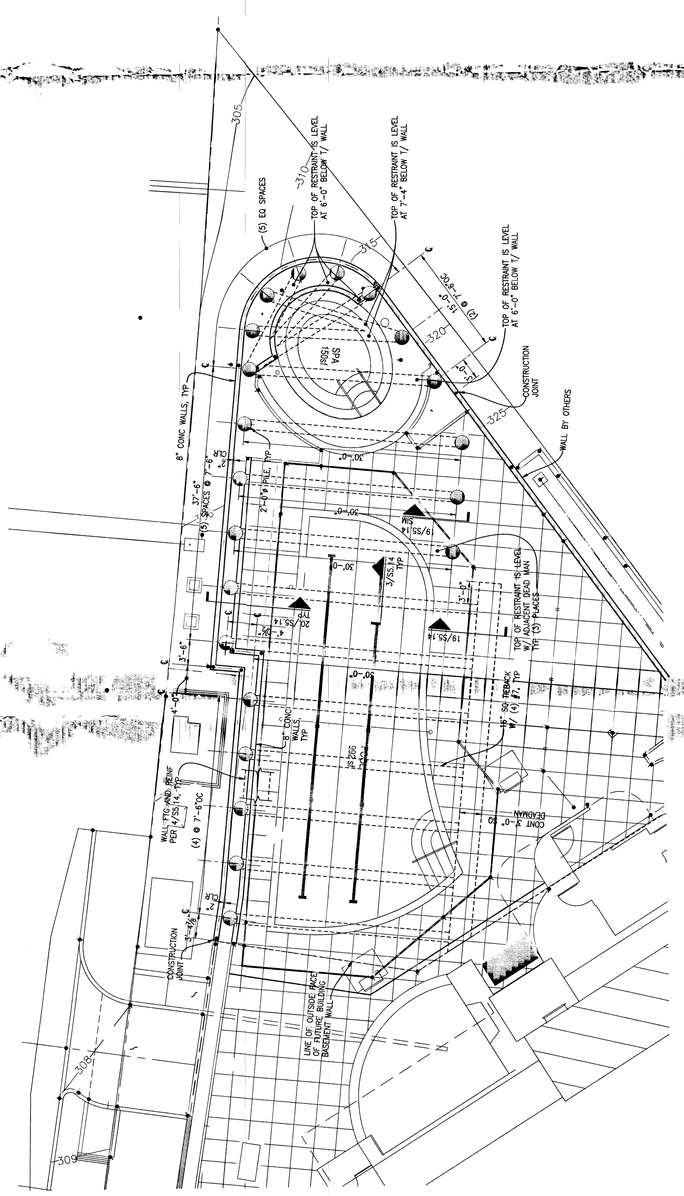
CONCRETE BEAM SECTION
14
SCALE: 1"=1'-0"



NOTE: PILE IN LIEU OF DEAD MAN AT SW CONDITION.
CONCRETE BEAM SECTION
19
SCALE: 1"=1'-0"



CONCRETE BEAM SECTION
SCALE: 1"=1'-0"



PILES FOUNDATION PLAN
SCALE: 1/8"=1'-0"

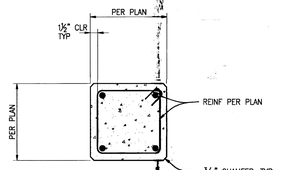
Approved

Carver Loft Walls

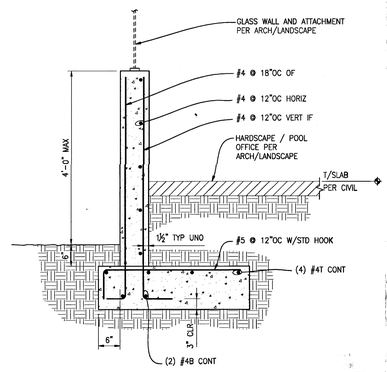
B13274 Rev 10 GMU

8-5-13

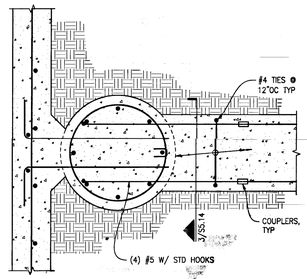
B13-15.1H
S6400 CIP001
[BRD]



CONCRETE BEAM SECTION 3
SCALE: 1"=1'-0"

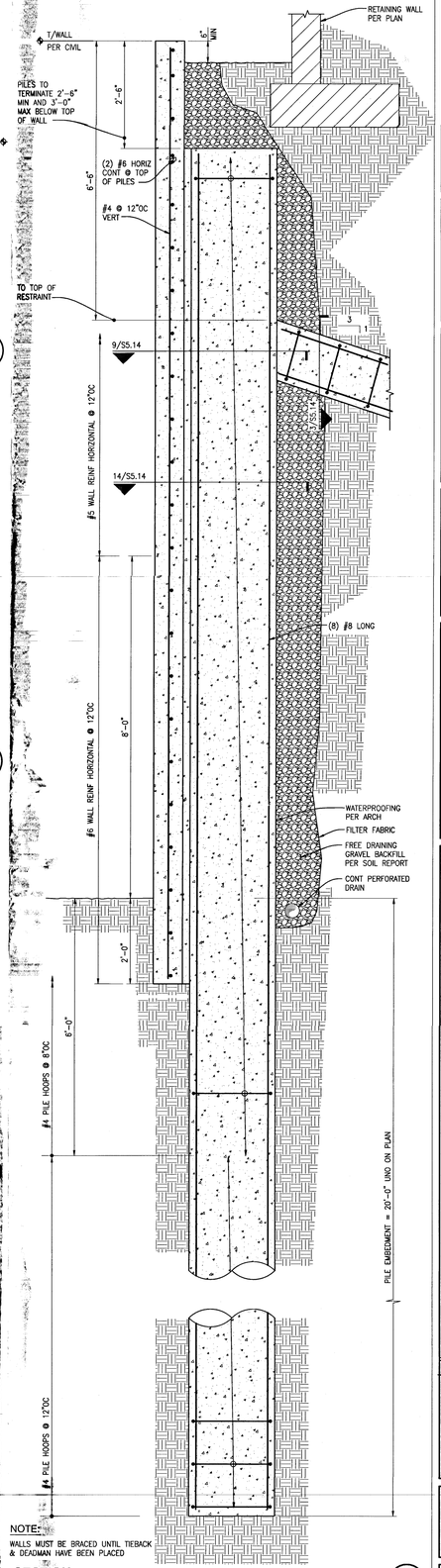


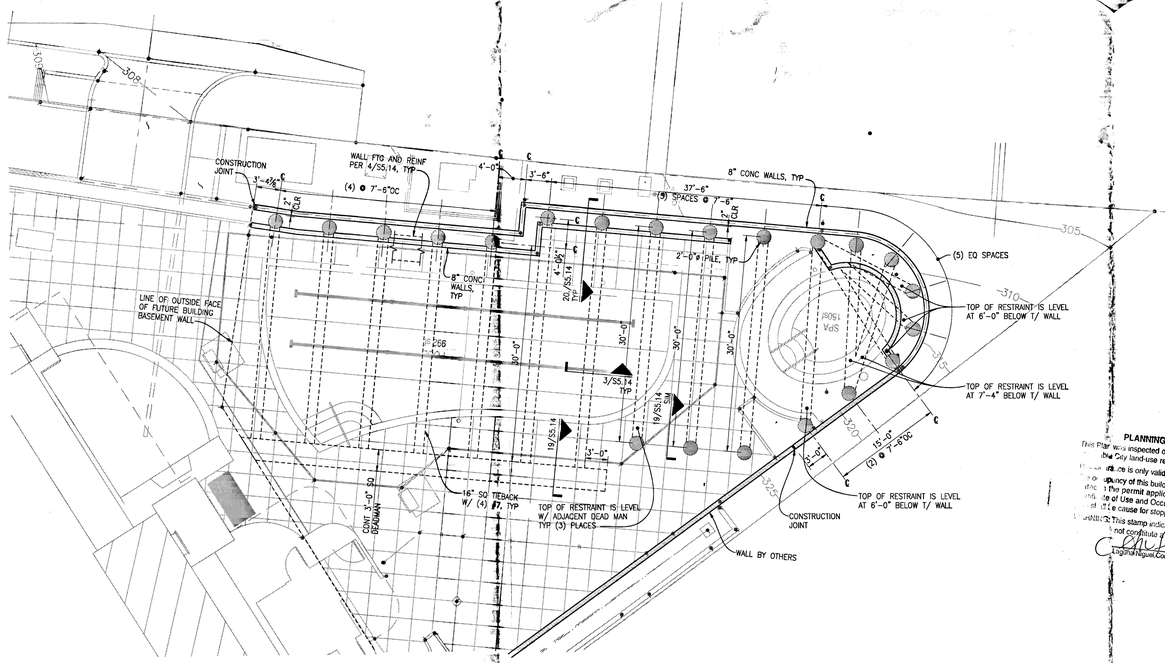
UPPER WALL SECTION 4
SCALE: ¾"=1'-0"



NOTE:
ADDITIONAL INFORMATION PER 14/S5.14.

CONCRETE BEAM SECTION 9
SCALE: 1"=1'-0"

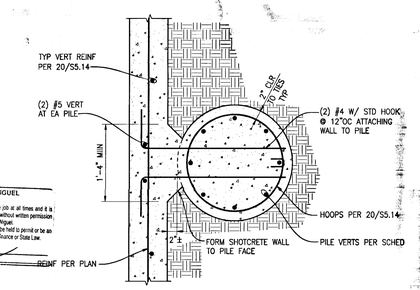




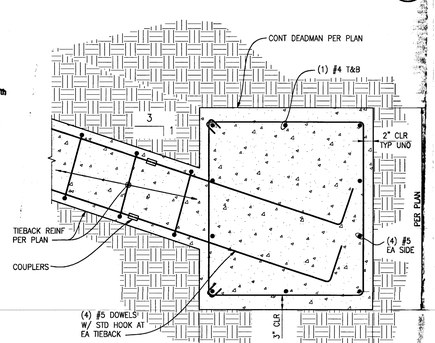
PILES FOUNDATION PLAN
SCALE: 1/8"=1'-0"

THE CITY OF LAGUNA NIGUEL
APPROVED
This set of plans & specifications must be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from Community Development Director, City of Laguna Niguel.
The stamping of this plan & specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any City Ordinance or State Law.
BUILDING OFFICIAL
Date: 10/25/12
By:

PLANNING & ZONE CLEARANCE
This Plan was inspected on 10-25-12 and found to comply with the City land-use regulations.
This clearance is only valid for the life of the building permit.
Occupancy of this building shall not be changed from the use on the permit application except by issuance of a new Certificate of Use and Occupancy. Deviation from the approved plans is cause for stopping construction.
Caution: This stamp indicates partial review only and does not constitute a building permit.
Laguna Niguel Community Development Department



CONCRETE BEAM SECTION 14
SCALE: 1"=1'-0"



NOTE:
PILE IN LIEU OF DEAD MAN AT SIM CONDITION.

CONCRETE BEAM SECTION 19
SCALE: 1"=1'-0"

NOTE:
WALLS MUST BE BRACED UNTIL TIEBACK & DEADMAN HAVE BEEN PLACED

SECTION 20
SCALE: ¾"=1'-0"

PREPARED BY:
DCI ENGINEERS®
101 WEST BROADWAY • SUITE 1260
SAN DIEGO, CALIFORNIA 92101
PHONE: (619) 234-9411 FAX: (619) 234-0562
WEBSITE: www.dci-engineers.com
CIVIL / STRUCTURAL

SIGNATURE:
REGISTERED PROFESSIONAL ENGINEER HARRY JONES No. S3901 STRUCTURAL STATE OF CALIFORNIA

REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
11/06/12 PLAN CHECK SET
07/23/13 3RD BLDG DEPT SUBMITTAL
09/22/13 3RD BLDG DEPT SUBMITTAL

APPROVALS:
Job No: 12051-0019
Proj. Manager: JD/DS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.
Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
28100 CABOT ROAD

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE
10/23/13
DATE

SHEET TITLE:
STRUCTURAL POOL PARTIAL PLAN AND DETAILS

SHEET NO.
S5.14

12051-0019-S5.14.dwg 21-Aug-13 5:18 PM jospinoso

Plot Scale: 1" = 1"

BLD

28100 cabot

B13-1274

CITY OF LAGUNA NIGUEL
COMMUNITY DEVELOPMENT
RECEIVED
OCT 23 2013

THE CITY OF LAGUNA NIGUEL
APPROVED
This set of plans & specification must be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from Community Development Division, City of Laguna Niguel.
The stamping of this plan & specifications SHALL NOT be held to permit or be an approval of the violation of any regulation of any City Ordinance or State Law.
Date 10/23/13
By

BLD

28100 CABOT RD LN

B13-1274

GENERAL NOTES:

1. REFER TO DRAWING P-0.1 FOR GENERAL NOTES, LEGENDS, AND ABBREVIATIONS.
2. REFER TO DRAWINGS P-0.2 & P-0.3 FOR SCHEDULES AND CALCULATIONS.
3. REFER TO DRAWINGS P-D.1 & P-D.2 FOR PLUMBING DETAILS.
4. PROVIDE WATER HAMMER ARRESTERS AT ALL QUICK ACTION VALVES AS PER CPC SECTION 609.10.
5. FIRE SEAL ALL PENETRATIONS WITH LISTED AND APPROVED MATERIALS, AS REQUIRED BY CODE.
6. ALL OVERHEAD PIPING WITHIN THE GARAGE AREA SHALL BE INSTALLED WITH A A MINIMUM CLEARANCE OF 7'-2" ABOVE FINISHED FLOOR.
7. ALL OVERHEAD PIPING WITHIN HANDICAP VEHICLE ACCESSIBLE AREAS SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 8'-2" ABOVE FINISHED FLOOR. REFER TO ARCHITECTURAL DRAWINGS FOR ALL HANDICAP DESIGNATED AREAS WITHIN GARAGE.
8. STORMWATER DRAINAGE PIPING SHALL SLOPE AT 1/8" PER FOOT, UNLESS OTHERWISE NOTED.
9. ALL BELOW GRADE WASTE PIPING 4" AND LARGER SHALL SLOPE AT 1/8" PER FOOT, UNLESS OTHERWISE NOTED.
10. VENTS LESS THAN 6" ABOVE THE FLOOR LEVEL RIM OF THE FIXTURE SHALL BE INSTALLED WITH APPROVED DRAINAGE FITTINGS, MATERIAL, AND GRADE TO THE DRAIN PER CPC 905.3.
11. A TRAP PRIMER IS REQUIRED AT FLOOR DRAINS IN AREAS SUBJECT TO INFREQUENT USE OR WASH DOWN AND THE TRAP PRIMER DEVICE MUST BE ACCESSIBLE PER CPC SECTION 1007.0.
12. CONTRACTOR TO COORDINATE PLUMBING LINES WITH STRUCTURAL. 1

KEY NOTES:

1. 6" WASTE FROM ABOVE.
2. 4" ROOF DRAIN FROM ABOVE.
3. 6" ROOF DRAIN FROM ABOVE.
4. 6" COLD WATER FROM WATER METER FOR DOMESTIC USE. REFER TO CIVIL DRAWINGS FOR POINT OF CONNECTION AND CONTINUATION.
5. 2-1/2" MPG FROM GAS METER FOR USE. REFER TO CIVIL DRAWINGS FOR POINT OF CONNECTION AND CONTINUATION.
6. 8" WASTE LINE BELOW GRADE. SEE CIVIL DRAWINGS FOR CONTINUATION. FIELD VERIFY EXACT LOCATION AND INVERT ELEVATION TO BE VERIFIED ONCE POTHOLING IS COMPLETE.
7. 2" VENT UP THRU ROOF.

PLANNING & ZONE CLEARANCE

This Plan was inspected on 9-19-13 and found to comply with applicable City land-use regulations.

This clearance is only valid for the life of the building permit.

The occupancy of this building shall not be changed from the use stated in the permit application except by issuance of a new Certificate of Use and Occupancy. Deviation from the approved plan shall be cause for stopping construction.

WARNING: This stamp indicates partial review only and does not constitute a building permit.

Laguna Niguel Community Development Department

THE CITY OF LAGUNA NIGUEL APPROVED

This set of plans & specifications must be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from Community Development Division. City of Laguna Niguel.

The stamping of the approval on the plans shall not be held to permit or be an approval of the violation of any provisions of any City ordinance or State law.

BUILDING OFFICIAL

DATE 9-19-13

BY

GREEN MEP
Engineering Consulting, Inc.
3 MacArthur Place, 8th Floor
Santa Ana, CA 92707
949.232.1919
www.gmep.com

REGISTERED PROFESSIONAL ENGINEER — BENJAMIN D. GREEN — No. M27247 Exp.06-30-15 — MECHANICAL — STATE OF CALIFORNIA

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PROJECT:
CAREER LOFTS

FOR CONSTRUCTION
FINAL PROJECT BIDDING TO BE BASED ON FINAL CONSTRUCTION DOCUMENTS APPROVED BY THE LOCAL BUILDING & SAFETY DEPARTMENT.

DEVELOPER:
UNITED AMERICAN PROPERTIES, INC.

ARCHITECT:
HUMPHREY'S & PARTNERS ARCHITECTS, LP

LOCATION:
1581 CABOT ROAD
LAGUNA NIGUEL, CALIFORNIA

REVISIONS

NO.	DATE	DESCRIPTION
1	08/21/2013	REVISIONS

SHEET NAME:
PLUMBING
LEVEL 1 PARKING
FLOOR PLAN
SOUTHWEST SECTION

PROJECT NUMBER:
120102

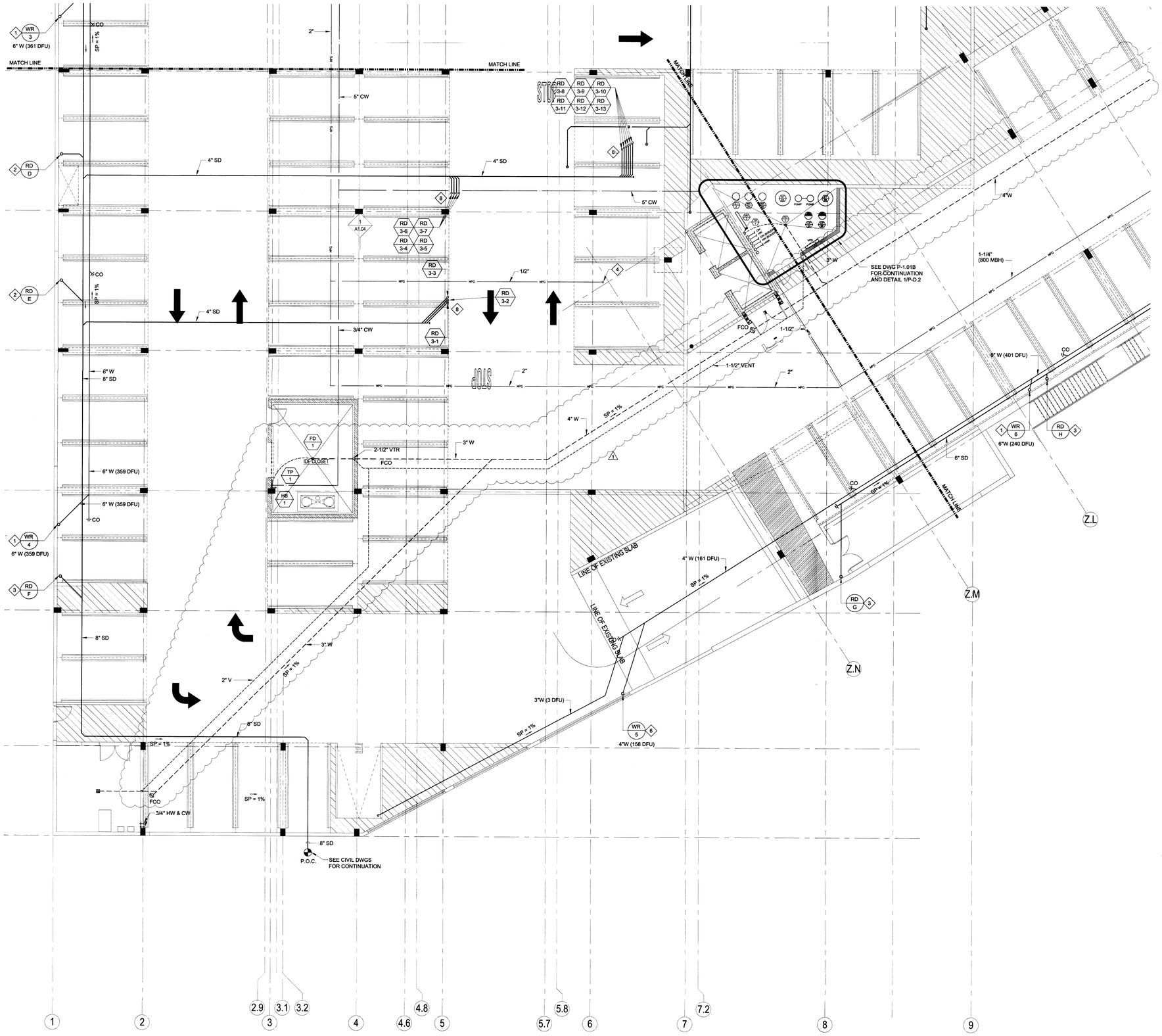
ENGINEER: FPN
DRAFTER: FPN

ISSUED DATE: 01/29/2012
PLOT DATE: 08/21/2013

SHEET NUMBER:
P-1.00A

LEVEL 1 PARKING FLOOR PLAN - SOUTHWEST SECTION | 1

N 1/8" = 1'-0"



GENERAL NOTES:

1. REFER TO DRAWING P-0.1 FOR GENERAL NOTES, LEGENDS, AND ABBREVIATIONS.
2. REFER TO DRAWINGS P-0.2 & P-0.3 FOR SCHEDULES AND CALCULATIONS.
3. REFER TO DRAWINGS P-D.1 & P-D.2 FOR PLUMBING DETAILS.
4. PROVIDE WATER HAMMER ARRESTERS AT ALL QUICK ACTION VALVES AS PER CPC SECTION 609.10.
5. FIRE SEAL ALL PENETRATIONS WITH LISTED AND APPROVED MATERIALS, AS REQUIRED BY CODE.
6. ALL OVERHEAD PIPING WITHIN THE GARAGE AREA SHALL BE INSTALLED WITH A A MINIMUM CLEARANCE OF 7'-2" ABOVE FINISHED FLOOR.
7. ALL OVERHEAD PIPING WITHIN HANDICAP VEHICLE ACCESSIBLE AREAS SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 8'-2" ABOVE FINISHED FLOOR. REFER TO ARCHITECTURAL DRAWINGS FOR ALL HANDICAP DESIGNATED AREAS WITHIN GARAGE.
8. STORMWATER DRAINAGE PIPING SHALL SLOPE AT 1/8" PER FOOT, UNLESS OTHERWISE NOTED.
9. ALL BELOW GRADE WASTE PIPING 4" AND LARGER SHALL SLOPE AT 1/8" PER FOOT, UNLESS OTHERWISE NOTED.
10. VENTS LESS THAN 6" ABOVE THE FLOOR LEVEL RIM OF THE FIXTURE SHALL BE INSTALLED WITH APPROVED DRAINAGE FITTINGS, MATERIAL, AND GRADE TO THE DRAIN PER CPC 905.3.
11. A TRAP PRIMER IS REQUIRED AT FLOOR DRAINS IN AREAS SUBJECT TO INFREQUENT USE OR WASH DOWN AND THE TRAP PRIMER DEVICE MUST BE ACCESSIBLE PER CPC SECTION 1007.0.
12. CONTRACTOR TO COORDINATE PLUMBING LINES WITH STRUCTURAL.

KEY NOTES:

1. 6" WASTE FROM ABOVE.
2. 4" ROOF DRAIN FROM ABOVE.
3. 6" ROOF DRAIN FROM ABOVE.
4. 1/2" MPG LINE UP TO ABOVE.
5. 2" VENT UP THRU ROOF.
6. 2 x 4" SEWER EJECTOR DISCHARGE LINES UP TO ABOVE. PROVIDE CHECK VALVE ON WALL. CONNECT WITH WYE FITTING FROM TOP OF OVERHEAD SEWER DRAIN PIPING.
7. SEWER EJECTOR BASIN WITH DUPLEX EJECTOR PUMPS, LADDER AND HINGED ACCESS. SEE SEWER EJECTOR SCHEDULE AND DETAIL FOR BASIN SIZE. SEWER DRAIN PIPING.
8. 3" ROOF DRAIN FROM LEVEL ABOVE.

N

0 4' 8' 16' 24'
1/8" = 1'-0"

LEVEL 1 PARKING FLOOR PLAN - SOUTHEAST SECTION | 1

GREEN MEP
Engineering Consulting, Inc.
3 MacArthur Place, 8th Floor
Santa Ana, CA 92707
949.232.1919
www.gmep.com

REGISTERED PROFESSIONAL ENGINEER
BENJAMIN B. ENFIELD
No. M27347
Exp. 06-30-15
MECHANICAL
STATE OF CALIFORNIA

RESTRICTIVE NOTICE

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PROJECT:
CAREER LOFTS

FOR CONSTRUCTION
FINAL PROJECT BIDDING TO BE BASED ON FINAL CONSTRUCTION DOCUMENTS APPROVED BY THE LOCAL BUILDING & SAFETY DEPARTMENT.

DEVELOPER:
UNITED AMERICAN PROPERTIES, INC.

ARCHITECT:
HUMPHREY'S & PARTNERS ARCHITECTS, LP

LOCATION:
1581 CABOT ROAD
LAGUNA NIGUEL, CALIFORNIA

REVISIONS

NO.	DATE	DESCRIPTION
1	08/21/2013	REVISIONS

SHEET NAME:
PLUMBING
LEVEL 1 PARKING
FLOOR PLAN
SOUTHEAST SECTION

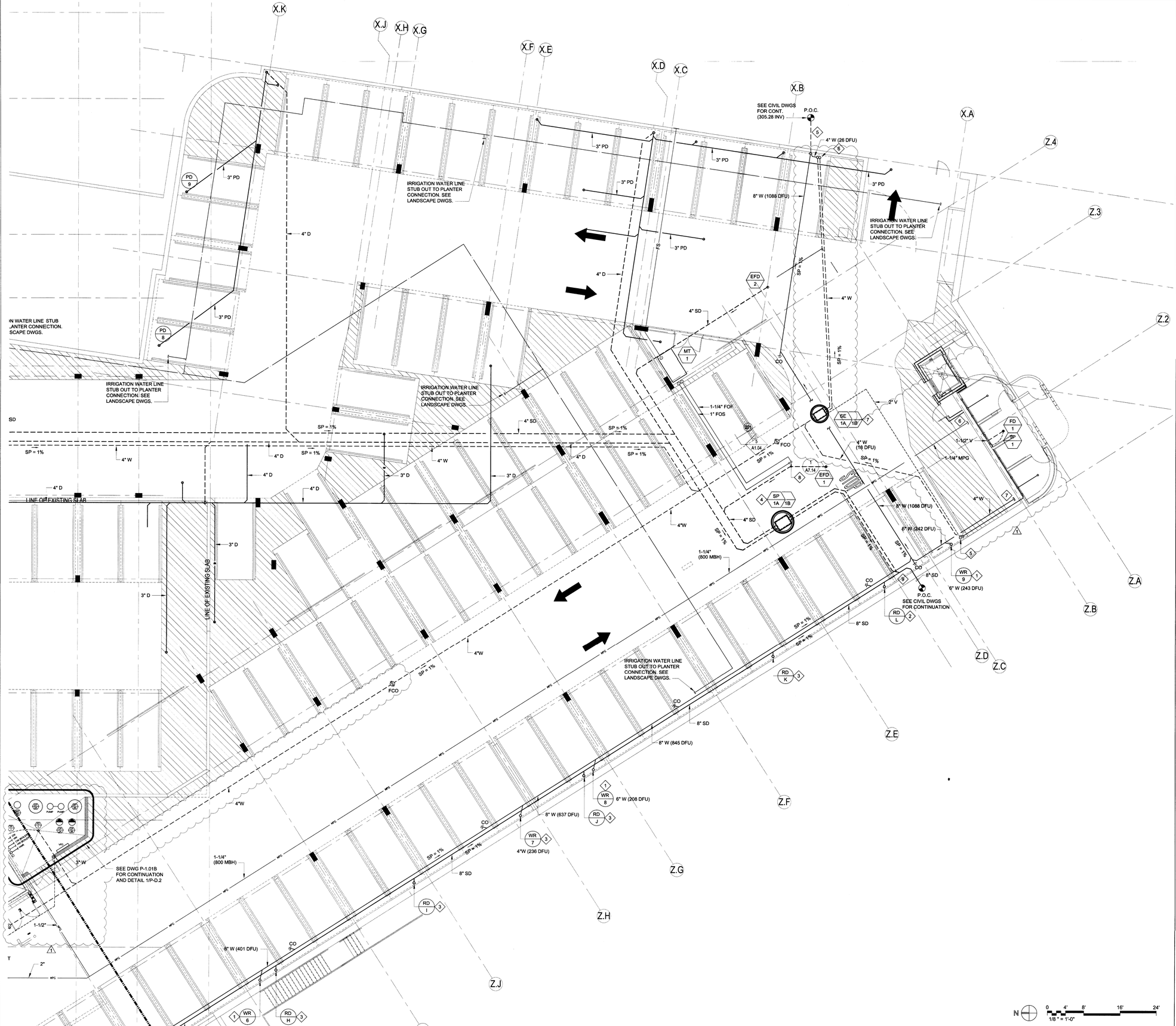
PROJECT NUMBER:
120102

ENGINEER: FPN
DRAFTER: FPN

ISSUED DATE:	PLOT DATE:
01/29/2012	08/21/2013

SHEET NUMBER:
P-1.00B

THE CITY OF LAGUNA NIGUEL APPROVED
This set of plans & specifications must be kept on the job site at all times for reference by building inspectors and other persons performing construction observation. This approval does not authorize the violation of any City ordinance nor the approval of any other department or agency.
FOR BUILDING DEPARTMENT USE ONLY
Date:
By:



GENERAL NOTES:

1. REFER TO DRAWING P-0.1 FOR GENERAL NOTES, LEGENDS, AND ABBREVIATIONS.
2. REFER TO DRAWINGS P-0.2 & P-0.3 FOR SCHEDULES AND CALCULATIONS.
3. REFER TO DRAWINGS P-D.1 & P-D.2 FOR PLUMBING DETAILS.
4. PROVIDE WATER HAMMER ARRESTERS AT ALL QUICK ACTION VALVES AS PER CPC SECTION 609.10.
5. FIRE SEAL ALL PENETRATIONS WITH LISTED AND APPROVED MATERIALS, AS REQUIRED BY CODE.
6. ALL OVERHEAD PIPING WITHIN THE GARAGE AREA SHALL BE INSTALLED WITH A A MINIMUM CLEARANCE OF 7'-2" ABOVE FINISHED FLOOR.
7. ALL OVERHEAD PIPING WITHIN HANDICAP VEHICLE ACCESSIBLE AREAS SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 8'-2" ABOVE FINISHED FLOOR. REFER TO ARCHITECTURAL DRAWINGS FOR ALL HANDICAP DESIGNATED AREAS WITHIN GARAGE.
8. STORMWATER DRAINAGE PIPING SHALL SLOPE AT 1/8" PER FOOT, UNLESS OTHERWISE NOTED.
9. ALL BELOW GRADE WASTE PIPING 4" AND LARGER SHALL SLOPE AT 1/8" PER FOOT, UNLESS OTHERWISE NOTED.
10. VENTS LESS THAN 6" ABOVE THE FLOOR LEVEL RIM OF THE FIXTURE SHALL BE INSTALLED WITH APPROVED DRAINAGE FITTINGS, MATERIAL, AND GRADE TO THE DRAIN PER CPC 905.3.
11. A TRAP PRIMER IS REQUIRED AT FLOOR DRAINS IN AREAS SUBJECT TO INFREQUENT USE OR WASH DOWN AND THE TRAP PRIMER DEVICE MUST BE ACCESSIBLE PER CPC SECTION 1007.0.
12. CONTRACTOR TO COORDINATE PLUMBING LINES WITH STRUCTURAL. 1

KEY NOTES:

1. 6" WASTE FROM ABOVE.
2. 4" ROOF DRAIN FROM ABOVE.
3. 6" ROOF DRAIN FROM ABOVE.
4. SUMP PUMP BASIN WITH DUPLEX SUM PUMPS, LADDER AND HINGED ACCESS DOOR. SEE SUMP PUMP SCHEDULE AND DETAIL FOR BASIN SIZE.
5. 8" WASTE LINE BELOW GRADE. SEE CIVIL DRAWINGS FOR CONTINUATION. FIELD VERIFY EXACT LOCATION AND INVERT ELEVATION TO BE VERIFIED ONCE POTHOLING IS COMPLETE.
6. 1-1/4" MPG CAPPED FOR FUTURE. PROVIDE SHUT-OFF VALVE.
7. 4" WASTE LINE CAPPED FOR FUTURE.
8. 1" FOS & 1-1/4" FOF UP THRU ROOF.
9. 2 x 4" SUMP PUMP DISCHARGE LINES UP. PROVIDE CHECK VALVE ALONG WALL. CONNECT WITH WYE FITTING FROM TOP OF OVERHEAD STORM DRAIN PIPING.

LEVEL 1 PARKING FLOOR PLAN - NORTH SECTION | 1

GREEN MEP
Engineering Consulting, Inc.
3 MacArthur Place, 8th Floor
Santa Ana, CA 92707
949.232.1919
www.gmep.com

REGISTERED PROFESSIONAL ENGINEER
BENJAMIN B. EXPOSITO
No. M27247
Exp.06-30-15
MECHANICAL
STATE OF CALIFORNIA

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PROJECT:
CAREER LOFTS

FOR CONSTRUCTION
FINAL PROJECT BIDDING TO BE BASED ON FINAL CONSTRUCTION DOCUMENTS APPROVED BY THE LOCAL BUILDING & SAFETY DEPARTMENT.

DEVELOPER:
UNITED AMERICAN PROPERTIES, INC.

ARCHITECT:
HUMPHREY'S & PARTNERS ARCHITECTS, LP

LOCATION:
1581 CABOT ROAD
LAGUNA NIGUEL, CALIFORNIA

REVISIONS

NO.	DATE	DESCRIPTION
1	08/21/2013	REVISIONS

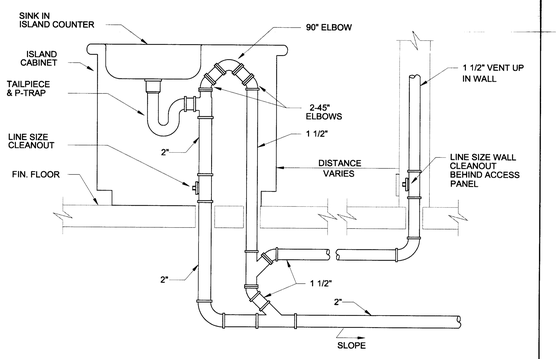
SHEET NAME:
PLUMBING
LEVEL 1 PARKING
FLOOR PLAN
NORTH SECTION

PROJECT NUMBER:
120102

ENGINEER: FPN
DRAFTER: FPN

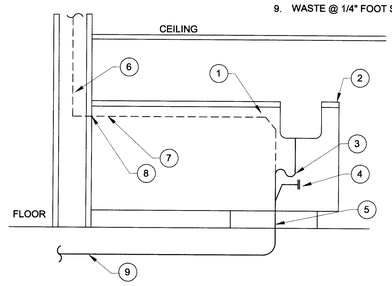
ISSUED DATE:	PLOT DATE:
01/29/2012	08/21/2013

SHEET NUMBER:
P-1.00C

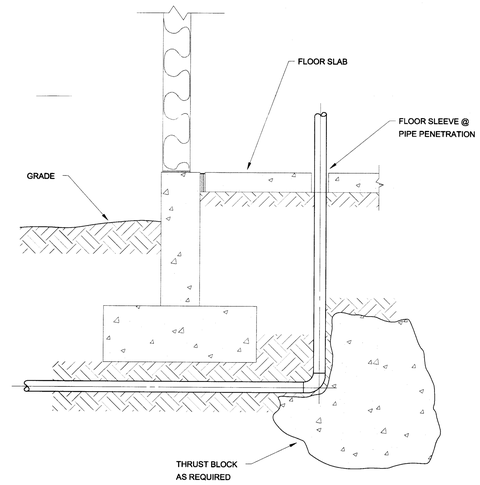


ISLAND SINK WASTE & VENT | 9

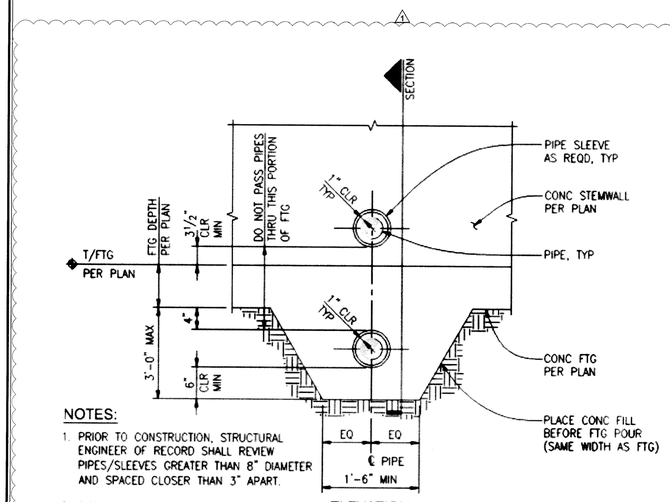
1. 1 1/2" VERTICAL FIXTURE VENT, INSTALL VENT TIGHT TO BOTT. OF COUNTER
2. SINK & COUNTER
3. P-TRAP
4. CLEANOUT
5. 2" WASTE
6. 1 1/2" VENT THRU. ROOF OR CONNECT TO OTHER VENT ABOVE CEILING
7. VENT @ 1/4" FOOT SLOPE UP TOWARDS WALL
8. INSTALL PER 2006 UPC, 905.0 TO 905.3
9. WASTE @ 1/4" FOOT SLOPE



COUNTER SINK WASTE & VENT | 5



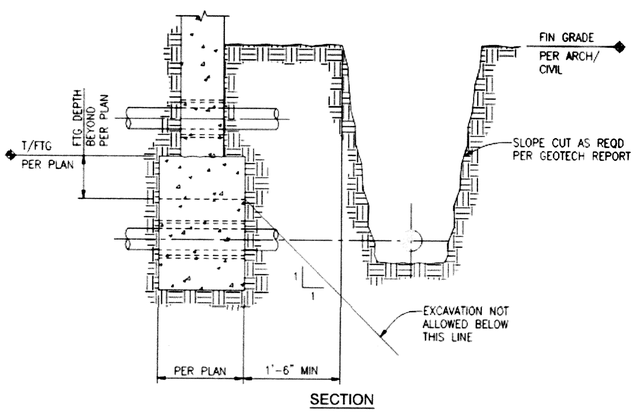
PIPE PENETRATION AT FLOOR | 1



NOTES:

1. PRIOR TO CONSTRUCTION, STRUCTURAL ENGINEER OF RECORD SHALL REVIEW PIPES/SLEEVES GREATER THAN 8" DIAMETER AND SPACED CLOSER THAN 3" APART.
2. ALUMINUM MATERIALS SHALL NOT BE EMBEDDED IN CONCRETE.

ELEVATION



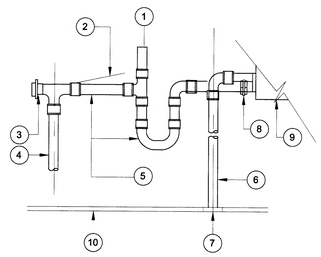
SECTION

TYPICAL PIPE AND TRENCH LOCATIONS AT CONCRETE STEMWALL/FOOTING | 13

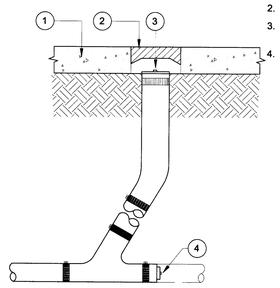
1. VENT
2. SLOPE DOWN TOWARD DRAIN.
3. CLEANOUT
4. PRIMARY CONDENSATE DRAIN. SEE PLANS FOR SIZE AND CONTINUATION.
5. 1.5 X FAN STATIC PRESSURE RATING (MINIMUM 4" DEEP SEAL TRAP)
6. SECONDARY CONDENSATE DRAIN PIPING.
7. MAKE DISCHARGE POINT AS FLUSH AS POSSIBLE WITH FACE OF CEILING.
8. DIELECTRIC UNION.
9. AC-UNIT DRAIN PAN CONNECTION
10. CEILING

NOTE:

1. ALL CONDENGATE PIPING SHALL BE TYPE "M" COPPER.
2. CONDENGATE PIPING SHALL BE INSULATED TO MINIMUM 20' FROM AC-UNIT.
3. SEE PLANS FOR PIPE SIZES.

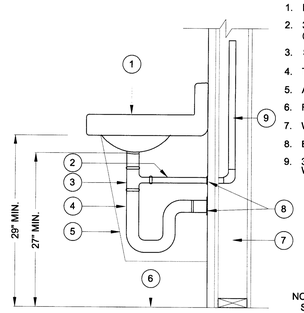


CONDENSATE DRAIN | 10



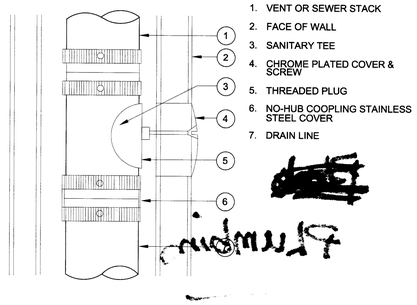
1. CONCRETE WALK
2. LABELED SEWER COVER
3. CLEANOUT PLUG, CAST IRON FERRULE & BRASS PLUG
4. PLUGGED WYE AT END OF RUNS.

FLOOR CLEANOUT (COTG) | 6

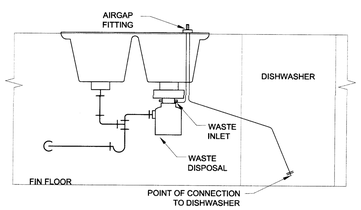


NOTE:
SEE ARCHITECT'S DRAWING FOR HANDICAP REQUIREMENT

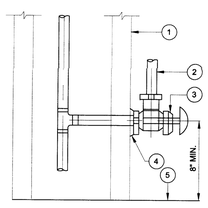
CONDENSATE TO TAILPIECE | 11



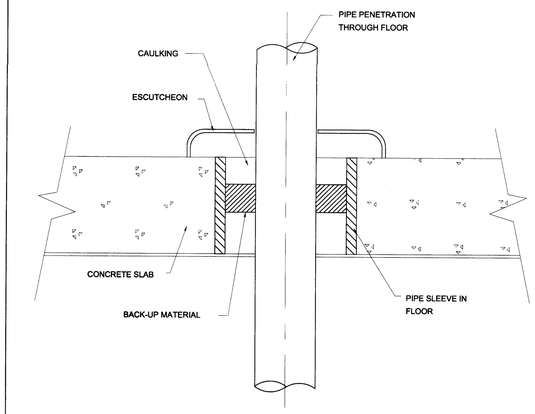
WALL CLEAN OUT (WCO) | 7



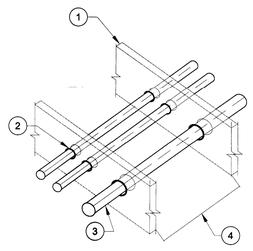
KITCHEN SINK & DISHWASHER | 12



FIXTURE STOP | 8

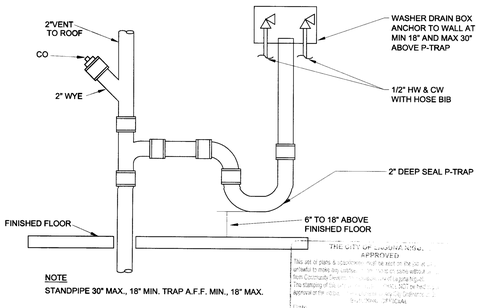


PIPE PENETRATION THRU FLOOR SLAB | 2



1. FLOOR JOIST (TYP).
2. PIPE PENETRATIONS THROUGH MID 1/3 OF FLOOR JOIST. PROVIDE RUBBER SLEEVE ISOLATOR (TYP).
3. WASTE PIPE THROUGH JOIST SLOPE AT 2%.
4. VERIFY ON-CENTER DISTANCE OF FLOOR JOIST WITH STRUCTURAL DWGS (TYP).

PIPE PENETRATION THRU FLOOR JOIST | 3



CLOTHES WASHER STANDPIPE | 4

GREEN MEP
Engineering Consulting, Inc.
3 MacArthur Place, 8th Floor
Santa Ana, CA 92707
949.232.1919
www.gmep.com

REGISTERED PROFESSIONAL ENGINEER — BENJAMIN B. EVERSOLE — No. M27247 — Exp. 06-30-15 — MECHANICAL — STATE OF CALIFORNIA

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PROJECT:
CAREER LOFTS

FOR CONSTRUCTION
FINAL PROJECT BIDDING TO BE BASED ON FINAL CONSTRUCTION DOCUMENTS APPROVED BY THE LOCAL BUILDING & SAFETY DEPARTMENT.

DEVELOPER:
UNITED AMERICAN PROPERTIES, INC.

ARCHITECT:
HUMPHREY'S & PARTNERS ARCHITECTS, LP

LOCATION:
1581 CABOT ROAD
LAGUNA NIGUEL, CALIFORNIA

REVISIONS

NO.	DATE	DESCRIPTION
1	08/21/2013	REVISIONS

SHEET NAME:
PLUMBING DETAILS

PROJECT NUMBER:
120102

ENGINEER: FPN
DRAFTER: FPN

ISSUED DATE:	PLOT DATE:
01/29/2012	08/21/2013

SHEET NUMBER:
P-D.1

Job

[redacted] Plumbing

City Plans

28100 CABOT RD LN

B13-1471

STRUCTURAL - GENERAL NOTES

GENERAL REQUIREMENTS

GOVERNING CODE: The design and construction of this project is governed by the **"California Building Code (CBC)", 2010 Edition**, hereafter referred to as the CBC, as adopted and modified by the City of Laguna Niguel, CA understood to be the Authority Having Jurisdiction (AHJ). The following general notes are for the project as a whole. The building level above the podium will be under a separate permit.

REFERENCE STANDARDS: Refer to Chapter 35 of 2010 CBC. Where other Standards are noted in the drawings, use the latest edition of the standard unless a specific date is indicated. Reference to a specific section in a code does not relieve the contractor from compliance with the entire standard.

DEFINITIONS: The following definitions cover the meanings of certain terms used in these notes:

"**Architect/Engineer**" – The Architect of Record and the Structural Engineer of Record.

- "**Structural Engineer of Record" (SER)** – The structural engineer who is licensed to stamp & sign the structural documents for the project. The SER is responsible for the design of the Primary Structural System.
- "**Submit for review**" - Submit to the Architect/Engineer for review prior to fabrication or construction.
- "**Per Plan**" – Indicates references to the structural plans, elevations and structural general notes.
- **"Specialty Structural Engineer" (SSE)** – A professional engineer (PE or SE), licensed in the State where the project is located, (typically not the SER), who performs specialty structural engineering services for selected specialty-engineered elements identified in the Contract Documents, and who has experience and training in the Specialty. Documents stamped and signed by the SSE shall be completed by or under the direct supervision of the SSE.
- **"Bidder-designed"** – Components of the structure that require the general contractor, subcontractor, or supplier who is responsible for the design, fabrication and installation of specialty-engineered elements identified in the Contract Documents to retain the services of an SSE. Submittals of "Bidder-designed" elements shall be stamped and signed by the SSE.

SPECIFICATIONS: Refer to the project specifications issued as part of the contract documents for information supplemental to these drawings.

OTHER DRAWINGS: Refer to the architectural, mechanical, electrical, civil and plumbing drawings for additional information including but not limited to: dimensions, elevations, slopes, door and window openings, non-bearing walls, stairs, finishes, drains, waterproofing, railings, elevators, curbs, mechanical unit locations, and other nonstructural items.

STRUCTURAL DETAILS: The structural drawings are intended to show the general character and extent of the project and are not intended to show all details of the work.

STRUCTURAL RESPONSIBILITIES: The structural engineer (SER) is responsible for the strength and stability of the primary structure in its completed form.

COORDINATION: The Contractor is responsible for coordinating details and accuracy of the work; for confirming and correlating all quantities and dimensions; for selecting fabrication processes; for techniques of assembly; and for performing work in a safe and secure manner.

MEANS, METHODS and SAFETY REQUIREMENTS: The contractor is responsible for the means and methods of construction and all job related safety standards such as OSHA and DOSH (Department of Occupational Safety and Health).

BRACING/SHORING DESIGN ENGINEER: The contractor shall at his discretion employ an SSE, a registered professional engineer for the design of any temporary bracing and shoring.

TEMPORARY SHORING, BRACING: The contractor is responsible for the strength and stability of the structure during construction and shall provide temporary shoring, bracing and other elements required to maintain stability until the structure is complete. It is the contractor's responsibility to be familiar with the work required in the construction documents and the requirements for executing it properly.

CONSTRUCTION LOADS: Loads on the structure during construction shall not exceed the design loads as noted in DESIGN CRITERIA & LOADS below or the capacity of partially completed construction as determined by the Contractor's SSE for Bracing/Shoring.

CHANGES IN LOADING: The contractor has the responsibility to notify the SER of any architectural, mechanical, electrical, or plumbing load imposed onto the structure that differs from, or that is not documented on the original Contract Documents (architectural / structural / mechanical / electrical or plumbing drawings). Provide documentation of location, load, size and anchorage of all undocumented loads in excess of **50** pounds. Provide marked-up structural plans indicating locations of any new equipment or loads. Submit plans to the Architect/Engineer for review prior to installation.

NOTE PRIORITIES: Plan and detail notes and specific loading data provided on individual plans and detail drawings supplements information in the Structural General Notes.

DISCREPANCIES: In case of discrepancies between the General Notes, Specifications Plan/details or Reference Standards, the Architect/Engineer shall determine which shall govern. Discrepancies shall be brought to the attention of the Architect/Engineer before proceeding with the work. Should any discrepancy be found in the Contract Documents, the Contractor will be deemed to have included in the price the most expensive way of completing the work, unless prior to the submission of the price, the Contractor asks for a decision from the Architect as to which shall govern. Accordingly, any conflict in or between the Contract Documents shall not be a basis for adjustment in the Contract Price.

SITE VERIFICATION: The contractor shall verify all dimensions and conditions at the site. Conflicts between the drawings and actual site conditions shall be brought to the attention of the Architect/Engineer before proceeding with the work.

ADJACENT UTILITIES: The contractor shall determine the location of all adjacent underground utilities prior to earthwork, foundations, shoring, and excavation and prior to drilling holes for piles and tieback anchors. Any utility information shown on the drawings and details is approximate and not necessarily complete.

ALTERNATES: Alternate products of similar strength, nature and form for specified items may be submitted with adequate technical documentation to the Architect/Engineer for review. Alternate materials that are submitted without adequate technical documentation or that significantly deviate from the design intent of materials specified may be returned without review. Alternates that require substantial effort to review will not be reviewed unless authorized by the Owner.

DESIGN CRITERIA AND LOADS

OCCUPANCY:	Occupancy Category of Building per 2010 CBC Table 1604.5 =	II

WIND DESIGN:	**MAIN WIND FORCE RESISTING SYSTEM**	
	Basic Wind Speed **MPH**	**85**
	Exposure Category	**C**
	Wind Importance I_w =	**1.0**
	Internal Pressure Coefficient **Cpi** =	**+/- 0.18**
	Topographic Factor **Kzt** =	**1.0**
	Wind Analysis procedure used:	Method **1 - Simplified**

SEISMIC DESIGN: Two Stage Analysis used separating concrete and wood portions of	**Seismic Design Category:** **SDC** =	**D**
	Basic Structural System	**Bearing Wall**
	Seismic Force Resisting System	**Special Reinforced Concrete Shear Walls**
	Response Modification Factor: **R** =	**5**
	System Over strength Factor **Omega** =	**2.5**
	Deflection Amplification Factor **Cd** =	**5**
	Site Classification per CBC Table 1613.5.2 **Site Class** =	**C**
	Seismic Importance Factor per ASCE 7-05 Table 11.5-1 **Ie** =	**1.00**
	Spectral Response Acceleration (Short Period) S_s =	**1.392**
	Spectral Response Acceleration (1-Second Period) S_1 =	**0.493**
	Spectral Design Response Coefficient (Short Period) S_{DS} =	**0.928**
	Spectral Design Response Coefficient (1-Second Period) S_{D1} =	**0.429**
	Seismic response coefficient(s) **Cs** =	**0.205**
	Redundancy Factor (North/South Direction) **N/S rho**=	**1.0**
	Redundancy Factor (East / West Direction) **E/W rho**=	**1.0**
	Base shear governed by:	**Seismic**
	Seismic Analysis procedure used:	**Equivalent Lateral Force (ELF)**

SEISMIC DESIGN: Wood Portion	**Seismic Design Category:** **SDC** =	**D**
	Basic Structural System	**Bearing Wall**
	Seismic Force Resisting System	**Shear Walls**
	Response Modification Factor: **R** =	**6.5**
	System Over strength Factor **Omega** =	**3.0**
	Deflection Amplification Factor **Cd** =	**4**
	Site Classification per CBC Table 1613.5.2 **Site Class** =	**C**
	Seismic Importance Factor per ASCE 7-05 Table 11.5-1 **Ie** =	**1.00**
	Spectral Response Acceleration (Short Period) S_s =	**1.392**
	Spectral Response Acceleration (1-Second Period) S_1 =	**0.493**
	Spectral Design Response Coefficient (Short Period) S_{DS} =	**0.928**
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	Redundancy Factor (East / West Direction) **E/W rho**=	**1.0**
	Base shear governed by:	**Seismic**
	Seismic Analysis procedure used:	**Equivalent Lateral Force (ELF)**

DESIGN LIVE LOADS	**AREA**	**LIVE LOADS (PSF) UNO**	**REMARKS & FOOTNOTES**
	Floor Live	40	
	Roof Live	20	
	Roof Deck Live	100	
	Stairs & Landings and Exit Corridors	100	(1)
	Assembly Areas, Lobbies, Corridors	100	
	Balcony Railing & Guardrails	50 PLF	or 200 lbs (2)
	Residential Balconies	40	
	Parking	40	3000 lb wheel

(1)
(2) Stair treads designed for 300 lb concentrated load placed to produce maximum stress.
(2) To be applied horizontally at right angles to the top rail.

DESIGN DEAD LOADS	BIDDER DESIGN	DEAD LOADS (PSF) UNO	REMARKS & FOOTNOTES
	Roof Dead Load, Total Top Chord Bottom Chord	**25** PSF **18** PSF **7** PSF	For Pre-Fabricated Wood Truss design
	Roof Deck Top Chord Bottom Chord	**35** PSF **28** PSF **7** PSF	For Pre-Fabricated Wood Truss design
	Wood Tie-Down System		As Noted on Shear Wall Key Plans
	1 ¼" Thick Gypcrete Topping Slab	**12** PSF	

SUBMIT FOR REVIEW: SUBMITTALS of shop drawings, product data and mill tests are required for items noted in the individual materials sections and for *bidder designed* elements.

SUBMITTAL REVIEW PERIOD: Submittals shall be made in time to provide a minimum of TWO WEEKS for review by the Architect/Engineer prior to the onset of fabrication.

GENERAL CONTRACTOR'S PRIOR REVIEW: Prior to submission to the Architect/Engineer, the Contractor shall review the submittal for completeness. Dimensions and quantities are not reviewed by the SER, and therefore, must be verified by the General Contractor. Contractor shall provide any necessary dimensional details requested by the Detailer and provide the Contractor's review stamp and signature before forwarding to the Architect/Engineer.

SHOP DRAWING REVIEW: Once the contractor has completed his review, the SER will review the submittal for general conformance with the design concept and the contract documents of the building and will stamp the submittal accordingly. Markings or comments shall not be construed as relieving the contractor from compliance with the project plans and specifications, nor departures there from.

SHOP DRAWING DEVIATIONS: When shop drawings (component design drawings) differ from or add to the requirements of the structural drawings they shall be designed and stamped by the responsible SSE.

DEFERRED SUBMITTALS

BIDDER-DESIGNED ELEMENTS
Submit "Bidder-Designed" deferred submittals to the Architect and SER for review prior to submission to the city for approval.

Design of prefabricated, "bidder designed", manufactured, pre-engineered, or other fabricated products shall be comply with the following requirements:

1) Design considers tributary dead, live, wind and earthquake loads in combinations required by CBC.
2) Design within the Deflection Limits noted herein and as specified or referenced in 2010 CBC.
3) Design shall conform to the specifications and reference standards of the governing code.
4) Submittal shall include:
   a. Calculations prepared, stamped and signed by the SSE demonstrating code conformance.
   b. Engineered component design drawings are prepared, stamped and signed by the SSE.
   c. Product data, technical information and manufacturer's written requirements and Agency approvals as applicable.
   d. SSE may submit to the Architect/Engineer, a request to utilize relevant alternate design criteria of similar nature and generally equivalency which is recognized by the Code and acceptable to the Authority Having Jurisdiction. Submit adequate documentation of design.

DEFLECTION LIMITS:	**VERTICAL**	**LIMIT**
	Roof Members, Dead + Live or Snow or Wind, Total Load (TL) Deflection	L / 240
	Roof, Live or Wind Load (RLL)	L / 360
	Floor Members, Total Load (TL) uno	L / 240
	Floor Live Load (LL) uno	L / 360
	Wood Floor Trusses Total Load (TL)	L / 480
	Wood Floor Trusses Live Load (LL)	L / 600
	Operable Partition Support Members	L / 600 or ¼" maximum
	HORIZONTAL	**LIMIT and FOOTNOTE**
	Members Supporting Brittle Finishes	L / 240 (1)
	Members Supporting Flexible Finishes	L / 180 (1)

(1) Wind Load is reducible to 0.7 times the Component and Cladding Loads per Table 1604.3 footnote f.

GENERAL CONTRACTOR'S PRIOR REVIEW: Once the contractor has completed his review of the SSE component drawings, the SER will review the submittal for general conformance with the design of the building and will stamp the submittal accordingly. Review of the Specialty Structural Engineer's (SSE) shop drawings (component design drawings) is for compliance with design criteria and compatibility with the design of the primary structure and does not relieve the SSE of responsibility for that design. All necessary bracing, ties, anchorage, proprietary products shall be furnished and installed per manufacturer's instructions or the SSE's design drawings and calculations. These elements include but are not limited to:

- Steel Stairs
- Handrails, Guardrails and Balcony Rail Anchorages
- Metal Deck Edge Forms
- Mechanical, Electrical, Plumbing & Sprinkler Hanger Plans
- Prefabricated Wood Roof/Deck Trusses
- Cold-formed Metal Studs - Framing Interior Walls including Partial Height
- Cold-formed Metal Studs & Joists Framing Overhead Soffits

TESTS AND INSPECTIONS

INSPECTIONS: Special Inspections shall be done in accordance the STATEMENT OF SPECIAL INSPECTIONS per 1704 and 1705. Foundations, footings, under slab systems and framing are subject to inspection by the Building Official in accordance with CBC 110.3. Contractor shall coordinate all required inspections with the Building Official.

SPECIAL INSPECTORS: Special Inspectors shall be employed by the **Owner** to provide Special Inspections for the project. Special Inspectors shall be qualified persons who **are registered with The City of Laguna Niguel.**

NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT/ARCHITECT OR ENGINEER OF RECORD: "By using this permitted construction drawings for construction/installation of the work specified herein, you agree to comply with requirements of the City of Laguna Niguel for special inspections, structural Observations, construction material testing and off-site fabrication of building components contained in the statement of special inspections and, as required by the California construction codes."

CONTRACTOR/BUILDERS/INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER: "By using this permitted construction drawings for construction/installation of the work specified herein, you agree to comply with requirements of the City of Laguna Niguel for special inspections, structural Observations, construction material testing and off-site fabrication of building components contained in the statement of special inspections and, as required by the California construction codes."

STATEMENT OF SPECIAL INSPECTIONS per 1704 and 1705. Special Inspections and Testing are required by 1704, 1707 and 1708 for the following:

Schedule of Special Inspection

Notation Used in Table:

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

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

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

Verification and Inspection	C	P	**Notes**
Steel Construction - Table 1704.3/Section 1704.3 and 1704.2			
1. Prior to the start of fabrication, verify:			
a. Verification of Shop compliance with CBC Section 1704.2.1 for completeness and adequacy of Fabrication and Quality Control procedures		X	
b. Verification of shop compliance with AWS D1.1-2004 Structural Welding Code		X	
c. Verification of shop compliance with AISC 360-05 Chapter M & Code of Standard Practice		X	
d. Inspection of materials and verification of welding procedures and qualifications of welders		X	
2. Inspection of high-strength bolting:			
a. Bearing-type connections.		X	
3. Inspection of welding: a. Structural steel			Welds done in a fabricators shop approved by Inspection Services need not have continuous or periodic special inspection. At completion of fabrication, the approved fabricator shall submit the 'Certificate of Compliance' for to Inspection Services. Special Inspection is required for Welds done in a shop of a fabricator which is not approved by Inspection Services.
1) Complete and partial penetration groove welds.	X		
2) Multipass fillet welds.	X		
3) Single-pass fillet welds > 5/16".	X		
4) Single-pass fillet welds = 5/16".		X	
1704.3 - Welding of stairs and railing systems.		X	Unless done in a certified fabricators shop
1704.3 - Welding of cold-formed sheet steel framing members.		X	

Concrete Construction – Per Table 1704.4/ Section 1704.4, including	C	P	
1. Inspection of reinforcing steel.		X	
2. Installation of post-installed adhesive anchor bolts in Concrete (see also POST INSTALLED ANCHORS TO CONCRETE AND MASONRY section below).	X		
3. Inspect bolts to be installed in concrete prior to and during placement of concrete	X		
4. Verifying use of required design mix.		X	Reference Table of Mix Design Requirements and Mix Design Notes in "Cast-in-place Concrete" section of Structural General Notes.
5. At time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests and determine the temperature of the concrete.	X		
6. Inspection of concrete and shotcrete placement for proper application techniques.	X		Shotcrete use to be determined by contractor during construction.
7. Inspection for maintenance of specified curing temperature and techniques.		X	
8. Verification of in-situ concrete strength prior to removal of shores and forms from beams and structural slabs.		X	
9. Inspect formwork for shape, location, and dimensions of the concrete member being formed.		X	
10. Inspection of reinforcing steel and placement.		X	
11. PT tendon stressing	X		
12. Verification of in-situ concrete strength prior to stressing of PT tendons		X	
13. Placement clearances around reinforcing PT tendons at embedded conduit		X	
14. Size & placement of all PT tendons prior to the pour		X	

Shotcrete Construction – Per CBC 1913 including:	C	P	
1. Placement for the test panel (if required by the AHJ or the EOR)		X	
2. Taking of test specimens		X	
3. Placing of all production shotcrete		X	

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE
CAA DATE 8/29/2013
Approved conditionally
condition # 1 – No lumber drop.
condition # 2 – Soil report shall be approved by the city before permit issuance.

Masonry Construction – Level 1 Inspections, per Table 1704.5.1/Section 1704.5 (see also section 1708.1 below), including	C	P	Reference Table of Required Strength for Masonry Assemblies in "Reinforced Unit Masonry" section of Structural General Notes
1. At the start of masonry construction verify the following to ensure compliance:			
a. Proportions of site-prepared mortar.		X	
b. Construction of mortar joints.		X	
c. Location of reinforcement and connectors		X	
2. Verify:			
a. Size and location of structural elements.		X	
b. Type, size, location, and placement of anchors, including other details of anchorage of masonry to structural members, frames or other construction.		X	
c. Specified size, grade, placement, and type of reinforcement and connectors		X	
d. Protection of masonry during cold weather (temperature below 40 degrees F) or hot weather (temperature above 90 degrees F)		X	
e. Installation of post-installed adhesive anchor bolts in CMU (see also POST INSTALLED ANCHORS TO CONCRETE AND MASONRY section below).	X		
3. Prior to grouting verify the following to verify compliance.			
a. Grout space is clean.		X	
b. Placement of reinforcement and connectors		X	
c. Proportions of site-prepared grout		X	
d. Construction of mortar joints.		X	
4. Verify grout placement to ensure compliance with code and construction document provisions.	X		
5. Observe preparation of required grout specimens, mortar specimens, and/or prisms.	X		
6. Verify compliance with required inspection provisions of the construction documents and the approved submittals.		X	

Wood Construction – Per 1704.6 and 1707.3, including	C	P	
1. Shear Walls: Anchor Bolts, Hold-downs (HD) and Continuous Rod Tie-Down Systems (TDS) including squash blocks, LPT shear connectors, strap connectors, boundary edge nailing, plate nailing and panel edge shear nailing for size and spacing where fastener spacing of the sheathing is 4 inches or less.		X	
2. Diaphragms: blocking, strap connections, boundary edge and panel shear nailing size & spacing where fastener spacing of the sheathing is 4 inches or less.		X	
3. Moisture content of wood studs, plates, beams, and joists.		X	
4. Proper bottom plate sizes (2x and 3x) and plate washers.		X	

Table 1704.7 - Inspection of Soils (Including Section 1704.7)	C	P	Soils inspections shall be performed by the registered design professional in responsible charge (Soils Engineer or Geotechnical Engineer of record), who has prepared the approved geotechnical investigation report noted in SOILS AND FOUNDATIONS section of Structural – General Notes.
1. Verify materials below footings are adequate to achieve the desired bearing capacity.		X	
2. Verify excavations are extended to proper depth and have reached proper material.		X	
3. Perform classification and testing of controlled fill materials.		X	
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of controlled fill as well as any requirements noted in the geotechnical report listed under SOILS AND FOUNDATIONS section of Structural General Notes	X		
5. Prior to placement of controlled fill, observe subgrade and verify that site has been prepared properly.		X	
6. Installation Drilled, Uncased, Cast-in-place, piles per requirements in CBC 1704.4 for concrete (grout) testing	X		

Properly complete and sign the Property Owner/Contractor agreement form for special inspection, construction materials testing and, structural observation. It must be submitted at Permit Services Division prior to issuance of permit.

The contractor shall submit a written statement of responsibility for construction of items listed in the statement of special inspections prior to the commencement of work. The contractors statement shall contain:

1) Acknowledgement of awareness of the special requirements contained in the statement of special inspections.
2) Acknowledgement that control will be exercised to obtain conformance with the construction documents approved by the building official.
3) Procedures for exercising control with the contractors organization, the method of frequency of reporting and distribution of the reports.
4) Identification and qualifications of the person exercising such control and their positions in the organization.

CONTRACTOR RESPONSIBILITY: Prior to issuance of the building permit, the Contractor is required to provide the Authority Having Jurisdiction a signed, written acknowledgement of the Contractor's responsibilities associated with the above Statement of Special Inspections addressing the requirements listed in CBC Section 1706; Contractor is referred to CBC Chapter 1707.7 and 1707.8 for architectural and MEP building systems that may be subject to additional inspections (based on the building's designated Seismic Design Category listed in the CRITERIA), including anchorage of HVAC ductwork containing hazardous materials, piping systems and mechanical units containing flammable, combustible or highly toxic materials, electrical equipment used for emergency or standby power, exterior wall panels and suspended ceiling systems.
construction. Reference "CONTRACTOR RESPONSIBILITIES" section for further information and requirements.

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CIVIL / STRUCTURAL
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SIGNATURE:
REGISTERED PROFESSIONAL ENGINEER HARRY JOHN LEVITT No. S3907 STRUCTURAL STATE OF CALIFORNIA

REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
11/08/12 PERMIT SET
07/23/13 2ND BLDG DEPT SUBMITTAL
09/22/13 3RD BLDG DEPT SUBMITTAL

APPROVALS:
Job No.: 12051-0019
Proj. Manager: JD/CS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.:
Date: AS NOTED
Scale:

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL
GENERAL NOTES

SHEET NO.
S1.01

Plot Scale: 1 = 1

POST-INSTALLED ANCHORS TO CONCRETE AND MASONRY: shall comply with CBC Section 1703.4. Inspections shall be in accordance with the requirements set forth in the approved ICC Evaluation Report and as indicated by the design requirements specified on the drawings. Refer to the POST INSTALLED ANCHORS section of these notes for anchors that are the basis of the design. Special inspector shall verify anchors are as specified in the POST INSTALLED ANCHORS section of these notes or as otherwise specified on the drawings. Substitutions require approval by the SER and require substantiating calculations and current 2010 CBC recognized ICC Evaluation Services (ES) Report. Special Inspector shall document in their Special Inspection Report compliance with each of the elements required within the applicable ICC Evaluation Services (ES) Report.

INSPECTION SUBMITTALS: Special inspection reports shall be provided on a weekly basis. Final special inspection reports will be required by each special inspection firm per CBC 1704.1.2. Submit copies of all inspection reports to the Architect/Engineer and the Authority Having Jurisdiction for review.

STRUCTURAL OBSERVATION: Structural Observation shall be provided for structures classified as Seismic Design Category D, E and F in accordance with CBC Sec. 1710.1. Structural observation will include the items listed below. Contractor shall notify the SER in a timely manner to allow scheduled Observations to occur. Field (Observation) Reports will be distributed to the Architect, the Contractor, Special Inspector and the Authority Having Jurisdiction.

The structural observer shall submit a written statement to Inspection Services a written statement that site visits have been made and identifying and reported deficiencies that to the best of the structural observer's knowledge have not been resolved. The structure will not be in compliance until the registered professional has notified inspection services, in writing, that all deficiencies are resolved. This report must be stamped and signed and dated by the registered design professional responsible for the structural design.

Itemized Elements Requiring Structural Observation for General Conformance:

1. Placement of Reinforcing Steel in Concrete Elements Including:
   a. Foundations
   b. Structural Slabs
   c. Columns
   d. Walls
   e. Beams
2. Placement of Post Tensioned Steel in Concrete Beams
3. Construction of Wood Shear-walls
4. Wood Gravity Framing Elements Including:
   f. Floor and Roof Framing
   g. Squash blocks for continuity of gravity loads through floor system
5. Wood Diaphragms
6. Steel Gravity Elements
   h. Posts
   i. Beams

PREFABRICATED CONSTRUCTION: All prefabricated construction shall conform to CBC Sec. 1703.

SOILS AND FOUNDATIONS

REFERENCE STANDARDS: Conform to CBC Chapter 18 "Soils and Foundations."

GEOTECHNICAL REPORT: Recommendations contained in "Preliminary Geotechnical Investigation" dated April 17, 2007 and "Updated Geotechnical Report in Support of Construction Drawings, Career Lofts" repot #1086.00 by Albus Keefe & Associates, Inc. dated June 19th, 2012; were used for design.

CONTRACTOR'S RESPONSIBILITIES: Contractor shall be responsible to review the Geotechnical Report and shall follow the recommendations specified therein including, but not limited to, subgrade preparations, pile installation procedures, ground water management and steep slope Best Management Practices."

GEOTECHNICAL SUBGRADE INSPECTION: The Geotechnical Engineer shall inspect all sub-grades and prepared soil bearing surfaces, prior to placement of foundation reinforcing steel and concrete. Geotechnical Engineers shall provide a letter to the owner stating that soils are adequate to support the "Allowable Foundation Bearing Pressure(s)" shown below.

DESIGN SOIL VALUES:

Allowable Foundation Bearing Pressure	3000-4000 PSF
Passive Lateral Pressure	250 PSF/FT
Active Lateral Pressure (Level-restrained)	70 PSF/FT
Coefficient of Sliding Friction	0.26

FOUNDATIONS and FOOTINGS: Foundations and piles shall bear on competent native soil or compacted structural fill as per the geotechnical report. Footings shall bear not less than 24 inches below finish grade, unless otherwise specified by the geotechnical engineer and/or the building official.

SLABS-ON-GRADE: All slabs-on-grade shall bear on compacted structural fill or competent native soil per the geotechnical report. All moisture sensitive slabs-on-grade or those subject to receive moisture sensitive coatings/covering shall be provided with an appropriate capillary break and vapor barrier/retardant over the subgrade prepared and installed as noted in the geotechnical report, barrier manufacturer's written recommendations and coordinated with the finishes specified by the Architect.

CAST-IN-PLACE PILES

REFERENCE STANDARDS: Conform to:
(1) CBC Section 1808 and1808.2.23.2.
(2) ACI 301 "Standard Specifications for Structural Concrete."

SUBMITTALS: Conform to ACI 301 Section 3.1.1 "Submittals, Data, and Drawings." Submit the following items for review:
(1) Reinforcing fabrication drawings showing reinforcement size, configuration and grade.
(2) Grout mix design,
(3) Grout strength test results.

MATERIALS: Conform to notes for CONCRETE REINFORCEMENT and CAST-IN-PLACE CONCRETE, this sheet.

GROUT STRENGTH: Use minimum 5000 psi mix.

SIZE: Pile shape and length shall be as noted on the foundation drawings.

CAPACITY: Pile capacities shall be as indicated on the drawings

CAST-IN-PLACE CONCRETE

REFERENCE STANDARDS: Conform to:
(1) ACI 301-05 "Specifications for Structural Concrete",
(2) IBC Chapter 19-Concrete,
(3) ACI 318-08/318R-08
(4) ACI 117-10

FIELD REFERENCE: The contractor shall keep a copy of ACI Field Reference manual, SP-15, "Standard Specifications for Structural Concrete (ACI 301) with Selected ACI and ASTM References."

CONCRETE MIXTURES: Conform to ACI 301 Section 4 "Concrete Mixtures."

MATERIALS: Conform to ACI 301 Section 4.2.1 "Materials" for requirements for cementitious materials, aggregates, mixing water and admixtures.

SUBMITTALS: Provide all submittals required by ACI 301 Section 4.1.2. Submit mix designs for each mix in the table below.

TABLE OF MIX DESIGN REQUIREMENTS

Member Type/Location	Strength (psi)	Test Age (days)	Maximum Aggregate	Maximum W/C Ratio	Air Content
Foundations	4500	28	1"	0.45	—
Slabs-on-Grade					
• Exterior	4500	28	1"	0.45	2%
• Interior	4500	28	1"	0.45	—
Shear and Basement Walls	4500	28	1"	0.45	—
Columns P1-P2	5000	56	1"	—	—
Beams and Slabs	5000	28	1"	—	—

Mix Design Notes:

(1) W/C Ratio: Water-cementitious material ratios shall be based on the total weight of cementitious materials. Ratios not shown in the table above are controlled by strength requirements.

(2) Cementitious Content:
   a. The use of fly ash, other pozzolans, silica fume, or slag shall conform to ACI 301 Section 4.2.2.9.a. Maximum amount of fly ash shall be 20% of total cementitious content unless reviewed and approved otherwise by SER.
   b. For concrete used in elevated floors, portland cement content shall conform to ACI 301 Section 4.2.2.1. Acceptance of lower cement content is contingent on providing supporting data to the SER for review and acceptance.
   c. For concrete used in foundations, slabs on grade, and basement walls exposed to soils, Type V cement shall be used.

(3) Air Content: Conform to ACI 301 Section 4.2.2.4. Concrete surfaces in contact with the soil require entrained air. Horizontal exterior surfaces require "moderate exposure". Vertical exterior surfaces require "moderate exposure". Tolerance is ±1-½%. Air content shall be measured at point of placement.

(4) Slump: Conform to ACI 301 Section 4.2.2.2. Slump shall be determined at point of placement.

(5) Shrinkage Limit: Concrete used in elevated slabs and beams shall have a shrinkage limit of 0.045% at 28 days measured in accordance with ASTM C157. Submit laboratory test results to SER for approval prior to construction.

(6) Chloride Content: Conform to ACI 301 Section 4.2.2.6 and Table 4.2.2.6 for "Other Reinforced Concrete Construction."

(7) Non-chloride accelerator: Non-chloride accelerating admixture may be used in concrete slabs placed at ambient temperatures below 50°F at the contractor's option.

FORMWORK & RESHORING: Conform to ACI 301 Section 2 "Formwork and Form Accessories." Removal of Forms shall conform to Section 2.3.2 except strength indicated in Section 2.3.2.5 shall be 0.75 f´c. Reshoring shall conform to Section 2.3.3. In addition, mild reinforced (non post-tensioned) slabs shall be continuously reshored for a minimum of 14 days following placement of concrete or 7 days after concrete has reached 0.75 f'c, whichever is longer. Contractor shall submit formwork removal and reshore installation procedure for SER's approval.

MEASURING, MIXING, AND DELIVERY: Conform to ACI 301 Section 4.3.

HANDLING, PLACING, CONSTRUCTING AND CURING: Conform to ACI 301 Section 5. In addition, hot weather concreting shall conform to ACI 305.1 and cold weather concreting shall conform to ACI 306.1.

CONCRETE CURING: Provide curing compounds for concrete as follows:

(1) Use membrane curing compounds that are compatible with and will not affect surfaces to be covered with finish materials applied directly to concrete.

(2) Apply curing compounds at a rate equivalent to the rate of application at which curing compound was originally tested for in conformance to the requirements of ASTM C 309 and the manufacturer's recommendations.

(3) Apply specified curing compound to concrete slabs as soon as final finishing operations are complete (within 2 hours and after surface water sheen has disappeared). Apply uniformly in continuous operation by power spray or roller in accordance with manufacturer's directions. Recoat areas subjected to heavy rainfall within 3 hours after initial application. Maintain continuity of coating and repair damage during curing period.

(4) Use curing compound compatible with and applied under direction of system manufacturer of protective sealer.

(5) Apply two separate coats with first allowed to become tacky before applying second. Direction of second application shall be at right angles to direction of first.

CONSTRUCTION JOINTS: Conform to ACI 301 Sections. 2.2.2.5, 5.1.2.3a, 5.2.2.1 and 5.3.2.6. Construction joints shall be located and detailed as on the construction drawings. Use of an acceptable adhesive, surface retardant, portland cement grout or roughening the surface is not required unless specifically noted on the drawings.

EMBEDDED ITEMS: Position and secure in place expansion joint material, anchors and other structural and non-structural embedded items before placing concrete. Contractor shall refer to mechanical, electrical, plumbing and architectural drawings and coordinate other embedded items.

GROUT: Use 7000 psi non-shrink grout under column base plates, where occurs.

SHRINKAGE: Conventional concrete slabs will continue to shrink after initial placement and stressing of concrete. Contractor and subcontractor shall coordinate jointing and interior material finishes to provide adequate tolerance for expected structural frame shrinkage and shall include, but not be limited to: curtain wall, dry-vit, storefront, skylight and ceiling suppliers. Contact Engineer for expected range of shrinkage.

CONCRETE CRACK REPAIR AND MAINTENANCE PROGRAM: Concrete shrinks and continues to shrink for up to two years after construction and as a result, cracking will typically occur. These cracks do not typically impair the structural integrity of the slab. However, DCI recommends a one-time crack repair and maintenance program be implemented for those slabs exposed to water or chemicals. The maintenance program shall consist of:

- Inspect slabs and supporting members two years after construction
- Determine cracks to be repaired
- Repair cracks

The total length of cracking can be estimated at 0.009 feet of cracks per square feet of slab area. The owner should reserve funds for this one time maintenance program, which is to take place two years after the completion of construction.

Even though cracking is normal and most often not structurally significant, when cracking occurs during construction the contractor shall contact the Architect/Engineer for review. The contractor should budget 0.004 ft of epoxy injected crack repair per sqft of the slab.

TESTING AND ACCEPTANCE:

Testing: Obtain samples and conduct tests in accordance with ACI 301 Section 1.6.4.2. Additional samples may be required to obtain concrete strengths at alternate intervals than shown below.

- Cure 4 cylinders for 28-day test age, test 1 cylinder at 7 days, test 2 cylinders at 28 days, and hold 1 cylinder in reserve for use as the Engineer directs. After 56 days, unless notified by the Engineer to the contrary, the reserve cylinder may be discarded without being tested for specimens meeting 28-day strength requirements.
- Cure 5 cylinders for 56-day test age. Test one at 7 days, one at 28 days, 2 at 56 days and hold 1 cylinder in reserve for use as the Engineer directs. After 72 days, unless notified by the Engineer to the contrary, the reserve cylinder may be discarded without being tested for specimens meeting 56-day strength requirements.

Acceptance. *Strength is satisfactory when:*

(1) The averages of all sets of 3 consecutive tests equal or exceed the specified strength.

(2) No individual test falls below the specified strength by more than 500 psi.

A "test" for acceptance is the average strength of the two cylinders tested at the specified test age.

CONCRETE REINFORCEMENT

REFERENCE STANDARDS: Conform to:
(1) ACI 301-05 "Standard Specifications for Structural Concrete", Section 3 "Reinforcement and Reinforcement Supports."
(2) ACI SP-66-04 "ACI Detailing Manual" including ACI 315-99 "Details and Detailing of Concrete Reinforcement."
(3) CRSI MSP-09, 28th Edition, "Manual of Standard Practice."
(4) ANSI/AWS D1.4 "Structural Welding Code - Reinforcing Steel."
(5) CBC Chapter 19-Concrete.
(6) ACI 318-08.
(7) ACI 117-10

SUBMITTALS: Conform to ACI 301 Section 3.1.1 "Submittals, data and drawings." Submit placing drawings showing fabrication dimensions and locations for placement of reinforcement and reinforcement supports.

MATERIALS:

Reinforcing Bars	ASTM A615, Grade 60, deformed bars.
Weldable Reinforcing Bars	ASTM A706, Grade 60, deformed bars.
Smooth Welded Wire Fabric	ASTM A185
Deformed Welded Wire Fabric	ASTM A497.
Bar Supports	CRSI MSP-2-98, Chapter 3 "Bar Supports."
Tie Wire	16 gage or heavier, black annealed.
Stud Rails	DECON or Approved Equivalent

EARTHQUAKE REQUIREMENTS: Longitudinal Bars in boundary elements and coupling beams of shear walls shall conform to ASTM A706, grade 60 or shall conform to the following requirements:
(1) Welding: Welding is not permitted except as specified in ACI 318 Section 3.5.2.
(2) Mill Tests: Submit mill certificates indicating physical and chemical properties.
(3) Yield Strength: Actual yield strength, based on mill tests, does not exceed the specified yield strength by more than 18,000 psi. (Retests shall not exceed this value by more than an additional 3000 psi.)
(4) Ultimate Strength: The ratio of the actual ultimate tensile strength to the actual tensile yield strength is not less than 1.25.

FABRICATION: Conform to ACI 301, Section 3.2.2. "Fabrication", and ACI SP-66 "ACI Detailing Manual."

WELDING: Bars shall not be welded unless authorized. When authorized, conform to ACI 301, Section 3.2.2.2. "Welding" and provide ASTM A706, grade 60 reinforcement.

PLACING: Conform to ACI 301, Section 3.3.2 "Placement." Placing tolerances shall conform to Section 3.3.2.1 "Tolerances."

CONCRETE COVER: Conform to the following cover requirements from ACI 301, Table 3.3.2.3:

Concrete cast against earth	3"
Concrete exposed to earth or weather	2"
Ties in columns (typical, per plan)	1 ½" (3-Hour Fire Rating with Siliceous Aggregate)
Ties in beams	1-½" (4-Hour Fire Rating with Siliceous Aggregate)
Top Bars in slabs	1" per plan (4-Hour Fire Rating with Siliceous Aggregate)
Bottom Bars in Podium Slab	1 5/8" per plan (4-Hour Fire Rating with Siliceous Aggregate)
Bottom Bars in Parking Slabs	1" per plan (2-Hour Fire Rating with Siliceous Aggregate)
Bars in walls	¾"
Exterior bars in Tilt-up Panels	1"

SPLICES: Conform to ACI 301, Section 3.3.2.7. Refer to "Typical Lap Splice and Development Length Schedule" for typical reinforcement splices. Mechanical connections may be used when approved by the SER. The splices indicated on individual sheets shall control over the schedule. Refer to "Column Vertical Reinforcing Splice Schedule" and "Shear Wall Reinforcing Splice Schedule"

STUD RAILS: As manufactured by "DECON" or Approved Equal, installed in accordance with the manufacturer's instructions using chairs provided by the manufacturer to position rails at proper height.

FIELD BENDING: Conform to ACI 301 Section 3.3.2.8. "Field Bending or Straightening." Bar sizes #3 through #5 may be field bent cold the first time. Other bars require preheating. Do not twist bars.

TYPICAL CONCRETE REINFORCEMENT: Unless noted on the plans, concrete walls shall have the following minimum reinforcement. Contractor shall confirm minimum reinforcement of walls with SER prior to rebar fabrication.

Wall Thickness	Horizontal Bars	Vertical Bars	Location
6"	#4 @ 12" OC	#4 @ 12" OC	@ CL of Wall
8"	#5 @ 12" OC	#5 @ 12" OC	@ CL of Wall
10"	#4 @ 16" OC	#4 @ 16" OC	Each Face
12"	#4 @ 12" OC	#4 @ 12" OC	Each Face

SHOTCRETE

ALLOWABLE LOCATIONS: It is allowable to use Shotcrete in lieu Cast-In-Place concrete at the below-grade perimeter basement walls provided the requirements listed below are met. It is not acceptable to use Shotcrete in any other locations without specific approval from DCI.

REFERENCE STANDARDS: Conform to:
(1) CBC Section 1913 "Shotcrete",
(2) ACI 506.2-95 "Specification for Shotcrete",
(3) ACI 506R-05 "Guide to Shotcrete",
(4) ACI 301-05 "Specifications for Structural Concrete."

SUBMITTALS: Submit shop drawings for review including:
(1) Proposed mix design shown below. Include data required by ACI 506.2 Sec. 1.5 "Submittals"
(2) Preconstruction test panel results. After shooting, the special inspector shall submit a core evaluation reports to *insure that proper rebar encasement and nozzling techniques* have been achieved
(3) Construction test specimen results. The special inspector shall submit a core strength reports.

MATERIALS: Conform to ACI 506.2 Sec. 2 "Materials" for Cement, Aggregate, Reinforcement, Water, Admixtures and Curing Materials.

REINFORCEMENT: Conform to CBC Sec. 1913 "Reinforcement" and CONCRETE REINFORCEMENT section this sheet.

SPLICES: Conform to CBC Sec. 1913.4.3. "Reinforcement" for non-contact lap splices.

PRECONSTRUCTION TESTS: Prepare preconstruction test panels, as defined by the EOR,for each proposed mix design and nozzelman in accordance with CBC Sec 1913.5 "Preconstruction Tests" and ACI 506.2 Sec. 1.6 "preconstruction Testing." Test panels will be cored at the must congested reinforcing and evaluated by the testing labratory. Each nozzelman must pass the evaluation before proceeding with the work. Requirement for test panels may be waived if documentation is submitted which validates the nozzle operator's qualifications for similar work and degree of difficulty and that they have at least 5 years of continuous experience.

CONSTRUCTION TESTS: Conform to CBC Sec. 1913.10 "Strength Test" and ACI 506.2 Sec. 1.6.2 "Construction Testing". Take core specimens for each 50 cu yds placed but not less than once each shift. The cores may be taken from the actual construction work or sample panels shot during the course of work. Sample panels shall be at least 12" x 12" x 7-1/4". Three cores shall be taken from each sample panel the cores maybe either field cured or laboratory cured. Laboratory cured samples shall have an average strength equal to or greater than f'c with no individual sample breaking at less than 0.75 fc'. Field cured samples shall have an average strength of at least .85 f'c with no individual samples breaking at less than 0.75 f'c.

CONSTRUCTION: Conform to CBC Sec. 1913 and ACI 506.2 Sec. 3 "Execution" for Examination, Batching and Mixing, Surface Preparation, Joints, Alignment Control, Application, Finishing, Curing, and Tolerances. The contractor shall adhere to the following weather related precautions":

- Ensure materials and surrounding air temperature maintained at minimum 40 degrees Fahrenheit prior to, during and 7 days after completion of work.
- During freezing or near freezing weather, provide equipment and cover to maintain minimum 40 degrees Fahrenheit to protect work completed or work in progress.
- Suspend operations during high winds, rainy weather, or near freezing temperatures when work cannot be protected

INSPECTIONS & ACCEPTANCE: Conform to CBC Sec. 1913.10.3 "Acceptance Criteria." Provide "Special Inspections" during construction and "Visual Examination" when work is complete. Conform to ACI 506.2 Sec. 1.9 "Acceptance."

POST-TENSIONED CONCRETE

REFERENCE STANDARDS: Conform to:
(1) ACI 301-05 "Specifications for Structural Concrete, Sec. 9 "Prestressed Concrete."
(2) PTI "Specification for Unbonded Single Strand Tendons", 2nd Edition (2000) (hereafter designated "PTI Specification").

SUBMITTALS: Conform to ACI 301 Sec 3.1.1 "Submittals, Data, and Drawings." Submit the following items for review:

(1) Coordination Drawings: Submit drawings showing size and location of all slab penetrations, blockouts, conduit, embeds and other items which may affect tendon placement.

(2) Shop Drawings. Submit shop drawings in accordance with ACI 301 Sec. 9.1.2.1 "Drawings." Include the following information: tendon support heights and chair sizes; location and profile of tendons throughout their length; size, location, details, materials and stress grade (where applicable) of tendons and accessories, including anchorages and stressing pockets; jack clearances; jacking procedures; stressing sequence; initial tensioning forces, gauge pressures and tendon elongation; details of reinforcing steel to prevent bursting and spalling. PT shop drawings shall be stamped by a structural engineer registered in the State of California.

(3) Stressing Records: Conform to PTI Specification Sec.1.5.7 "Stressing Records." Submit for review. The special inspector shall complete all stressing records.

(4) Mill Test Reports: Conform to PTI Specification Sec. 1.5.1. Provide certified mill test reports for each coil or pack of strand. Contractor shall keep reports on file for duration of project.

(5) Anchorages and Couplers: Conform to PTI Specification Sec. 1.5.2. Contractor to keep reports on file for the duration of the project.

(6) Sheathing and P-T Coating: Conform to PTI Specification Sec. 1.5.3 and 1.5.4. Contractor to keep reports on file for the duration of the project.

POST-TENSIONING MATERIALS FOR ENCAPSULATED SYSTEMS:

(1) Strand: ASTM A416, Grade 270, ½" diameter, low relaxation type. Conform to PTI Specification Sec. 2.1 "Prestressing Steel." Strands shall originate from a PTI certified plant.

(2) Sheathing: Conform to PTI Specification Sec. 2.3 "Sheathing," including section 2.3.5 "Aggressive Environments."

(3) Anchorages & Couplers: Conform to PTI Specification. Sec. 2.2 "Anchorages and Couplers", including Sec. 2.2.6 "Anchorages and Couplers in Aggressive Environments." Provide grease caps for all anchorages at all stressing ends. Tendon anchorages and couplings shall be designed to develop static and dynamic strength requirements of Section 2.2.1.1 and Section 2.2.1.2. Castings shall be nonporous and free of sand, blow holes, voids, and other defects. Provision shall be made for plastic cap to fit tightly and seal barred end on stressing side of anchor. Bearing side of anchor casting shall have provision for plastic sleeve, which shall prevent moisture leaks into anchor casting or tendon sheathing. For wedge type anchorages, wedge grippers shall be designed to precluded premature failure of prestressing steel due to notch or pinching effects under static and dynamic test load conditions per Section 2.2.3, for low relaxation prestressing steel materials. Component parts from different manufacturers shall not be used without substantiating test data.

(4) Repair Tape: "3M Tape No. 226," 3M, St. Paul, MN.

(5) Anchor Cap: Grease caps and clear/translucent greased trumpets (or the zero void system by GTI or approved equivalent) at the PT anchors shall be used to provide watertight connections between the PT sheathing and anchors.

   (a) Stressing End: Plastic cap shall fit tightly, covering stressing end of barrel and wedges, and shall be fitted with sealing device. Cap shall allow minimum 1-¾" protrusion of strand beyond wedges.

   (b) Intermediate Stressing Ends: Plastic cap similar to above shall be used with exception that cap shall be open to allow passage of strand with minimum ¾" chimney extension of cap.

   (c) Coating Material: Wedge area and plastic cap shall be completely filled with same grease used along length of strand.

(6) Sleeve and Grommet: A grease filled plastic sleeve shall be used on bearing side of anchor casting which will prevent moisture leaks into anchor casting or tendon sheathing. Plastic sleeve shall be minimum 10" long. A grommet shall be used at stressing ends, split grommet at intermediate stressing points, to prevent moisture leaks into anchor casting or tendon sheathing.

CORROSION INHIBITING COATING: Conform to PTI Specification Sec. 2.4 "P-T Coating."

OTHER MATERIALS: Conform to notes for CAST-IN-PLACE CONCRETE and CONCRETE REINFORCEMENT sections, except all admixtures shall be chloride free unless approved by the Engineer.

PRE-CONSTRUCTION MEETING: the contractor shall arrange a pre-construction meeting. The contractor, structural engineer-of-record, subcontractors involved with the post-tensioning work, the Building Official and representatives of the special inspection agency shall attend this meeting.

HANDLING, STORAGE, SHIPPING: Conform to PTI Specification Sec. 1.6.2 and 1.7.

INSTALLATION REQUIREMENTS: Conform to PTI Specification Sec.3.2 "Tendon Installation."

(1) DRAPES: Place tendons parabolic between supports and conform to controlling points shown on the drawings unless noted. Dimensions shown on drawings locate the c.g. of the tendon from the bottom of the slab or beam. Low points are at mid-span unless noted.

(2) SUPPORTS: Tendons shall be firmly supported at intervals not to exceed 4 ft. to prevent displacement during placing of concrete.

(3) TENDON BUNDLES: Twisting or entwining of individual strands within the bundle will not be permitted.

(4) TOLERANCES: Vertical deviations in tendon location shall not exceed:

   a. ± 1/4" for member thickness less than 8"
   b. ± 3/8" for member dimensions from 8" to 24".
   c. ± 1/2" for member dimensions more than 24"

SHEATHING REPAIR: Conform to PTI Specification Sec. 3.2.5 "Sheathing Inspection."

(1) Restore tendon grease coating in damaged area.

(2) Coat with grease outside of sheathing length of damaged area, plus 2 in. beyond each end of damage.

(3) Place piece of longitudinally slit sheathing around greased tendon. Slit shall be on side of tendon opposite tear. Length of slit sheathing shall overlap greased area by 2 in. at each end.

(4) Tape entire length of slit sheathing, spirally wrapping tape around sheathing to provide at least two layers of tape. Taping shall overlap slit sheathing by 2 in. at each end. Before taping, slit sheathing shall be dry and free of grease.

CONCRETE PLACEMENT: Conform to PTI Specification Sec. 3.3.

TENDON STRESSING: Conform to PTI Specification Sec. 3.4 "Tendon Stressing."

SCHEDULE: Stressing shall be performed within 96 hours of concrete placement unless approved by the Engineer.

SEQUENCE: Stress temperature tendons first, followed by uniformly distributed tendons, additional slab tendons, and then beam or banded tendons.

SHORING: Shoring shall remain in place until tendons are stressed. Shoring at closure strips and pour strips shall remain in place until concrete in strip has attained design strength.

RESHORING: When reshoring is required, reference "DESIGN BY OTHERS" above in these notes.

CONCRETE STRENGTH: Compressive strength of field-cured specimens shall be not less than 3000 psi at time of stressing.

STRESSING JACKS: Conform to PTI Specification Sec. 3.4.1.3 "Stressing Jacks" ~~STRUCTURAL~~ Jack Calibration." Provide calibration certificates with each jack. Contractor shall keep certificates ~~REVIEWED FOR CODE COMPLIANCE~~ DATE ~~CAL~~

ELONGATIONS: Conform to PTI Specification Sec. 3.4.3 "Elongation Measurements." Measured elongations shall agree with calculated values within ±7%. Discrepancies exceeding 7% shall be resolved with the Engineer prior to cutting and capping the tendons involved.

TENDON FORCES: Forces during and after stressing shall meet the following criteria:
Maximum Force at Jacking.....33.0 KIPS
Maximum Force at Anchoring.....28.9 KIPS
Minimum Final Effective Force.....26.8 KIPS

TENDON FINISHING: Conform to PTI Specification Sec. 3.5 "Tendon Finishing." Finishing shall be completed within 3 days of acceptance of stressing records.

CUTTING APPROVAL: Excess strand shall not be cut without approval of the Engineer. Fax the complete stressing reports to DCI as soon as possible after stressing has been completed. DCI will promptly review and send a memo approving cutting the tendons. Basic elongation tolerance is ±7% from calculated. Out of tolerance tendons will be approved by the engineer on a case by case basis.

CUTTING: Conform to PTI Specification Sec. 3.5.1 "General." Tendons may be cut by means of oxyacetylene torch, abrasive wheel or hydraulic shears. When using oxyacetylene cutting do not direct flame toward wedges.

COATING & CAPPING: Where "encapsulated system" is noted on the drawings conform to PTI Specification Sec. 3.5.2 "Aggressive Environments." Immediately after cutting the tendon, spray the exposed face of the anchor and wedges with Rustoleum or epoxy paint, being careful to avoid spraying the concrete faces of the stressing blockout. Install the grease-filled plastic caps as soon as possible.

STRESSING POCKETS: Conform to PTI Spec. Sec. 3.5.3 "Stressing Pockets."

(1) Preparation: Clean the inside surfaces of the pocket to remove laitance and grease. Coat inside surfaces with a resin bonding agent after cleaning at the contractor's discretion.

(2) Filling: Fill pockets with non-metallic non-shrink grout. Grout shall not contain chlorides or other chemicals deleterious to the prestressing steel.

EMBEDS AND FASTENERS: Embeds for support of all non-structural elements, mechanical and other equipment shall be cast into the slab. Drilled or powder driven fasteners will not be permitted unless it can be shown that fasteners will not damage concrete or tendons. Marking of tendon locations on slab soffit will be required, except in parking garage.

PRESTRESSED BARRIER CABLE: Reference the current "PTI Guide Specification for Seven-Wire Steel Strand Barrier Cable Applications." Barrier cable can be coated in plastic, epoxy or galvanized and shall be designed to meet the automobile restraint and the pedestrian protection requirements in the current CBC.

REINFORCED UNIT MASONRY

REFERENCE STANDARDS: Conform to:

1) CBC Chapter 21 "Masonry."
2) ACI 530-08/ASCE 5-08/TMS 402-08 "Building Code Requirements for Masonry Structures." Herein referenced as MSJC.
3) ACI 530.1-08/ASCE 6-08/TMS 602-08 "Specification for Masonry Structures." Herein referenced as MSJC.1.
4) ACI SP-66 "ACI Detailing Manual" including ACI 315 "Details and Detailing of Concrete Reinforcement."
5) ANSI/AWS D1.4 "Structural Welding Code - Reinforcing Steel."

SUBMITTALS: Conform to MSJC.1 Section 1.5. Submit shop drawings for review including:

1) Masonry reinforcement, size, layout, and grade in accordance with plans.
2) Material certificates for all Steel Reinforcing, Anchors, Ties and Metal Accessories certifying compliance with required strength, grade and ASTM standards.
3) Certification letters for masonry block and grout mix design certifying compliance with required strength and respective ASTM standards.
4) Mix Designs for each Grout Mix indicating type and proportions of ingredients in compliance of Proportion Specification.
5) Location of expansion and control joints.
6) Product Information, ICC ESR Reports and Material Certifications certifying compliance for all non-pre-approved Post-Installed Anchors.

STRENGTH: The assumed compressive strength of the masonry assemblage, fm, is 1500 psi based on CBC Section 2105.2.2.1.2 for concrete masonry

MATERIALS:

1) Concrete Masonry Units: Conform to ASTM C 90, Type-I (moisture controlled), medium weight (approx. 115 PCF) units. Provide 1900 psi compressive strength to achieve masonry assembly strength indicated above under STRENGTH.

2) Mortar: Conform to ASTM C270, Type S, and CBC Section 2103.8 "Mortar." Proportions may be based on laboratory or field experience or CBC Table 2103.8(1). Mortar strength: 1800psi

3) Grout: Conform to ASTM C476 and CBC Section 2103.12 Proportion Specifications.

4) Reinforcing Bars: Conform to ASTM A615, Grade 60 deformed bars and CBC Section 2103.13.1 unless noted otherwise. Lap Splices shall be as noted on plans. Fabrication shall be in accordance with MSJC.1 Section 2.7.

5) Joint Reinforcement: Conform to ASTM A951 and CBC Section 2103.13.2.

6) Anchors, Ties and Accessories: Conform to CBC Section 2103.13.5 and MSJC.1 Section 2.4D.

7) Water: Shall be clean and potable.

8) Admixtures: Admixtures shall not be used unless approved by SER.

9) Post-Installed Anchors in MASONRY: Reference the POST- INSTALLED ANCHORS section for applicable Post-Installed Anchors to Masonry.

10) Second-Hand Units: Shall not be used unless approved by SER.

QUALITY ASSURANCE: Conform to CBC Section 2105 "Quality Assurance".

1) Masonry Units: A letter of certification from the manufacturer of the units shall be provided to the SER at the time of, or prior to, the delivery of the units to the jobsite to ensure the units have been tested according to ASTM C 140 and comply with the compressive strength specified above and ASTM C 90.

2) Mortar: No mortar testing is required.

3) Grout: A letter of certification from the supplier of the grout shall be provided to the SER at the time of, or prior to, delivery of the grout to the jobsite to ensure that the grout complies with ASTM C 476.

4) Masonry Prisms: Masonry Prism Testing to conform to the requirements of CBC Section 2105.2.2.2. During construction build and test sets of three prisms in accordance with ASTM C 1314. Build prisms under observation of the special inspector or an approved agency and test by an approved agency. Test a set of prisms for each 5000 SF of wall area. Prism tests prior to construction are not required.

DELIVERY, STORAGE AND HANDLING: Delivery, storage and handling of materials used for masonry construction shall be per MSJC.1, Section 1.7.

SPECIAL INSPECTION: Special Inspections shall be performed per the "TESTS AND INSPECTIONS" section of the STRUCTURAL GENERAL NOTES.

ANCHORS, TIES AND CONNECTORS: Masonry anchors, ties and connectors shall be as specified on structural drawings. Consult architectural drawings for masonry anchor ties not included on the structural drawings.

EMBEDDED ITEMS: Embedded Items and Accessories shall be in accordance with MSJC Section 1.15.2 and installed in accordance with MSJC.1 Section 3.3E. Position and Secure in place expansion joint material, anchors and other structural and non-structural embedded items before placing grout. Contractor shall refer to structural, architectural, mechanical, electrical, plumbing, etc. and coordinate all embedded items.

POST-INSTALLED ANCHORS to CONCRETE: Anchor location, type, diameter and embedment shall be as indicated on drawings. Reference the POST INSTALLED ANCHORS section for applicable Post-Installed Anchor Adhesives. Anchors shall be installed and inspected in strict accordance with the applicable ICC-Evaluation Service Report (ESR). Special inspection shall be per the TESTS and INSPECTIONS section.

MASONRY REINFORCING STEEL: Masonry reinforcing shall be as noted on plans and shall be securely placed in accordance with CBC Sections 2104.1.1, 2106, 2107 and MSJC Section 1.13. Unless otherwise noted on the plans, the minimum wall reinforcement shall be as follows:

Wall Thickness	Vertical Bars	Horizontal Bars: Running Bond	Horizontal Bars: Stack Bond
4"	#4 @ 48" OC	#4 @ 48" OC	#4@ 24"OC
6"	#5 @ 48" OC	#5 @ 48" OC	#5@ 24"OC
8"	#5 @ 48" OC	(2)#4 @ 48" OC	(2) #4@ 24"OC
12"	#6 @ 32" OC	(2)#5 @ 48" OC	(2) #4@ 24"OC

Bond beams with horizontal bar or bars shall be provided at 48 inches on center and at all floor and roof lines and at the top of the wall. Provide a bond beam with horizontal bar or bars over all openings, and extend these bars 2'-0" past the opening at each side. Provide a bar or bars vertically for the full height of the wall at each side of openings, wall ends and intersections. Dowels to masonry walls shall be embedded a minimum of 1'-6" or hooked into the supporting structure and be of the same size and spacing as wall reinforcing. Reinforcing steel shall be as specified under "MATERIALS" Section. Provide corner bars to match the horizontal wall reinforcing at wall intersections. All bars shall be lapped a minimum 48 diameters or 1'-6" minimum unless noted on the plans.

LINTELS: Reinforced masonry lintels to be installed over all openings unless otherwise indicated on drawings. Do not splice reinforcing bars within lintels and maintain 8 inch bearing minimum on each side. Unless otherwise noted on the plans, the minimum reinforcement for lintels in 8" masonry shall be as follows:

(1) Openings up to 42 inches wide: (2) #4 at bottom web of 8 inch deep lintel.
(2) Openings 42 to 78 inches wide: (2) #4 at bottom web of 16 inch deep lintel.
(3) Openings over 78 inches wide: Reinforce per drawings

CONSTRUCTION: Masonry shall be constructed in accordance with CBC Section 2104 "Construction", and MSJC.1 Part 3 "Execution."

COLD AND HOT WEATHER CONSTRUCTION: Cold and hot weather construction shall be in accordance with CBC Section 2104.3 and 2104.4.

BLOCK PATTERN: Use running bond unless noted. For stack bond, follow criteria in MSJC Section 1.11 and use fully grouted hollow open end units, fully grouted hollow units laid with full head joints, or solid units.

GROUTED CELLS: Fill all cells with grout unless noted otherwise on plans. Minimum grouting spaces and construction shall be in accordance with MSJC Section 1.16 and MSJC.1 Section3.5.

GROUT POUR HEIGHT: Grout Pour Height shall not exceed height specified in MSJC.1 Section 3.5C. For Grout Pour Heights exceeding 5ft the following shall be met:

- Cleanouts shall be provided in accordance with MSJC.1 Section 3.5F at the bottom of each cell containing reinforcing and at a spacing not to exceed 32 in. o.c. for each Grout Lift.
- Grout Lifts shall not exceed spacing of intermediate reinforced bond beams.

POST-INSTALLED ANCHORS (INTO CONCRETE AND MASONRY)

DESIGN STANDARDS:
Post-Installed Anchors into concrete for this project are designed in accordance with American Concrete Institute, ACI 318-08, Appendix D Specifications.

POST-INSTALLED ANCHORS: Install only where specifically shown in the details or allowed by SER. All post-Installed anchors types and locations shall be approved by the SER and shall have a current ICC-Evaluation Service Report that provides relevant design values necessary to validate the available strength exceeds the required strength. Submit current manufacturer's data and ICC ESR report to SER of for alternates and all non pre-approved anchors to SER for approval. Anchors shall be installed in strict accordance to ICC-ESR and manufacturers instructions. Special inspection shall be per the TESTS and INSPECTIONS section. Anchor type, diameter and embedment shall be as indicated on drawings.

STRUCTURAL STEEL

DESIGN STANDARDS:
Structural Steel for this project is designed in accordance with American Institute of Steel Construction (AISC) Specifications.

Structural Steel for this project is designed per:
- AISC – "Manual of Steel Construction, Thirteenth Edition (2005).

REFERENCE STANDARDS:
1) CBC 2010, Chapter 22 – Steel, hereafter referenced as IBC.
2) ANSI/AISC 303-05 – Code of Standard Practice for Steel Buildings & Bridges, hereafter referenced as AISC 303.
3) ANSI/AISC 360-05 – Specification for Structural Steel Buildings, hereafter referenced as AISC 360.
4) AISC348-04/RCSC – Specification for Structural Joints using ASTM A325 or A490 Bolts, prepared by "Research Council on Structural Connections (RCSC), hereafter referenced as RCSC.
5) AWS D1.1 -04 – Structural Welding Code - Steel, hereafter referenced as AWS D1.1.

SUBMITTALS:
(1) *Shop drawings* shall be prepared in accordance with AISC 360 Sec. M.1 and AISC 303 Sec. 4.
(2) Submit welder's certificates verifying qualification within past 12 months.
(3) *Affidavit* stating the steel provided meets the requirements of the grade(s) specified.
(4) *Manufacturer's engineering and installation information* for post-installed Adhesive Anchors *including* applicable ICC Engineering Research (ER-xxxx) Report.
(5) QA Plan and Procedures of Fabrication Shop.

MATERIALS:

Wide Flange (W), Tee (WT) Shapes	ASTM A992 Fy = 50 ksi
Structural (S), (M) & (HP) Shapes	ASTM A36, Fy = 36 ksi
Channel (C) & Angle (L) Shapes	ASTM A36, Fy = 36 ksi
Structural Bars & Plates (PL)	ASTM A36, Fy = 36 ksi
Hollow Structural Section – Square/Rect (HSS)	ASTM A500, Grade B Fy = 46 ksi
Structural Pipe, (PIPE) 12" dia. and less	ASTM A53, Grade B Fy = 35 ksi
High-Strength Bolts	ASTM A325/F1852, Type 1, Plain
Nuts	ASTM A563
Washers (flat or beveled)	ASTM F436–required @ slotted & oversize holes
Anchor Rods (Anchor Bolts)	ASTM F1554, Gr. 55
Mild Threaded Rods	ASTM A36, Fy = 36 ksi
Threaded Rods (Anchor Bolts)	ASTM A307, Fy = 35 ksi
Welded Headed Studs (WHS) 3/4" or 7/8"	ASTM A108 – Nelson/TRW S3L or equal
Welded Headed Studs (WHS) 1/2" or 5/8"	ASTM A108 – Nelson/TRW H4L or equal
Dowel Bar Anchors	ASTM A496 – Nelson/TRW D2L or equal
Welding Electrodes	E70XX, E71TXX unless noted otherwise with a minimum toughness of 20 ft-lbs at 40 degrees Fahrenheit.

WELDING:

1) Welding shall conform to AWS D1.1 and visually conform to AWS Section 6 and Table 6.1. Fabrication/erection inspections by the Contractor per AWS D1.1 Sec. 6, shall be by associate/certified inspectors (AWI/CWI) per AWS QC1 or AWS B5.1. Special Inspections (verification inspections) shall be by a certified Welding Inspector (WI) or Senior Welding Inspector (SWI) per AWS B5.1.
2) Welders shall be qualified for the specific prequalified joints required by the design and certified in accordance with AWS requirements.
3) Welding shall be done in accordance with appropriate Weld Procedure Specifications (WPS's). Welders shall be familiar with the applicable WPS's.
4) Welding shall be done with AWS Prequalified Welding Processes unless otherwise approved.
5) Welder qualifications and WPS's shall be maintained at the site of the work and shall be readily available for inspection upon request, both in the shop and in the field.
6) Use E70 or E71T, 70 ksi strength electrodes appropriate for the process selected.
7) Prior to the start of work, Special Inspector or, if "AISC Certified" or otherwise "Approved" Shop, a shop Certified Weld Inspector (CWI) certified in accordance with provisions of AWS QC1, shall inspect and document compliance with the following:
   - Confirm welder qualifications prior to the start of work.
   - Review all WPS prior to the start of work.
   - Confirm materials in fabrications conform to the specifications.
   - Periodically observe joint preparation, fit-up and welder techniques.
   - Identify on plans all multi-pass fillet welds, single pass fillet welds greater than 5/16", and Complete- and Partial- Joint Penetration (CJP or PJP) groove welded butt joints that require Continuous (Special) Inspection.
   - Visually inspect all welds per Special Inspection Requirements for Steel and AWS Section 6.5 and Table 6.1.
8) Welding of high strength anchor rods is prohibited unless approved by Engineer.
9) Welding of Headed Studs on EMBEDDED STEEL PLATES for Anchorage to Concrete: Headed studs welded to steel embedment plates cast monolithic with concrete and shall be welded in accordance with AWS D1.1 Chapter 7 "Stud Welding", unless noted otherwise on plans.

HIGH-STRENGTH BOLTING:
1) High Strength bolts shall be of the ASTM Grade and Type specified in the Materials section. Unless noted otherwise, install bolts in joints in accordance with the RCSC Specification as Joint Type ST, "**Snug Tight**" - per RCSC Specification Table 4.1 and Section 8.1. Inspection is per RCSC Section 9.1. Bolts have been designed as **ASTM A325-N** bolts – "threads included in the shear plane".

ANCHORAGE to CONCRETE:
1) EMBEDDED STEEL PLATES for Anchorage to Concrete: Plates (PL) embedded in concrete shall be as indicated on the plans with minimum 1/2" dia. WHS x 6" long but provide not less than ¾" interior cover or 1 ½" exterior cover to the opposite face of concrete, unless noted otherwise.
2) COLUMN ANCHOR RODS and BASE PLATES: All columns (vertical member assemblies weighing over 300 pounds) shall be provided with a **minimum of four ¾" diameter anchor rods**. Column base plates shall be at least ¾" thick, unless noted otherwise. Cast-in-place anchor rods shall be provided unless otherwise approved by the Engineer. Unless noted otherwise, embedment of cast-in-place anchor rods shall be 12 times the anchor diameter (12D).
3) POST-TENSION CONCRETE ANCHORAGE: Anchors installed in post-tensioned slabs after the concrete is cast shall not be installed without verification of tendon location and approval form the SER.

FABRICATION:
- Conform to AISC 303, Sec. 8 and AISC 360 Sec. M2 and M5.
- Structural Welding and qualifications shall conform to the AWS D1.1.
- The fabricator shall maintain detailed fabrication & erection quality control procedures per CBC Sec 1704.2.1 that provides the basis for inspection control of the workmanship and ensures that the work is performed in accordance with Code of Standard Practice, the AISC Specification, and the Contract Documents. Fabricators certified by the AISC Quality Certification Program with the following level of certification: Sbd – Conventional Steel Building Structures are deemed to comply with this provision. Equivalent certification from the City of Los Angeles shall be acceptable in lieu of AISC Certification.

VERIFICATION INSPECTION:
- Structural Welding inspections and qualifications shall conform to the AWS D1.1. See WELDING notes and SPECIAL INSPECTIONS for Structural Steel.
- Special Inspector shall review the procedures for completeness and adequacy relative the Code and the Work. Further shop Special Inspections may be waived if the Fabricator is "AISC Certified" or otherwise "Approved" by the Authority Having Jurisdiction per CBC Sec 1704.2.2. LA City Certification shall be deemed an acceptable substitute for AISC shop certification. See SPECIAL INSPECTIONS for Structural Steel.
- Periodic Inspections shall include the initial quality verification inspection, an inspection during the fabrication of the first 20 tons of steel and one shop visit for every one hundred tons or fraction thereafter and a final inspection at the completion of framing.

ERECTION:
1) Conform to AISC 303, Section 7 "Erection", Section 8 "Quality Assurance." and AISC 360, Section M4.
2) The Erector shall maintain detailed fabrication & erection quality control procedures that ensure that the work is performed in accordance with AISC 360 Sec. M, AISC 303, and the Contract Documents.
3) Steel work shall be carried up true and plumb within the limits defined in AISC 303 Sec. 7.11.
4) Structural Welding to conform to the AWS D1.1 and applicable WELDING notes above.
5) Special Inspector shall inspect the steel framing to verify compliance with the details shown on the Contract Documents including member size, location, bracing and the application of proper joint details at each connection.
6) High strength bolting shall be periodically inspected by the Special Inspector per CBC Section 1704.3.3.

BRACING and SAFETY PROTECTION: The contractor shall provide temporary bracing and safety protection required by AISC 360 Sec. M4.2 and AISC 303 Sec. 7.10 and 7.11.

PROTECTIVE COATING REQUIREMENTS:
1) SHOP PAINTING: Conform to AISC 360 Sec. M3 and AISC 303 Sec. 6.5 unless a multi-coat system is required per the project specifications.
2) INTERIOR STEEL:
   a. Unless noted otherwise, ***do not paint*** steel surfaces to be,
      - Concealed by the interior building finishes,
      - Fireproofed,
      - Embedded in concrete,
      - Specially prepared as a "faying surface" for Type-SC "slip-critical" bolted connections, unless the coating conforms to requirements of the RCSC Bolt Specification and is approved by the Engineer.
      - Welded; if area requires painting, do not paint until after weld inspections and Non-destructive testing requirement, if any, are satisfied.
   b. Interior steel, exposed to view, shall be painted with one coat of shop primer unless otherwise indicated in the project specifications. Field touch-ups to match the finish coat or as otherwise indicated in the project specifications.
3) EXTERIOR STEEL: Exposed exterior steel shall be:
   a. Painted with an exterior multi-coat system as per the project specifications. Field touch-up painting shall be as per the project specifications.
   b. Galvanized: Exposed steel outside the building envelope shall be hot-dipped galvanized, where noted on the plans or otherwise indicated by the finishes specified by the Architect. Apply field touch-ups per project specifications.

ARCHITECTURALLY EXPOSED STRUCTURAL STEEL: Steel identified by the Architect on the architectural drawings as Architecturally Exposed Structural Steel, (AESS) shall conform to AISC 303 Sec. 10.

METAL FLOOR DECK

REFERENCE STANDARDS: Conform to:
(1) ICBO Report ER-2078P reissued December 2, 2002.
(2) AISI NAS or ASCE 8
(3) North American Specification for the Design of Cold-Formed Steel Structural Members NASPEC 2001.
(3) AISI "Specification for the Design of Cold-Formed Steel Structural Members",
(4) AWS D1.3 "Structural Welding Code - Sheet Steel."

SUBMITTALS: Submit shop drawings to the Architect/Engineer for review. Shop drawings shall include material type, design loads, diaphragm capacities, span layout by SSE, deck attachments, metal deck edge form design & calculations, and shoring requirements. All openings shall be indicated. Any alternate deck types and gages shall be submitted to the Architect/Engineer for review prior to fabrication and shall include a valid ICC evaluation report, calculations & shop drawings (component design drawings) stamped by the SSE.

MATERIAL: ASTM A653 – SS Designation, Grade 33. Zinc coated per A653, G60. Minimum yield strength shall be 30 ksi.

TYPE: Deck shall be "Verco" type as shown on the structural drawings based on 3-span, unshored condition. Shoring is required for conditions other than 3-span. To eliminate shoring, the contractor may choose to use a heavier gage deck with approval by the SER.

INSTALLATION: Install deck in accordance with supplier's instructions and shop drawings. Attachments shall resist the uplift forces and the diaphragm shear forces shown on the drawings. Welding shall conform to AWS D1.3. Welders shall have current Light Gage Certification. Minimum end lap shall be 2" centered over supports. Minimum bearing shall be 2."

OPENINGS: Deck openings less than 6" do not require reinforcement. For larger openings, refer to typical details.

ACCESSORIES: Deck manufacturer shall furnish shoring plans, closure plates, ridge and valley plates, cant strips, sump pans, flashing and all other light gage steel material required to complete the work.

CONCRETE FILL: Conform to notes this sheet for CAST-IN-PLACE CONCRETE and CONCRETE REINFORCEMENT. Provide minimum 3000 psi concrete and WWF 6x6-W1.4xW1.4 unless noted otherwise.

COLD-FORMED STEEL FRAMING

REFERENCE STANDARDS: Conform to:
(1) AISI "North American Specification for the Design of Cold-Formed Steel Structural Members - 2007 Edition."
(2) AISI "Standard for Cold Formed Steel Framing – General Provisions"
(3) AISI "Standard for Cold Formed Steel Framing – Header Design"
(4) AISI "Standard for Cold Formed Steel Framing – Wall Stud Design"
(5) AISI "Standard for Cold Formed Steel Framing – Lateral Design"
(6) AISI "Standard for Cold Formed Steel Framing – Truss Design"
(7) AWS C "Wall and Ceiling Standards" Sec. 9.8 "Exterior Steel Studs Wall Systems."
(8) AWS D1.3 "*Structural Welding Code - Sheet Steel.*"

MATERIALS:

Structural Sections	54, 68 and 97-mil; ASTM A653 Grade D or ASTM A1011 Grade 50, Min Fy=50 KSI, 33 and 43-mil; ASTM A653 Grade A, or ASTM A1011 Grade 33, Min Fy=33 KSI
Sheet Metal Screws	Grabber Self-Drilling, #10 screws unless noted otherwise on drawings; ASTM C1513 or SER approved alternate
Fasteners to Steel	Hilti X-U Powder Actuated Fasteners
Fasteners to Concrete	Hilti X-U Powder Actuated Fasteners per the "Post-Installed Anchors" section above
Weld Material	E60XX electrodes conforming to AWS D1.3

Studs and Track shall be galvanized in accordance with ASTM A653, G60, unless in contact with pressure treated wood. If in contact with pressure treated wood, use G90 or greater coatings. Fastenings not shown on the drawings shall be as recommended by the manufacturer.

SIZE AND PROFILE: Cold-formed steel framing members shall be as specified in the Steel Stud Manufacturer's Association ICC Evaluation Report ER-4943P and of the size and profile as shown on the drawings. Alternate members equivalent in shape, size, and strength by manufacturers not members of the Steel Stud Manufacturer's Association shall be subject to review and approval by the Architect / Engineer.

CONNECTORS and FASTENERS: Connectors shall be installed per the manufacturer's instructions. All screws shall be snug with the steel surface and shall penetrate into steel studs by a minimum of three exposed threads. Connections shall not be stripped. Screws shall be installed a minimum of 3/8" from steel edges and with no less than ¾" o.c. spacing. When fastening to steel, Powder Actuated Fasteners shall be installed a minimum of 1/2" from steel edges and with no less than 1" o.c. spacing. Reference the "Post-Installed Anchors" section above for use of Powder Actuated Fasteners to concrete. Powder Actuated Fasteners shall not be used for hanging applications.

BUNDLED STUDS and JOISTS: Stud or joist groups of two or more members shall be shop welded together with double flare bevel welds by 1" inch long at 12" o.c., both sides. Stud or joist groups of two do not require welding if their webs are back-to-back and screwed together with (2) #10 at 12" o.c. Bundled joists that are framed in a box beam header style with a top and bottom track do not require welding. Box beam framing shall have #10 screws at 24" on center along each of the four track flanges. Box beam joist and track members shall be continuous. Box beams or headers shall be framed with unpunched joists.

FULL-HEIGHT NON-LOAD-BEARING STUD WALLS: Full height stud walls shall be attached to concrete slabs above with deflection track to allow for differential vertical floor deflections under live loads. Maintain 1" gap between top of studs and slab unless noted otherwise on plan.

MEMBER CONDITION: All structural cold-formed framing members must be in good condition. Damaged members, members with cracking in the steel at the bend radius locations, and members with significant red rusting or scaling of the protective coating are unacceptable and must be replaced, unless approved by the SER. Members not meeting tolerances listed below shall be replaced prior to loading.

TEMPORARY BRACING: Reference "Temporary Shoring, Bracing" in the "General Requirements" section above.

STEEL STAIRS

REFERENCE STANDARDS: Conform to:
(1) CBC Chapter 10 " Means of Egress", CBC Tables 1607.1
(2) NAAMM "Metals Stairs Manual",
(3) AISC "Code of Specification for Structural Steel Buildings",
(4) AISI "Code of Specification for the Design of Cold-Formed Steel Structural Members",
(5) AWS D1.1 "Structural Welding Code - Steel",
(6) AWS D1.3 "Structural Welding Code - Sheet Steel."

SUBMITTALS: Steel stairs are to be prepared by a SSE. Reference DEFINITIONS and DEFERRED SUBMITTALS above. Submit structural calculations and shop drawings (component design drawings) stamped by a professional Civil Engineer registered in the State of California.

MATERIALS:

Structural WF Shapes	ASTM A992-GR50
Steel Channels, Angles, Plates & Bar	ASTM A36
Sheet Steel (Galvanized)	ASTM A446
Steel Pipe Rail	ASTM A53, Grade B
Steel Tubing	ASTM A500, Grade B
Steel Rod	ASTM A36 or A307
Steel Deck	1-1/2" Composite Floor Deck
Bolts	ASTM A307, A325N
Welds, Structural Steel	AWS D1.1
Welds, Sheet Steel	AWS D1.3
Welded Headed Studs (WHS)	ASTM A108, AWS D1.1

STRUCTURAL REQUIREMENTS:

(1) Scope: Include treads, risers, stringers, landings, railings and all connections including connections to the primary structure unless noted otherwise. All inserts required for attachment to the primary structure shall be designed and provided by the stair supplier.

(2) Loads: Stair treads shall be designed for 100 PSF live load or a 300 lb. concentrated load placed to produce maximum stress, whichever controls. Stringers and landings shall be designed for 100 PSF live load. Live load deflection shall not exceed 1/360 of the span. The stair assembly and attachment to the main structure shall be designed for lateral loads per CBC Chapter 16.

(3) Railings: The completed handrail, guardrail, and supporting structure and their connections shall be designed to resist loads as specified in CBC Sec. 1607.7.

ARCHITECTURAL REQUIREMENTS: Conform to shape and configuration shown on the architectural drawings. Consult the project specifications for additional information. All steel shall be painted per project specifications unless noted otherwise on the drawings or in the specifications.

CONCRETE FILL: Conform to notes, this sheet for CAST-IN-PLACE CONCRETE and CONCRETE REINFORCEMENT. Provide minimum 3000 psi concrete and WWF 6x6-W1.4xW1.4 or Fibermesh unless noted on the drawings.

WOOD FRAMING

REFERENCE STANDARDS: Conform to:
(1) CBC Chapter 23 "WOOD"
(2) NDS – "2005 National Design Specification (NDS) for Wood Construction"
(3) APA PDS—97 Plywood Design Specification (revised 1998)
(4) ANSI/TPI 1 "National Design Standard for Metal-Plate-Connected Wood Truss Construction"
(5) BCSI "Guide to Good Practice for Handling, Installing & Bracing of Metal Plated Connected Wood Trusses"
(6) TPI DSB "Recommended Design Specification for Temporary Bracing of Metal Plate Connected Wood Trusses"
(7) APA Report TT-045B "Minimum Nail Penetration for Wood Structural Panel Connections Subject to Lateral Loads"

SUBMITTALS: Submit shop drawings to the Architect/Engineer for review. Shop drawings shall include member size, spacing, camber, material type, grade, shop and field assembly details and connections, types and location of bolts and other fasteners. Supply shop drawings for the following:
(1) Pre-fabricated Roof Trusses
(2) Wood Tie-Down Systems

DEFERRED SUBMITTALS: Submit product data and proof of ICC approval for framing members and fasteners that have been designed by others. Submit calculations prepared by the SSE in the State of California for all members and connections designed by others along with shop drawings. All necessary bridging, blocking, blocking panels and web stiffeners shall be detailed and furnished by the supplier. Temporary and permanent bridging shall be installed in conformance with the manufacturer's specifications. Deflection limits shall be as noted under DESIGN LOADS section. Products included are:

- Prefabricated roof and floor truss shop drawings shall provide for shapes, bearing points, intersections, hips, and valleys shown on the drawings. The manufacturer shall provide special hip, valley and intersection areas (step down trusses, jack trusses and girder trusses) unless specifically indicated on the plans. Provide all truss-to-truss and truss-to-support connection details and required connection materials. Specify temporary and permanent bracing and connections on the shop drawings. Provide all truss reactions on shop drawings.
- Wood Tie-Down Systems

IDENTIFICATION: All sawn lumber and pre-manufactured wood products shall be identified by the grade mark or a certificate of inspection issued by the certifying agency.

MATERIALS:

- Sawn Lumber: Conform to grading rules of WWPA, WCLIB or NLGA. Finger jointed studs acceptable at interior walls only.

Member Use	Size	Species	Grade
Studs	2x4, 3x4, 2x6, 3x6	**Doug Fir Larch**	No. 2
Sill Plate	2x4, 3x4, 2x6, 3x6	PT **Doug Fir Larch**	No. 2
Posts	4x4, 4x6, 4x8	**Doug Fir Larch**	No. 2
Joists	2x6 — 2x12	**Doug Fir Larch**	No. 2
Beams	4x8 — 4x12	**Doug Fir Larch**	No. 2
Beams	6x8 — 6x12	**Doug Fir Larch**	No. 1
Posts & Timbers	6x6, 8x8	**Doug-Fir Larch**	No. 1

- Metal Plate Connected Wood Roof Trusses: Conform to CBC Sec. 2303.4. [HUD Truss Connector Bulletin for Metal Plate Connected Wood Trusses is required.] Truss Supplier to provide design and materials for all permanent truss bracing.
- Wood Structural Sheathing (Plywood): Wood APA-rated structural sheathing includes: all veneer plywood, oriented strand board, waferboard, particleboard, T1-11 siding, and composites of veneer and wood based material with T&G joint. **Architect** may disallow OSB. Confirm with **Architect**. Conform to "Construction and Industrial Plywood" based on Product Standard PS 1-95 by the U.S. Dept. of Commerce, and "Performance Standard for Wood-Based Structural-Use Panels" based on Product Standard PS 2-92 by the U.S. Dept. of Commerce and "Plywood Design Specification (revised 1998)" based on APA PDS—97 by the American Plywood Association.
- Minimum APA Rating

Location	Thickness	Span Rating	Plywood Grade	Exposure
Roof	15/32"	32/16	C-D	1
Floor	23/32" T&G	24 OC	STURD-I-FLOOR	1
Walls	15/32"	32/16	C-D	1

Unless noted otherwise on drawings, install roof and floor panels with long dimension across supports and with panel continuous over two or more spans. End joints shall occur over supports.

- Timber Connectors: Shall be "Strong Tie" by Simpson Company as specified in their latest catalog. Alternate connectors by other manufacturers may be substituted provided they have current ICBO approval for equivalent or greater load capacities and are reviewed and approved by the SER prior to ordering. Connectors shall be installed per the manufacturer's instructions. Where connector straps connect two members, place one-half of the nails or bolts in each member. Where straps are used as hold-downs, nail straps to wood framing just prior to drywall application, as late as possible in the framing process to allow the wood to shrink and the building to settle. Premature nailing of the strap may lead to strap buckling and potential finish damage.

  Where connectors are in exposed exterior applications in contact with preservative treated wood (PT) other than CCA, connectors shall be either batch hot-dipped galvanized (HDG), mechanically galvanized (ASTM B695, Class 40 or greater) stainless steel, or provided with 1.85 oz/sf of zinc galvanizing equal to or better than Simpson ZMAX finish.
- Fasteners (nails, bolts, screws, etc) attaching timber connectors (joist hangers, post caps and bases, etc) to PT wood shall have similar corrosion resistance properties (matching protective treatments) as the protected connector. Fasteners (nails, bolts, screws, etc) attaching sawn timber members or sheathing (shear walls) to PT wood be corrosion resistant; nails and lag bolts shall be either HDG (ASTM A153) or stainless steel. Verify the suitability of the fastener protection/coating with the wood treatment chemical manufacturer/supplier.

  Provide washers under the heads and nuts of all bolts and lag screws bearing on wood. All nails 12d and smaller shall be full length common unless noted otherwise. 16d nails may be 16d sinkers unless noted otherwise. Nail straps to wood framing as late as possible in the framing process to allow the wood to shrink and the building to settle. Premature nailing of the strap may lead to strap buckling and potential finish damage.
- Fasteners: Conform to CBC Sec 2304.9 "Connections and fasteners." Unless noted on plans, nail per Table 2304.9.1. Unless noted otherwise all nails shall be common. Alternate nails may be used but are subject to review and approval by the Structural Engineer. Substitution of staples for the nailing of rated sheathing is subject to review by the structural engineer prior to construction.
- Lag Bolts/Bolts: Conform to ASTM A307 and CBC Sec. 2304.9.
- Wood Tie Down Systems (Deferred Submittal) Hold-downs specified are as manufactured by Simpson Anchor Tie Down Co., Inc. or equal. Continuous rod hold-down systems, with take-up devices, shall be as specified. Take-up devices are required at each framing level. Additional framing members shall be provided per the system requirements. Refer to details and loading on the structural drawings.
- Engineered Wood Products (TrusJoist): The following materials are based on lumber manufactured by TrusJoist and were used for the design as shown on the plans. Alternate products by other manufacturers may be substituted provided they have current ICC approval for equivalent or greater load and stiffness properties and are reviewed and approved by the Structural Engineer.
  a. Laminated Veneer Lumber (LVL): Conform to **ICC ES Report No. ESR-1387** or CCMC Report No. 08675- R.
  b. Parallel Strand Lumber (PSL): Conform to **ICC ES Report No. ESR-1387** or CCMC Report No. 11161- R.
  c. Laminated Strand Lumber (LSL): Conform to **ICC ES Report No. ESR-1387** or CCMC Report No. 12627- R.
  d. Open Web Wood Trusses: Conform to NES Report No. **ICC Report No. ESR-1774**. The manufacturer shall design the joists for the spans and conditions shown on the plans. **Trusses** shall have wood chords and either wood or metal webs.

Type	Use	Width(s)	E(10⁶) PSI	Fb	Fv	Fc//
LSL Rimboard	Rimboard/Stringer	1 ¾"	1.3E	1,700	400	1,400
Timberstrand LSL	Headers, Beams & Columns <9" depth	3 ½"	1.3E	1,700	400	1,400
Timberstrand LSL	Headers, Beams = 9" depth	1 ¾", 3 ½"	1.55E	2,325	310	2,050
Timberstrand LSL	Studs 2x4 & 2x6 Studs >2x6	1 ½" 1 ½"	1.3E 1.5E	1,700 2,250	400 400	1,400 1,950
Microllam LVL	Headers/Beams	1 ¾"	1.9E	2,600	285	2,510
Parallam PSL	Headers/Beams	3 ½", 5 ¼", 7"	2.0E	2,900	290	2,900
Parallam PSL	Columns	3 ½", 5 ¼", 7"	1.8E	2,400	230	2,500

NAILING REQUIREMENTS: Provide minimum nailing in accordance with CBC Table 2304.9.1. "Fastening Schedule" except as noted on the drawings. Nailing for roof/floor diaphragms/shear walls shall be per drawings. Nails shall be driven flush and shall not fracture the surface of sheathing.

STANDARD LIGHT-FRAME CONSTRUCTION: Unless noted on the plans, construction shall conform to CBC Sec. 2308 "Conventional Light-Frame Construction."

NAILERS ON STEEL COLUMNS and BEAMS: Wood (2) 2x nailers are generally required on all HSS columns and steel beams abutting or embedded within wood framing. Unless noted otherwise, attach with 5/8" diameter bolts or welded studs at 16" on centers. Wood nailers on beams supporting joist hangers shall not overhang the beam flange by more than ¼".

MOISTURE CONTENT: Wood material used for this project shall have maximum moisture content of 19% except for the pressure-treated wood sill plate. Refer to TESTING & INSPECTIONS for the verification of these limits. The maximum moisture content required may be less than 19% when based on a particular cladding/insulation system. Refer to the Architect's drawings, and project specifications, or with cladding installer for maximum recommended moisture content.

CLADDING COMPATIBILITY: The Architect/Owner shall review the cladding and insulation systems proposed for the project with respect to their performance over wood studs with moisture contents greater than 19%. EIFS systems should be avoided on wood-framed projects due to problems with moisture proofing.

PRESERVATIVE TREATMENT (PT): Wood materials are required to be "treated wood" in accordance with CBC Sec. 2304.11. "Decay and Termite Protection" shall conform to the appropriate standards of the American Wood-Preservers Association (AWPA) for sawn lumber, glued laminated timber, round poles, wood piles and marine piles. Follow American Lumber Standards Committee (ALSC) quality assurance procedures. Products shall bear the appropriate mark. Fasteners or anchors in treated wood shall be of stainless steel or hot-dipped galvanized or as per CBC 2304.9.5.

Mud sill plates in normally dry interior applications may be treated with Sodium Borate (DOT - Disodium Octaborate Tetrahydrate) as recent studies have noted less connector corrosion potential than other available wood treatments or the original CCA treated sill plates. Wood treated with Sodium Borate shall be protected during shipment, storage and installation to minimize leaching of the water-soluble preservative from the lumber. Sodium borate pressure treated plates do not require hot-dipped galvanized connectors.

If using sill plates other than CCA or sodium borate, fasteners must be hot dipped galvanized or stainless steel. Fasteners (nails, bolts, screws, washers & lag screws) attaching timber connectors (joist hangers, post caps and bases, etc) to PT wood shall have similar corrosion resistance properties (matching protective treatments) as the protected connector, that is, use hot dipped galvanized or stainless steel fasteners. Fasteners (nails, bolts, screws, washers & lag screws) attaching sawn timber members or sheathing (shear walls) to Pressure Treated wood be corrosion resistant (hot dipped galvanized or stainless steel.

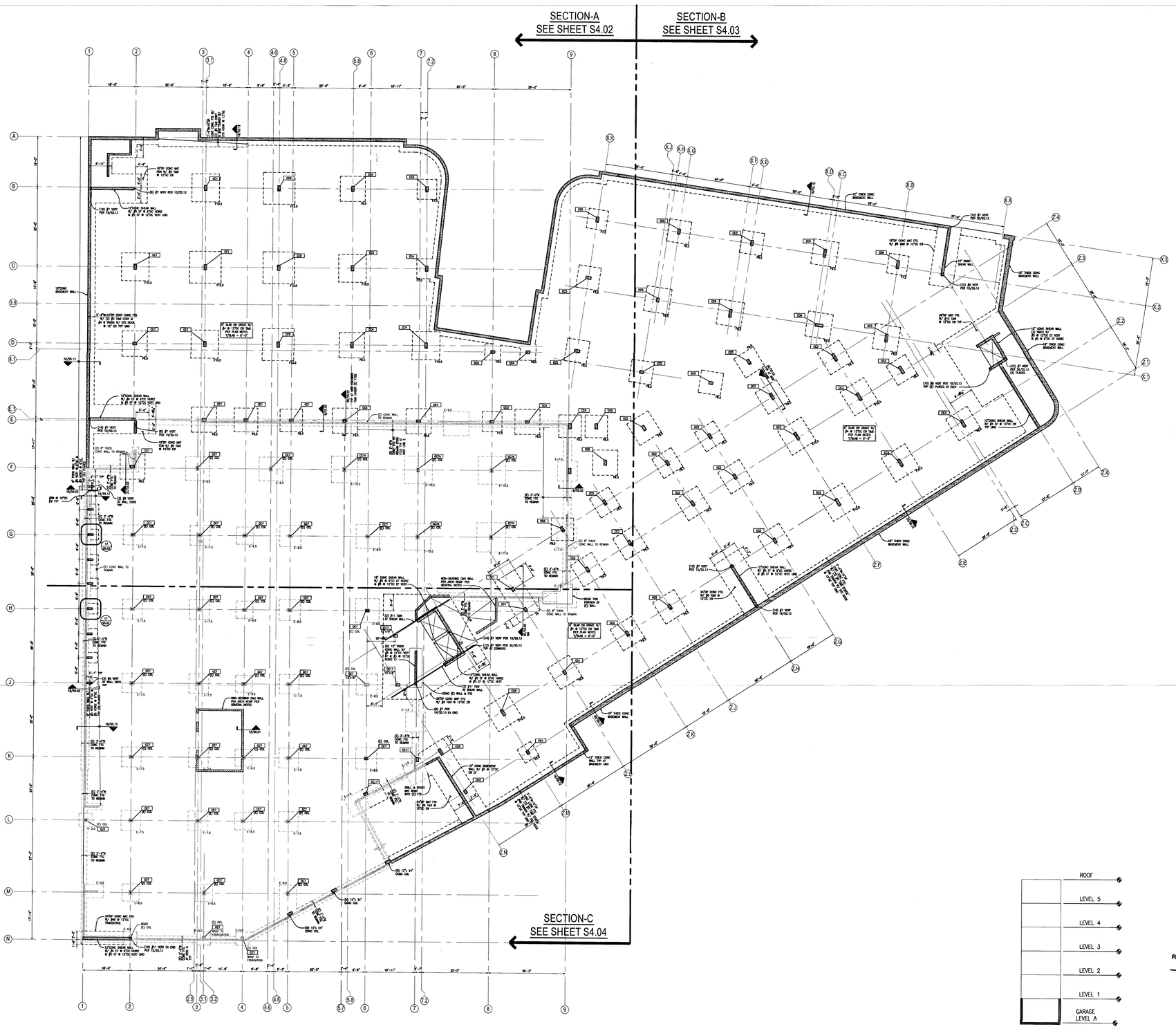
Always verify the suitability of the fastener protection/coating with the wood treatment chemical manufacturer/supplier.

DRAWING LEGEND

MARK	DESCRIPTION	MARK	DESCRIPTION
F2.0	FOOTING SYMBOL (REFER TO SPREAD FOOTING SCHEDULE)	I	INDICATES WIDE FLANGE COLUMN
P1	PILE CAP SYMBOL (REFER TO PILE CAP SCHEDULE)	▫	INDICATES HOLLOW STRUCTURAL SECTION (HSS) COLUMN OR TUBE STEEL (TS) COLUMN
A	TILT-UP/PRECAST CONCRETE WALL CONNECTION SYMBOL (REFER TO CONNECTION DETAIL)	○	INDICATES HOLLOW STRUCTURAL SECTION (HSS) COLUMN OR STEEL PIPE COLUMN
WB	SHEAR WALL SYMBOL (REFER TO SHEAR WALL SCHEDULE)	▪	INDICATES WOOD POST
1	REVISION TRIANGLE	■	INDICATES BUNDLED STUDS
1	TILT-UP/PRECAST CONCRETE WALL PANEL NUMBER (REFER TO TILT-UP/ PRECAST CONCRETE WALL ELEVATIONS)		INDICATES CONCRETE COLUMN
1	CMU WALL REINFORCING SYMBOL (REFER TO CMU WALL REINFORCING SCHEDULE)		INDICATES PRECAST CONCRETE COLUMN
8"	CONTINUITY PLATE LENGTH (REFER TO TYPICAL DETAIL)		INDICATES MOMENT FRAME CONNECTION
DS	INDICATES DOUBLE SHEAR CONNECTION (REFER TO THE DOUBLE SHEAR PLATE CONNECTIONS DETAIL)		INDICATES DRAG CONNECTION
SR	INDICATES NUMBER OF STUD RAIL REQUIRED AT COLUMN (REFER TO STUD RAIL DETAILS)		INDICATES WOOD OR STEEL STUD WALL
1	ROOF/FLOOR DIAPHRAGM NAILING SYMBOL (REFER TO DIAPHRAGM NAILING SCHEDULE)		INDICATES MASONRY/CMU WALL
C1	STEEL COLUMN SYMBOL (REFER TO STEEL COLUMN SCHEDULE)		INDICATES CONCRETE/TILT-UP CONCRETE WALL
T/SLAB X'-X"	ELEVATION SYMBOL (T/ REFERS TO COMPONENT THAT THE ELEVATION REFERENCES)		INDICATES WOOD OR STEEL STUD SHEAR WALL
3	STUD BUBBLE (INDICATES NUMBER OF STUDS REQUIRED IF EXCEEDS NUMBER SPECIFIED IN PLAN NOTE)		INDICATES BEARING WALL BELOW
	INDICATES STEP IN FOOTING (REFER TO TYPICAL STEP IN FOOTING DETAIL)		INDICATES EXISTING WALL
X/SX.X	DETAILS OR SECTION CUT (DETAIL NUMBER/SHEET NUMBER)		POST–TENSION DEAD END (PLAN)
3 SX.X	DETAILS OR SECTION CUT IN PLAN VIEW (DETAIL NUMBER/SHEET NUMBER)		POST–TENSION STRESSING END (PLAN)
X/SX.X	INDICATES LOCATION OF CONCRETE WALLS, SHEAR WALLS OR BRACED FRAME ELEVATIONS	3	POST–TENSION PROFILE (PLAN) (IN INCHES)
	SPAN INDICATOR (INDICATES EXTENTS OF FRAMING MEMBERS OR OTHER STRUCTURAL COMPONENTS)		INTERMEDIATE STRESSING (PLAN)
	INDICATES DIRECTION OF DECK SPAN		

ABBREVIATIONS

∠	Angle	FIN	Finish	PSI	Pounds Per Square Inch
AB	Anchor Bolt	FLR	Floor	PSL	Parallel Strand Lumber
ADDL	Additional	FRP	Fiberglass	PT	Post–Tensioned
ALT	Alternate		Reinforced Plastic	PT	Pressure Treated
ARCH	Architectural	FTG	Footing	R	Radius
B or BOT	Bottom	F/	Face of	RD	Roof Drain
B/	Bottom Of	GA	Gage	REF	Refer/Reference
BLDG	Building	GALV	Galvanized	REINF	Reinforcing
BLKG	Blocking	GEOTECH	Geotechnical	REQD	Required
BMU	Brick Masonry Unit	GL	Glue Laminated	RET	Retaining
BP	Baseplate		Timber	SCB	Special Concentric Braced
BRB	Buckling Resisting Braced	GWB	Gypsum Wall Board	SCHED	Schedule
BTWN	Between	HDR	Header	SHTHG	Sheathing
℄	Centerline	HD	Hold-down	SIM	Similar
C	Camber	HORIZ	Horizontal	SMF	Special Moment Frame
CB	Castellated Beam	HP	High Point	SOG	Slab on Grade
CIP	Cast in Place	HSS	= TS (Hollow Structural Section)	SPEC	Specification
CJ	Construction or Control Joint	IBC	International Building Code	SQ	Square
CJP	Complete Joint Penetration	ID	Inside Diameter	SR	Studrail
CLR	Clear	IE	Invert Elevation	SF	Square Foot
CMU	Concrete Masonry Unit	IF	Inside Face	SST	Stainless Steel
COL	Column	INT	Interior	STAGG	Stagger/Staggered
CONC	Concrete	k	Kips	STD	Standard
CONN	Connection	KSF	Kips Per Square Foot	STIFF	Stiffener
CONST	Construction	LF	Lineal Foot	STL	Steel
CONT	Continuous	LL	Live Load	STRUCT	Structural
C'SINK	Countersink	LLH	Long Leg Horizontal	SWMJ	Solid Web Wood Joist
CTRD	Centered	LLV	Long Leg Vertical	SYM	Symmetrical
ø	Diameter	LP	Low Point	T	Top
DB	Drop Beam	LONGIT	Longitudinal	T/	Top Of
DBA	Deformed Bar Anchor	LSL	Laminated Strand Lumber	T&B	Top & Bottom
DBL	Double	LVL	Laminated Veneer Lumber	TC AX LD	Top Chord Axial Load
DEMO	Demolish	MAS	Masonry	TDS	Tie Down System
DEV	Development	MAX	Maximum	TEG	Tongue & Groove
DF	Douglas Fir	MECH	Mechanical	THKND	Thickened
DIAG	Diagonal	MEZZ	Mezzanine	THRD	Threaded
DIST	Distributed	MFR	Manufacturer	THRU	Through
DL	Dead Load	MIN	Minimum	TRANSV	Transverse
DN	Down	MISC	Miscellaneous	TYP	Typical
DO	Ditto	NIC	Not In Contract	UBC	Uniform Building Code
DP	Depth/Deep	NTS	Not To Scale	UNO	Unless Noted Otherwise
DWG	Drawing	OC	On Center	URM	Unreinforced Masonry Unit
(E)	Existing	OMJ	Ordinary Concentric Braced	VERT	Vertical
EA	Each	OD	Outside Diameter	W	Wide
EF	Each Face	OF	Outside Face	W



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

STRUCTURAL GARAGE PLAN LEVEL A-OVERALL

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

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE

CAA DATE

PLANNING & ZONE CLEARANCE
This Plan was inspected on 9-19-13 and found to comply with applicable City land-use regulations.
This clearance is only valid for the life of the building permit.
The occupancy of this building shall not be changed from the use stated in the permit application except by issuance of a new Certificate of Use and Occupancy. Deviation from the approved plan shall be cause for stopping construction.
WARNING: This stamp indicates partial review only and does not constitute a building permit.
Laguna Niguel Community Development Department

THE CITY OF LAGUNA NIGUEL
APPROVED
This set of plans & specification must be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from Community Development Division, City of Laguna Niguel.
The stamping of this plan & specifications SHALL NOT be held to permit or be an approval of the violation of any provision of any City Ordinance or State Law.
BUILDING OFFICIAL 9-19-13
Date
By AARON

FOUNDATION & WALLS TO RISE OVER GRADE 24" MAX

PREPARED BY:
DCI ENGINEERS
101 WEST BROADWAY • SUITE 1260
SAN DIEGO, CALIFORNIA 92101
PHONE: (619) 234-0501 • FAX: (619) 234-0582
WEBSITE: www.dci-engineers.com
CIVIL / STRUCTURAL
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SIGNATURE:
REGISTERED PROFESSIONAL ENGINEER
HARRY JONES III
No. S3907
STRUCTURAL
STATE OF CALIFORNIA

REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
11/28/12 PERMIT SET
07/23/13 2ND BLDG DEPT SUBMITTAL
08/22/13 3RD BLDG DEPT SUBMITTAL

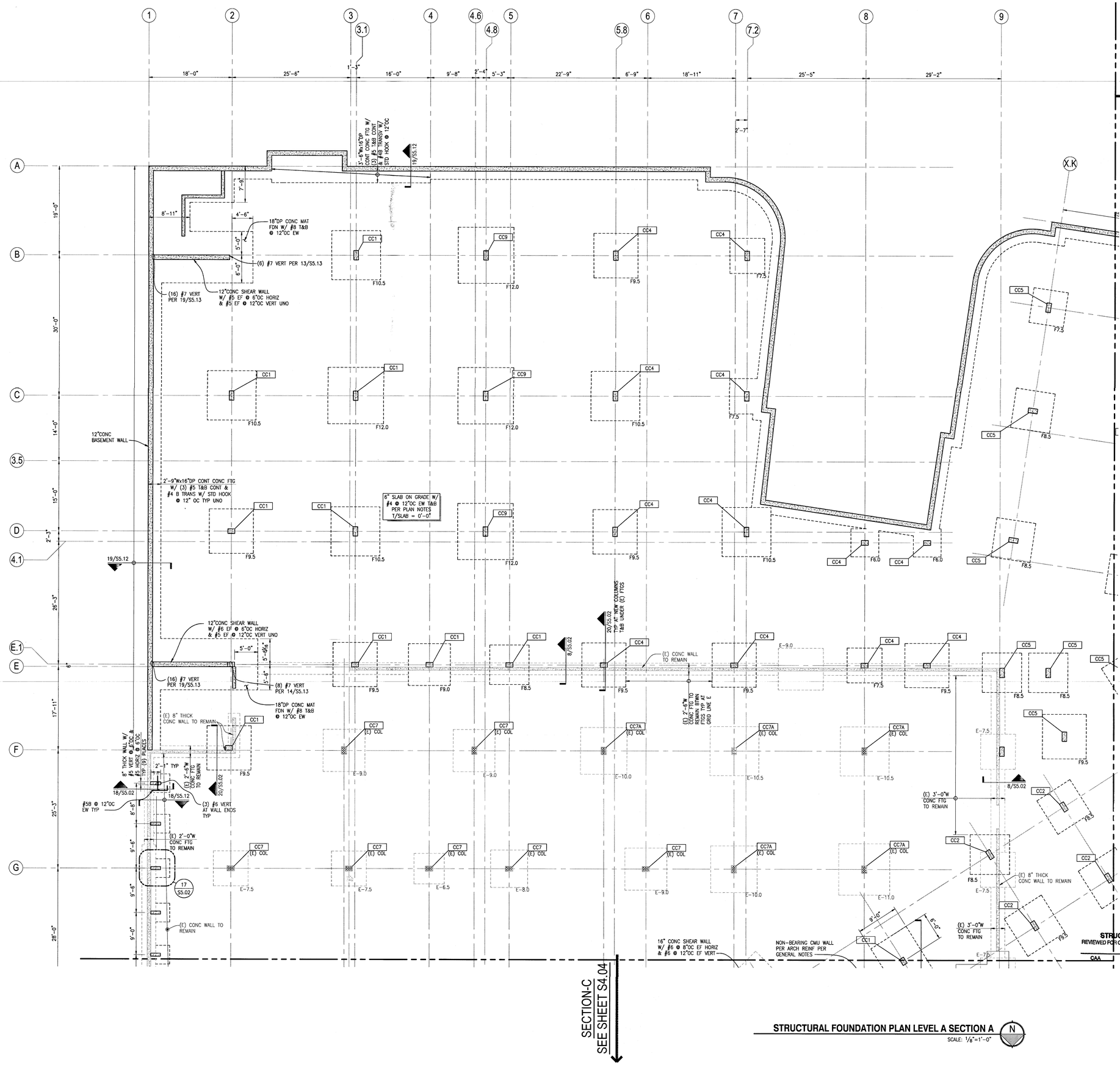
APPROVALS:
Job No.: 12051-0019
Proj. Manager: JO/GS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL GARAGE PLAN LEVEL A-OVERALL

SHEET NO.
S4.01

12051-0019-S4.01.dwg 21-Aug-13 3:06 PM jespinoza
Plot Scale: 1 = 1



STRUCTURAL FOUNDATION PLAN LEVEL A SECTION A

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

N

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE
CAA
DATE

ROOF
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
GARAGE LEVEL A

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

FOUNDATION PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01 AND S1.02.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED.
3. CONTRACTOR SHALL LOCATE AND VERIFY THE FOLLOWING WITH OTHERS PRIOR TO POURING CONCRETE: ALL DOOR OPENINGS IN FOUNDATION WALLS; DRAINS AND SLOPES; BLOCKOUTS FOR POOLS, SPAS, PLUMBING, SPRINKLERS AND HVAC. ALL DUCTS, CHASES AND PIPES PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS. CONCRETE CURBS AND LOCATIONS PER ARCHITECTURAL DRAWINGS.
4. TOP OF SLAB (T/SLAB) ELEVATION ASSUMED 0'-0". FOR ACTUAL T/SLAB ELEVATION REFER TO CIVIL AND ARCHITECTURAL DRAWINGS. PROVIDE 10 MIL VAPOR BARRIER BELOW SLAB OVER 2" SAND AT INTERIOR SPACES. PROVIDE FREE-DRAINING GRANULAR FILL PER GEOTECH REPORT.
5. TYPICAL TOP OF INTERIOR (T/INTERIOR) FOOTING ELEVATION = -1'-0", UNO. TYPICAL TOP OF EXTERIOR (T/EXTERIOR) FOOTING ELEVATIONS = -1'-0", UNO.
6. ALL FOOTINGS AND SLABS TO BEAR ON COMPETENT NATIVE SOIL AND/OR STRUCTURAL FILL. SUBGRADE PREPARATION, STRUCTURAL FILL, FOOTING DRAINS, AND OTHER REQUIREMENTS PER GEOTECH REPORT AS NOTED IN THE STRUCTURAL GENERAL NOTES.
7. CJ INDICATES CONTROL JOINT PER PLAN.
8. CONTRACTOR TO VERIFY TOP OF CONCRETE (T/CONC) WALL ELEVATIONS ON ALL PARTIAL HEIGHT RETAINING WALLS. MAINTAIN T/WALL ELEVATION A MINIMUM OF 6" ABOVE FINISH GRADE.
9. MOISTURE PROOF ALL CONCRETE STEM AND BASEMENT WALLS PER ARCHITECT.
10. STEEL STAIRS SHALL BE BIDDER-DESIGNED, UNO. APPLICABLE DESIGN REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
11. [XX] INDICATES FIBER WRAPPED COLUMNS PER DETAIL 11/S5.11.
12. TYPICAL DETAILS PER:
    - 17/S5.11 STANDARD HOOKS AND BAR BENDS
    - 19/S5.01 TYPICAL STEPPED FOOTING
    - 9/S5.01 TYPICAL STAIR ON GRADE
    - 10/S5.01 TYPICAL DEPRESSED SLAB DETAIL
    - 6/S5.12 TYPICAL CONCRETE WALL OPENING REINFORCEMENT
    - 15/S7.01 TYPICAL REINFORCING IN CMU WALL
    - 13/S7.01 TYPICAL CMU CONTROL JOINT DETAIL
    - 5/S3.11 CONCRETE COLUMN SCHEDULE AND DETAILS

01410 **SPREAD FOOTING SCHEDULE**

TYPE	SIZE	REINFORCING	REMARKS
F6.0	6'-0"SQx18"DP	(8) #5B EW	-----
F7.5	7'-6"SQx18"DP	(6) #7B EW	-----
F8.5	8'-6"SQx24"DP	(7) #8B EW	-----
F9.5	9'-6"SQx24"DP	(7) #9B EW	-----
F10.5	10'-6"SQx24"DP	(8) #9B EW	-----
F12.0	12'-0"SQx30"DP	(9) #9B EW	-----
E-5.0	5'-0"SQ EXISTING FTG	-----	-----
E-6.5	6'-6"SQ EXISTING FTG	-----	-----
E-7.5	7'-6"SQ EXISTING FTG	-----	-----
E-8.0	8'-0"SQ EXISTING FTG	-----	-----
E-9.0	9'-0"SQ EXISTING FTG	-----	-----
E-10.0	10'-0"SQ EXISTING FTG	-----	-----
E-10.5	10'-6"SQ EXISTING FTG	-----	-----
E-11.0	11'-0"SQ EXISTING FTG	-----	-----

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No. S3907
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STATE OF CALIFORNIA

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11/16/12 PERMIT SET
07/23/13 2ND BLDG DEPT SUBMITTAL
09/29/13 3RD BLDG DEPT SUBMITTAL

APPROVALS:
Job No.: 1251-0019
Proj. Manager: JD/SS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

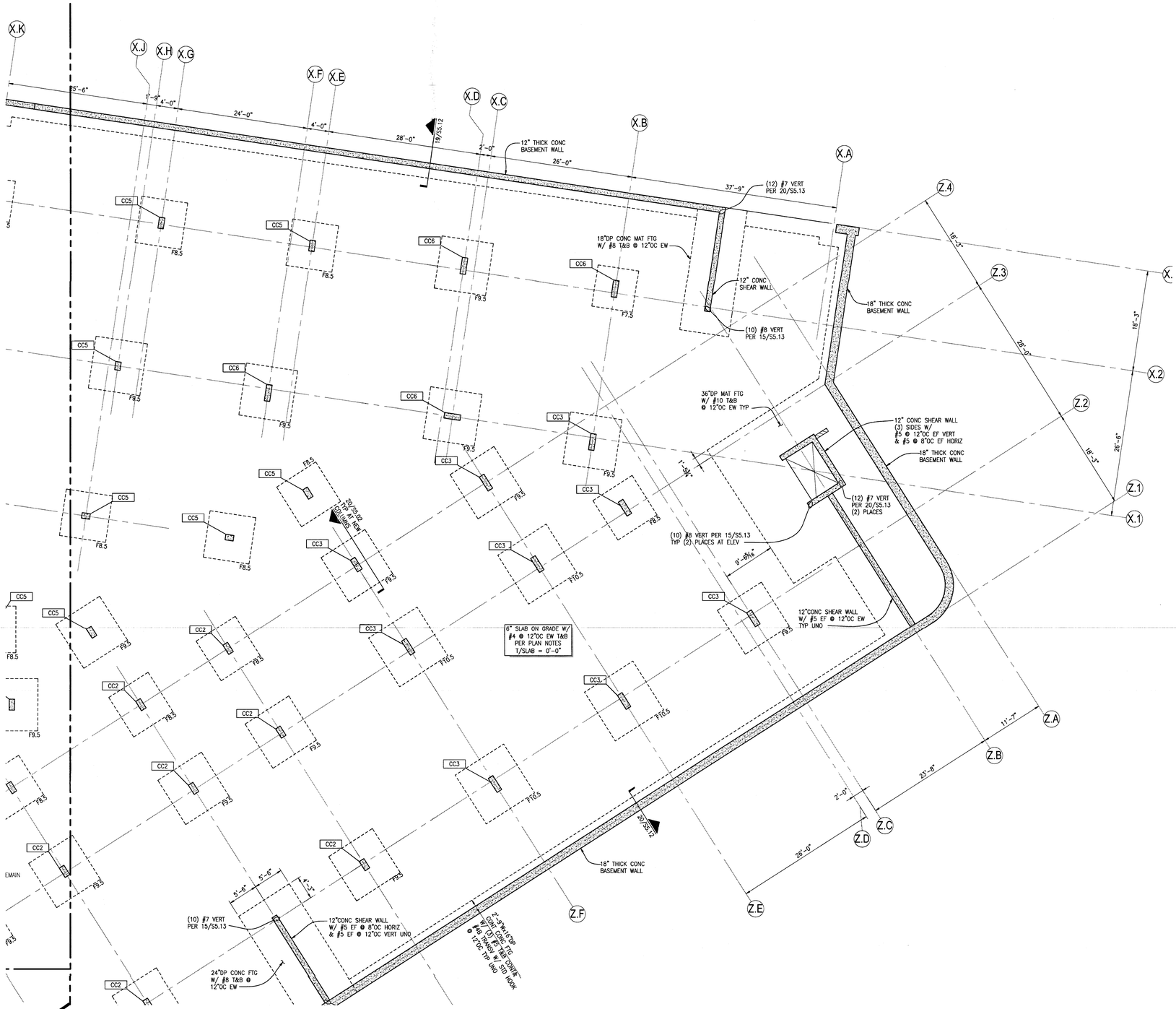
SHEET TITLE:
STRUCTURAL
FOUNDATION PLAN
LEVEL A SECTION A

SHEET NO.
S4.02

1251-0019-S4.01.dwg 21-Aug-13 3:06 PM jaspinoso

Plot Scale: 1 = 1

SECTION-A
SEE SHEET S4.02



SECTION-C
SEE SHEET S4.04

STRUCTURAL FOUNDATION PLAN LEVEL A SECTION B

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

N

ROOF
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
GARAGE LEVEL A

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

FOUNDATION PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01 AND S1.02.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED.
3. CONTRACTOR SHALL LOCATE AND VERIFY THE FOLLOWING WITH OTHERS PRIOR TO POURING CONCRETE: ALL DOOR OPENINGS IN FOUNDATION WALLS; DRAINS AND SLOPES; BLOCKOUTS FOR POOLS, SPAS, PLUMBING, SPRINKLERS AND HVAC. ALL DUCTS, CHASES AND PIPES PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS. CONCRETE CURBS AND LOCATIONS PER ARCHITECTURAL DRAWINGS.
4. TOP OF SLAB (T/SLAB) ELEVATION ASSUMED 0'-0". FOR ACTUAL T/SLAB ELEVATION REFER TO CIVIL AND ARCHITECTURAL DRAWINGS. PROVIDE 10 MIL VAPOR BARRIER BELOW SLAB OVER 2" SAND AT INTERIOR SPACES. PROVIDE FREE-DRAINING GRANULAR FILL PER GEOTECH REPORT.
5. TYPICAL TOP OF INTERIOR (T/INTERIOR) FOOTING ELEVATION = -1'-0", UNO. TYPICAL TOP OF EXTERIOR (T/EXTERIOR) FOOTING ELEVATIONS = -1'-0", UNO.
6. ALL FOOTINGS AND SLABS TO BEAR ON COMPETENT NATIVE SOIL AND/OR STRUCTURAL FILL. SUBGRADE PREPARATION, STRUCTURAL FILL, FOOTING DRAINS, AND OTHER REQUIREMENTS PER GEOTECH REPORT AS NOTED IN THE STRUCTURAL GENERAL NOTES.
7. CJ INDICATES CONTROL JOINT PER PLAN.
8. CONTRACTOR TO VERIFY TOP OF CONCRETE (T/CONC) WALL ELEVATIONS ON ALL PARTIAL HEIGHT RETAINING WALLS. MAINTAIN T/WALL ELEVATION A MINIMUM OF 6" ABOVE FINISH GRADE.
9. MOISTURE PROOF ALL CONCRETE STEM AND BASEMENT WALLS PER ARCHITECT.
10. STEEL STAIRS SHALL BE BIDDER-DESIGNED, UNO. APPLICABLE DESIGN REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
11. ▨ INDICATES FIBER WRAPPED COLUMNS PER DETAIL 11/S5.11.
12. TYPICAL DETAILS PER:
    - 17/S5.11 STANDARD HOOKS AND BAR BENDS
    - 19/S5.01 TYPICAL STEPPED FOOTING
    - 9/S5.01 TYPICAL STAIR ON GRADE
    - 10/S5.01 TYPICAL DEPRESSED SLAB DETAIL
    - 6/S5.12 TYPICAL CONCRETE WALL OPENING REINFORCEMENT
    - 15/S7.01 TYPICAL REINFORCING IN CMU WALL
    - 13/S7.01 TYPICAL CMU CONTROL JOINT DETAIL
    - 5/S5.11 CONCRETE COLUMN SCHEDULE AND DETAILS

01410 SPREAD FOOTING SCHEDULE

TYPE	SIZE	REINFORCING	REMARKS
F6.0	6'-0"SQx18"DP	(8) #5B EW	-----
F7.5	7'-6"SQx18"DP	(6) #7B EW	-----
F8.5	8'-6"SQx24"DP	(7) #8B EW	-----
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F10.5	10'-6"SQx24"DP	(8) #9B EW	-----
F12.0	12'-0"SQx30"DP	(9) #9B EW	-----
E-5.0	5'-0"SQ EXISTING FTG	-----	-----
E-6.5	6'-6"SQ EXISTING FTG	-----	-----
E-7.5	7'-6"SQ EXISTING FTG	-----	-----
E-8.0	8'-0"SQ EXISTING FTG	-----	-----
E-9.0	9'-0"SQ EXISTING FTG	-----	-----
E-10.0	10'-0"SQ EXISTING FTG	-----	-----
E-10.5	10'-6"SQ EXISTING FTG	-----	-----
E-11.0	11'-0"SQ EXISTING FTG	-----	-----

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11/16/12 PERMIT SET
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APPROVALS:
Job No.: 12051-0019
Proj. Manager: JD/DS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.
Date:
Scale: AS NOTED

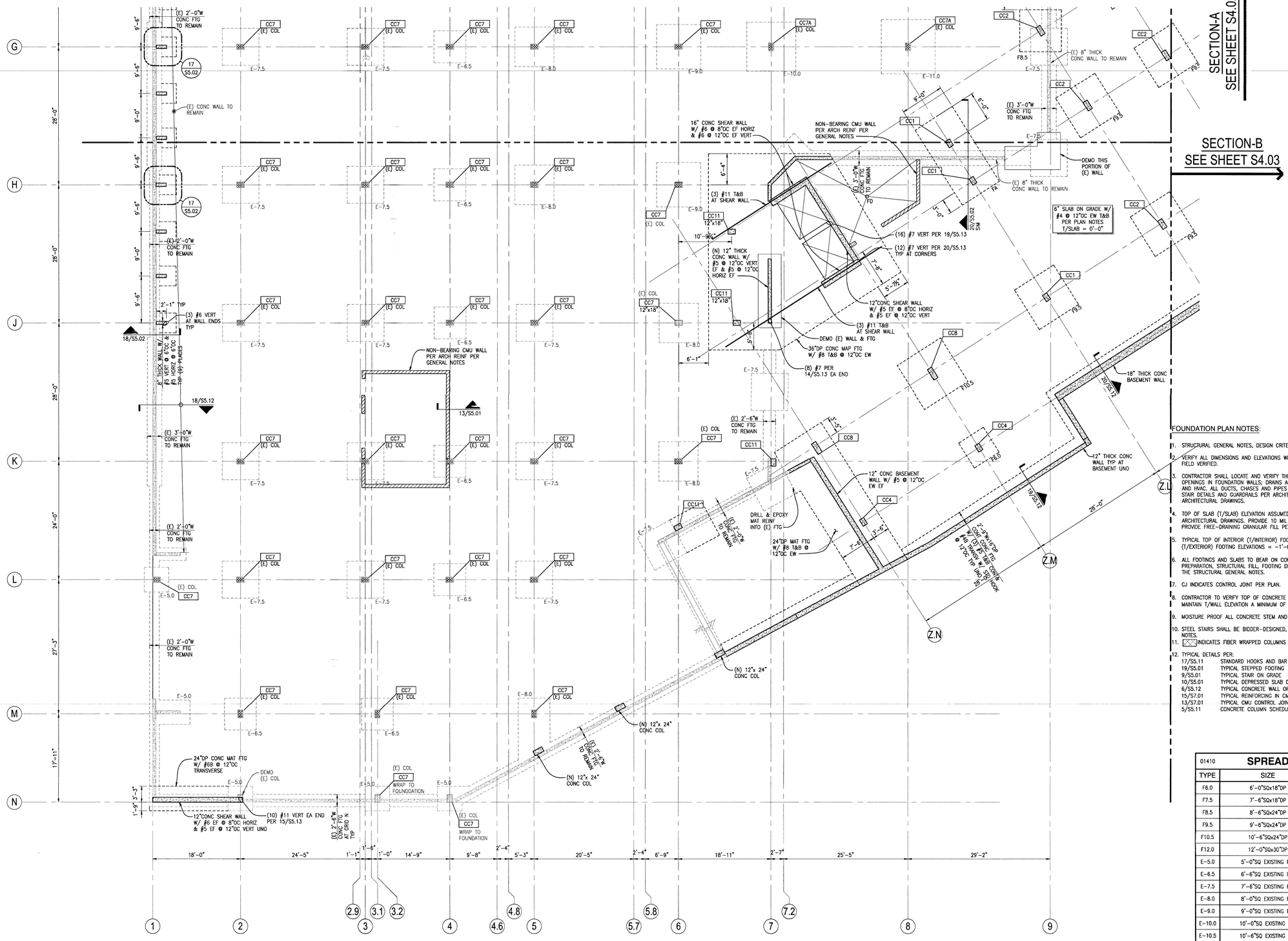
PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL FOUNDATION PLAN LEVEL A SECTION B

SHEET NO.
S4.03

Plot Scale: 1 = 1

12051-0019-S4.01.dwg 21-Aug-13 5:06 PM jespinosa



FOUNDATION PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01 AND S1.02.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED.
3. CONTRACTOR SHALL LOCATE AND VERIFY THE FOLLOWING WITH OTHERS PRIOR TO POURING CONCRETE: ALL DOOR OPENINGS IN FOUNDATION WALLS; DRAINS AND SLOPES; BLOCKOUTS FOR POOLS, SPAS, PLUMBING, SPRINKLERS AND HVAC. ALL DUCTS, CHASES AND PIPES PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS. CONCRETE CURBS AND LOCATIONS PER ARCHITECTURAL DRAWINGS.
4. TOP OF SLAB (T/SLAB) ELEVATION ASSUMED 0'-0". FOR ACTUAL T/SLAB ELEVATION REFER TO CIVIL AND ARCHITECTURAL DRAWINGS. PROVIDE 10 MIL VAPOR BARRIER BELOW SLAB OVER 2" SAND AT INTERIOR SPACES. PROVIDE FREE-DRAINING GRANULAR FILL PER GEOTECH REPORT.
5. TYPICAL TOP OF INTERIOR (T/INTERIOR) FOOTING ELEVATION = -1'-0", UNO. TYPICAL TOP OF EXTERIOR (T/EXTERIOR) FOOTING ELEVATIONS = -1'-0", UNO.
6. ALL FOOTINGS AND SLABS TO BEAR ON COMPETENT NATIVE SOIL AND/OR STRUCTURAL FILL. SUBGRADE PREPARATION, STRUCTURAL FILL, FOOTING DRAINS, AND OTHER REQUIREMENTS PER GEOTECH REPORT AS NOTED IN THE STRUCTURAL GENERAL NOTES.
7. CJ INDICATES CONTROL JOINT PER PLAN.
8. CONTRACTOR TO VERIFY TOP OF CONCRETE (T/CONC) WALL ELEVATIONS ON ALL PARTIAL HEIGHT RETAINING WALLS. MAINTAIN T/WALL ELEVATION A MINIMUM OF 6" ABOVE FINISH GRADE.
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10. STEEL STAIRS SHALL BE BIDDER-DESIGNED, UNO. APPLICABLE DESIGN REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
11. ⊠ INDICATES FIBER WRAPPED COLUMNS PER DETAIL 11/S5.11.
12. TYPICAL DETAILS PER:
    - 17/S5.11 STANDARD HOOKS AND BAR BENDS
    - 19/S5.01 TYPICAL STEPPED FOOTING
    - 9/S5.01 TYPICAL STAIR ON GRADE
    - 10/S5.01 TYPICAL DEPRESSED SLAB DETAIL
    - 6/S5.12 TYPICAL CONCRETE WALL OPENING REINFORCEMENT
    - 15/S7.01 TYPICAL REINFORCING IN CMU WALL
    - 13/S7.01 TYPICAL CMU CONTROL JOINT DETAIL
    - 5/S5.11 CONCRETE COLUMN SCHEDULE AND DETAILS

01410 **SPREAD FOOTING SCHEDULE**

TYPE	SIZE	REINFORCING	REMARKS
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F7.5	7'-6"SQx18"DP	(6) #7B EW	----
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F9.5	9'-6"SQx24"DP	(7) #9B EW	----
F10.5	10'-6"SQx24"DP	(8) #9B EW	----
F12.0	12'-0"SQx30"DP	(9) #9B EW	----
E-5.0	5'-0"SQ EXISTING FTG	----	----
E-6.5	6'-6"SQ EXISTING FTG	----	----
E-7.5	7'-6"SQ EXISTING FTG	----	----
E-8.0	8'-0"SQ EXISTING FTG	----	----
E-9.0	9'-0"SQ EXISTING FTG	----	----
E-10.0	10'-0"SQ EXISTING FTG	----	----
E-10.5	10'-6"SQ EXISTING FTG	----	----
E-11.0	11'-0"SQ EXISTING FTG	----	----

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE
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STRUCTURAL FOUNDATION PLAN LEVEL A SECTION C
SCALE: 1/8"=1'-0"

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

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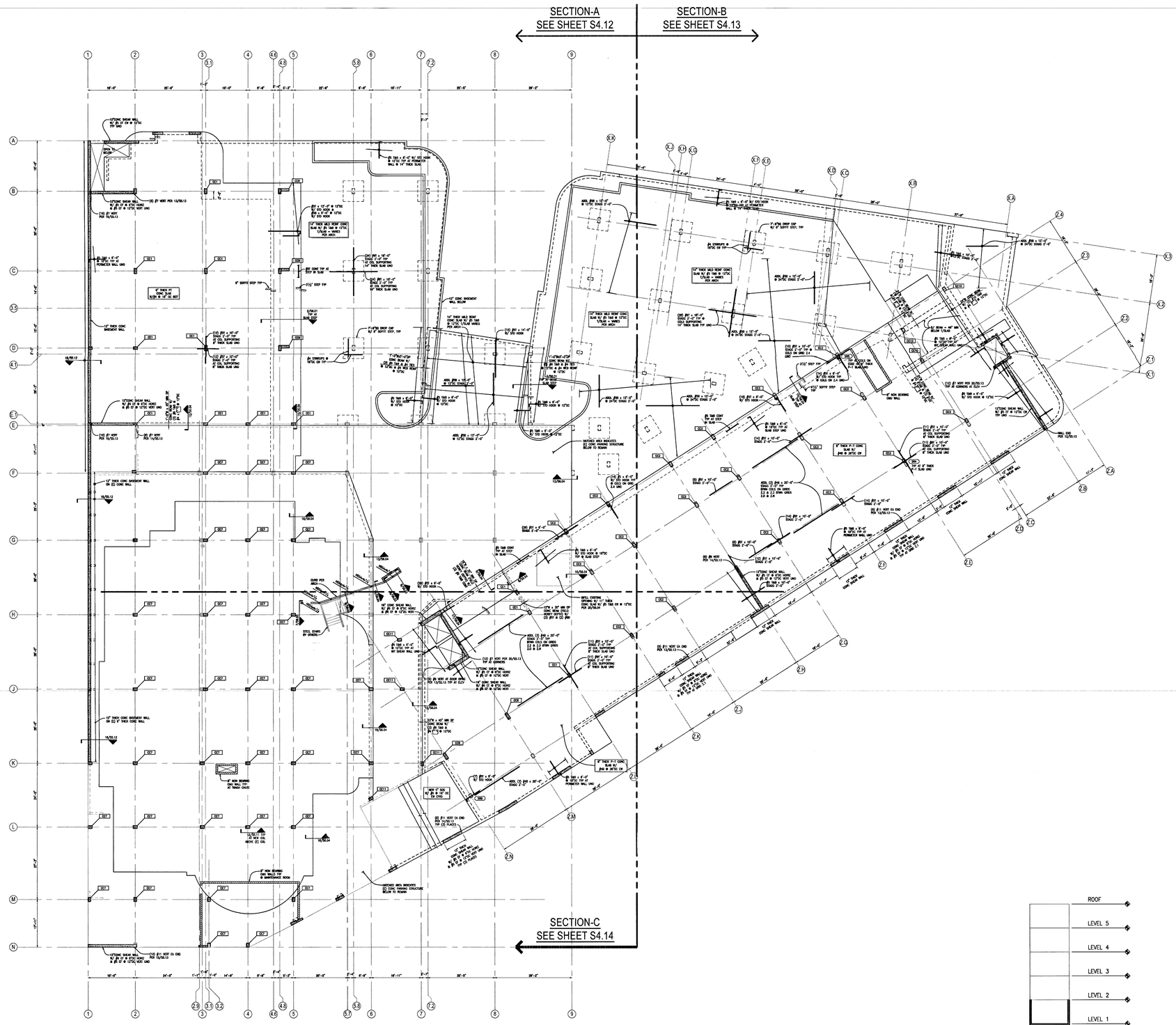
APPROVALS:
Job No.: 12051-0019
Proj. Manager: ID/DS
Drawn: NAA
Reviewed: HJ
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Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
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NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL FOUNDATION PLAN LEVEL A SECTION C

SHEET NO.
S4.04

1251-0019-S4.01.dwg 21-Aug-13 5:06 PM jespinosa
Plot Scale: 1 = 1



NOTE:
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STRUCTURAL MILD REINFORCING PLAN LEVEL 1-OVERALL

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

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09/22/13 3RD BLDG DEPT. SUBMITTAL

APPROVALS:
Job No.: 12051-0019
Proj. Manager: JT/DS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.
Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL
MILD REINFORCING PLAN
LEVEL 1-OVERALL

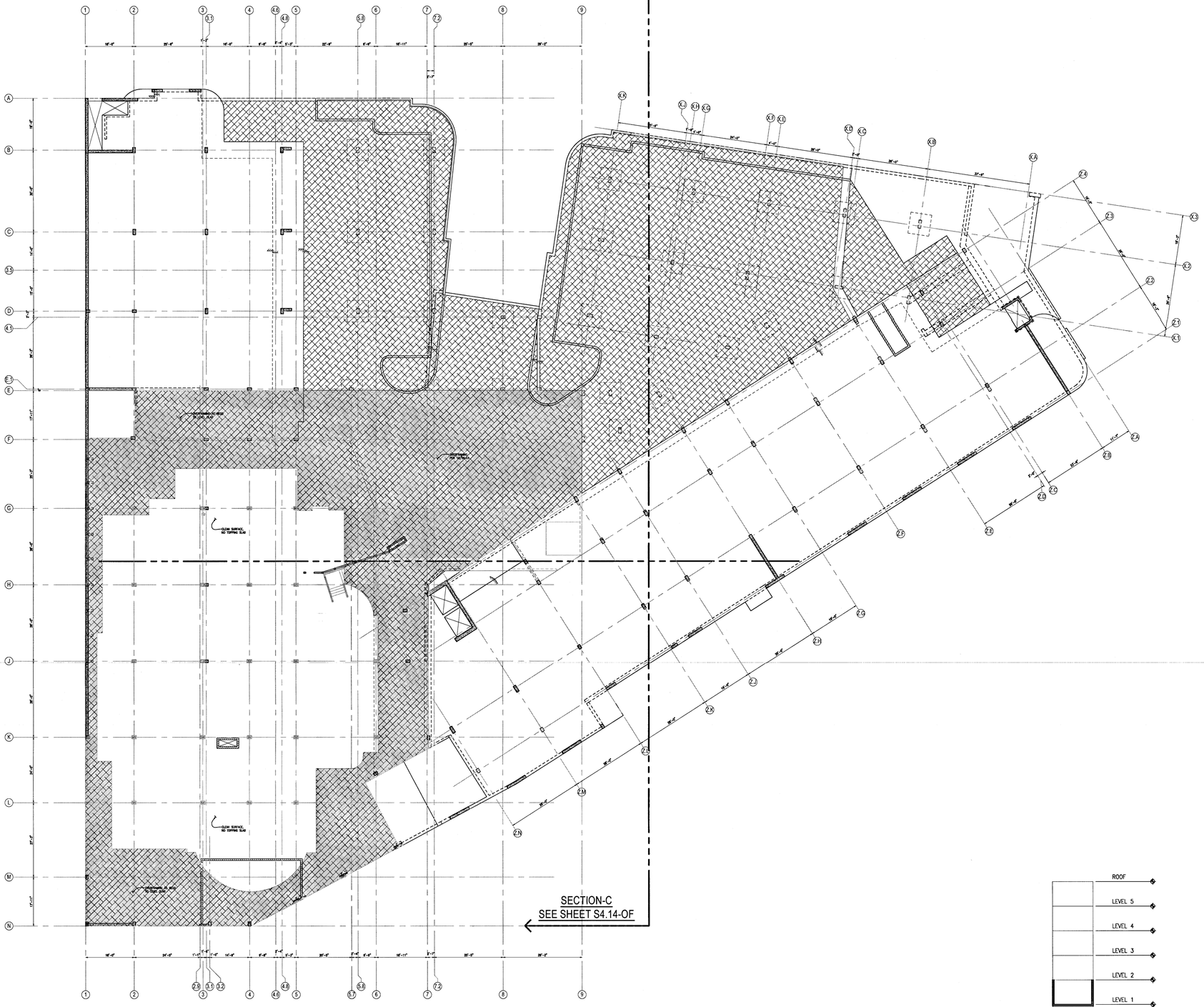
SHEET NO.
S4.11

12051-0019-S4.11.dwg 21-Aug-13 3:07 PM jespinoza
Plot Scale: 1 = 1

SECTION-A
SEE SHEET S4.12-OF

SECTION-B
SEE SHEET S4.13-OF

SECTION-C
SEE SHEET S4.14-OF



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

STRUCTURAL FRAMING PLAN LEVEL 1 - OVERALL
SCALE: 1/16"=1'-0"

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE

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11/08/12 PERMIT SET
07/23/13 2ND BLDG DEPT. SUBMITTAL
08/22/13 3RD BLDG DEPT. SUBMITTAL

APPROVALS:
Job No.: 12051-0019
Proj. Manager: JB/GS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.
Date:
Scale: AS NOTED

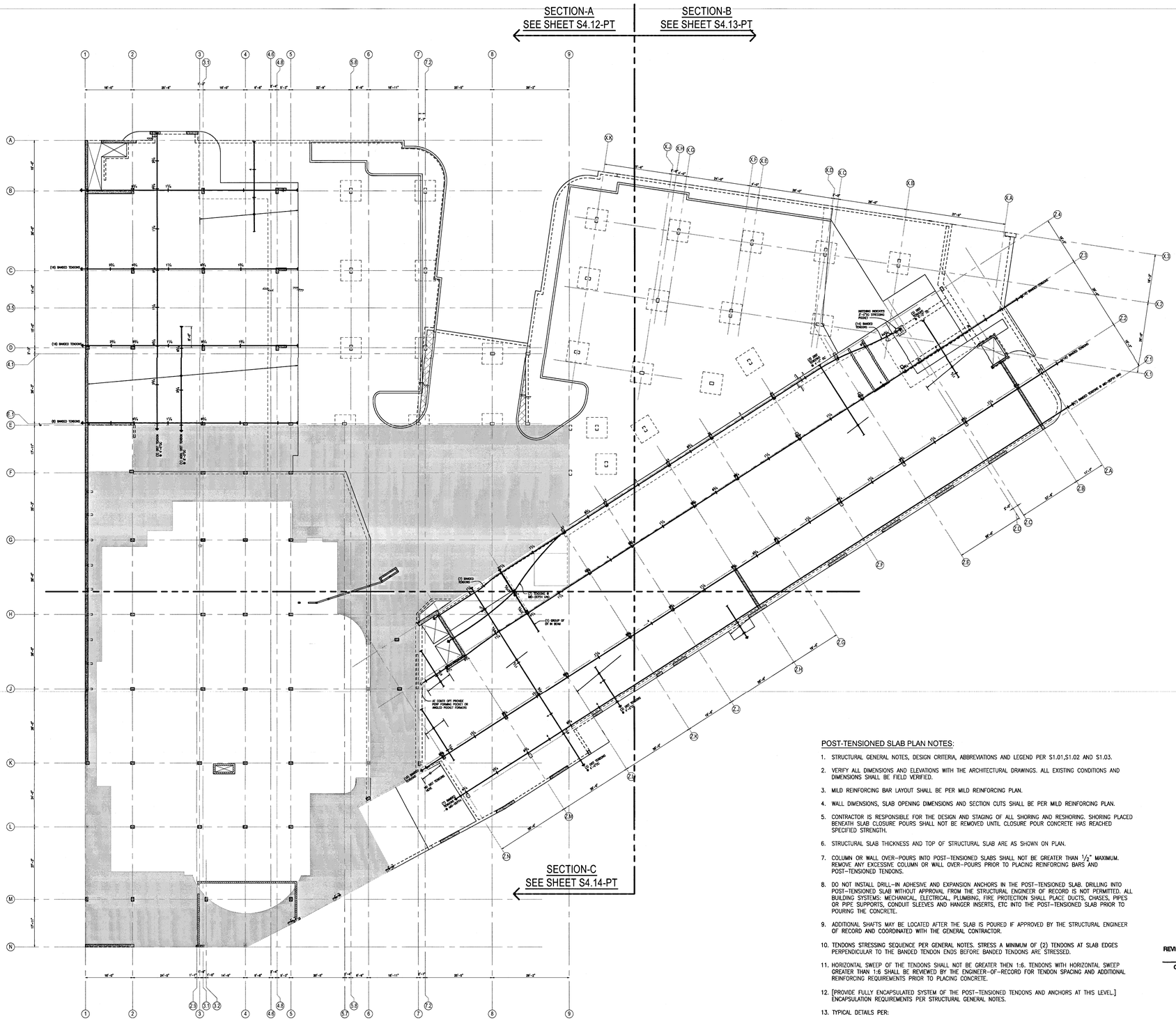
PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL
FRAMING PLAN
LEVEL 1

SHEET NO.
S4.11-OF

Plot Scale: 1 = 1

12051-0019-S4.11OF.dwg 21-Aug-13 5:07 PM jespinosa



POST-TENSIONED SLAB PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01,S1.02 AND S1.03.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. ALL EXISTING CONDITIONS AND DIMENSIONS SHALL BE FIELD VERIFIED.
3. MILD REINFORCING BAR LAYOUT SHALL BE PER MILD REINFORCING PLAN.
4. WALL DIMENSIONS, SLAB OPENING DIMENSIONS AND SECTION CUTS SHALL BE PER MILD REINFORCING PLAN.
5. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND STAGING OF ALL SHORING AND RESHORING. SHORING PLACED BENEATH SLAB CLOSURE POURS SHALL NOT BE REMOVED UNTIL CLOSURE POUR CONCRETE HAS REACHED SPECIFIED STRENGTH.
6. STRUCTURAL SLAB THICKNESS AND TOP OF STRUCTURAL SLAB ARE AS SHOWN ON PLAN.
7. COLUMN OR WALL OVER-POURS INTO POST-TENSIONED SLABS SHALL NOT BE GREATER THAN 1/2" MAXIMUM. REMOVE ANY EXCESSIVE COLUMN OR WALL OVER-POURS PRIOR TO PLACING REINFORCING BARS AND POST-TENSIONED TENDONS.
8. DO NOT INSTALL DRILL-IN ADHESIVE AND EXPANSION ANCHORS IN THE POST-TENSIONED SLAB. DRILLING INTO POST-TENSIONED SLAB WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD IS NOT PERMITTED. ALL BUILDING SYSTEMS: MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION SHALL PLACE DUCTS, CHASES, PIPES OR PIPE SUPPORTS, CONDUIT SLEEVES AND HANGER INSERTS, ETC INTO THE POST-TENSIONED SLAB PRIOR TO POURING THE CONCRETE.
9. ADDITIONAL SHAFTS MAY BE LOCATED AFTER THE SLAB IS POURED IF APPROVED BY THE STRUCTURAL ENGINEER OF RECORD AND COORDINATED WITH THE GENERAL CONTRACTOR.
10. TENDONS STRESSING SEQUENCE PER GENERAL NOTES. STRESS A MINIMUM OF (2) TENDONS AT SLAB EDGES PERPENDICULAR TO THE BANDED TENDON ENDS BEFORE BANDED TENDONS ARE STRESSED.
11. HORIZONTAL SWEEP OF THE TENDONS SHALL NOT BE GREATER THEN 1:6. TENDONS WITH HORIZONTAL SWEEP GREATER THAN 1:6 SHALL BE REVIEWED BY THE ENGINEER-OF-RECORD FOR TENDON SPACING AND ADDITIONAL REINFORCING REQUIREMENTS PRIOR TO PLACING CONCRETE.
12. [PROVIDE FULLY ENCAPSULATED SYSTEM OF THE POST-TENSIONED TENDONS AND ANCHORS AT THIS LEVEL.] ENCAPSULATION REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
13. TYPICAL DETAILS PER:

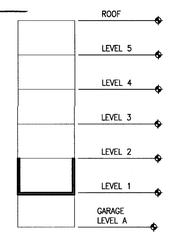
S6.01,S6.02	TYPICAL POST-TENSIONED DETAILS.
14,15/S6.01	TYPICAL POST-TENSIONED ANCHOR DETAILS.
19/S6.01	TYPICAL SLAB OPENING AT POST-TENSIONED FLOOR.
17/S6.01	TYPICAL SLAB TENDON PROFILE.
7/S6.01	TYPICAL POST-TENSIONED CONSTRUCTION JOINT DETAILS.

STRUCTURAL POST-TENSIONED FRAMING PLAN LEVEL 1 -OVERALL

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

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NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

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6/21/12 PLAN CHECK SUBMITTAL
11/09/12 PERMIT SET
01/23/13 2ND BLDG DEPT SUBMITTAL
08/22/13 3RD BLDG DEPT SUBMITTAL

APPROVALS:

Job No.:	12051-0019
Proj Manager:	JD/CS
Drawn:	NAA
Reviewed:	HJ
Dwg. Chk.	
Date:	
Scale:	AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL
POST-TENSIONED
FRAMING PLAN LEVEL 1
OVERALL

SHEET NO.
S4.11-PT

SECTION-B
SEE SHEET S4.13

SECTION-C
SEE SHEET S4.14

STRUCTURAL MILD REINFORCING PLAN LEVEL 1 SECTION A

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

MILD REINFORCING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01, S1.02 AND S1.03.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. ALL EXISTING CONDITIONS AND DIMENSIONS SHALL BE FIELD VERIFIED.
3. POST-TENSIONED TENDON LAYOUT SHALL BE PER POST-TENSIONED FRAMING PLAN.
4. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND STAGING OF ALL SHORING AND RESHORING. SHORING PLACED BENEATH SLAB CLOSURE POURS SHALL NOT BE REMOVED UNTIL CLOSURE POUR CONCRETE HAS REACHED SPECIFIED STRENGTH.
5. STRUCTURAL SLAB THICKNESS AND TOP OF STRUCTURAL SLAB ARE AS SHOWN ON PLAN.
6. COLUMN OR WALL OVER-POURS INTO POST-TENSIONED SLABS SHALL NOT BE GREATER THAN 1/2" MAXIMUM. REMOVE ANY EXCESSIVE COLUMN OR WALL OVER-POURS PRIOR TO PLACING REINFORCING BARS AND POST-TENSIONED TENDONS.
7. DO NOT INSTALL DRILL-IN ADHESIVE AND EXPANSION ANCHORS IN THE POST-TENSIONED SLAB. DRILLING INTO POST-TENSIONED SLAB WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD IS NOT PERMITTED. ALL BUILDING SYSTEMS: MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION SHALL PLACE DUCTS, CHASES, PIPES OR PIPE SUPPORTS, CONDUIT SLEEVES AND HANGER INSERTS, ETC INTO THE POST-TENSIONED SLAB PRIOR TO POURING THE CONCRETE.
8. ADDITIONAL SHAFTS MAY BE LOCATED AFTER THE SLAB IS POURED IF APPROVED BY THE STRUCTURAL ENGINEER AND COORDINATED WITH THE GENERAL CONTRACTOR.
9. PROVIDE #4 @ 36"OC EACH WAY FOR BOTTOM MAT REINFORCEMENT AT PT SLAB, UNO. PROVIDE #5 @ 48"OC RISER BARS FOR TOP MILD REINFORCEMENT SUPPORT.
10. POST-TENSIONED SLAB IS DESIGNED FOR TWO HOUR FIRE SEPARATION. PROVIDE 1" CLEAR FOR ALL BOTTOM REINFORCING.
11. AT DROP BANDS, SPLICE BOTTOM STEEL AT COLUMNS AND TOP STEEL MID-SPAN PER LAP SPLICE SCHEDULE.
12. CONTRACTOR TO COORDINATE EMBED PLATES REQUIRED FOR STAIRS, GUARDRAILS, INTERIOR AND EXTERIOR WALLS, WINDOW WASHING ANCHORS, ETC.
13. WOOD STUD, SHEAR WALL AND HOLD-DOWN REQUIREMENTS PER STUD AND SHEAR WALL PLAN. CONTRACTOR TO COORDINATE ALL EMBED REQUIREMENTS FOR INSTALLATION OF HOLD-DOWNS AND SHEAR WALL ANCHORS OR EMBEDS..
14. TYPICAL DETAILS PER:

S6.01	TYPICAL POST-TENSIONED DETAILS
S5.11	TYPICAL COLUMN ELEVATIONS
S6.02	TYPICAL STUDRAIL DETAILS AT COLUMNS
6/S6.02	TYPICAL LAP SPLICE SCHEDULE

STRUCTURAL 12&19/S6.01 TYPICAL SLAB OPENING REINFORCEMENT

REVIEWED FOR CODE COMPLIANCE

CAA DATE

ROOF
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
GARAGE LEVEL A

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

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08/22/13 3RD BLDG DEPT SUBMITTAL

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Job No.: 12051-0019
Proj. Manager: JD/DS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.
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Scale: AS NOTED

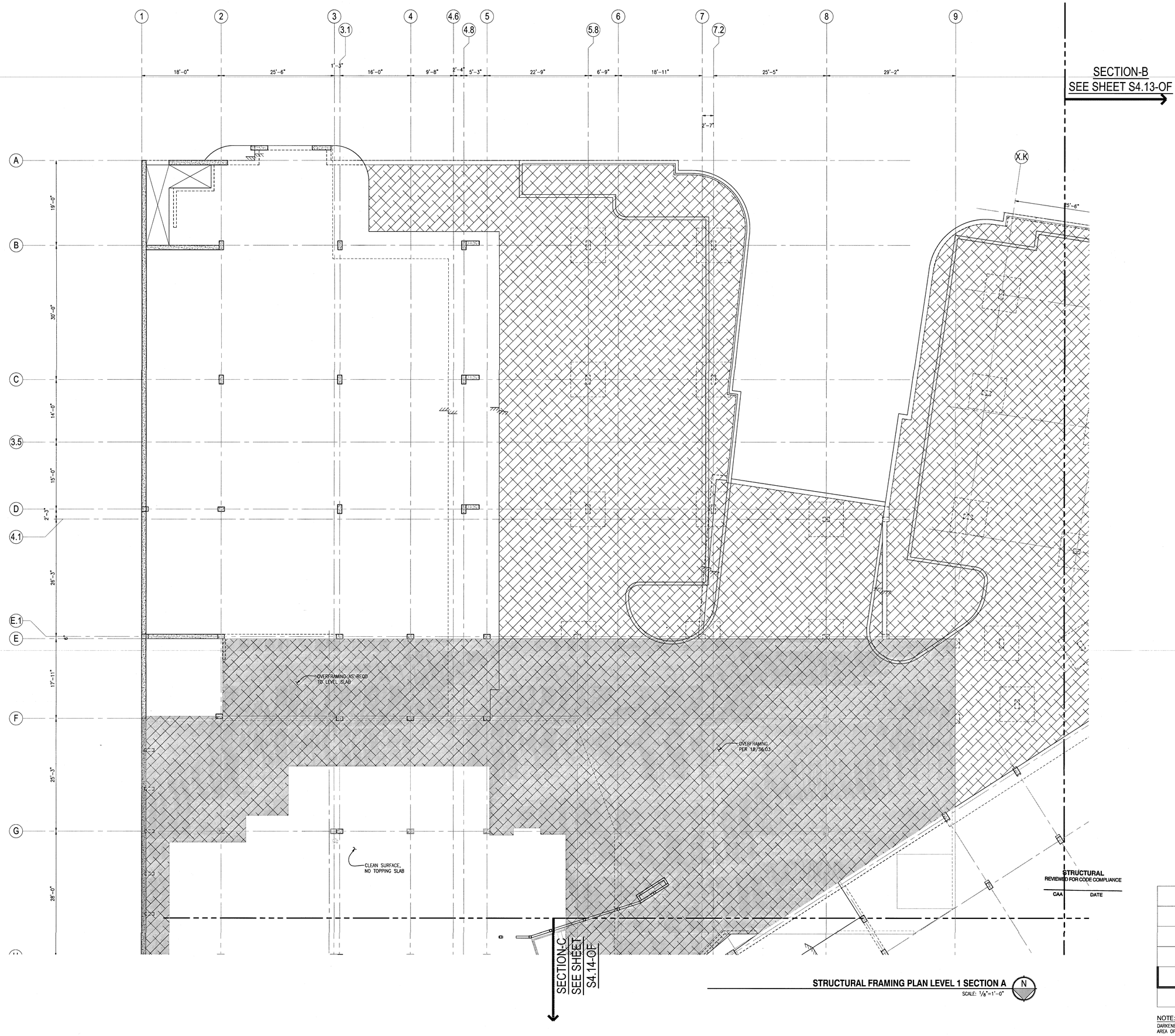
PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL MILD REINFORCING PLAN LEVEL 1 SECTION A

SHEET NO.
S4.12

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Plot Scale: 1 = 1



STRUCTURAL FRAMING PLAN LEVEL 1 SECTION A

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

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

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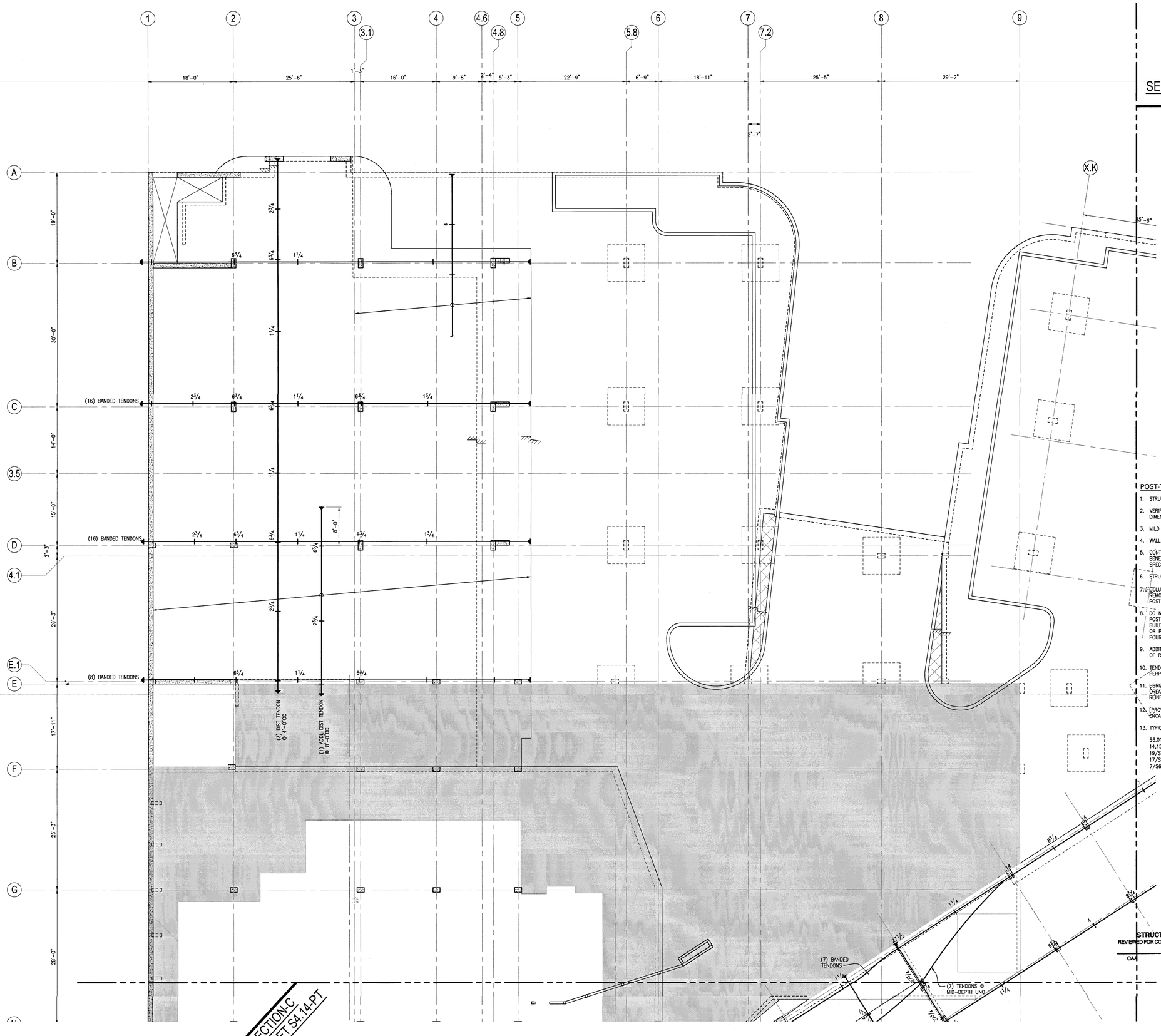
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Proj. Manager: JD/CS
Drawn: NAA
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Dwg. Chk.:
Date:
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PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL
FRAMING PLAN
LEVEL 1 SECTION A

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S4.12-OF

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SECTION-B
SEE SHEET S4.13-PT

POST-TENSIONED SLAB PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01,S1.02 AND S1.03.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. ALL EXISTING CONDITIONS AND DIMENSIONS SHALL BE FIELD VERIFIED.
3. MILD REINFORCING BAR LAYOUT SHALL BE PER MILD REINFORCING PLAN.
4. WALL DIMENSIONS, SLAB OPENING DIMENSIONS AND SECTION CUTS SHALL BE PER MILD REINFORCING PLAN.
5. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND STAGING OF ALL SHORING AND RESHORING. SHORING PLACED BENEATH SLAB CLOSURE POURS SHALL NOT BE REMOVED UNTIL CLOSURE POUR CONCRETE HAS REACHED SPECIFIED STRENGTH.
6. STRUCTURAL SLAB THICKNESS AND TOP OF STRUCTURAL SLAB ARE AS SHOWN ON PLAN.
7. COLUMN OR WALL OVER-POURS INTO POST-TENSIONED SLABS SHALL NOT BE GREATER THAN 1/2" MAXIMUM. REMOVE ANY EXCESSIVE COLUMN OR WALL OVER-POURS PRIOR TO PLACING REINFORCING BARS AND POST-TENSIONED TENDONS.
8. DO NOT INSTALL DRILL-IN ADHESIVE AND EXPANSION ANCHORS IN THE POST-TENSIONED SLAB. DRILLING INTO POST-TENSIONED SLAB WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD IS NOT PERMITTED. ALL BUILDING SYSTEMS: MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION SHALL PLACE DUCTS, CHASES, PIPES OR PIPE SUPPORTS, CONDUIT SLEEVES AND HANGER INSERTS, ETC INTO THE POST-TENSIONED SLAB PRIOR TO POURING THE CONCRETE.
9. ADDITIONAL SHAFTS MAY BE LOCATED AFTER THE SLAB IS POURED IF APPROVED BY THE STRUCTURAL ENGINEER OF RECORD AND COORDINATED WITH THE GENERAL CONTRACTOR.
10. TENDONS STRESSING SEQUENCE PER GENERAL NOTES. STRESS A MINIMUM OF (2) TENDONS AT SLAB EDGES PERPENDICULAR TO THE BANDED TENDON ENDS BEFORE BANDED TENDONS ARE STRESSED.
11. HORIZONTAL SWEEP OF THE TENDONS SHALL NOT BE GREATER THEN 1:6. TENDONS WITH HORIZONTAL SWEEP GREATER THAN 1:6 SHALL BE REVIEWED BY THE ENGINEER-OF-RECORD FOR TENDON SPACING AND ADDITIONAL REINFORCING REQUIREMENTS PRIOR TO PLACING CONCRETE.
12. [PROVIDE FULLY ENCAPSULATED SYSTEM OF THE POST-TENSIONED TENDONS AND ANCHORS AT THIS LEVEL.] ENCAPSULATION REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
13. TYPICAL DETAILS PER:

S6.01,S6.02	TYPICAL POST-TENSIONED DETAILS.
14,15/S6.01	TYPICAL POST-TENSIONED ANCHOR DETAILS.
19/S6.01	TYPICAL SLAB OPENING AT POST-TENSIONED FLOOR.
17/S6.01	TYPICAL SLAB TENDON PROFILE.
7/S6.01	TYPICAL POST-TENSIONED CONSTRUCTION JOINT DETAILS.

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE
CA
DATE

ROOF
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
GARAGE LEVEL A

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

STRUCTURAL POST-TENSIONED FRAMING PLAN LEVEL 1 SECTION A

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

PLAN NOTES PER S4.11-PT

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Job No.: 12051-0019
Proj Manager: JD/DS
Drawn: NAA
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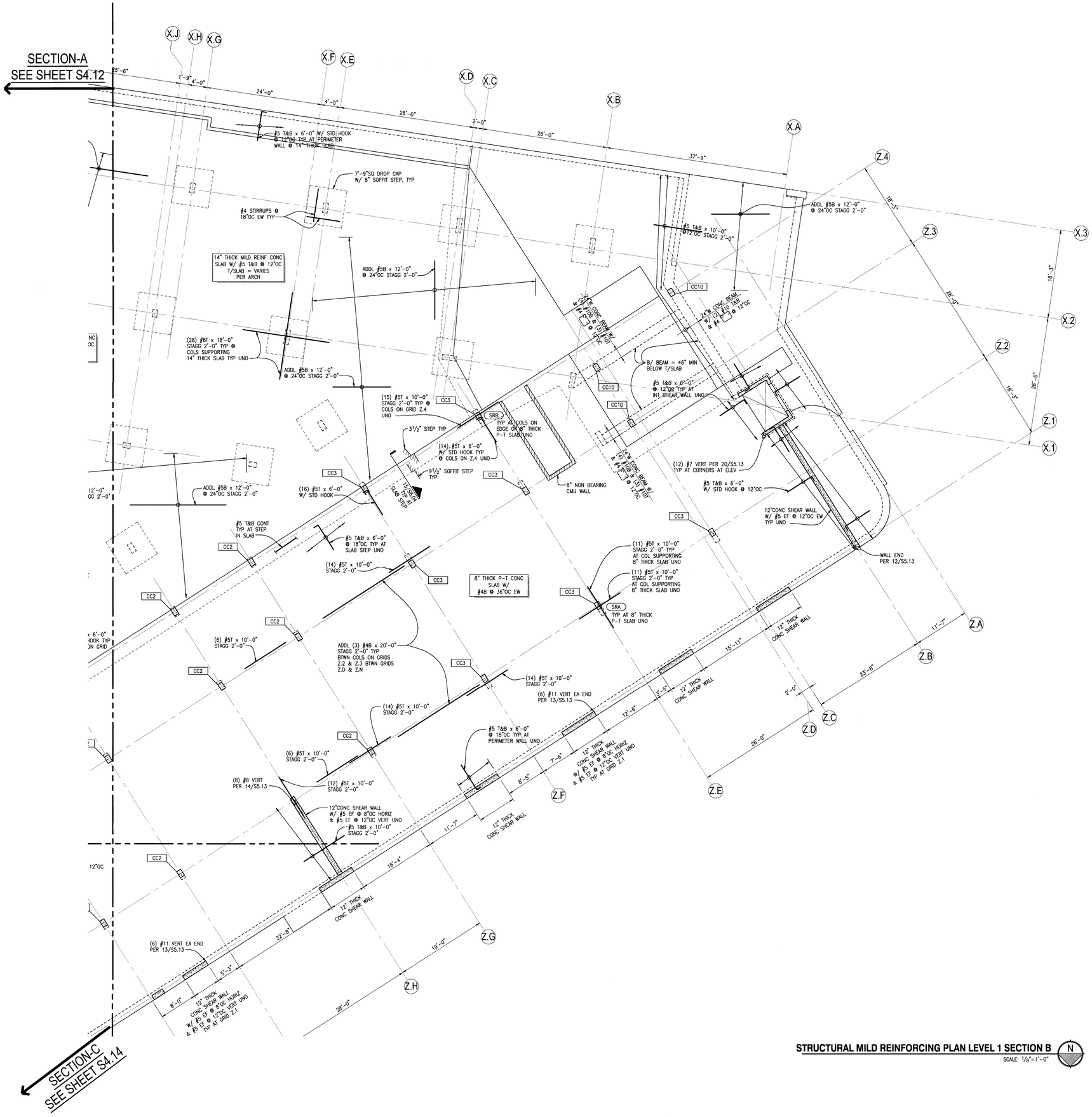
PROJECT TITLE:
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NEWPORT BEACH, CA 92660

SHEET TITLE:
POST-TENSIONED FRAMING PLAN LEVEL 1 SECTION A

SHEET NO.
S4.12-PT

Plot Scale: 1 = 1

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STRUCTURAL MILD REINFORCING PLAN LEVEL 1 SECTION B

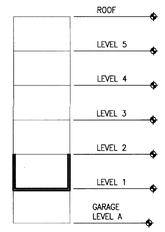
SCALE: 1/8"=1'-0"

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MILD REINFORCING PLAN NOTES:

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5. STRUCTURAL SLAB THICKNESS AND TOP OF STRUCTURAL SLAB ARE AS SHOWN ON PLAN.
6. COLUMN OR WALL OVER-POURS INTO POST-TENSIONED SLABS SHALL NOT BE GREATER THAN ½" MAXIMUM. REMOVE ANY EXCESSIVE COLUMN OR WALL OVER-POURS PRIOR TO PLACING REINFORCING BARS AND POST-TENSIONED TENDONS.
7. DO NOT INSTALL DRILL-IN ADHESIVE AND EXPANSION ANCHORS IN THE POST-TENSIONED SLAB. DRILLING INTO POST-TENSIONED SLAB WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD IS NOT PERMITTED. ALL BUILDING SYSTEMS: MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION SHALL PLACE DUCTS, CHASSES, PIPES OR PIPE SUPPORTS, CONDUIT SLEEVES AND HANGER INSERTS, ETC INTO THE POST-TENSIONED SLAB PRIOR TO POURING THE CONCRETE.
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S6.01	TYPICAL POST-TENSIONED DETAILS
S5.11	TYPICAL COLUMN ELEVATIONS
S6.02	TYPICAL STUDRAIL DETAILS AT COLUMNS
6/S6.02	TYPICAL LAP SPLICE SCHEDULE
5/S6.02&19/S6.01	TYPICAL SLAB OPENING REINFORCEMENT



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

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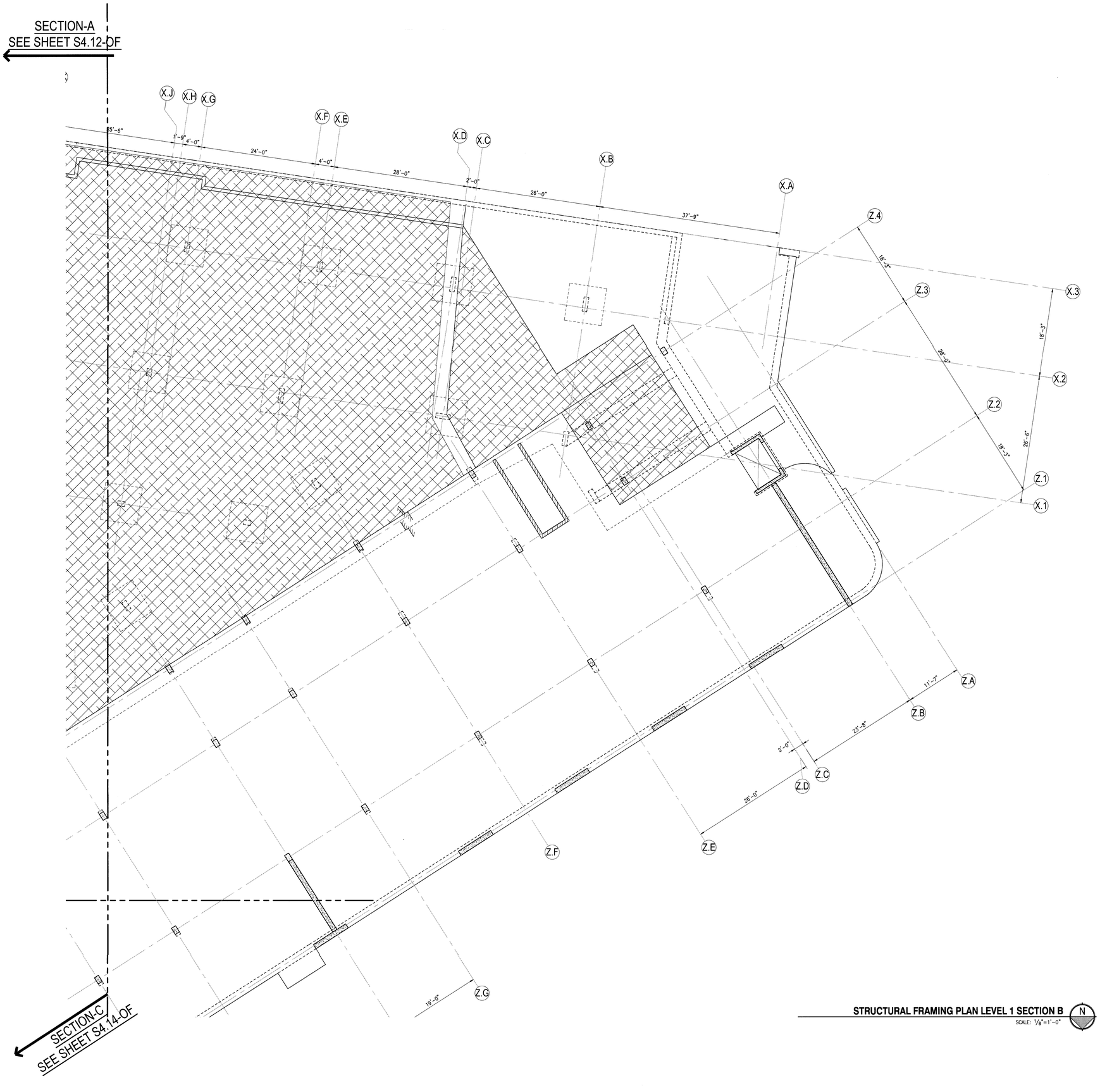
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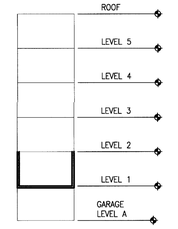
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STRUCTRUAL MILD REINFORCING PLAN LEVEL 1 SECTION B

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S4.13

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STRUCTURAL FRAMING PLAN LEVEL 1 SECTION B
SCALE: 1/8"=1'-0"



NOTE:
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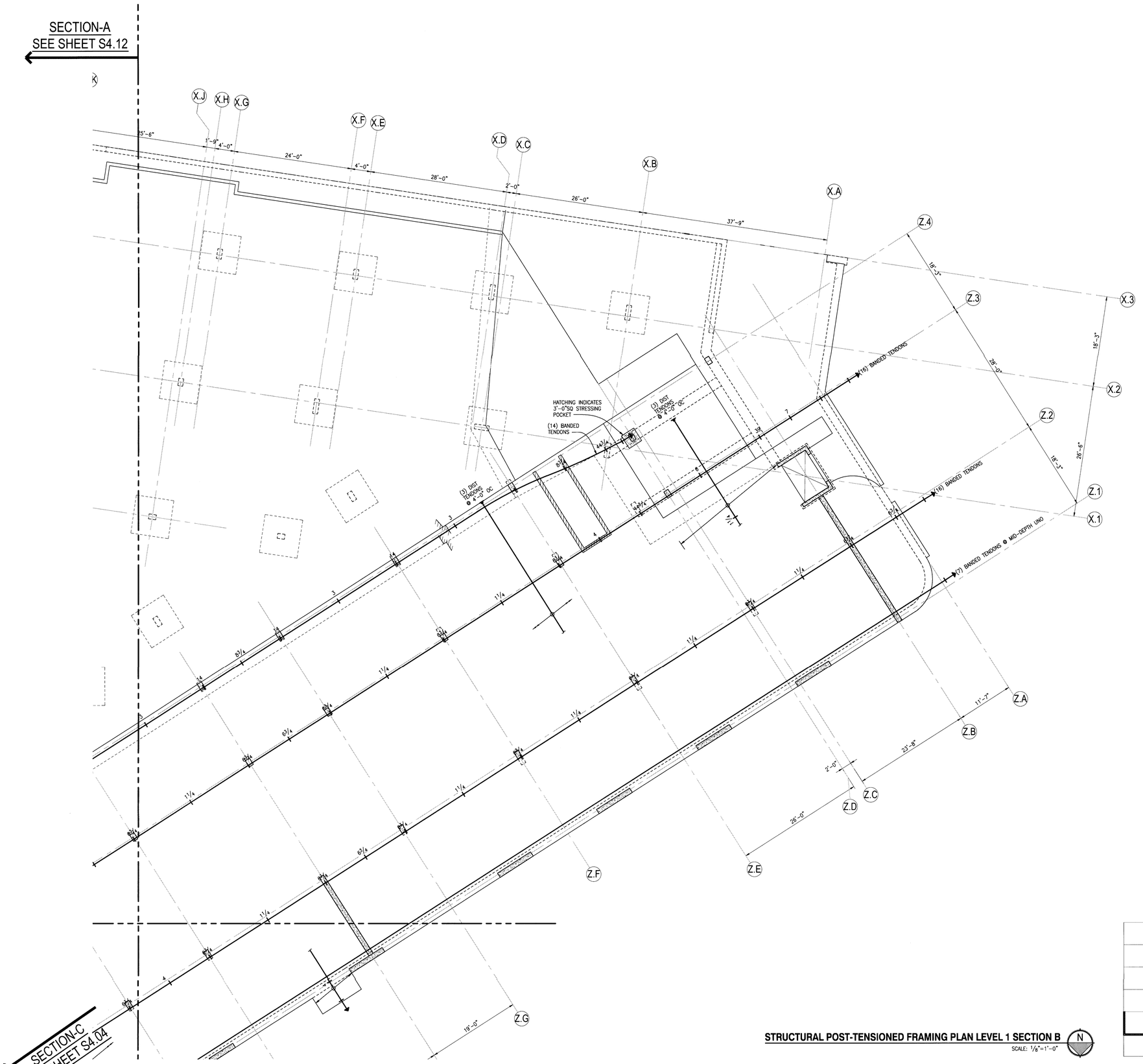
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STRUCTRUAL
FRAMING PLAN
LEVEL 1 SECTION B

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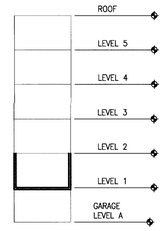


STRUCTURAL POST-TENSIONED FRAMING PLAN LEVEL 1 SECTION B

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

PLAN NOTES PER S4.11-PT

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.



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POST-TENSIONED SLAB PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01,S1.02 AND S1.03.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. ALL EXISTING CONDITIONS AND DIMENSIONS SHALL BE FIELD VERIFIED.
3. MILD REINFORCING BAR LAYOUT SHALL BE PER MILD REINFORCING PLAN.
4. WALL DIMENSIONS, SLAB OPENING DIMENSIONS AND SECTION CUTS SHALL BE PER MILD REINFORCING PLAN.
5. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND STAGING OF ALL SHORING AND RESHORING. SHORING PLACED BENEATH SLAB CLOSURE POURS SHALL NOT BE REMOVED UNTIL CLOSURE POUR CONCRETE HAS REACHED SPECIFIED STRENGTH.
6. STRUCTURAL SLAB THICKNESS AND TOP OF STRUCTURAL SLAB ARE AS SHOWN ON PLAN.
7. COLUMN OR WALL OVER-POURS INTO POST-TENSIONED SLABS SHALL NOT BE GREATER THAN 1/2" MAXIMUM. REMOVE ANY EXCESSIVE COLUMN OR WALL OVER-POURS PRIOR TO PLACING REINFORCING BARS AND POST-TENSIONED TENDONS.
8. DO NOT INSTALL DRILL-IN ADHESIVE AND EXPANSION ANCHORS IN THE POST-TENSIONED SLAB. DRILLING INTO POST-TENSIONED SLAB WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD IS NOT PERMITTED. ALL BUILDING SYSTEMS: MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION SHALL PLACE DUCTS, CHASES, PIPES OR PIPE SUPPORTS, CONDUIT SLEEVES AND HANGER INSERTS, ETC INTO THE POST-TENSIONED SLAB PRIOR TO POURING THE CONCRETE.
9. ADDITIONAL SHAFTS MAY BE LOCATED AFTER THE SLAB IS POURED IF APPROVED BY THE STRUCTURAL ENGINEER OF RECORD AND COORDINATED WITH THE GENERAL CONTRACTOR.
10. TENDONS STRESSING SEQUENCE PER GENERAL NOTES. STRESS A MINIMUM OF (2) TENDONS AT SLAB EDGES PERPENDICULAR TO THE BANDED TENDON ENDS BEFORE BANDED TENDONS ARE STRESSED.
11. HORIZONTAL SWEEP OF THE TENDONS SHALL NOT BE GREATER THEN 1:6. TENDONS WITH HORIZONTAL SWEEP GREATER THAN 1:6 SHALL BE REVIEWED BY THE ENGINEER-OF-RECORD FOR TENDON SPACING AND ADDITIONAL REINFORCING REQUIREMENTS PRIOR TO PLACING CONCRETE.
12. [PROVIDE FULLY ENCAPSULATED SYSTEM OF THE POST-TENSIONED TENDONS AND ANCHORS AT THIS LEVEL.] ENCAPSULATION REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
13. TYPICAL DETAILS PER:

S6.01,S6.02	TYPICAL POST-TENSIONED DETAILS.
14,15/S6.01	TYPICAL POST-TENSIONED ANCHOR DETAILS.
19/S6.01	TYPICAL SLAB OPENING AT POST-TENSIONED FLOOR.
17/S6.01	TYPICAL SLAB TENDON PROFILE.
7/S6.01	TYPICAL POST-TENSIONED CONSTRUCTION JOINT DETAILS.

PREPARED BY:
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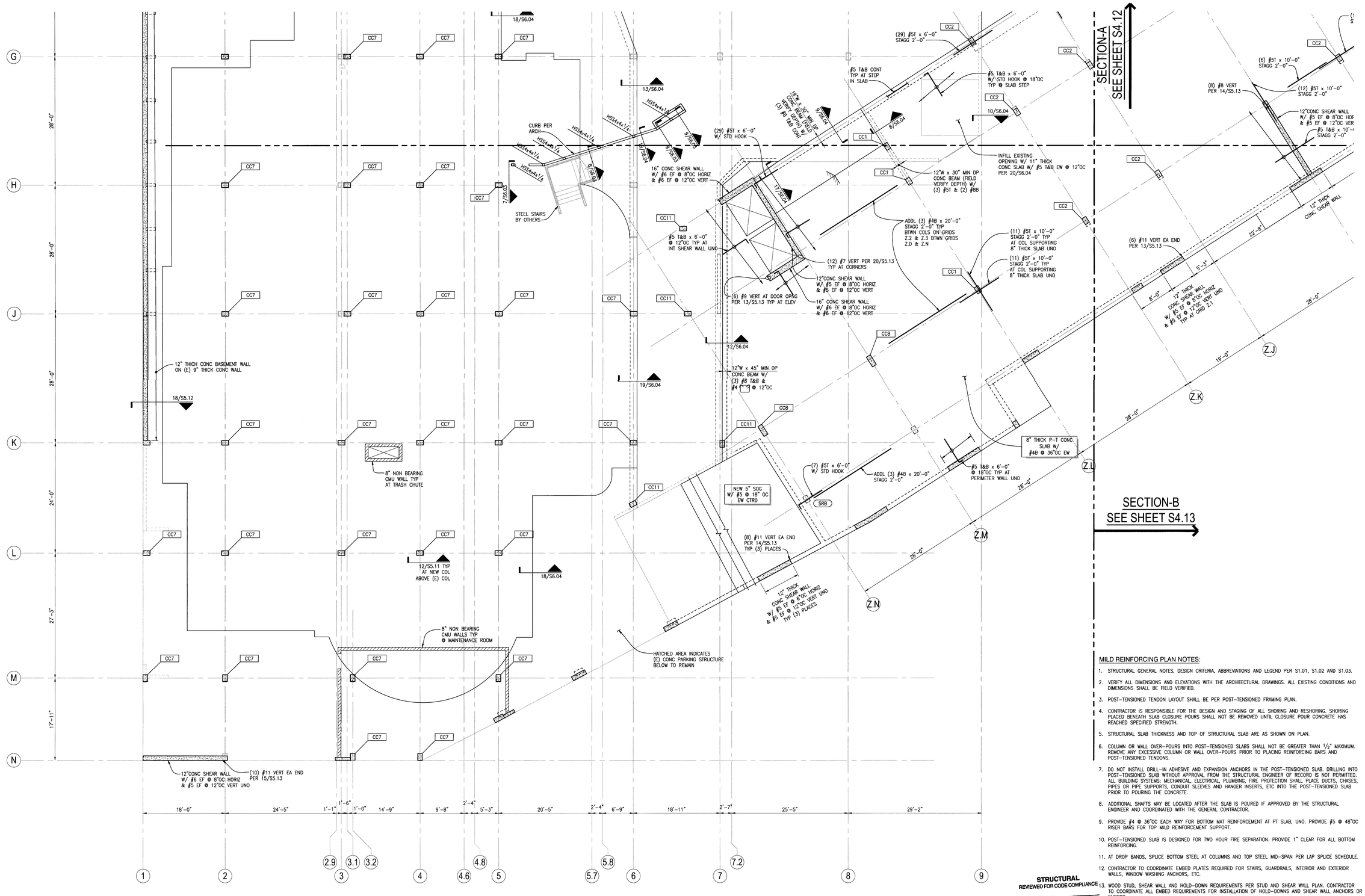
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NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTRUAL
POST-TENSIONED FRAMING
PLAN LEVEL 1 SECTION B

SHEET NO.
S4.13-PT



STRUCTURAL MILD REINFORCING PLAN LEVEL 1 SECTION C

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

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE

CAA DATE

ROOF
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
GARAGE LEVEL A

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

MILD REINFORCING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01, S1.02 AND S1.03.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. ALL EXISTING CONDITIONS AND DIMENSIONS SHALL BE FIELD VERIFIED.
3. POST-TENSIONED TENDON LAYOUT SHALL BE PER POST-TENSIONED FRAMING PLAN.
4. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND STAGING OF ALL SHORING AND RESHORING. SHORING PLACED BENEATH SLAB CLOSURE POURS SHALL NOT BE REMOVED UNTIL CLOSURE POUR CONCRETE HAS REACHED SPECIFIED STRENGTH.
5. STRUCTURAL SLAB THICKNESS AND TOP OF STRUCTURAL SLAB ARE AS SHOWN ON PLAN.
6. COLUMN OR WALL OVER-POURS INTO POST-TENSIONED SLABS SHALL NOT BE GREATER THAN 1/2" MAXIMUM. REMOVE ANY EXCESSIVE COLUMN OR WALL OVER-POURS PRIOR TO PLACING REINFORCING BARS AND POST-TENSIONED TENDONS.
7. DO NOT INSTALL DRILL-IN ADHESIVE AND EXPANSION ANCHORS IN THE POST-TENSIONED SLAB. DRILLING INTO POST-TENSIONED SLAB WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD IS NOT PERMITTED. ALL BUILDING SYSTEMS: MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION SHALL PLACE DUCTS, CHASES, PIPES OR PIPE SUPPORTS, CONDUIT SLEEVES AND HANGER INSERTS, ETC INTO THE POST-TENSIONED SLAB PRIOR TO POURING THE CONCRETE.
8. ADDITIONAL SHAFTS MAY BE LOCATED AFTER THE SLAB IS POURED IF APPROVED BY THE STRUCTURAL ENGINEER AND COORDINATED WITH THE GENERAL CONTRACTOR.
9. PROVIDE #4 @ 36"OC EACH WAY FOR BOTTOM MAT REINFORCEMENT AT PT SLAB, UNO. PROVIDE #5 @ 48"OC RISER BARS FOR TOP MILD REINFORCEMENT SUPPORT.
10. POST-TENSIONED SLAB IS DESIGNED FOR TWO HOUR FIRE SEPARATION. PROVIDE 1" CLEAR FOR ALL BOTTOM REINFORCING.
11. AT DROP BANDS, SPLICE BOTTOM STEEL AT COLUMNS AND TOP STEEL MID-SPAN PER LAP SPLICE SCHEDULE.
12. CONTRACTOR TO COORDINATE EMBED PLATES REQUIRED FOR STAIRS, GUARDRAILS, INTERIOR AND EXTERIOR WALLS, WINDOW WASHING ANCHORS, ETC.
13. WOOD STUD, SHEAR WALL AND HOLD-DOWN REQUIREMENTS PER STUD AND SHEAR WALL PLAN. CONTRACTOR TO COORDINATE ALL EMBED REQUIREMENTS FOR INSTALLATION OF HOLD-DOWNS AND SHEAR WALL ANCHORS OR EMBEDS..
14. TYPICAL DETAILS PER:

S6.01	TYPICAL POST-TENSIONED DETAILS
S5.11	TYPICAL COLUMN ELEVATIONS
S6.02	TYPICAL STUDRAIL DETAILS AT COLUMNS
6/S6.02	TYPICAL LAP SPLICE SCHEDULE
5/S6.02&19/S6.01	TYPICAL SLAB OPENING REINFORCEMENT

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11/09/12 ARB SET
07/23/13 2ND BLDG DEPT SUBMITTAL
09/22/13 3RD BLDG DEPT SUBMITTAL

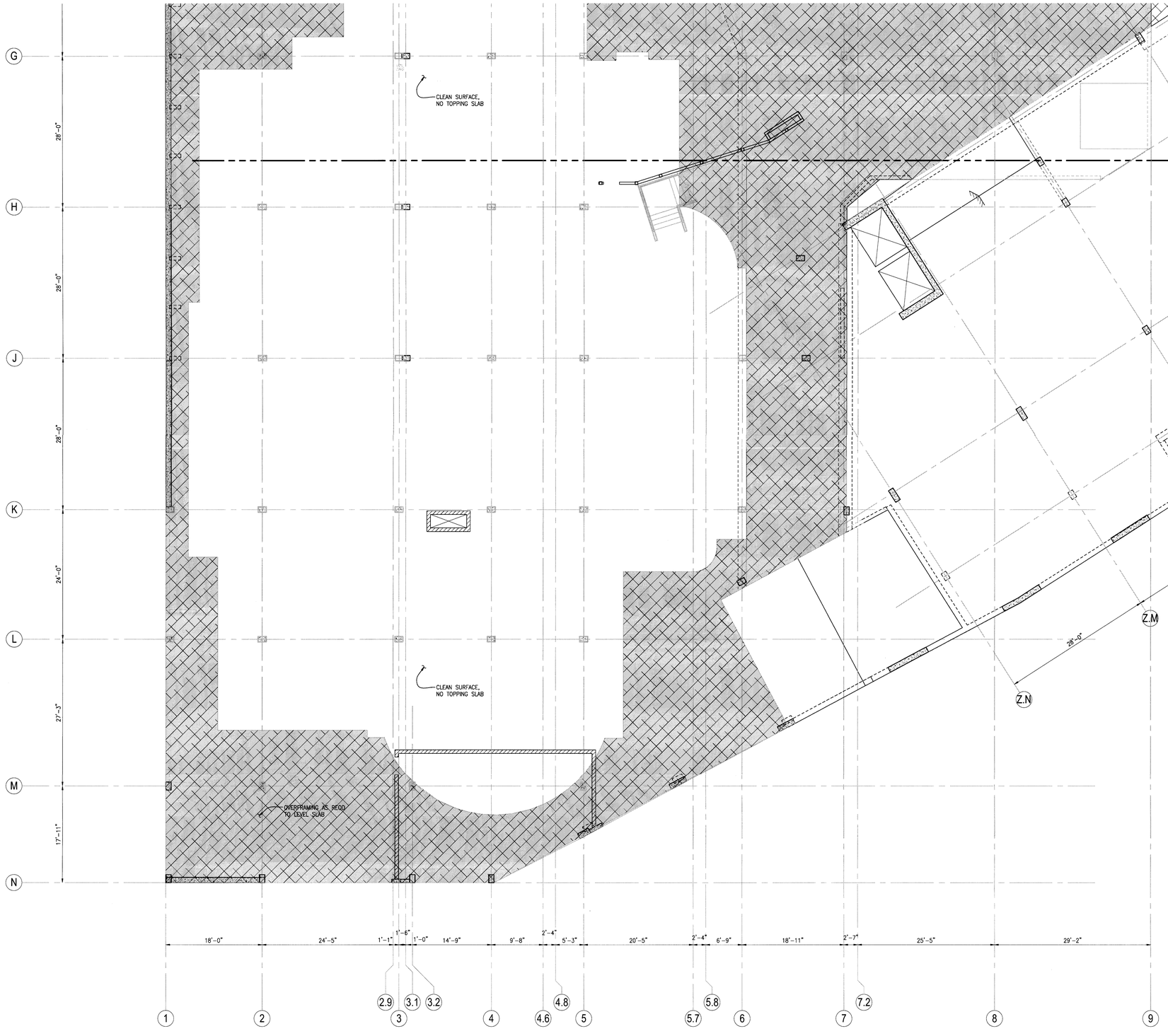
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Job No.: 12051-0019
Proj. Manager: JD/DS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL MILD REINFORCING PLAN LEVEL 1 SECTION C

SHEET NO.
S4.14

1251-0019-S4.11.dwg 21-Aug-13 5:07 PM jesposo
Plot Scale: 1 = 1



STRUCTURAL FRAMING PLAN LEVEL 1 SECTION C
SCALE: 1/8"=1'-0"

STRUCTURAL
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CAA DATE

ROOF
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
GARAGE LEVEL A

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

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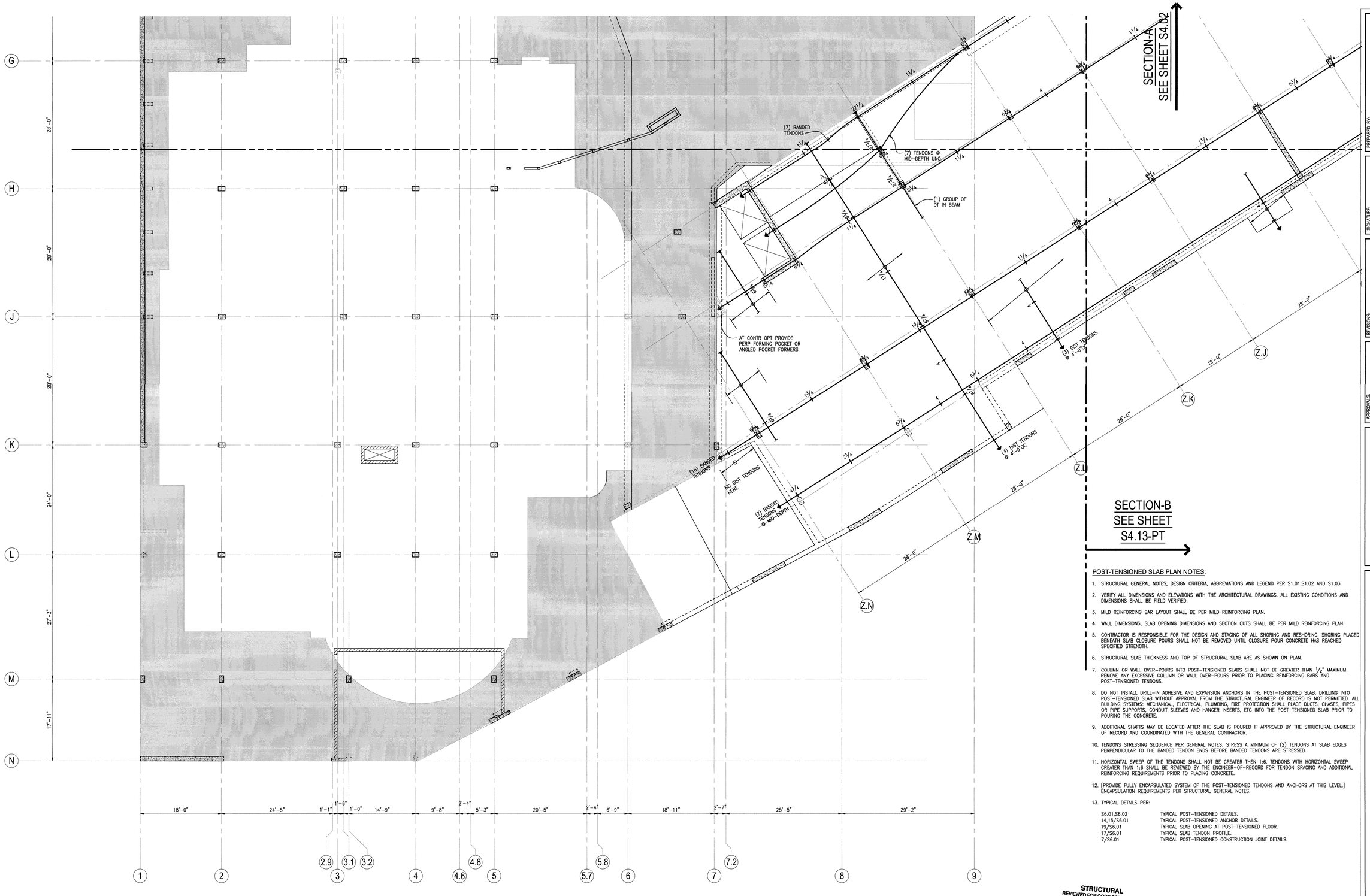
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Job No.: 1251-0019
Proj. Manager: JD/CS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL
FRAMING PLAN
LEVEL 1 SECTION C

SHEET NO.
S4.14-OF

1251-0019-S4.110F.dwg 21-Aug-13 3:08 PM jespinoza
Plot Scale: 1 = 1



POST-TENSIONED SLAB PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01,S1.02 AND S1.03.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. ALL EXISTING CONDITIONS AND DIMENSIONS SHALL BE FIELD VERIFIED.
3. MILD REINFORCING BAR LAYOUT SHALL BE PER MILD REINFORCING PLAN.
4. WALL DIMENSIONS, SLAB OPENING DIMENSIONS AND SECTION CUTS SHALL BE PER MILD REINFORCING PLAN.
5. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND STAGING OF ALL SHORING AND RESHORING. SHORING PLACED BENEATH SLAB CLOSURE POURS SHALL NOT BE REMOVED UNTIL CLOSURE POUR CONCRETE HAS REACHED SPECIFIED STRENGTH.
6. STRUCTURAL SLAB THICKNESS AND TOP OF STRUCTURAL SLAB ARE AS SHOWN ON PLAN.
7. COLUMN OR WALL OVER-POURS INTO POST-TENSIONED SLABS SHALL NOT BE GREATER THAN ½" MAXIMUM. REMOVE ANY EXCESSIVE COLUMN OR WALL OVER-POURS PRIOR TO PLACING REINFORCING BARS AND POST-TENSIONED TENDONS.
8. DO NOT INSTALL DRILL-IN ADHESIVE AND EXPANSION ANCHORS IN THE POST-TENSIONED SLAB. DRILLING INTO POST-TENSIONED SLAB WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD IS NOT PERMITTED. ALL BUILDING SYSTEMS: MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION SHALL PLACE DUCTS, CHASES, PIPES OR PIPE SUPPORTS, CONDUIT SLEEVES AND HANGER INSERTS, ETC INTO THE POST-TENSIONED SLAB PRIOR TO POURING THE CONCRETE.
9. ADDITIONAL SHAFTS MAY BE LOCATED AFTER THE SLAB IS POURED IF APPROVED BY THE STRUCTURAL ENGINEER OF RECORD AND COORDINATED WITH THE GENERAL CONTRACTOR.
10. TENDONS STRESSING SEQUENCE PER GENERAL NOTES. STRESS A MINIMUM OF (2) TENDONS AT SLAB EDGES PERPENDICULAR TO THE BANDED TENDON ENDS BEFORE BANDED TENDONS ARE STRESSED.
11. HORIZONTAL SWEEP OF THE TENDONS SHALL NOT BE GREATER THEN 1:6. TENDONS WITH HORIZONTAL SWEEP GREATER THAN 1:6 SHALL BE REVIEWED BY THE ENGINEER-OF-RECORD FOR TENDON SPACING AND ADDITIONAL REINFORCING REQUIREMENTS PRIOR TO PLACING CONCRETE.
12. [PROVIDE FULLY ENCAPSULATED SYSTEM OF THE POST-TENSIONED TENDONS AND ANCHORS AT THIS LEVEL.] ENCAPSULATION REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
13. TYPICAL DETAILS PER:

S6.01,S6.02	TYPICAL POST-TENSIONED DETAILS.
14,15/S6.01	TYPICAL POST-TENSIONED ANCHOR DETAILS.
19/S6.01	TYPICAL SLAB OPENING AT POST-TENSIONED FLOOR.
17/S6.01	TYPICAL SLAB TENDON PROFILE.
7/S6.01	TYPICAL POST-TENSIONED CONSTRUCTION JOINT DETAILS.

STRUCTURAL POST TENSIONED FRAMING PLAN LEVEL 1 SECTION C
SCALE: ⅛"=1'-0"

PLAN NOTES PER S4.11-PT

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE
ROOF
CAA DATE
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
GARAGE LEVEL A

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

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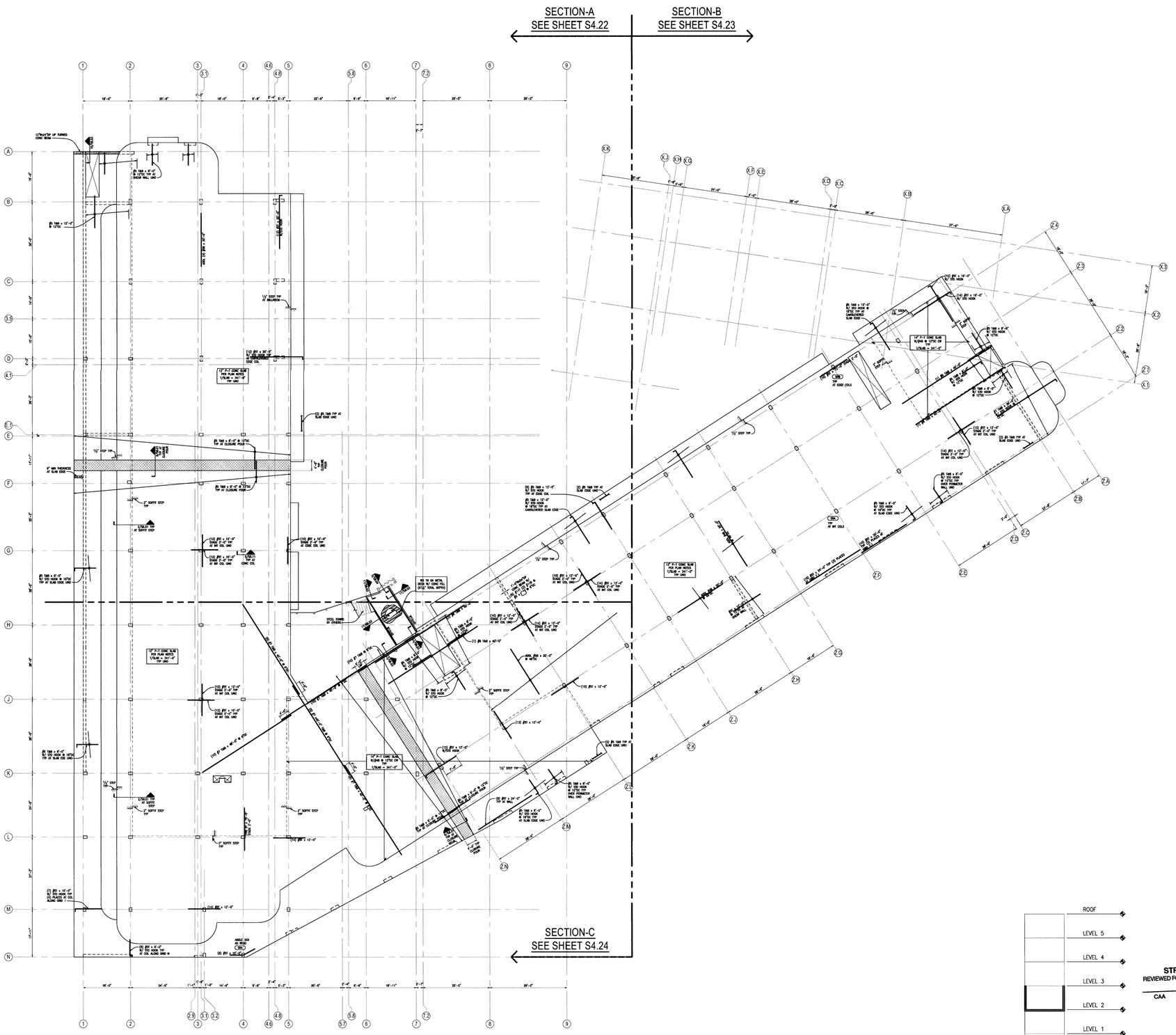
Job No.:	12051-0019
Proj. Manager:	JD/GS
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Reviewed:	HJ
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Date:	
Scale:	AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL
POST TENSIONED
FRAMING PLAN LEVEL 1
SECTION C

SHEET NO.
S4.14-PT

Plot Scale: 1 = 1
12051-0019-S4.11-PT.dwg 21-Aug-13 5:09 PM jespinosa



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

STRUCTURAL MILD REINFORCING PLAN LEVEL 2-OVERALL

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

MILD REINFORCING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01, S1.02 AND S1.03.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. ALL EXISTING CONDITIONS AND DIMENSIONS SHALL BE FIELD VERIFIED.
3. POST-TENSIONED TENDON LAYOUT SHALL BE PER POST-TENSIONED FRAMING PLAN.
4. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND STAGING OF ALL SHORING AND RESHORING. SHORING PLACED BENEATH SLAB CLOSURE POURS SHALL NOT BE REMOVED UNTIL CLOSURE POUR CONCRETE HAS REACHED SPECIFIED STRENGTH.
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6. COLUMN OR WALL OVER-POURS INTO POST-TENSIONED SLABS SHALL NOT BE GREATER THAN 1½" MAXIMUM. REMOVE ANY EXCESSIVE COLUMN OR WALL OVER-POURS PRIOR TO PLACING REINFORCING BARS AND POST-TENSIONED TENDONS.
7. DO NOT INSTALL DRILL-IN ADHESIVE AND EXPANSION ANCHORS IN THE POST-TENSIONED SLAB. DRILLING INTO POST-TENSIONED SLAB WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD IS NOT PERMITTED. ALL BUILDING SYSTEMS: MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION SHALL PLACE DUCTS, CHASES, PIPES OR PIPE SUPPORTS, CONDUIT SLEEVES AND HANGER INSERTS, ETC INTO THE POST-TENSIONED SLAB PRIOR TO POURING THE CONCRETE.
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14. TYPICAL DETAILS PER:

S6.01	TYPICAL POST-TENSIONED DETAILS
S5.11	TYPICAL COLUMN ELEVATIONS
S6.02	TYPICAL STUDRAIL DETAILS AT COLUMNS
6/S6.02	TYPICAL LAP SPLICE SCHEDULE
5/S6.02&19/S6.01	TYPICAL SLAB OPENING REINFORCEMENT

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE
DATE
CAA

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PREPARED BY:
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08/22/13 3RD BLDG DEPT SUBMITTAL

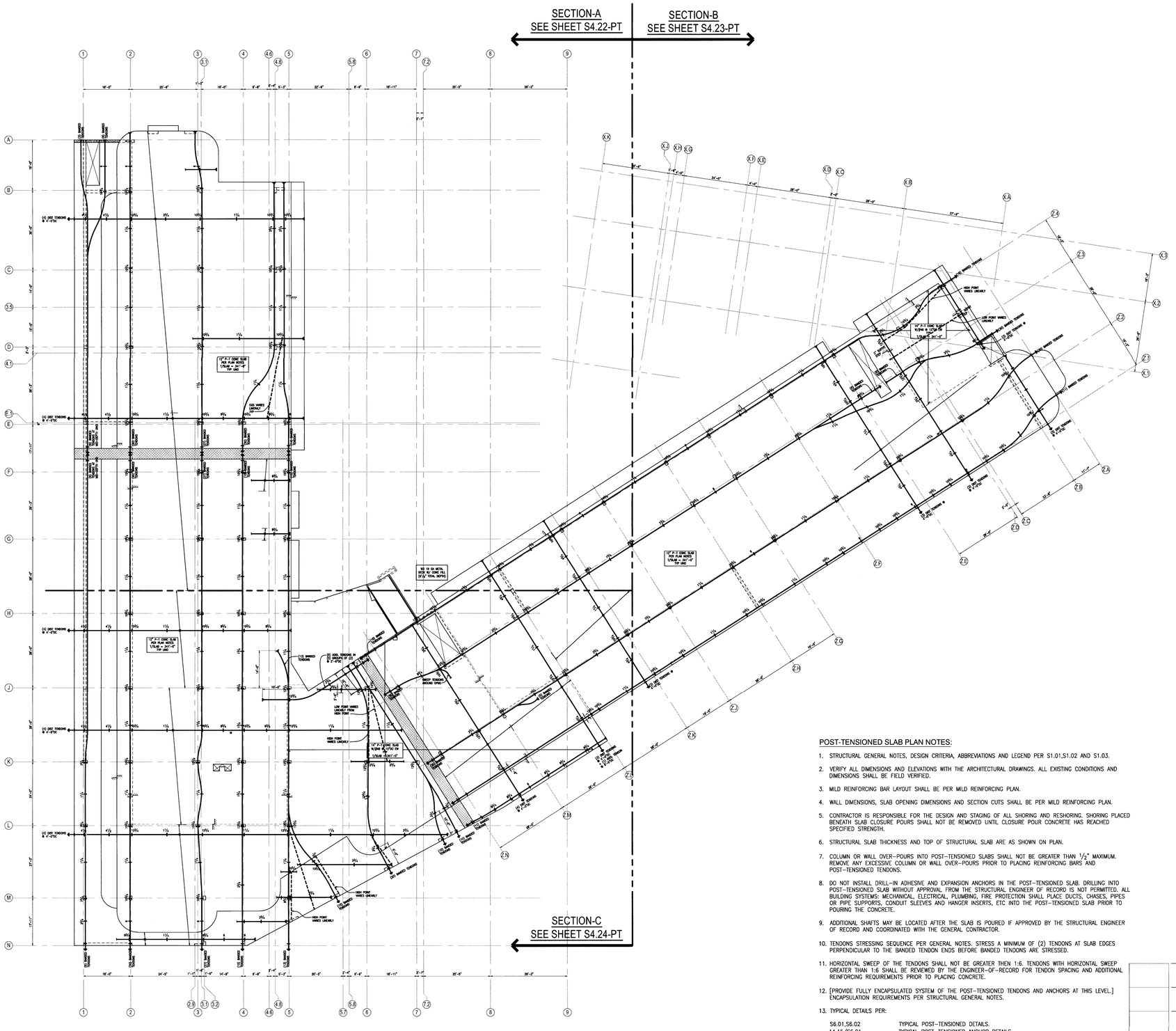
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Job No.: 12051-0019
Proj Manager: JD/GS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.
Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL
MILD REINFORCING PLAN
PLAN LEVEL 2-OVERALL

SHEET NO.
S4.21

12051-0019-S4.21.dwg 21-Aug-13 3:59 PM jespinosa
Plot Scale: 1 = 1



POST-TENSIONED SLAB PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01,S1.02 AND S1.03.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. ALL EXISTING CONDITIONS AND DIMENSIONS SHALL BE FIELD VERIFIED.
3. MILD REINFORCING BAR LAYOUT SHALL BE PER MILD REINFORCING PLAN.
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5. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND STAGING OF ALL SHORING AND RESHORING. SHORING PLACED BENEATH SLAB CLOSURE POURS SHALL NOT BE REMOVED UNTIL CLOSURE POUR CONCRETE HAS REACHED SPECIFIED STRENGTH.
6. STRUCTURAL SLAB THICKNESS AND TOP OF STRUCTURAL SLAB ARE AS SHOWN ON PLAN.
7. COLUMN OR WALL OVER-POURS INTO POST-TENSIONED SLABS SHALL NOT BE GREATER THAN $\frac{1}{2}$" MAXIMUM. REMOVE ANY EXCESSIVE COLUMN OR WALL OVER-POURS PRIOR TO PLACING REINFORCING BARS AND POST-TENSIONED TENDONS.
8. DO NOT INSTALL DRILL-IN ADHESIVE AND EXPANSION ANCHORS IN THE POST-TENSIONED SLAB. DRILLING INTO POST-TENSIONED SLAB WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD IS NOT PERMITTED. ALL BUILDING SYSTEMS; MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION SHALL PLACE DUCTS, CHASES, PIPES OR PIPE SUPPORTS, CONDUIT SLEEVES AND HANGER INSERTS, ETC INTO THE POST-TENSIONED SLAB PRIOR TO POURING THE CONCRETE.
9. ADDITIONAL SHAFTS MAY BE LOCATED AFTER THE SLAB IS POURED IF APPROVED BY THE STRUCTURAL ENGINEER OF RECORD AND COORDINATED WITH THE GENERAL CONTRACTOR.
10. TENDONS STRESSING SEQUENCE PER GENERAL NOTES. STRESS A MINIMUM OF (2) TENDONS AT SLAB EDGES PERPENDICULAR TO THE BANDED TENDON ENDS BEFORE BANDED TENDONS ARE STRESSED.
11. HORIZONTAL SWEEP OF THE TENDONS SHALL NOT BE GREATER THEN 1:6. TENDONS WITH HORIZONTAL SWEEP GREATER THAN 1:6 SHALL BE REVIEWED BY THE ENGINEER-OF-RECORD FOR TENDON SPACING AND ADDITIONAL REINFORCING REQUIREMENTS PRIOR TO PLACING CONCRETE.
12. [PROVIDE FULLY ENCAPSULATED SYSTEM OF THE POST-TENSIONED TENDONS AND ANCHORS AT THIS LEVEL.] ENCAPSULATION REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
13. TYPICAL DETAILS PER:

S6.01,S6.02	TYPICAL POST-TENSIONED DETAILS.
14,15/S6.01	TYPICAL POST-TENSIONED ANCHOR DETAILS.
19/S6.01	TYPICAL SLAB OPENING AT POST-TENSIONED FLOOR.
17/S6.01	TYPICAL SLAB TENDON PROFILE.
7/S6.01	TYPICAL POST-TENSIONED CONSTRUCTION JOINT DETAILS.

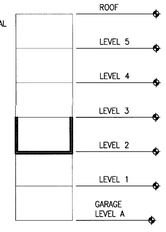
STRUCTURAL POST-TENSIONED FRAMING PLAN LEVEL 2

SCALE: $\frac{1}{16}$"=1'-0"

N

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CAA DATE



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

NAA

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STATE OF CALIFORNIA

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07/23/13 2ND BLDG DEPT SUBMITTAL
09/22/13 3RD BLDG DEPT SUBMITTAL

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Drawn: NAA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

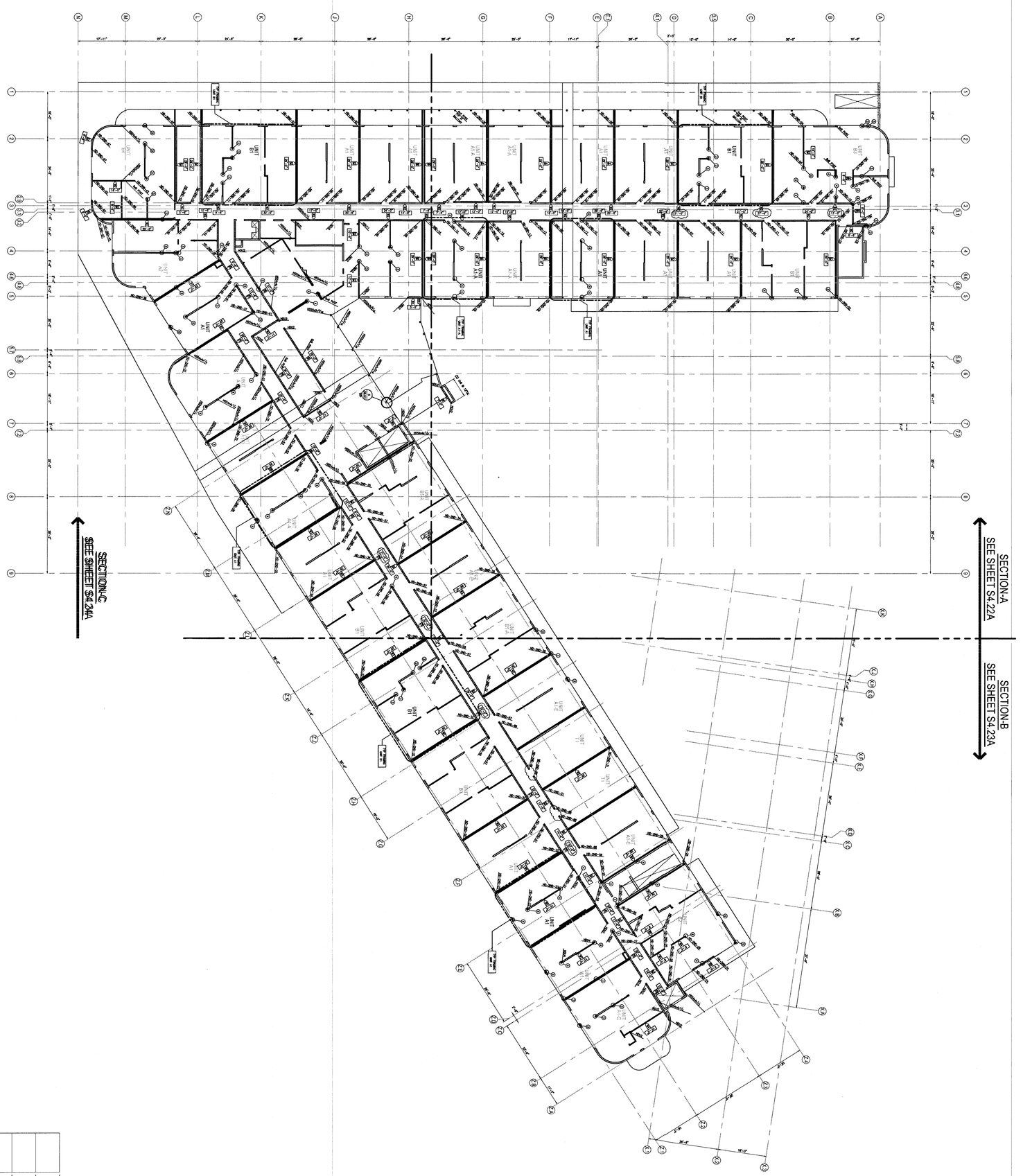
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CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL
POST-TENSIONED
FRAMING PLAN LEVEL 2

SHEET NO.
S4.21-PT

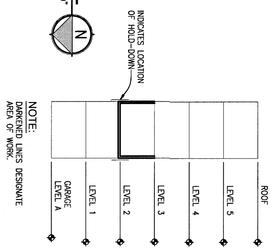
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Plot Scale: 1 = 1



STRUCTURAL STUD AND SHEAR WALL PLAN LEVEL 2-OVERALL

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



UNDER SEPARATE PERMIT

SHEET NO: S4.21A

SHEET TITLE: STRUCTURAL STUD AND SHEAR WALL PLAN LEVEL 2-OVERALL

PROJECT TITLE:

CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

APPROVALS:
Job No.: 12051-0019
Proj. Manager: JD/GS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

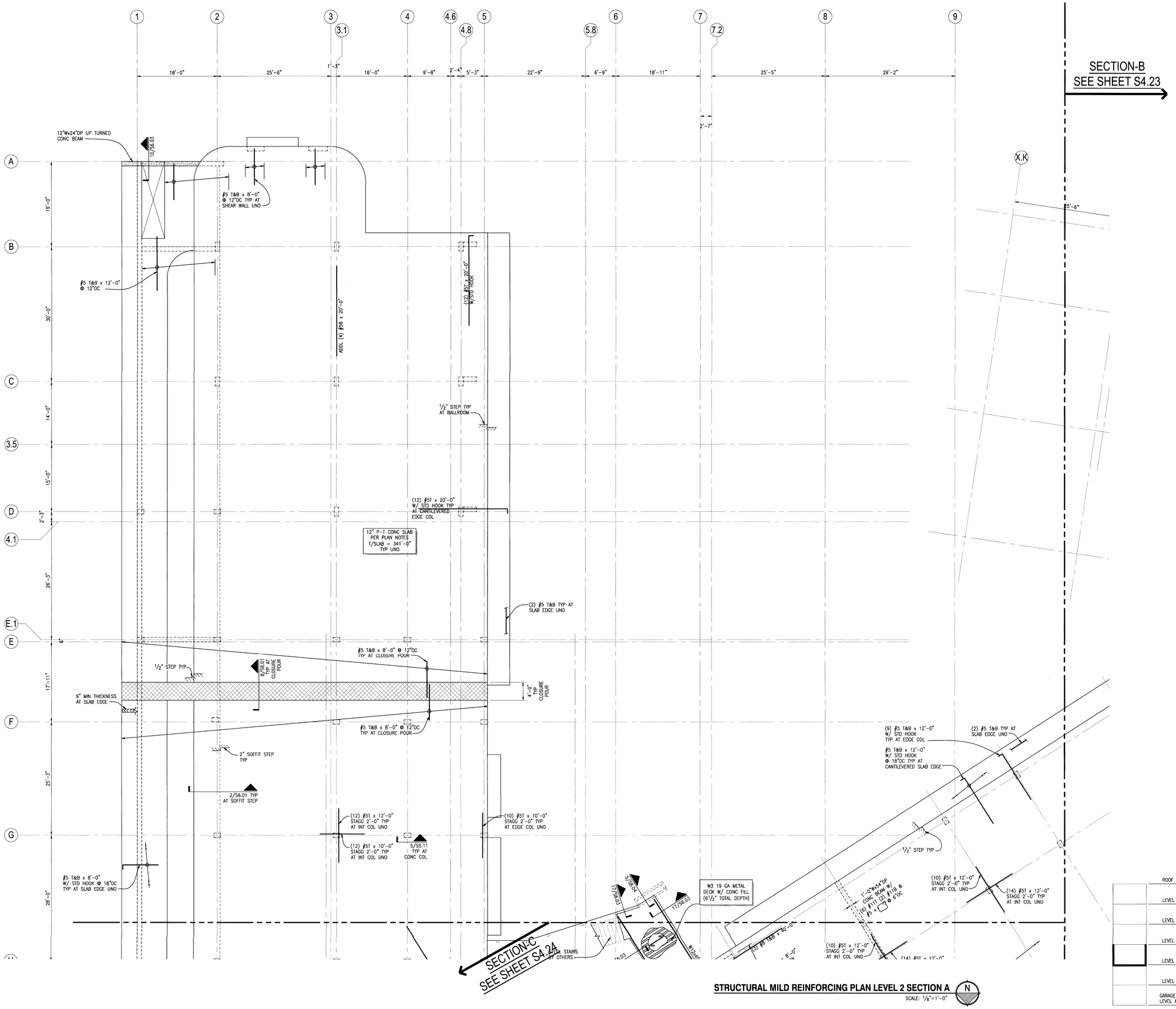
REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
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08/22/13 3RD BLDG DEPT SUBMITTAL

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REGISTERED PROFESSIONAL ENGINEER — HENRY JOSEPH DEMKOWICZ — No. 53801 — STATE OF CALIFORNIA — CIVIL

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Plot Scale: 1 = 1



STRUCTURAL MILD REINFORCING PLAN LEVEL 2 SECTION A

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

N

PLAN NOTES PER S4.21

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE
CAA DATE

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

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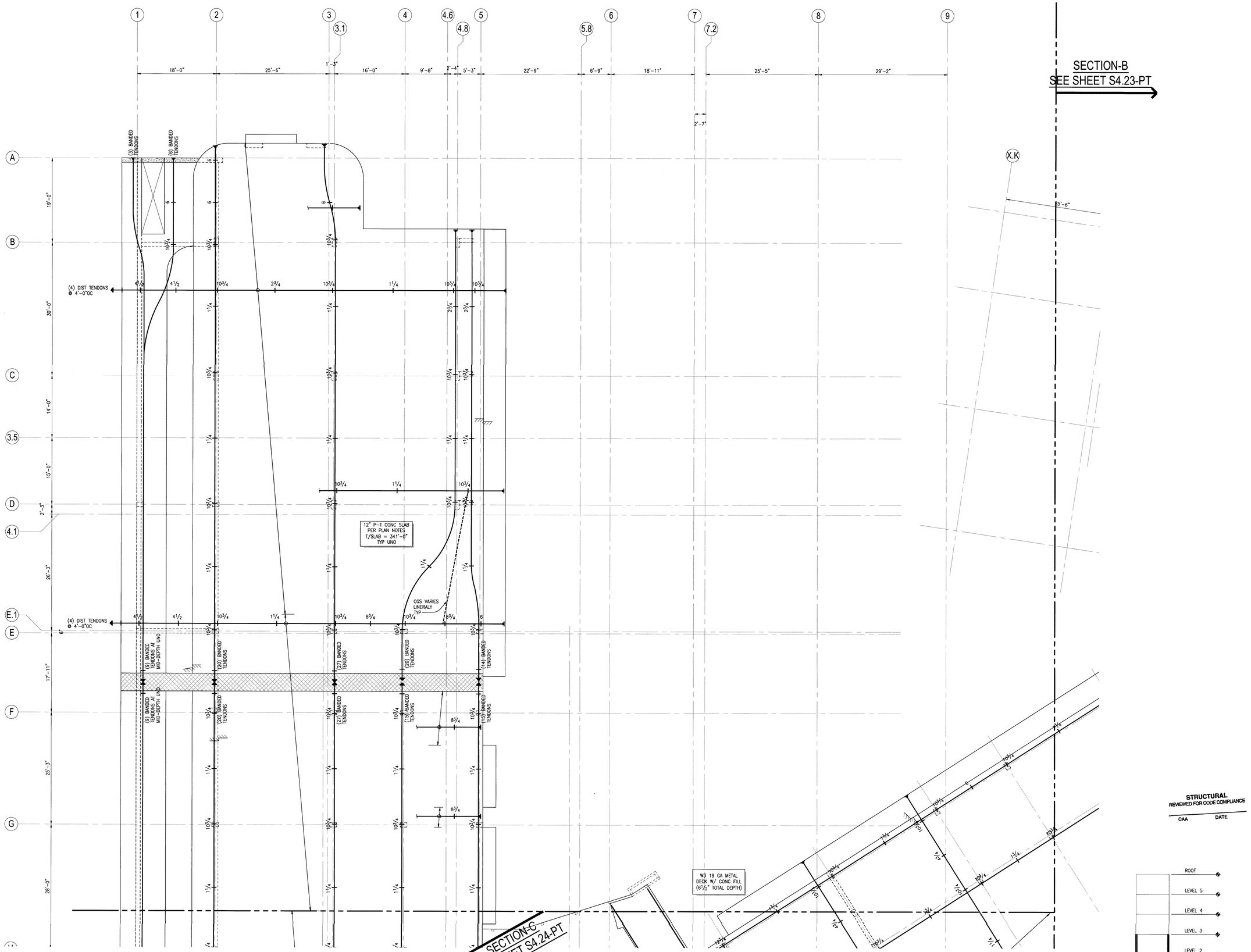
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Job No.: 12051-0019
Proj. Manager: JD/CS
Drawn: NAA
Reviewed: HJ
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Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL
MILD REINFORCING PLAN
LEVEL 2 SECTION A

SHEET NO.
S4.22

12051-0019-S4.21.dwg 21-Aug-13 3:59 PM jespinosa
Plot Scale: 1 = 1



STRUCTURAL POST-TENSIONED FRAMING PLAN LEVEL 2 SECTION A

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

PLAN NOTES PER S4.21-PT

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE
CAA DATE

ROOF
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
GARAGE LEVEL A

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

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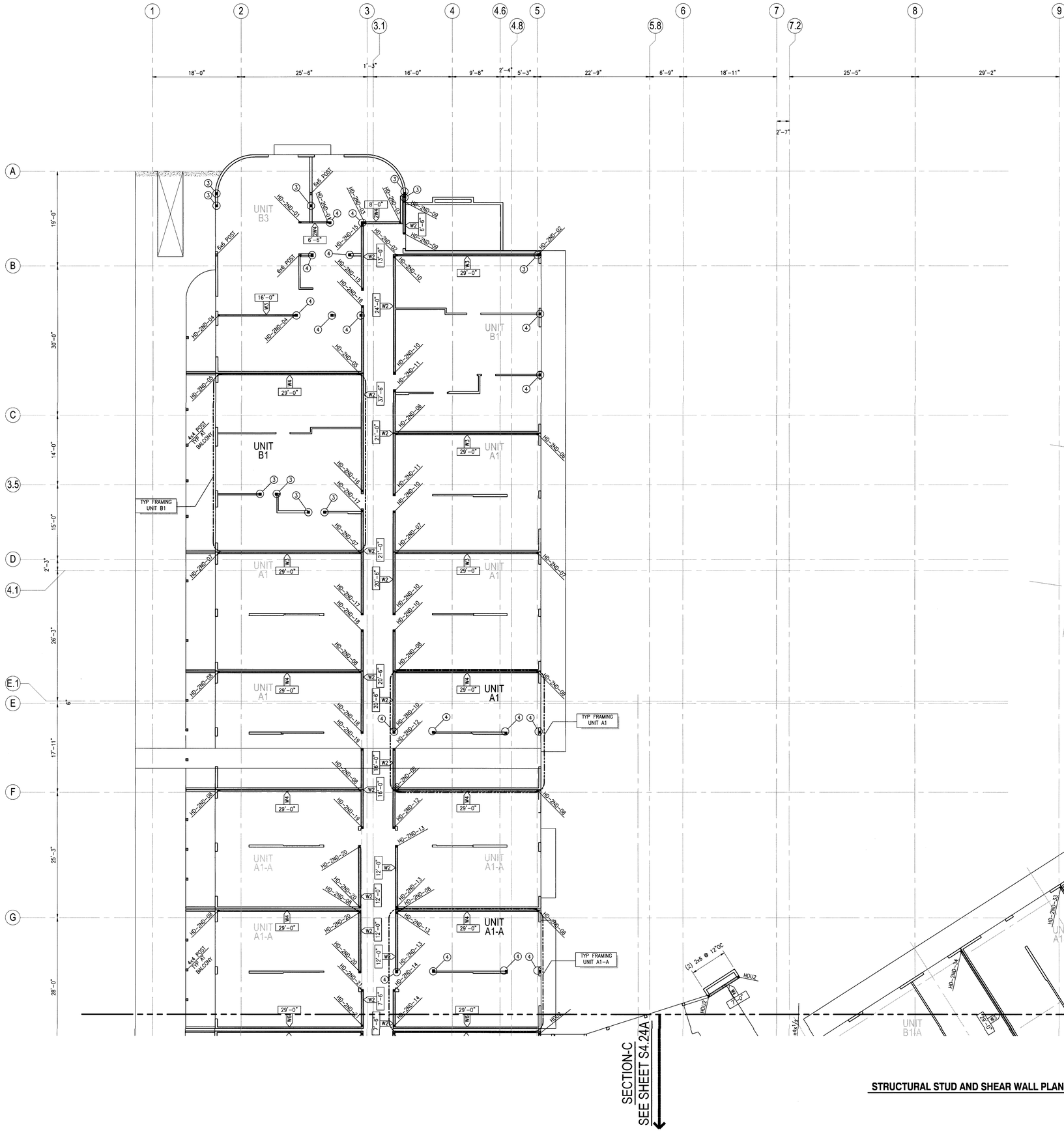
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SHEET TITLE:
BUILDING FLOOR PLAN
LEVEL 2 SECTION A

SHEET NO.
S4.22-PT

Plot Scale: 1 = 1

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STUD BEARING WALL SCHEDULE

LEVEL	INTERIOR WALL STUDS	EXTERIOR WALL STUDS	PARTY WALL STUDS	CORRIDOR WALL STUDS
ROOF	2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
4TH LEVEL	2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
3RD LEVEL	2x4 @ 8"OC OR (2) 2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
2ND LEVEL	(2) 2x4 @ 8"OC OR 3x4 @ 8"OC	2x6 @ 16"OC	(2) 2x4 @ 16"OC OR 3x4 @ 16"OC	3x6 @ 16"OC OR 2x6 @ 8"OC

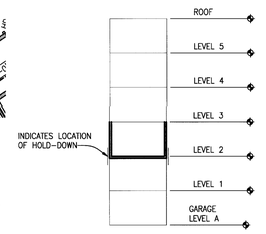
NOTES:

[1] PROVIDE 2x BLOCKING AT HORIZONTAL PANEL EDGE WITH 0.131"ø x 2½" @ 6"OC NAILING.
[2] NAILING REQUIREMENTS PER STRUCTURAL GENERAL NOTES.

STUD AND SHEAR WALL PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01, S1.02 AND S1.03.
2. LUMBER GRADE PER STRUCTURAL GENERAL NOTES.
3. PARTY WALLS PER PLAN, PROVIDE 1" SPACE BETWEEN WALLS PER ARCH.
4. BALLOON FRAME ALL WALLS GREATER THAN ONE LEVEL WITH (2) 2x @ 16"OC.
5. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUD REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
6. HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (1) TRIMMER AND (1) KING STUD MINIMUM, UNO. WHERE MORE THAN (1) TRIMMER IS REQUIRED, THE NUMBER OF TRIMMER STUDS SHALL BE NOTED THUS: ◯(2). TRIMMERS TO BE CONTINUOUS TO THE POST-TENSIONED SLAB.
7. BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) BUNDLED STUDS MINIMUM, UNO. WHERE MORE THAN (2) BUNDLED STUDS ARE REQUIRED, THE NUMBER OF BUNDLED STUDS SHALL BE NOTED THUS: ◯(3). BUNDLED STUDS TO BE CONTINUOUS TO THE POST-TENSIONED SLAB.
8. SHEAR WALL AND NAILING REQUIREMENTS PER SHEAR WALL SCHEDULE 20/S8.02.
9. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE (W6) UNO.
10. TYPICAL SHEAR WALL ELEVATION PER 10/S8.02.
11. HD INDICATES HOLD-DOWN FORCE PER HOLD-DOWN TABLES SHEET S4.21B. TYPICAL HOLD-DOWN ELEVATION PER 10/S8.02.
12. ANCHOR BOLTS TO BE 5/8"ø x 7" MINIMUM EMBEDMENT @ 48"OC UNO ON SHEAR WALL SCHEDULE. PROVIDE HOT-DIPPED GALVANIZED ANCHOR BOLTS AT PRESSURE-TREATED SILL PLATES.
13. TYPICAL DETAILS PER:

10/S8.02	TYPICAL SHEAR WALL ELEVATION
17/S8.01	TYPICAL STUD WALL OPENING (HEADER) DETAIL
1/S8.01	TYPICAL PLATE SPLICE DETAIL
15/S7.01	TYPICAL CMU WALL REINFORCING AT OPENINGS
13/S7.01	TYPICAL CMU CONTROL JOINTS



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

STRUCTURAL STUD AND SHEAR WALL PLAN LEVEL 2 SECTION A

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

UNDER SEPARATE PERMIT

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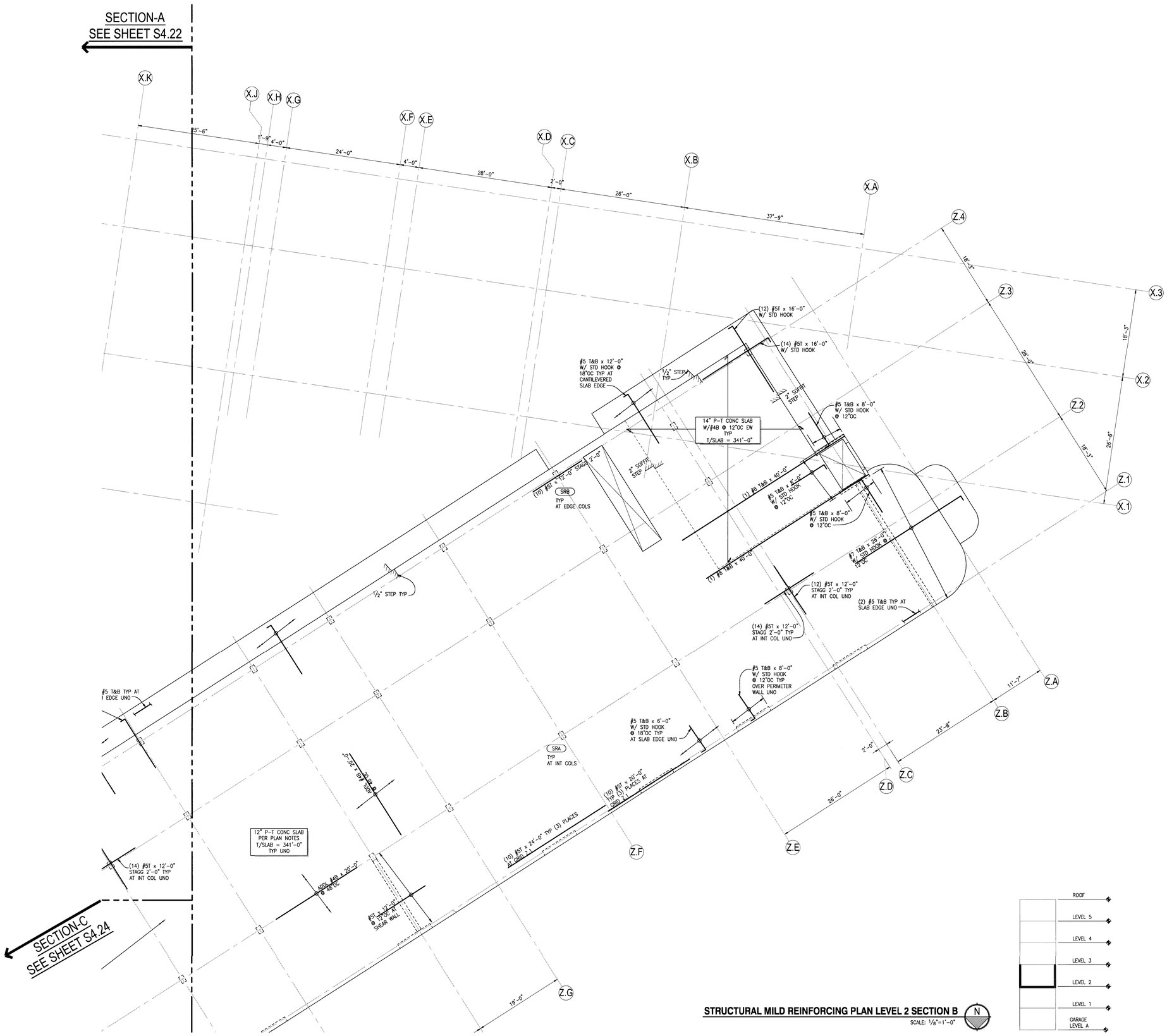
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LAGUNA NIGUEL LLC
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NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL
STUD AND SHEAR WALL
PLAN LEVEL 2 SECTION A

SHEET NO.
S4.22A

12051-0019-S4.23A.dwg 21-Aug-13 5:10 PM jospinoso
Plot Scale: 1 = 1

SECTION-A
SEE SHEET S4.22



SECTION-C
SEE SHEET S4.24

STRUCTURAL MILD REINFORCING PLAN LEVEL 2 SECTION B

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

PLAN NOTES PER S4.21

NOTE:
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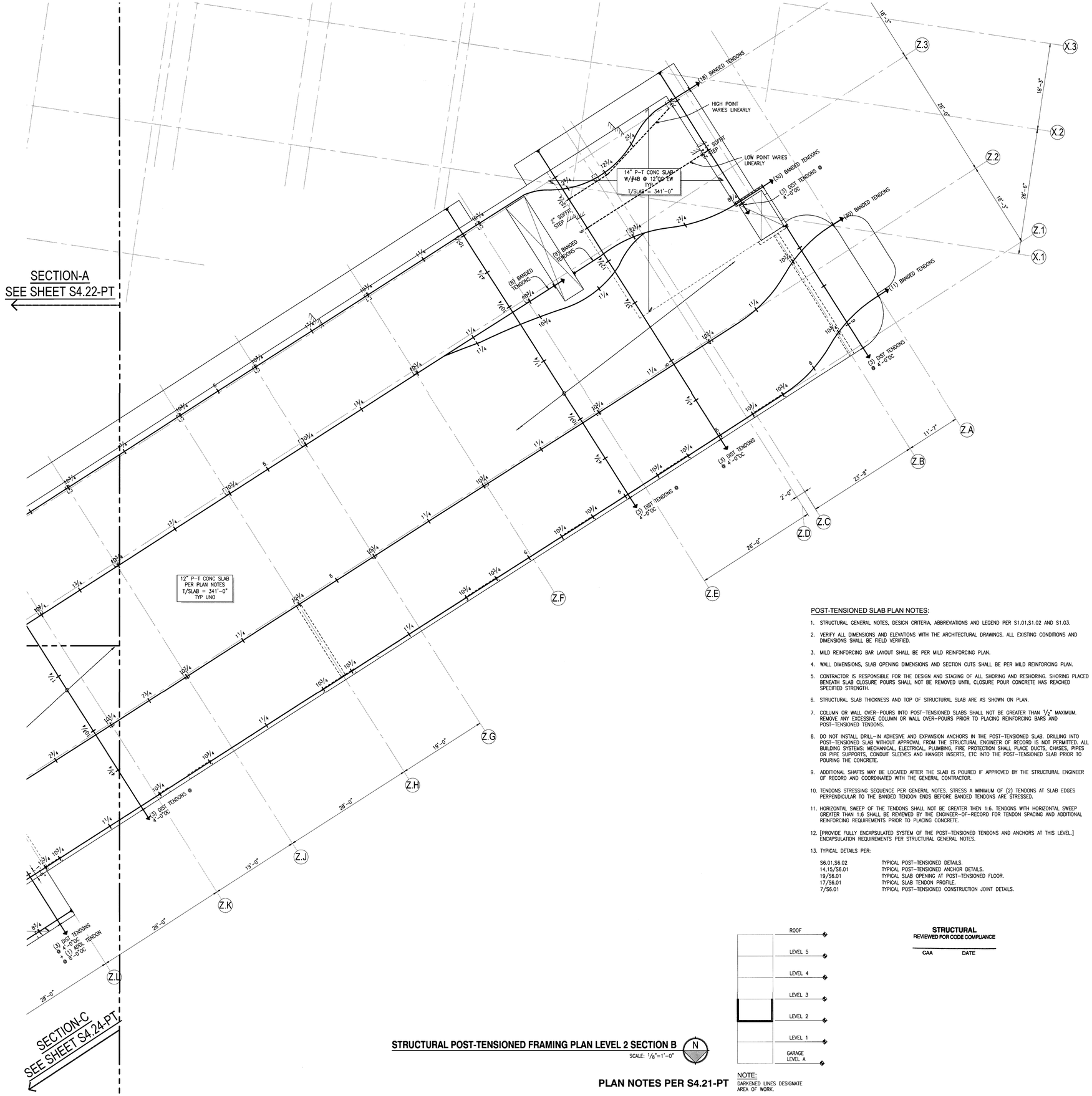
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SHEET TITLE:
STRUCTRUAL
MILD REINFORCING PLAN
LEVEL 2 SECTION B

SHEET NO.
S4.23

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Plot Scale: 1 = 1



POST-TENSIONED SLAB PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01,S1.02 AND S1.03.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. ALL EXISTING CONDITIONS AND DIMENSIONS SHALL BE FIELD VERIFIED.
3. MILD REINFORCING BAR LAYOUT SHALL BE PER MILD REINFORCING PLAN.
4. WALL DIMENSIONS, SLAB OPENING DIMENSIONS AND SECTION CUTS SHALL BE PER MILD REINFORCING PLAN.
5. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND STAGING OF ALL SHORING AND RESHORING. SHORING PLACED BENEATH SLAB CLOSURE POURS SHALL NOT BE REMOVED UNTIL CLOSURE POUR CONCRETE HAS REACHED SPECIFIED STRENGTH.
6. STRUCTURAL SLAB THICKNESS AND TOP OF STRUCTURAL SLAB ARE AS SHOWN ON PLAN.
7. COLUMN OR WALL OVER-POURS INTO POST-TENSIONED SLABS SHALL NOT BE GREATER THAN 1/2" MAXIMUM. REMOVE ANY EXCESSIVE COLUMN OR WALL OVER-POURS PRIOR TO PLACING REINFORCING BARS AND POST-TENSIONED TENDONS.
8. DO NOT INSTALL DRILL-IN ADHESIVE AND EXPANSION ANCHORS IN THE POST-TENSIONED SLAB. DRILLING INTO POST-TENSIONED SLAB WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD IS NOT PERMITTED. ALL BUILDING SYSTEMS: MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION SHALL PLACE DUCTS, CHASES, PIPES OR PIPE SUPPORTS, CONDUIT SLEEVES AND HANGER INSERTS, ETC INTO THE POST-TENSIONED SLAB PRIOR TO POURING THE CONCRETE.
9. ADDITIONAL SHAFTS MAY BE LOCATED AFTER THE SLAB IS POURED IF APPROVED BY THE STRUCTURAL ENGINEER OF RECORD AND COORDINATED WITH THE GENERAL CONTRACTOR.
10. TENDONS STRESSING SEQUENCE PER GENERAL NOTES. STRESS A MINIMUM OF (2) TENDONS AT SLAB EDGES PERPENDICULAR TO THE BANDED TENDON ENDS BEFORE BANDED TENDONS ARE STRESSED.
11. HORIZONTAL SWEEP OF THE TENDONS SHALL NOT BE GREATER THEN 1:6. TENDONS WITH HORIZONTAL SWEEP GREATER THAN 1:6 SHALL BE REVIEWED BY THE ENGINEER-OF-RECORD FOR TENDON SPACING AND ADDITIONAL REINFORCING REQUIREMENTS PRIOR TO PLACING CONCRETE.
12. [PROVIDE FULLY ENCAPSULATED SYSTEM OF THE POST-TENSIONED TENDONS AND ANCHORS AT THIS LEVEL.] ENCAPSULATION REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
13. TYPICAL DETAILS PER:

S6.01,S6.02	TYPICAL POST-TENSIONED DETAILS.
14,15/S6.01	TYPICAL POST-TENSIONED ANCHOR DETAILS.
19/S6.01	TYPICAL SLAB OPENING AT POST-TENSIONED FLOOR.
17/S6.01	TYPICAL SLAB TENDON PROFILE.
7/S6.01	TYPICAL POST-TENSIONED CONSTRUCTION JOINT DETAILS.

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STRUCTURAL POST-TENSIONED FRAMING PLAN LEVEL 2 SECTION B
SCALE: 1/8"=1'-0"

N

PLAN NOTES PER S4.21-PT

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

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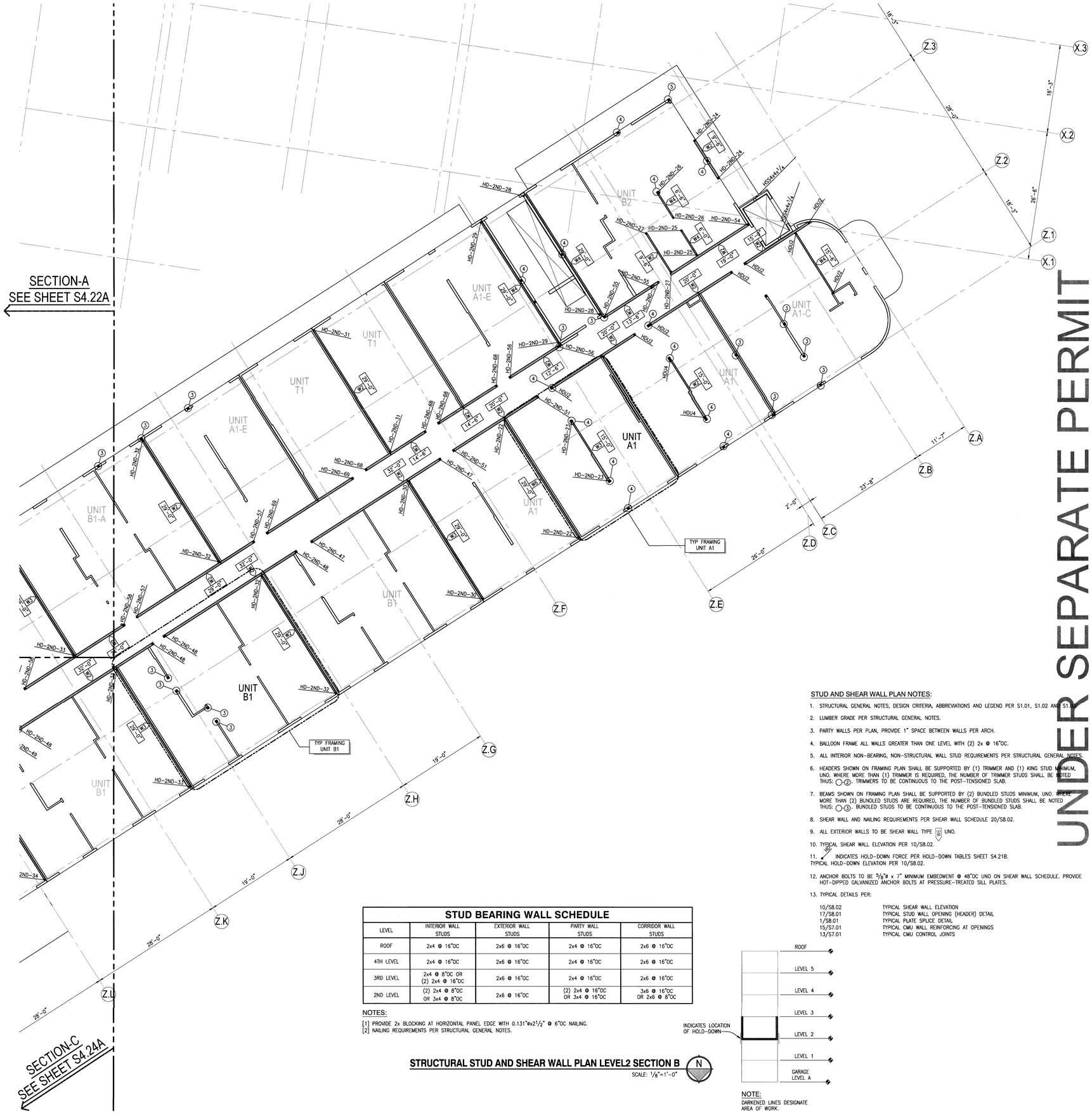
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POST-TENSIONED FRAMING
PLAN LEVEL 2 SECTION B

SHEET NO.
S4.23-PT

Plot Scale: 1 = 1

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STUD BEARING WALL SCHEDULE

LEVEL	INTERIOR WALL STUDS	EXTERIOR WALL STUDS	PARTY WALL STUDS	CORRIDOR WALL STUDS
ROOF	2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
4TH LEVEL	2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
3RD LEVEL	2x4 @ 8"OC OR (2) 2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
2ND LEVEL	(2) 2x4 @ 8"OC OR 3x4 @ 8"OC	2x6 @ 16"OC	(2) 2x4 @ 16"OC OR 3x4 @ 16"OC	3x6 @ 16"OC OR 2x6 @ 8"OC

NOTES:

[1] PROVIDE 2x BLOCKING AT HORIZONTAL PANEL EDGE WITH 0.131"ø x 2½" @ 6"OC NAILING.
[2] NAILING REQUIREMENTS PER STRUCTURAL GENERAL NOTES.

STRUCTURAL STUD AND SHEAR WALL PLAN LEVEL2 SECTION B

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

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

STUD AND SHEAR WALL PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01, S1.02 AND S1.03.
2. LUMBER GRADE PER STRUCTURAL GENERAL NOTES.
3. PARTY WALLS PER PLAN, PROVIDE 1" SPACE BETWEEN WALLS PER ARCH.
4. BALLOON FRAME ALL WALLS GREATER THAN ONE LEVEL WITH (2) 2x @ 16"OC.
5. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUD REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
6. HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (1) TRIMMER AND (1) KING STUD MINIMUM, UNO. WHERE MORE THAN (1) TRIMMER IS REQUIRED, THE NUMBER OF TRIMMER STUDS SHALL BE NOTED THUS: ◯(2). TRIMMERS TO BE CONTINUOUS TO THE POST-TENSIONED SLAB.
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8. SHEAR WALL AND NAILING REQUIREMENTS PER SHEAR WALL SCHEDULE 20/S8.02.
9. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE (SW2) UNO.
10. TYPICAL SHEAR WALL ELEVATION PER 10/S8.02.
11. (HD) INDICATES HOLD-DOWN FORCE PER HOLD-DOWN TABLES SHEET S4.21B. TYPICAL HOLD-DOWN ELEVATION PER 10/S8.02.
12. ANCHOR BOLTS TO BE 5/8"ø x 7" MINIMUM EMBEDMENT @ 48"OC UNO ON SHEAR WALL SCHEDULE. PROVIDE HOT-DIPPED GALVANIZED ANCHOR BOLTS AT PRESSURE-TREATED SILL PLATES.
13. TYPICAL DETAILS PER:

10/S8.02	TYPICAL SHEAR WALL ELEVATION
17/S8.01	TYPICAL STUD WALL OPENING (HEADER) DETAIL
1/S8.01	TYPICAL PLATE SPLICE DETAIL
15/S7.01	TYPICAL CMU WALL REINFORCING AT OPENINGS
13/S7.01	TYPICAL CMU CONTROL JOINTS

UNDER SEPARATE PERMIT

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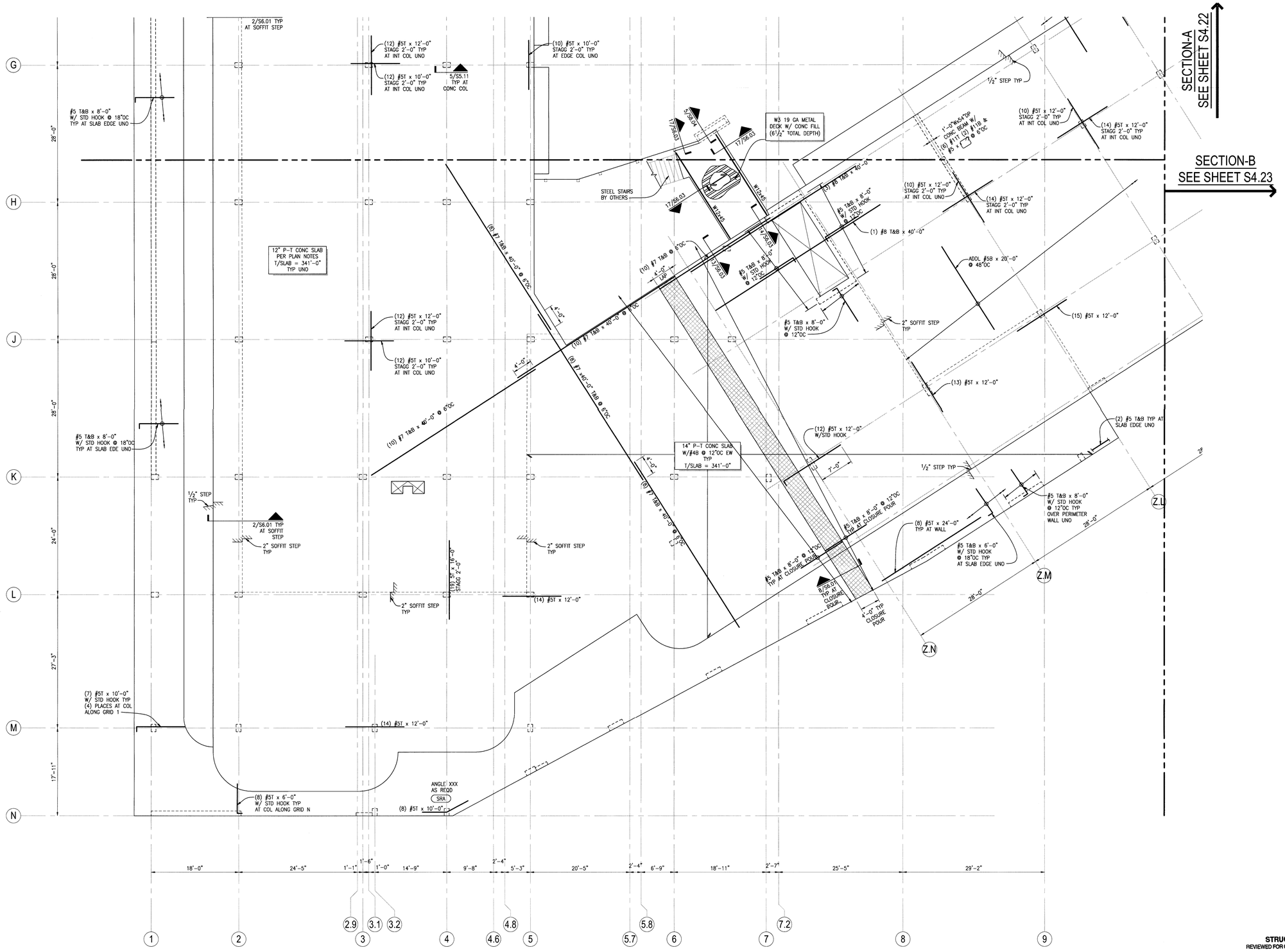
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LAGUNA NIGUEL LLC
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SHEET TITLE:
STRUCTURAL
STUD AND SHEAR WALL
PLAN LEVEL 2 SECTION C

SHEET NO.
S4.23A

Plot Scale: 1 = 1
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STRUCTURAL MILD REINFORCING PLAN LEVEL2 SECTION C

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

PLAN NOTES PER S4.21

ROOF
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
GARAGE LEVEL A

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

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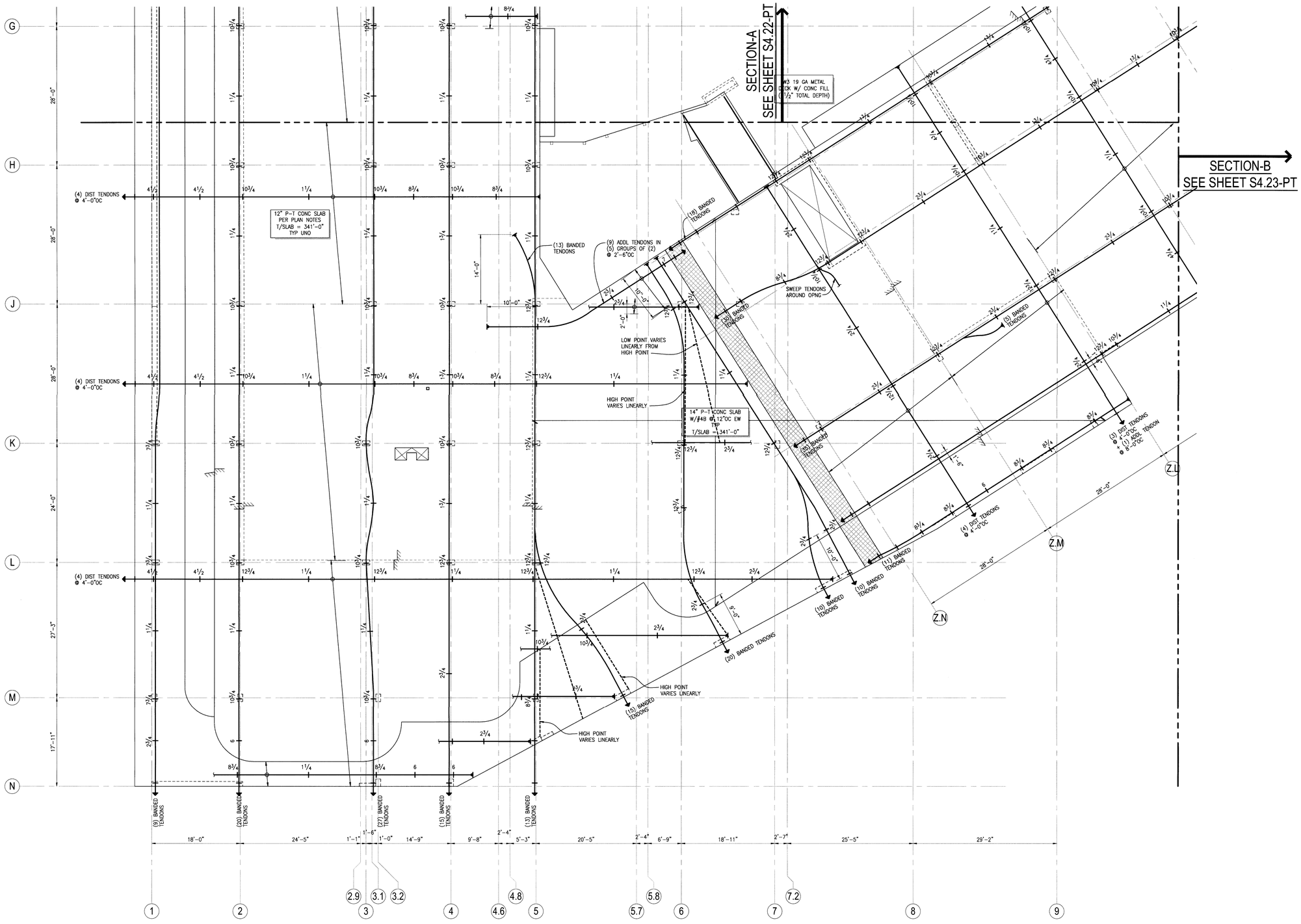
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LEVEL 2 SECTION C

SHEET NO.
S4.24



STRUCTURAL POST-TENSIONED FRAMING PLAN LEVEL2 SECTION C

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

PLAN NOTES PER S4.21

ROOF
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
GARAGE LEVEL A

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REGISTERED PROFESSIONAL ENGINEER HARRY JONES III No. S3907 STRUCTURAL CIVIL STATE OF CALIFORNIA

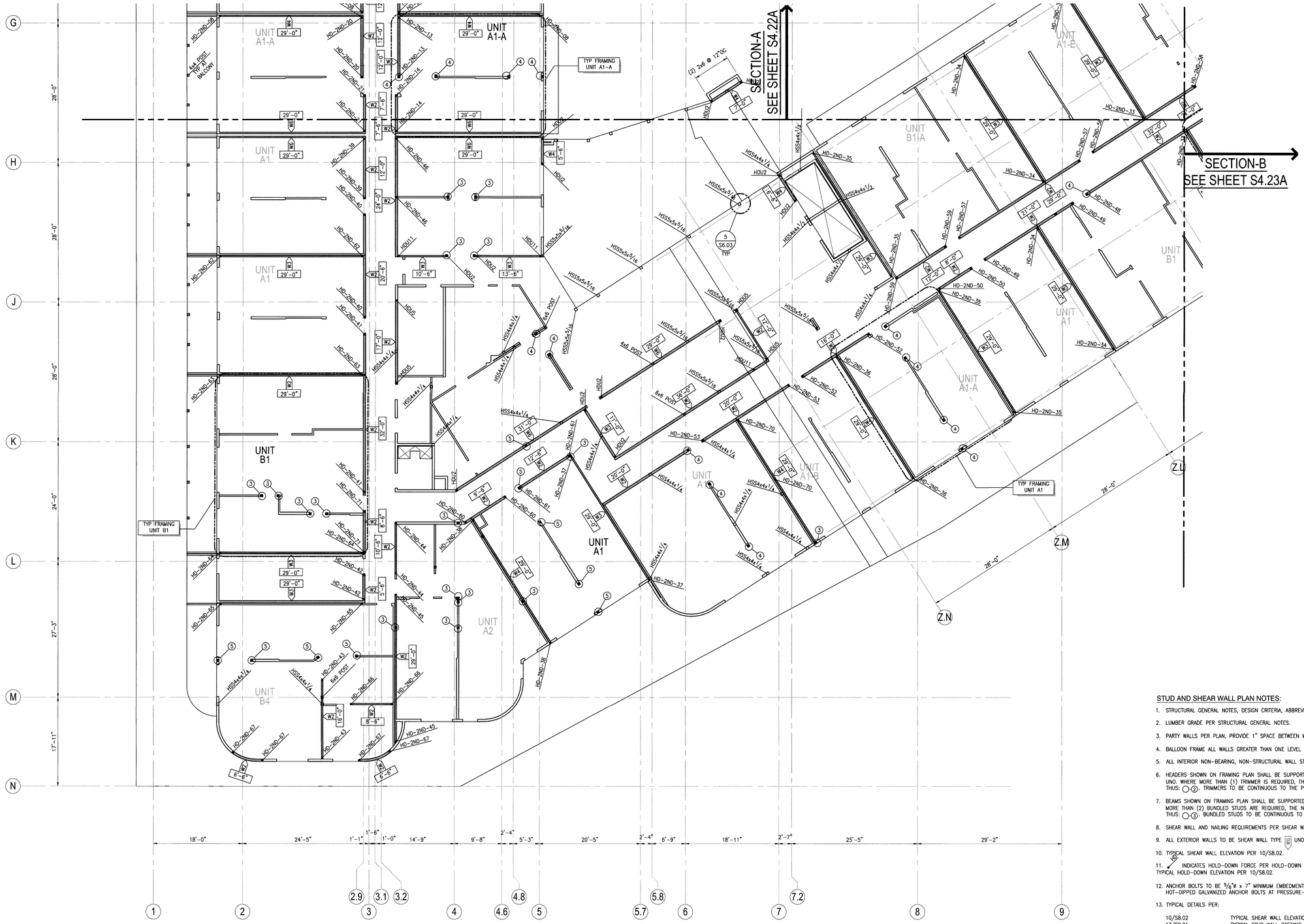
REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
11/08/12 PERMIT SET
07/23/13 2ND BLDG DEPT SUBMITTAL
08/22/13 3RD BLDG DEPT SUBMITTAL

APPROVALS:
Job No.: 12051-0019
Proj. Manager: JO/CIS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL
POST-TENSIONED FRAMING
PLAN LEVEL 2 SECTION C

SHEET NO.
S4.24-PT



STUD BEARING WALL SCHEDULE

LEVEL	INTERIOR WALL STUDS	EXTERIOR WALL STUDS	PARTY WALL STUDS	CORRIDOR WALL STUDS
ROOF	2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
4TH LEVEL	2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
3RD LEVEL	2x4 @ 8"OC OR (2) 2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
2ND LEVEL	(2) 2x4 @ 8"OC OR 3x4 @ 8"OC	2x6 @ 16"OC	(2) 2x4 @ 16"OC OR 3x4 @ 16"OC	3x6 @ 16"OC OR 2x6 @ 8"OC

NOTES:

[1] PROVIDE 2x BLOCKING AT HORIZONTAL PANEL EDGE WITH 0.131"ø x 2½" @ 6"OC NAILING.
[2] NAILING REQUIREMENTS PER STRUCTURAL GENERAL NOTES.

STRUCTURAL STUD AND SHEAR WALL PLAN LEVEL 2 SECTION C

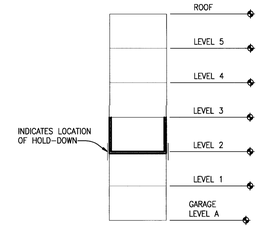
SCALE: 1/8"=1'-0"

N

STUD AND SHEAR WALL PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01, S1.02 AND S1.03.
2. LUMBER GRADE PER STRUCTURAL GENERAL NOTES.
3. PARTY WALLS PER PLAN, PROVIDE 1" SPACE BETWEEN WALLS PER ARCH.
4. BALLOON FRAME ALL WALLS GREATER THAN ONE LEVEL WITH (2) 2x @ 16"OC.
5. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUD REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
6. HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (1) TRIMMER AND (1) KING STUD MINIMUM, UNO. WHERE MORE THAN (1) TRIMMER IS REQUIRED, THE NUMBER OF TRIMMER STUDS SHALL BE NOTED THUS: ◯-②. TRIMMERS TO BE CONTINUOUS TO THE POST-TENSIONED SLAB.
7. BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) BUNDLED STUDS MINIMUM, UNO. WHERE MORE THAN (2) BUNDLED STUDS ARE REQUIRED, THE NUMBER OF BUNDLED STUDS SHALL BE NOTED THUS: ◯-③. BUNDLED STUDS TO BE CONTINUOUS TO THE POST-TENSIONED SLAB.
8. SHEAR WALL AND NAILING REQUIREMENTS PER SHEAR WALL SCHEDULE 20/S8.02.
9. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE W1 UNO.
10. TYPICAL SHEAR WALL ELEVATION PER 10/S8.02.
11. ◇ INDICATES HOLD-DOWN FORCE PER HOLD-DOWN TABLES SHEET S4.21B. TYPICAL HOLD-DOWN ELEVATION PER 10/S8.02.
12. ANCHOR BOLTS TO BE 5/8"ø x 7" MINIMUM EMBEDMENT @ 48"OC UNO ON SHEAR WALL SCHEDULE. PROVIDE HOT-DIPPED GALVANIZED ANCHOR BOLTS AT PRESSURE-TREATED SILL PLATES.
13. TYPICAL DETAILS PER:

10/S8.02	TYPICAL SHEAR WALL ELEVATION
17/S8.01	TYPICAL STUD WALL OPENING (HEADER) DETAIL
1/S8.01	TYPICAL PLATE SPLICE DETAIL
15/S7.01	TYPICAL CMU WALL REINFORCING AT OPENINGS
13/S7.01	TYPICAL CMU CONTROL JOINTS



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

UNDER SEPARATE PERMIT

PREPARED BY:
DCI ENGINEERS®
101 WEST BROADWAY • SUITE 1260
SAN DIEGO, CALIFORNIA 92101
PHONE: (619) 234-8866 FAX: (619)234-8866
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SIGNATURE:
REGISTERED PROFESSIONAL ENGINEER HARRY JOHN TSE No. S3907 STRUCTURAL STATE OF CALIFORNIA

REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
11/09/12 PERMIT SET
07/23/13 2ND BLDG DEPT. SUBMITTAL
09/22/13 3RD BLDG DEPT. SUBMITTAL

APPROVALS:
Job No.: 1251-0019
Proj. Manager: JD/DS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.
Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTRUAL
STUD AND SHEAR WALL
PLAN LEVEL 2 SECTION B

SHEET NO.
S4.24A

1251-0019-S4.24A.dwg 21-Aug-13 5:10 PM jespinosa
Plot Scale: 1 = 1

SHEARWALL TIE DOWN SCHEDULE
PART A WALLS

5TH LEVEL				4TH LEVEL				3RD LEVEL				2ND LEVEL			
SHEET	TD LABEL	TD FORCE [KIPS]	COMPR. [KIPS]	SHEET	TD LABEL	TD FORCE [KIPS]	COMPR. [KIPS]	SHEET	TD LABEL	TD FORCE [KIPS]	COMPR. [KIPS]	SHEET	TD LABEL	TD FORCE [KIPS]	COMPR. [KIPS]
S4.51A	HD/5TH-001			S4.41A	HD/4TH-001	4.5	2.5	S4.31A	HD/3rd-001	8.5	6.7	S4.21A	HD/2nd-001	13.5	11.8
S4.51A	HD/5TH-002	0.5	1.8	S4.41A	HD/4TH-002	1.9	5.3	S4.31A	HD/3rd-002	4.5	9.9	S4.21A	HD/2nd-002	7.7	15.1
S4.51A	HD/5TH-003	2.8	3.0	S4.41A	HD/4TH-003	8.0	8.5	S4.31A	HD/3rd-003	15.1	15.7	S4.21A	HD/2nd-003	23.1	23.7
S4.51A	HD/5TH-004	0.0	0.0	S4.41A	HD/4TH-004	1.4	3.3	S4.31A	HD/3rd-004	4.6	7.5	S4.21A	HD/2nd-004	8.4	12.3
S4.51A	HD/5TH-005	0.1	1.4	S4.41A	HD/4TH-005	1.0	4.4	S4.31A	HD/3rd-005	2.9	8.3	S4.21A	HD/2nd-005	5.3	12.8
S4.51A	HD/5TH-006	0.6	1.9	S4.41A	HD/4TH-006	2.3	5.7	S4.31A	HD/3rd-006	5.4	10.8	S4.21A	HD/2nd-006	9.1	16.5
S4.51A	HD/5TH-007	0.4	1.7	S4.41A	HD/4TH-007	1.7	5.1	S4.31A	HD/3rd-007	4.3	9.7	S4.21A	HD/2nd-007	7.4	14.9
S4.51A	HD/5TH-008	0.2	1.5	S4.41A	HD/4TH-008	1.2	4.5	S4.31A	HD/3rd-008	3.2	8.6	S4.21A	HD/2nd-008	5.7	13.2
S4.51A	HD/5TH-009	1.5	2.2	S4.41A	HD/4TH-009	5.7	6.4	S4.31A	HD/3rd-009	11.5	12.1	S4.21A	HD/2nd-009	18.0	18.6
S4.51A	HD/5TH-010	0.0	2.2	S4.41A	HD/4TH-010	2.2	6.4	S4.31A	HD/3rd-010	6.6	12.1	S4.21A	HD/2nd-010	11.8	18.6
S4.51A	HD/5TH-011	0.0	2.2	S4.41A	HD/4TH-011	2.7	6.4	S4.31A	HD/3rd-011	7.4	12.1	S4.21A	HD/2nd-011	12.7	18.6
S4.51A	*HD/5TH-012*	*0.2*	2.2	S4.41A	*HD/4TH-012*	3.7	*6.4*	S4.31A	*HD/3rd-012*	8.6	12.1	S4.21A	*HD/2nd-012*	14.3	*18.6*
S4.51A	HD/5TH-013	0.7	2.2	S4.41A	HD/4TH-013	4.5	6.4	S4.31A	HD/3rd-013	9.7	12.1	S4.21A	HD/2nd-013	15.7	18.6
S4.51A	HD/5TH-014	1.3	2.2	S4.41A	HD/4TH-014	5.4	6.4	S4.31A	HD/3rd-014	11.1	12.1	S4.21A	HD/2nd-014	17.5	18.6
S4.51A	HD/5TH-015	0.7	2.3	S4.41A	HD/4TH-015	4.6	6.8	S4.31A	HD/3rd-015	10.1	12.8	S4.21A	HD/2nd-015	16.4	19.6
S4.51A	HD/5TH-016	0.0	2.3	S4.41A	HD/4TH-016	0.1	6.8	S4.31A	HD/3rd-016	4.0	12.8	S4.21A	HD/2nd-016	8.7	19.6
S4.51A	HD/5TH-017	0.0	2.3	S4.41A	HD/4TH-017	3.1	6.8	S4.31A	HD/3rd-017	8.0	12.8	S4.21A	HD/2nd-017	13.7	19.6
S4.51A	HD/5TH-018	0.0	2.3	S4.41A	HD/4TH-018	3.2	6.8	S4.31A	HD/3rd-018	8.2	12.8	S4.21A	HD/2nd-018	13.9	19.6
S4.51A	HD/5TH-019	0.4	2.3	S4.41A	HD/4TH-019	4.0	6.8	S4.31A	HD/3rd-019	9.3	12.8	S4.21A	HD/2nd-019	15.4	19.6
S4.51A	HD/5TH-020	0.9	2.3	S4.41A	HD/4TH-020	4.8	6.8	S4.31A	HD/3rd-020	10.4	12.8	S4.21A	HD/2nd-020	16.7	19.6
S4.51A	HD/5TH-021	1.5	2.3	S4.41A	HD/4TH-021	5.8	6.8	S4.31A	HD/3rd-021	11.8	12.8	S4.21A	HD/2nd-021	18.6	19.6

SHEARWALL TIE DOWN SCHEDULE
PART B WALLS

5TH LEVEL				4TH LEVEL				3RD LEVEL				2ND LEVEL			
SHEET	TD LABEL	TD FORCE [KIPS]	COMPR. [KIPS]	SHEET	TD LABEL	TD FORCE [KIPS]	COMPR. [KIPS]	SHEET	TD LABEL	TD FORCE [KIPS]	COMPR. [KIPS]	SHEET	TD LABEL	TD FORCE [KIPS]	COMPR. [KIPS]
S4.51A	HD/5TH-022			S4.41A	HD/4TH-022	0.0	3.2	S4.31A	HD/3rd-022	0.4	5.9	S4.21A	HD/2nd-022	1.4	9.0
S4.51A	HD/5TH-023			S4.41A	HD/4TH-023	1.5	3.7	S4.31A	HD/3rd-023	5.0	8.6	S4.21A	HD/2nd-023	9.1	14.2
S4.51A	HD/5TH-024	1.5	1.9	S4.41A	HD/4TH-024	5.1	5.9	S4.31A	HD/3rd-024	10.2	11.4	S4.21A	HD/2nd-024	16.0	17.6
S4.51A	HD/5TH-025	1.2	1.4	S4.41A	HD/4TH-025	3.6	4.1	S4.31A	HD/3rd-025	7.0	7.8	S4.21A	HD/2nd-025	10.8	11.9
S4.51A	HD/5TH-026	1.2	1.4	S4.41A	HD/4TH-026	3.5	4.1	S4.31A	HD/3rd-026	6.8	7.8	S4.21A	HD/2nd-026	10.6	11.9
S4.51A	HD/5TH-027	1.9	2.2	S4.41A	HD/4TH-027	5.8	6.7	S4.31A	HD/3rd-027	11.4	12.6	S4.21A	HD/2nd-027	17.7	19.3
S4.51A	HD/5TH-028	0.9	2.2	S4.41A	HD/4TH-028	1.7	5.1	S4.31A	HD/3rd-028	3.2	8.6	S4.21A	HD/2nd-028	4.9	12.3
S4.51A	HD/5TH-029	0.3	1.6	S4.41A	HD/4TH-029	1.3	4.7	S4.31A	HD/3rd-029	3.4	8.8	S4.21A	HD/2nd-029	5.9	13.4
S4.51A	HD/5TH-030	0.5	1.8	S4.41A	HD/4TH-030	2.0	5.4	S4.31A	HD/3rd-030	4.7	10.1	S4.21A	HD/2nd-030	8.0	15.5
S4.51A	HD/5TH-031	1.4	2.6	S4.41A	HD/4TH-031	4.4	7.7	S4.31A	HD/3rd-031	9.2	14.5	S4.21A	HD/2nd-031	14.8	22.1
S4.51A	HD/5TH-032	1.0	2.3	S4.41A	HD/4TH-032	3.5	6.8	S4.31A	HD/3rd-032	7.5	12.8	S4.21A	HD/2nd-032	12.3	19.6
S4.51A	HD/5TH-033	0.8	2.1	S4.41A	HD/4TH-033	2.7	6.1	S4.31A	HD/3rd-033	6.0	11.4	S4.21A	HD/2nd-033	10.0	17.4
S4.51A	HD/5TH-034	0.5	1.8	S4.41A	HD/4TH-034	2.0	5.4	S4.31A	HD/3rd-034	4.7	10.1	S4.21A	HD/2nd-034	8.0	15.4
S4.51A	HD/5TH-035	0.3	1.6	S4.41A	HD/4TH-035	1.3	4.7	S4.31A	HD/3rd-035	3.3	8.7	S4.21A	HD/2nd-035	5.9	13.3
S4.51A	HD/5TH-036	0.0	1.7	S4.41A	HD/4TH-036	0.0	4.5	S4.31A	HD/3rd-036	0.9	8.2	S4.21A	HD/2nd-036	7.0	16.2
S4.51A	HD/5TH-037	0.0	0.0	S4.41A	HD/4TH-037	0.5	2.5	S4.31A	HD/3rd-037	2.7	6.8	S4.21A	HD/2nd-037	5.7	11.9
S4.51A	HD/5TH-038	0.0	0.0	S4.41A	HD/4TH-038	0.1	2.2	S4.31A	HD/3rd-038	1.7	5.8	S4.21A	HD/2nd-038	4.0	10.2
S4.51A	HD/5TH-039	1.5	2.9	S4.41A	HD/4TH-039	6.2	8.1	S4.31A	HD/3rd-039	12.4	14.7	S4.21A	HD/2nd-039	19.4	22.1
S4.51A	HD/5TH-040	0.5	2.9	S4.41A	HD/4TH-040	4.5	8.1	S4.31A	HD/3rd-040	10.1	14.7	S4.21A	HD/2nd-040	16.5	22.1
S4.51A	HD/5TH-041	0.0	2.9	S4.41A	HD/4TH-041	3.0	8.1	S4.31A	HD/3rd-041	8.0	14.7	S4.21A	HD/2nd-041	13.8	22.1
S4.51A	HD/5TH-042	2.5	2.9	S4.41A	HD/4TH-042	7.8	8.1	S4.31A	HD/3rd-042	14.7	14.7	S4.21A	HD/2nd-042	22.5	22.1
S4.51A	HD/5TH-043	0.0	0.0	S4.41A	HD/4TH-043	1.4	2.2	S4.31A	HD/3rd-043	4.3	6.0	S4.21A	HD/2nd-043	7.9	10.4
S4.51A	HD/5TH-044	1.6	2.8	S4.41A	HD/4TH-044	5.2	7.1	S4.31A	HD/3rd-044	10.2	12.6	S4.21A	HD/2nd-044	15.3	18.2
S4.51A	HD/5TH-045	0.0	0.0	S4.41A	HD/4TH-045	1.3	2.9	S4.31A	HD/3rd-045	3.8	7.1	S4.21A	HD/2nd-045	7.0	11.9
S4.51A	HD/5TH-046	1.4	2.8	S4.41A	HD/4TH-046	5.2	7.1	S4.31A	HD/3rd-046	10.2	12.6	S4.21A	HD/2nd-046	15.3	18.2
S4.51A	HD/5TH-047	0.0	2.2	S4.41A	HD/4TH-047	0.7	6.4	S4.31A	HD/3rd-047	4.5	11.9	S4.21A	HD/2nd-047	8.9	18.2
S4.51A	HD/5TH-048	0.0	2.2	S4.41A	HD/4TH-048	0.7	6.4	S4.31A	HD/3rd-048	4.5	11.9	S4.21A	HD/2nd-048	8.9	18.2
S4.51A	HD/5TH-049	0.0	2.2	S4.41A	HD/4TH-049	2.7	6.4	S4.31A	HD/3rd-049	7.2	11.9	S4.21A	HD/2nd-049	12.3	18.2
S4.51A	HD/5TH-050	1.3	2.2	S4.41A	HD/4TH-050	5.3	6.4	S4.31A	HD/3rd-050	10.7	11.9	S4.21A	HD/2nd-050	16.9	18.2
S4.51A	HD/5TH-051	0.0	0.0	S4.41A	HD/4TH-051	1.1	4.6	S4.31A	HD/3rd-051	6.1	10.6	S4.21A	HD/2nd-051	11.7	17.3
S4.51A	HD/5TH-052	0.0	0.0	S4.41A	HD/4TH-052	1.8	3.0	S4.31A	HD/3rd-052	6.3	7.4	S4.21A	HD/2nd-052	11.5	12.4
S4.51A	HD/5TH-053	0.0	0.0	S4.41A	HD/4TH-053	0.0	2.0	S4.31A	HD/3rd-053	0.6	5.3	S4.21A	HD/2nd-053	3.6	9.3
S4.51A	HD/5TH-054	0.2	2.6	S4.41A	HD/4TH-054	4.0	7.5	S4.31A	HD/3rd-054	9.4	13.9	S4.21A	HD/2nd-054	15.6	21.1
S4.51A	HD/5TH-055	1.2	2.6	S4.41A	HD/4TH-055	5.6	7.5	S4.31A	HD/3rd-055	11.6	13.9	S4.21A	HD/2nd-055	18.3	21.1
S4.51A	HD/5TH-056	1.1	2.6	S4.41A	HD/4TH-056	5.5	7.5	S4.31A	HD/3rd-056	11.4	13.9	S4.21A	HD/2nd-056	18.2	21.1
S4.51A	HD/5TH-057	0.0	2.6	S4.41A	HD/4TH-057	2.4	7.5	S4.31A	HD/3rd-057	7.2	13.9	S4.21A	HD/2nd-057	12.8	21.1
S4.51A	HD/5TH-058	0.0	2.6	S4.41A	HD/4TH-058	3.3	7.5	S4.31A	HD/3rd-058	8.4	13.9	S4.21A	HD/2nd-058	14.4	21.1
S4.51A	HD/5TH-059	1.2	2.6	S4.41A	HD/4TH-059	5.6	7.5	S4.31A	HD/3rd-059	11.6	13.9	S4.21A	HD/2nd-059	18.3	21.1
S4.51A	HD/5TH-060	0.0	0.0	S4.41A	HD/4TH-060	1.8	2.6	S4.31A	HD/3rd-060	5.7	6.8	S4.21A	HD/2nd-060	10.5	12.0
S4.51A	HD/5TH-061	0.0	0.0	S4.41A	HD/4TH-061	1.5	2.6	S4.31A	HD/3rd-061	5.2	6.8	S4.21A	HD/2nd-061	9.7	12.0
S4.51A	HD/5TH-062	0.2	1.5	S4.41A	HD/4TH-062	1.1	4.5	S4.31A	HD/3rd-062	3.0	8.5	S4.21A	HD/2nd-062	5.4	12.9
S4.51A	HD/5TH-063	1.7	2.9	S4.41A	HD/4TH-063	4.8	8.2	S4.31A	HD/3rd-063	9.6	14.9	S4.21A	HD/2nd-063	15.1	22.4
S4.51A	HD/5TH-064	0.8	2.1	S4.41A	HD/4TH-064	2.7	6.0	S4.31A	HD/3rd-064	5.9	11.3	S4.21A	HD/2nd-064	9.8	17.2
S4.51A	HD/5TH-065	0.4	1.7	S4.41A	HD/4TH-065	2.1	5.4	S4.31A	HD/3rd-065	5.2	10.6	S4.21A	HD/2nd-065	9.0	16.5
S4.51A	HD/5TH-066	0.0	0.0	S4.41A	HD/4TH-066	2.6	3.6	S4.31A	HD/3rd-066	8.2	9.7	S4.21A	HD/2nd-066	15.3	17.2
S4.51A	HD/5TH-067	3.3	3.2	S4.41A	HD/4TH-067	8.1	7.8	S4.31A	HD/3rd-067	14.3	13.8	S4.21A	HD/2nd-067	21.3	20.4
S4.51A	HD/5TH-068	0.0	0.0	S4.41A	HD/4TH-068	2.4	4.9	S4.31A	HD/3rd-068	8.2	11.3	S4.21A	HD/2nd-068	14.8	18.6
S4.51A	HD/5TH-069	0.0	0.0	S4.41A	HD/4TH-069	1.2	4.9	S4.31A	HD/3rd-069	6.5	11.3	S4.21A	HD/2nd-069	12.7	18.6
S4.51A	HD/5TH-070	0.0	0.0	S4.41A	HD/4TH-070	2.4	4.1	S4.31A	HD/3rd-070	6.7	9.7	S4.21A	HD/2nd-070	11.3	15.2

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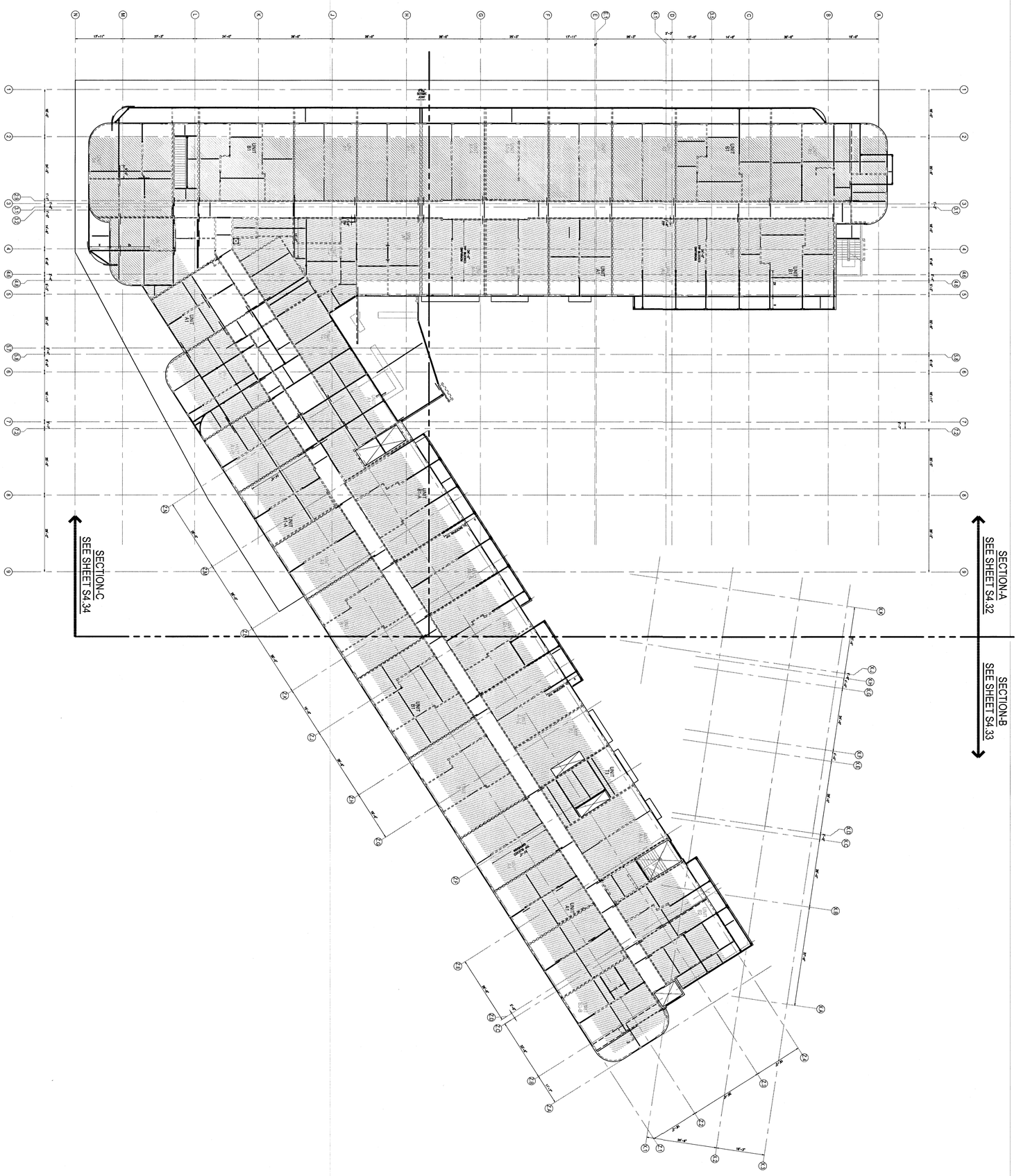
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Job No.: 1251-0019
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PROJECT TITLE:
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SHEET TITLE:
STRUCTURAL
TIE DOWN SCHEDULE

SHEET NO.
S4.21B

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Plot Scale: 1 = 1



STRUCTURAL FLOOR FRAMING PLAN LEVEL 3-OVERALL

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

NOTE:
SHADED LINES DESIGNATE AREA OF WORK.

GARAGE LEVEL A | LEVEL 1 | LEVEL 2 | LEVEL 3 | LEVEL 4 | LEVEL 5 | ROOF

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SHEET NO. S4.31

SHEET TITLE: STRUCTURAL FLOOR PLAN LEVEL 3

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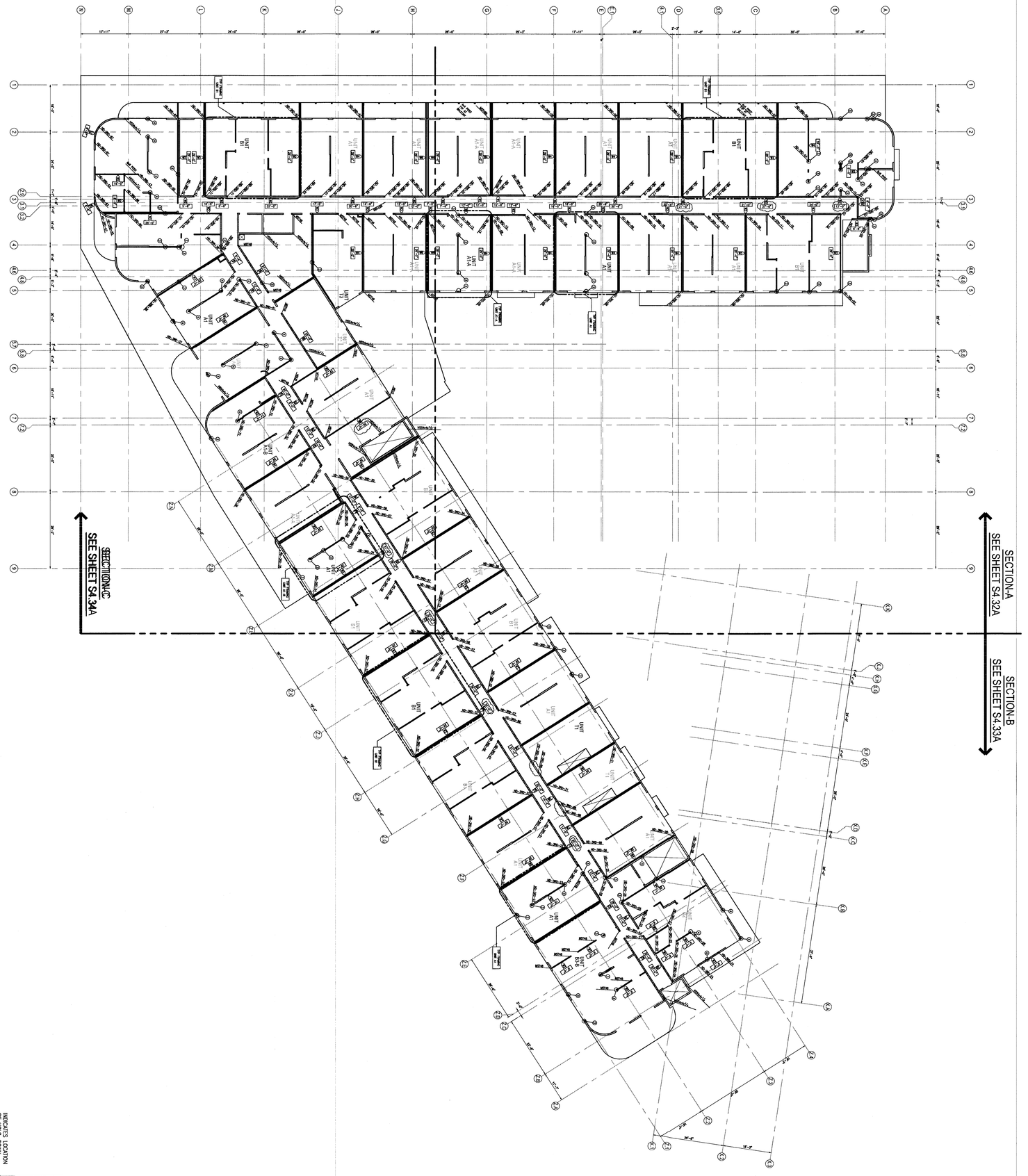
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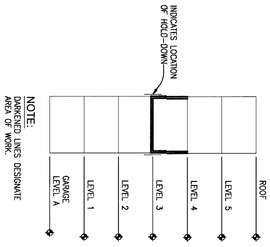
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Plot Scale: 1 = 1



STRUCTURAL STUD AND SHEAR WALL PLAN LEVEL 3-OVERALL

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



UNDER SEPARATE PERMIT

SHEET NO.
S4.31A

SHEET TITLE
STRUCTURAL
STUD AND SHEAR WALL
PLAN LEVEL 3-OVERALL

PROJECT TITLE:

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LAGUNA NIGUEL LLC
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NEWPORT BEACH, CA 92660

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Plot Scale: 1 = 1



FLOOR FRAMING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01, S1.02 AND S1.03.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECT'S DRAWINGS. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED.
3. FLOOR SHEATHING PER PLAN AND STRUCTURAL GENERAL NOTES. SHEATHING TO BE GLUED AND NAILED TO FRAMING WITH 0.131"ø2 1/2" NAILS @ 6"OC AT PANEL EDGES AND @ 12"OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES. BLOCK AND NAIL PANEL EDGES PER PLAN.
4. ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
5. ALL WOOD EXPOSED TO CONCRETE, WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
6. ALL 2x, DOUBLE 2x AND 4x HANGERS TO BE FACE MOUNT TYPE LUS, UNO. GLULAM, PARALLAM AND MICRO=LAM HANGERS ARE AS SPECIFIED ON PLAN OR TO BE SIMPSON HGLTV HANGERS, UNO.
7. HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE 4x10 MINIMUM. AT INTERIOR AND 6x6 MINIMUM AT EXTERIOR. HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
8. BEAMS ARE FLUSH FRAMED WITH JOISTS UNLESS NOTED OTHERWISE ON DETAILS, OR ON PLANS AS "DB" INDICATING THAT DROPPED BEAM FRAMING IS REQUIRED. BEAM SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
9. PROVIDE FULL HEIGHT SOLID BLOCKING OR JOISTS UNDER ALL SHEAR WALLS AND BEARING WALLS. AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER SHEAR WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
10. ALL RIM JOISTS TO BE 2x12 MINIMUM UNO.
11. PROVIDE DOUBLE JOISTS AROUND ALL FLOOR AND ROOF OPENINGS GREATER THAN 24" ON ONE SIDE.
12. BEARING STUD, SHEAR WALL, HOLD-DOWN, POST SIZE, AND POST CAP AND BASE REQUIREMENTS BELOW PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
13. FABRICATE ALL STEEL COLUMNS −1/4" PER FLOOR TO ALLOW FOR WOOD SHRINKAGE.

STRUCTURAL FLOOR FRAMING PLAN LEVEL 3 SECTION A
SCALE: 1/8"=1'-0"

ROOF
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
GARAGE LEVEL A

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

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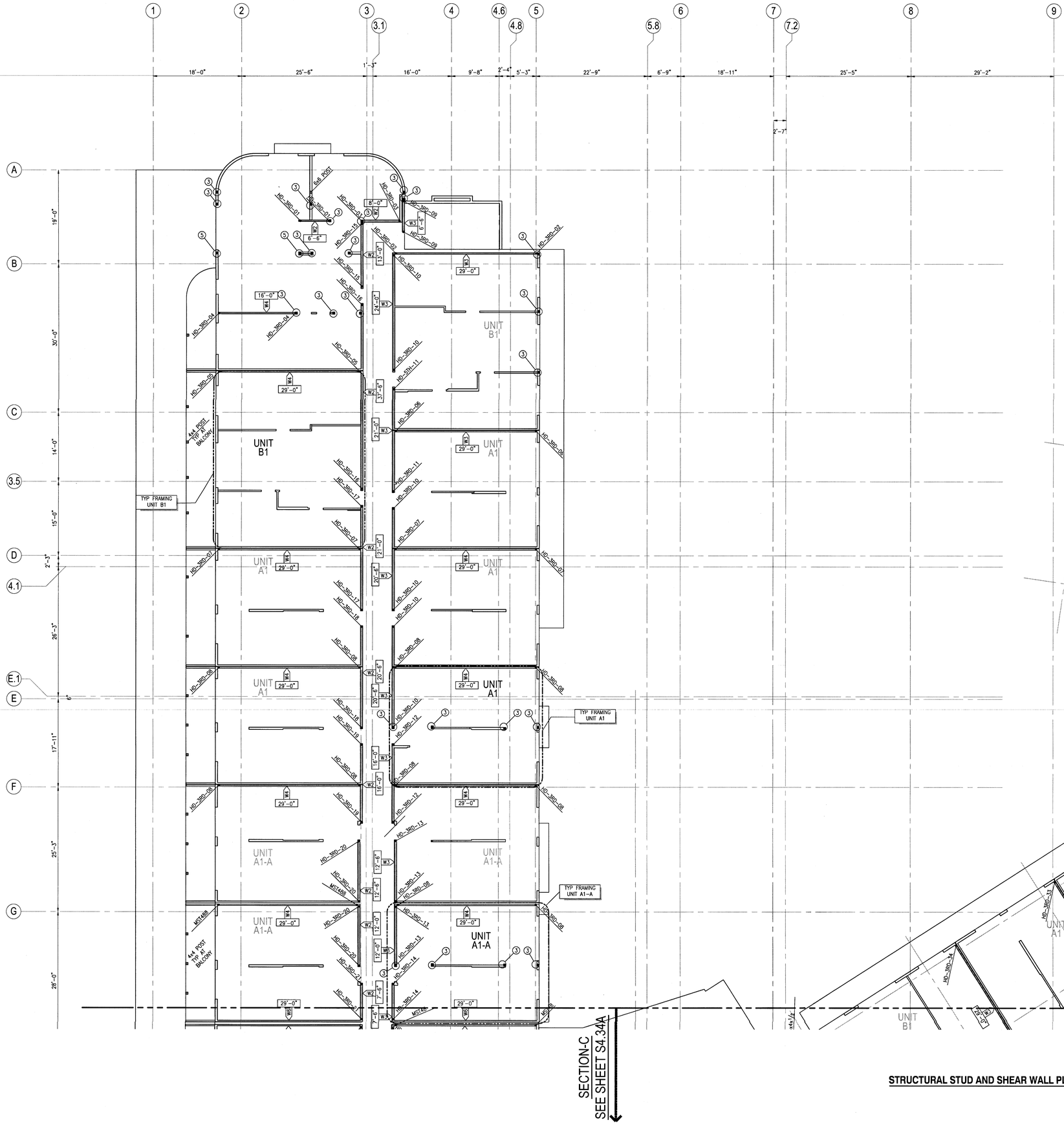
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SHEET TITLE:
STRUCTURAL
FLOOR FRAMING PLAN
LEVEL 3 SECTION A

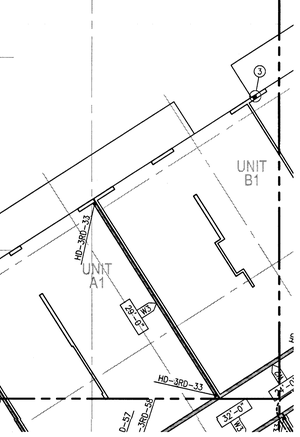
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S4.32

Plot Scale: 1 = 1
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SECTION-B
SEE SHEET S4.33A

SECTION-C
SEE SHEET S4.34A



STUD BEARING WALL SCHEDULE

LEVEL	INTERIOR WALL STUDS	EXTERIOR WALL STUDS	PARTY WALL STUDS	CORRIDOR WALL STUDS
ROOF	2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
4TH LEVEL	2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
3RD LEVEL	2x4 @ 8"OC OR (2) 2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
2ND LEVEL	(2) 2x4 @ 8"OC OR 3x4 @ 8"OC	2x6 @ 16"OC	(2) 2x4 @ 16"OC OR 3x4 @ 16"OC	3x6 @ 16"OC OR 2x6 @ 8"OC

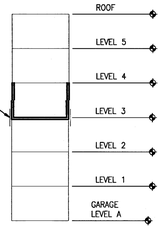
NOTES:

[1] PROVIDE 2x BLOCKING AT HORIZONTAL PANEL EDGE WITH 0.131"ø x 2½" @ 6"OC NAILING.
[2] NAILING REQUIREMENTS PER STRUCTURAL GENERAL NOTES.

STUD AND SHEAR WALL PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01, S1.02 AND S1.03.
2. LUMBER GRADE PER STRUCTURAL GENERAL NOTES.
3. PARTY WALLS PER PLAN, PROVIDE 1" SPACE BETWEEN WALLS PER ARCH.
4. BALLOON FRAME ALL WALLS GREATER THAN ONE LEVEL WITH (2) 2x @ 16"OC.
5. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUD REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
6. HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (1) TRIMMER AND (1) KING STUD MINIMUM, UNO. WHERE MORE THAN (1) TRIMMER IS REQUIRED, THE NUMBER OF TRIMMER STUDS SHALL BE NOTED THUS: ◯-(2). TRIMMERS TO BE CONTINUOUS TO THE POST-TENSIONED SLAB.
7. BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) BUNDLED STUDS MINIMUM, UNO. WHERE MORE THAN (2) BUNDLED STUDS ARE REQUIRED, THE NUMBER OF BUNDLED STUDS SHALL BE NOTED THUS: ◯-(3). BUNDLED STUDS TO BE CONTINUOUS TO THE POST-TENSIONED SLAB.
8. SHEAR WALL AND NAILING REQUIREMENTS PER SHEAR WALL SCHEDULE 20/S8.02.
9. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE (SW1) UNO.
10. TYPICAL SHEAR WALL ELEVATION PER 10/S8.02.
11. (3) INDICATES HOLD-DOWN FORCE PER HOLD-DOWN TABLES SHEET S4.21B. TYPICAL HOLD-DOWN ELEVATION PER 10/S8.02.
12. ANCHOR BOLTS TO BE ⅝"ø x 7" MINIMUM EMBEDMENT @ 48"OC UNO ON SHEAR WALL SCHEDULE. PROVIDE HOT-DIPPED GALVANIZED ANCHOR BOLTS AT PRESSURE-TREATED SILL PLATES.
13. TYPICAL DETAILS PER:

10/S8.02	TYPICAL SHEAR WALL ELEVATION
17/S8.01	TYPICAL STUD WALL OPENING (HEADER) DETAIL
1/S8.01	TYPICAL PLATE SPLICE DETAIL
15/S7.01	TYPICAL CMU WALL REINFORCING AT OPENINGS
13/S7.01	TYPICAL CMU CONTROL JOINTS



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

STRUCTURAL STUD AND SHEAR WALL PLAN LEVEL 3 SECTION A
SCALE: 1/8"=1'-0"

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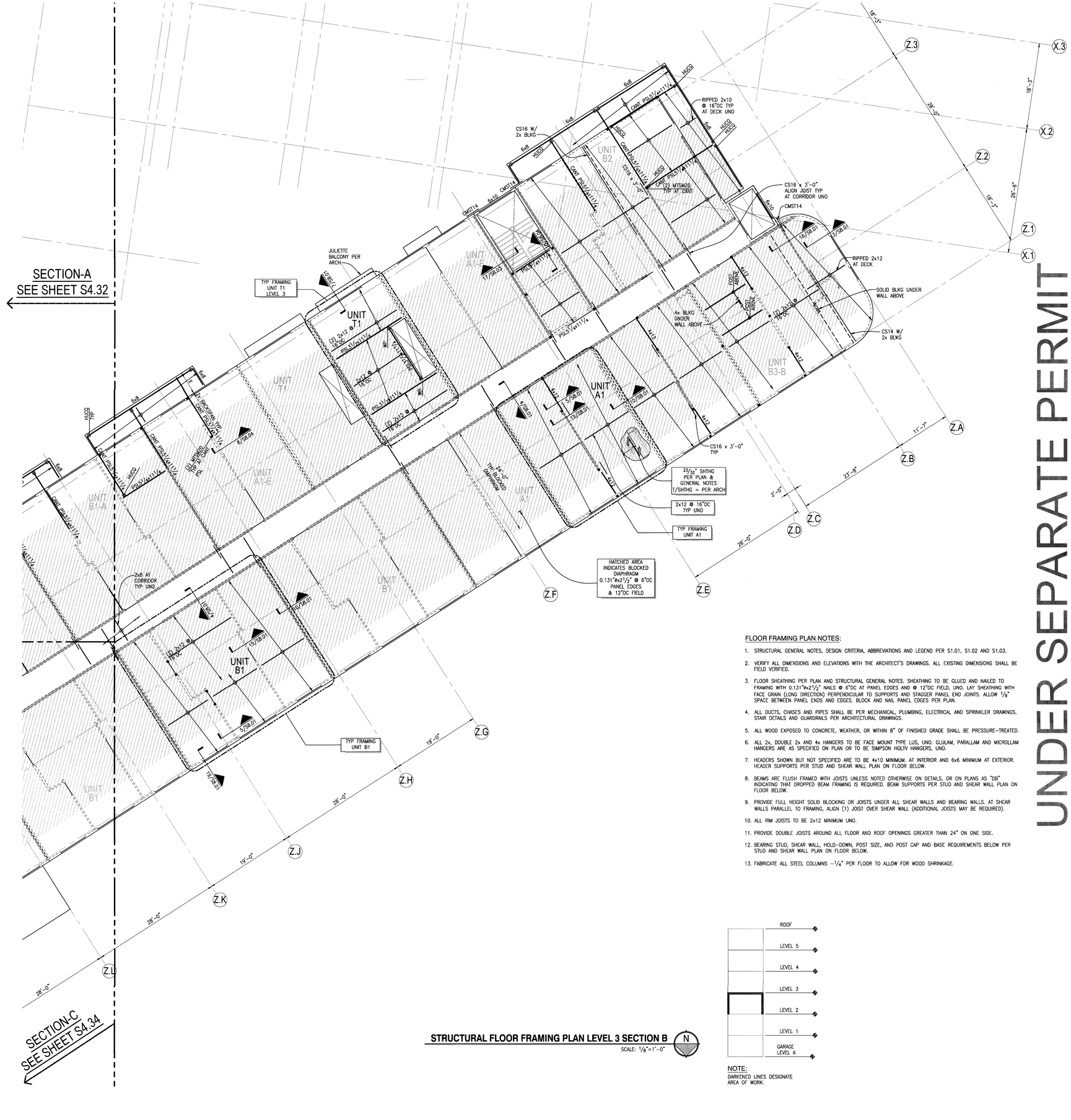
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SHEET TITLE:
STRUCTURAL
STUD AND SHEAR WALL
PLAN LEVEL 3 SECTION A

SHEET NO.
S4.32A

Plot Scale: 1 = 1
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STRUCTURAL FLOOR FRAMING PLAN LEVEL 3 SECTION B

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

FLOOR FRAMING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01, S1.02 AND S1.03.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECT'S DRAWINGS. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED.
3. FLOOR SHEATHING PER PLAN AND STRUCTURAL GENERAL NOTES. SHEATHING TO BE GLUED AND NAILED TO FRAMING WITH 0.131"•x2½" NAILS @ 6"OC AT PANEL EDGES AND @ 12"OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES. BLOCK AND NAIL PANEL EDGES PER PLAN.
4. ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
5. ALL WOOD EXPOSED TO CONCRETE, WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
6. ALL 2x, DOUBLE 2x AND 4x HANGERS TO BE FACE MOUNT TYPE LUS, UNO. GLULAM, PARALLAM AND MICROLLAM HANGERS ARE AS SPECIFIED ON PLAN OR TO BE SIMPSON HGLTV HANGERS, UNO.
7. HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE 4x10 MINIMUM. AT INTERIOR AND 6x6 MINIMUM AT EXTERIOR. HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
8. BEAMS ARE FLUSH FRAMED WITH JOISTS UNLESS NOTED OTHERWISE ON DETAILS, OR ON PLANS AS "DB" INDICATING THAT DROPPED BEAM FRAMING IS REQUIRED. BEAM SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
9. PROVIDE FULL HEIGHT SOLID BLOCKING OR JOISTS UNDER ALL SHEAR WALLS AND BEARING WALLS. AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER SHEAR WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
10. ALL RIM JOISTS TO BE 2x12 MINIMUM UNO.
11. PROVIDE DOUBLE JOISTS AROUND ALL FLOOR AND ROOF OPENINGS GREATER THAN 24" ON ONE SIDE.
12. BEARING STUD, SHEAR WALL, HOLD-DOWN, POST SIZE, AND POST CAP AND BASE REQUIREMENTS BELOW PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
13. FABRICATE ALL STEEL COLUMNS -1/4" PER FLOOR TO ALLOW FOR WOOD SHRINKAGE.

NOTE:
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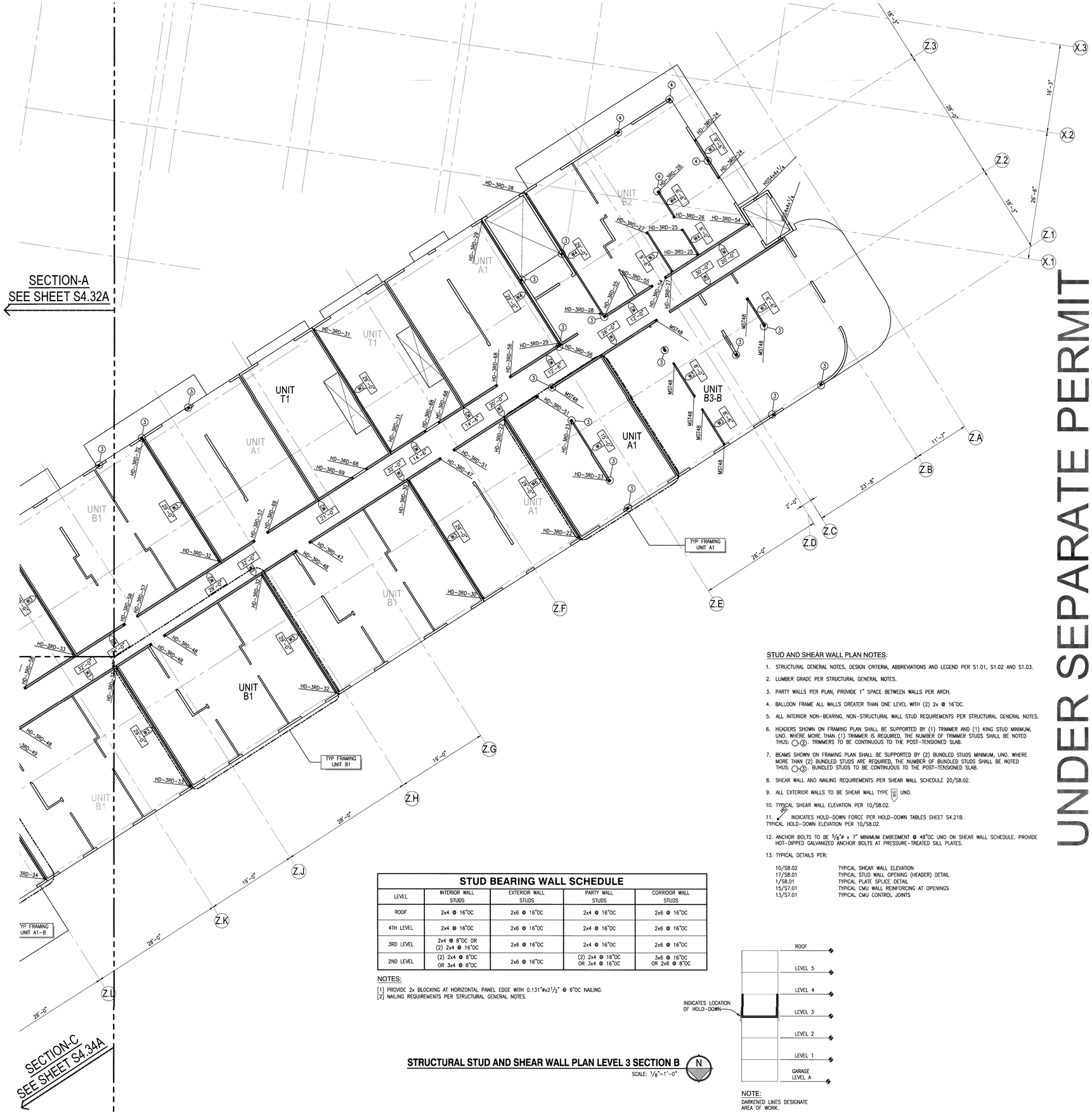
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LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL FLOOR FRAMING PLAN
LEVEL 3 SECTION C

SHEET NO.
S4.33

Plot Scale: 1 = 1



STUD BEARING WALL SCHEDULE

LEVEL	INTERIOR WALL STUDS	EXTERIOR WALL STUDS	PARTY WALL STUDS	CORRIDOR WALL STUDS
ROOF	2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
4TH LEVEL	2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
3RD LEVEL	2x4 @ 8"OC OR (2) 2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
2ND LEVEL	(2) 2x4 @ 8"OC OR 3x4 @ 8"OC	2x6 @ 16"OC	(2) 2x4 @ 16"OC OR 3x4 @ 16"OC	3x6 @ 16"OC OR 2x6 @ 8"OC

NOTES:

[1] PROVIDE 2x BLOCKING AT HORIZONTAL PANEL EDGE WITH 0.131"ø x 2½" @ 6"OC NAILING.
[2] NAILING REQUIREMENTS PER STRUCTURAL GENERAL NOTES.

STRUCTURAL STUD AND SHEAR WALL PLAN LEVEL 3 SECTION B

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

STUD AND SHEAR WALL PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01, S1.02 AND S1.03.
2. LUMBER GRADE PER STRUCTURAL GENERAL NOTES.
3. PARTY WALLS PER PLAN, PROVIDE 1" SPACE BETWEEN WALLS PER ARCH.
4. BALLOON FRAME ALL WALLS GREATER THAN ONE LEVEL WITH (2) 2x @ 16"OC.
5. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUD REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
6. HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (1) TRIMMER AND (1) KING STUD MINIMUM, UNO. WHERE MORE THAN (1) TRIMMER IS REQUIRED, THE NUMBER OF TRIMMER STUDS SHALL BE NOTED THUS: ○-②. TRIMMERS TO BE CONTINUOUS TO THE POST-TENSIONED SLAB.
7. BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) BUNDLED STUDS MINIMUM, UNO. WHERE MORE THAN (2) BUNDLED STUDS ARE REQUIRED, THE NUMBER OF BUNDLED STUDS SHALL BE NOTED THUS: ○-③. BUNDLED STUDS TO BE CONTINUOUS TO THE POST-TENSIONED SLAB.
8. SHEAR WALL AND NAILING REQUIREMENTS PER SHEAR WALL SCHEDULE 20/S8.02.
9. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE (SW1) UNO.
10. TYPICAL SHEAR WALL ELEVATION PER 10/S8.02.
11. (HD) INDICATES HOLD-DOWN FORCE PER HOLD-DOWN TABLES SHEET S4.21B. TYPICAL HOLD-DOWN ELEVATION PER 10/S8.02.
12. ANCHOR BOLTS TO BE ⅝"ø x 7" MINIMUM EMBEDMENT @ 48"OC UNO ON SHEAR WALL SCHEDULE. PROVIDE HOT-DIPPED GALVANIZED ANCHOR BOLTS AT PRESSURE-TREATED SILL PLATES.
13. TYPICAL DETAILS PER:

10/S8.02	TYPICAL SHEAR WALL ELEVATION
17/S8.01	TYPICAL STUD WALL OPENING (HEADER) DETAIL
1/S8.01	TYPICAL PLATE SPLICE DETAIL
15/S7.01	TYPICAL CMU WALL REINFORCING AT OPENINGS
13/S7.01	TYPICAL CMU CONTROL JOINTS

NOTE:
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11/09/12 PERMIT SET
07/23/13 2ND BLDG DEPT. SUBMITTAL
08/22/13 3RD BLDG DEPT. SUBMITTAL

APPROVALS:
Job No.: 12051-0019
Proj. Manager: JD/DS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

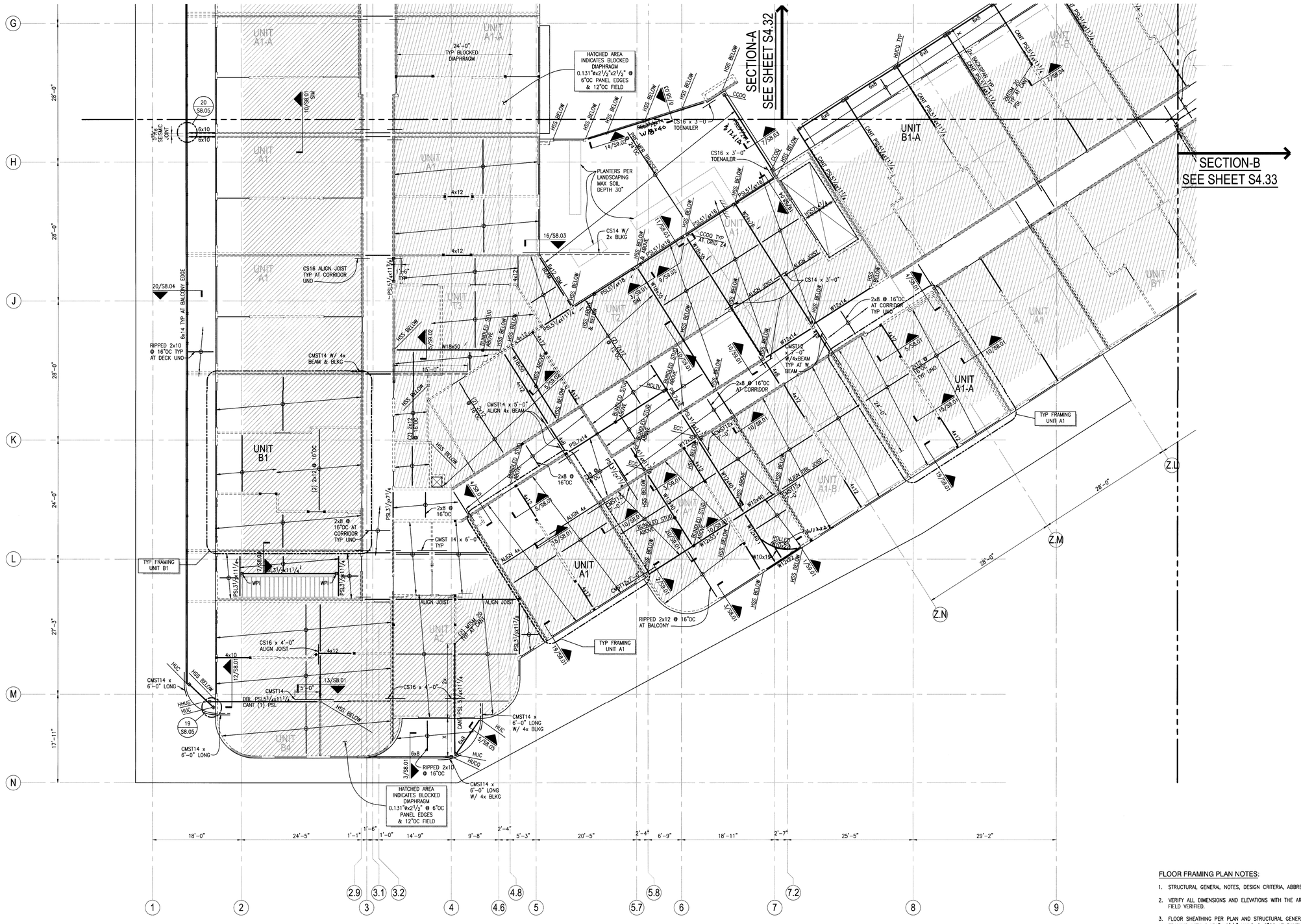
PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL
STUD AND SHEAR WALL
PLAN LEVEL 3 SECTION C

SHEET NO.
S4.33A

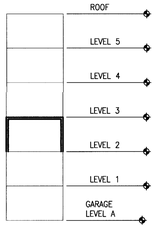
Plot Scale: 1 = 1

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STRUCTURAL FLOOR FRAMING PLAN LEVEL 3 SECTION C

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



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

FLOOR FRAMING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01, S1.02 AND S1.03.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECT'S DRAWINGS. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED.
3. FLOOR SHEATHING PER PLAN AND STRUCTURAL GENERAL NOTES. SHEATHING TO BE GLUED AND NAILED TO FRAMING WITH 0.131"ø x 2½" NAILS @ 6"OC AT PANEL EDGES AND @ 12"OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES. BLOCK AND NAIL PANEL EDGES PER PLAN.
4. ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
5. ALL WOOD EXPOSED TO CONCRETE, WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
6. ALL 2x, DOUBLE 2x AND 4x HANGERS TO BE FACE MOUNT TYPE LUS, UNO. GLULAM, PARALLAM AND MICROLLAM HANGERS ARE AS SPECIFIED ON PLAN OR TO BE SIMPSON HGLTV HANGERS, UNO.
7. HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE 4x10 MINIMUM AT INTERIOR AND 6x6 MINIMUM AT EXTERIOR. HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
8. BEAMS ARE FLUSH FRAMED WITH JOISTS UNLESS NOTED OTHERWISE ON DETAILS, OR ON PLANS AS "DB" INDICATING THAT DROPPED BEAM FRAMING IS REQUIRED. BEAM SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
9. PROVIDE FULL HEIGHT SOLID BLOCKING OR JOISTS UNDER ALL SHEAR WALLS AND BEARING WALLS. AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER SHEAR WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
10. ALL RIM JOISTS TO BE 2x12 MINIMUM UNO.
11. PROVIDE DOUBLE JOISTS AROUND ALL FLOOR AND ROOF OPENINGS GREATER THAN 24" ON ONE SIDE.
12. BEARING STUD, SHEAR WALL, HOLD-DOWN, POST SIZE, AND POST CAP AND BASE REQUIREMENTS BELOW PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
13. FABRICATE ALL STEEL COLUMNS -1/4" PER FLOOR TO ALLOW FOR WOOD SHRINKAGE.

THE CITY OF LAGUNA NIGUEL APPROVED
This set of plans & specification must be kept on the job & available to inspectors for reference & review. No changes or deviations from Community Development Director. Any changes without approval of the Director may void permit. NOT to be used for construction unless signed by the CITY.
DATE: _____
BUILDING OFFICIAL: _____

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PREPARED BY:
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SAN DIEGO, CALIFORNIA 92101
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REGISTERED PROFESSIONAL ENGINEER
HARRY JONES III
No. S3907
STRUCTURAL
STATE OF CALIFORNIA

REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
11/08/12 PERMIT SET
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APPROVALS:

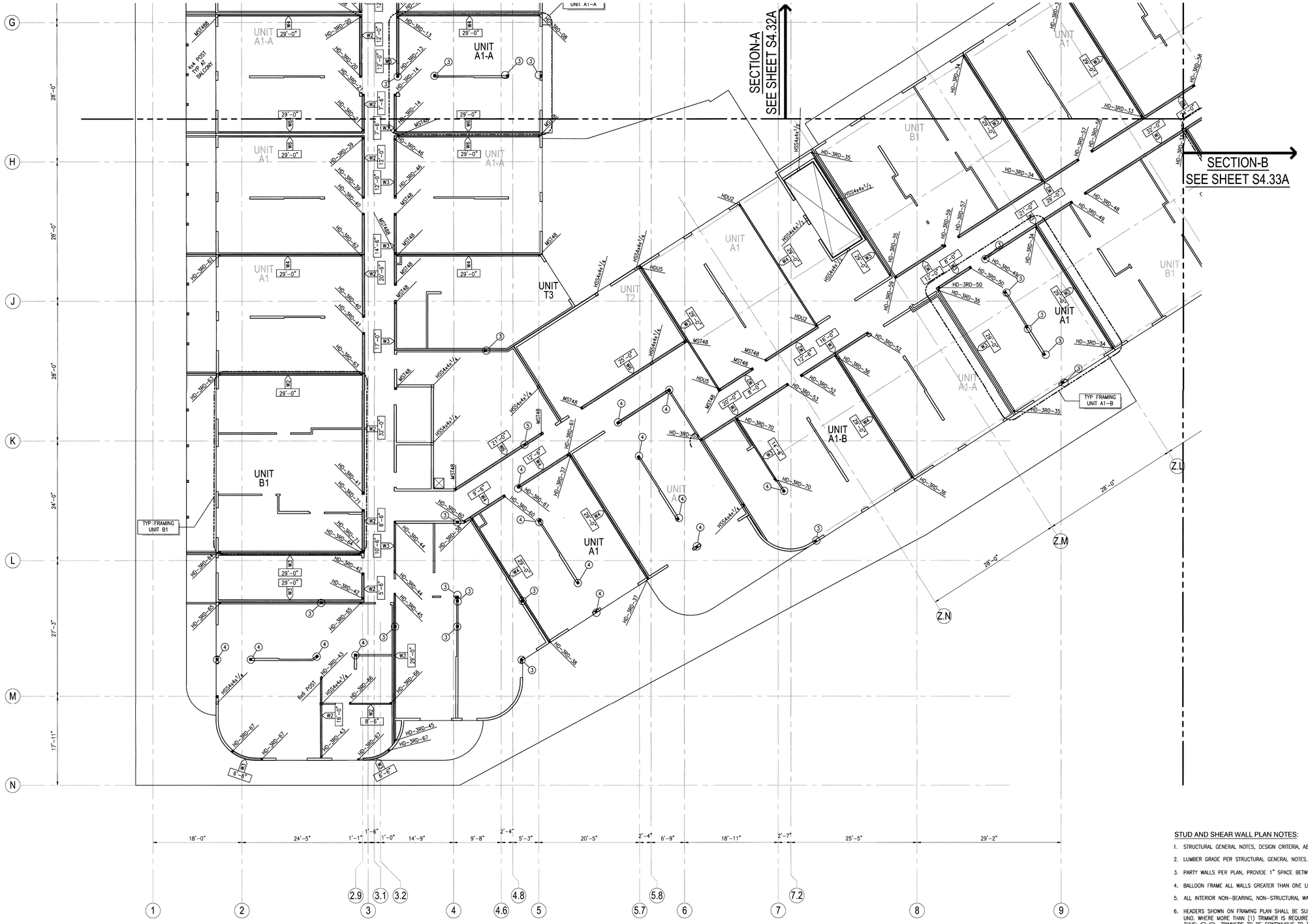
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Proj. Manager:	JD/GS
Drawn:	NAA
Reviewed:	HJ
Dwg. Chk.	
Date:	
Scale:	AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTRUAL FLOOR FRAMING PLAN
LEVEL 3 SECTION B

SHEET NO.
S4.34

12051-0019-S4.31.dwg 21-Aug-13 5:12 PM jmpenoso
Plot Scale: 1 = 1



STUD BEARING WALL SCHEDULE

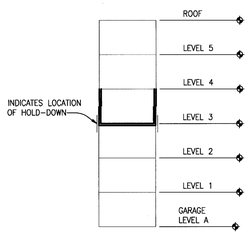
LEVEL	INTERIOR WALL STUDS	EXTERIOR WALL STUDS	PARTY WALL STUDS	CORRIDOR WALL STUDS
ROOF	2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
4TH LEVEL	2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
3RD LEVEL	2x4 @ 8"OC OR (2) 2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
2ND LEVEL	(2) 2x4 @ 8"OC OR 3x4 @ 8"OC	2x6 @ 16"OC	(2) 2x4 @ 16"OC OR 3x4 @ 16"OC	3x6 @ 16"OC OR 2x6 @ 8"OC

NOTES:

[1] PROVIDE 2x BLOCKING AT HORIZONTAL PANEL EDGE WITH 0.131"ø x 2½" @ 6"OC NAILING.
[2] NAILING REQUIREMENTS PER STRUCTURAL GENERAL NOTES.

STRUCTURAL STUD AND SHEAR WALL PLAN LEVEL 3 SECTION C

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



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

STUD AND SHEAR WALL PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01, S1.02 AND S1.03.
2. LUMBER GRADE PER STRUCTURAL GENERAL NOTES.
3. PARTY WALLS PER PLAN, PROVIDE 1" SPACE BETWEEN WALLS PER ARCH.
4. BALLOON FRAME ALL WALLS GREATER THAN ONE LEVEL WITH (2) 2x @ 16"OC.
5. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUD REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
6. HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (1) TRIMMER AND (1) KING STUD MINIMUM, UNO. WHERE MORE THAN (1) TRIMMER IS REQUIRED, THE NUMBER OF TRIMMER STUDS SHALL BE NOTED THUS: ○-②. TRIMMERS TO BE CONTINUOUS TO THE POST-TENSIONED SLAB.
7. BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) BUNDLED STUDS MINIMUM, UNO. WHERE MORE THAN (2) BUNDLED STUDS ARE REQUIRED, THE NUMBER OF BUNDLED STUDS SHALL BE NOTED THUS: ○-③. BUNDLED STUDS TO BE CONTINUOUS TO THE POST-TENSIONED SLAB.
8. SHEAR WALL AND NAILING REQUIREMENTS PER SHEAR WALL SCHEDULE 20/S8.02.
9. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE (SW1) UNO.
10. TYPICAL SHEAR WALL ELEVATION PER 10/S8.02.
11. ↙ INDICATES HOLD-DOWN FORCE PER HOLD-DOWN TABLES SHEET S4.21B. TYPICAL HOLD-DOWN ELEVATION PER 10/S8.02.
12. ANCHOR BOLTS TO BE 5/8"ø x 7" MINIMUM EMBEDMENT @ 48"OC UNO ON SHEAR WALL SCHEDULE. PROVIDE HOT-DIPPED GALVANIZED ANCHOR BOLTS AT PRESSURE-TREATED SILL PLATES.
13. TYPICAL DETAILS PER:

10/S8.02	TYPICAL SHEAR WALL ELEVATION
17/S8.01	TYPICAL STUD WALL OPENING (HEADER) DETAIL
1/S8.01	TYPICAL PLATE SPLICE DETAIL
15/S7.01	TYPICAL CMU WALL REINFORCING AT OPENINGS
13/S7.01	TYPICAL CMU CONTROL JOINTS

THE CITY OF LAGUNA NIGUEL APPROVED
THIS PLAN IS NOT A BUILDING PERMIT. NO WORK SHALL BE DONE UNTIL A VALID BUILDING PERMIT IS ISSUED. THIS APPROVAL DOES NOT AUTHORIZE ANY WORK CONTRARY TO LAWS OR ORDINANCES OF THE CITY OF LAGUNA NIGUEL.
SIGNATURE
DATE
BY

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PREPARED BY:
DCI ENGINEERS®
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REGISTERED PROFESSIONAL ENGINEER
HARRY JONES III
No. S3907
STRUCTURAL
STATE OF CALIFORNIA

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6/21/12 PLAN CHECK SUBMITTAL
11/09/12 PERMIT SET
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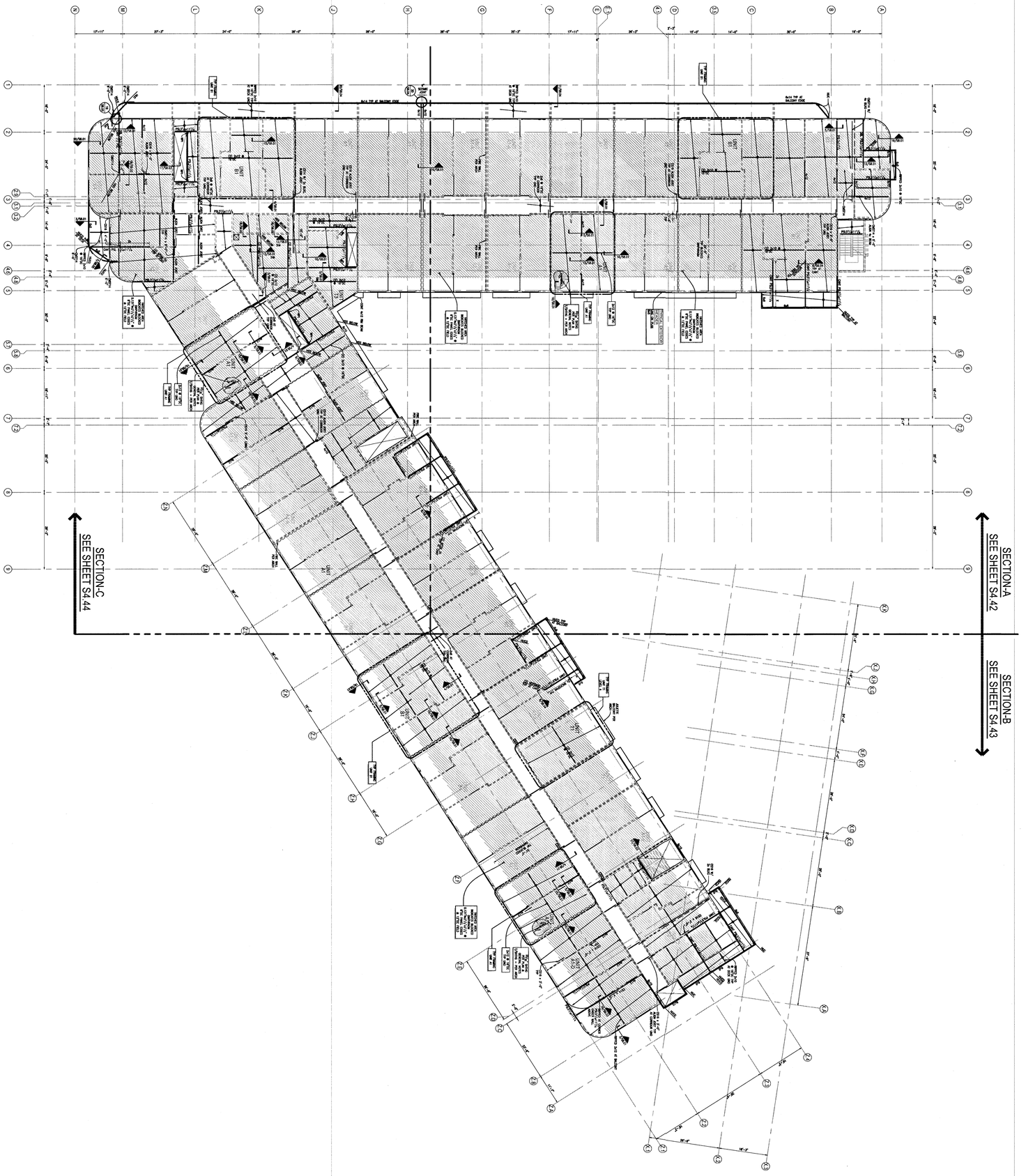
APPROVALS:
Job No.: 12051-0019
Proj. Manager: JD/GS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTRUAL
STUD AND SHEAR WALL
PLAN LEVEL 3 SECTION B

SHEET NO.
S4.34A

Plot Scale: 1 = 1
"12051-0019-S4.31A.dwg 21-Aug-13 5:13 PM jespinosa



STRUCTURAL FLOOR FRAMING PLAN LEVEL 4-OVERALL

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

NOTE:
SHADED AREA LINES DESIGNATE AREA OF WORK

GARAGE LEVEL A | LEVEL 1 | LEVEL 2 | LEVEL 3 | LEVEL 4 | LEVEL 5 | ROOF

UNDER SEPARATE PERMIT

SHEET NO. S4.41

SHEET TITLE: STRUCTURAL FLOOR FRAMING PLAN LEVEL 4-OVERALL

PROJECT TITLE:

CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

APPROVALS:
Job No.: 12051-0019
Proj. Manager: JD/GS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.
Date:
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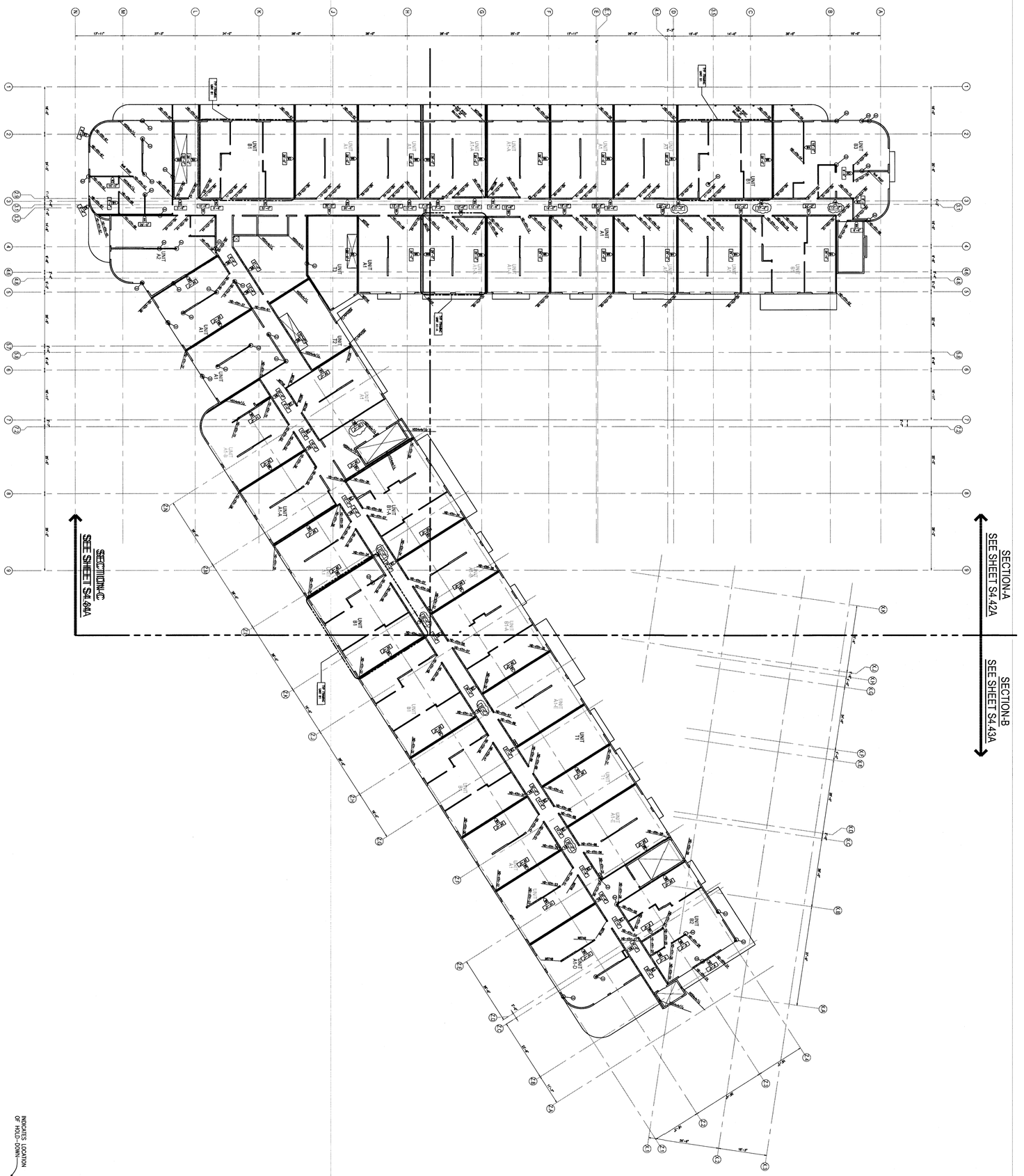
REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
11/08/12 PERMIT SET
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08/22/13 3RD BLDG DEPT SUBMITTAL

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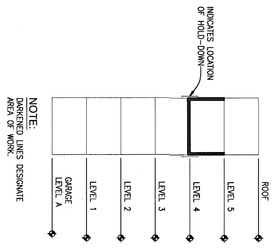
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Plot Scale: 1 = 1



STRUCTURAL STUD AND SHEAR WALL PLAN LEVEL 4

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



UNDER SEPARATE PERMIT

SHEET NO.
S4.41A

SHEET TITLE:
STRUCTURAL
STUD AND SHEAR WALL
PLAN LEVEL 4

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

APPROVALS:
Job No.: 12051-0019
Proj. Manager: JD/GS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.
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11/08/12 PERMIT SET
07/23/13 2ND BLDG DEPT SUBMITTAL
08/22/13 3RD BLDG DEPT SUBMITTAL

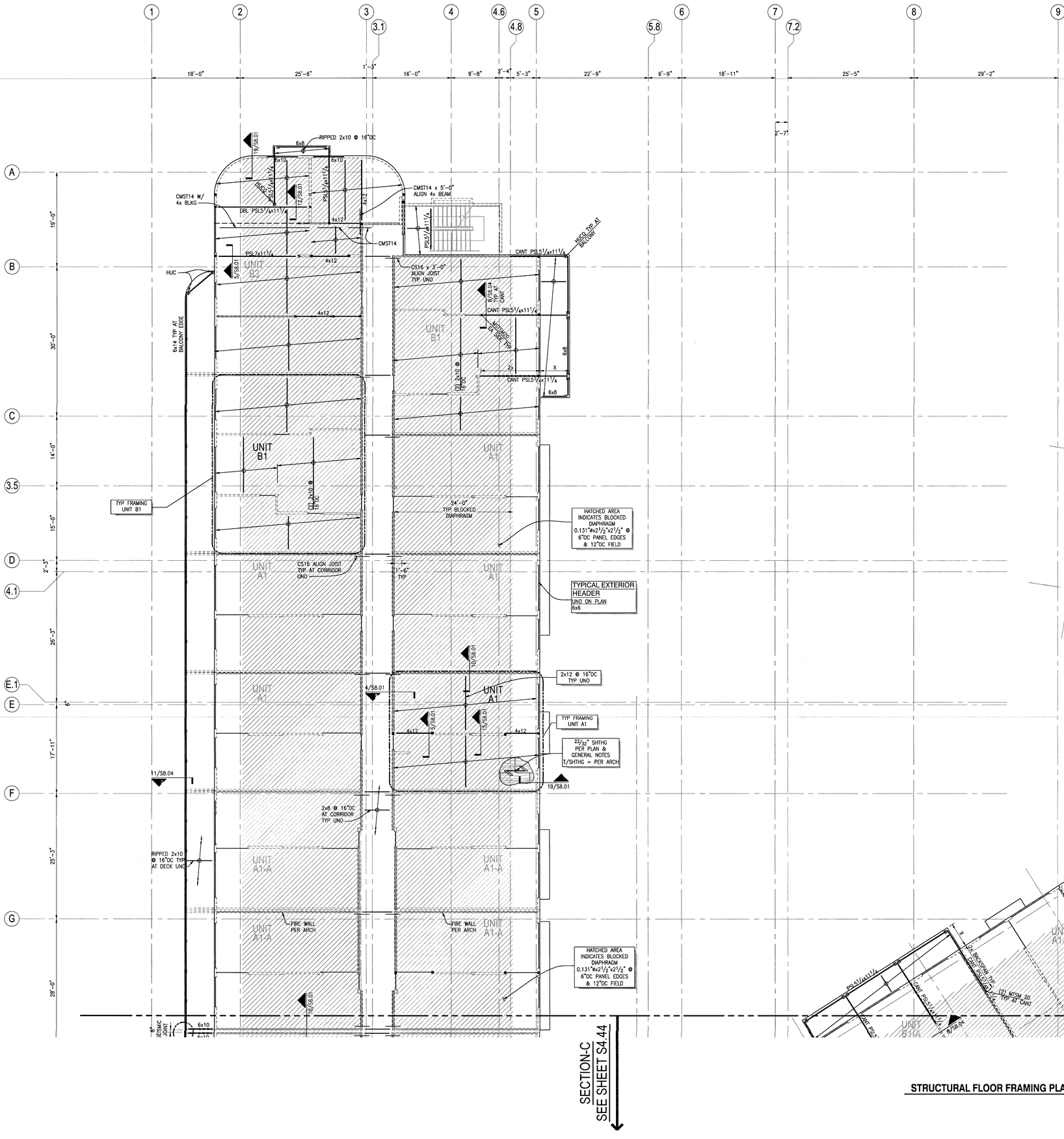
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NAA

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Plot Scale: 1 = 1



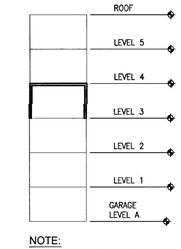
STRUCTURAL FLOOR FRAMING PLAN LEVEL 4 SECTION A

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

N

FLOOR FRAMING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01, S1.02 AND S1.03.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECT'S DRAWINGS. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED.
3. FLOOR SHEATHING PER PLAN AND STRUCTURAL GENERAL NOTES. SHEATHING TO BE GLUED AND NAILED TO FRAMING WITH 0.131"ø x 2 1/2" NAILS @ 6"OC AT PANEL EDGES AND @ 12"OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES. BLOCK AND NAIL PANEL EDGES PER PLAN.
4. ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
5. ALL WOOD EXPOSED TO CONCRETE, WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
6. ALL 2x, DOUBLE 2x AND 4x HANGERS TO BE FACE MOUNT TYPE LUS, UNO. GLULAM, PARALLAM AND MICROLLAM HANGERS ARE AS SPECIFIED ON PLAN OR TO BE SIMPSON HGLTV HANGERS, UNO.
7. HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE 4x10 MINIMUM AT INTERIOR AND 6x6 MINIMUM AT EXTERIOR. HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
8. BEAMS ARE FLUSH FRAMED WITH JOISTS UNLESS NOTED OTHERWISE ON DETAILS, OR ON PLANS AS "DB" INDICATING THAT DROPPED BEAM FRAMING IS REQUIRED. BEAM SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
9. PROVIDE FULL HEIGHT SOLID BLOCKING OR JOISTS UNDER ALL SHEAR WALLS AND BEARING WALLS. AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER SHEAR WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
10. ALL RIM JOISTS TO BE 2x12 MINIMUM UNO.
11. PROVIDE DOUBLE JOISTS AROUND ALL FLOOR AND ROOF OPENINGS GREATER THAN 24" ON ONE SIDE.
12. BEARING STUD, SHEAR WALL, HOLD-DOWN, POST SIZE, AND POST CAP AND BASE REQUIREMENTS BELOW PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
13. FABRICATE ALL STEEL COLUMNS -1/4" PER FLOOR TO ALLOW FOR WOOD SHRINKAGE.



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

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APPROVALS:
Job No.: 12051-0019
Proj Manager: JD/OS
Drawn: NA
Reviewed: HJ
Dwg. Chk.
Date:
Scale: AS NOTED

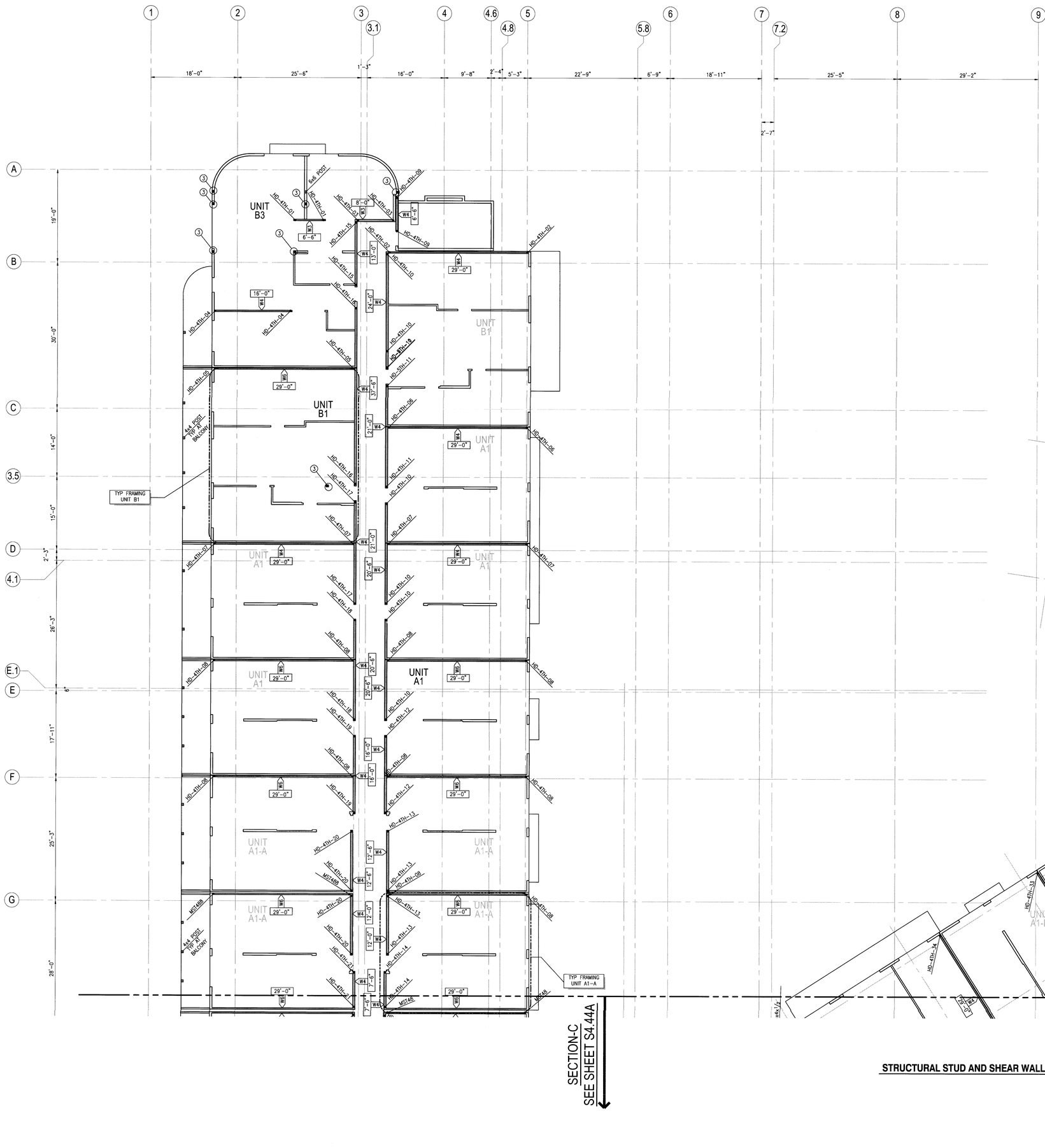
PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL FLOOR FRAMING PLAN LEVEL 4 SECTION A

SHEET NO.
S4.42

Plot Scale: 1 = 1

12051-0019-S4.41.dwg 21-Aug-13 5:13 PM jespinosa



STUD BEARING WALL SCHEDULE

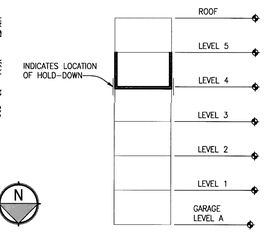
LEVEL	INTERIOR WALL STUDS	EXTERIOR WALL STUDS	PARTY WALL STUDS	CORRIDOR WALL STUDS
ROOF	2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
4TH LEVEL	2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
3RD LEVEL	2x4 @ 8"OC OR (2) 2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
2ND LEVEL	(2) 2x4 @ 8"OC OR 3x4 @ 8"OC	2x6 @ 16"OC	(2) 2x4 @ 16"OC OR 3x4 @ 16"OC	3x6 @ 16"OC OR 2x6 @ 8"OC

NOTES:
[1] PROVIDE 2x BLOCKING AT HORIZONTAL PANEL EDGE WITH 0.131"ø x 2½" @ 6"OC NAILING.
[2] NAILING REQUIREMENTS PER STRUCTURAL GENERAL NOTES.

STUD AND SHEAR WALL PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01, S1.02 AND S1.03.
2. LUMBER GRADE PER STRUCTURAL GENERAL NOTES.
3. PARTY WALLS PER PLAN, PROVIDE 1" SPACE BETWEEN WALLS PER ARCH.
4. BALLOON FRAME ALL WALLS GREATER THAN ONE LEVEL WITH (2) 2x @ 16"OC.
5. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUD REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
6. HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (1) TRIMMER AND (1) KING STUD MINIMUM, UNO. WHERE MORE THAN (1) TRIMMER IS REQUIRED, THE NUMBER OF TRIMMER STUDS SHALL BE NOTED, THUS: ◯-(2). TRIMMERS TO BE CONTINUOUS TO THE POST-TENSIONED SLAB.
7. BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) BUNDLED STUDS MINIMUM, UNO. WHERE MORE THAN (2) BUNDLED STUDS ARE REQUIRED, THE NUMBER OF BUNDLED STUDS SHALL BE NOTED, THUS: ◯-(3). BUNDLED STUDS TO BE CONTINUOUS TO THE POST-TENSIONED SLAB.
8. SHEAR WALL AND NAILING REQUIREMENTS PER SHEAR WALL SCHEDULE 20/S8.02.
9. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE W6 UNO.
10. TYPICAL SHEAR WALL ELEVATION PER 10/S8.02.
11. HB INDICATES HOLD-DOWN FORCE PER HOLD-DOWN TABLES SHEET S4.21B. TYPICAL HOLD-DOWN ELEVATION PER 10/S8.02.
12. ANCHOR BOLTS TO BE ⅝"ø x 7" MINIMUM EMBEDMENT @ 48"OC UNO ON SHEAR WALL SCHEDULE. PROVIDE HOT-DIPPED GALVANIZED ANCHOR BOLTS AT PRESSURE-TREATED SILL PLATES.
13. TYPICAL DETAILS PER:

10/S8.02	TYPICAL SHEAR WALL ELEVATION
17/S8.01	TYPICAL STUD WALL OPENING (HEADER) DETAIL
1/S8.01	TYPICAL PLATE SPLICE DETAIL
15/S7.01	TYPICAL CMU WALL REINFORCING AT OPENINGS
13/S7.01	TYPICAL CMU CONTROL JOINTS



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

STRUCTURAL STUD AND SHEAR WALL PLAN LEVEL 4 SECTION A
SCALE: ⅛"=1'-0"

UNDER SEPARATE PERMIT

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HARRY JONES STUCKEY
No. S3907
STRUCTURAL
STATE OF CALIFORNIA

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07/23/13 2ND BLDG DEPT SUBMITTAL
09/22/13 3RD BLDG DEPT SUBMITTAL

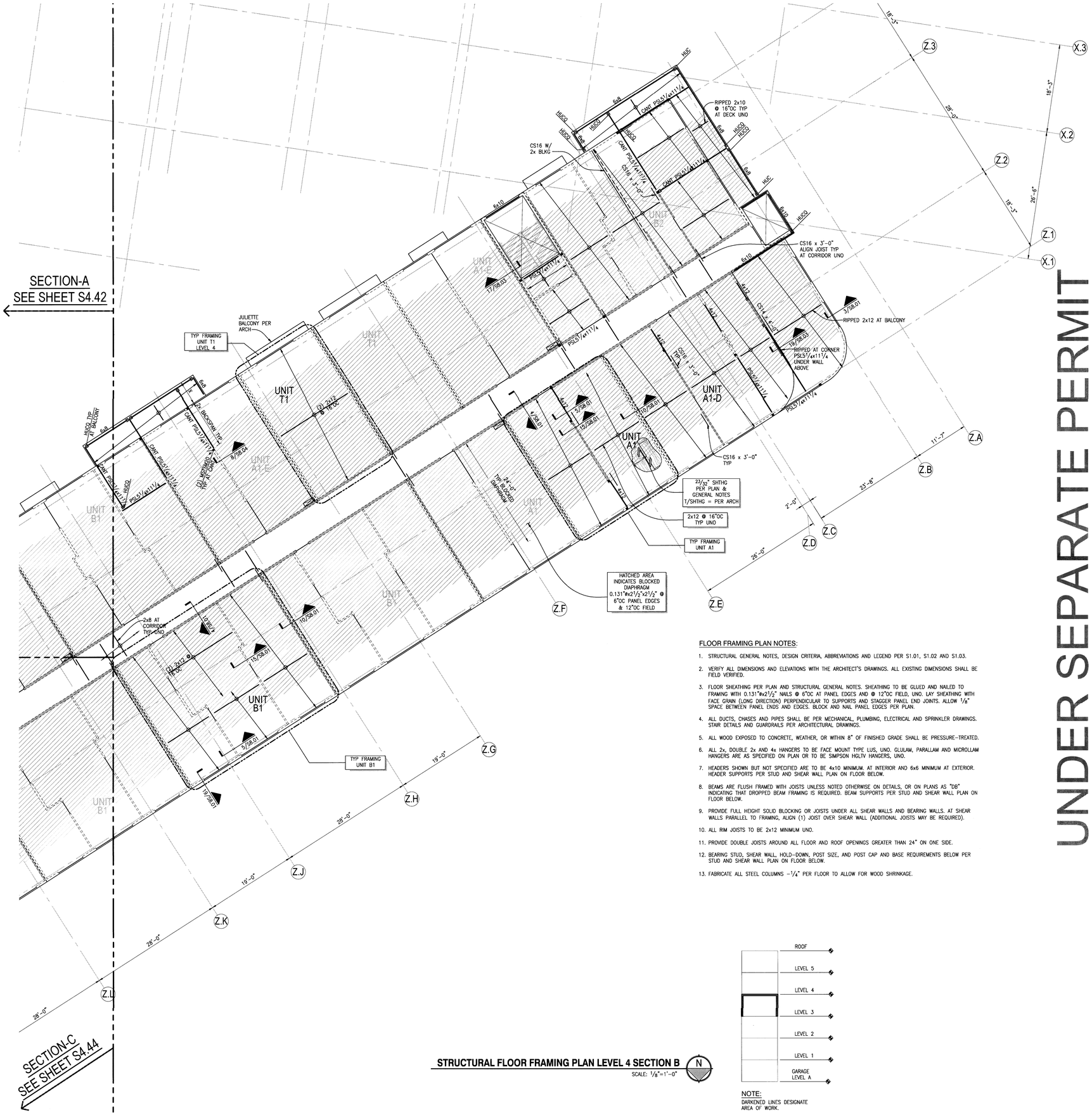
APPROVALS:
Job No.: 12051-0019
Proj. Manager: JD/GS
Drawn: NA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL
STUD AND SHEAR WALL
PLAN LEVEL 4 SECTION A

SHEET NO.
S4.42A

12051-0019-S4.41A.dwg 21-Aug-13 5:14 PM jespinosa
Plot Scale: 1 = 1



STRUCTURAL FLOOR FRAMING PLAN LEVEL 4 SECTION B

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

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

FLOOR FRAMING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01, S1.02 AND S1.03.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECT'S DRAWINGS. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED.
3. FLOOR SHEATHING PER PLAN AND STRUCTURAL GENERAL NOTES. SHEATHING TO BE GLUED AND NAILED TO FRAMING WITH 0.131"ø x 2½" NAILS @ 6"OC AT PANEL EDGES AND @ 12"OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. ALLOW ⅛" SPACE BETWEEN PANEL ENDS AND EDGES. BLOCK AND NAIL PANEL EDGES PER PLAN.
4. ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
5. ALL WOOD EXPOSED TO CONCRETE, WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
6. ALL 2x, DOUBLE 2x AND 4x HANGERS TO BE FACE MOUNT TYPE LUS, UNO. GLULAM, PARALLAM AND MICROLLAM HANGERS ARE AS SPECIFIED ON PLAN OR TO BE SIMPSON HGLTV HANGERS, UNO.
7. HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE 4x10 MINIMUM. AT INTERIOR AND 6x6 MINIMUM AT EXTERIOR. HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
8. BEAMS ARE FLUSH FRAMED WITH JOISTS UNLESS NOTED OTHERWISE ON DETAILS, OR ON PLANS AS "DB" INDICATING THAT DROPPED BEAM FRAMING IS REQUIRED. BEAM SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
9. PROVIDE FULL HEIGHT SOLID BLOCKING OR JOISTS UNDER ALL SHEAR WALLS AND BEARING WALLS. AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER SHEAR WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
10. ALL RIM JOISTS TO BE 2x12 MINIMUM UNO.
11. PROVIDE DOUBLE JOISTS AROUND ALL FLOOR AND ROOF OPENINGS GREATER THAN 24" ON ONE SIDE.
12. BEARING STUD, SHEAR WALL, HOLD-DOWN, POST SIZE, AND POST CAP AND BASE REQUIREMENTS BELOW PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
13. FABRICATE ALL STEEL COLUMNS -¼" PER FLOOR TO ALLOW FOR WOOD SHRINKAGE.

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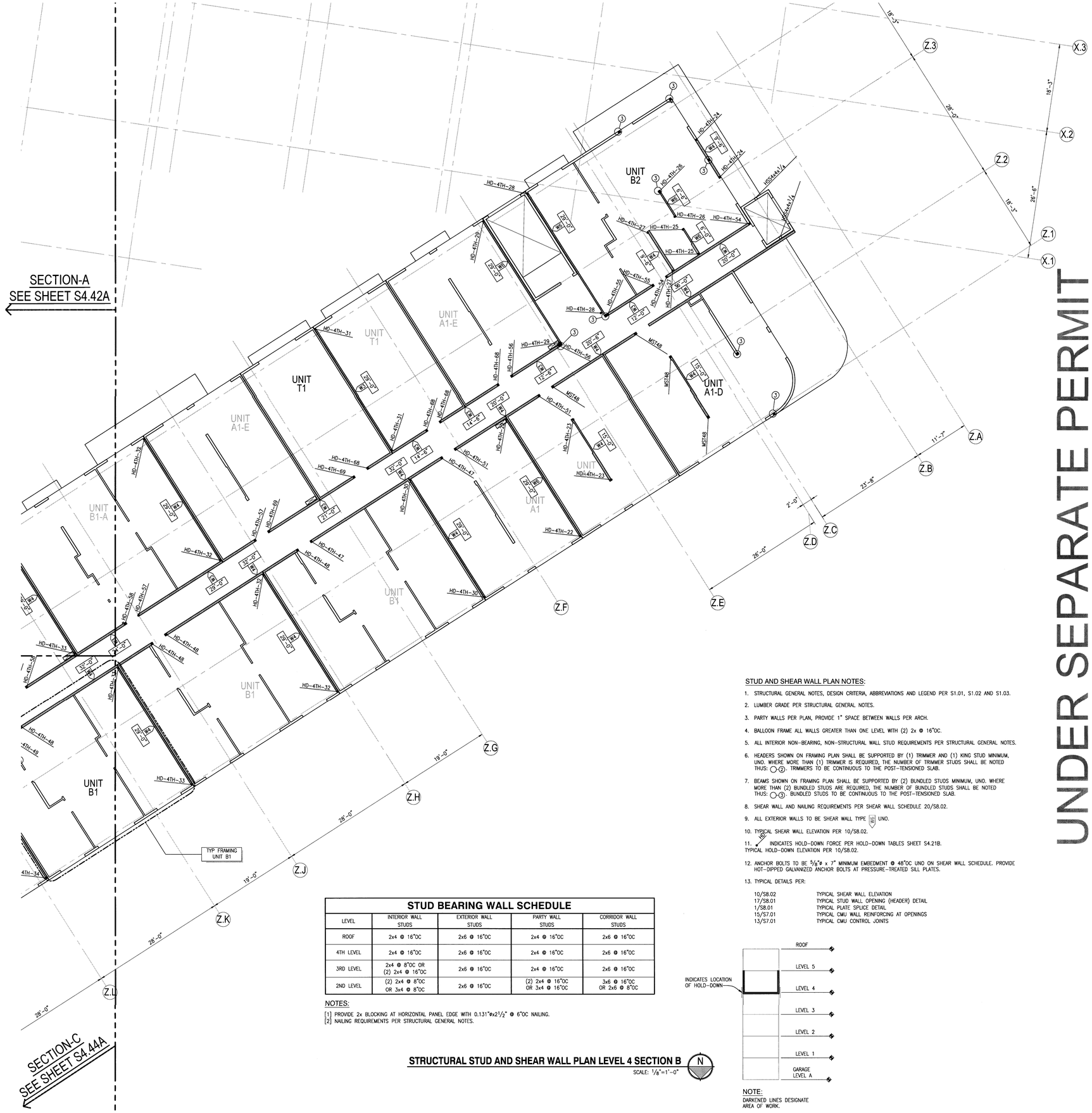
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APPROVALS:
Job No.: 12051-0019
Proj. Manager: JD/CS
Drawn: NA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL FLOOR FRAMING PLAN LEVEL 4 SECTION C

SHEET NO:
S4.43



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STUD BEARING WALL SCHEDULE

LEVEL	INTERIOR WALL STUDS	EXTERIOR WALL STUDS	PARTY WALL STUDS	CORRIDOR WALL STUDS
ROOF	2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
4TH LEVEL	2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
3RD LEVEL	2x4 @ 8"OC OR (2) 2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
2ND LEVEL	(2) 2x4 @ 8"OC OR 3x4 @ 8"OC	2x6 @ 16"OC	(2) 2x4 @ 16"OC OR 3x4 @ 16"OC	3x6 @ 16"OC OR 2x6 @ 8"OC

NOTES:

[1] PROVIDE 2x BLOCKING AT HORIZONTAL PANEL EDGE WITH 0.131"ø x 2½" @ 6"OC NAILING.
[2] NAILING REQUIREMENTS PER STRUCTURAL GENERAL NOTES.

STRUCTURAL STUD AND SHEAR WALL PLAN LEVEL 4 SECTION B

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

STUD AND SHEAR WALL PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01, S1.02 AND S1.03.
2. LUMBER GRADE PER STRUCTURAL GENERAL NOTES.
3. PARTY WALLS PER PLAN, PROVIDE 1" SPACE BETWEEN WALLS PER ARCH.
4. BALLOON FRAME ALL WALLS GREATER THAN ONE LEVEL WITH (2) 2x @ 16"OC.
5. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUD REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
6. HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (1) TRIMMER AND (1) KING STUD MINIMUM, UNO. WHERE MORE THAN (1) TRIMMER IS REQUIRED, THE NUMBER OF TRIMMER STUDS SHALL BE NOTED THUS: ○-②. TRIMMERS TO BE CONTINUOUS TO THE POST-TENSIONED SLAB.
7. BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) BUNDLED STUDS MINIMUM, UNO. WHERE MORE THAN (2) BUNDLED STUDS ARE REQUIRED, THE NUMBER OF BUNDLED STUDS SHALL BE NOTED THUS: ○-③. BUNDLED STUDS TO BE CONTINUOUS TO THE POST-TENSIONED SLAB.
8. SHEAR WALL AND NAILING REQUIREMENTS PER SHEAR WALL SCHEDULE 20/S8.02.
9. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE (WE) UNO.
10. TYPICAL SHEAR WALL ELEVATION PER 10/S8.02.
11. (HD) INDICATES HOLD-DOWN FORCE PER HOLD-DOWN TABLES SHEET S4.21B. TYPICAL HOLD-DOWN ELEVATION PER 10/S8.02.
12. ANCHOR BOLTS TO BE ⅝"ø x 7" MINIMUM EMBEDMENT @ 48"OC UNO ON SHEAR WALL SCHEDULE. PROVIDE HOT-DIPPED GALVANIZED ANCHOR BOLTS AT PRESSURE-TREATED SILL PLATES.
13. TYPICAL DETAILS PER:

10/S8.02	TYPICAL SHEAR WALL ELEVATION
17/S8.01	TYPICAL STUD WALL OPENING (HEADER) DETAIL
1/S8.01	TYPICAL PLATE SPLICE DETAIL
15/S7.01	TYPICAL CMU WALL REINFORCING AT OPENINGS
13/S7.01	TYPICAL CMU CONTROL JOINTS

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

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APPROVALS:
Job No.: 12051-0019
Proj. Manager: JD/CS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

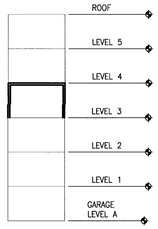
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STRUCTURAL
STUD AND SHEAR WALL PLAN LEVEL 4 SECTION C

SHEET NO.
S4.43A



STRUCTURAL FLOOR FRAMING PLAN LEVEL 4 SECTION C

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



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

THE CITY OF LAGUNA NIGUEL
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The issuance of any sets of approved plans, specifications and computations shall not be construed as approval of any violation of any provisions of City Ordinances or State Law. Only building official...
Expires:
By:

FLOOR FRAMING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01, S1.02 AND S1.03.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECT'S DRAWINGS. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED.
3. FLOOR SHEATHING PER PLAN AND STRUCTURAL GENERAL NOTES. SHEATHING TO BE GLUED AND NAILED TO FRAMING WITH 0.131"ø x 2½" NAILS @ 6"OC AT PANEL EDGES AND @ 12"OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES. BLOCK AND NAIL PANEL EDGES PER PLAN.
4. ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
5. ALL WOOD EXPOSED TO CONCRETE, WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
6. ALL 2x, DOUBLE 2x AND 4x HANGERS TO BE FACE MOUNT TYPE LUS, UNO. GLULAM, PARALLAM AND MICROLLAM HANGERS ARE AS SPECIFIED ON PLAN OR TO BE SIMPSON HGLTV HANGERS, UNO.
7. HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE 4x10 MINIMUM. AT INTERIOR AND 6x6 MINIMUM AT EXTERIOR. HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
8. BEAMS ARE FLUSH FRAMED WITH JOISTS UNLESS NOTED OTHERWISE ON DETAILS, OR ON PLANS AS "DB" INDICATING THAT DROPPED BEAM FRAMING IS REQUIRED. BEAM SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
9. PROVIDE FULL HEIGHT SOLID BLOCKING OR JOISTS UNDER ALL SHEAR WALLS AND BEARING WALLS. AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER SHEAR WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
10. ALL RIM JOISTS TO BE 2x12 MINIMUM UNO.
11. PROVIDE DOUBLE JOISTS AROUND ALL FLOOR AND ROOF OPENINGS GREATER THAN 24" ON ONE SIDE.
12. BEARING STUD, SHEAR WALL, HOLD-DOWN, POST SIZE, AND POST CAP AND BASE REQUIREMENTS BELOW PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
13. FABRICATE ALL STEEL COLUMNS -1/4" PER FLOOR TO ALLOW FOR WOOD SHRINKAGE.

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07/23/13 2ND BLDG DEPT SUBMITTAL
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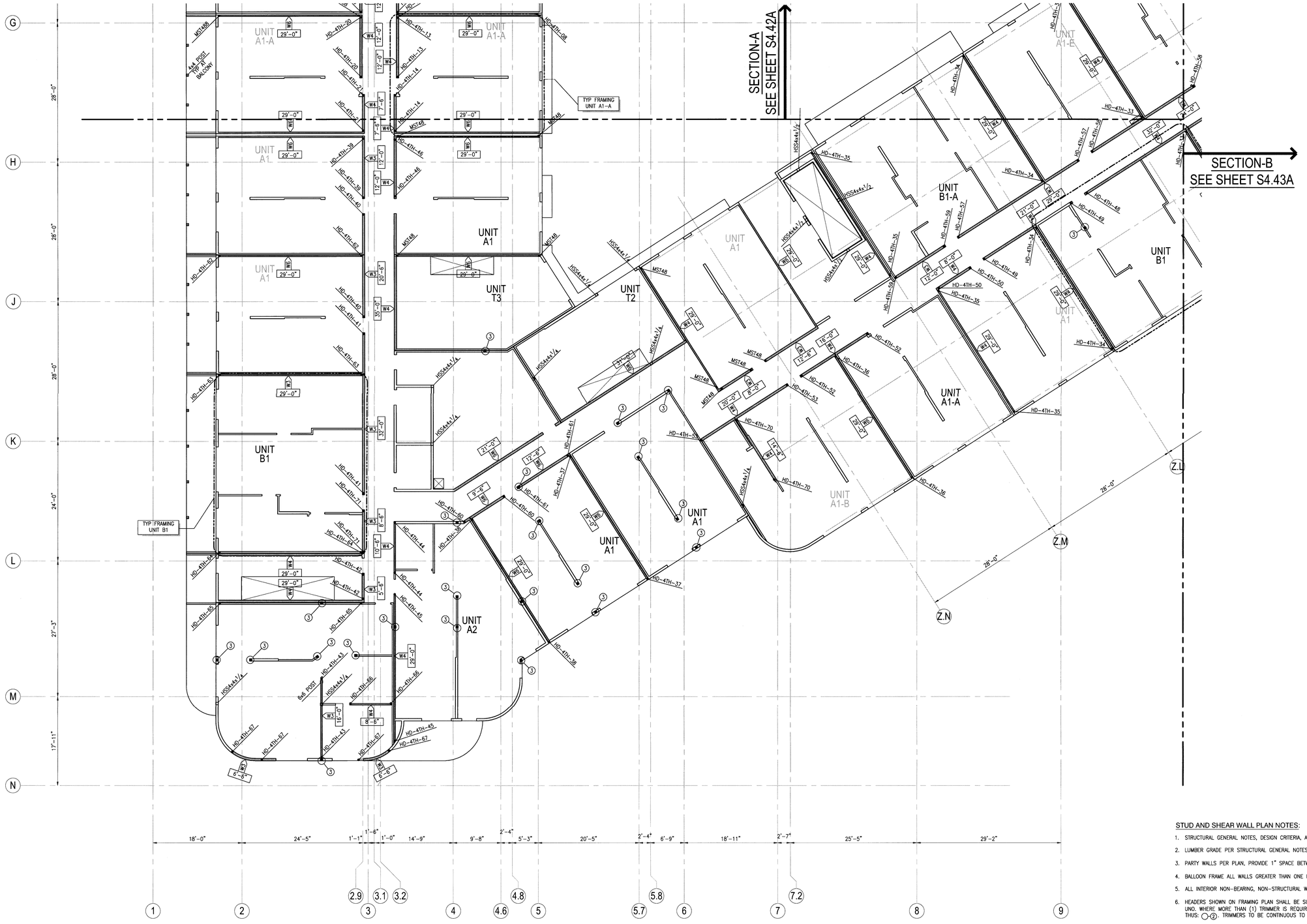
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Job No.: 12051-0019
Proj. Manager: JD/CS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTRUAL FLOOR FRAMING PLAN LEVEL 4 SECTION B

SHEET NO.
S4.44

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Plot Scale: 1 = 1



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STUD BEARING WALL SCHEDULE

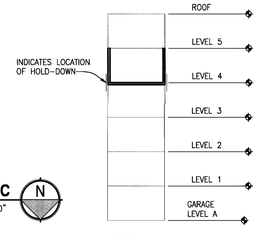
LEVEL	INTERIOR WALL STUDS	EXTERIOR WALL STUDS	PARTY WALL STUDS	CORRIDOR WALL STUDS
ROOF	2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
4TH LEVEL	2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
3RD LEVEL	2x4 @ 8"OC OR (2) 2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
2ND LEVEL	(2) 2x4 @ 8"OC OR 3x4 @ 8"OC	2x6 @ 16"OC	(2) 2x4 @ 16"OC OR 3x4 @ 16"OC	3x6 @ 16"OC OR 2x6 @ 8"OC

NOTES:

[1] PROVIDE 2x BLOCKING AT HORIZONTAL PANEL EDGE WITH 0.131"ø x 2½" @ 6"OC NAILING.
[2] NAILING REQUIREMENTS PER STRUCTURAL GENERAL NOTES.

STRUCTURAL STUD AND SHEAR WALL PLAN LEVEL 4 SECTION C

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



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

STUD AND SHEAR WALL PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01, S1.02 AND S1.03.
2. LUMBER GRADE PER STRUCTURAL GENERAL NOTES.
3. PARTY WALLS PER PLAN, PROVIDE 1" SPACE BETWEEN WALLS PER ARCH.
4. BALLOON FRAME ALL WALLS GREATER THAN ONE LEVEL WITH (2) 2x @ 16"OC.
5. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUD REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
6. HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (1) TRIMMER AND (1) KING STUD MINIMUM, UNO. WHERE MORE THAN (1) TRIMMER IS REQUIRED, THE NUMBER OF TRIMMER STUDS SHALL BE NOTED THUS: ○-②. TRIMMERS TO BE CONTINUOUS TO THE POST-TENSIONED SLAB.
7. BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) BUNDLED STUDS MINIMUM, UNO. WHERE MORE THAN (2) BUNDLED STUDS ARE REQUIRED, THE NUMBER OF BUNDLED STUDS SHALL BE NOTED THUS: ○-③. BUNDLED STUDS TO BE CONTINUOUS TO THE POST-TENSIONED SLAB.
8. SHEAR WALL AND NAILING REQUIREMENTS PER SHEAR WALL SCHEDULE 20/S8.02.
9. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE SW UNO.
10. TYPICAL SHEAR WALL ELEVATION PER 10/S8.02.
11. HD INDICATES HOLD-DOWN FORCE PER HOLD-DOWN TABLES SHEET S4.21B. TYPICAL HOLD-DOWN ELEVATION PER 10/S8.02.
12. ANCHOR BOLTS TO BE 5/8"ø x 7" MINIMUM EMBEDMENT @ 48"OC UNO ON SHEAR WALL SCHEDULE. PROVIDE *HOT-DIPPED GALVANIZED ANCHOR BOLTS AT PRESSURE-TREATED SILL PLATES.*
13. TYPICAL DETAILS PER:

10/S8.02	TYPICAL SHEAR WALL ELEVATION
17/S8.01	TYPICAL STUD WALL OPENING (HEADER) DETAIL
1/S8.01	TYPICAL PLATE SPLICE DETAIL
15/S7.01	TYPICAL CMU WALL REINFORCING AT OPENINGS
13/S7.01	TYPICAL CMU CONTROL JOINTS

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07/23/13 2ND BLDG DEPT SUBMITTAL
08/22/13 3RD BLDG DEPT SUBMITTAL

APPROVALS:
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Proj. Manager: JD/CS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

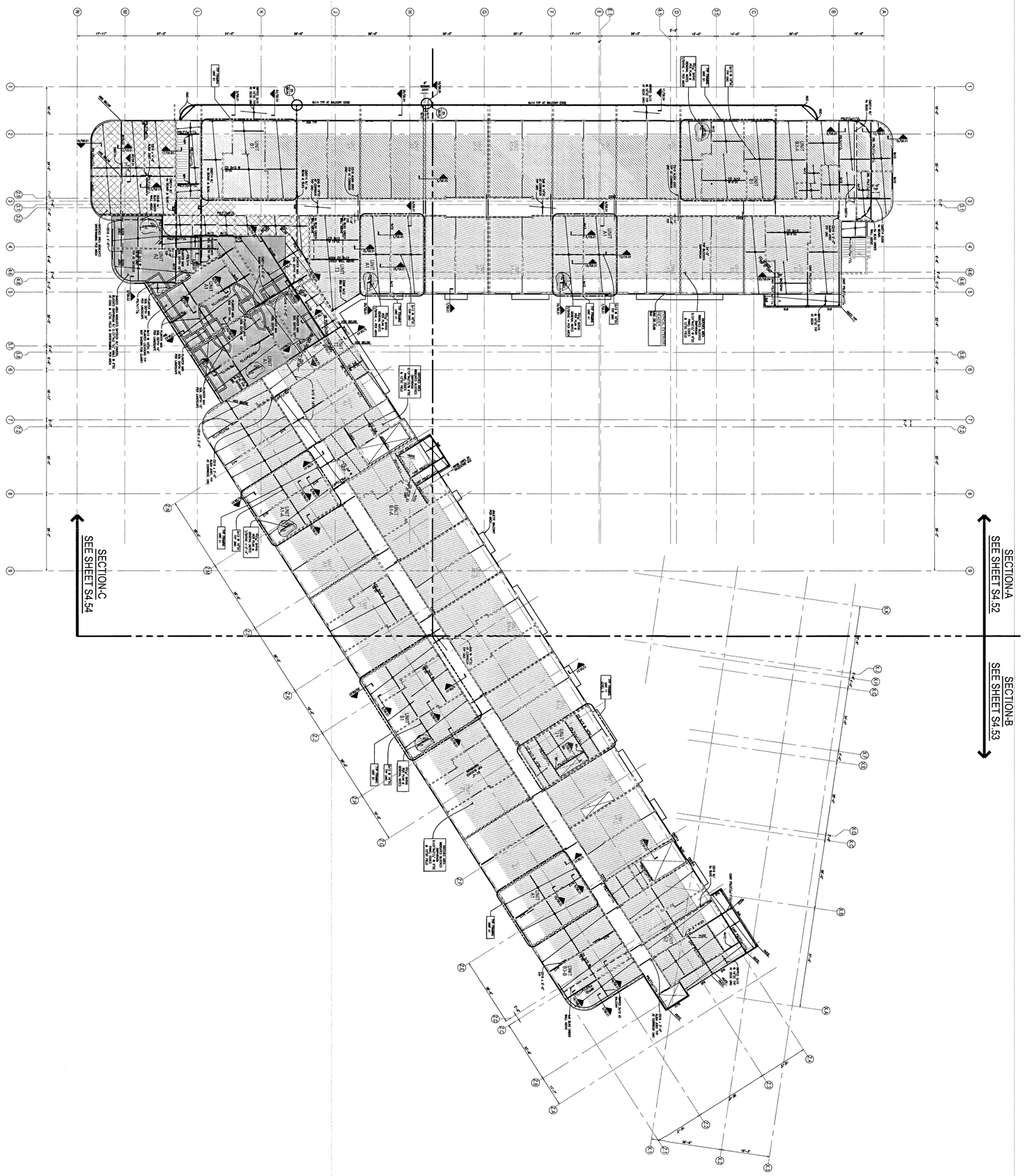
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CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTRUAL
STUD AND SHEAR WALL
PLAN LEVEL 4 SECTION B

SHEET NO.
S4.44A

Plot Scale: 1 = 1

12051-0019-S4.41A.dwg 21-Aug-13 5:14 PM jespinoso



STRUCTURAL FLOOR FRAMING PLAN LEVEL 5-OVERALL

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

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

GARAGE LEVEL A | LEVEL 1 | LEVEL 2 | LEVEL 3 | LEVEL 4 | LEVEL 5 | ROOF

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SHEET NO.: S4.51

SHEET TITLE: STRUCTURAL FLOOR FRAMING PLAN LEVEL 5 OVERALL

PROJECT TITLE:

CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

APPROVALS:

Job No.:	12051-0019
Proj. Manager:	JD/GS
Drawn:	NAA
Reviewed:	HJ
Dwg. Chk.	
Date:	
Scale:	AS NOTED

REVISIONS:
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08/22/13 3RD BLDG DEPT SUBMITTAL

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PREPARED BY:

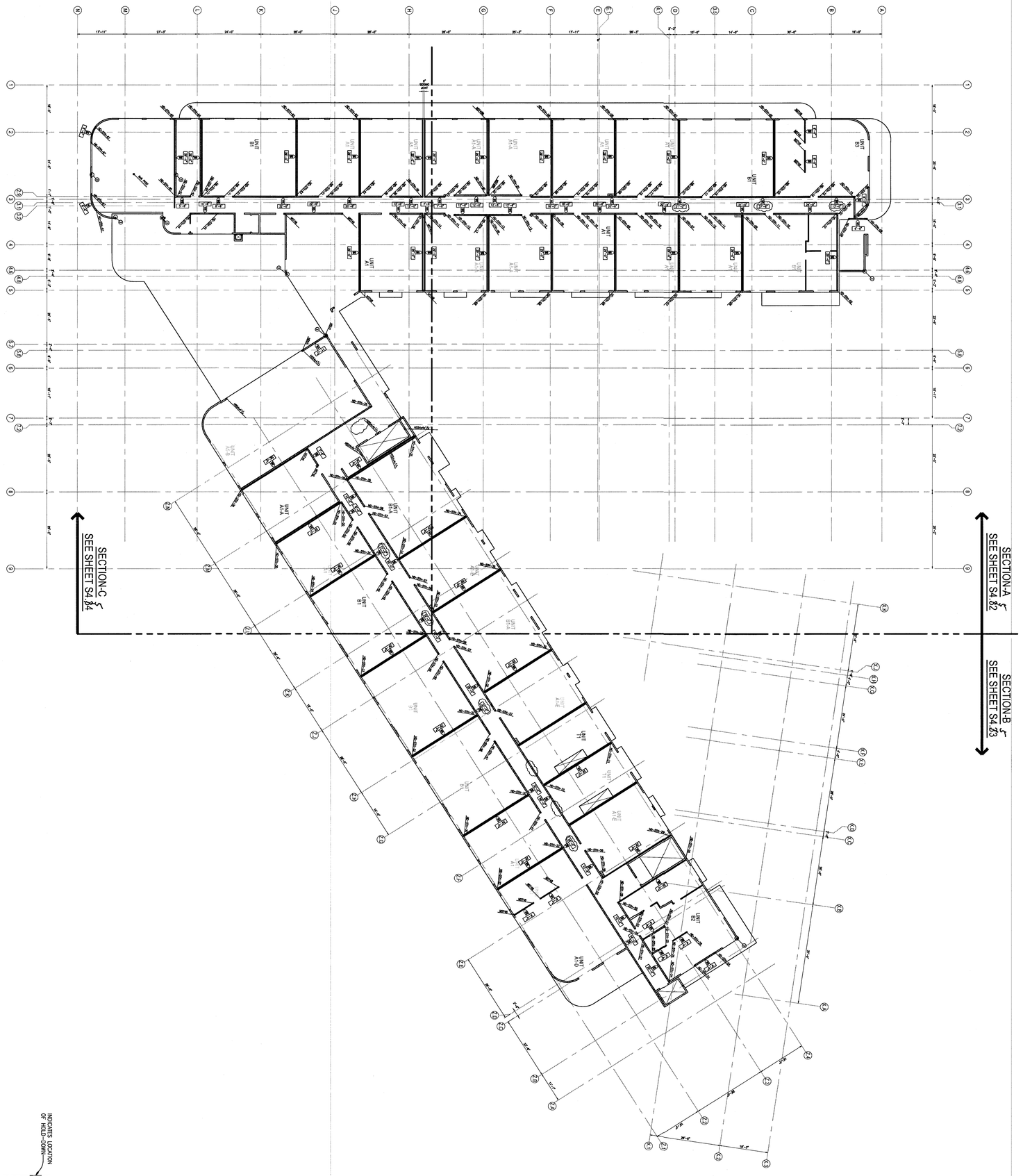
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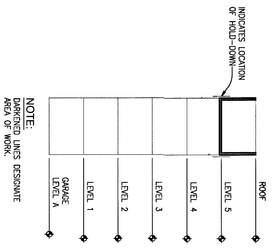
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Plot Scale: 1 = 1



STRUCTURAL STUD AND SHEAR WALL PLAN LEVEL 5-OVERALL

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



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SHEET NO.: S4.51A

SHEET TITLE: STRUCTURAL STUD AND SHEAR WALL PLAN LEVEL 5-OVERALL

PROJECT TITLE:

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LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

APPROVALS:

Job No.:	12051-0019
Proj. Manager:	JD/GS
Drawn:	NAA
Reviewed:	HJ
Dwg. Chk.	
Date:	
Scale:	AS NOTED

REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
11/08/12 PERMIT SET
07/23/13 2ND BLDG DEPT SUBMITTAL
08/22/13 3RD BLDG DEPT SUBMITTAL

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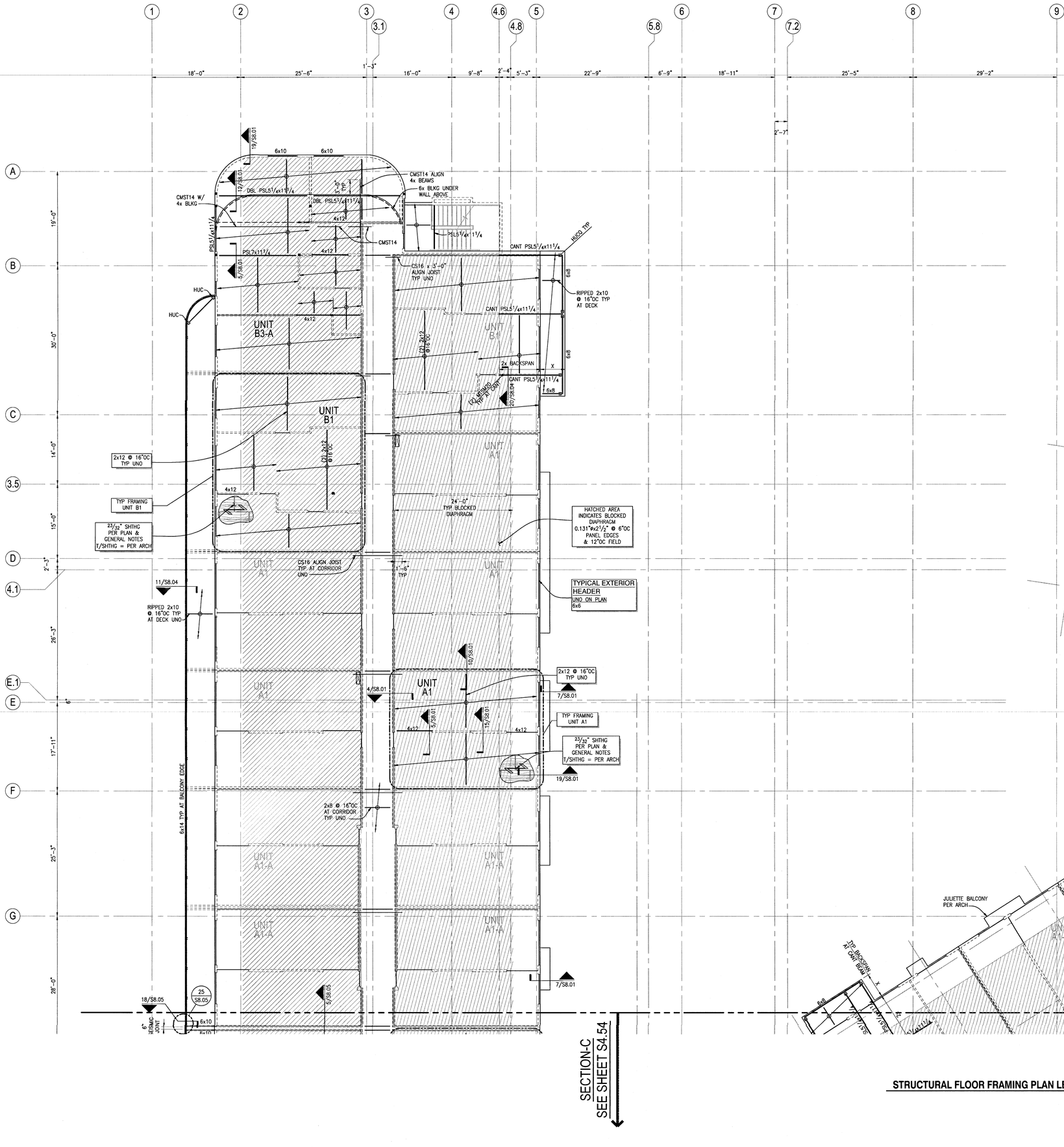
REGISTERED PROFESSIONAL ENGINEER — STATE OF CALIFORNIA — No. 53805 — CIVIL — HOWARD JOHN

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Plot Scale: 1 = 1



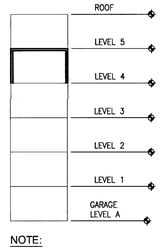
STRUCTURAL FLOOR FRAMING PLAN LEVEL 5 SECTION A

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

N

FLOOR FRAMING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01, S1.02 AND S1.03.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECT'S DRAWINGS. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED.
3. FLOOR SHEATHING PER PLAN AND STRUCTURAL GENERAL NOTES. SHEATHING TO BE GLUED AND NAILED TO FRAMING WITH 0.131"x2 1/2" NAILS @ 6"OC AT PANEL EDGES AND @ 12"OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES. BLOCK AND NAIL PANEL EDGES PER PLAN.
4. ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
5. ALL WOOD EXPOSED TO CONCRETE, WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
6. ALL 2x, DOUBLE 2x AND 4x HANGERS TO BE FACE MOUNT TYPE LUS, UNO. GLULAM, PARALLAM AND MICRO=LAM HANGERS ARE AS SPECIFIED ON PLAN OR TO BE SIMPSON HGLTV HANGERS, UNO.
7. HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE 4x10 MINIMUM. AT INTERIOR AND 6x6 MINIMUM AT EXTERIOR. HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
8. BEAMS ARE FLUSH FRAMED WITH JOISTS UNLESS NOTED OTHERWISE ON DETAILS, OR ON PLANS AS "DB" INDICATING THAT DROPPED BEAM FRAMING IS REQUIRED. BEAM SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
9. PROVIDE FULL HEIGHT SOLID BLOCKING OR JOISTS UNDER ALL SHEAR WALLS AND BEARING WALLS. AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER SHEAR WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
10. ALL RIM JOISTS TO BE 2x12 MINIMUM UNO.
11. PROVIDE DOUBLE JOISTS AROUND ALL FLOOR AND ROOF OPENINGS GREATER THAN 24" ON ONE SIDE.
12. BEARING STUD, SHEAR WALL, HOLD-DOWN, POST SIZE, AND POST CAP AND BASE REQUIREMENTS BELOW PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
13. FABRICATE ALL STEEL COLUMNS -1/4" PER FLOOR TO ALLOW FOR WOOD SHRINKAGE.



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

UNDER SEPARATE PERMIT

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Proj. Manager: JD/GS
Drawn: NA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

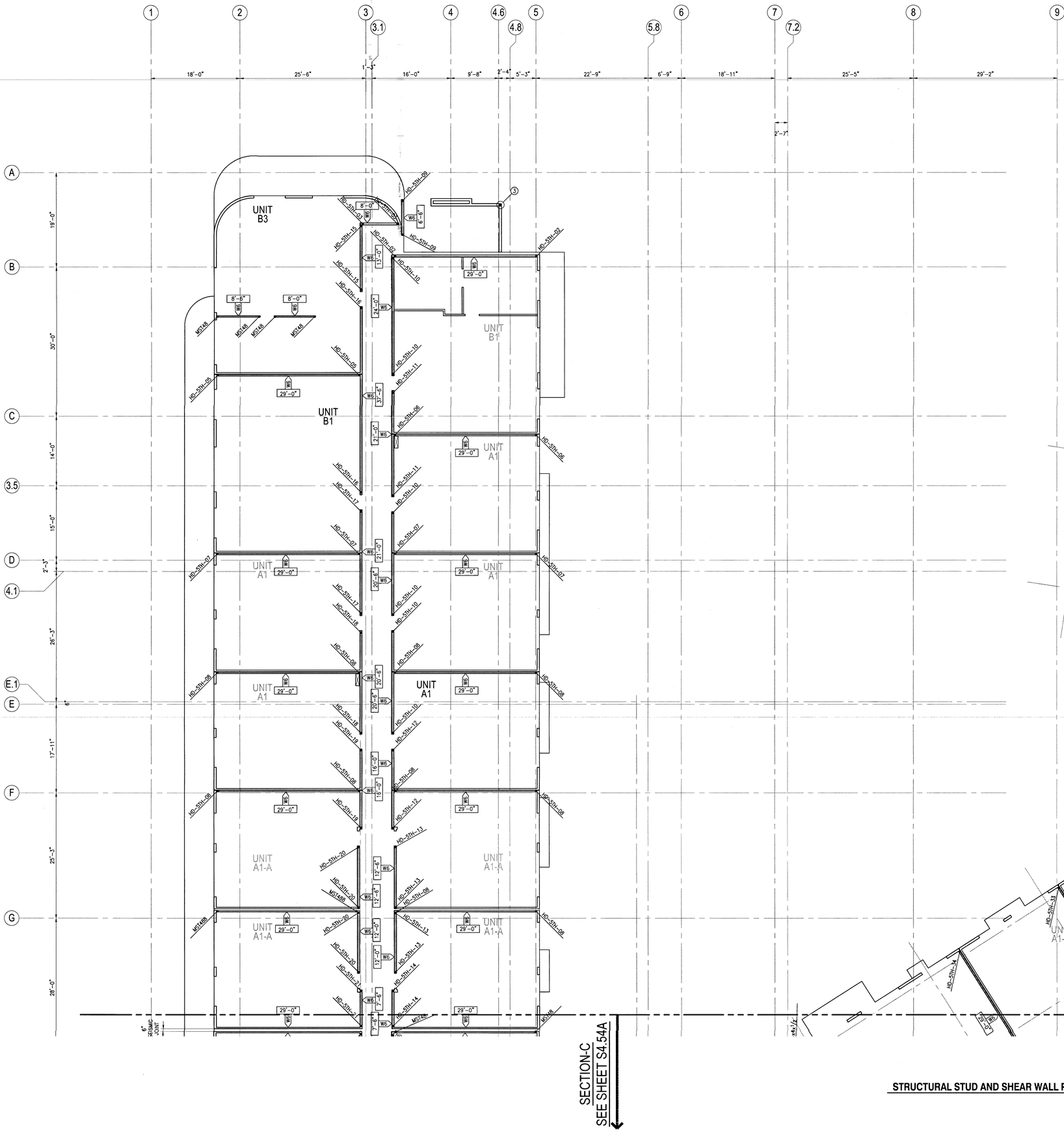
PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL
FLOOR FRAMING PLAN
LEVEL 5 SECTION A

SHEET NO.
S4.52

12051-0019-S4.51.dwg 21-Aug-13 5:13 PM jesjimeso

Plot Scale: 1 = 1



STRUCTURAL STUD AND SHEAR WALL PLAN LEVEL 5 SECTION A

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

STUD BEARING WALL SCHEDULE

LEVEL	INTERIOR WALL STUDS	EXTERIOR WALL STUDS	PARTY WALL STUDS	CORRIDOR WALL STUDS
ROOF	2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
4TH LEVEL	2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
3RD LEVEL	2x4 @ 8"OC OR (2) 2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
2ND LEVEL	(2) 2x4 @ 8"OC OR 3x4 @ 8"OC	2x6 @ 16"OC	(2) 2x4 @ 16"OC OR 3x4 @ 16"OC	3x6 @ 16"OC OR 2x6 @ 8"OC

NOTES:

[1] PROVIDE 2x BLOCKING AT HORIZONTAL PANEL EDGE WITH 0.131"ø x 2½" @ 6"OC NAILING.
[2] NAILING REQUIREMENTS PER STRUCTURAL GENERAL NOTES.

STUD AND SHEAR WALL PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01, S1.02 AND S1.03.
2. LUMBER GRADE PER STRUCTURAL GENERAL NOTES.
3. PARTY WALLS PER PLAN, PROVIDE 1" SPACE BETWEEN WALLS PER ARCH.
4. BALLOON FRAME ALL WALLS GREATER THAN ONE LEVEL WITH (2) 2x @ 16"OC.
5. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUD REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
6. HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (1) TRIMMER AND (1) KING STUD UNLESS UNO. WHERE MORE THAN (1) TRIMMER IS REQUIRED, THE NUMBER OF TRIMMER STUDS SHALL BE NOTED THUS: ○-②. TRIMMERS TO BE CONTINUOUS TO THE POST-TENSIONED SLAB.
7. BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) BUNDLED STUDS MINIMUM, UNO. WHERE MORE THAN (2) BUNDLED STUDS ARE REQUIRED, THE NUMBER OF BUNDLED STUDS SHALL BE NOTED THUS: ○-③. BUNDLED STUDS TO BE CONTINUOUS TO THE POST-TENSIONED SLAB.
8. SHEAR WALL AND NAILING REQUIREMENTS PER SHEAR WALL SCHEDULE 20/S8.02.
9. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE W6 UNO.
10. TYPICAL SHEAR WALL ELEVATION PER 10/S8.02.
11. W6 / HD-5TH-01 INDICATES HOLD-DOWN FORCE PER HOLD-DOWN TABLES SHEET S4.21B. TYPICAL HOLD-DOWN ELEVATION PER 10/S8.02.
12. ANCHOR BOLTS TO BE 5/8"ø x 7" MINIMUM EMBEDMENT @ 48"OC UNO ON SHEAR WALL SCHEDULE. PROVIDE HOT-DIPPED GALVANIZED ANCHOR BOLTS AT PRESSURE-TREATED SILL PLATES.
13. TYPICAL DETAILS PER:

10/S8.02	TYPICAL SHEAR WALL ELEVATION
17/S8.01	TYPICAL STUD WALL OPENING (HEADER) DETAIL
1/S8.01	TYPICAL PLATE SPLICE DETAIL
15/S7.01	TYPICAL CMU WALL REINFORCING AT OPENINGS
13/S7.01	TYPICAL CMU CONTROL JOINTS

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

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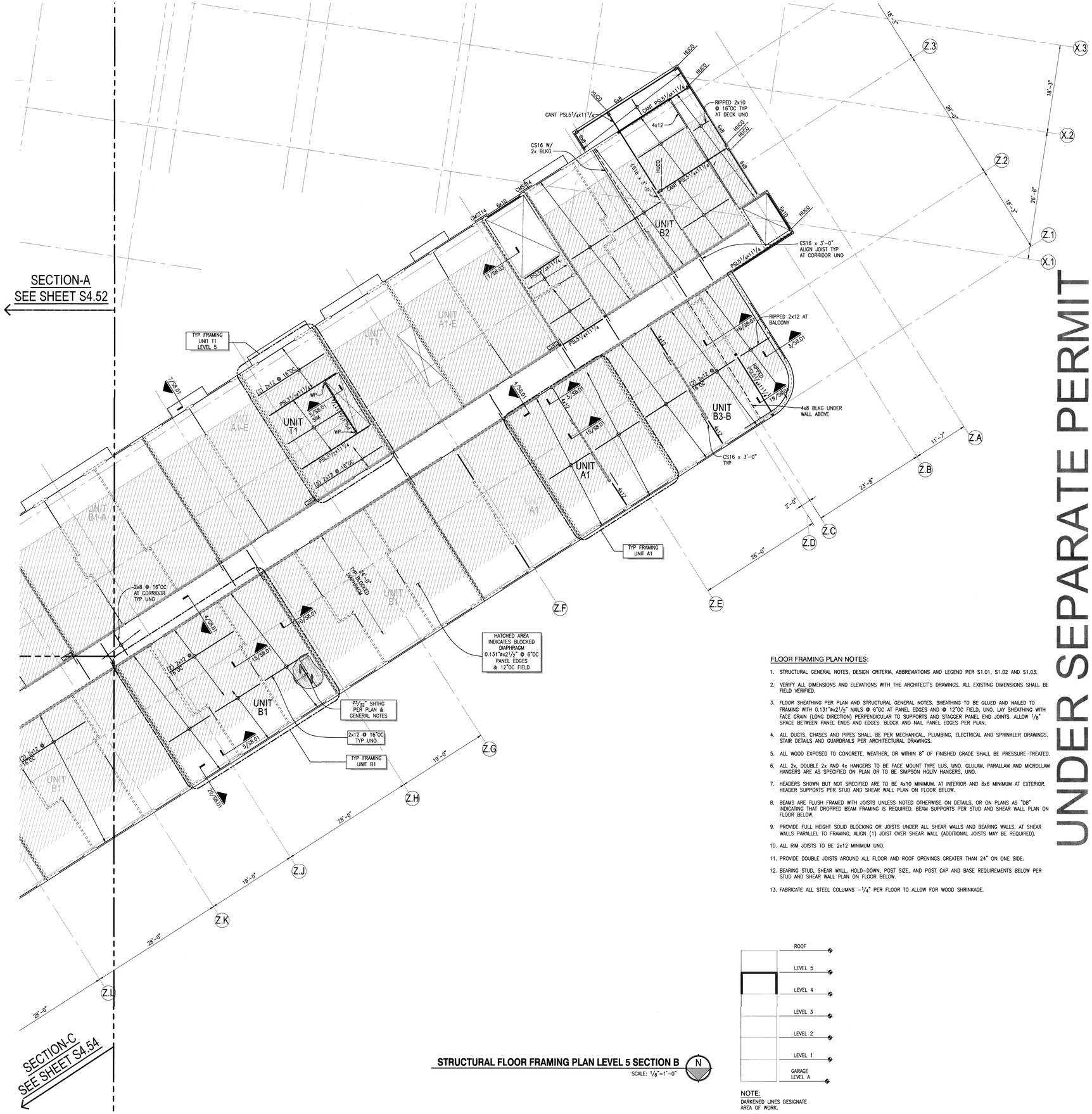
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Proj. Manager: JD/CS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL
STUD AND SHEAR WALL
PLAN LEVEL 5 SECTION A

SHEET NO.
S4.52A



STRUCTURAL FLOOR FRAMING PLAN LEVEL 5 SECTION B

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

N

ROOF
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
GARAGE LEVEL A

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

FLOOR FRAMING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01, S1.02 AND S1.03.
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6. ALL 2x, DOUBLE 2x AND 4x HANGERS TO BE FACE MOUNT TYPE LUS, UNO. GLULAM, PARALLAM AND MICROLLAM HANGERS ARE AS SPECIFIED ON PLAN OR TO BE SIMPSON HGLTV HANGERS, UNO.
7. HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE 4x10 MINIMUM. AT INTERIOR AND 6x6 MINIMUM AT EXTERIOR. HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
8. BEAMS ARE FLUSH FRAMED WITH JOISTS UNLESS NOTED OTHERWISE ON DETAILS, OR ON PLANS AS "DB" INDICATING THAT DROPPED BEAM FRAMING IS REQUIRED. BEAM SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
9. PROVIDE FULL HEIGHT SOLID BLOCKING OR JOISTS UNDER ALL SHEAR WALLS AND BEARING WALLS. AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER SHEAR WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
10. ALL RIM JOISTS TO BE 2x12 MINIMUM UNO.
11. PROVIDE DOUBLE JOISTS AROUND ALL FLOOR AND ROOF OPENINGS GREATER THAN 24" ON ONE SIDE.
12. BEARING STUD, SHEAR WALL, HOLD-DOWN, POST SIZE, AND POST CAP AND BASE REQUIREMENTS BELOW PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
13. FABRICATE ALL STEEL COLUMNS -1/4" PER FLOOR TO ALLOW FOR WOOD SHRINKAGE.

UNDER SEPARATE PERMIT

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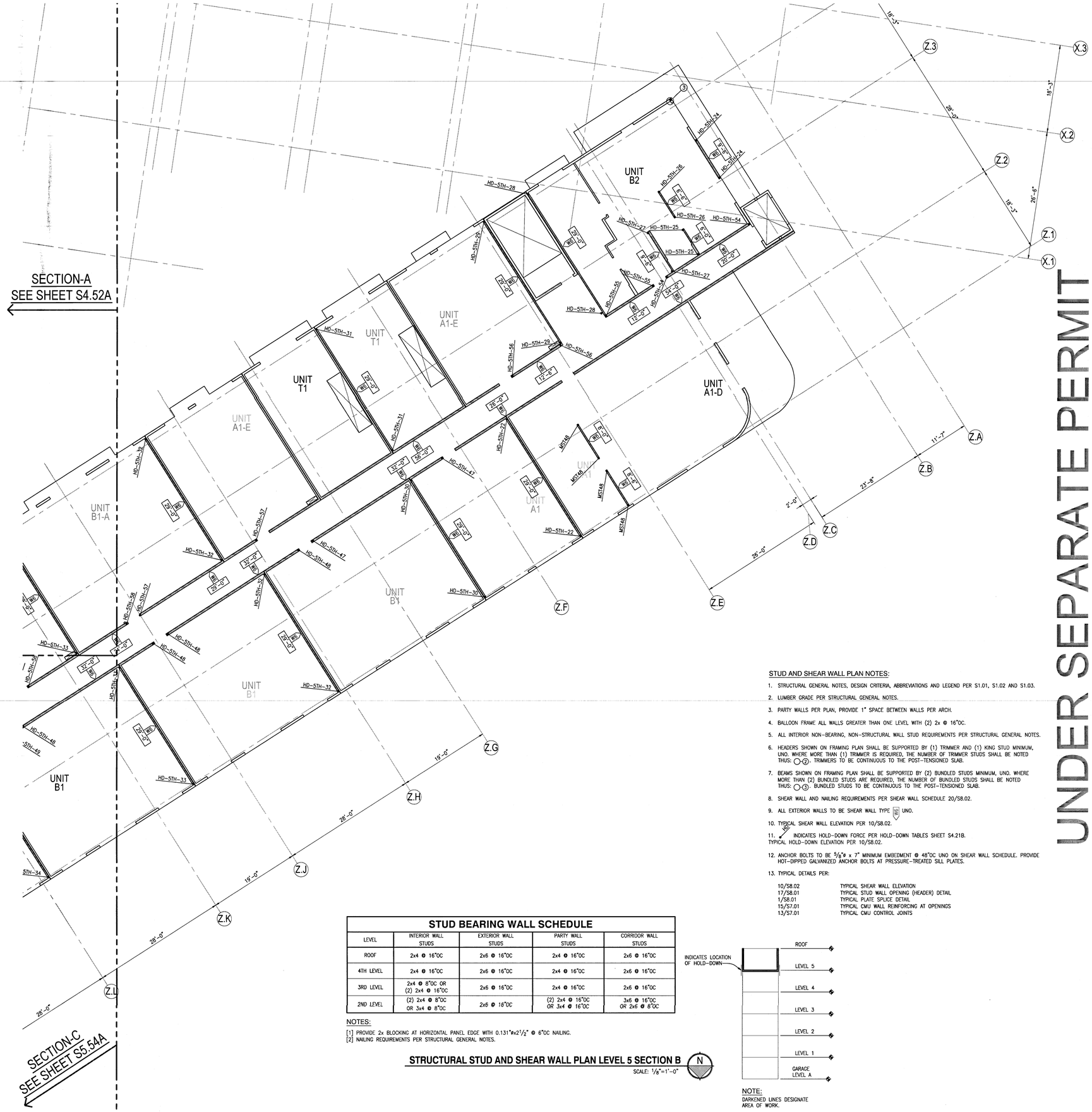
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Job No.: 12051-0019
Proj. Manager: JD/GS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.
Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL
FLOOR FRAMING PLAN
LEVEL 5 SECTION C

SHEET NO.
S4.53

12051-0019-S4.53.dwg 21-Aug-13 5:15 PM jespinoso
Plot Scale: 1 = 1



STUD BEARING WALL SCHEDULE

LEVEL	INTERIOR WALL STUDS	EXTERIOR WALL STUDS	PARTY WALL STUDS	CORRIDOR WALL STUDS
ROOF	2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
4TH LEVEL	2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
3RD LEVEL	2x4 @ 8"OC OR (2) 2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
2ND LEVEL	(2) 2x4 @ 8"OC OR 3x4 @ 8"OC	2x6 @ 16"OC	(2) 2x4 @ 16"OC OR 3x4 @ 16"OC	3x6 @ 16"OC OR 2x6 @ 8"OC

NOTES:

[1] PROVIDE 2x BLOCKING AT HORIZONTAL PANEL EDGE WITH 0.131"ø x 2½" @ 6"OC NAILING.
[2] NAILING REQUIREMENTS PER STRUCTURAL GENERAL NOTES.

STRUCTURAL STUD AND SHEAR WALL PLAN LEVEL 5 SECTION B

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

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

STUD AND SHEAR WALL PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01, S1.02 AND S1.03.
2. LUMBER GRADE PER STRUCTURAL GENERAL NOTES.
3. PARTY WALLS PER PLAN, PROVIDE 1" SPACE BETWEEN WALLS PER ARCH.
4. BALLOON FRAME ALL WALLS GREATER THAN ONE LEVEL WITH (2) 2x @ 16"OC.
5. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUD REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
6. HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (1) TRIMMER AND (1) KING STUD MINIMUM, UNO. WHERE MORE THAN (1) TRIMMER IS REQUIRED, THE NUMBER OF TRIMMER STUDS SHALL BE NOTED THUS: ◯-②. TRIMMERS TO BE CONTINUOUS TO THE POST-TENSIONED SLAB.
7. BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) BUNDLED STUDS MINIMUM, UNO. WHERE MORE THAN (2) BUNDLED STUDS ARE REQUIRED, THE NUMBER OF BUNDLED STUDS SHALL BE NOTED THUS: ◯-④. BUNDLED STUDS TO BE CONTINUOUS TO THE POST-TENSIONED SLAB.
8. SHEAR WALL AND NAILING REQUIREMENTS PER SHEAR WALL SCHEDULE 20/S8.02.
9. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE WB UNO.
10. TYPICAL SHEAR WALL ELEVATION PER 10/S8.02.
11. HD INDICATES HOLD-DOWN FORCE PER HOLD-DOWN TABLES SHEET S4.21B. TYPICAL HOLD-DOWN ELEVATION PER 10/S8.02.
12. ANCHOR BOLTS TO BE 5/8"ø x 7" MINIMUM EMBEDMENT @ 48"OC UNO ON SHEAR WALL SCHEDULE. PROVIDE HOT-DIPPED GALVANIZED ANCHOR BOLTS AT PRESSURE-TREATED SILL PLATES.
13. TYPICAL DETAILS PER:

10/S8.02	TYPICAL SHEAR WALL ELEVATION
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15/S7.01	TYPICAL CMU WALL REINFORCING AT OPENINGS
13/S7.01	TYPICAL CMU CONTROL JOINTS

UNDER SEPARATE PERMIT

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Drawn: NA
Reviewed: HJ
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Date:
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STUD AND SHEAR WALL
PLAN LEVEL 5 SECTION C

SHEET NO:
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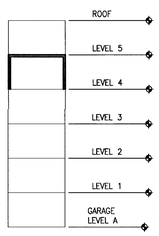
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Plot Scale: 1 = 1



STRUCTURAL FLOOR FRAMING PLAN LEVEL 5 SECTION C

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



NOTE:
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FLOOR FRAMING PLAN NOTES:

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9. PROVIDE FULL HEIGHT SOLID BLOCKING OR JOISTS UNDER ALL SHEAR WALLS AND BEARING WALLS. AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER SHEAR WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
10. ALL RIM JOISTS TO BE 2x12 MINIMUM UNO.
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13. FABRICATE ALL STEEL COLUMNS -1/4" PER FLOOR TO ALLOW FOR WOOD SHRINKAGE.

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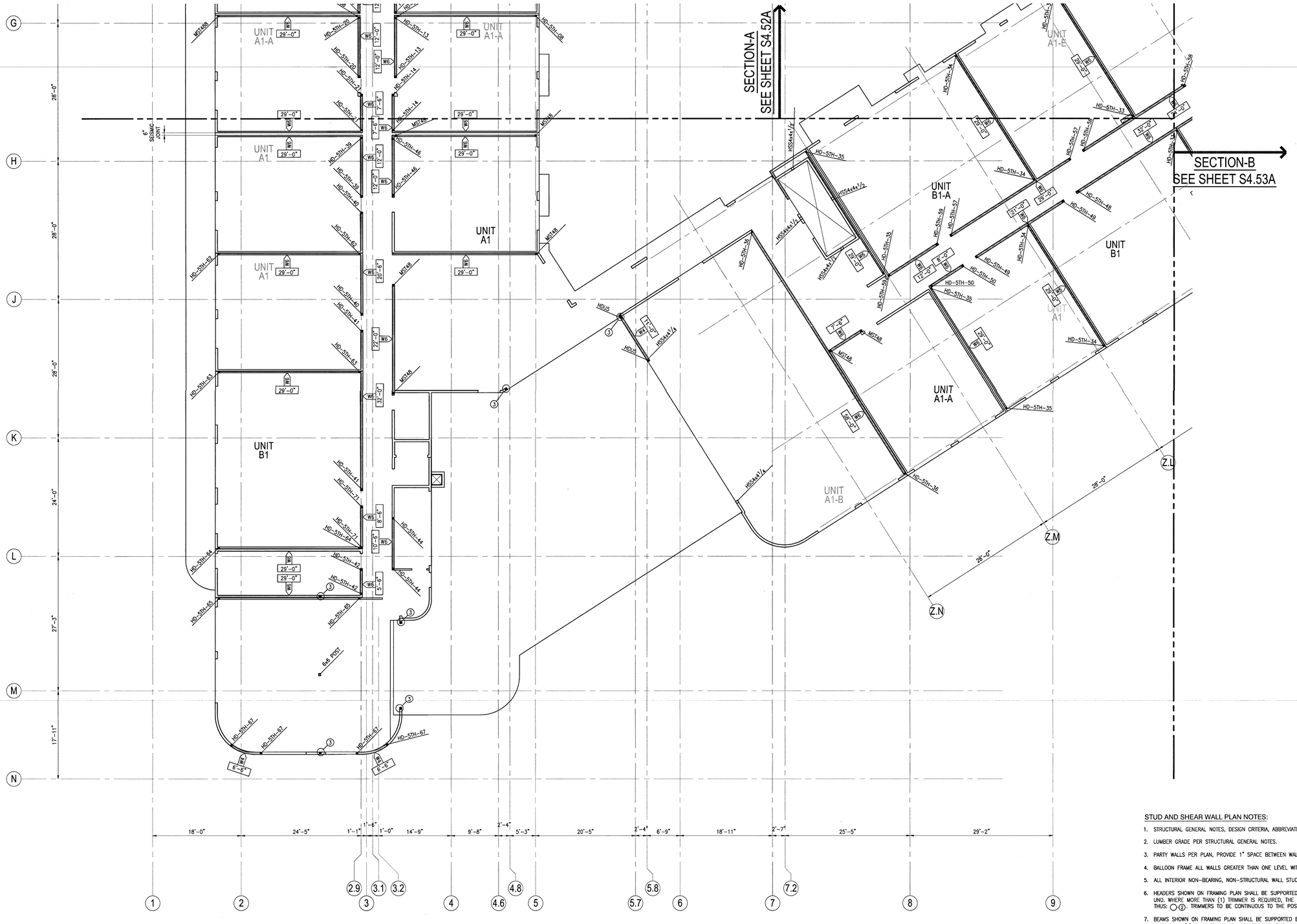
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STRUCTRUAL
FLOOR FRAMING PLAN
LEVEL 5 SECTION B

SHEET NO.
S4.54



STUD BEARING WALL SCHEDULE

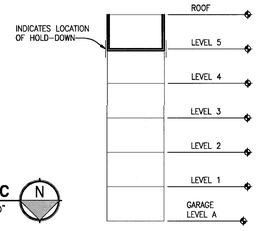
LEVEL	INTERIOR WALL STUDS	EXTERIOR WALL STUDS	PARTY WALL STUDS	CORRIDOR WALL STUDS
ROOF	2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
4TH LEVEL	2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
3RD LEVEL	2x4 @ 8"OC OR (2) 2x4 @ 16"OC	2x6 @ 16"OC	2x4 @ 16"OC	2x6 @ 16"OC
2ND LEVEL	(2) 2x4 @ 8"OC OR 3x4 @ 8"OC	2x6 @ 16"OC	(2) 2x4 @ 16"OC OR 3x4 @ 16"OC	3x6 @ 16"OC OR 2x6 @ 8"OC

NOTES:

[1] PROVIDE 2x BLOCKING AT HORIZONTAL PANEL EDGE WITH 0.131"ø x 2½" @ 6"OC NAILING.
[2] NAILING REQUIREMENTS PER STRUCTURAL GENERAL NOTES.

STRUCTURAL STUD AND SHEAR WALL PLAN LEVEL 5 SECTION C

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



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

STUD AND SHEAR WALL PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01, S1.02 AND S1.03.
2. LUMBER GRADE PER STRUCTURAL GENERAL NOTES.
3. PARTY WALLS PER PLAN, PROVIDE 1" SPACE BETWEEN WALLS PER ARCH.
4. BALLOON FRAME ALL WALLS GREATER THAN ONE LEVEL WITH (2) 2x @ 16"OC.
5. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUD REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
6. HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (1) TRIMMER AND (1) KING STUD MINIMUM, UNO. WHERE MORE THAN (1) TRIMMER IS REQUIRED, THE NUMBER OF TRIMMER STUDS SHALL BE NOTED THUS: ○-②. TRIMMERS TO BE CONTINUOUS TO THE POST-TENSIONED SLAB.
7. BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) BUNDLED STUDS MINIMUM, UNO. WHERE MORE THAN (2) BUNDLED STUDS ARE REQUIRED, THE NUMBER OF BUNDLED STUDS SHALL BE NOTED THUS: ○-③. BUNDLED STUDS TO BE CONTINUOUS TO THE POST-TENSIONED SLAB.
8. SHEAR WALL AND NAILING REQUIREMENTS PER SHEAR WALL SCHEDULE 20/S8.02.
9. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE W6 UNO.
10. TYPICAL SHEAR WALL ELEVATION PER 10/S8.02.
11. 6x6 INDICATES HOLD-DOWN FORCE PER HOLD-DOWN TABLES SHEET S4.21B. TYPICAL HOLD-DOWN ELEVATION PER 10/S8.02.
12. ANCHOR BOLTS TO BE 5/8"ø x 7" MINIMUM EMBEDMENT @ 48"OC UNO ON SHEAR WALL SCHEDULE. PROVIDE HOT-DIPPED GALVANIZED ANCHOR BOLTS AT PRESSURE-TREATED SILL PLATES.
13. TYPICAL DETAILS PER:

10/S8.02	TYPICAL SHEAR WALL ELEVATION
17/S8.01	TYPICAL STUD WALL OPENING (HEADER) DETAIL
1/S8.01	TYPICAL PLATE SPLICE DETAIL
15/S7.01	TYPICAL CMU WALL REINFORCING AT OPENINGS
13/S7.01	TYPICAL CMU CONTROL JOINTS

UNDER SEPARATE PERMIT

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APPROVALS:
Job No.: 12051-0019
Proj. Manager: JD/DS
Drawn: MAA
Reviewed: HJ
Dwg. Chk.:
Date:
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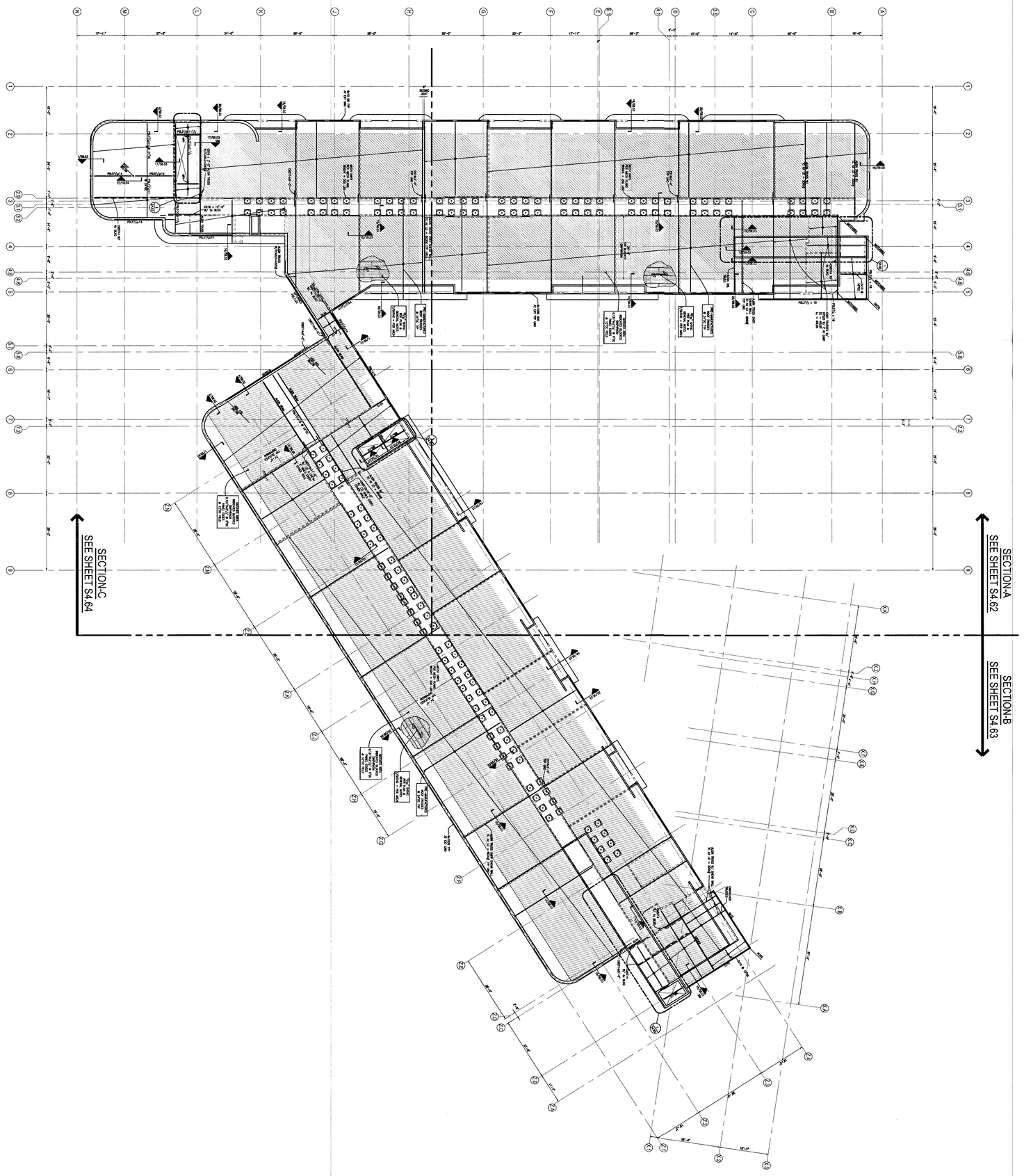
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CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTRUAL
STUD AND SHEAR WALL
PLAN LEVEL 5 SECTION B

SHEET NO.
S4.54A

12051-0019-S4.51A.dwg 21-Aug-13 5:16 PM jespinosa

Plot Scale: 1 = 1



STRUCTURAL ROOF FRAMING PLAN-OVERALL

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

N

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

GARAGE LEVEL A | LEVEL 1 | LEVEL 2 | LEVEL 3 | LEVEL 4 | LEVEL 5 | ROOF

UNDER SEPARATE PERMIT

SHEET NO: S4.61

SHEET TITLE: STRUCTURAL ROOF FRAMING PLAN OVERALL

PROJECT TITLE:

CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

APPROVALS:
Job No.: 12051-0019
Proj. Manager: JD/GS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.
Date:
Scale: AS NOTED

REVISIONS:
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08/22/13 3RD BLDG DEPT SUBMITTAL

SIGNATURE:

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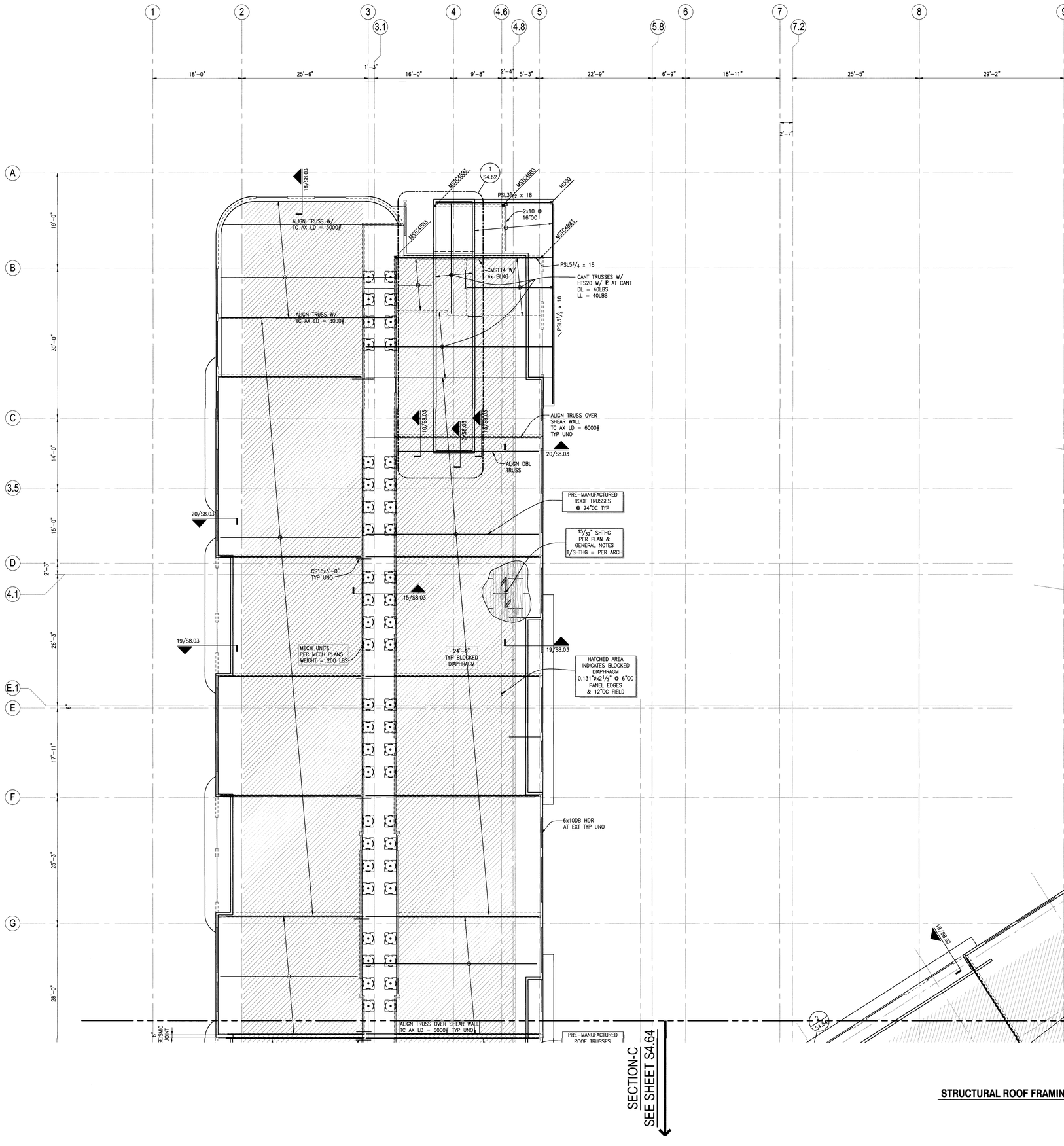
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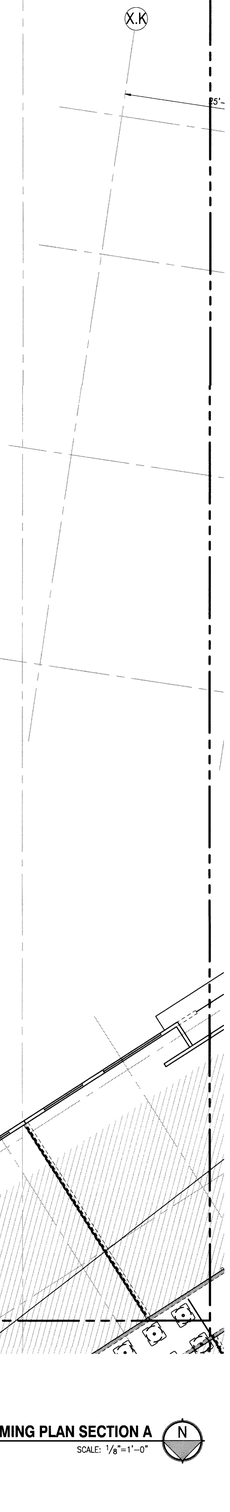
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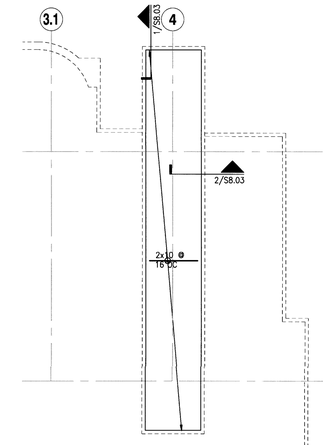
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Plot Scale: 1 = 1





SECTION-B
SEE SHEET S4.63



ROOF FRAMING PLAN

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

1

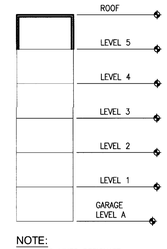
ROOF FRAMING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01,S1.02 AND S1.03.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECT'S DRAWINGS. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED.
3. ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
4. ROOF SHEATHING PER PLAN AND STRUCTURAL GENERAL NOTES. SHEATHING TO BE NAILED TO ROOF FRAMING WITH 0.131"ø x 2 1/2" NAILS @ 6"OC AT PANEL EDGES AND @ 12"OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES. BLOCK AND NAIL PANEL EDGES PER PLAN. PROVIDE PANEL SHEATHING CLIPS CENTERED BETWEEN FRAMING AT UNBLOCKED SHEATHING EDGES AS REQUIRED BY ROOFING WARRANTY.
5. ALL 2x, DOUBLE 2x AND 4x HANGERS TO BE FACE MOUNT TYPE LUS, UNO. GLULAM, PARALLAM AND MICROLLAM HANGERS ARE AS SPECIFIED ON PLAN OR TO BE SIMPSON HGLTV HANGERS, UNO.
6. HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE 4x10 MINIMUM AT INTERIOR AND 6x10 MINIMUM AT EXTERIOR. HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
7. BEAMS ARE FLUSH FRAMED WITH JOISTS UNLESS NOTED OTHERWISE ON DETAILS, OR ON PLANS AS DASH INDICATING THAT DROPPED BEAM FRAMING IS REQUIRED. BEAM SUPPORTS PER STUD AND SHEAR WALL PLAN ON LEVEL BELOW.
8. PROVIDE SOLID BLOCKING OVER ALL SHEAR WALLS AND BEARING WALLS. AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN JOIST OR TRUSS OVER SHEAR WALL (ADDITIONAL JOISTS OR TRUSSES MAY BE REQUIRED).
9. HORIZONTAL STRAP TIES INDICATED ON THE FRAMING PLAN ARE TO BE CENTERED OVER WALL TOP PLATE AND/OR HEADER, BLOCKING OR BEAM. NAIL [STRAP TYPE] WITH (XX) x 1 1/2" NAILS @ 3"OC EACH END AND (XX) x 1 1/2" NAILS @ 12"OC INTERMEDIATE. SPLICE REQUIREMENTS PER STRAP MANUFACTURER SPECIFICATIONS.
10. ALL RIM JOISTS TO BE 2x12 MINIMUM UNO.
11. ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING CRITERIA:
    - ROOF SYSTEM TO BE BIDDER DESIGNED. ROOF PLAN SHOWN IS A SUGGESTED LAYOUT. CHANGES MUST BE SUBMITTED TO THE ENGINEER-OF-RECORD THRU THE ARCHITECT WITH BEARING POINTS AND REACTIONS TO STRUCTURE.
    - TRUSS LAYOUT SHOWN IS APPROXIMATE. TRUSS SUPPLIER IS RESPONSIBLE FOR FINAL TRUSS LAYOUT AND CONFIGURATION. NOTIFY ENGINEER OF REVISIONS TO PLAN.
    - STANDARD DEAD AND LIVE LOADS AND SUBMITTAL INFORMATION PER STRUCTURAL GENERAL NOTES.
    - [2000LBS] INDICATES SHEAR TRANSFER LOAD IN ROOF TRUSS TO BE LOCATED ABOVE SHEAR WALL. TRUSS MANUFACTURER SHALL DESIGN THESE TRUSSES FOR THE BRACKETED LATERAL LOAD SPECIFIED ON PLAN, IN ADDITION TO THE DESIGN DEAD AND LIVE LOADS.
    - ALL GIRDER TRUSSES SHALL BE SUPPORTED BY A MINIMUM OF TWO STUDS. TRUSS MANUFACTURER TO SUBMIT TO ENGINEER GIRDER TRUSSES REACTIONS.
    - ALL MULTIPLE STUDS SUPPORTING HIP MASTER AND GIRDER TRUSSES TO CONTINUE TO FOUNDATION.
    - ROOF TRUSSES SHALL BE DESIGNED FOR ADDITIONAL LOADS FROM [MECHANICAL UNITS, ROOF PATIO AREAS, LANDSCAPING AND PIPING]. CONTRACTOR TO PROVIDE THE TRUSS SUPPLIER WITH LOCATIONS AND SUPPORT CONDITIONS OF ALL MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER LOADS. SPECIAL TRUSS SHAPES AND OPENING REQUIREMENTS ARE AS DESIGNATED ON PLANS.
    - PROVIDE SIMPSON H1 OR H2.5 HURRICANE TIES AT ALL ROOF TRUSSES AND ROOF JOISTS, TYPICAL.
    - TRUSS HANGERS SHALL BE SUPPLIED AND DESIGNED BY THE TRUSS SUPPLIER.
14. BEARING STUD, SHEAR WALL, HOLD-DOWN, POST SIZE, AND POST CAP AND BASE REQUIREMENTS BELOW PER STUD AND SHEAR WALL PLAN.
15. FABRICATE ALL STEEL COLUMNS -1/4" PER FLOOR TO ALLOW FOR WOOD SHRINKAGE.

STRUCTURAL ROOF FRAMING PLAN SECTION A

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

N



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

UNDER SEPARATE PERMIT

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11/09/12 PERMIT SET
07/23/13 2ND BLDG DEPT SUBMITTAL
08/22/13 3RD BLDG DEPT SUBMITTAL

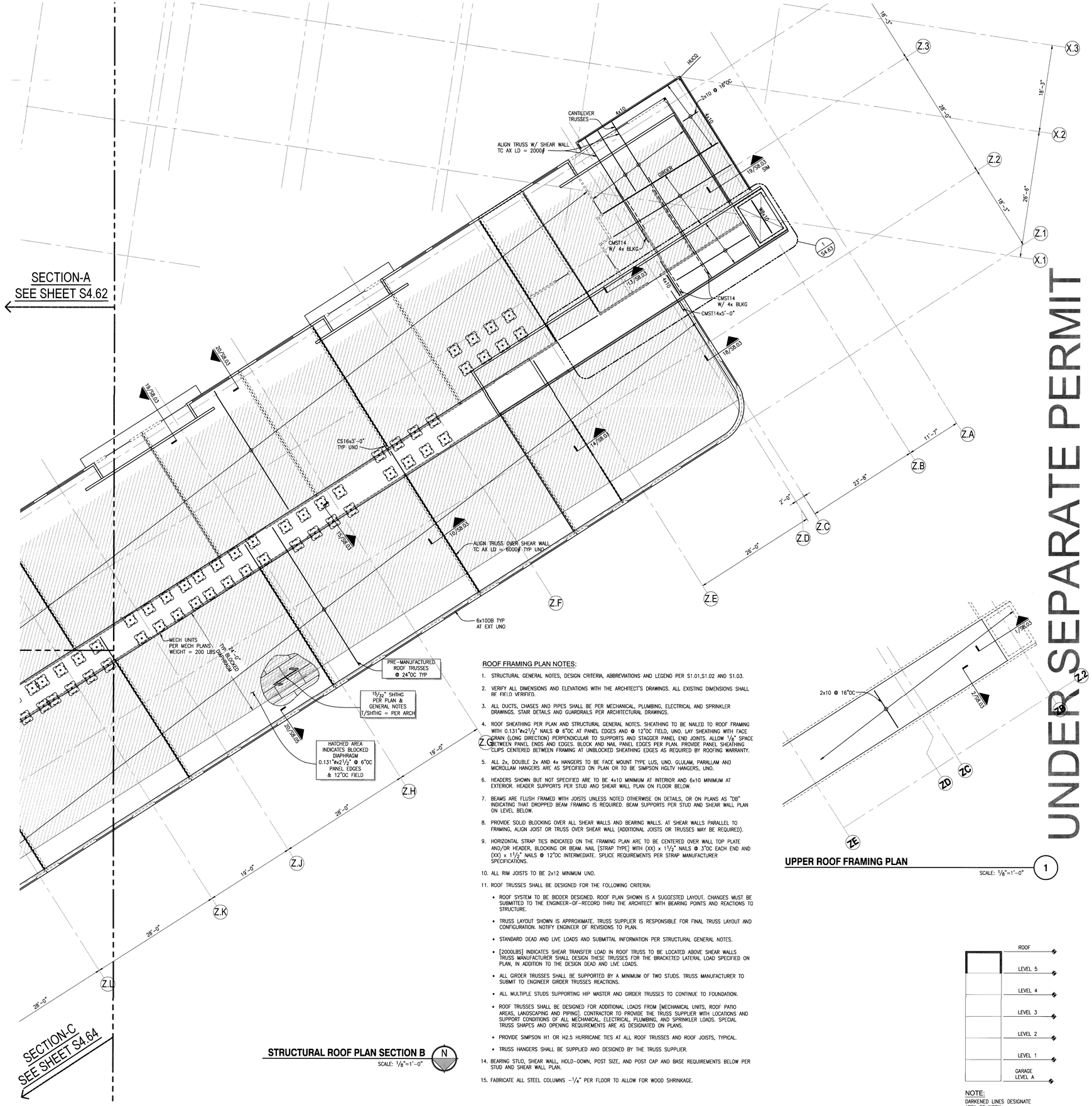
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Job No.: 12051-0019
Proj. Manager: JJ/GS
Drawn: NA
Reviewed: HJ
Dwg. Chk.
Date:
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PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL
ROOF FRAMING PLAN
SECTION A

SHEET NO.
S4.62

12051-0019-S4.61.dwg 21-Aug-13 5:16 PM jespinosa
Plot Scale: 1 = 1



STRUCTURAL ROOF PLAN SECTION B

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

ROOF FRAMING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01,S1.02 AND S1.03.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECT'S DRAWINGS. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED.
3. ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
4. ROOF SHEATHING PER PLAN AND STRUCTURAL GENERAL NOTES. SHEATHING TO BE NAILED TO ROOF FRAMING WITH 0.131"ø x 2 1/2" NAILS @ 6"OC AT PANEL EDGES AND @ 12"OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES. BLOCK AND NAIL PANEL EDGES PER PLAN. PROVIDE PANEL SHEATHING CLIPS CENTERED BETWEEN FRAMING AT UNBLOCKED SHEATHING EDGES AS REQUIRED BY ROOFING WARRANTY.
5. ALL 2x, DOUBLE 2x AND 4x HANGERS TO BE FACE MOUNT TYPE LUS, UNO. GLULAM, PARALLAM AND MICROLLAM HANGERS ARE AS SPECIFIED ON PLAN OR TO BE SIMPSON HGLTV HANGERS, UNO.
6. HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE 4x10 MINIMUM AT INTERIOR AND 6x10 MINIMUM AT EXTERIOR. HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
7. BEAMS ARE FLUSH FRAMED WITH JOISTS UNLESS NOTED OTHERWISE ON DETAILS, OR ON PLANS AS "DB" INDICATING THAT DROPPED BEAM FRAMING IS REQUIRED. BEAM SUPPORTS PER STUD AND SHEAR WALL PLAN ON LEVEL BELOW.
8. PROVIDE SOLID BLOCKING OVER ALL SHEAR WALLS AND BEARING WALLS. AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN JOIST OR TRUSS OVER SHEAR WALL (ADDITIONAL JOISTS OR TRUSSES MAY BE REQUIRED).
9. HORIZONTAL STRAP TIES INDICATED ON THE FRAMING PLAN ARE TO BE CENTERED OVER WALL TOP PLATE AND/OR HEADER, BLOCKING OR BEAM. NAIL [STRAP TYPE] WITH (XX) x 1 1/2" NAILS @ 3"OC EACH END AND (XX) x 1 1/2" NAILS @ 12"OC INTERMEDIATE. SPLICE REQUIREMENTS PER STRAP MANUFACTURER SPECIFICATIONS.
10. ALL RIM JOISTS TO BE 2x12 MINIMUM UNO.
11. ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING CRITERIA:
    - ROOF SYSTEM TO BE BIDDER DESIGNED. ROOF PLAN SHOWN IS A SUGGESTED LAYOUT. CHANGES MUST BE SUBMITTED TO THE ENGINEER-OF-RECORD THRU THE ARCHITECT WITH BEARING POINTS AND REACTIONS TO STRUCTURE.
    - TRUSS LAYOUT SHOWN IS APPROXIMATE. TRUSS SUPPLIER IS RESPONSIBLE FOR FINAL TRUSS LAYOUT AND CONFIGURATION. NOTIFY ENGINEER OF REVISIONS TO PLAN.
    - STANDARD DEAD AND LIVE LOADS AND SUBMITTAL INFORMATION PER STRUCTURAL GENERAL NOTES.
    - [2000LBS] INDICATES SHEAR TRANSFER LOAD IN ROOF TRUSS TO BE LOCATED ABOVE SHEAR WALLS TRUSS MANUFACTURER SHALL DESIGN THESE TRUSSES FOR THE BRACKETED LATERAL LOAD SPECIFIED ON PLAN, IN ADDITION TO THE DESIGN DEAD AND LIVE LOADS.
    - ALL GIRDER TRUSSES SHALL BE SUPPORTED BY A MINIMUM OF TWO STUDS. TRUSS MANUFACTURER TO SUBMIT TO ENGINEER GIRDER TRUSSES REACTIONS.
    - ALL MULTIPLE STUDS SUPPORTING HIP MASTER AND GIRDER TRUSSES TO CONTINUE TO FOUNDATION.
    - ROOF TRUSSES SHALL BE DESIGNED FOR ADDITIONAL LOADS FROM [MECHANICAL UNITS, ROOF PATIO AREAS, LANDSCAPING AND PIPING]. CONTRACTOR TO PROVIDE THE TRUSS SUPPLIER WITH LOCATIONS AND SUPPORT CONDITIONS OF ALL MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER LOADS. SPECIAL TRUSS SHAPES AND OPENING REQUIREMENTS ARE AS DESIGNATED ON PLANS.
    - PROVIDE SIMPSON H1 OR H2.5 HURRICANE TIES AT ALL ROOF TRUSSES AND ROOF JOISTS, TYPICAL.
    - TRUSS HANGERS SHALL BE SUPPLIED AND DESIGNED BY THE TRUSS SUPPLIER.
14. BEARING STUD, SHEAR WALL, HOLD-DOWN, POST SIZE, AND POST CAP AND BASE REQUIREMENTS BELOW PER STUD AND SHEAR WALL PLAN.
15. FABRICATE ALL STEEL COLUMNS -1/4" PER FLOOR TO ALLOW FOR WOOD SHRINKAGE.

UPPER ROOF FRAMING PLAN

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

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

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STATE OF CALIFORNIA

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07/23/13 2ND BLDG DEPT SUBMITTAL
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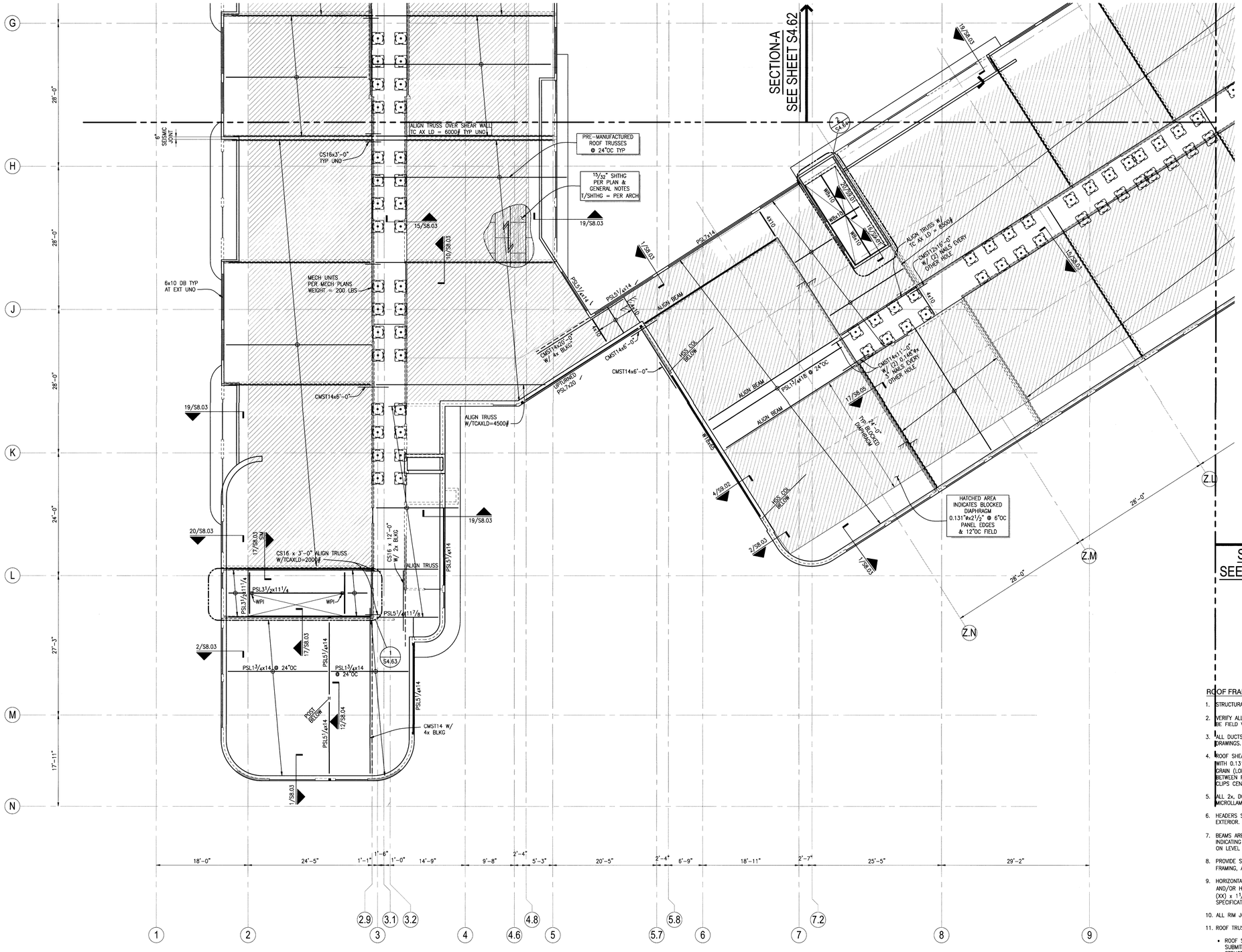
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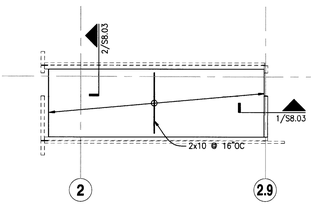
PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
BUILDING ROOF PLAN
SECTION C

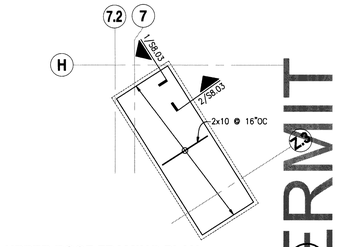
SHEET NO.
S4.63

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Plot Scale: 1 = 1



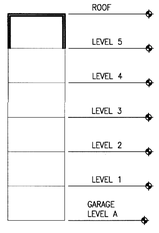


UPPER ROOF FRAMING PLAN (1)
SCALE: 1/8"=1'-0"



UPPER ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"

STRUCTURAL ROOF PLAN SECTION C
SCALE: 1/8"=1'-0"



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

ROOF FRAMING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.01,S1.02 AND S1.03.
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4. ROOF SHEATHING PER PLAN AND STRUCTURAL GENERAL NOTES. SHEATHING TO BE NAILED TO ROOF FRAMING WITH 0.131"dx2 1/2" NAILS @ 6"OC AT PANEL EDGES AND @ 12"OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES. BLOCK AND NAIL PANEL EDGES PER PLAN. PROVIDE PANEL SHEATHING CLIPS CENTERED BETWEEN FRAMING AT UNBLOCKED SHEATHING EDGES AS REQUIRED BY ROOFING WARRANTY.
5. ALL 2x, DOUBLE 2x AND 4x HANGERS TO BE FACE MOUNT TYPE LUS, UNO. GLULAM, PARALLAM AND MICROLLAM HANGERS ARE AS SPECIFIED ON PLAN OR TO BE SIMPSON HGLTV HANGERS, UNO.
6. HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE 4x10 MINIMUM AT INTERIOR AND 6x10 MINIMUM AT EXTERIOR. HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
7. BEAMS ARE FLUSH FRAMED WITH JOISTS UNLESS NOTED OTHERWISE ON DETAILS, OR ON PLANS AS "DB" INDICATING THAT DROPPED BEAM FRAMING IS REQUIRED. BEAM SUPPORTS PER STUD AND SHEAR WALL PLAN ON LEVEL BELOW.
8. PROVIDE SOLID BLOCKING OVER ALL SHEAR WALLS AND BEARING WALLS. AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN JOIST OR TRUSS OVER SHEAR WALL (ADDITIONAL JOISTS OR TRUSSES MAY BE REQUIRED).
9. HORIZONTAL STRAP TIES INDICATED ON THE FRAMING PLAN ARE TO BE CENTERED OVER WALL TOP PLATE AND/OR HEADER, BLOCKING OR BEAM. NAIL [STRAP TYPE] WITH (XX) x 1 1/2" NAILS @ 3"OC EACH END AND (XX) x 1 1/2" NAILS @ 12"OC INTERMEDIATE. SPLICE REQUIREMENTS PER STRAP MANUFACTURER SPECIFICATIONS.
10. ALL RIM JOISTS TO BE 2x12 MINIMUM UNO.
11. ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING CRITERIA:
    - ROOF SYSTEM TO BE BIDDER DESIGNED. ROOF PLAN SHOWN IS A SUGGESTED LAYOUT. CHANGES MUST BE SUBMITTED TO THE ENGINEER-OF-RECORD THRU THE ARCHITECT WITH BEARING POINTS AND REACTIONS TO STRUCTURE.
    - TRUSS LAYOUT SHOWN IS APPROXIMATE. TRUSS SUPPLIER IS RESPONSIBLE FOR FINAL TRUSS LAYOUT AND CONFIGURATION. NOTIFY ENGINEER OF REVISIONS TO PLAN.
    - STANDARD DEAD AND LIVE LOADS AND SUBMITTAL INFORMATION PER STRUCTURAL GENERAL NOTES.
    - [2000LBS] INDICATES SHEAR TRANSFER LOAD IN ROOF TRUSS TO BE LOCATED ABOVE SHEAR WALLS TRUSS MANUFACTURER SHALL DESIGN THESE TRUSSES FOR THE BRACKETED LATERAL LOAD SPECIFIED ON PLAN, IN ADDITION TO THE DESIGN DEAD AND LIVE LOADS.
    - ALL GIRDER TRUSSES SHALL BE SUPPORTED BY A MINIMUM OF TWO STUDS. TRUSS MANUFACTURER TO SUBMIT TO ENGINEER GIRDER TRUSSES REACTIONS.
    - ALL MULTIPLE STUDS SUPPORTING HIP MASTER AND GIRDER TRUSSES TO CONTINUE TO FOUNDATION.
    - ROOF TRUSSES SHALL BE DESIGNED FOR ADDITIONAL LOADS FROM [MECHANICAL UNITS, ROOF PATIO AREAS, LANDSCAPING AND PIPING]. CONTRACTOR TO PROVIDE THE TRUSS SUPPLIER WITH LOCATIONS AND SUPPORT CONDITIONS OF ALL MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER LOADS. SPECIAL TRUSS SHAPES AND OPENING REQUIREMENTS ARE AS DESIGNATED ON PLANS.
    - PROVIDE SIMPSON H1 OR H2.5 HURRICANE TIES AT ALL ROOF TRUSSES AND ROOF JOISTS, TYPICAL.
    - TRUSS HANGERS SHALL BE SUPPLIED AND DESIGNED BY THE TRUSS SUPPLIER.
14. BEARING STUD, SHEAR WALL, HOLD-DOWN, POST SIZE, AND POST CAP AND BASE REQUIREMENTS BELOW PER STUD AND SHEAR WALL PLAN.
15. FABRICATE ALL STEEL COLUMNS -1/4" PER FLOOR TO ALLOW FOR WOOD SHRINKAGE.

UNDER SEPARATE PERMIT

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11/09/12 PLANNING SET
07/25/13 2ND BLDG DEPT SUBMITTAL
09/22/13 3RD BLDG DEPT SUBMITTAL

APPROVALS:
Job No.: 12051-0019
Proj. Manager: JD/DS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
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NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTRUAL ROOF PLAN SECTION B

SHEET NO.
S4.64

HOLD-DOWN/STRAP SCHEDULE - DOUG-FIR STUDS

[1, 2, 7, 11] ← INDICATES FOOTNOTES

	TYPE	NUMBER OF STUDS/POST [3, 12]	NAILS, SCREWS OR BOLTS	ANCHOR [4] DIAMETER [10]	CONCRETE EMBEDMENT/CAPACITY STEMWALL [5] EMBED CIP [6, 14]	STEMWALL [5] CAPACITY	FOOTING EMBED CIP [6]	FOOTING CAPACITY	NOTES
CONCRETE TO WOOD	HDU2	(2) 2x	(6) SDS$^1/_4$x2$^1/_2$	$^5/_8$"ø	10"	3.1k	8"	3.1k	----
	HDU4	(2) 2x	(10) SDS$^1/_4$x2$^1/_2$	$^5/_8$"ø	10"	4.6k	8"	4.6k	----
	HDU5	(2) 2x	(14) SDS$^1/_4$x2$^1/_2$	$^5/_8$"ø	10"	5.2k	8"	5.6k	----
	HDU8	(3) 2x	(20) SDS$^1/_4$x2$^1/_2$	$^7/_8$"ø	10"	6.9k	10"	7.9k	----
	HDU11	(1) 4x6 OR (1) 6x	(30) SDS$^1/_4$x2$^1/_2$	1"ø	10"	7.8k	12"	9.5k	----
	HDU14	(1) 6x	(36) SDS$^1/_4$x2$^1/_2$	1"ø	10"	7.8k	15"	13.6k	----
	HD12	(1) 6x6	(4) 1"ø	1$^1/_8$"ø	10"	8.6k	15"	15.5k	----
WOOD TO WOOD	CS16	(1) 2x	(20) 0.148"ø x 3" NAILS	----	----	----	----	1.7k	[9]
	CS14	(2) 2x	(26) 0.148"ø x 3" NAILS	----	----	----	----	2.5k	[9]
	MST48	(2) 2x	(32) 0.162"ø x 3$^1/_2$" NAILS	----	----	----	----	3.9k	[8, 9]
	MST60	(2) 2x	(46) 0.162"ø x 3$^1/_2$" NAILS	----	----	----	----	6.2k	[8, 9]
	CMST14	(2) 2x	(66) 0.148"ø x 3" NAILS	----	----	----	----	6.5k	[9]
	CMST12	(2) 2x	(86) 0.148"ø x 3" NAILS	----	----	----	----	9.22k	[9]

NOTES:

[1] SOME HOLD-DOWN TYPES NOTED MAY NOT BE USED ON THIS PROJECT.

[2] TYPICAL HOLD-DOWN DETAILS PER X/SX.X AND X/SX.X. ANCHOR REINFORCEMENT REQUIRED AT STEMWALLS.

[3] PROVIDE PANEL EDGE NAILING PER SHEAR WALL SCHEDULE AT HOLD-DOWN STUDS/POST.

[4] BASED ON MINIMUM f'c = 3000 PSI CONCRETE.

[5] STEMWALLS SHALL BE 8" WIDE x 18" TALL MINIMUM.

[6] CAST-IN-PLACE (CIP) TYPE THREADED RODS AT HOLD-DOWNS SHALL HAVE TWO HEX HEAD NUTS WITH OVERSIZED WASHER.

[7] INCLUDES 1.6 LOAD DURATION INCREASE FOR WOOD.

[8] BASED ON 11$^7/_8$" DEEP FLOOR JOIST.

[9] TOTAL NAILS SPECIFIED, USE HALF THE NAILS AT THE STUDS ABOVE AND BELOW LEVEL BEING CONNECTED.

[10] AT PRESSURE TREATED SILLS, USE HOT DIPPED GALVANIZED BOLTS.

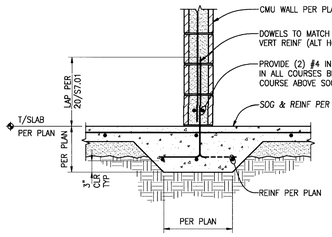
[11] POST INSTALLED HOLD-DOWN OPTIONS MAY BE AVAILABLE AT SOME CONDITIONS. CONTACT ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

[12] NAIL LAMINATE MULTIPLE 2x STUDS WITH PLATE NAILING PER SHEAR WALL SCHEDULE.

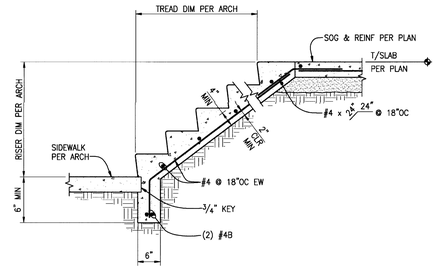
[13] MIDWALL/CORNER
WALL END

[14] STUD WALLS SHALL BE 2x6, CENTER HOLD-DOWN IN STUD WALL.

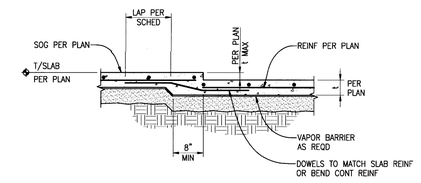
HOLD-DOWN/STRAP SCHEDULE - DOUG FIR STUDS — 7
01420 — SCALE: NONE



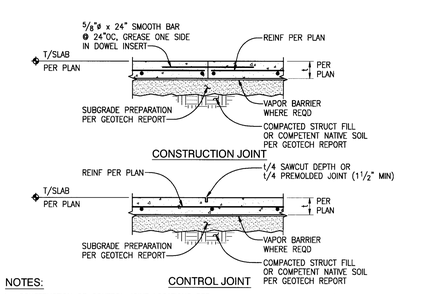
INTERIOR THICKENED SLAB FOOTING AT CMU NONBEARING WALL — 8
03161 — SCALE: 3/4"=1'-0"



TYPICAL STAIR ON GRADE — 9
03800 — SCALE: 3/4"=1'-0"



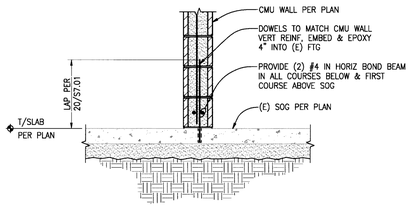
TYPICAL DEPRESSED SLAB DETAIL — 10
03202 — SCALE: 3/4"=1'-0"



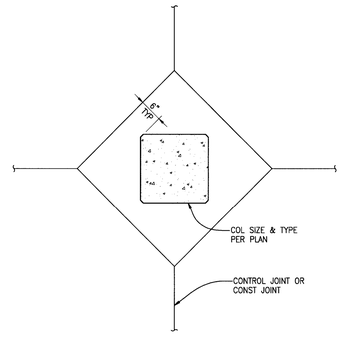
NOTES:

1. CONSTRUCTION OR CONTROL JOINT LOCATIONS PER FOUNDATION/SLAB PLAN.
2. USE "EARLY ENTRY DRY-CUT SAW" AS SOON AS POSSIBLE WITHOUT CAUSING RAVELING OF CONCRETE EDGES. SAWCUT ALONG SHORT DIRECTION OF POUR FIRST.
3. ALIGN A CONSTRUCTION OR CONTROL JOINT WITH RE-ENTRANT SLAB CORNERS, EACH WAY, TYPICAL.
4. PROVIDE CONSTRUCTION/CONTROL JOINT TO ENCLOSE APPROXIMATE SQUARE AREAS 225 SQUARE FEET MAXIMUM, WITH A MAXIMUM PANEL ASPECT RATIO OF 1.3 TO 1.0.
5. CONTRACTOR TO SUBMIT CONSTRUCTION/CONTROL JOINT PLAN TO STRUCTURAL ENGINEER OF RECORD FOR REVIEW/APPROVAL.

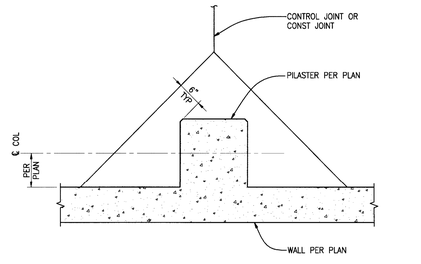
TYPICAL SLAB ON GRADE JOINT DETAILS WITH REINFORCING — 5
03201 — SCALE: 3/4"=1'-0"



INTERIOR THICKENED SLAB FOOTING AT CMU NONBEARING WALL — 13
03161M — SCALE: 3/4"=1'-0"

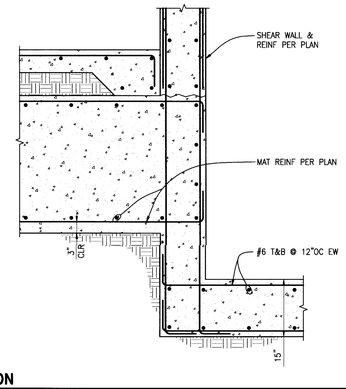


PLAN - TYPICAL CONTROL JOINT AT CONCRETE COLUMNS — 14
03214 — SCALE: NONE

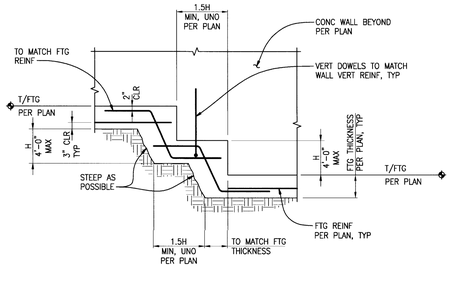


NOTE:
CONTROL JOINT AND INFILL CONCRETE REQUIRED AT ALL PILASTERS NOT LOCATED IN CLOSURE POUR.

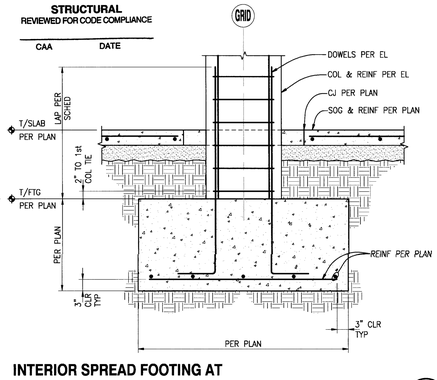
PLAN - TYPICAL CONTROL JOINT AT EXTERIOR CONCRETE PILASTER — 15
03215 — SCALE: NONE



SECTION — 17
SCALE: 1"=1'-0"



TYPICAL STEPPED FOOTING — 19
03901 — SCALE: NONE



INTERIOR SPREAD FOOTING AT CONCRETE COLUMN (BELOW GRADE) — 20
03001 — SCALE: 3/4"=1'-0"

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11/08/12 PERMIT SET
07/23/13 2ND BLDG DEPT SUBMITTAL
08/22/13 3RD BLDG DEPT SUBMITTAL

APPROVALS:

Job No.:	1205I-0019
Proj. Manager:	JD/GS
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Reviewed:	HJ
Dwg. Chk.:	
Date:	
Scale:	AS NOTED

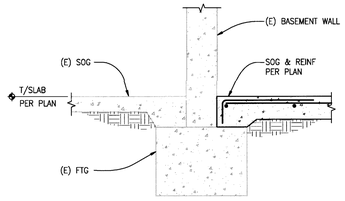
PROJECT TITLE:
CAREER LOFTS
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NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL
FOUNDATION DETAILS

SHEET NO.
S5.01

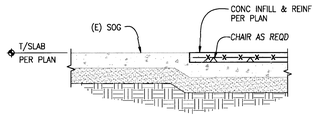
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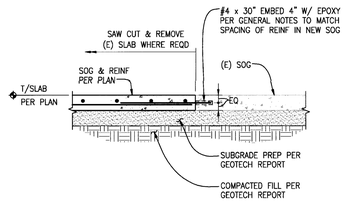
NEW SLAB ON GRADE AT EXISTING FOOTING

SCALE: 3/4"=1'-0" — 8



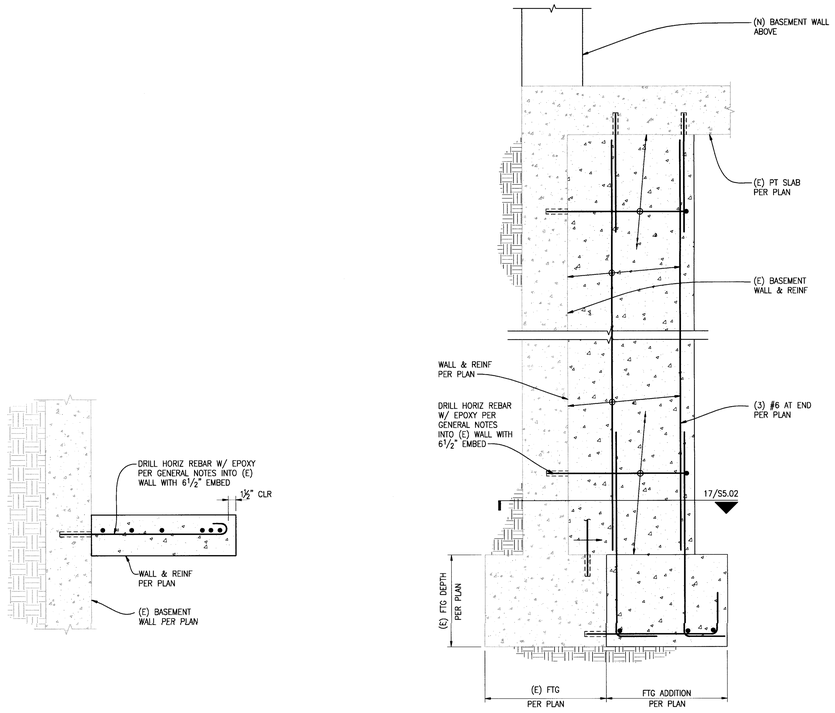
EXISTING SLAB DEPRESSION INFILL

SCALE: 3/4"=1'-0" — 9



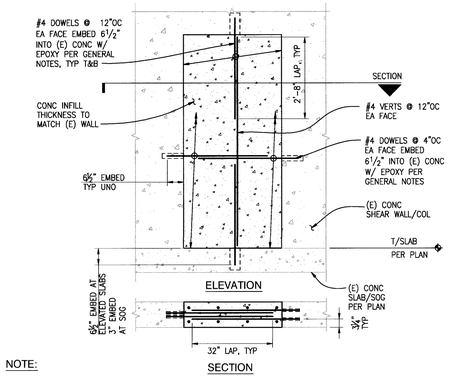
NEW SLAB TO EXISTING SLAB

SCALE: 3/4"=1'-0" — 10



PLAN VIEW - BASEMENT WALL BRACE

SCALE: 1"=1'-0" — 17

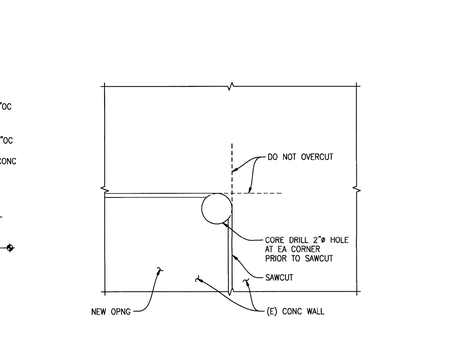


NOTE:

1. PROVIDE STANDARD 1.35' HOOK WHERE END OF INFILL DOES NOT FRAME INTO EXISTING CONCRETE WALL OR COLUMN.

TYPICAL CONCRETE INFILL AT EXISTING WALL OPENING

SCALE: 1/2"=1'-0" — 14

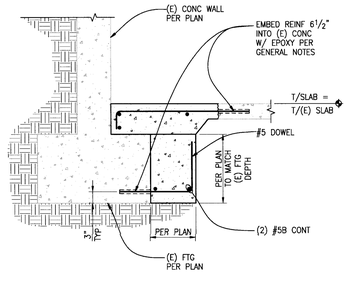


TYPICAL SAWCUT IN EXISTING CONCRETE WALL OR SLAB

SCALE: 3"=1'-0" — 8

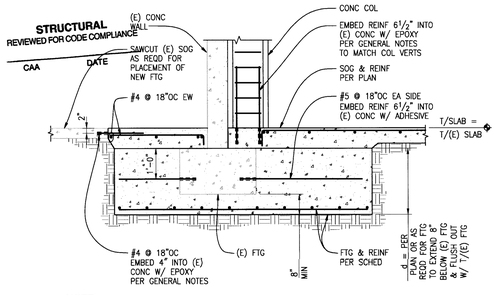
NEW BASEMENT WALL TO EXISTING

SCALE: 1"=1'-0" — 18



WIDENING OF EXISTING LINE FOOTING

SCALE: 3/4"=1'-0" — 19



NOTE:

1. CONTRACTOR TO BUILD EVERY OTHER FOOTING PRIOR TO EXCAVATING AND BUILDING REMAINING FOOTINGS.

2. FULLY CLEAN EXISTING FOOTING AND REMOVE ANY LOOSE MATERIAL PRIOR TO POURING NEW FOOTINGS.

NEW FOOTING AT EXISTING FOOTING

SCALE: 1/2"=1'-0" — 20

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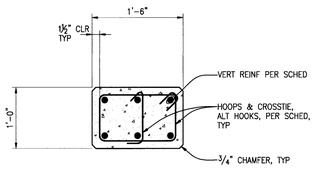
PROJECT TITLE:
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SHEET TITLE:
STRUCTURAL CONCRETE DETAILS

SHEET NO.
S5.02

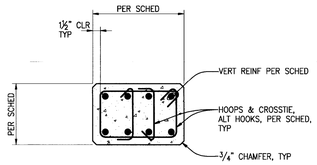
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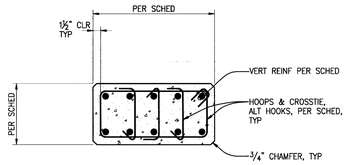
CONCRETE COLUMN SECTION WITH (6) BARS

03606M SCALE: 1"=1'-0" — 1



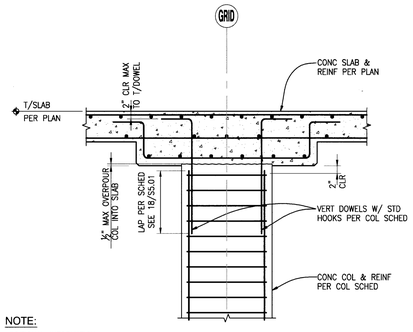
CONCRETE COLUMN SECTION WITH (8) BARS

03606M SCALE: 1"=1'-0" — 2



CONCRETE COLUMN SECTION WITH (10) BARS

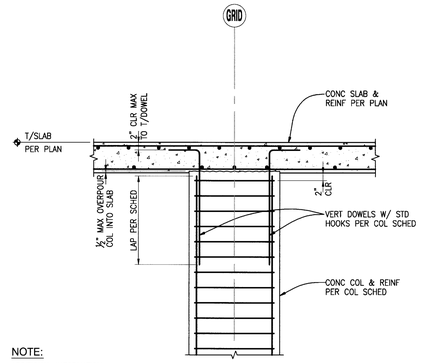
03606M SCALE: 1"=1'-0" — 3



NOTE:
ADDITIONAL INFORMATION
PER 2 & 7/S6.02

TYPICAL SECTION AT TOP OF CONCRETE COLUMN

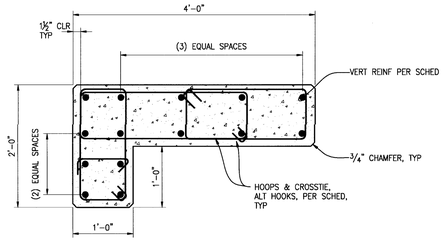
03324M SCALE: ¾"=1'-0" — 4



NOTE:
ADDITIONAL INFORMATION
PER 4/S6.01 AND 5/S6.01.

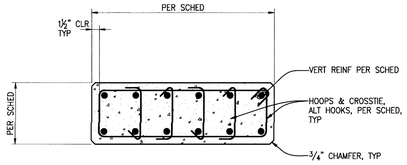
TYPICAL SECTION AT TOP OF CONCRETE COLUMN

03324 SCALE: ¾"=1'-0" — 5



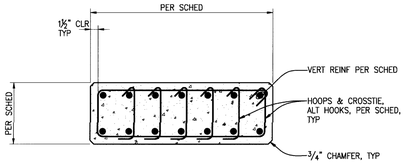
CONCRETE COLUMN SECTION WITH (14) BARS

03606M SCALE: 1"=1'-0" — 6



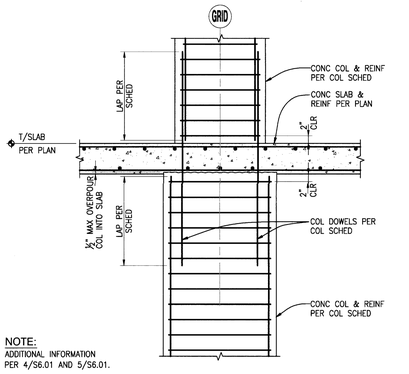
CONCRETE COLUMN SECTION WITH (12) BARS

03606M SCALE: 1"=1'-0" — 7



CONCRETE COLUMN SECTION WITH (14) BARS

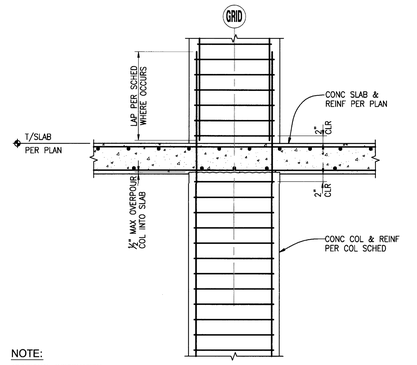
03606M SCALE: 1"=1'-0" — 8



NOTE:
ADDITIONAL INFORMATION
PER 4/S6.01 AND 5/S6.01.

TYPICAL SECTION AT CONCRETE COLUMN SPLICE - COLUMN SIZE CHANGE

03324E SCALE: ¾"=1'-0" — 9



NOTE:
ADDITIONAL INFORMATION
PER 4/S6.01 AND 5/S6.01.

TYPICAL SECTION AT CONCRETE COLUMN

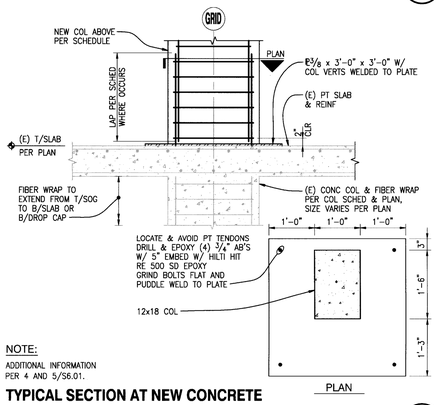
03324A SCALE: ¾"=1'-0" — 10



EQUIVLENT TIE REINFORCING		
COLUMN SIZE	COLUMN MARK	TIES
12"x18"	CC7	#4 @ 3"OC 2 LEGS x 3 LEGS
12"x24"	CC7A	#4 @ 3"OC 2 LEGS x 4 LEGS

FIBER WRAP EQUIVALENCY

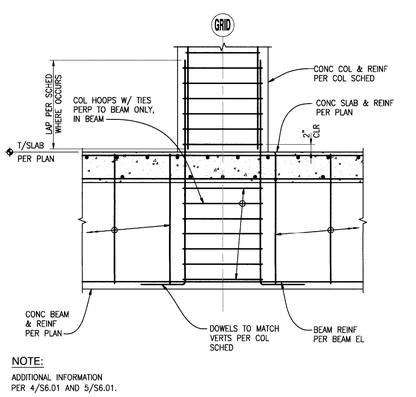
SCALE: 1"=1'-0" — 11



NOTE:
ADDITIONAL INFORMATION
PER 4 AND 5/S6.01.

TYPICAL SECTION AT NEW CONCRETE COLUMN OVER EXISTING CONCRETE COLUMN

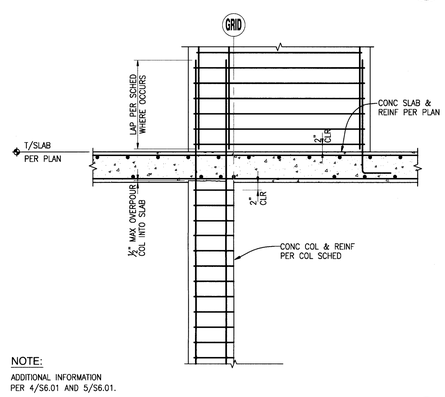
03324A SCALE: ¾"=1'-0" — 12



NOTE:
ADDITIONAL INFORMATION
PER 4/S6.01 AND 5/S6.01.

TYPICAL SECTION AT CONCRETE COLUMN

03324C SCALE: ¾"=1'-0" — 14



NOTE:
ADDITIONAL INFORMATION
PER 4/S6.01 AND 5/S6.01.

TYPICAL SECTION AT CONCRETE COLUMN

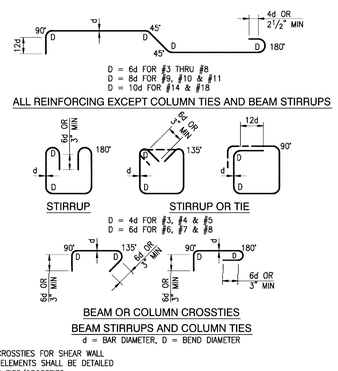
03324AM SCALE: ¾"=1'-0" — 15

f'_c (psi)	#5	#6	#7	#8	#9	#10	#11
4000	20	23	33	38	47	57	69
5000	17	21	30	34	42	51	61

NOTE:
TABULATED VALUES ARE IN INCHES.

COLUMN VERTICAL REINFORCING LAP SPLICE SCHEDULE

01401 SCALE: NONE — 16



NOTE:
TIES AND CROSSTIES FOR SHEAR WALL BOUNDARY ELEMENTS SHALL BE DETAILED AS COLUMN TIES/CROSSTIES.

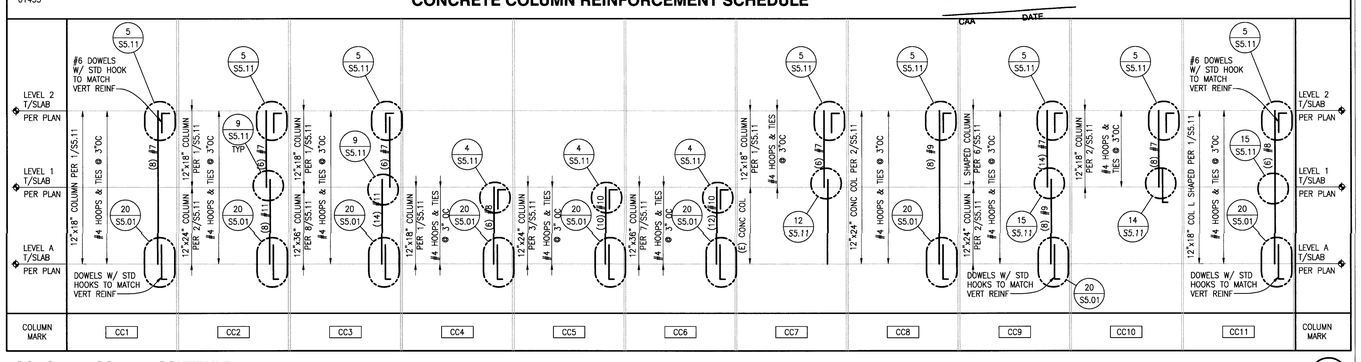
STANDARD HOOKS AND BENDS - BEAM STIRRUPS AND COLUMN TIES

03400 (FOR REVISIONS TO STANDARD HOOKS & BENDS REF TO CURRENT ACI) SCALE: NONE — 17

01453

CONCRETE COLUMN REINFORCEMENT SCHEDULE

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE
CAA DATE



CONCRETE COLUMN SCHEDULE

SCALE: NTS — 20

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Proj. Manager:	JO/SS
Drawn:	NAA
Reviewed:	HJ
Dwg. Chk.:	
Date:	
Scale:	AS NOTED

PROJECT TITLE:

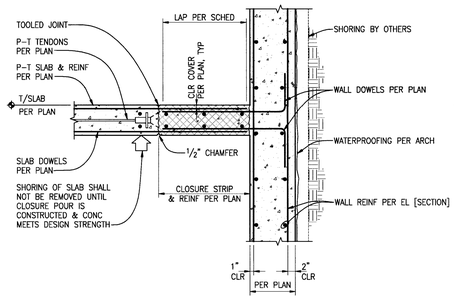
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SHEET TITLE:
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CONCRETE COLUMN
DETAILS

SHEET NO.
S5.11

1251-0019-S5.11.dwg 21-Aug-13 5:17 PM jespinosa

Plot Scale: 1 = 1

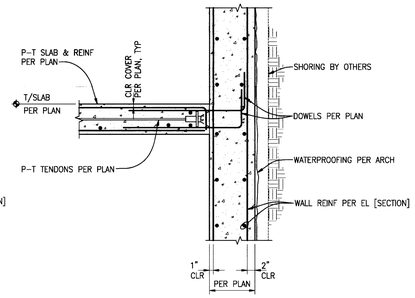


NOTE:

ADDITIONAL POST-TENSIONED ANCHORAGE INFORMATION PER 14 & 15/S6.01.

TYPICAL CLOSURE STRIP AT WALL

03355N SCALE: 3/4"=1'-0" (1)

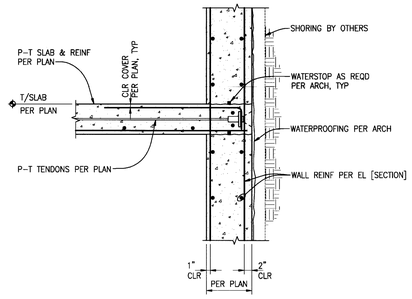


NOTE:

ADDITIONAL POST-TENSIONED ANCHORAGE INFORMATION PER 14 & 15/S6.01.

TYPICAL POST-TENSIONED SLAB AT CONTINUOUS WALL

03353 SCALE: 3/4"=1'-0" (2)

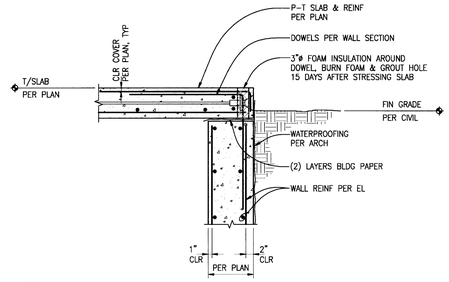


NOTE:

ADDITIONAL POST-TENSIONED ANCHORAGE INFORMATION PER 14 & 15/S6.01.

TYPICAL POST-TENSIONED SLAB AT DISCONTINUOUS WALL

03354 SCALE: 3/4"=1'-0" (3)

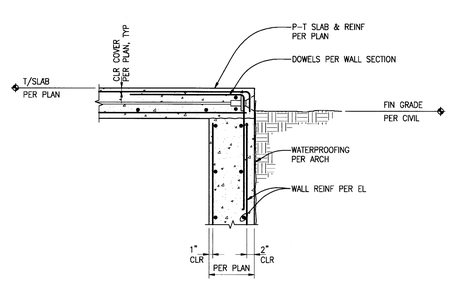


NOTES:

1. ADDITIONAL POST-TENSIONED ANCHORAGE INFORMATION PER 14 & 15/S6.01.
2. COORDINATE DOWEL/TENDON PLACEMENT WITH 18/S6.01.

TYPICAL TEMPORARY RELEASE JOINT

03352 SCALE: 3/4"=1'-0" (4)

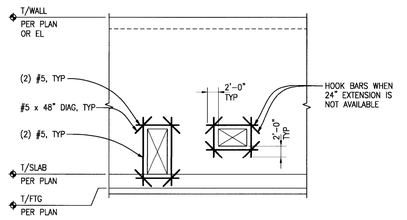


NOTE:

ADDITIONAL POST-TENSIONED ANCHORAGE INFORMATION PER 14 & 15/S6.01.

TYPICAL SLAB AT TOP OF WALL

03350 SCALE: 3/4"=1'-0" (5)

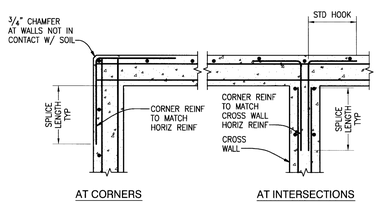


NOTE:

PROVIDE (2) #5 x 48" DIAGONAL BARS AT WALLS 10" OR THICKER.

ELEVATION - TYPICAL CONCRETE WALL OPENING REINFORCING

03401 SCALE: NONE (11)

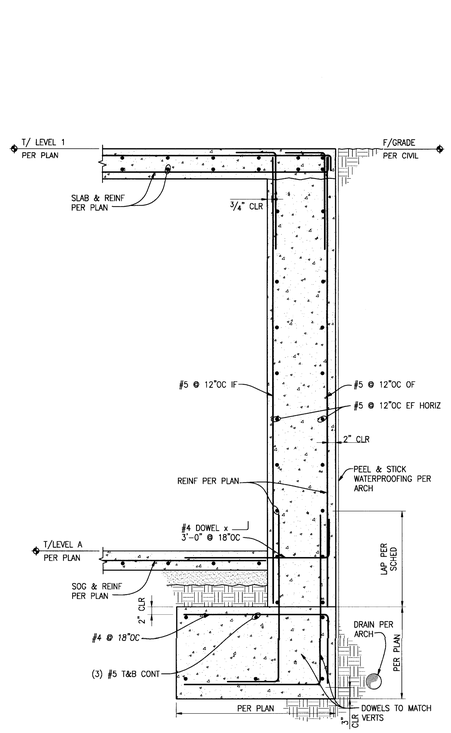


NOTES:

1. SPLICE LENGTHS PER LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE.
2. WALL REINFORCING PER PLAN OR ELEVATIONS, SECTIONS AND DETAILS.
3. AT FOOTINGS AND STEMWALLS, CORNER REINFORCING TO MATCH FOOTING AND STEMWALL HORIZONTAL REINFORCING.

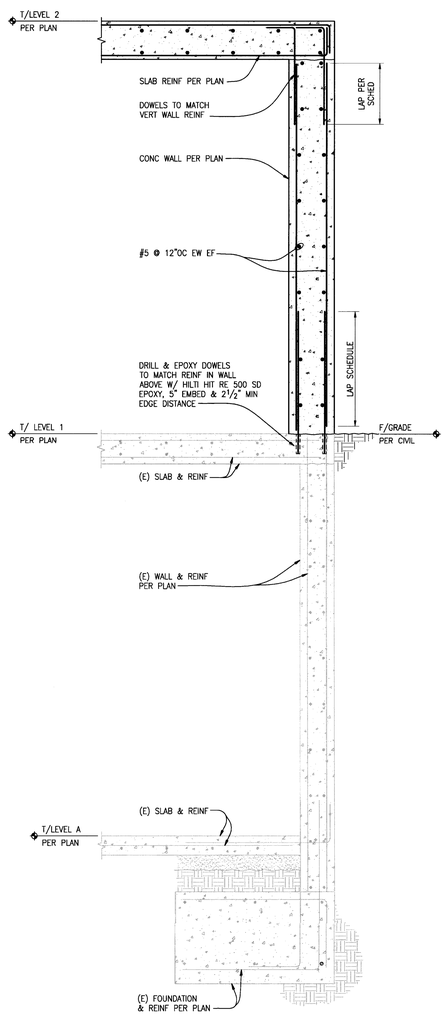
PLAN - TYPICAL CORNER REINFORCING AT CONCRETE WALLS

03403 (DOUBLE MAT) SCALE: 3/4"=1'-0" (16)



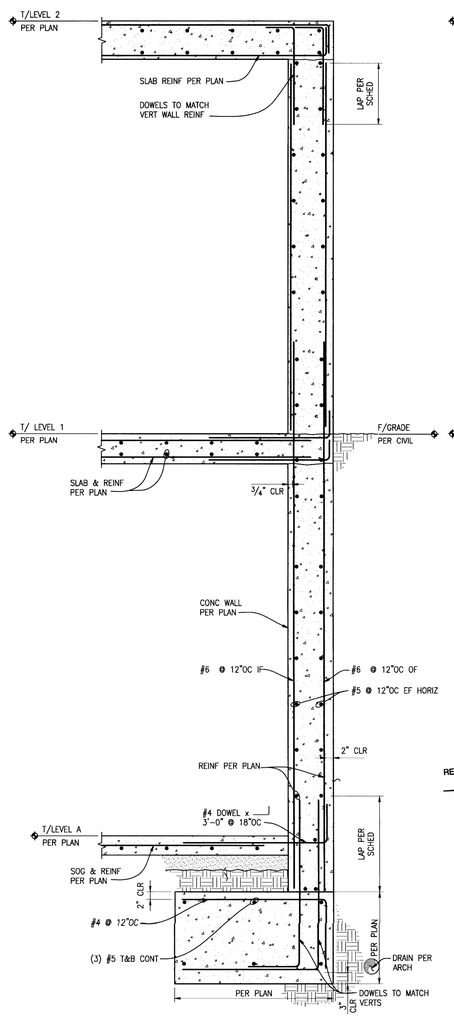
TYPICAL BASEMENT WALL SECTION

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



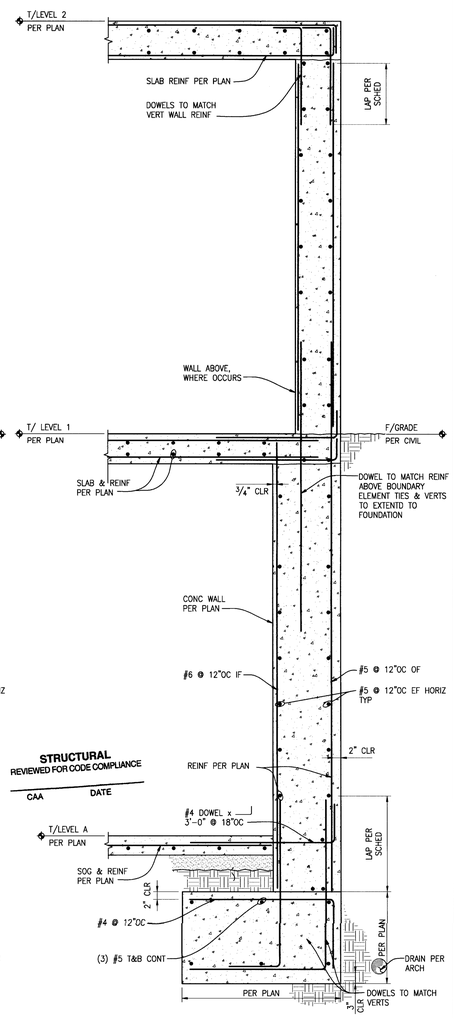
TYPICAL BASEMENT WALL SECTION

SCALE: 3/4"=1'-0" (18)



TYPICAL BASEMENT WALL SECTION

SCALE: 3/4"=1'-0" (19)



TYPICAL BASEMENT WALL SECTION

SCALE: 3/4"=1'-0" (20)

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11/09/12 PERMIT SET
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08/22/13 3RD BLDG DEPT SUBMITTAL

APPROVALS:

Job No.:	12051-0019
Proj. Manager:	JD/CS
Drawn:	NAA
Reviewed:	HJ
Dwg. Chk.	
Date:	
Scale:	AS NOTED

PROJECT TITLE:

CAREER LOFTS
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SHEET TITLE:
CONCRETE WALL DETAILS

SHEET NO.
S5.12

1251-0019-S5.12.dwg 21-Aug-13 5:17 PM jespinoso

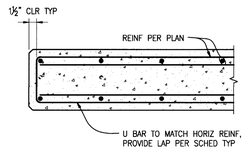
Print Scale: 1 = 1

f'_c (psi)	#4	#5	#6	#7	#8	#9	#10	#11
4500	20	24	29	41	47	59	72	86

NOTE:
TABULATED VALUES ARE IN INCHES.

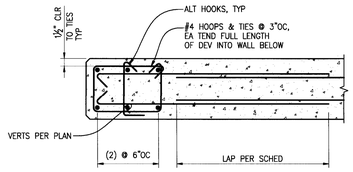
SHEAR WALL REINFORCING LAP SPLICE SCHEDULE

01404M — SCALE: NONE — 10



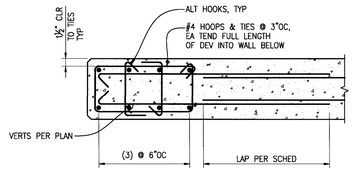
TYPICAL SHEARWALL BOUNDARY DETAIL

SCALE: 1"=1'-0" — 12



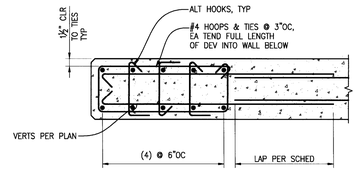
BOUNDARY ELEMENT

(6) BARS — SCALE: 1"=1'-0" — 13



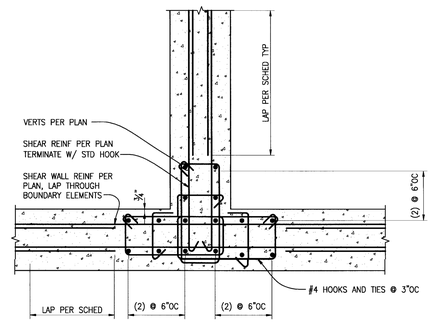
BOUNDARY ELEMENT

(8) BARS — SCALE: 1"=1'-0" — 14



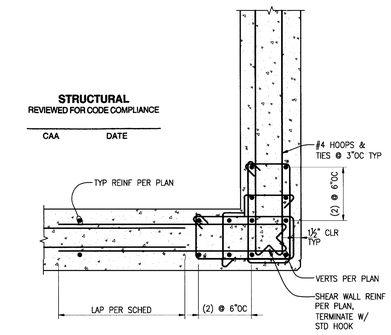
BOUNDARY ELEMENT

(10) BARS — SCALE: 1"=1'-0" — 15



SHEAR WALL "T" BOUNDARY ELEMENT

SCALE: 1"=1'-0" — 19



SHEARWALL CORNER BOUNDARY ELEMENT

SCALE: 1"=1'-0" — 20

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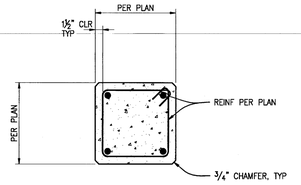
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Job No.: 12051-0019
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Date:
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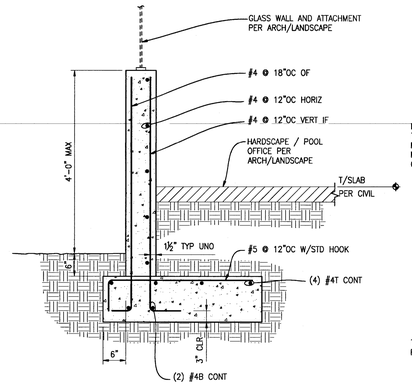
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SHEET TITLE:
STRUCTURAL CONCRETE DETAILS

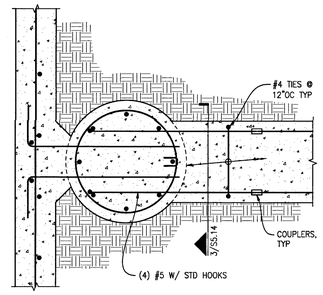
SHEET NO.
S5.13



CONCRETE BEAM SECTION — SCALE: 1"=1'-0" — 3

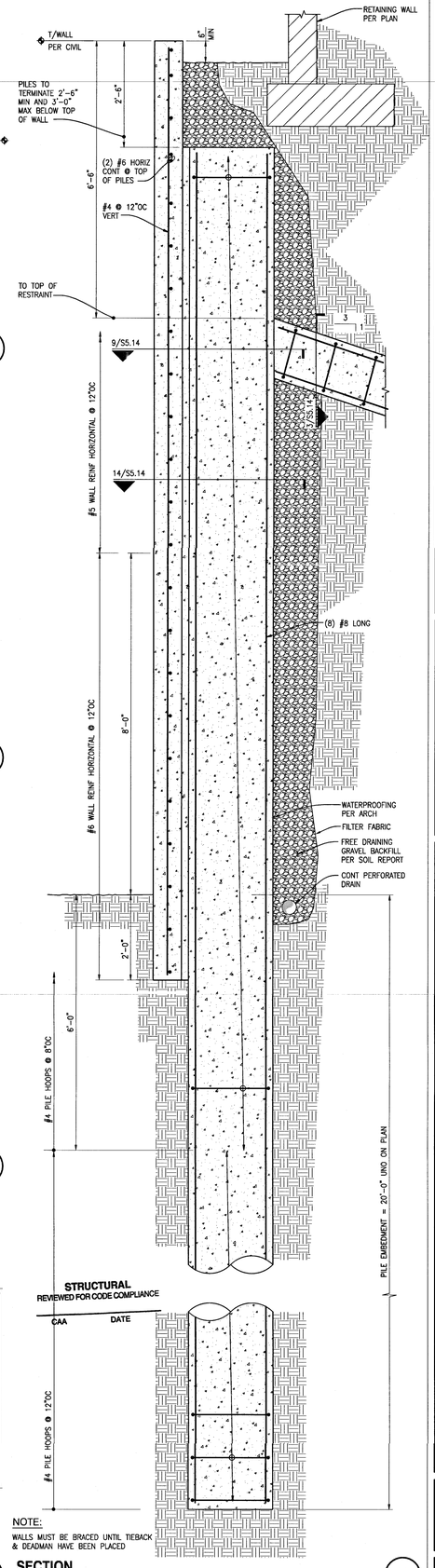


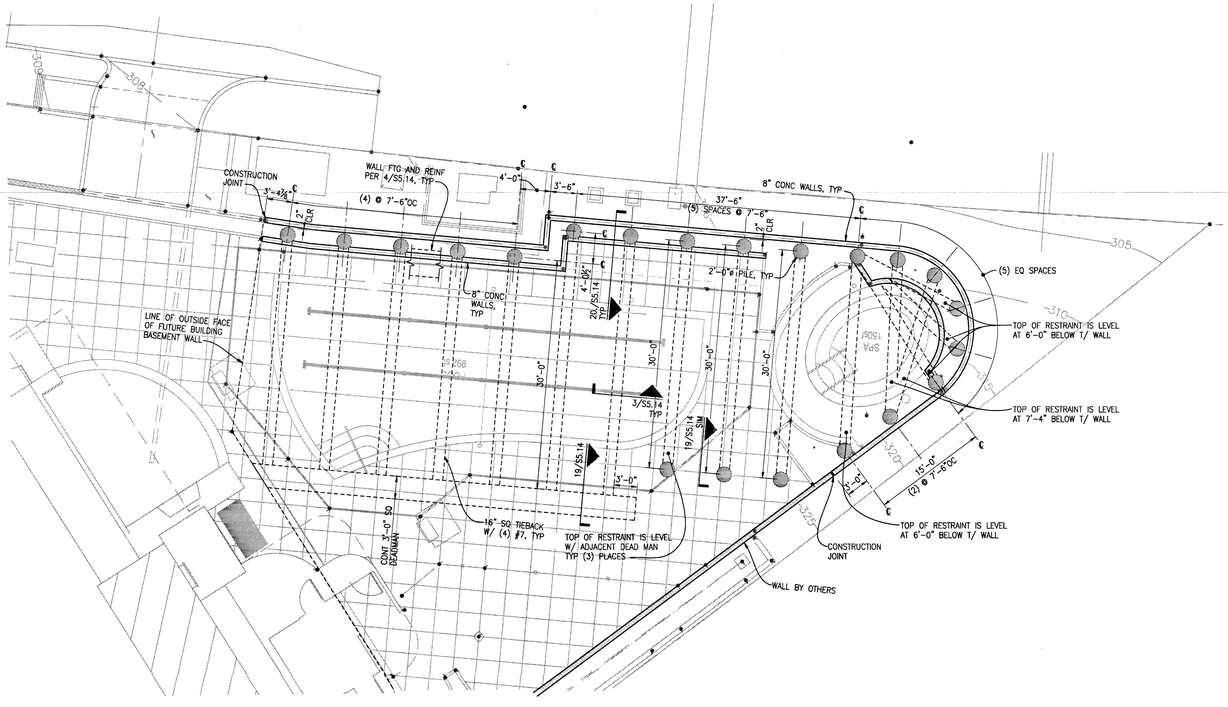
UPPER WALL SECTION — SCALE: ¾"=1'-0" — 4



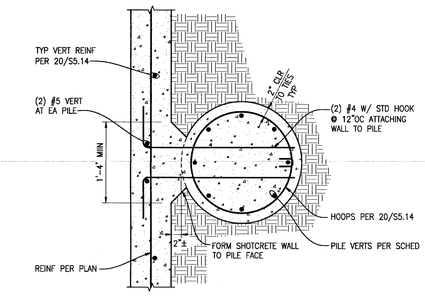
NOTE:
ADDITIONAL INFORMATION PER 14/S5.14.

CONCRETE BEAM SECTION — SCALE: 1"=1'-0" — 9

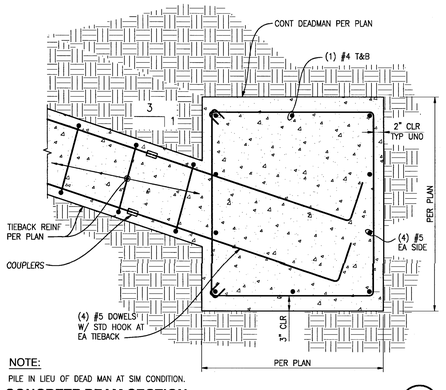




PILES FOUNDATION PLAN — SCALE: 1/8"=1'-0" — N



CONCRETE BEAM SECTION — SCALE: 1"=1'-0" — 14



NOTE:
PILE IN LIEU OF DEAD MAN AT SIM CONDITION.

CONCRETE BEAM SECTION — SCALE: 1"=1'-0" — 19

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE
CAA DATE

NOTE:
WALLS MUST BE BRACED UNTIL TIEBACK & DEADMAN HAVE BEEN PLACED

SECTION — SCALE: ¾"=1'-0" — 20

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Date:
Scale: AS NOTED

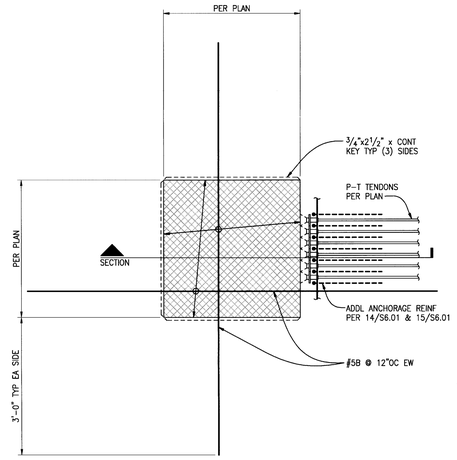
PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL POOL PARTIAL PLAN AND DETAILS

SHEET NO.
S5.14

Plot Scale: 1 = 1

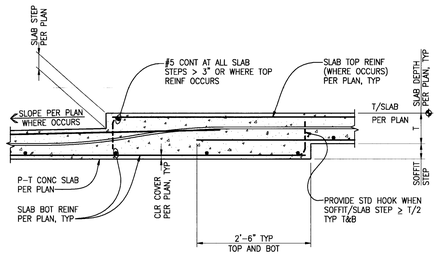
12051-0019-S5.14.dwg 21-Aug-13 5:16 PM jespinosa



PLAN

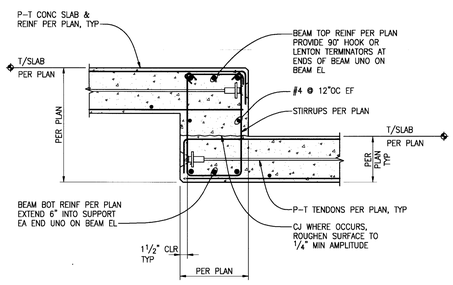
SLAB AND SOFFIT STEP DETAIL

03360 SCALE: 3/4"=1'-0" — 2



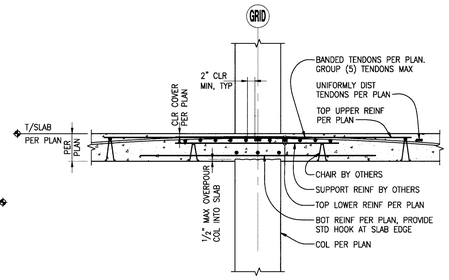
TYPICAL BEAM SECTION AT SLAB STEP

03361 SCALE: 3/4"=1'-0" — 3



SECTION THROUGH DISTRIBUTED TENDONS AT SUPPORT

03321 SCALE: NONE — 4

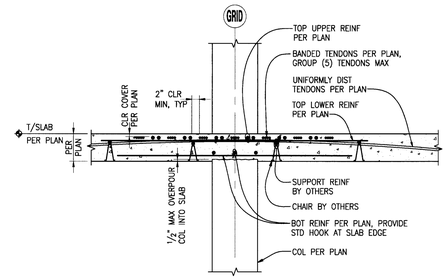


NOTES:

1. ALTERNATE TENDON AND REINFORCING GROUPS.
2. QUANTITY AND LENGTH OF REINFORCING PER PLAN.
3. REINFORCING STAGGER PER 9/S6.01.
4. MINIMUM OF (2) TENDONS SHALL BE PLACED DIRECTLY OVER COLUMNS IN BOTH DIRECTIONS, UNO.

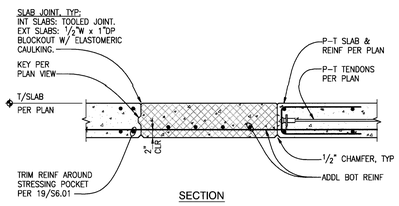
SECTION THROUGH BANDED TENDONS AT SUPPORT

03320 SCALE: NONE — 5



NOTES:

1. ALTERNATE TENDON AND REINFORCING GROUPS.
2. QUANTITY AND LENGTH OF REINFORCING PER PLAN.
3. REINFORCING STAGGER PER 9/S6.01.
4. MINIMUM OF (2) TENDONS SHALL BE PLACED DIRECTLY OVER COLUMNS IN BOTH DIRECTIONS, UNO.



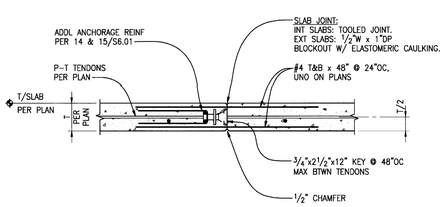
SECTION

NOTE:

WHERE 1"DP BLOCKOUT OCCURS AT EXTERIOR SLABS, MAINTAIN CLEAR COVER PER PLAN.

TYPICAL STRESSING POCKET

03305C SCALE: 3/4"=1'-0" — 6

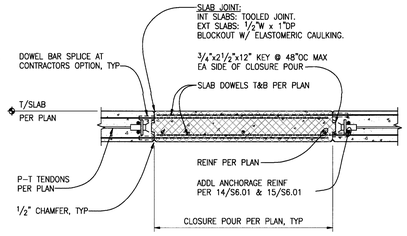


NOTES:

1. ENGINEER SHALL APPROVE THE USE AND LOCATION OF ALL POST-TENSIONED SLAB CONSTRUCTION JOINTS.
2. WHERE 1"DP BLOCKOUT OCCURS AT EXTERIOR SLABS, MAINTAIN CLEAR COVER PER PLAN.

TYPICAL POST-TENSIONED SLAB CONSTRUCTION JOINT

03305 SCALE: NONE — 7

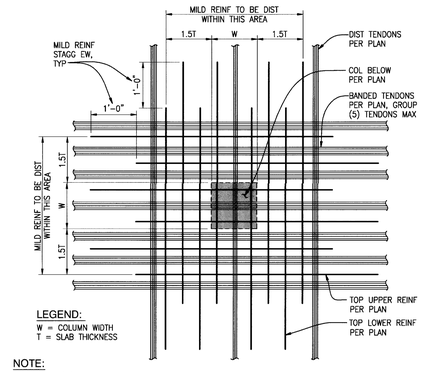


NOTE:

WHERE 1"DP BLOCKOUT OCCURS AT EXTERIOR SLABS, MAINTAIN CLEAR COVER PER PLAN.

SECTION AT CLOSURE POUR

03305A SCALE: 3/4"=1'-0" — 8



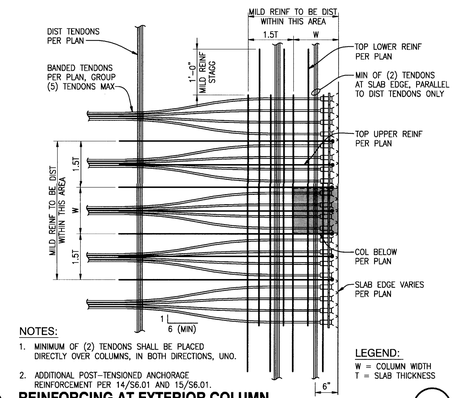
LEGEND:
W = COLUMN WIDTH
T = SLAB THICKNESS

NOTE:

MINIMUM OF (2) TENDONS SHALL BE PLACED DIRECTLY OVER COLUMNS, IN BOTH DIRECTIONS, UNO.

REINFORCING AT INTERIOR COLUMN

03309 SCALE: NONE — 9



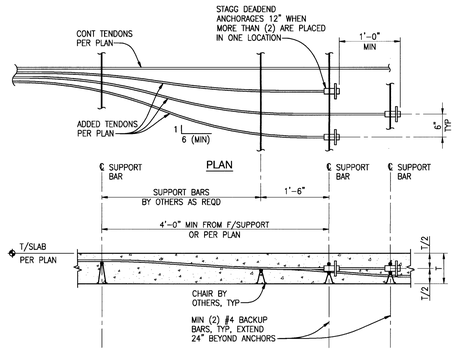
NOTES:

1. MINIMUM OF (2) TENDONS SHALL BE PLACED DIRECTLY OVER COLUMNS, IN BOTH DIRECTIONS, UNO.
2. ADDITIONAL POST-TENSIONED ANCHORAGE REINFORCEMENT PER 14/S6.01 AND 15/S6.01.

LEGEND:
W = COLUMN WIDTH
T = SLAB THICKNESS

REINFORCING AT EXTERIOR COLUMN

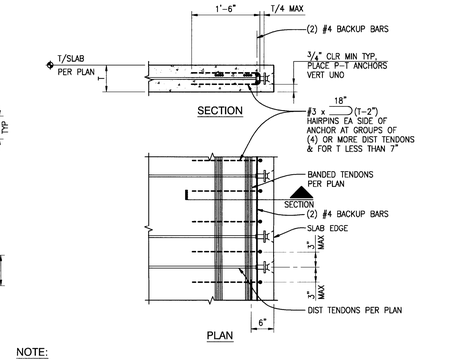
03310 SCALE: NONE — 10



SECTION

ANCHORAGE AT ENDS OF ADDED TENDONS

03308 SCALE: NONE — 13

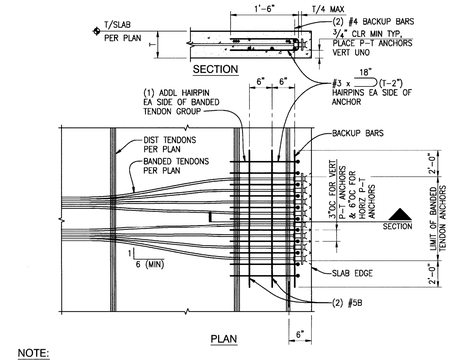


NOTE:

STUDRAILS MAY BE USED IN LIEU OF HAIRPINS PENDING STRUCTURAL ENGINEER OF RECORD APPROVAL.

ANCHORAGE AT ENDS OF DISTRIBUTED TENDONS

03306 SCALE: NONE — 14

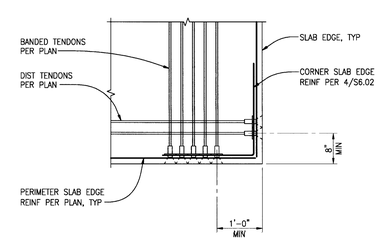


NOTE:

STUDRAILS MAY BE USED IN LIEU OF HAIRPINS PENDING STRUCTURAL ENGINEER OF RECORD APPROVAL.

ANCHORAGE AT ENDS OF BANDED TENDONS

03307 SCALE: NONE — 15

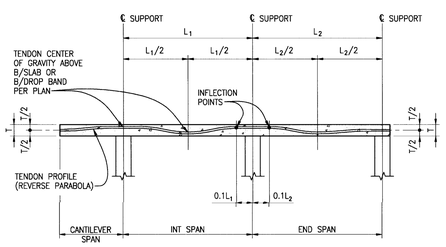


NOTES:

1. ADDITIONAL INFORMATION PER 14/S6.01 & 15/S6.01.
2. REINFORCING AT POST-TENSIONING ANCHORS NOT SHOWN FOR CLARITY.
3. IF EDGE DISTANCE CAN NOT BE MET, CONTACT STRUCTURAL ENGINEER OF RECORD.

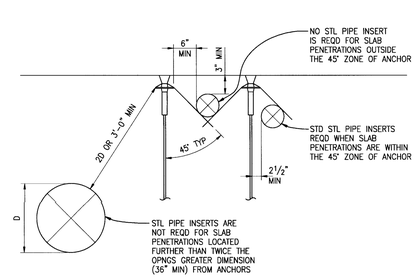
PLAN - TYPICAL POST-TENSIONING AT EXTERIOR SLAB EDGE CORNERS

03304A SCALE: NONE — 16



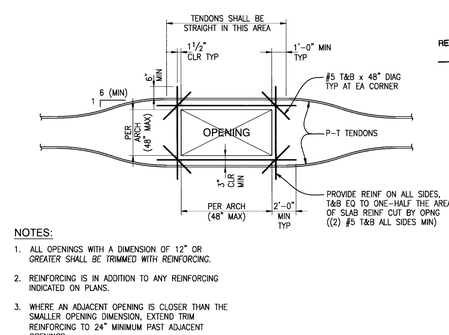
TYPICAL POST-TENSIONED SLAB PROFILE

03303 SCALE: NONE — 17



SLAB PENETRATIONS AT POST-TENSIONED ANCHORS

03302 SCALE: 3/4"=1'-0" — 18

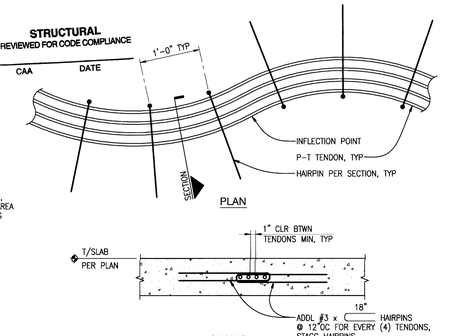


NOTES:

1. ALL OPENINGS WITH A DIMENSION OF 12" OR GREATER SHALL BE TRIMMED WITH REINFORCING.
2. REINFORCING IS IN ADDITION TO ANY REINFORCING INDICATED ON PLANS.
3. WHERE AN ADJACENT OPENING IS CLOSER THAN THE SMALLER OPENING DIMENSION, EXTEND TRIM REINFORCING TO 24" MINIMUM PAST ADJACENT OPENINGS.
4. HOOK REINFORCING AT SLAB EDGE AS REQUIRED.

TYPICAL POST-TENSIONED LAYOUT AT SLAB OPENING

03301 SCALE: NONE — 19



SECTION

POST-TENSIONED TENDONS WITH SWEEP GREATER THAN 1:12

03311 SCALE: NONE — 20

NAA
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CIVIL / STRUCTURAL
PREPARED BY:

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SIGNATURE:

REGISTERED PROFESSIONAL ENGINEER — HARRY JONES III — No. S3907 — STRUCTURAL — STATE OF CALIFORNIA

REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
11/09/12 PERMIT SET
07/23/13 2ND BLDG DEPT SUBMITTAL
08/22/13 3RD BLDG DEPT SUBMITTAL

APPROVALS:
Job No.: 12051-0019
Proj. Manager: JD/CS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

PROJECT TITLE:

CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL
POST-TENSIONED
DETAILS

SHEET NO.
S6.01

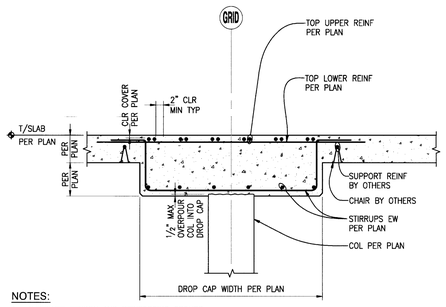
BAR SIZE	MISC BARS		TOP BARS (see note #3)		HOOKED BARS
	Ld	Splice	Ld	Splice	Ldh
fc = 3000psi					
#3	17	23	22	29	9
#4	22	29	29	38	11
#5	28	37	36	47	14
#6	33	43	43	56	17
#7	48	63	63	82	20
#8	55	72	72	94	22
#9	62	81	81	106	25
#10	70	91	91	119	28
#11	78	102	101	132	31
fc = 4000psi					
#3	15	20	19	25	8
#4	19	25	25	33	10
#5	24	32	31	41	12
#6	29	38	37	49	15
#7	42	55	54	71	17
#8	48	63	62	81	19
#9	54	71	70	91	22
#10	61	80	79	103	25
#11	67	88	87	114	27
fc = 5000psi					
#3	13	17	17	23	7
#4	17	23	23	30	9
#5	22	29	28	37	11
#6	26	34	34	45	13
#7	38	50	49	64	15
#8	43	56	56	73	17
#9	48	63	63	82	20
#10	54	71	71	93	22
#11	60	78	78	102	24

NOTES:

1. *VALUES FOR UNCOATED REINFORCING AND NORMAL WEIGHT CONCRETE WITH CLEAR SPACING > db, CLEAR COVER > db AND MINIMUM STIRRUPS OR TIES THROUGHOUT Ld OR CLEAR SPACING > 2db AND CLEAR COVER > db.*
2. DEVELOP ALL REINFORCING IN STRUCTURAL SLABS WITH MINIMUM DEVELOPMENT LENGTH Ld.
3. Ldh = DEVELOPEMENT LENGTH OF BAR WITH STANDARD HOOK.
4. TOP BAR = HORIZONTAL BAR WITH MORE THAN 12" OF FRESH CONCRETE BELOW (EXCLUDING WALL HORIZONTAL REINFORCING) OR AS NOTED ON DOCUMENTS AS "TOP BAR".
5. ALL TABULATED VALUES ARE IN INCHES.
6. COLUMN VERTICAL REINFORCING LAP SPLICE SCHEDULE PER 16/S5.11.
7. SHEAR WALL REINFORCING LAP SPLICE SCHEDULE PER 10/S5.13.

TYPICAL LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE

01400 SCALE: NONE — 6

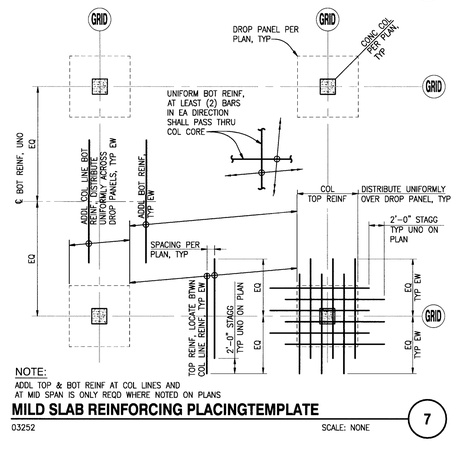


NOTES:

1. ALTERNATE TENDON AND REINFORCING GROUPS.
2. QUANTITY AND LENGTH OF REINFORCING PER PLAN.
3. REINFORCING STAGGER PER 7/S6.02.
4. MINIMUM OF (2) TENDONS SHALL BE PLACED DIRECTLY OVER COLUMNS IN BOTH DIRECTIONS, UNO.

TYPICAL SLAB / DROP CAP SECTION AT COLUMN

03322 SCALE: NONE — 2

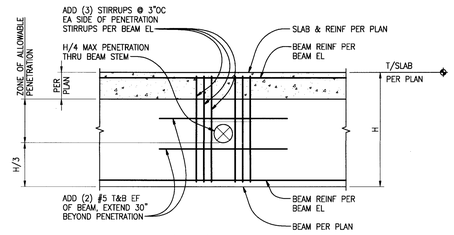


NOTE:

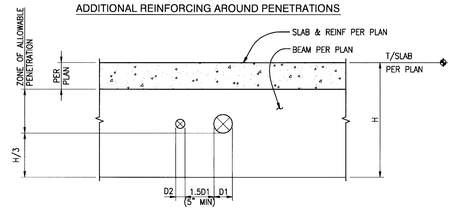
ADDL TOP & BOT REINF AT COL LINES AND AT MID SPAN IS ONLY REQD WHERE NOTED ON PLANS

MILD SLAB REINFORCING PLACINGTEMPLATE

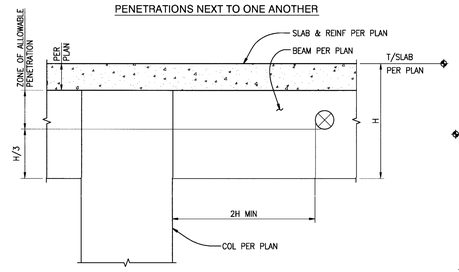
03252 SCALE: NONE — 7



ADDITIONAL REINFORCING AROUND PENETRATIONS



PENETRATIONS NEXT TO ONE ANOTHER



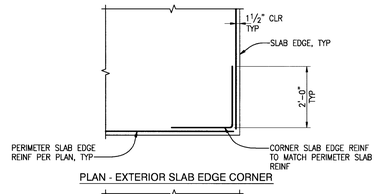
PENETRATION NEXT TO SUPPORTS

NOTE:

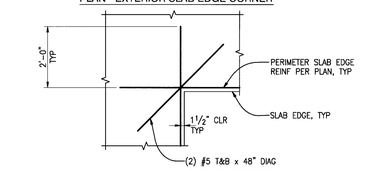
PROVIDE 3" MINIMUM CLEARANCE TO POST-TENSIONING TENDONS. POST-TENSIONING TENDON PROFILES PER BEAM ELEVATIONS. CONTRACTOR TO SUBMIT BEAM PENETRATION SHOP DRAWINGS FOR ENGINEERS APPROVAL PRIOR TO FIELD INSTALLATION.

PENETRATION THRU CONCRETE BEAM

03704 SCALE: 3/4"=1'-0" — 8



PLAN - EXTERIOR SLAB EDGE CORNER



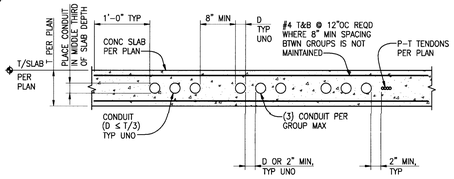
PLAN - INTERIOR SLAB EDGE CORNER

NOTE:

POST-TENSIONING ANCHORAGE AT SLAB CORNERS PER 16/S6.01.

PLAN - TYPICAL REINFORCING AT SLAB EDGE CORNERS

03304 SCALE: NONE — 4

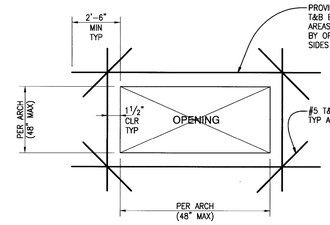


NOTES:

1. ALUMINUM MATERIALS SHALL NOT BE EMBEDDED IN CONCRETE.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WHICH INDICATE THE PLACEMENT OF CONDUIT IN SLAB.
3. DO NOT PLACE CONDUIT WITHIN 48" OF COLUMN FACE OR SLAB EDGE.
4. CONDUIT SHALL NOT TOUCH P-T TENDONS. PROVIDE CHAIRS TO SUPPORT CONDUIT.
5. CONDUIT PLACEMENT NOT MEETING ABOVE CRITERIA MAY REQUIRE ADDITIONAL REINFORCING AND/OR SLAB THICKENING.

SLEEVES THRU CONCRETE SLAB

03222 SCALE: 1"=1'-0" — 9

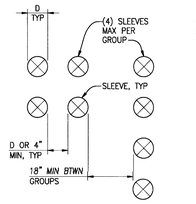


NOTES:

1. ALL OPENINGS WITH A DIMENSION OF 12" OR GREATER SHALL BE TRIMMED WITH REINFORCING.
2. REINFORCING IS IN ADDITION TO ANY REINFORCING INDICATED ON PLANS.
3. WHERE AN ADJACENT OPENING IS CLOSER THAN THE SMALLER OPENING DIMENSION, EXTEND TRIM REINFORCING TO 24" MINIMUM PAST ADJACENT OPENINGS.
4. HOOK REINFORCING AT SLAB EDGE AS REQUIRED.

PLAN - TYPICAL SLAB OPENING REINFORCING AT REINFORCED SLAB

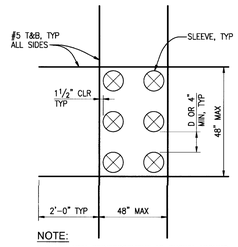
03220 SCALE: NONE — 5



NOTE:

PROVIDE TRIM REINFORCEMENT PER [5/S6.02] OR [19/S6.01] WHERE MINIMUM SPACING IS NOT MET.

PLAN - NO ADDITIONAL REINFORCEMENT



NOTE:

PROVIDE TRIM REINFORCEMENT AS SHOWN AROUND GROUPS OF (5) OR MORE SLEEVES. PROVIDE TRIM REINFORCEMENT PER [5/S6.02] OR [19/S6.01] WHERE MINIMUM SPACING IS NOT MET.

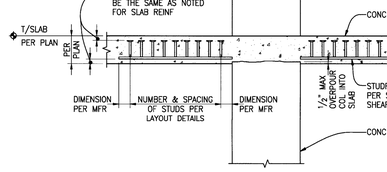
PLAN - ADDITIONAL REINFORCEMENT

NOTES:

1. ALUMINUM MATERIALS SHALL NOT BE EMBEDDED IN CONCRETE.
2. SLEEVES SHALL NOT BE LOCATED WITHIN 48" OF COLUMNS WITHOUT ENGINEER'S APPROVAL.
3. SLEEVES SHALL NOT INTERRUPT TYPICAL REINFORCEMENT INDICATED ON PLAN.
4. PROVIDE 2" MINIMUM CLEARANCE BETWEEN ALL POST-TENSIONING TENDONS.

PLANS - SLEEVES THRU CONCRETE SLAB

03221 SCALE: 1/2"=1'-0" — 10



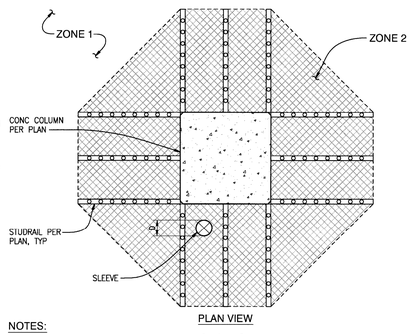
STUDRAIL NOTES:

1. STUDRAIL HEIGHT IS DETERMINED BE THE THICKNESS OF THE SLAB. HEIGHT MAY NEED TO BE ADJUSTED WHERE SLABS STEP OR SLOPE.
2. STUDRAILS AT COLUMN CORNERS SHALL BE ALIGNED WITH THE FACE OF COLUMN. INTERMEDIATE STUDRAILS SHALL BE EQUALLY SPACED.
3. STUDRAIL SHEAR REINFORCEMENT SHOWN IN THESE DETAILS SHALL BE STUDRAILS AS MANUFACTURED BY "DECON".

STUDRAIL STRIP PLATE SIZE SCHEDULE		
STUD DIA	"t"	WIDTH
½"	¼"	1 1/4"
5/8"	5/16"	1 3/4"
¾"	3/8"	2"

TYPICAL STUDRAIL SECTION

03330 SCALE: 3/4"=1'-0" — 14



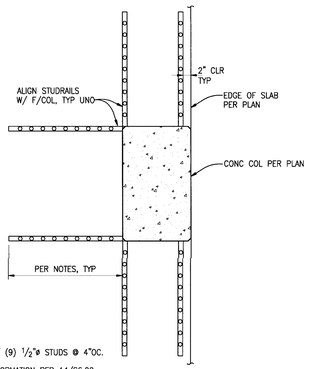
PLAN VIEW

NOTES:

1. FOR SLEEVES LOCATED IN ZONE 1, REFERENCE [10/S6.02].
2. (1) SLEEVE WITH A 'D' ≤ 6" IS ALLOWED IN ZONE 2. (1) SLEEVE TOTAL AT COLUMN.
3. SLEEVES NOT MEETING THE ABOVE CRITERIA SHALL BE SUBMITTED TO STRUCTURAL ENGINEER OF RECORD FOR APPROVAL.

PLAN - SLEEVES THRU CONCRETE SLAB AT COLUMN

03223 SCALE: 3/4"=1'-0" — 15

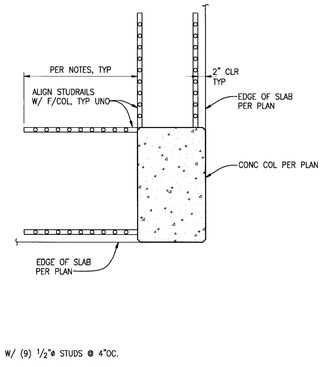


NOTES:

1. (6) STRIPS W/ (9) ½"ø STUDS @ 4"OC.
2. ADDITIONAL INFORMATION PER 14/S6.02.

STUDRAIL LAYOUT - TYPE SRB

03337M SCALE: 3/4"=1'-0" — 18

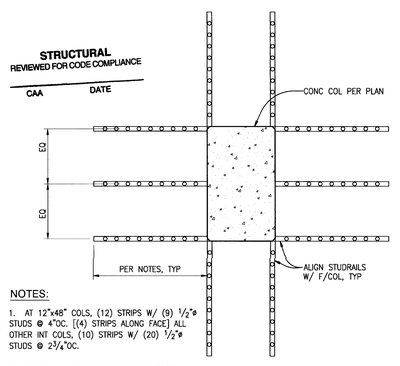


NOTES:

1. (4) STRIPS W/ (9) ½"ø STUDS @ 4"OC.
2. ADDITIONAL INFORMATION PER 14/S6.02.

STUDRAIL LAYOUT - TYPE SRC

03336 SCALE: 3/4"=1'-0" — 19



NOTES:

1. AT 12"x48" COLS, (12) STRIPS W/ (9) ½"ø STUDS @ 4"OC. [(4) STRIPS ALONG FACE] ALL OTHER INT COLS, (10) STRIPS W/ (20) ½"ø STUDS @ 2 3/4"OC.
2. ADDITIONAL INFORMATION PER 14/S6.02.

STUDRAIL LAYOUT - TYPE SRA

03332 SCALE: 3/4"=1'-0" — 20

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REGISTERED PROFESSIONAL ENGINEER HARRY JOHN STRUCTURAL No. S3907 STATE OF CALIFORNIA

REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
11/08/12 PERMIT SET
07/23/13 2ND BLDG DEPT SUBMITTAL
08/22/13 3RD BLDG DEPT SUBMITTAL

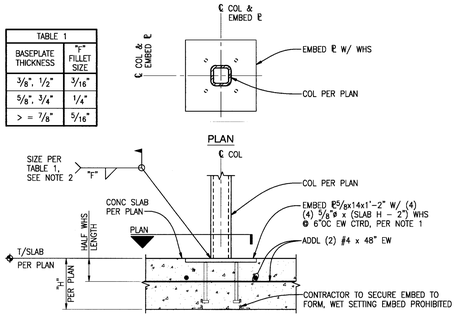
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Job No.: 12051-0019
Proj. Manager: JD/OS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.
Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
CONNECTION DETAILS

SHEET NO.
S6.02

12051-0019-S6.02.dwg 21-Aug-13 5:18 PM jespinosa
Plot Scale: 1 = 1

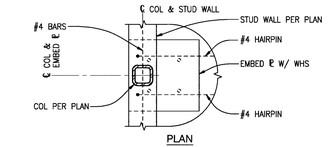


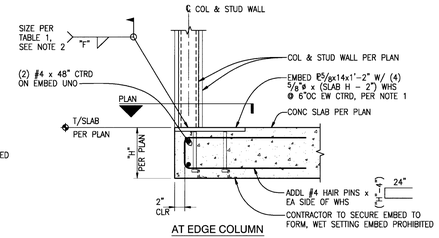
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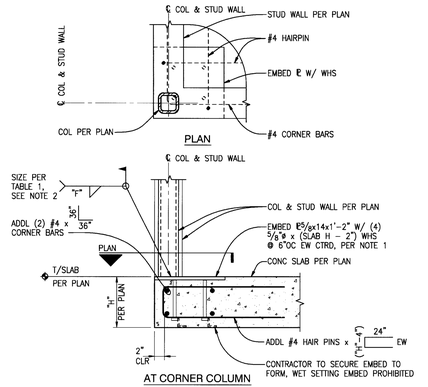
1. WELDED HEADED STUDS LONGER THAN 8" SHALL BE PIGGYBACKED PER MANUFACTURES RECOMMENDATIONS.
2. WHERE EMBED PLATE IS NOT LEVEL, FILLET WELD SIZE SHALL BE INCREASED BY THE AMOUNT OF THE GAP CREATED WHEN COLUMN IS PLUMB.

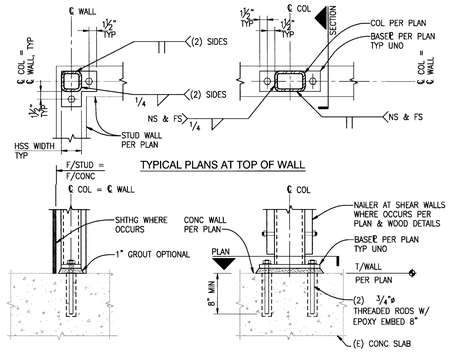
TYPICAL BASEPLATE TO POST-TENSIONED SLAB - HSS COLUMN

05040 — SCALE: 1"=1'-0" — 5



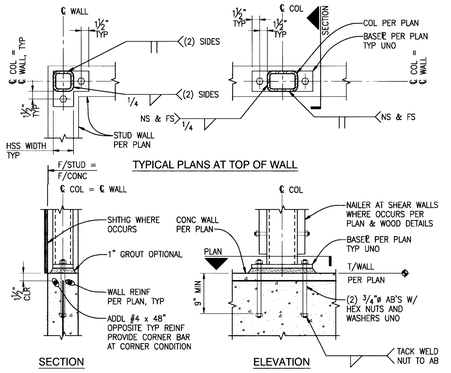






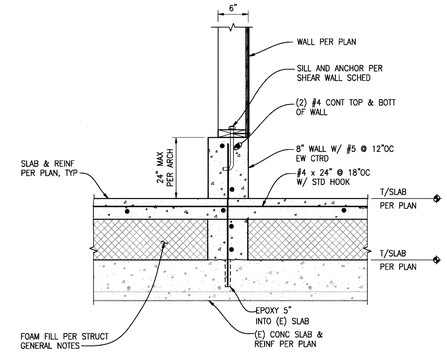
BASEPLATE TO EXISTING CONCRETE SLAB CONNECTION - HSS COLUMN

05032M — SCALE: 1"=1'-0" — 7



TYPICAL BASEPLATE TO CONCRETE WALL CONNECTION - HSS COLUMN

05032 — SCALE: 1"=1'-0" — 8

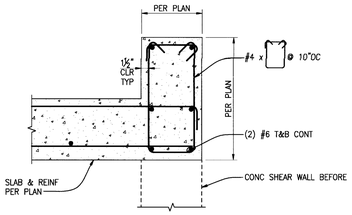


NOTE:

ADDITIONAL INFORMATION PER 8/S6.03.

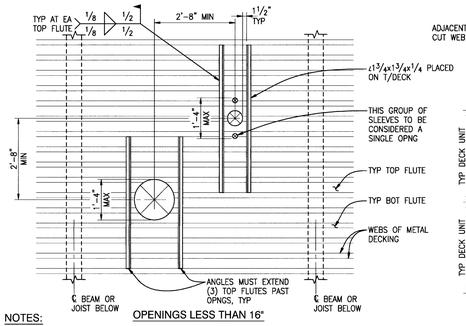
BEARING WALL AT OVER-FRAMING

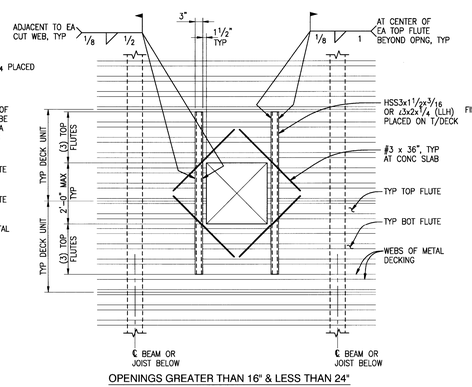
03344M — SCALE: 1"=1'-0" — 9



UP-TURNED BEAM

SCALE: 1"=1'-0" — 10



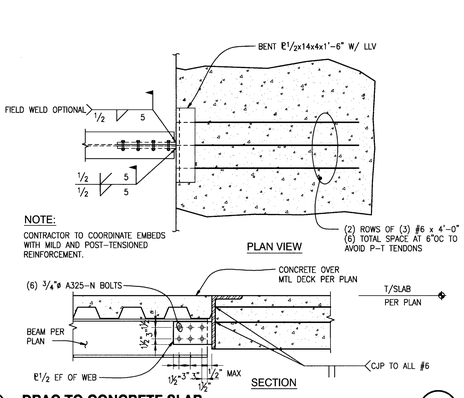


NOTES:

1. HOLES LESS THAN 6"ø AND CUTTING NO MORE THAN (1) WEB REQUIRE NO REINFORCEMENT.
2. ALL METAL DECK OPENINGS SHOWN ABOVE APPLY ONLY TO DUCTWORK AND PIPING, ROOF HATCHES AND SMALL AIR SHAFTS. THESE OPENINGS ARE NOT INTENDED TO SUPPORT ANY MECHANICAL EQUIPMENT.
3. REINFORCING HSS OR ANGLES MAY BE PLACED UNDERNEATH DECK IF REQUIRED BY ROOFING SYSTEMS.
4. WHERE USED WITH CONCRETE SLAB, CUT DECKING AFTER CONCRETE HAS CURED (3) DAYS.

TYPICAL METAL DECK OPENING REINFORCING

05108 — SCALE: 1/2"=1'-0" — 12

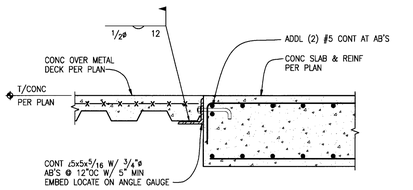


NOTE:

CONTRACTOR TO COORDINATE EMBEDS WITH MILD AND POST-TENSIONED REINFORCEMENT.

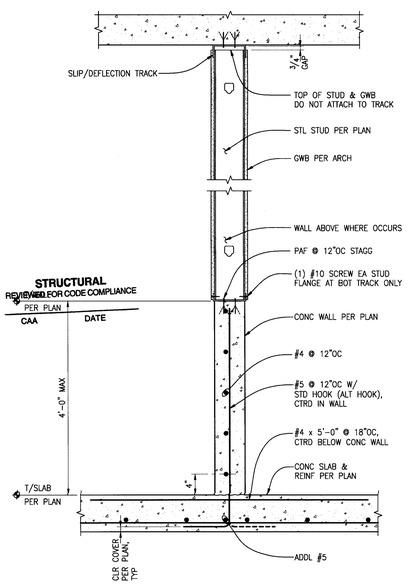
DRAG TO CONCRETE SLAB

SCALE: 3/4"=1'-0" — 13



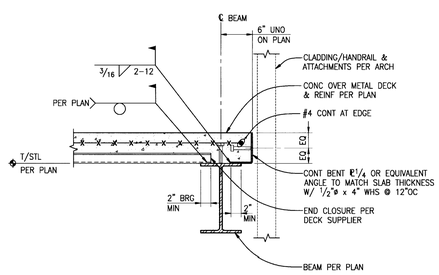
CONCRETE ON METAL DECK PARALLEL TO SLAB EDGE

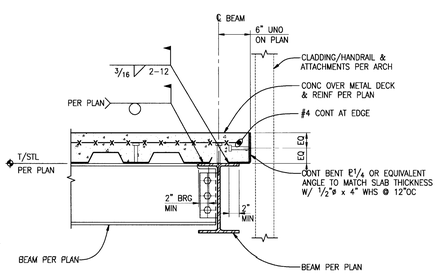
04051 — SCALE: 1"=1'-0" — 14



CONCRETE STEM WALL W/ NON BEARING WALL ABOVE

SCALE: 1"=1'-0" — 20



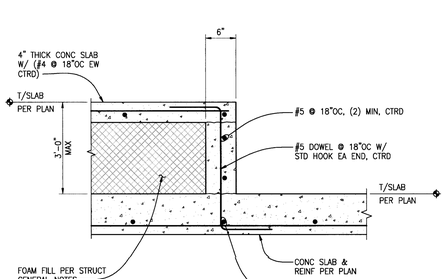


NOTE:

TYPICAL COMPOSITE BEAM SECTION AND SHEAR STUD LAYOUT PER [05101].

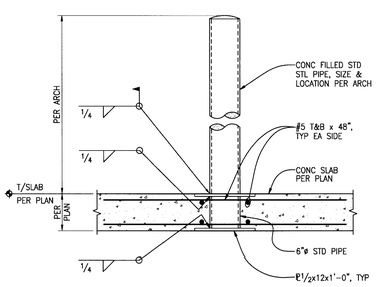
TYPICAL REINFORCED SLAB EDGE AT STEEL BEAM

05105 — SCALE: 1"=1'-0" — 17



TYPICAL OVER-FRAMING

03341 — SCALE: 1"=1'-0" — 18



TYPICAL BOLLARD TO ELEVATED POST-TENSIONED SLAB CONNECTION

03340 — SCALE: 1"=1'-0" — 19

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PREPARED BY:

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REGISTERED PROFESSIONAL ENGINEER HARRY JOHN LITTLE No. S3907 STRUCTURAL STATE OF CALIFORNIA

SIGNATURE:

REVISIONS:
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11/08/12 PERMIT SET
07/23/13 2ND BLDG DEPT SUBMITTAL
08/22/13 3RD BLDG DEPT SUBMITTAL

APPROVALS:

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Proj Manager:	JD/GS
Drawn:	NAA
Reviewed:	HJ
Dwg. Chk.	
Date:	
Scale:	AS NOTED

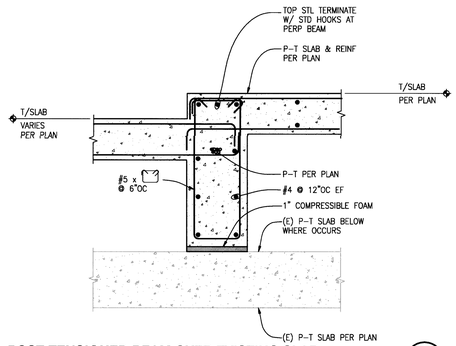
PROJECT TITLE:

CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
CONNECTION DETAILS

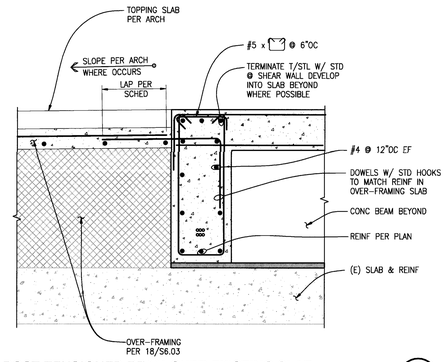
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S6.03

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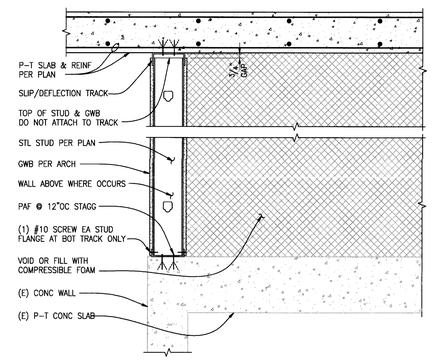
POST-TENSIONED BEAM OVER EXISTING SLAB 8

SCALE: 1"=1'-0"



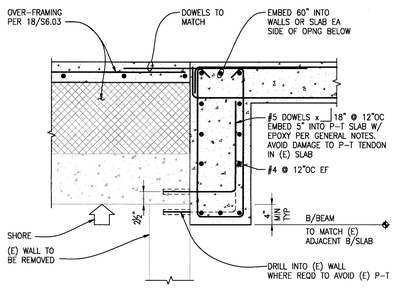
POST-TENSIONED BEAM OVER EXISTING SLAB 9

SCALE: 1"=1'-0"



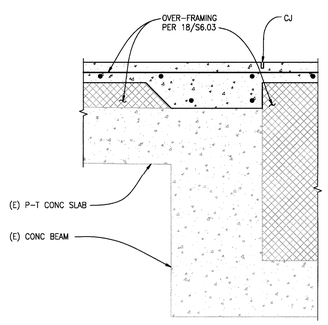
POST-TENSIONED SLAB OVER EXISTING SLAB 10

SCALE: 1"=1'-0"



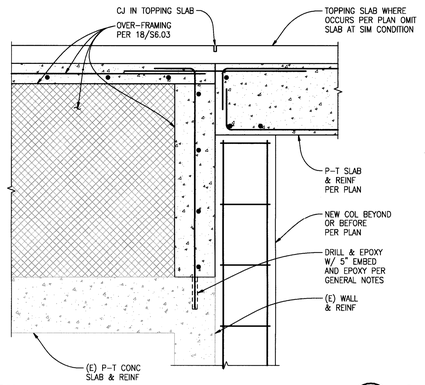
POST-TENSIONED BEAM AT EXISTING POST-TENSIONED SLAB 12

SCALE: 1"=1'-0"



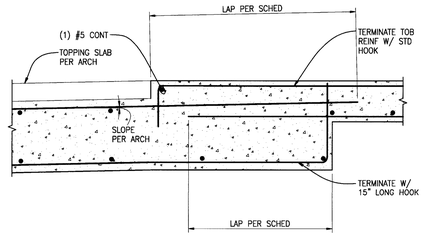
OVER-FRAMING 13

SCALE: 1"=1'-0"



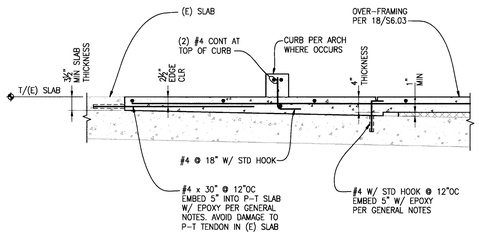
SECTION 14

SCALE: 1"=1'-0"



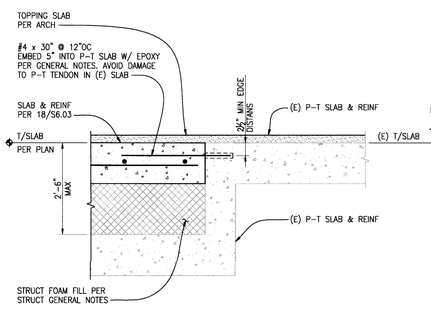
SLAB STEP WITH TOPPING SLAB 15

SCALE: 1"=1'-0"



OVER-FRAMING AT STEP IN EXISTING SLAB 18

SCALE: 3/4"=1'-0"

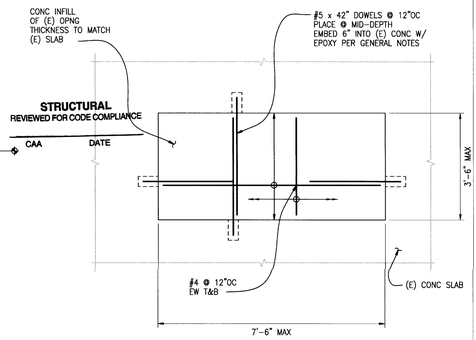


NOTE:
LOCATE TENDONS IN (E) SLAB AND AVOID DAMAGE DURING DRILL & EPOXY OPERATIONS. PROVIDE 3" MIN CLEAR TO TENDONS.

TYPICAL OVER-FRAMING OVER EXISTING SLAB 19

03341

SCALE: 1"=1'-0"



PLAN - TYPICAL CONCRETE INFILL AT EXISTING SLAB OPENING 20

SCALE: 1/2"=1'-0"

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REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
11/08/12 PERMIT SET
01/23/13 2ND BLDG DEPT SUBMITTAL
08/22/13 3RD BLDG DEPT SUBMITTAL

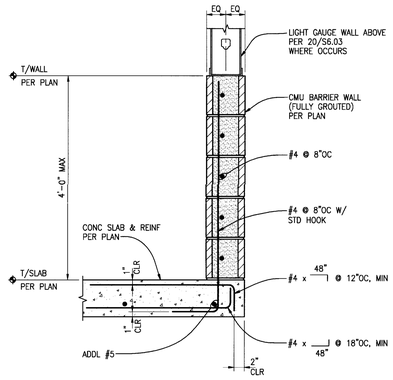
APPROVALS:

Job No.:	12051-0019
Proj. Manager:	JO/SS
Drawn:	NAA
Reviewed:	HJ
Dwg. Chk.	
Date:	
Scale:	AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

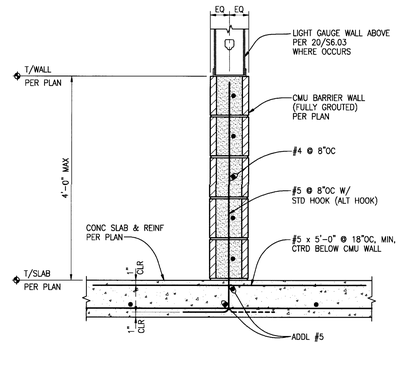
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CONCRETE DETAILS

SHEET NO.
S6.04



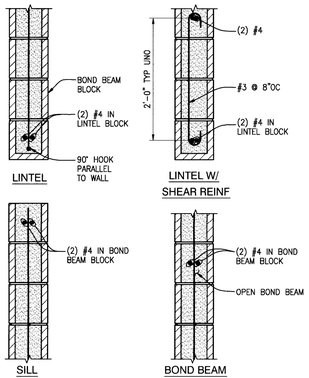
TYPICAL CMU VEHICLE BARRIER WALL

04074 SCALE: 1"=1'-0" 9



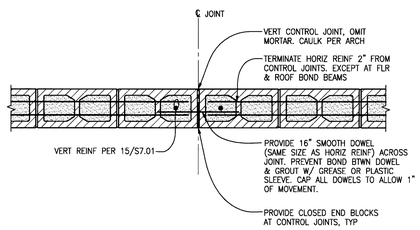
TYPICAL CMU VEHICLE BARRIER WALL

04073 SCALE: 1"=1'-0" 10



CMU LINTELS, SILLS AND BOND BEAMS

04003 SCALE: 1"=1'-0" 12

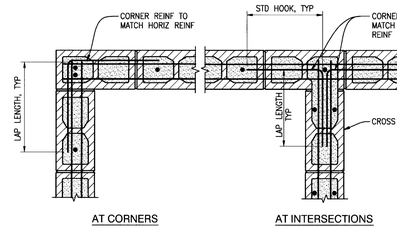


NOTE:

CONTROL JOINT LOCATION CRITERIA PER STRUCTURAL GENERAL NOTES. CONTRACTOR SHALL COORDINATE LOCATION OF JOINT WITH ARCHITECT AND STRUCTURAL ENGINEER.

PLAN - CMU CONTROL JOINT

04001 SCALE: 1"=1'-0" 13

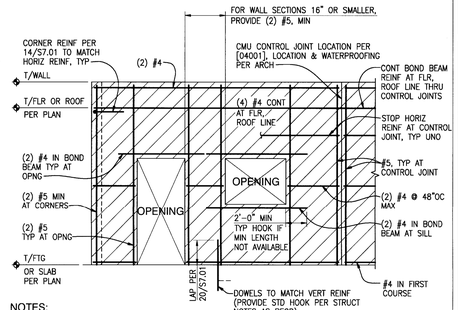


NOTES:

1. LAP LENGTHS PER REINFORCING LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE FOR CMU.
2. WALL REINFORCING PER ELEVATIONS, SECTIONS AND DETAILS.
3. CORNER REINFORCING AT FOOTING AND STEMWALLS TO MATCH FOOTING AND STEMWALL HORIZONTAL REINFORCING.

PLAN - TYPICAL CORNER REINFORCING AT CMU WALLS

04002 SCALE: 1"=1'-0" 14

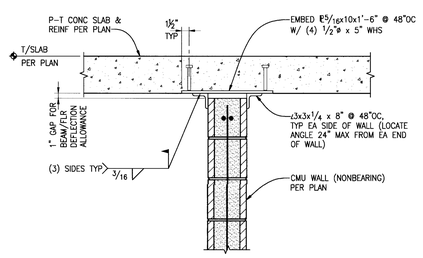


NOTES:

1. TYPICAL REINFORCING PER STRUCTURAL GENERAL NOTES.
2. INFORMATION NOT SHOWN PER TYPICAL SECTIONS.
3. CMU WALLS ARE SOLID GROUTED.

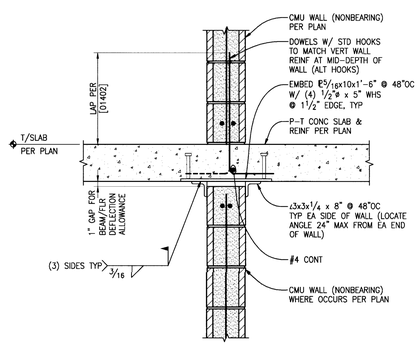
ELEVATION - TYPICAL REINFORCING IN CMU WALL

04000 SCALE: NONE 15



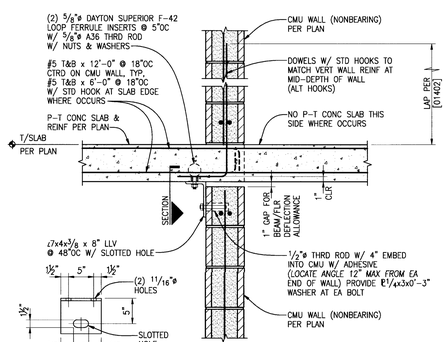
TYPICAL CMU WALL SECTION AT ELEVATED POST-TENSIONED SLAB

04071 SCALE: 1"=1'-0" 17



TYPICAL CMU WALL SECTION AT ELEVATED POST-TENSIONED SLAB

04072 SCALE: 1"=1'-0" 18



TYPICAL NONBEARING CMU WALL TO POST-TENSIONED SLAB CONNECTION

04070A SCALE: 1"=1'-0" 19

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE

CAA DATE

REINF SIZE	GRADE 40	GRADE 60
#4	20	24
#5	25	30
#6	30	36
#7	35	42
#8	40	48

NOTES:

1. DEVELOPMENT AND LAP SPLICE LENGTHS INDICATED SHALL BE USED UNLESS SPECIFICALLY NOTED ON DRAWINGS.
2. REINFORCING MAY BE CONSIDERED TO BE SPLICED WHEN PLACED IN ADJACENT GROUTED CELLS AND IF THE BARS ARE SPACED NO FARTHER APART THAN 1/5 THE REQUIRED LENGTH INDICATED AND NEVER FURTHER APART THAN 8".
3. ALL TABULATED VALUES ARE IN INCHES.

TYPICAL LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE FOR STRUCTURAL MASONRY

01402 SCALE: NONE 20

NAA

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CIVIL / STRUCTURAL

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SIGNATURE:
REGISTERED PROFESSIONAL ENGINEER HARRY JOHN GITT III No. S3907 STRUCTURAL STATE OF CALIFORNIA

REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
11/09/12 PERMIT SET
07/23/13 2ND BLDG DEPT. SUBMITTAL
08/22/13 3RD BLDG DEPT. SUBMITTAL

APPROVALS:
Job No.: 12051-0019
Proj. Manager: JG/GS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

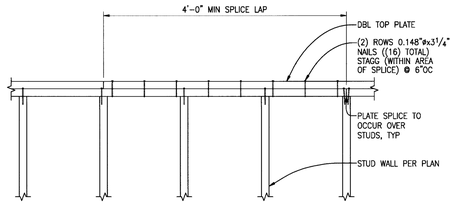
PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
CMU DETAILS

SHEET NO.
S7.01

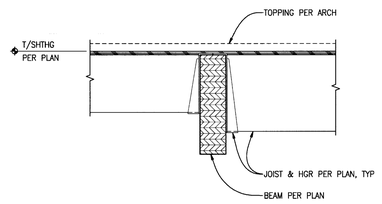
12051-0019-S7.01.dwg 21-Aug-13 5:19 PM jespinosa

Plot Scale: 1 = 1

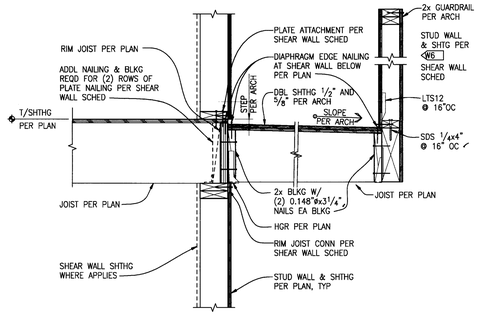


NOTE:
FLOOR/ROOF JOISTS NOT SHOWN FOR CLARITY.

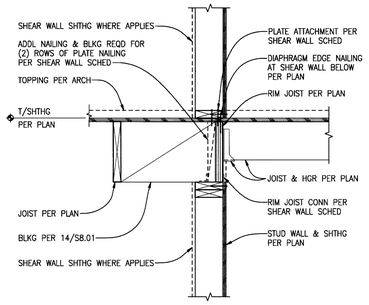
TYPICAL PLATE SPLICE DETAIL
06904 SCALE: 1"=1'-0" (1)



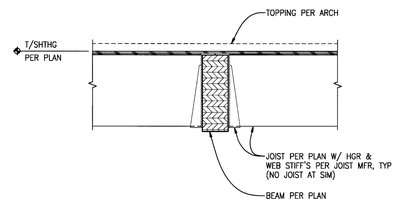
TYPICAL JOIST TO BEAM CONNECTION
06203 SCALE: 1"=1'-0" (2)



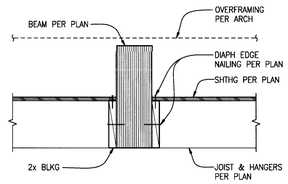
EXTERIOR WALL AT FLOOR/BALCONY
06034 SCALE: 1"=1'-0" (3)



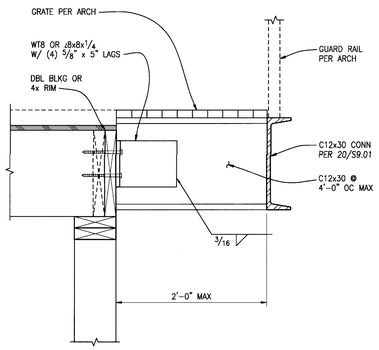
INTERIOR WALL AT FLOOR/CORRIDOR
06034 SCALE: 1"=1'-0" (4)



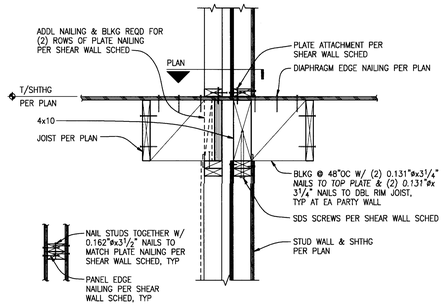
TYPICAL JOIST TO BEAM CONNECTION
06204 SCALE: 1"=1'-0" (5)



RAISED BEAM AT SKYDECK
SCALE: 1"=1'-0" (6)



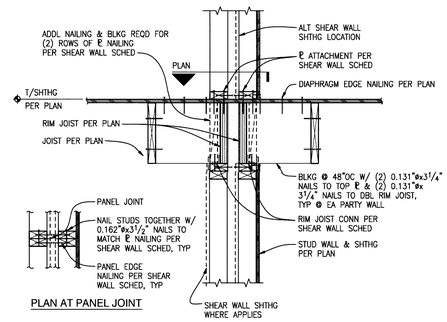
JULIET BALCONY
SCALE: 1 1/2"=1'-0" (7)



PLAN AT PANEL JOINT

NOTE:
CONTRACTOR TO COORDINATE INSPECTION REQUIREMENTS.

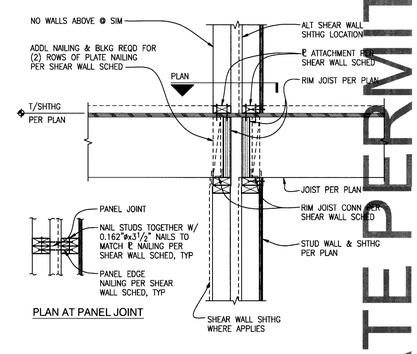
PARTY WALLS: DOUBLE SIDED SHEAR WALL AT FLOOR PARALLEL TO JOISTS
06040M SCALE: 1"=1'-0" (8)



PLAN AT PANEL JOINT

NOTE:
CONTRACTOR TO COORDINATE INSPECTION REQUIREMENTS.

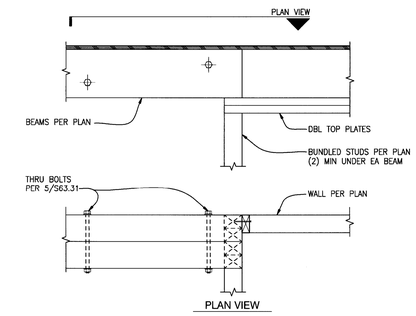
PARTY WALL AT FLOOR PARALLEL TO JOISTS
SCALE: 1"=1'-0" (9)



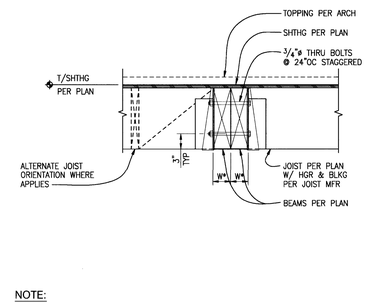
PLAN AT PANEL JOINT

NOTE:
CONTRACTOR TO COORDINATE INSPECTION REQUIREMENTS.

PARTY WALL AT FLOOR PERPENDICULAR TO JOISTS
SCALE: 1"=1'-0" (10)

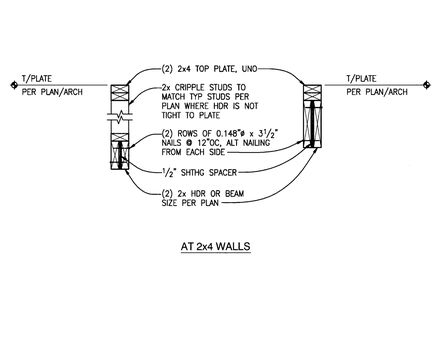


DOUBLE BEAM SUPPORT
SCALE: 1"=1'-0" (11)

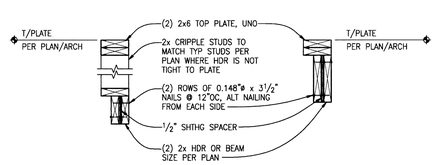


NOTE:
AT DOUBLE BEAMS WHERE "W" > 7" AND JOIST ORIENTATION DIFFERS ON EITHER SIDE, PROVIDE 2x FULL DEPTH BLKG AT 48"OC IN FIRST BAY OF SIDE WITH JOIST ORIENTATION PARALLEL TO BEAM SPAN.

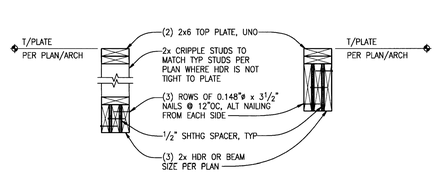
TYPICAL JOIST TO DOUBLE BEAM CONNECTION
SCALE: 1"=1'-0" (12)



AT 2x4 WALLS



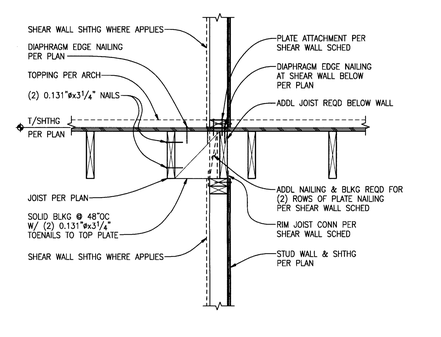
AT (2) 2x HEADER OR BEAM



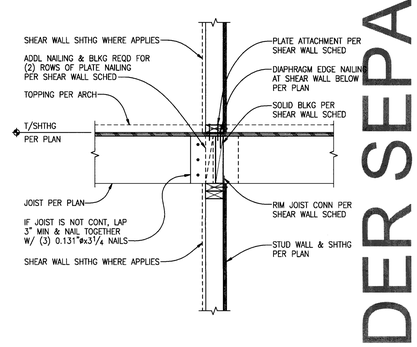
AT (3) 2x HEADER OR BEAM

AT 2x6 WALLS

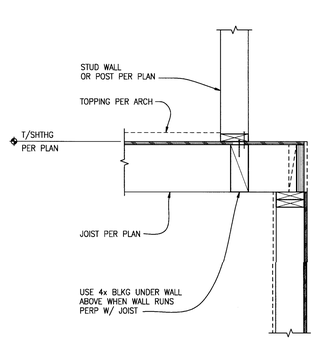
TYPICAL BUILT-UP 2x HEADER OR BEAM
06212 SCALE: 1"=1'-0" (18)



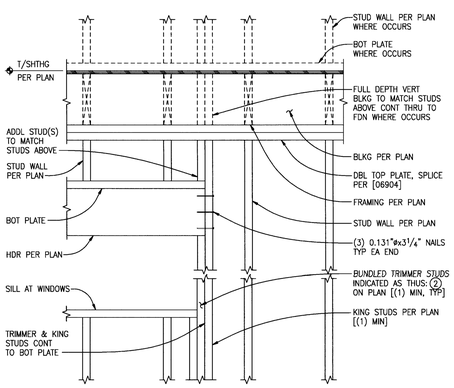
EXTERIOR WALL PERPENDICULAR TO FLOOR JOISTS
06013 SCALE: 1"=1'-0" (19)



EXTERIOR WALL PARALLEL TO FLOOR JOISTS
06012 SCALE: 1"=1'-0" (20)



OFFSET EXISTING WALL PERPENDICULAR TO JOIST
SCALE: 1"=1'-0" (2)



TYPICAL HEADER
06210 SCALE: 1"=1'-0" (17)

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SAN DIEGO, CALIFORNIA 92101
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CIVIL / STRUCTURAL
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SIGNATURE:
REGISTERED PROFESSIONAL ENGINEER HARRY JONES TYLER No. S3907 STRUCTURAL STATE OF CALIFORNIA

REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
11/08/12 PERMIT SET
07/23/13 2ND BLDG DEPT SUBMITTAL
08/22/13 3RD BLDG DEPT SUBMITTAL

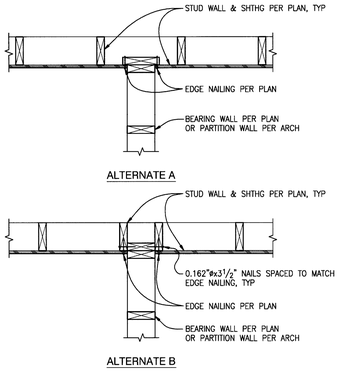
APPROVALS:
Job No.: 12051-0019
Proj Manager: JD/DS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

UNDER SEPARATE PERMIT

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

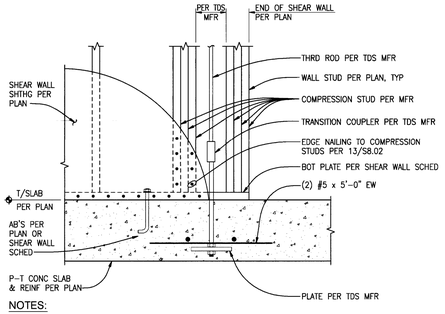
SHEET TITLE:
STRUCTURAL WOOD FRAMING DETAILS

SHEET NO.
S8.01



PLAN-INTERSECTING SHEAR WALLS

06112 SCALE: 1"=1'-0" (1)

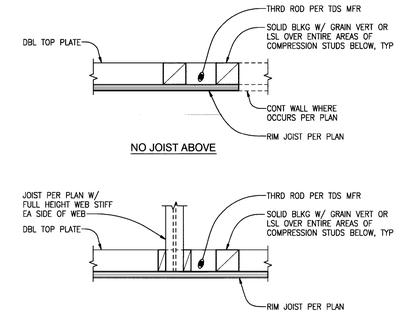


NOTES:

1. TAKE-UP DEVICE (TUD) SHALL HAVE THE ABILITY TO TAKE UP AT LEAST 0.2" PER FLOOR.
2. LIMIT TOTAL VERTICAL MOVEMENT OF TDS SYSTEM TO 0.125" PER FLOOR.
3. TOTAL VERTICAL MOVEMENT SHALL INCLUDE MOVEMENT FROM ALL COMPONENTS OF THE TIE DOWN SYSTEM.
4. MFR TO VERIFY LOCAL JURISDICTION DESIGN REQUIREMENTS.

TYPICAL TIE DOWN SYSTEM (TDS) AT POST-TENSIONED SLAB

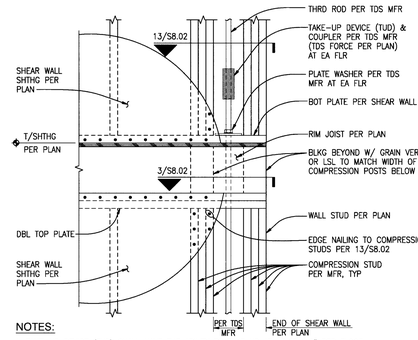
06100A SCALE: 1"=1'-0" (2)



NOTE:
COMPRESSION STUDS BELOW NOT SHOWN FOR CLARITY.

PLAN - BLOCKING AT TIE DOWN SYSTEM (TDS) AT RIM JOIST

06122 SCALE: 1"=1'-0" (3)

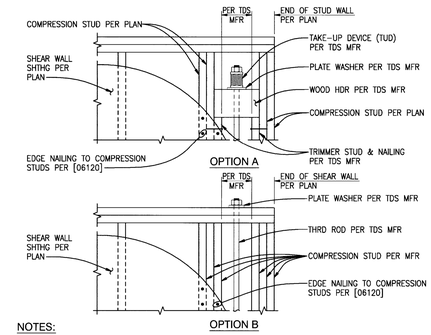


NOTES:

1. TAKE-UP DEVICE (TUD) SHALL HAVE THE ABILITY TO TAKE UP AT LEAST 0.2" PER FLOOR.
2. LIMIT TOTAL VERTICAL MOVEMENT OF TDS SYSTEM TO 0.125" PER FLOOR.
3. TOTAL VERTICAL MOVEMENT SHALL INCLUDE MOVEMENT FROM ALL COMPONENTS OF THE TIE DOWN SYSTEM.
4. MFR TO VERIFY LOCAL JURISDICTION DESIGN REQUIREMENTS.

TYPICAL TIE DOWN SYSTEM (TDS) AT MID-STORY

06101 SCALE: 1"=1'-0" (4)

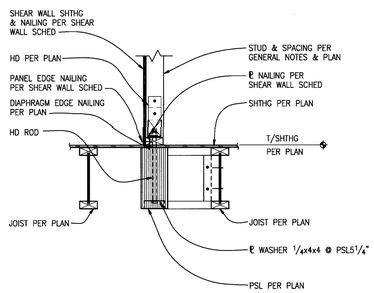


NOTES:

1. TAKE-UP DEVICE (TUD) SHALL HAVE THE ABILITY TO TAKE UP AT LEAST 0.2" PER FLOOR.
2. LIMIT TOTAL VERTICAL MOVEMENT OF TDS SYSTEM TO 0.125" PER FLOOR.
3. TOTAL VERTICAL MOVEMENT SHALL INCLUDE MOVEMENT FROM ALL COMPONENTS OF THE TIE DOWN SYSTEM.
4. MFR TO VERIFY LOCAL JURISDICTION DESIGN REQUIREMENTS.

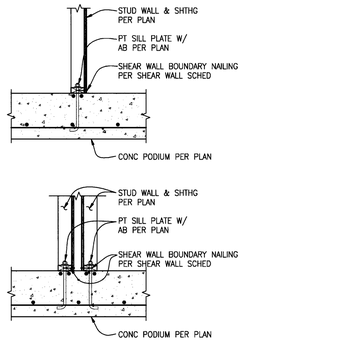
TYPICAL TIE DOWN SYSTEM (TDS) AT TOP STORY

06102 SCALE: 1"=1'-0" (5)



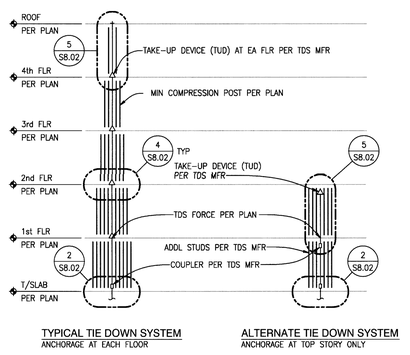
HOLDOWN AT BEAM

SCALE: 1"=1'-0" (6)



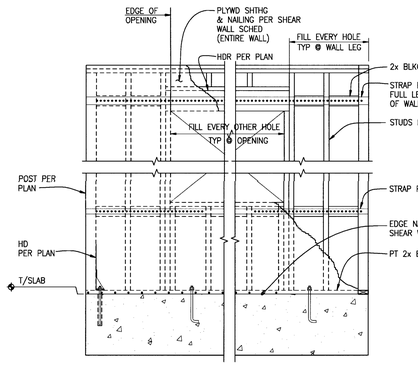
SHEAR TRANSFER TO PODIUM

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



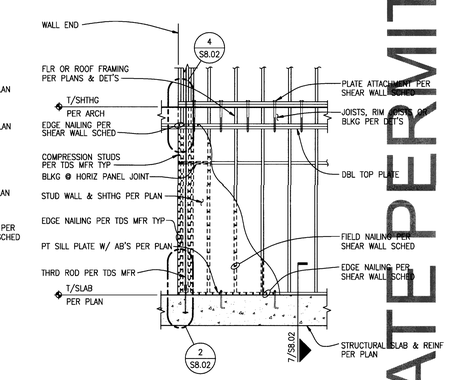
TYPICAL TIE DOWN SYSTEM (TDS) ELEVATION

06103 SCALE: 1/8"=1'-0" (8)



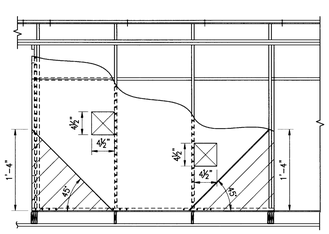
PERFORATED SHEAR WALL ELEVATION

SCALE: 1/2"=1'-0" (9)



TYPICAL SHEAR WALL ON STRUCTURAL SLAB ELEVATION

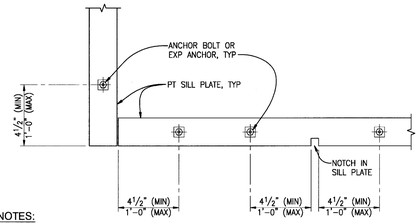
SCALE: NONE (10)



NOTE:
MAXIMUM OF (2) 4½" WIDE CUTS = 9 INCHES IN A 4'-0" PANEL. THE 20% ALLOWABLE EQUALS 9.6". (NO CUTS OR HOLES IN SHEATHING WITHIN 16" OF CORNERS)

TYPICAL SHEAR WALL OPENINGS

SCALE: NONE (23)

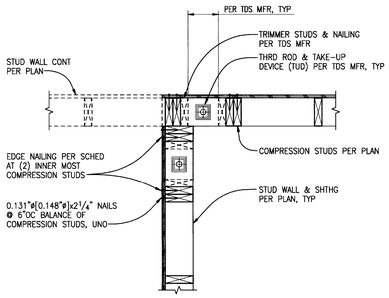


NOTES:

1. USE 5/8"ø ANCHOR BOLT PER [06910].
2. EACH SILL PLATE PIECE SHALL HAVE (2) BOLTS MINIMUM. HOLD-DOWN ANCHORS ARE NOT TO BE CONSIDERED AN ANCHOR BOLT.
3. LOCATE BOLTS WITHIN 1'-0" OF SILL PLATE PIECE ENDS AND AT 6'-0"OC MAXIMUM.
4. USE PLATE WASHER PER SHEAR WALL SCHEDULE AT EACH BOLT. STANDARD CUT WASHERS ARE ACCEPTABLE AT NON-SHEAR WALLS.
5. DO NOT DRILL OVERSIZE HOLES THRU SILL PLATE. USE 11/16"ø DRILL BIT.
6. SILL PLATE THICKNESS AND FASTENING AT SHEAR WALLS PER SHEAR WALL SCHEDULE.
7. CONTACT THE ENGINEER-OF-RECORD FOR POST INSTALLED ANCHOR OPTIONS.

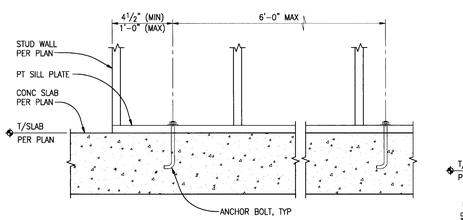
TYPICAL SILL PLATE ANCHORAGE TO CONCRETE

06910 SCALE: 1"=1'-0" (17)



PLAN-SHEAR WALLS AND SHEAR WALL END TIE-DOWN ANCHOR LOCATIONS

06120 SCALE: 1"=1'-0" (13)

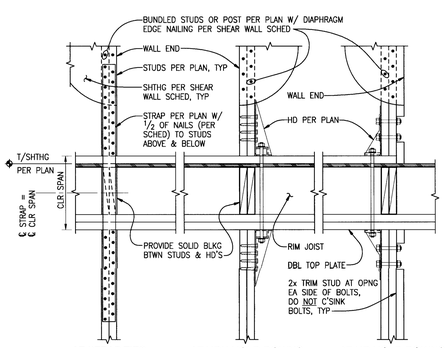


NOTES:

1. USE 5/8"ø ANCHOR BOLTS WITH 7" MINIMUM EMBEDMENT INTO CONCRETE SLAB.
2. EACH SILL PLATE PIECE SHALL HAVE (2) BOLTS MINIMUM. HOLD-DOWN ANCHORS ARE NOT TO BE CONSIDERED AN ANCHOR BOLT.
3. LOCATE BOLTS WITHIN 1'-0" OF SILL PLATE PIECE ENDS AND AT 6'-0"OC MAXIMUM.
4. USE PLATE WASHER PER SHEAR WALL SCHEDULE AT EACH BOLT. STANDARD CUT WASHERS ARE ACCEPTABLE AT NON-SHEAR WALLS.
5. DO NOT DRILL OVERSIZE HOLES THRU SILL PLATE. USE 11/16"ø DRILL BIT.
6. SILL PLATE THICKNESS AND FASTENING AT SHEAR WALLS PER SHEAR WALL SCHEDULE.
7. CONTACT THE ENGINEER-OF-RECORD FOR POST INSTALLED ANCHOR OPTIONS.

PLAN - TYPICAL SILL PLATE ANCHORAGE TO CONCRETE

06911 SCALE: 1"=1'-0" (12)



TYPICAL HOLD-DOWN OR STRAP CONNECTION AT FLOOR FRAMING

06094 SCALE: 1"=1'-0" (18)

SHEAR WALL SCHEDULE

SOME SHEAR WALL TYPES NOTED MAY NOT BE USED ON THIS PROJECT.

W6 > FOR 0.148"ø x 2½" NAILS IN DOUG-FIR LARCH (2009 IBC) [16]

WALL TYPE	WALL SHEATHING APA-RATED [1, 2, 12]	NAIL SIZE & SPACING AT ALL PANEL EDGES [4, 5]	BLOCKING & STUD SIZE AT ADJOINING PANEL EDGES [3, 6, 13]	RIM JOIST OR BLOCKING CONN TO TOP PLATE BELOW [7, 8]	2x PLATE ATTACHMENT NAILING TO WOOD RIM JOIST OR BLOCKING BELOW	SILL PLATE ATTACHMENT ANCHOR BOLT TO CONCRETE BELOW [10]	SILL PLATE ATTACHMENT SILL PLATE AT FOUNDATION [11]	SHEAR CAPACITY LBS/FT
W6	15/32"	0.148"ø x 2½" @ 6"OC	2x	CLIP @ 16"OC OR SDS 1/4x6" @ 12"OC	0.148"ø x 3¼" @ 6"OC	5/8"ø @ 48"OC	2x	310
W4	15/32"	0.148"ø x 2½" @ 4"OC STAGGERED	3x	CLIP @ 12"OC OR SDS 1/4x6" @ 8"OC	0.148"ø x 3¼" @ 4"OC	5/8"ø @ 32"OC 5/8"ø @ 48"OC	2x 3x [15]	460
W3	15/32"	0.148"ø x 2½" @ 3"OC STAGGERED	3x	CLIP @ 8"OC OR (2) ROWS OF SDS 1/4x6" @ 12"OC	0.148"ø x 3¼" @ 6"OC (2) ROWS [9] OR (2) ROWS OF SDS 1/4x5" SCREWS @ 12"OC	5/8"ø @ 24"OC 5/8"ø @ 32"OC	2x 3x [15]	600
W2	15/32"	0.148"ø x 2½" @ 2"OC STAGGERED	3x	CLIP @ 16"OC EACH SIDE OR (2) ROWS OF SDS 1/4x6" @ 10"OC	0.148"ø x 3¼" @ 6"OC (2) ROWS [9] OR (2) ROWS OF SDS 1/4x5" SCREWS @ 10"OC	5/8"ø @ 16"OC 5/8"ø @ 24"OC	2x 3x [15]	770
2W4	15/32" BOTH SIDES	0.148"ø x 2½" @ 4"OC STAGGERED	3x	CLIP @ 12"OC EACH SIDE OR (2) ROWS OF SDS 1/4x6" @ 8"OC	0.148"ø x 3¼" @ 6"OC (2) ROWS [9] OR (2) ROWS OF SDS 1/4x5" SCREWS @ 8"OC	5/8"ø @ 24"OC	3x [15]	920
2W3	15/32" BOTH SIDES	0.148"ø x 2½" @ 3"OC STAGGERED	3x	CLIP @ 8"OC EACH SIDE OR (2) ROWS OF SDS 1/4x6" @ 6"OC	CLIP @ 8"OC EACH SIDE [7, 8] OR (2) ROWS OF SDS 1/4x5 SCREWS @ 8"OC [9]	5/8"ø @ 16"OC	3x [15]	1200
2W2	15/32" BOTH SIDES	0.148"ø x 2½" @ 2"OC STAGGERED	3x	CLIP @ 6"OC EACH SIDE OR (2) ROWS OF SDS 1/4x6" @ 6"OC	CLIP @ 6"OC EACH SIDE [7, 8] OR (2) ROWS OF SDS 1/4x5 SCREWS @ 6"OC [9]	5/8"ø @ 12"OC	3x [15]	1540

NOTES:

[1] INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY.

[2] WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS ON 2x FRAMING SHALL BE STAGGERED SO THAT JOINTS ON THE OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUDS.

[3] BLOCKING IS REQUIRED AT ALL PANEL EDGES.

[4] PROVIDE SHEAR WALL SHEATHING AND NAILING FOR THE ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL HEIGHT WALLS ARE DESIGNATED BY WINDOWS, OR DOORWAYS OR AS DESIGNATED ON PLANS. HOLD-DOWN REQUIREMENTS PER PLANS. (ALTERNATE NOTE: WALLS DESIGNATED AS PERFORATED SHEAR WALLS REQUIRE SHEATHING, SHEAR WALL NAILING, ETC. ABOVE AND BELOW ALL OPENINGS).

[5] SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLD-DOWN POSTS. EDGE NAILING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLD-DOWN POSTS. ADDITIONAL INFORMATION PER HOLD-DOWN DETAILS.

[6] INTERMEDIATE FRAMING TO BE 2x MINIMUM MEMBERS. ATTACH SHEATHING TO INTERMEDIATE FRAMING WITH 0.148"ø x 2½" NAILS AT 12"OC WHERE STUDS ARE SPACED AT 16"OC AND 0.148"ø x 2½" NAILS AT 6"OC WHERE STUDS ARE SPACED AT 24"OC.

[7] BASED ON 0.131"ø x 1½" NAILS USED TO ATTACH FRAMING CLIPS DIRECTLY TO FRAMING. USE 0.131"ø x 2½" NAILS WHERE INSTALLED OVER SHEATHING.

[8] FRAMING CLIPS: A35 OR LTP5 OR APPROVED EQUIVALENT.

[9] WHERE BOTTOM PLATE ATTACHMENT SPECIFIES (2) ROWS OF NAILS OR SCREWS, PROVIDE DOUBLE JOIST, RIM JOIST OR EQUAL BELOW. STAGGER NAILS/SCREWS IN ROWS 1½" APART MINIMUM.

[10] ANCHOR BOLTS SHALL BE PROVIDED WITH HOT DIPPED GALVANIZED STEEL PLATE WASHERS 0.229"x3"x3" MIN. THE HOLE IN THE PLATE WASHER MAY BE DIAGONALLY SLOTTED 13/16"x1 3/4" PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND NUT. PLATE WASHER TO EXTEND TO WITHIN ½" OF THE EDGE OF THE SILL PLATE LOCATED ON THE SIDE(S) WITH SHEATHING. INCREASE PLATE WASHER SIZE AS REQUIRED. EMBED ANCHOR BOLTS 7" MINIMUM INTO THE CONCRETE.

[11] PRESSURE TREATED MATERIAL CAN CAUSE EXCESSIVE CORROSION IN THE FASTENERS. PROVIDE HOT-DIPPED GALVANIZED (ELECTRO-PLATING IS NOT ACCEPTABLE) NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC.) FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED FRAMING MEMBERS. ADDITIONAL INFORMATION PER STRUCTURAL NOTES.

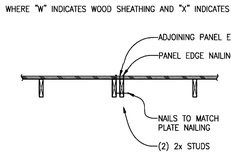
[12] WHERE WOOD SHEATHING (W) IS APPLIED OVER GYPSUM SHEATHING (G), CONTACT THE ENGINEER OF RECORD FOR ALTERNATE NAILING REQUIREMENTS.

[13] AT ADJOINING PANEL EDGES, (2) 2x STUDS NAILED TOGETHER MAY BE USED IN PLACE OF SINGLE 3x STUD. DOUBLE 2x STUDS SHALL BE CONNECTED TOGETHER BY NAILING THE STUDS TOGETHER WITH 3" LONG NAILS OF THE SAME SPACING AND DIAMETER AS THE PLATE NAILING, PER SECTION.

[14] CONTACT THE STRUCTURAL ENGINEER OF RECORD FOR ADHESIVE OR EXPANSION BOLT ALTERNATIVES TO CAST-IN-PLACE ANCHOR BOLTS. SPECIAL INSPECTION MAY BE REQUIRED.

[15] NAIL STUDS TO 3x SILL PLATES WITH EITHER (2) 0.148"ø x 4" END NAILS OR (4) 0.131"ø x 2½" TOENAILS

[16] WX > WHERE "W" INDICATES WOOD SHEATHING AND "X" INDICATES EDGE NAIL SPACING.



SECTION

SHEAR WALL SCHEDULE - DOUG-FIR LARCH

01430D SCALE: NONE (20)

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NAA

SIGNATURE: REGISTERED PROFESSIONAL ENGINEER HARRY JONES III No. S3907 STRUCTURAL STATE OF CALIFORNIA

REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
11/08/12 PERMIT SET
07/23/13 2ND BLDG DEPT SUBMITTAL
08/22/13 3RD BLDG DEPT SUBMITTAL

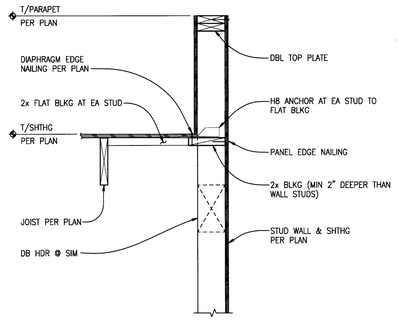
APPROVALS:
Job No.: 1251-0019
Proj. Manager: JD/CS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

UNDER SEPARATE PERMIT

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

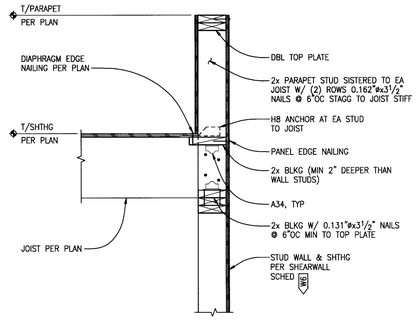
SHEET TITLE:
STRUCTURAL WOOD FRAMING DETAILS

SHEET NO.
S8.02



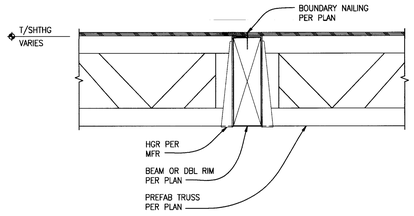
PARAPET-EXTERIOR SHEAR WALL PARALLEL TO JOIST

06080M SCALE: 1"=1'-0" (1)



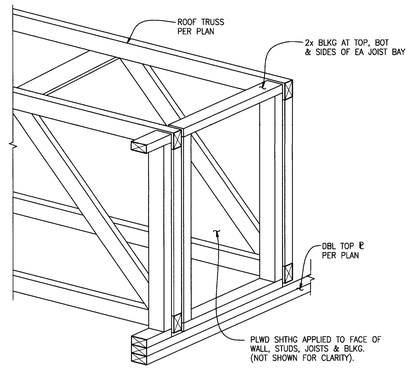
PARAPET-EXTERIOR SHEAR WALL PERPENDICULAR TO JOIST

06081M SCALE: 1"=1'-0" (2)



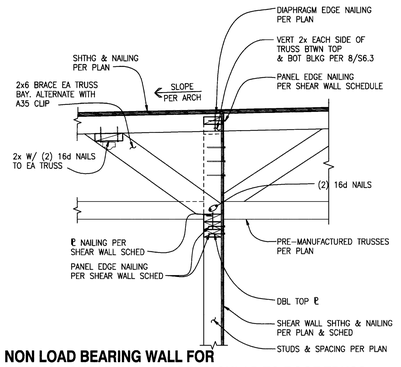
BEAM TO TRUSS CONNECTION

SCALE: 1"=1'-0" (3)



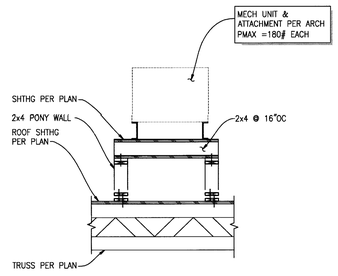
SHEAR TRANSFER

SCALE: 1"=1'-0" (4)



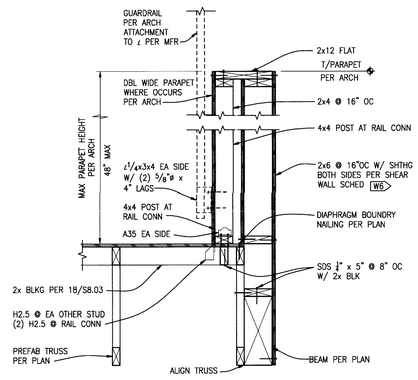
NON LOAD BEARING WALL FOR INTERIOR SHEARWALL PERPENDICULAR TO ROOF TRUSS

SCALE: 1"=1'-0" (5)



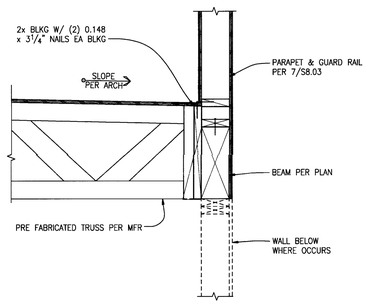
MECHANICAL UNIT ELEVATION 180LB MAXIMUM

SCALE: ¾"=1'-0" (6)



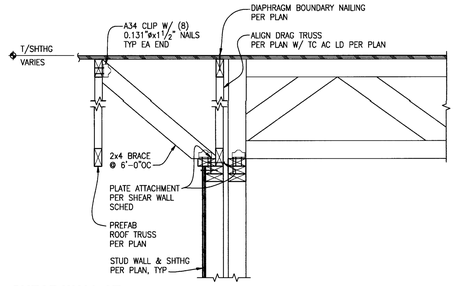
PARAPET AT ROOF DECK

SCALE: 1"=1'-0" (7)



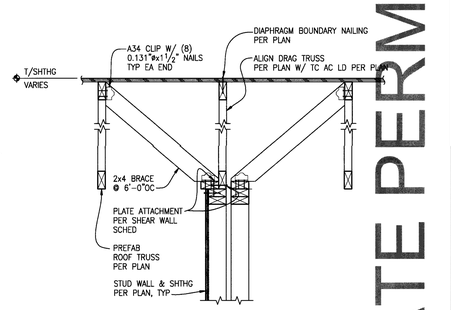
HEADER AT ROOF DECK

06034M SCALE: 1"=1'-0" (8)



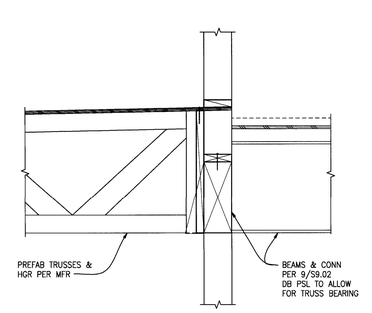
SHEAR WALL AT INTERIOR PARTY WALL PARALLEL TO ROOF TRUSSES

06070M SCALE: 1"=1'-0" (9)



SHEAR WALL AT INTERIOR PARTY WALL PARALLEL TO ROOF TRUSSES

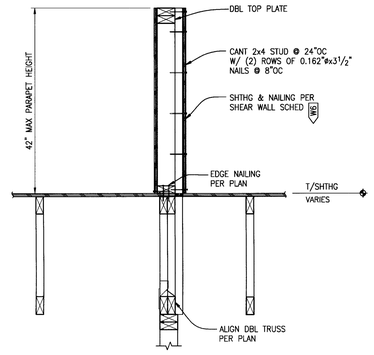
06070M SCALE: 1"=1'-0" (10)



NOTE:
ADDITIONAL INFORMATION PER DETAILS ON S8.03.

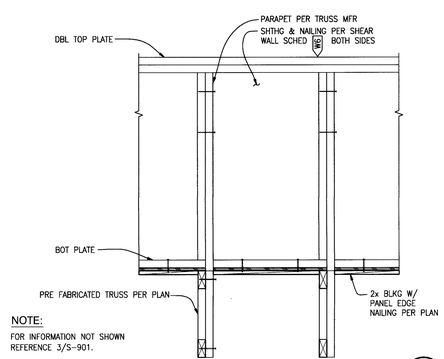
ROOF DECK TO BEAM CONNECTION

SCALE: 1"=1'-0" (11)



PARAPET AT TRUSS

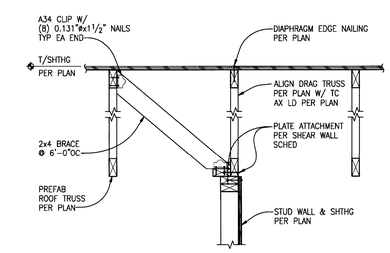
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NOTE:
FOR INFORMATION NOT SHOWN
REFERENCE J/S-901.

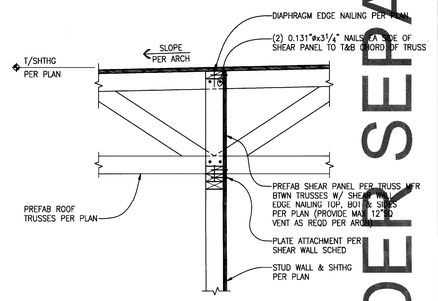
PARAPET PERPENDICULAR

SCALE: 1"=1'-0" (13)



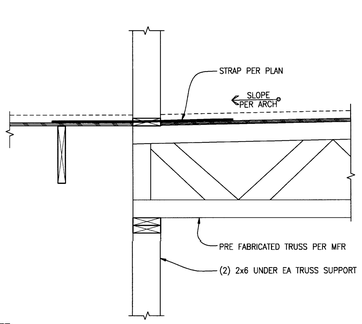
INTERIOR SHEAR WALL PARALLEL TO ROOF TRUSSES

06070 SCALE: 1"=1'-0" (14)



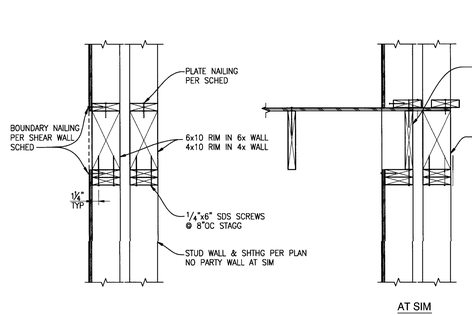
INTERIOR WALL PERPENDICULAR TO FLAT ROOF TRUSSES

06071 SCALE: 1"=1'-0" (15)



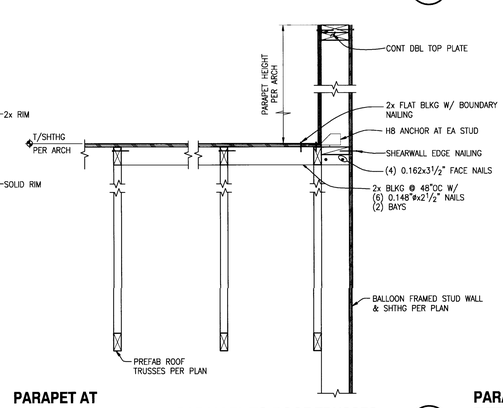
NOTE:
ADDITIONAL INFORMATION PER DETAILS ON S8.03.

SCALE: 1"=1'-0" (16)



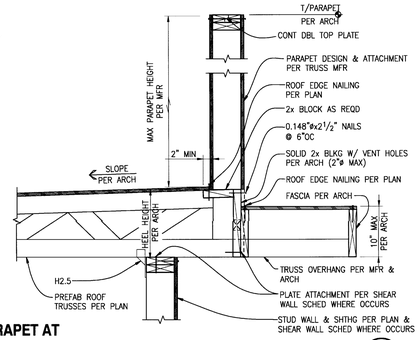
WALL AT STAIR

SCALE: 1"=1'-0" (17)



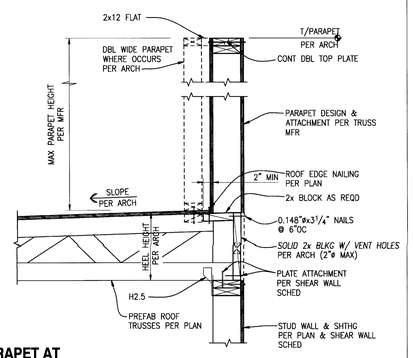
PARAPET AT EXTERIOR SHEAR WALL PARALLEL TO ROOF TRUSSES

06060M (GABLE END) SCALE: 1"=1'-0" (18)



PARAPET AT EXTERIOR WALL PERPENDICULAR TO ROOF TRUSSES

06061M SCALE: 1"=1'-0" (19)



PARAPET AT EXTERIOR WALL PERPENDICULAR TO ROOF TRUSSES

06061M SCALE: 1"=1'-0" (20)

UNDER SEPARATE PERMIT

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VERSION: ARCH E1 STRUCTURAL

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HARRY JOHN ISTVAN
No. S3907
STRUCTURAL
STATE OF CALIFORNIA

REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
11/08/12 PERMIT SET
07/23/13 2ND BLDG DEPT SUBMITTAL
08/22/13 3RD BLDG DEPT SUBMITTAL

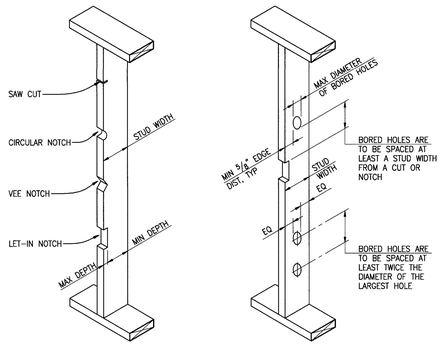
APPROVALS:
Job No.: 12051-0019
Proj Manager: JD/GS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL WOODS
FRAMING DETAIL

SHEET NO.
S8.03

Plot Scale: 1 = 1



BEARING WALL STUDS		
STUD SIZE	MAX DEPTH OF EDGE CUT OR NOTCH	MIN DEPTH REMAINING AFTER CUT OR NOTCH
2x4	7/8"	2 5/8"
2x6	1 3/8"	4 1/8"

BEARING WALL STUDS		
STUD SIZE	MAX DIAMETER OF BORED HOLE	MIN DEPTH REMAINING AFTER BORED HOLE
2x4	1 3/8"	5/8" EA SIDE OF HOLE
2x6	2 5/16"	5/8" EA SIDE OF HOLE

NOTE:
STUDS MAY NOT BE BORED IN EXCESS OF 40% OF THE STUD, IF STUDS ARE DOUBLED, BORINGS MAY BE INCREASED TO 60% OF STUD WIDTH PROVIDED NOT MORE THAN (2) SUCCESSIVE STUDS ARE BORED. BORINGS SHALL NOT BE MADE AT THE SAME SECTION WHERE CUT OR NOTCH HAS BEEN MADE.

NON-BEARING WALL STUDS		
STUD SIZE	MAX DEPTH OF EDGE CUT OR NOTCH	MIN DEPTH REMAINING AFTER CUT OR NOTCH
2x4	1 3/8"	2 1/8"
2x6	2 5/16"	3 3/8"

NON-BEARING WALL STUDS		
STUD SIZE	MAX DIAMETER OF BORED HOLE	MIN DEPTH REMAINING AFTER BORED HOLE
2x4	2 1/16"	5/8" EA SIDE OF HOLE
2x6	3 1/4"	5/8" EA SIDE OF HOLE

NOTE:
STUDS MAY NOT BE BORED IN EXCESS OF 60% OF THE STUD. BORINGS SHALL NOT BE MADE AT THE SAME SECTION WHERE CUT OR NOTCH HAS BEEN MADE.

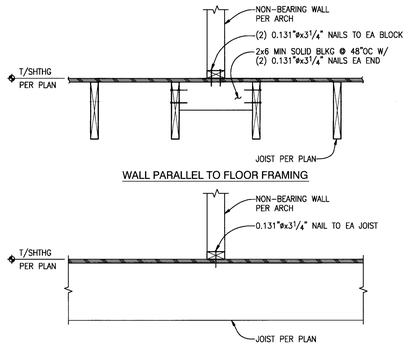
CUTTING AND NOTCHING WOOD STUDS

NOTE:
DO NOT NOTCH MORE THAN THREE ADJACENT STUDS WITHOUT REVIEW BY ENGINEER.

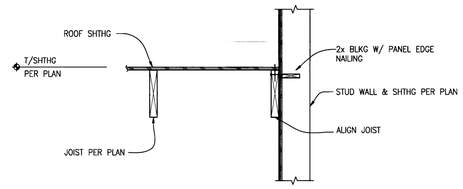
BORED HOLES IN WOOD STUDS

NOTE:
BORED HOLE NOT PERMITTED IN MORE THAN THREE ADJACENT STUDS WITHOUT REVIEW BY ENGINEER.

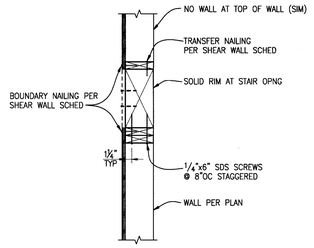
TYPICAL HOLES AND NOTCHES IN WOOD STUDS
06908 SCALE: 1"=1'-0" (6)



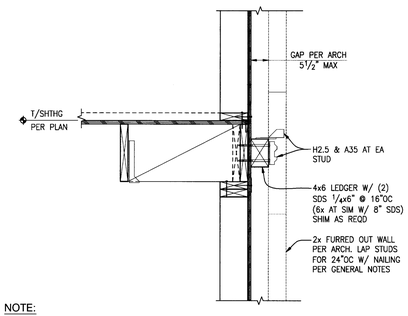
NON-STRUCTURAL PARTITION WALL CONNECTION
06905A SCALE: 1"=1'-0" (2)



SHEAR TRANSFER
SCALE: 1"=1'-0" (3)

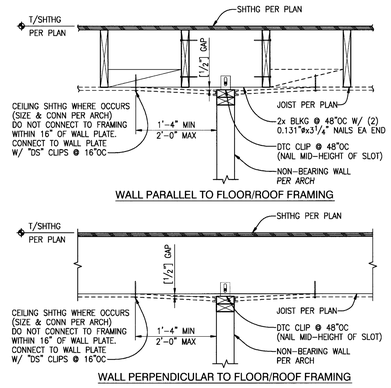


SHEAR TRANSFER AT STAIR
SCALE: 1"=1'-0" (4)

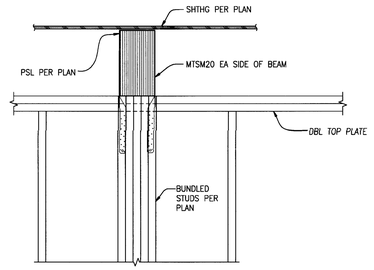


NOTE:
ADDITIONAL INFORMATION PER x/Sxx.

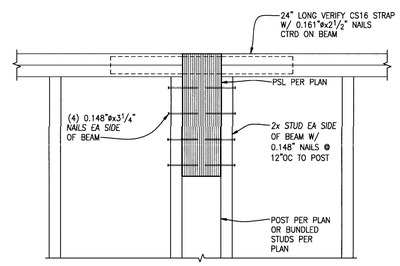
FURRED OUT WALL WITH GAP - 6" MAXIMUM
SCALE: 1"=1'-0" (5)



NON-STRUCTURAL PARTITION WALL CONNECTION
06905A SCALE: 1"=1'-0" (7)



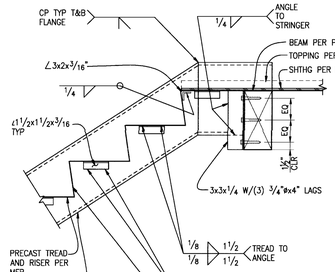
PSL BEAM AT WALL WITH HOLD-DOWN STRAPS
SCALE: 1"=1'-0" (8)



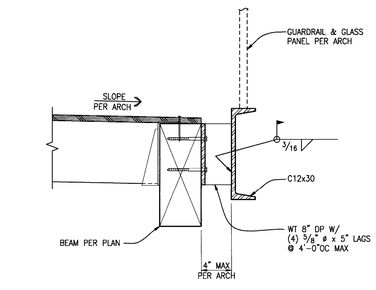
ELEVATION

NOTE:
AT SIM TOP OF BEAM IS FLUSH WITH SHEATHING.

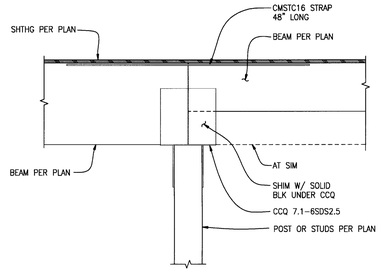
LOW BEAM TO WALL
SCALE: 1 1/2"=1'-0" (9)



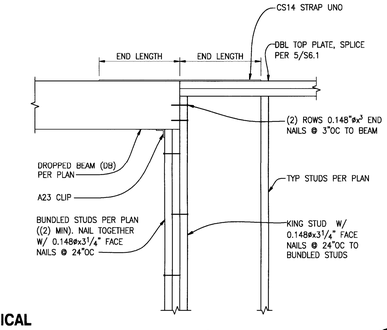
STRINGER AT UPPER LANDING
05611AM SCALE: 1"=1'-0" (10)



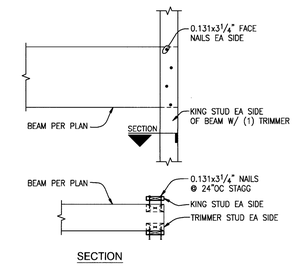
GUARDRAIL AT NORTH BALCONY
SCALE: 1 1/2"=1'-0" (11)



BEAM CONNECTION
SCALE: 1"=1'-0" (12)

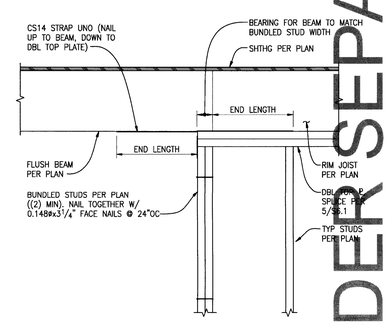


TYPICAL DROPPED BEAM (DB) PARALLEL TO WALL
SCALE: 1"=1'-0" (13)

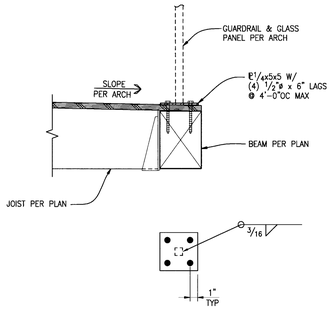


SECTION

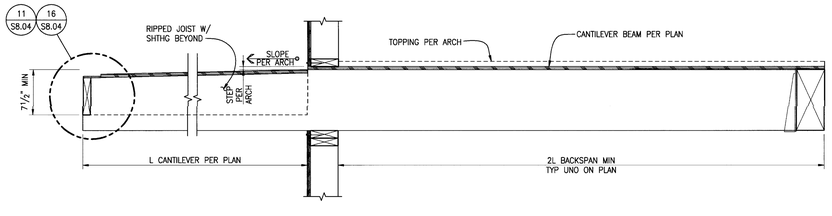
BEAM PERPENDICULAR TO WALL
SCALE: 1"=1'-0" (14)



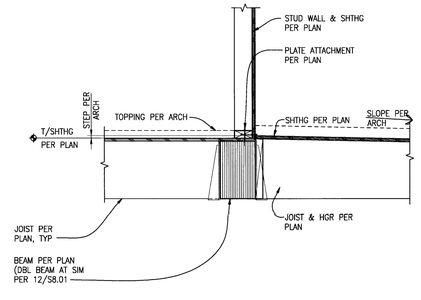
TYPICAL FLUSH BEAM PARALLEL TO WALL
SCALE: 1"=1'-0" (15)



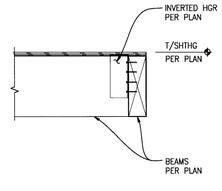
GUARDRAIL TO BEAM CONNECTION
SCALE: 1 1/2"=1'-0" (16)



CANTILEVER BEAM AT DECK
SCALE: 1"=1'-0" (18)



BEAM AT DECK
SCALE: 1"=1'-0" (19)



INVERTED HANGER
SCALE: 1"=1'-0" (20)

UNDER SEPARATE PERMIT

PREPARED BY:
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CIVIL / STRUCTURAL
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SIGNATURE:
REGISTERED PROFESSIONAL ENGINEER HARRY JONES III No. S3907 STRUCTURAL STATE OF CALIFORNIA

REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
11/08/12 PERMIT SET
07/23/13 2ND BLDG DEPT SUBMITTAL
08/22/13 3RD BLDG DEPT SUBMITTAL

APPROVALS:

Job No.:	12051-0019
Proj. Manager:	JD/GS
Drawn:	NAA
Reviewed:	HJ
Dwg. Chk.	
Date:	
Scale:	AS NOTED

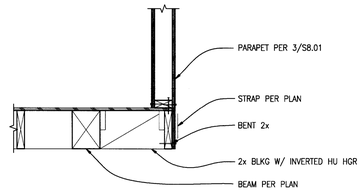
PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL WOOD FRAMING DETAILS

SHEET NO.
S8.04

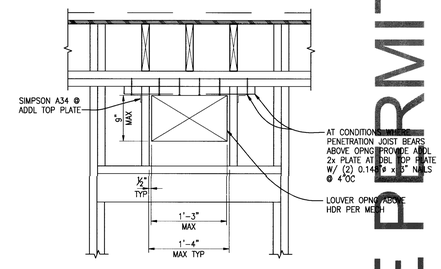
Plot Scale: 1 = 1

12051-0019-S8.04.dwg 21-Aug-13 5:27 PM jespinosa



BALCONY AT GRID M AND H

SCALE: 1"=1'-0" (5)

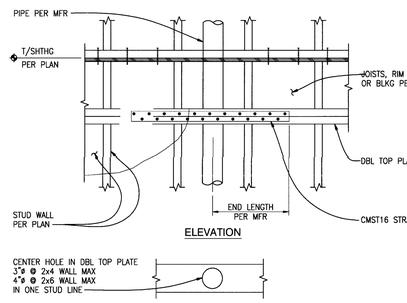


SECTION A-A

NOTE:

1. ADDITIONAL INFORMATION & ALTERNATE JOIST ORIENTATION CONDITIONS PER 18/S-63.31, 19/S-63.31, 20/S-63.31 & 21/S-63.32.

2. DO NOT NOTCH DOUBLE TOP PLATE.



ELEVATION

PLAN

NOTE:

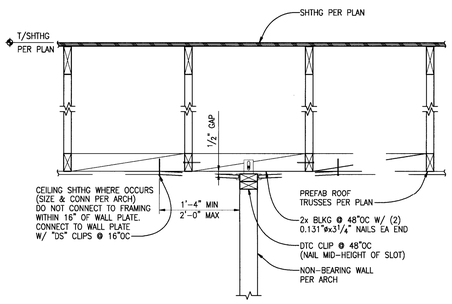
THIS DETAIL NOT APPLICABLE AT SHEAR WALLS. VERTICAL PENETRATION AT SHEAR WALL PER 20/S-63.34A.

VERTICAL PENETRATION AT NON-SHEAR WALL

SCALE: 1"=1'-0" (9)

PENETRATIONS ABOVE DROPPED HEADER

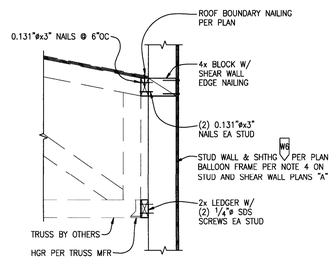
SCALE: 1"=1'-0" (10)



WALL PARALLEL TO ROOF FRAMING

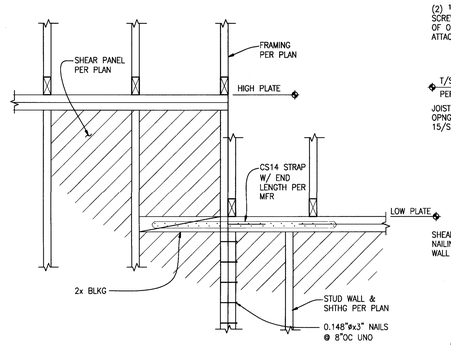
NON-STRUCTURAL PARTITION WALL CONNECTION

06905B SCALE: 1"=1'-0" (11)



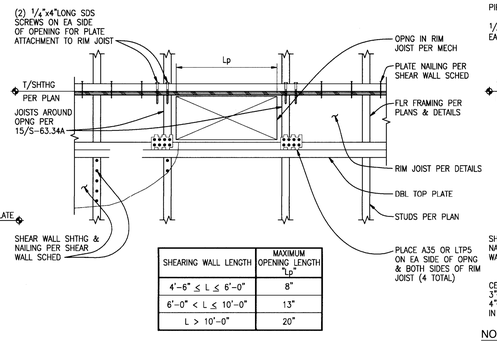
TRUSS CONNECTION TO BALLOON WALL

SCALE: 1"=1'-0" (12)



STEP AT DOUBLE TOP PLATE AT CORRIDOR

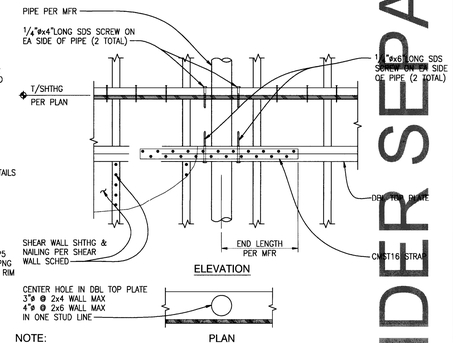
SCALE: 1"=1'-0" (13)



SHEARING WALL LENGTH	MAXIMUM OPENING LENGTH "Lp"
4'-6" ≤ L ≤ 6'-0"	8"
6'-0" < L ≤ 10'-0"	13"
L > 10'-0"	20"

SHEAR WALL WITH HORIZONTAL PENETRATION IN RIM JOIST

SCALE: 1"=1'-0" (14)



ELEVATION

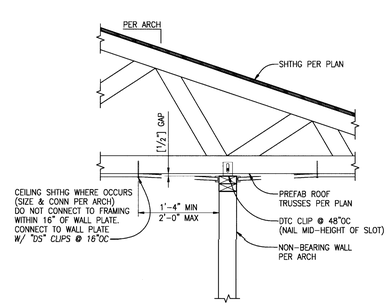
PLAN

NOTE:

ADDITIONAL INFORMATION PER 19/S-63.34A.

SHEAR WALL WITH VERTICAL PENETRATION IN RIM JOIST

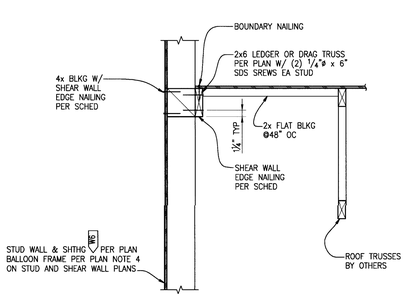
SCALE: 1"=1'-0" (15)



WALL PERPENDICULAR TO ROOF FRAMING

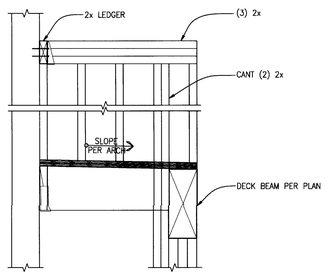
NON-STRUCTURAL PARTITION WALL CONNECTION

06905C SCALE: 1"=1'-0" (16)



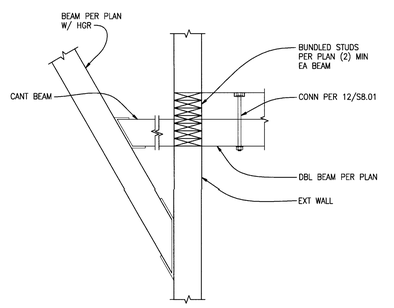
SHEAR TRANSFER AT LOW ROOF

SCALE: 1"=1'-0" (17)



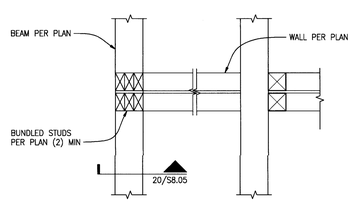
WALL AT BALCONY AT L5

SCALE: 1"=1'-0" (18)



PLAN VIEW AT BALCONY

SCALE: 1"=1'-0" (19)



PLAN VIEW WALL AT BALCONY

SCALE: 1"=1'-0" (20)

UNDER SEPARATE PERMIT

PREPARED BY:
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SIGNATURE:
REGISTERED PROFESSIONAL ENGINEER HARRY JONES III No. S3907 STRUCTURAL STATE OF CALIFORNIA

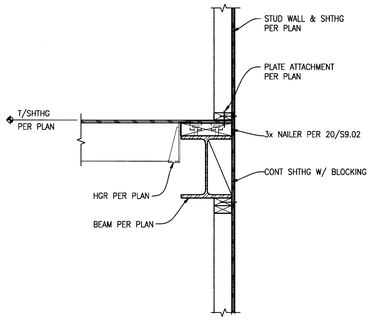
REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
11/08/12 PERMIT SET
07/23/13 2ND BLDG DEPT SUBMITTAL
08/22/13 3RD BLDG DEPT SUBMITTAL

APPROVALS:
Job No.: 12051-0019
Proj. Manager: JD/CS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL WOOD FRAMING DETAILS

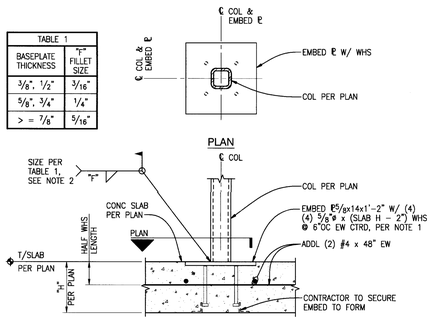
SHEET NO.
S8.05



STEEL BEAM AT EXTERIOR

SCALE: 1"=1'-0" (1)

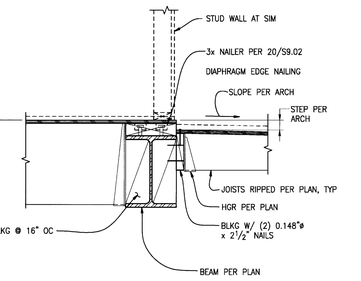
TABLE 1	
BASEPLATE THICKNESS	"T" FILLET SIZE
3/8", 1/2"	3/16"
5/8", 3/4"	1/4"
> = 7/8"	5/16"



AT INTERIOR COLUMN

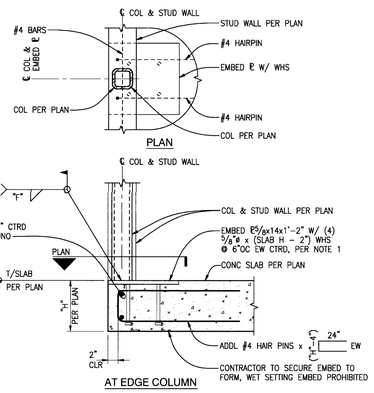
NOTES:

1. WELDED HEADED STUDS LONGER THAN 8" SHALL BE PIGGYBACKED PER MANUFACTURERS RECOMMENDATIONS.
2. WHERE EMBED PLATE IS NOT LEVEL, FILLET WELD SIZE SHALL BE INCREASED BY THE AMOUNT OF THE GAP CREATED WHEN COLUMN IS PLUMB.



STEEL BEAM PERPENDICULAR TO JOISTS

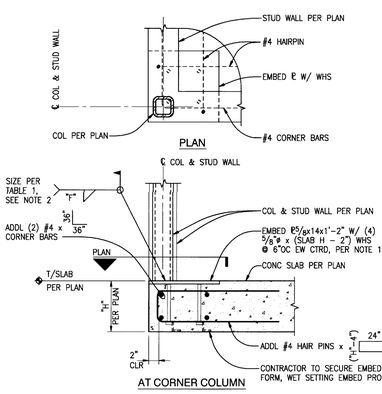
SCALE: 1"=1'-0" (2)



AT EDGE COLUMN

STEEL BEAM PARALLEL TO JOISTS

SCALE: 1"=1'-0" (3)

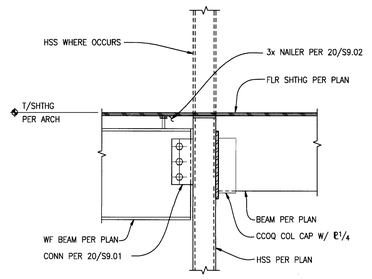


AT CORNER COLUMN

TYPICAL BASEPLATE TO POST-TENSIONED SLAB - HSS COLUMN

05040

SCALE: 1"=1'-0" (8)

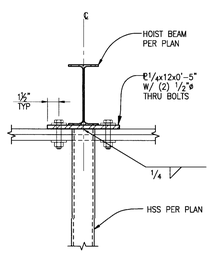


NOTE:

WELDS PER 20/S9.01

WF AND PSL BEAM TO HSS CONNECTION

SCALE: 1"=1'-0" (11)



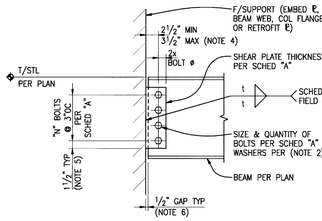
BOLTED SINGLE SHEAR PLATE CONNECTION - SCHEDULE "A"								
3/4" Ø - A325-N	SINGLE ROW			BEAM Fy=50KSI – CONNECTION PLATE Fy=36KSI				
BEAM SIZE	"N" BOLTS REQUIRED (1)	MIN. SHEAR PLATE OR WT STEM THICKNESS	MIN HSS COLUMN WALL THICKNESS (10)	WELD SIZE t (7)	MAX SINGLE COPE DEPTH (9)	MAX DOUBLE COPE DEPTH (9)	CONNECTION CAPACITY – ASD (3) (KIPS)	
							UNCOPED	COPED
								SINGLE / DOUBLE
C8,C9,C10	2	1/4"	1/4"	3/16"	1 1/4"	NR (11)	13.2	7.6 / NR (11)
W8	2	1/4"	1/4"	3/16"	1 1/4"	NR (11)	13.2	7.6 / NR (11)
W10	2	1/4"	1/4"	3/16"	2 1/2"	1 1/4"	13.2	11.0 / 11.0
C12,C15	3	1/4"	1/4"	3/16"	2"	1 1/4"	25.6	17.5 / 17.5
W12	3	1/4"	1/4"	3/16"	2"	1 1/4"	25.6	18.3 / 18.3
W14	3	5/16"	1/4"	1/4"	2 1/2"	1 1/2"	27.8	27.8 / 23.9
W16	4	5/16"	1/4"	1/4"	2 1/2"	1 1/2"	42.4	42.4 / 36.6
W18	5	5/16"	5/16"	1/4"	2 1/2"	1 1/2"	53.0	EQUAL TO UNCOPED CAPACITY
W21	6	3/8"	5/16"	5/16"	2 1/2"	1 1/2"	63.6	
W24	7	3/8"	5/16"	5/16"	2 1/2"	1 1/2"	74.2	
W27	8	3/8"	3/8"	5/16"	2 1/2"	NR (11)	84.8	NR (11)
W30	8	7/16"	3/8"	5/16"	2 1/2"	NR (11)	84.8	NR (11)
W33	9	7/16"	3/8"	5/16"	2 1/2"	NR (11)	95.4	NR (11)
W36	10	7/16"	3/8"	5/16"	2 1/2"	NR (11)	103.2	NR (11)

BOLTED SINGLE ROW SHEAR PLATE CONNECTION NOTES:

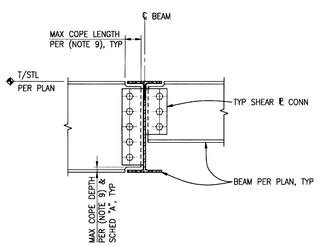
1. PROVIDE EITHER STANDARD OR HORIZONTAL SHORT SLOTTED HOLES AS PERMITTED BY AISC J3.2 IN THE BEAM WEB AND/OR THE SHEAR PLATE.
2. WHERE SHORT-SLOTTED HOLES ARE USED, PROVIDE HARDENED WASHERS PER AISC J3.2.
3. CAPACITIES BASED ON AISC 13TH EDITION WITH ASTM A325-N BOLTS.
4. HORIZONTAL DISTANCE FROM SUPPORT FACE TO CENTERLINE OF BOLT GROUP SHALL BE AS SHOWN IN THE DETAILS, BUT SHALL NOT EXCEED 3 1/2" IN THE AS-BUILT CONDITION. SUPPORT FACE FOR TEE IS THE INSIDE FACE OF FLANGE.
5. VERTICAL EDGE DISTANCE FROM BOLT CENTERLINE TO EDGE OF STEEL SHALL BE 1 1/2" TYPICALLY, EXCEPT THAT 1 1/4" IS PERMITTED PER AISC TABLE J3.4 FOR 3/4" DIAMETER BOLTS WITHOUT ANY REDUCTION IN THE TABULATED CAPACITIES.
6. GAP BETWEEN BEAM END AND SUPPORT FACE SHALL BE 1/2" EXCEPT FOR "WT" CONNECTORS USED WITH HSS COLUMNS. WHERE "WT" ARE USED AS SHEAR TAB ELEMENTS, THE GAP BETWEEN FACE OF COLUMN AND END OF BEAM SHALL NOT EXCEED THE LESSER OF 1 1/2" OR THE "x" DISTANCE OF THE "WT" PLUS 1/4".
7. WELD SIZES SHALL BE THE LARGER OF THE SIZE (t), TABULATED IN SCHEDULE "A" OR MINIMUM SHOWN IN TABLE 1.
8. FIELD FILLET WELDS SHALL BE SIZED TO BE AT LEAST 1/8" LARGER THAN THE WELD SIZE SHOWN IN SCHEDULE "A", UNLESS PROPER FIT-UP IS VERIFIED BY A SPECIAL INSPECTOR PRIOR TO WELDING.
9. COPE DEPTHS (SINGLE AND DOUBLE) SHALL NOT EXCEED THE LESSER OF THOSE SHOWN IN SCHEDULE "A", NOR AS ALLOWED BY BOLT HOLE SPACING AND MINIMUM EDGE DISTANCE REQUIREMENTS. SINGLE COPE LENGTH SHALL NOT EXCEED 6 1/2". DOUBLE COPE LENGTHS SHALL NOT EXCEED THAT REQUIRED TO ACCOMMODATE GIRDER FLANGE + 1/2" MAX GAP BETWEEN FLANGES.
10. UNCOPED CAPACITIES OF WT CONNECTIONS ARE VALID WITH MINIMUM NOMINAL HSS COLUMN WALL TABULATED THICKNESS. THE EFFECTIVE THROAT OF FLARE BEVEL GROOVE WELDS IS BASED ON OUTSIDE RADIUS OF HSS, AND IS TAKEN AS 5/8 TIMES THE HSS WALL THICKNESS BASED ON AWS D1.1, TABLE 2.1. WHEN 3/4" A325-N BOLTS ARE USED, A 3/16" HSS COLUMN WALL THICKNESS IS PERMITTED WITH A 20% REDUCTION OF THE WT CONNECTION CAPACITY.
11. NR = NOT RECOMMENDED. DOUBLE COPES FOR THESE BEAMS ARE RESTRICTED BY CONNECTION GEOMETRY AND/OR LARGE REDUCTIONS IN SHEAR CAPACITY. DOUBLE COPES ARE POSSIBLE, BUT CAPACITIES MUST BE CALCULATED FOR SPECIFIC BEAM AND GIRDER GEOMETRIES AND MUST BE DETAILED SEPARATELY.

STEEL BEAM TO WALL

SCALE: 1 1/2"=1'-0" (16)



TYPICAL SHEAR PLATE CONNECTION



BEAM TO BEAM CONNECTION
SHEAR PLATE INFORMATION PER TYPICAL SHEAR PLATE CONNECTION.

TABLE 1 MINIMUM WELD SIZE TABLE	
PLATE OR FLANGE THICKNESS (T) *	MINIMUM FILLET SIZE
T ≤ 1/2"	3/16"
1/2" < T ≤ 3/4"	1/4"
3/4" < T	5/16"

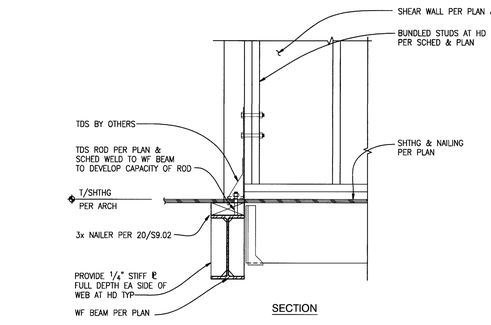
* MINIMUM WELD SIZE TO BE BASED ON THICKNESS OF THE THICKER PART.

SINGLE SHEAR PLATE (SINGLE ROW) CONNECTIONS

05201

TYPICAL HOLDOWN AT WF BEAM

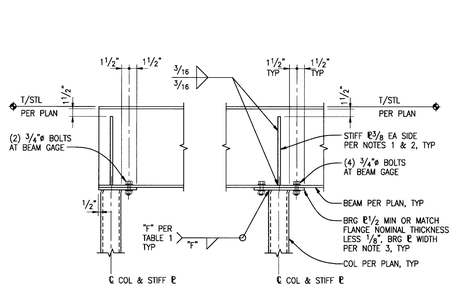
SCALE: 1"=1'-0" (5)



BEAM TO HSS COLUMN CONNECTIONS

05050

SCALE: 1"=1'-0" (10)



NOTES:

1. CHAMFER CORNERS AS REQUIRED AT BEAM "x" REGION.
2. AT INTERSECTING BEAMS USE FULL DEPTH SHEAR TAB PER 20/S9.01.
3. BEARING PLATE WIDTH = [BEAM WIDTH OR IF COLUMN IS WIDER THAN BEAM, COLUMN WIDTH +1"] MINIMUM.

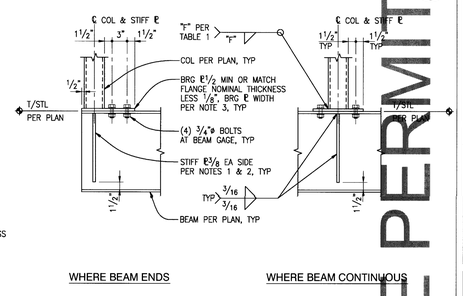
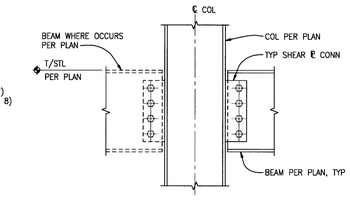
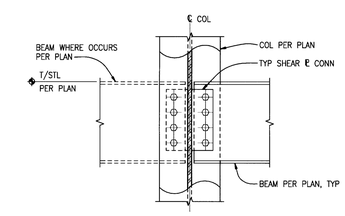


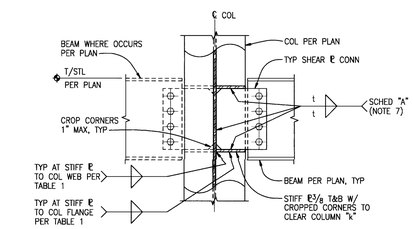
TABLE 1	
BASEPLATE THICKNESS	"T" FILLET SIZE
3/8", 1/2"	3/16"
5/8", 3/4"	1/4"
> = 7/8"	5/16"



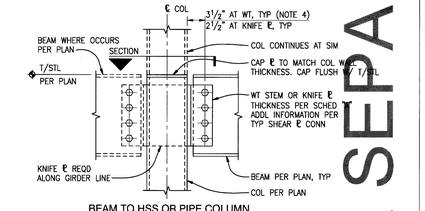
BEAM TO WF COLUMN FLANGE
SHEAR PLATE INFORMATION PER TYPICAL SHEAR PLATE CONNECTION.



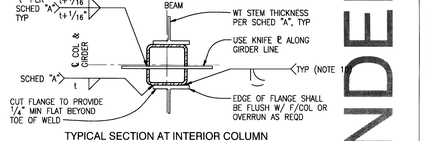
BEAM TO WF COLUMN WEB - OPTION 1
(BEAM FITS INSIDE COLUMN)
SHEAR PLATE INFORMATION PER TYPICAL SHEAR PLATE CONNECTION.



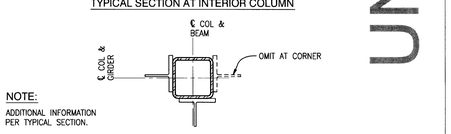
BEAM TO WF COLUMN WEB - OPTION 2
SHEAR PLATE INFORMATION PER TYPICAL SHEAR PLATE CONNECTION.



BEAM TO HSS OR PIPE COLUMN
SHEAR PLATE INFORMATION PER TYPICAL SHEAR PLATE CONNECTION.

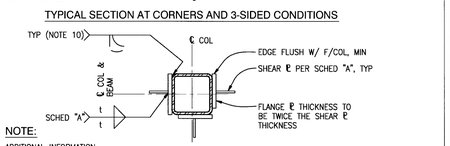


TYPICAL SECTION AT INTERIOR COLUMN



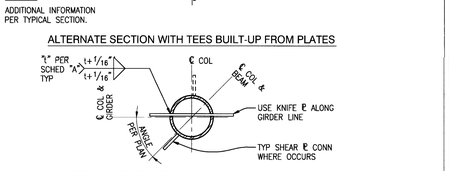
NOTE:
ADDITIONAL INFORMATION PER TYPICAL SECTION.

TYPICAL SECTION AT CORNERS AND 3-SIDED CONDITIONS



NOTE:
ADDITIONAL INFORMATION PER TYPICAL SECTION.

ALTERNATE SECTION WITH TEES BUILT-UP FROM PLATES



TYPICAL SECTION AT PIPE OR ROUND HSS COLUMN

SCALE: 1"=1'-0" (20)

UNDER SEPARATE PERMIT

NAA
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REGISTERED PROFESSIONAL ENGINEER HARRY JONES TUCKER No. S3907 STRUCTURAL STATE OF CALIFORNIA

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11/09/12 PERMIT SET
07/23/13 2ND BLDG DEPT SUBMITTAL
08/22/13 3RD BLDG DEPT SUBMITTAL

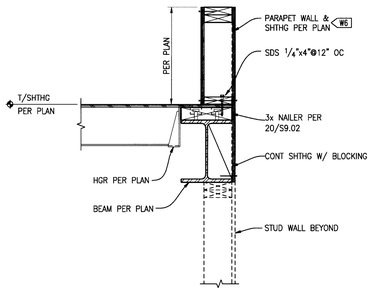
APPROVALS:

Job No.:	12051-0019
Proj. Manager:	JD/CS
Drawn:	NAA
Reviewed:	HJ
Dwg. Chk.	
Date:	
Scale:	AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

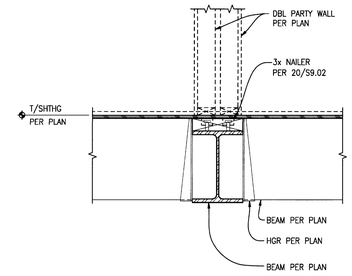
SHEET TITLE:
STRUCTURAL STEEL DETAILS

SHEET NO.
S9.01



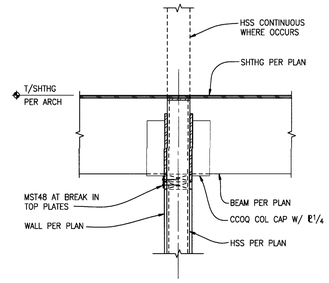
STEEL BEAM AT EXTERIOR AT ROOF

SCALE: 1"=1'-0" — 4



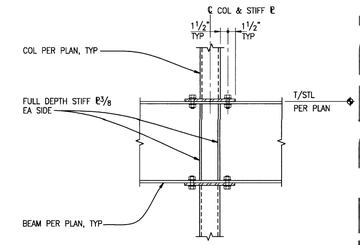
STEEL BEAM PERPENDICULAR TO JOISTS

SCALE: 1"=1'-0" — 5



NOTES:

1. WELDS PER 20/S9.01.
2. BEAM DOES NOT ALWAYS OCCUR ON BOTH SIDES.



NOTE:

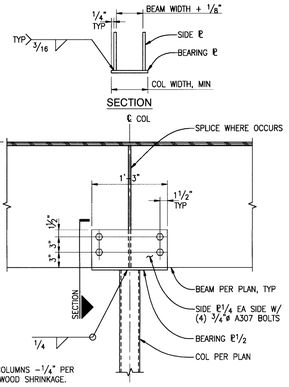
ADDITIONAL INFORMATION PER 10/S9.01.

WF AND PSL BEAM TO HSS CONNECTION

SCALE: 1"=1'-0" — 9

STEEL BEAM PERPENDICULAR TO JOISTS

SCALE: 1"=1'-0" — 10

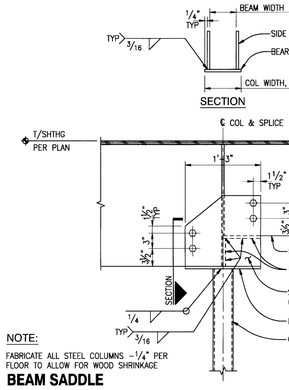


NOTE:

FABRICATE ALL STEEL COLUMNS −1/4" PER FLOOR TO ALLOW FOR WOOD SHRINKAGE.

TYPICAL BEAM SADDLE AT INTERIOR BEAM SPLICE

06200 — SCALE: 1"=1'-0" — 14

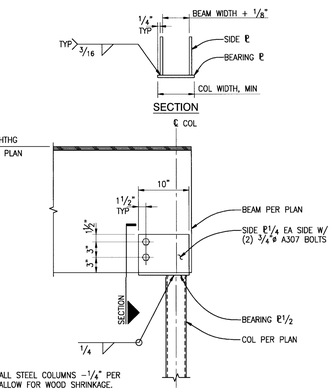


NOTE:

FABRICATE ALL STEEL COLUMNS −1/4" PER FLOOR TO ALLOW FOR WOOD SHRINKAGE

BEAM SADDLE AT BEAM SPLICE WITH DIFFERENT BEAM DEPTHS

06200A — SCALE: 1"=1'-0" — 15

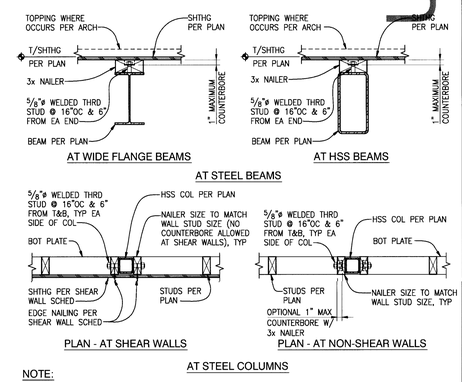


NOTE:

FABRICATE ALL STEEL COLUMNS −1/4" PER FLOOR TO ALLOW FOR WOOD SHRINKAGE.

TYPICAL BEAM SADDLE AT BEAM END

06201 — SCALE: 1"=1'-0" — 19



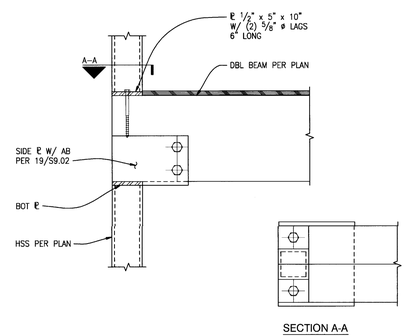
AT STEEL COLUMNS

NOTE:

ALL WELDED THREAD STUDS SHALL HAVE NUTS AND WASHERS.

TYPICAL NAILER DETAILS

06909 — SCALE: 1"=1'-0" — 20



DBL BEAM TO HSS

SCALE: 1 1/2"=1'-0" — 18

UNDER SEPARATE PERMIT

NAA

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REGISTERED PROFESSIONAL ENGINEER
HARRY JOHN HU
No. S3907
STRUCTURAL
STATE OF CALIFORNIA

REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
11/09/12 PERMIT SET
07/23/13 2ND BLDG DEPT SUBMITTAL
08/22/13 3RD BLDG DEPT SUBMITTAL

APPROVALS:

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Proj. Manager:	JD/DS
Drawn:	NAA
Reviewed:	HJ
Dwg. Chk.	
Date:	
Scale:	AS NOTED

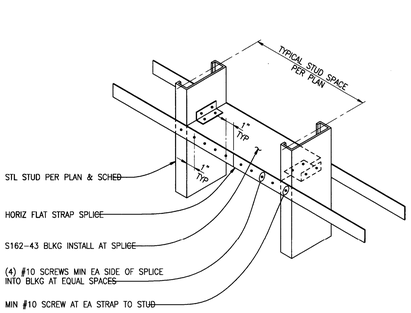
PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL STEEL DETAILS

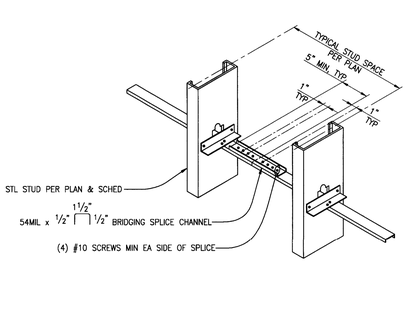
SHEET NO.
S9.02

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Plot Scale: 1 = 1



DOUBLE FLAT STRAP BRIDGING SPLICE (A)



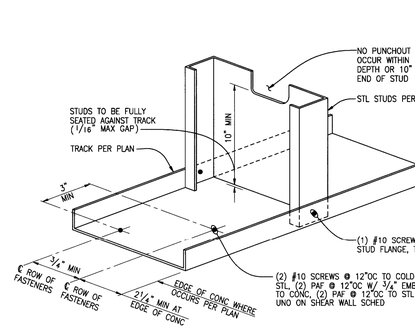
BRIDGING CHANNEL SPLICE (B)

NOTE:

ATTACH BLOCKING/BRIDGING TO STEEL STUDS PER [07010].

TYPICAL STEEL STUD WALL BRIDGING SPLICE DETAIL

07011 SCALE: NONE 13

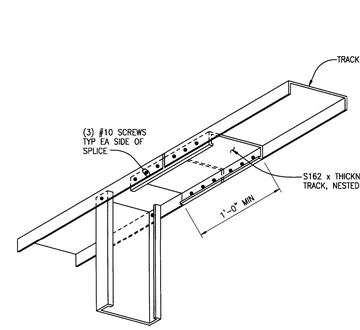


NOTE:

THIS DETAIL APPLIES TO TOP AND BOTTOM TRACKS OF ALL STRUCTURAL STEEL STUD WALLS UNO.

TYPICAL TOP AND BOTTOM TRACK DETAIL

07000 SCALE: NONE 14

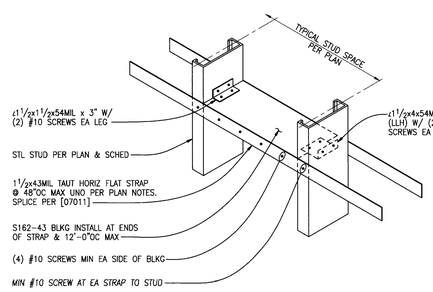


NOTE:

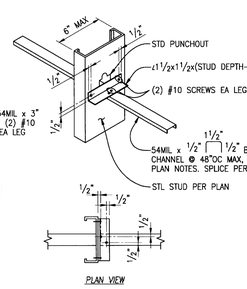
TOP AND BOTTOM TRACK SPLICES SHALL BE STAGGERED 48" MINIMUM.

TYPICAL TRACK SPLICE

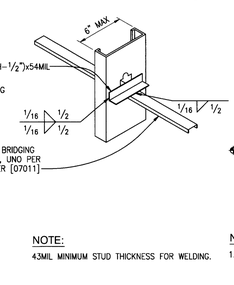
07001 SCALE: NONE 15



DOUBLE FLAT STRAP BRIDGING WITH BLOCKING (A)



SCREW ATTACHED BRIDGING CHANNEL WITH ANGLE (B)



WELD ATTACHED BRIDGING CHANNEL WITH ANGLE (C)

NOTES:

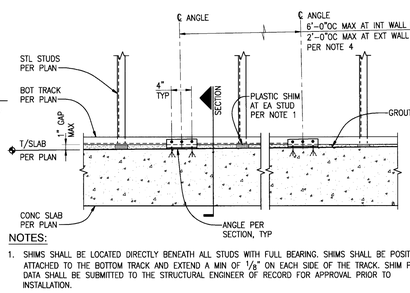
1. PROVIDE BRIDGING THRU OPTIONS A, B, OR C FOR STUD DEPTHS 6" OR LESS. FOR STUD DEPTHS GREATER THAN 6" USE OPTION A.
2. BRIDGING SHALL BE INSTALLED AND ADEQUATELY ANCHORED PER [07020, 07021, 07022] PRIOR TO APPLYING AXIAL LOADING TO STUDS.

NOTE:

43MIL MINIMUM STUD THICKNESS FOR WELDING.

TYPICAL STEEL STUD WALL BRIDGING

07010 SCALE: NONE 18

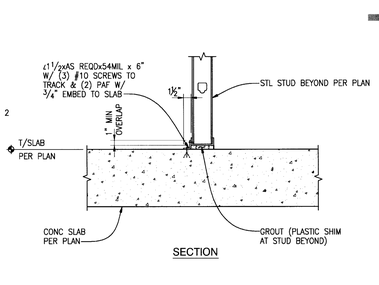


NOTES:

1. SHIMS SHALL BE LOCATED DIRECTLY BENEATH ALL STUDS WITH FULL BEARING. SHIMS SHALL BE POSITIVELY ATTACHED TO THE BOTTOM TRACK AND EXTEND A MIN OF ⅛" ON EACH SIDE OF THE TRACK. SHIM PRODUCT DATA SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.
2. IN LOCATIONS WHERE THE GAP BETWEEN THE BOTTOM OF THE TRACK AND THE TOP OF SLAB EXCEEDS ¼", DRY-PACK GROUT SHALL BE PLACED BETWEEN THE SHIMS. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR ALL GROUTING BENEATH STEEL STUD WALLS. A ¾" DIA HOLE SHALL BE DRILLED AT 10'-0"OC MAX TO ENSURE SOLID GROUTING BENEATH THE TRACK.
3. WHERE THE GAP BETWEEN THE BOTTOM OF THE TRACK AND THE TOP OF SLAB EXCEEDS 1" CONTACT THE STRUCTURAL ENGINEER OF RECORD FOR ALTERNATIVE PROCEDURES.
4. AT EXTERIOR WALLS, ADDITIONAL ANGLE IS REQUIRED ON EACH SIDE OF DOOR AND WINDOW OPENINGS. INSTALL ANGLES ON INTERIOR FACE OF EXTERIOR STUD WALL.

TYPICAL STEEL STUD BEARING REQUIREMENTS (NON-SHEAR WALL)

07002 SCALE: 1"=1'-0" 20



SECTION

UNDER SEPARATE PERMIT

APPROVALS:
Job No.: 12051-0019
Proj Manager: JD/GS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.
Date:
Scale: AS NOTED

REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
11/08/12 PERMIT SET
07/23/13 2ND BLDG DEPT SUBMITTAL
09/22/13 3RD BLDG DEPT SUBMITTAL

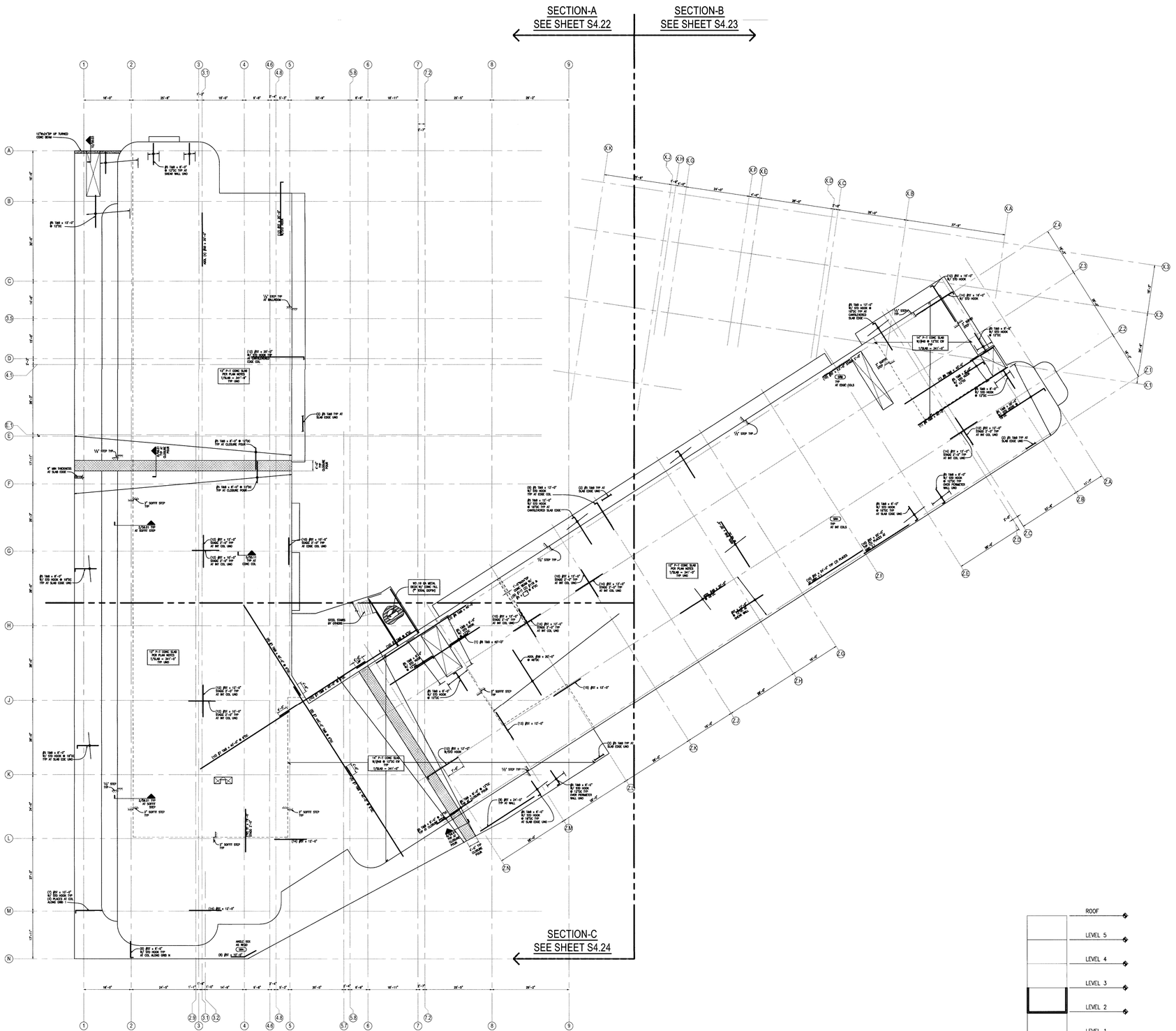
SIGNATURE:
REGISTERED PROFESSIONAL ENGINEER HARRY JOE STILLWELL No. S3907 STRUCTURAL STATE OF CALIFORNIA

PREPARED BY:
NAA
DCI ENGINEERS®
101 WEST BROADWAY • SUITE 1260
SAN DIEGO, CALIFORNIA 92101
PHONE (619) 234-8501 • FAX (619) 234-8682
WEBSITE www.dci-engineers.com
CIVIL / STRUCTURAL
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PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL LIGHT GAGE DETAILS

SHEET NO.
S10.01



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

STRUCTURAL MILD REINFORCING PLAN LEVEL 2-OVERALL
SCALE: 1/16"=1'-0"

N

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE
CAA DATE

PREPARED BY:
HARDY FRAME
250 Klug Circle, Corona, CA 92880
(951) 268-3670 tel
(951) 245-9653 fax

SIGNATURE:
REGISTERED PROFESSIONAL ENGINEER
JOSE E. ARIAS
No. 4321
STRUCTURAL
STATE OF CALIFORNIA

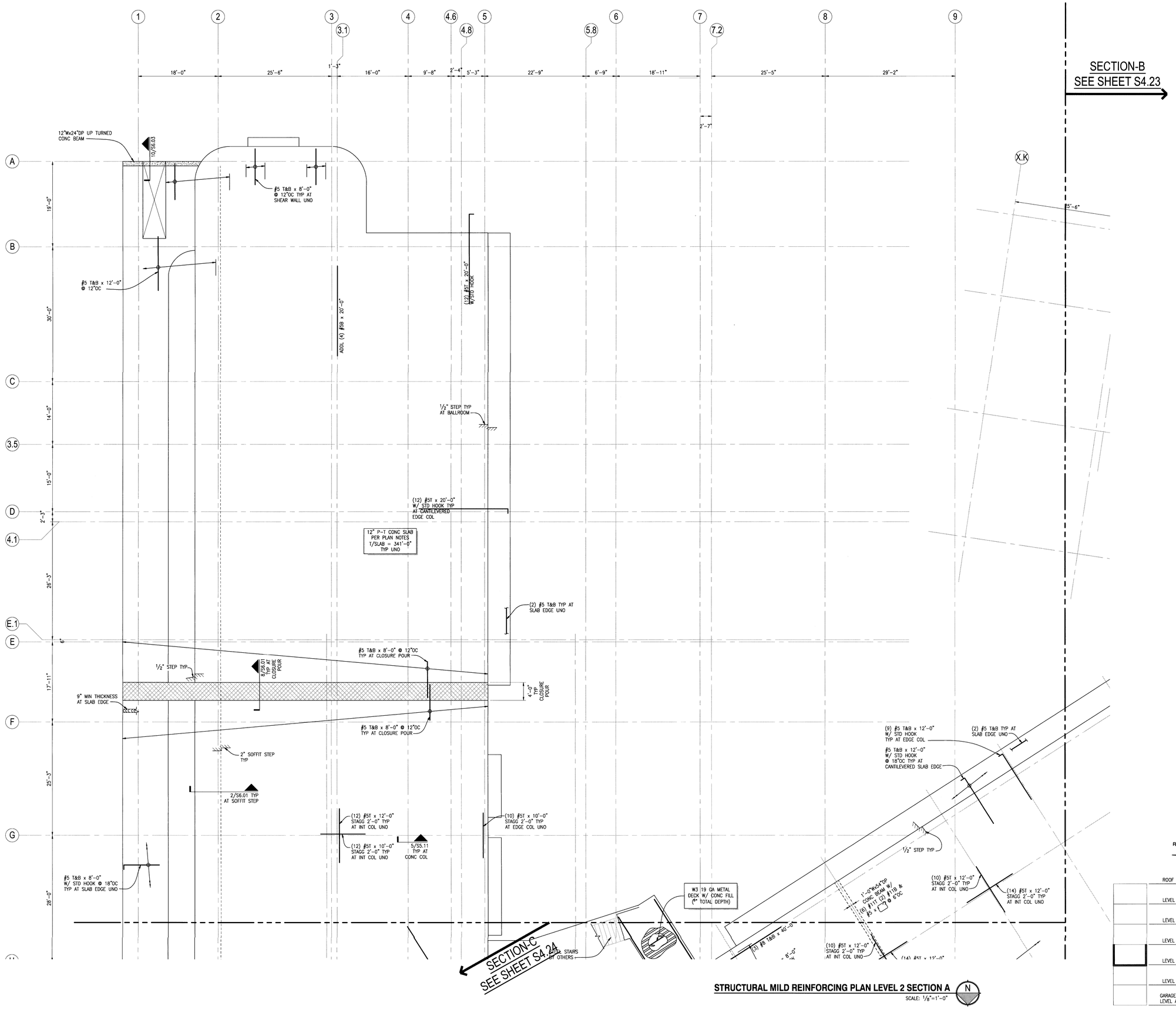
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11/09/12 PERMIT SET
07/23/13 2ND BLDG DEPT SUBMITTAL
08/22/13 3RD BLDG DEPT SUBMITTAL

APPROVALS:
Job No.: 12051-0019
Proj. Manager: JD/CSS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.
Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL
MILD REINFORCING PLAN
PLAN LEVEL 2-OVERALL

SHEET NO.
ZS4.21



STRUCTURAL MILD REINFORCING PLAN LEVEL 2 SECTION A

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

PLAN NOTES PER S4.21

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE
CAA DATE

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

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HARDY FRAME
250 Klug Circle, Corona, CA 92880
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SIGNATURE:
REGISTERED PROFESSIONAL ENGINEER
JESSE C. KANG
No.6.4321
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STATE OF CALIFORNIA

REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
11/08/12 PERMIT SET
07/23/13 2ND BLDG DEPT SUBMITTAL
08/22/13 3RD BLDG DEPT SUBMITTAL

APPROVALS:
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Proj. Manager: JD/CS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.
Date:
Scale: AS NOTED

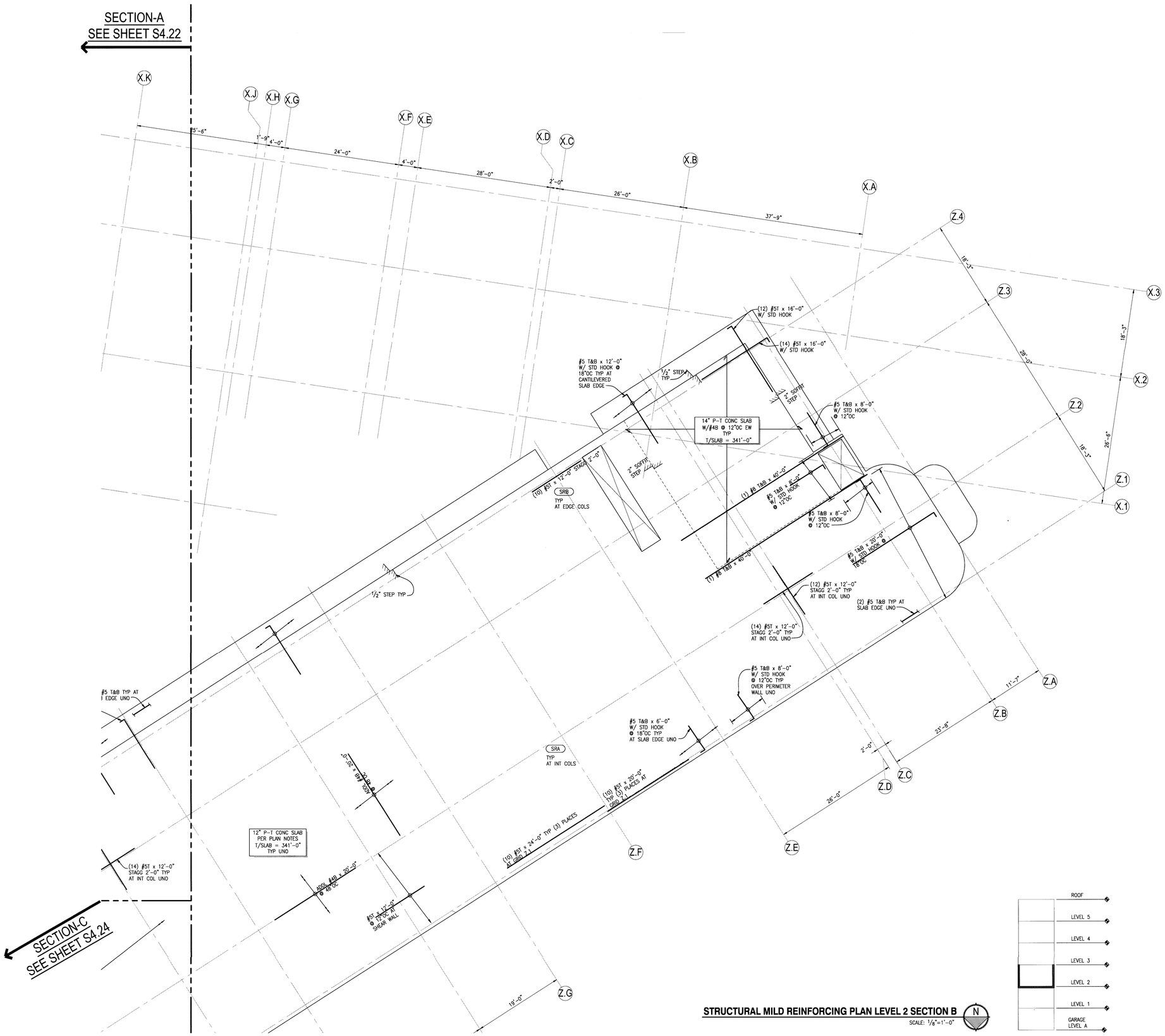
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CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
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MILD REINFORCING PLAN
LEVEL 2 SECTION A

SHEET NO.
ZS4.22

12051-0019-S4.21.dwg 21-Aug-13 5:38 PM jespinosa

Plot Scale: 1 = 1



STRUCTURAL MILD REINFORCING PLAN LEVEL 2 SECTION B

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

PLAN NOTES PER S4.21

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE
CAA DATE

PREPARED BY:
HARDY FRAME
250 Klug Circle, Corona, CA 92880
(951) 268-3670 tel
(951) 245-9653 fax

SIGNATURE:
REGISTERED PROFESSIONAL ENGINEER
JOSE E. RUBIO
No.4321
STRUCTURAL
STATE OF CALIFORNIA

REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
11/08/12 PERMIT SET
07/23/13 2ND BLDG DEPT SUBMITTAL
08/22/13 3RD BLDG DEPT SUBMITTAL

APPROVALS:
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Proj. Manager: JD/CS
Drawn: NAA
Reviewed: HJ
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Date:
Scale: AS NOTED

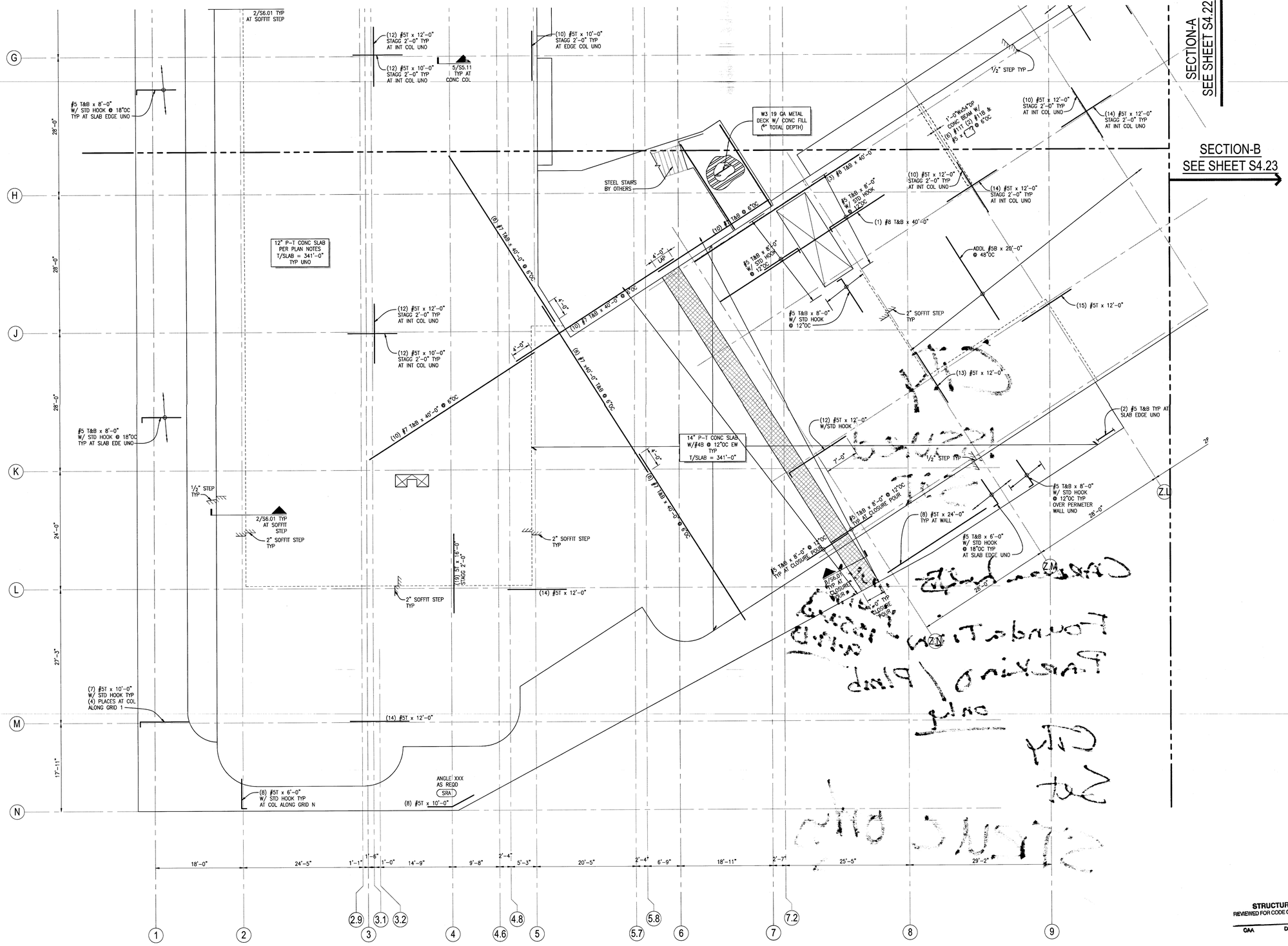
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CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
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MILD REINFORCING PLAN
LEVEL 2 SECTION B

SHEET NO.
ZS4.23

12051-0019-S4.21.dwg 21-Aug-13 5:39 PM jespinosa

Plot Scale: 1 = 1



STRUCTURAL MILD REINFORCING PLAN LEVEL2 SECTION C

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

N

PLAN NOTES PER S4.21

ROOF
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
GARAGE LEVEL A

NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE
GAA DATE

PREPARED BY:
HARDY FRAME
250 Klug Circle, Corona, CA 92880
(951) 268-3670 tel
(951) 245-9653 fax

SIGNATURE:
REGISTERED PROFESSIONAL ENGINEER
JESSE E. KARNS
No. 43211
STRUCTURAL
STATE OF CALIFORNIA

REVISIONS:
07/19/13 PLAN CHECK SUBMITTAL
07/03/13 PERMIT SET
07/03/13 2ND BLDG DEPT SUBMITTAL
08/22/13 3RD BLDG DEPT SUBMITTAL

APPROVALS:
Job No.: 12051-0019
Proj. Manager: JO/GS
Drawn: NAA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL
MILD REINFORCING PLAN
LEVEL 2 SECTION C

SHEET NO.
ZS4.24

12051-0019-S4.21.dwg 21-Aug-13 5:39 PM jespinoza

Plot Scale: 1 = 1

City
Issued
Set

CARport Lights only

Foundation - Footing Issued 9.19.13

Parking / Plmb only

City
Set

STRUC only

BLD

28100 CABOT RD LN

B13-1471

okyo

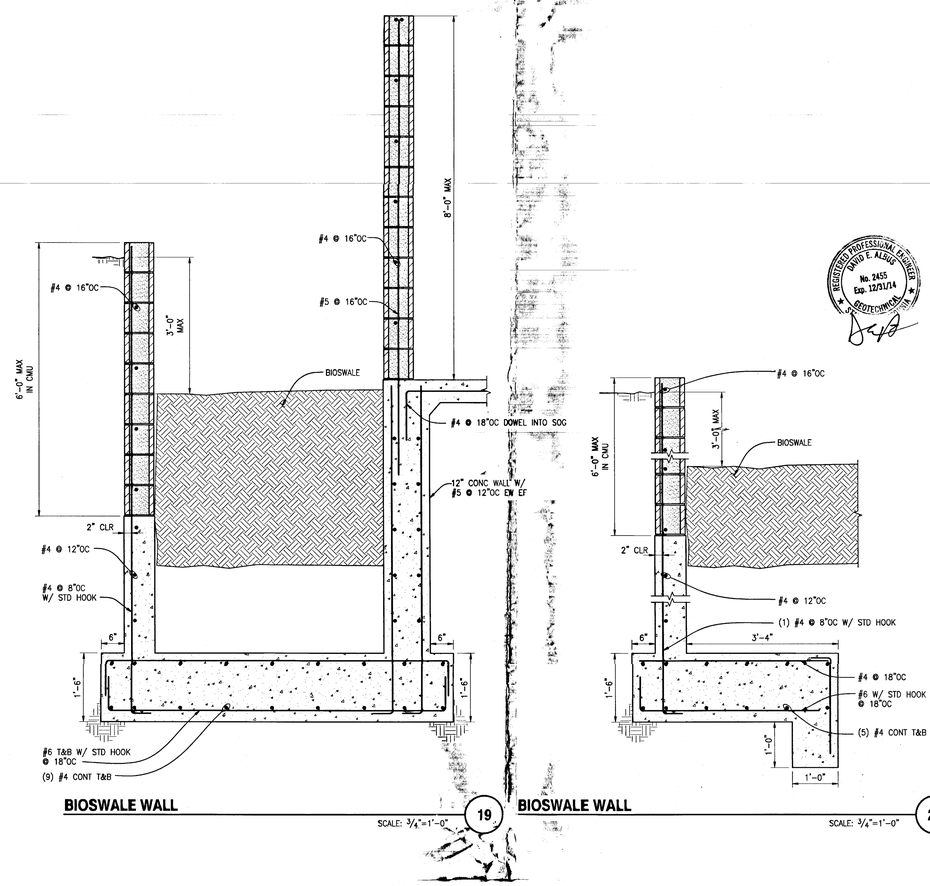
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DEC 03 2013
CITY OF NEWPORT BEACH

CAREER Lofts
Bio-Swale Ret. Wall

PLN

28100 CABOT RD LN

B13-2562



BIOSWALE WALL 19 — SCALE: 3/4"=1'-0"

BIOSWALE WALL 20 — SCALE: 3/4"=1'-0"

REGISTERED PROFESSIONAL ENGINEER — DAVID E. ALSUP — No. 2455 Exp. 12/31/14 — GEOTECHNICAL

PREPARED BY:
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SAN DIEGO, CALIFORNIA 92101
PHONE: (619) 234-9501 • FAX: (619) 234-9502
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11/09/12 PERMIT SET
07/23/13 2ND BLDG DEPT. SUBMITTAL
09/22/13 3RD BLDG DEPT. SUBMITTAL

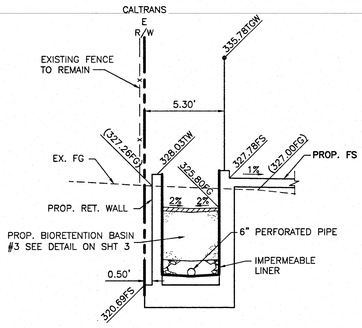
APPROVALS:
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Proj. Manager: JD/ES
Drawn: NAA
Reviewed: HJ
Dwg. Chk.:
Date:
Scale: AS NOTED

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE:
STRUCTURAL
SITE WALL DETAILS

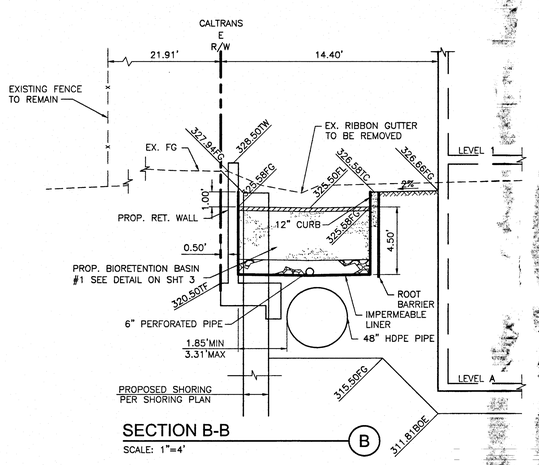
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S5.15

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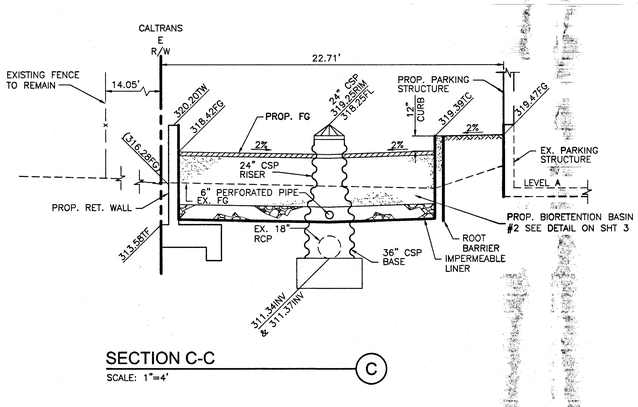
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SCALE: 1"=4'



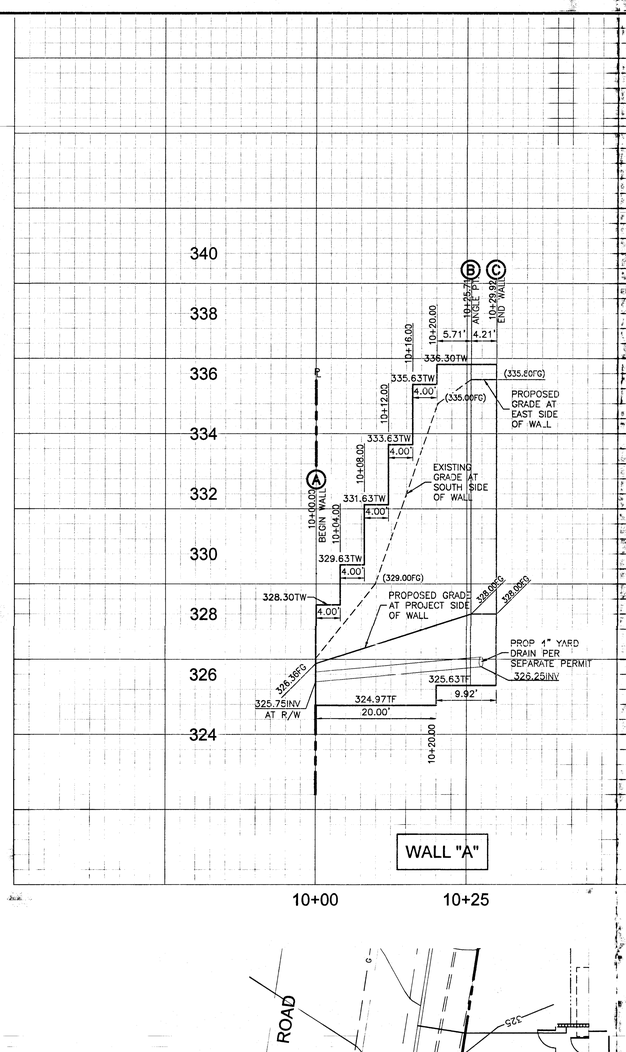
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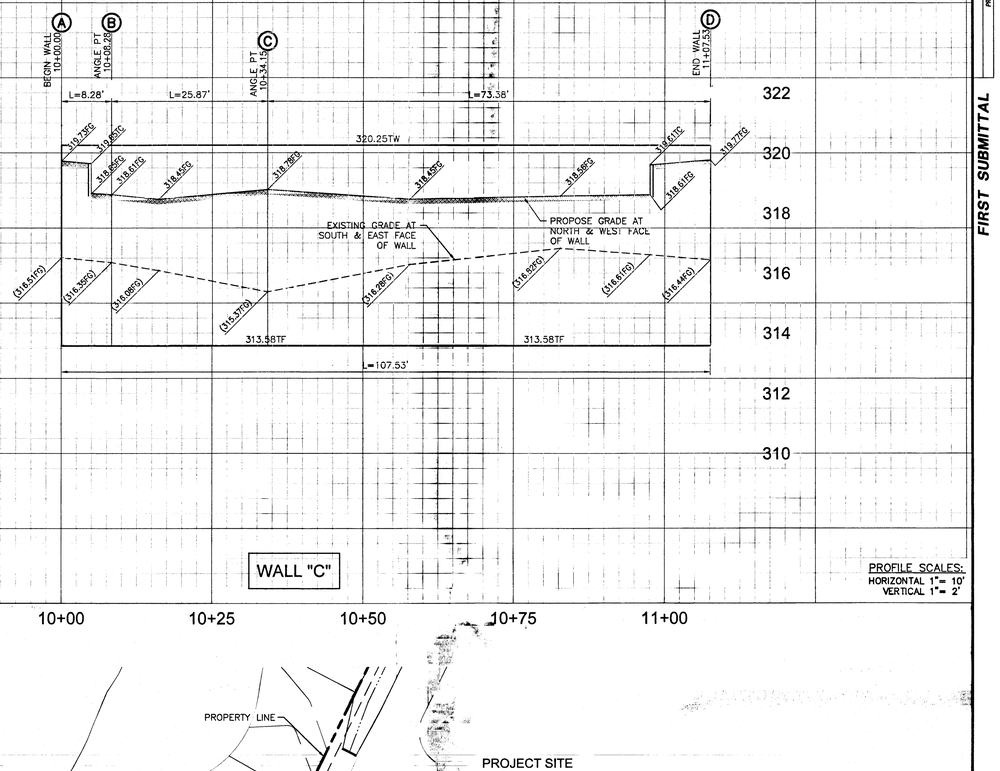
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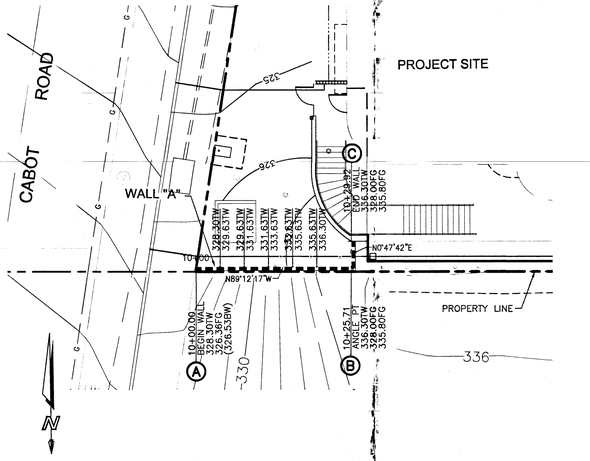
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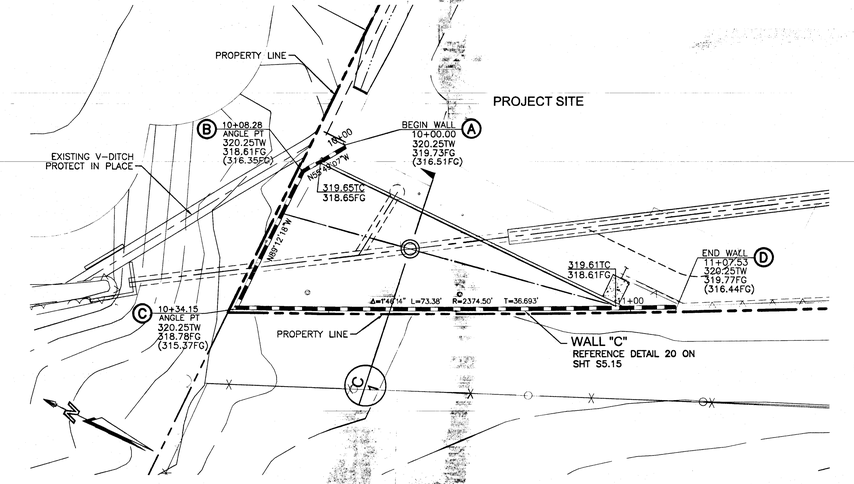
SCALE: 1"=4'





PROFILE SCALES:
HORIZONTAL 1"= 10'
VERTICAL 1"= 2'





REGISTERED PROFESSIONAL ENGINEER
DAVID E. ALBIN
No. 2455
Exp. 12/31/14
GEOTECHNICAL
STATE OF CALIFORNIA

LEGEND

(100.00)	EXISTING ELEVATION
100.00	PROPOSED ELEVATION
	CENTER LINE
	RIGHT OF WAY OR PROJECT BOUNDARY
	PROPOSED BUILDING AT GRADE
	PROPOSED BUILDING LEVEL 2
	PROPOSED BUILDING OVERHANG
	EXISTING CONCRETE CURB
	EXISTING WALL
	PROPOSED RETAINING WALL
	PROPOSED SUBDRAIN LINE
	EXISTING STORM DRAIN LINE

ABBREVIATIONS

Δ	DELTA ANGLE	PL	PROPERTY LINE
℄	CENTER LINE	PROP.	PROPOSED
EX.	EXISTING	PT	POINT
FG	FINISH GRADE	R	RADIUS
FS	FINISH SURFACE	RET	RETAINING
L	LENGTH	T	TANGENT
NO	NUMBER	TF	TOP OF FOOTING
		TW	TOP OF WALL

REGISTERED PROFESSIONAL ENGINEER
DEBRA VALLE SCHALES
NO. 43101
CIVIL
STATE OF CALIFORNIA
12/3/13

10' 0' 5' 10'
SCALE: 1" = 10'

PERMIT # G12-23

DIG ALERT

DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT
OF SOUTHERN CALIFORNIA

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL USA DIG ALERT AT 1-800-227-2600, 48 HOURS BEFORE ANY EXCAVATION.

NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 fax 949.474.5315 www.fuscoe.com
DEBRA VALLE SCHALES RCE#043101 12/3/13 DATE

REGISTERED PROFESSIONAL ENGINEER
DEBRA VALLE SCHALES
NO. 43101
EXP. 03/31/14
CIVIL
STATE OF CALIFORNIA

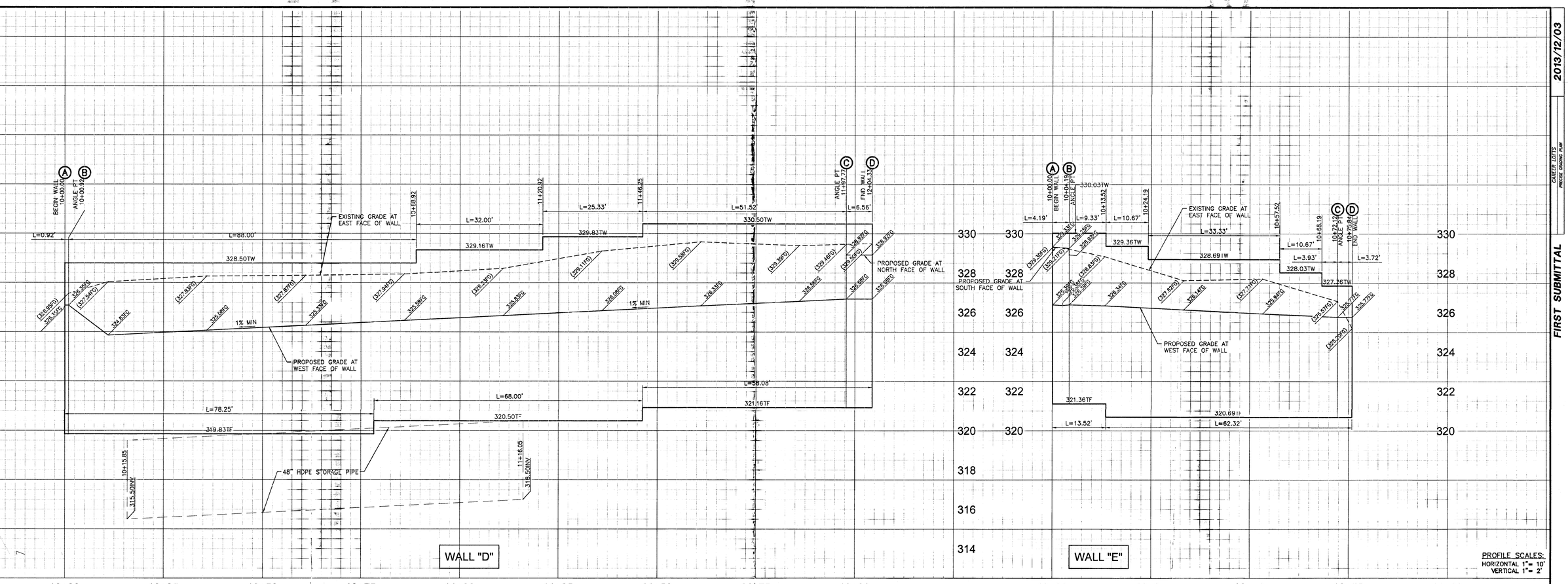
RETAINING WALL PLAN

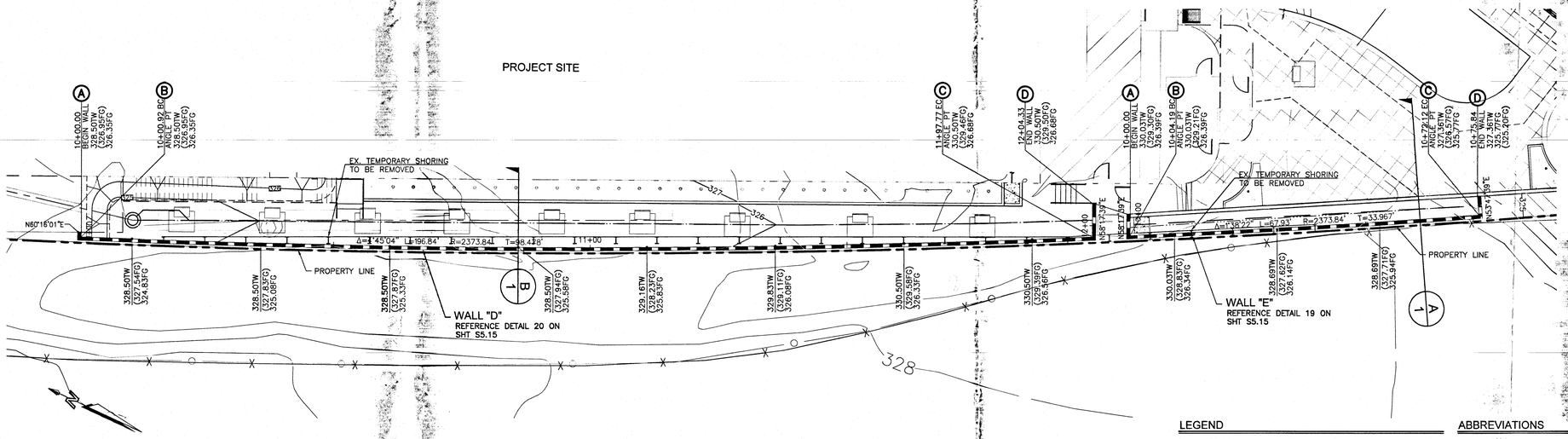
CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

DRAWN:	MI
DESIGN:	DS
CHECKED:	OS
SCALE:	AS SHOWN
JOB NO.:	1213.01
DATE:	2013/12/03
SHEET	1 OF 2

2013/12/03
CAREER LOFTS
PRECISE GRADING PLAN
FIRST SUBMITTAL

C:\PROJECTS\1213.01\CAD\PLANS\GRADING\1213.01PRECISE GRADING.dwg (12-03-13 5:19:15PM) Plotted by: Eric Lisner





LEGEND

(100.00) 100.00	EXISTING ELEVATION / PROPOSED ELEVATION
	CENTER LINE
	RIGHT OF WAY OR PROJECT BOUNDARY
	PROPOSED BUILDING AT GRADE
	PROPOSED BUILDING LEVEL 2
	PROPOSED BUILDING OVERHANG
	EXISTING CONCRETE CURB
	EXISTING WALL
	PROPOSED RETAINING WALL
	PROPOSED SUBDRAIN LINE
	EXISTING STORM DRAIN LINE

ABBREVIATIONS

Δ	DELTA ANGLE	PL	PROPERTY LINE
BC	BEGIN CURVE	PROP.	PROPOSED
℄	CENTER LINE	PT	POINT
EC	END OF CURVE	R	RADIUS
EX.	EXISTING	RET	RETAINING
FG	FINISH GRADE	R/W	RIGHT-OF-WAY
FS	FINISH SURFACE	T	TANGENT
L	LENGTH	TF	TOP OF FOOTING
MIN	MINIMUM	TW	TOP OF WALL
NO	NUMBER		

SCALE: 1" = 10'

DIG ALERT
DIAL TOLL FREE 1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 fax 949.474.5315 www.fuscoe.com
DEBRA VALLE SCHALES RCE#043101 DATE 12/3/13

REGISTERED PROFESSIONAL ENGINEER DEBRA VALLE SCHALES NO. 43101 EXP. 03/31/14 CIVIL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER DAVID E. ALBUD No. 2455 Exp. 12/31/14 GEOTECHNICAL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER DEBRA VALLE SCHALES NO. 43101 CIVIL STATE OF CALIFORNIA 12/3/13

RETAINING WALL PLAN

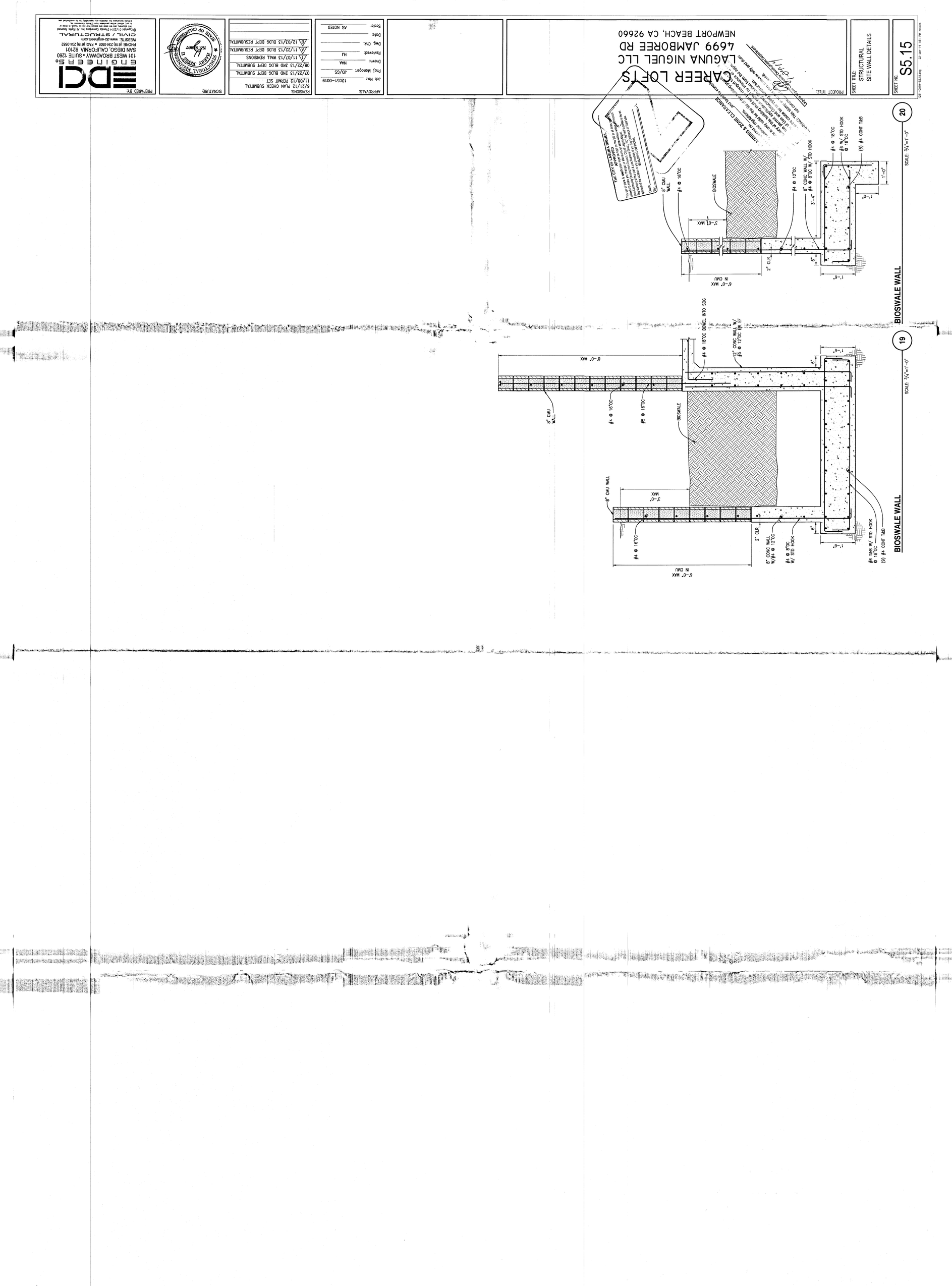
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28100 CABOT ROAD
LAGUNA NIGUEL, CA

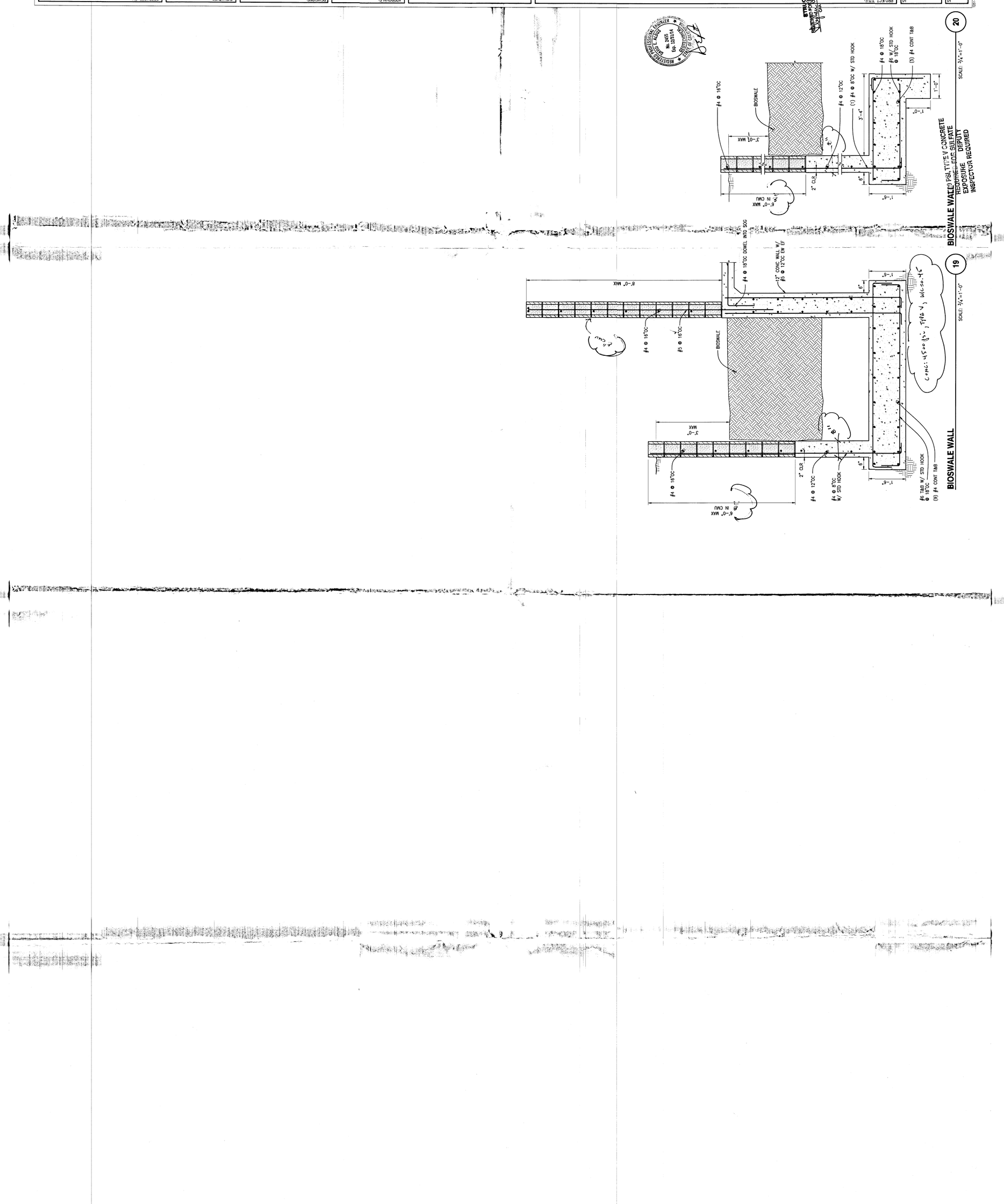
PERMIT # G12-23

DRAWN:	MI
DESIGN:	DS
CHECKED:	OS
SCALE:	AS SHOWN
JOB NO.:	1213.01
DATE:	2013/12/03
SHEET	2 OF 2

2013/12/03
CAREER LOFTS
PRECISE GRADING PLAN
FIRST SUBMITTAL

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BIOSWALE WALL
SCALE: 3/4"=1'-0"
20
BIOSWALE WALL
SCALE: 3/4"=1'-0"
19
6"-0" MAX IN CMU
2" CLR.
8" CONC WALL W/ #4 @ 12"OC
#4 @ 8"OC W/ STD HOOK
#6 T&B W/ STD HOOK @ 16"OC
(9) #4 CONT T&B
1'-6"
6"
1'-0"
3'-4"
3'-0" MAX
BIOSWALE
8" CMU WALL
#4 @ 16"OC
#5 @ 16"OC
#4 @ 18"OC DOWEL INTO SOG
8'-0" MAX
#4 @ 18"OC
#5 @ 12"OC EF
12" CONC WALL W/
3'-0" MAX
#4 @ 16"OC
#4 @ 18"OC
5" CMU WALL
BIOSWALE
3'-0" MAX
6"-0" MAX IN CMU
2" CLR.
8" CONC WALL W/#



BIOSWALE WALL POLITYEV CONCRETE
PROPORTIONS FOR SULFATE
EXPOSURE DEPUTY
INSPECTOR REQUIRED

STRUCTURAL OBSERVATION COMPLIANCE
REVIEWED FOR CODE COMPLIANCE
BY: [illegible]
DATE: 7-21-14

PROJECT TITLE:
CAREER LOFTS
LAGUNA NIGUEL LLC
4699 JAMBOREE RD
NEWPORT BEACH, CA 92660

SHEET TITLE: STRUCTURAL
SITE WALL DETAILS

SHEET NO. S5.15

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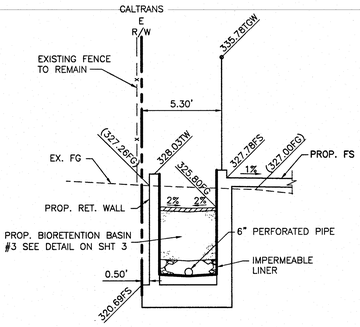
APPROVALS:
Job No.: 12051-0019
Proj. Manager: JD/GS
Drawn: NAA
Reviewed: HJ
Dwg. Chk:
Date:
Scale: AS NOTED

REVISIONS:
6/21/12 PLAN CHECK SUBMITTAL
11/08/12 PERMIT SET
07/23/13 2ND BLDG DEPT SUBMITTAL
08/22/13 3RD BLDG DEPT SUBMITTAL

SIGNATURE:

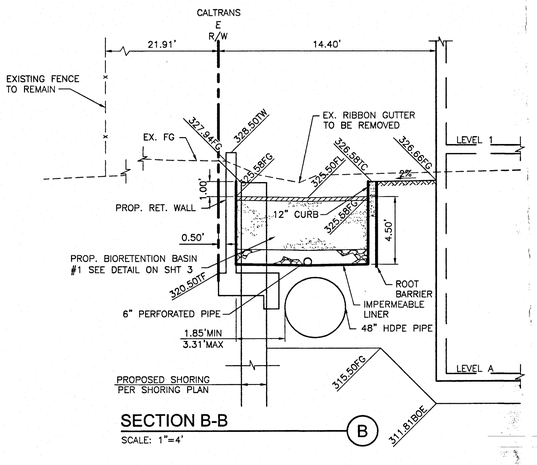
PREPARED BY:
ENGINEERS
101 WEST BROADWAY • SUITE 1260
SAN DIEGO, CALIFORNIA 92101
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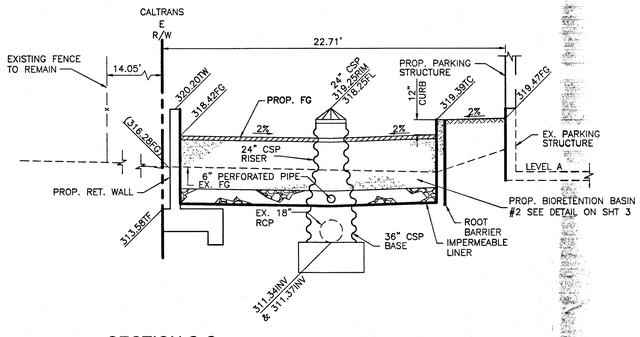
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SCALE: 1"=4' (A)



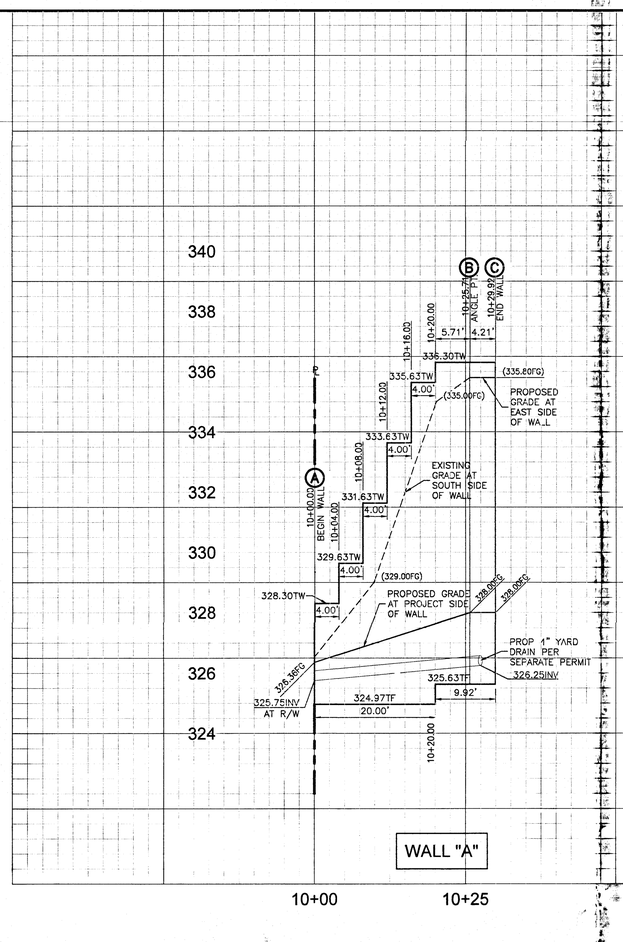
SECTION B-B

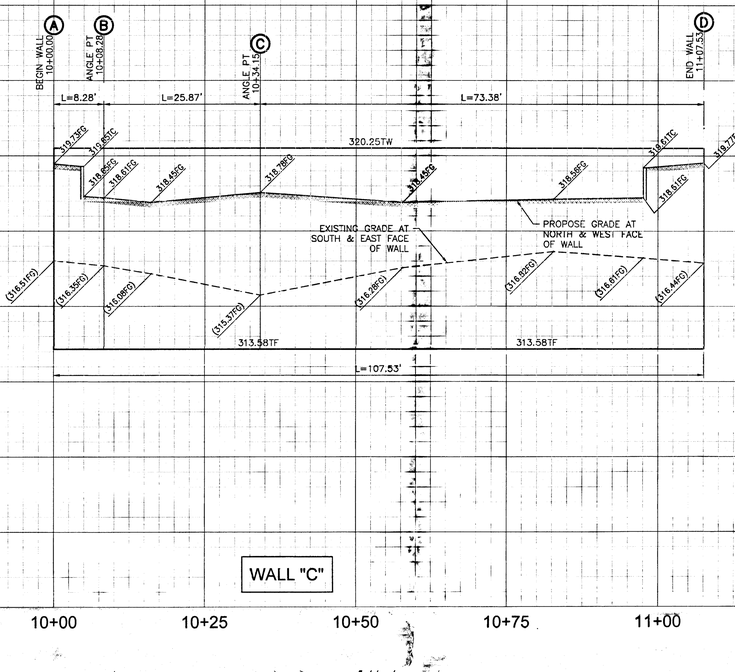
SCALE: 1"=4' (B)



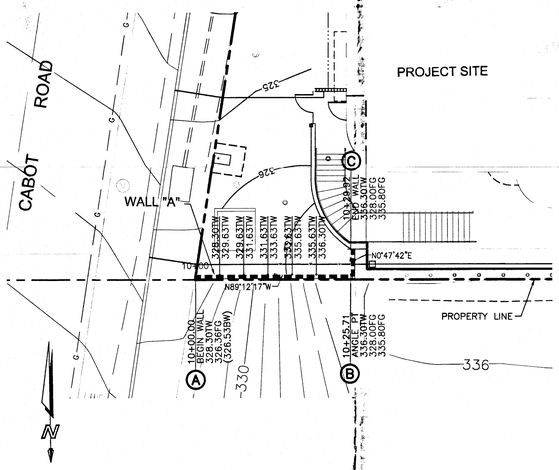
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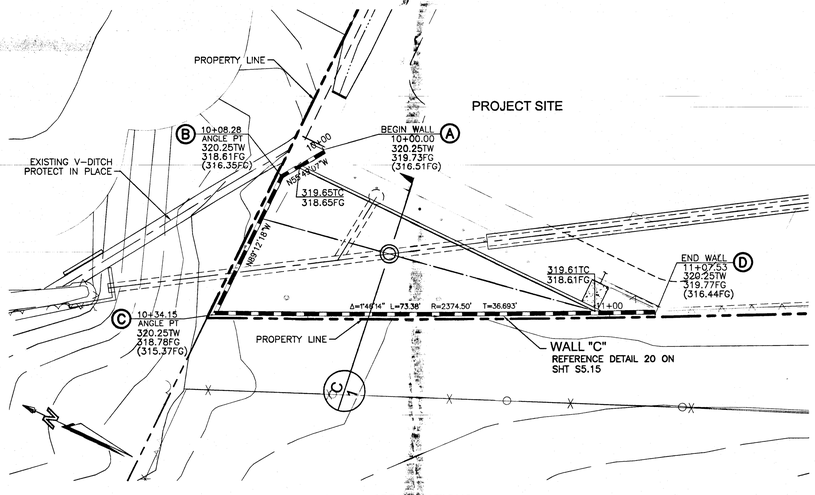
SCALE: 1"=4' (C)





PROFILE SCALES:
HORIZONTAL 1"= 10'
VERTICAL 1"= 2'





LEGEND

(100.00) 100.00	EXISTING ELEVATION / PROPOSED ELEVATION
	CENTER LINE
	RIGHT OF WAY OR PROJECT BOUNDARY
	PROPOSED BUILDING AT GRADE
	PROPOSED BUILDING LEVEL 2
	PROPOSED BUILDING OVERHANG
	EXISTING CONCRETE CURB
	EXISTING WALL
	PROPOSED RETAINING WALL
	PROPOSED SUBDRAIN LINE
	EXISTING STORM DRAIN LINE

ABBREVIATIONS

Δ	DELTA ANGLE	PL	PROPERTY LINE
℄	CENTER LINE	PROP.	PROPOSED
EX.	EXISTING	PT	POINT
FG	FINISH GRADE	R	RADIUS
FS	FINISH SURFACE	RET	RETAINING
L	LENGTH	T	TANGENT
NO	NUMBER	TF	TOP OF FOOTING
		TW	TOP OF WALL

REGISTERED PROFESSIONAL ENGINEER DAVID E. ALLING No. 2455 Exp. 12/31/14 GEOTECHNICAL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER DEBRA VALLE SCHALES No. 43101 CIVIL STATE OF CALIFORNIA 12/3/13

10' 0' 5' 10'
SCALE: 1" = 10'

PERMIT # G12-23

DIG ALERT

DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT
OF SOUTHERN CALIFORNIA

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL USA DIG ALERT AT 1-800-227-2600, 48 HOURS BEFORE ANY EXCAVATION.

NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 fax 949.474.5315 www.fuscoe.com
DEBRA VALLE SCHALES RCE#043101 12/3/13 DATE

REGISTERED PROFESSIONAL ENGINEER DEBRA VALLE SCHALES No. 43101 EXP. 03/31/14 CIVIL STATE OF CALIFORNIA

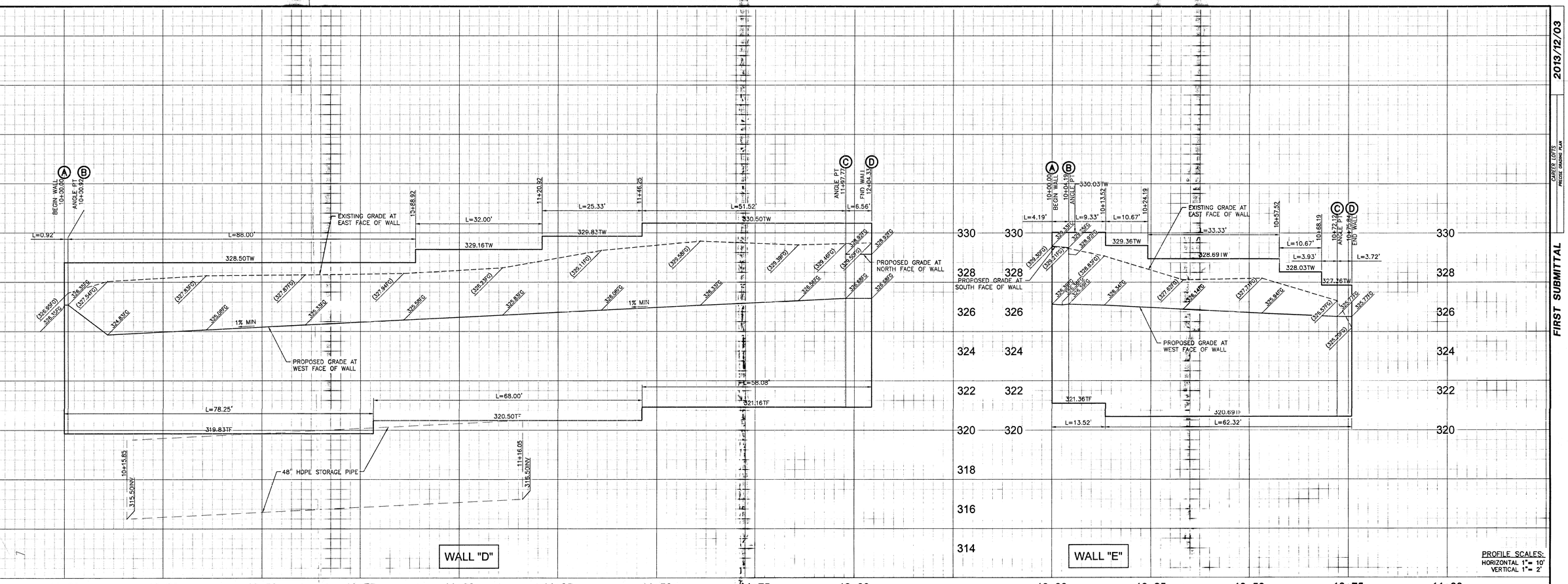
RETAINING WALL PLAN

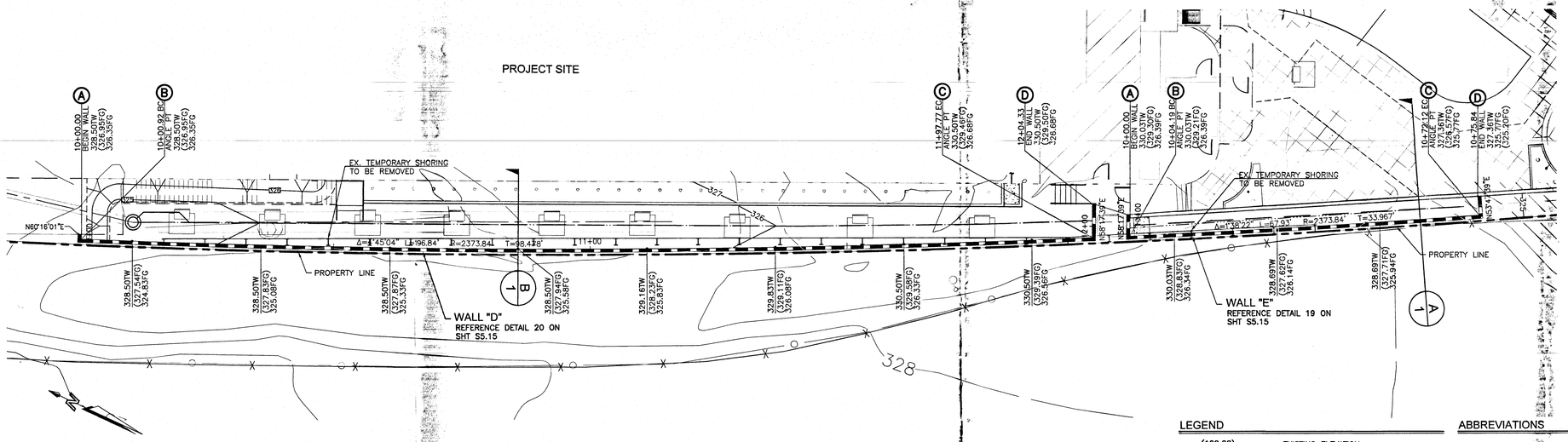
CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

DRAWN:	MI
DESIGN:	DS
CHECKED:	OS
SCALE:	AS SHOWN
JOB NO.:	1213.01
DATE:	2013/12/03
SHEET	1 OF 2

2013/12/03
CAREER LOFTS
PRECISE GRADING PLAN
FIRST SUBMITTAL

C:\PROGRAM FILES\AUTODESK\AUTOCAD CIVIL 3D 2013\AUTOSAVE\PUBLISH_8X36\1213019W01.DWG (12-03-13 5:19:15PM) Plotted by: Eric Lisner





LEGEND

(100.00) 100.00	EXISTING ELEVATION / PROPOSED ELEVATION
	CENTER LINE
	RIGHT OF WAY OR PROJECT BOUNDARY
	PROPOSED BUILDING AT GRADE
	PROPOSED BUILDING LEVEL 2
	PROPOSED BUILDING OVERHANG
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ABBREVIATIONS

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FG	FINISH GRADE	R/W	RIGHT-OF-WAY
FS	FINISH SURFACE	T	TANGENT
L	LENGTH	TF	TOP OF FOOTING
MIN	MINIMUM	TW	TOP OF WALL
NO	NUMBER		

SCALE: 1" = 10'

DIG ALERT
DIAL TOLL FREE 1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
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NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315 • www.fuscoe.com
DEBRA VALLE SCHALES RCE#043101 12/3/13 DATE

REGISTERED PROFESSIONAL ENGINEER DEBRA VALLE SCHALES No. 43101 EXP. 03/31/14 CIVIL STATE OF CALIFORNIA

RETAINING WALL PLAN

CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL, CA

PERMIT # G12-23

DRAWN:	MI
DESIGN:	DS
CHECKED:	OS
SCALE:	AS SHOWN
JOB NO.:	1213.01
DATE:	2013/12/03
SHEET	2 OF 2

REGISTERED GEOTECHNICAL ENGINEER DAVID E. KLEIN No. 2455 Exp. 12/31/14 GEOTECHNICAL STATE OF CALIFORNIA

RECOMMENDED FOR APPROVAL BY THE GEOTECHNICAL CONSULTANT DAVID E. KLEIN No. 2455 GEOTECHNICAL STATE OF CALIFORNIA 12/3/13

CAREER LOFTS PRECISE GRADING PLAN

FIRST SUBMITTAL 2013/12/03

C:\PROGRAM FILES\AUTODESK\AUTOCAD CIVIL 3D 2013\AUTOSAVE\APPLEDIR_PASS\1213019WORKING.DWG (12-03-13 3:19:36PM) Plotted by: Eric Lisner

CAA-

28100 CABOT RD LN

B13-2562

ENGINEERS REVIEW
DCI ENGINEERS
X No Exceptions Taken
Note Markings
Revise & Resubmit
By: Date: 08/15/19
REVIEW IS FOR GENERAL CONFORMANCE TO THE DESIGN CONCEPT AND CONTRACT DOCUMENTS. WITHIN THE SPECIALTY STRUCTURAL ENGINEER'S (SSE) SECTION OF SSE CERTIFICATE TO DESIGN CRITERIA AND COMPATIBILITY WITH THE STRUCTURE OF THE BUILDING AND DOES NOT RELIEVE THE SSE OF RESPONSIBILITY FOR THE DESIGN OF THE TRUSSES AND THEIR CONNECTIONS AS REQUIRED BY THE CONTRACT DOCUMENTS AND APPLICABLE CODES. THE PROJECT PLANS AND SPECIFICATIONS, NOW CONFORMED TO REFLECT THE ENGINEER'S REVIEW, SHALL BE KEPT ON THE JOB SITE AT ALL TIMES DURING FABRICATION AND ERECTION. THE CONTRACTOR IS RESPONSIBLE FOR QUANTITIES AND DIMENSIONS, FOR FABRICATION PROCESSES AND TECHNIQUES OF ASSEMBLY AND FOR THE PERFORMANCE OF HIS SUBCONTRACTORS.
NOTE: FOR RESPONSES TO COMMENTS SEE ENGINEERS REVIEW MARKED-UP SET OF SHEET DATED 08/15/2019

NOTE: FOR RESPONSES TO COMMENTS SEE ENGINEERS REVIEW MARKED-UP SET OF SHEET DATED 08/15/2019

CTF California TrusFrame LLC
Building Components for a Greener Future
23665 CAJALCO ROAD
PERRIS, CA 92570
TEL 951-657-7491 FAX 951-940-5176
www.CalTrusFrame.com

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer.

Framer is responsible for accurate spacing of trusses as designed and called out on placement plan. All trusses spaced at 24" oc unless noted otherwise.

REGISTERED PROFESSIONAL ENGINEER KEVIN CHAE RHEE No. 72611 CIVIL STATE OF CALIFORNIA

TRUSS PLACEMENT PLAN
PLAN: ROOF PLAN
SCALE: BEST FIT
CAREER LOFT
CUSTOMER: UNITED AMERICAN PROPERTIES, INC
DEVELOPER: CAREER LOFT
LOCATION: LAGUNA NIGUEL
PITCH: 3/12 U.N.O OVERHANG: 0
LOADING: TCLL=20 TCDL=38

PROJECT NUMBER: 15465
DRAWN BY: ROMEO

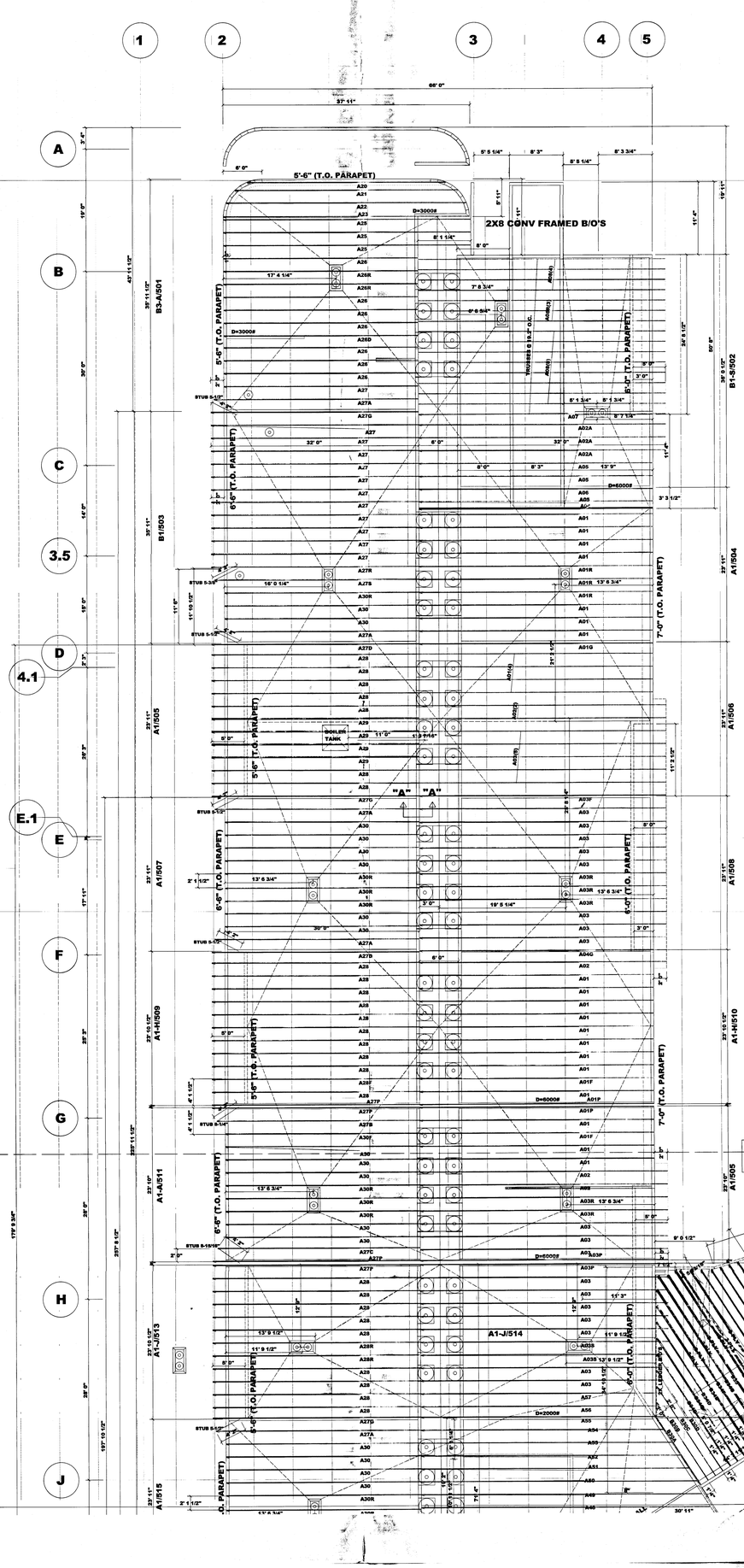
REV. BY	REV. DATE

STRUCTURAL REVIEWED FOR CODE COMPLIANCE
CAA DATE 9/4/19

CITY LAGUNA NIGUEL RECEIVED AUG 26 2019 COMMUNITY DEVELOPMENT

THE CITY OF LAGUNA NIGUEL APPROVED
This set of plans & specifications must not be changed or modified without written permission from the City of Laguna Niguel. In accordance with the California Business & Professions Code Sections 5536 and 6738, it shall be unlawful for anyone, unless exempted by law, to modify or copy these plans without the written permission of the architect or engineer. The architect or engineer shall not be responsible for changes made in these plans by anyone other than himself or herself or his or her employees or agents. These plans are to be returned to the City of Laguna Niguel upon request.
Date: 9/4/19
By: CITY OF LAGUNA NIGUEL

PLANTERS PER LANDSCAPING MAX SOIL DEPTH 30" VERIFY WEIGHT & LOCATION



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TRUSS PLACEMENT PLAN
PLAN: ROOF PLAN
SCALE: BEST FIT

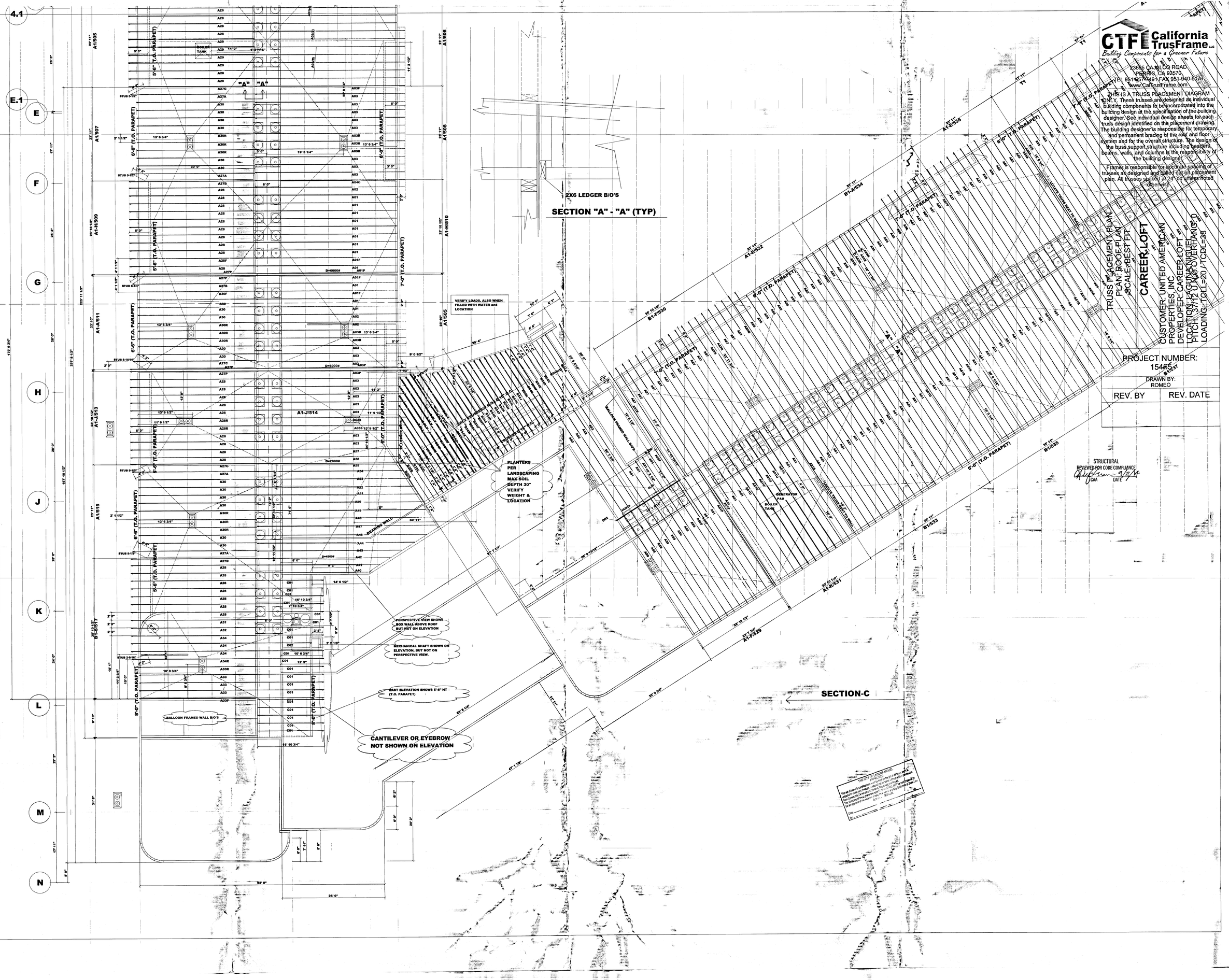
CAREER LOFT

CUSTOMER: UNITED AMERICAN PROPERTIES, INC
DEVELOPER: CAREER LOFT
LOCATION: LAGUNA NIGUEL
PITCH: 3/12 U.N.O OVERHANG: 0
LOADING: TCLL=20 / TCDL=38

PROJECT NUMBER: 15465

DRAWN BY: ROMEO

REV. BY	REV. DATE



CTF California TrusFrame LLC
Building Components for a Greener Future
23655 CAJALCO ROAD
PERRIS, CA 92570
TEL 951-657-4491 FAX 951-940-5316
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CAREER LOFT

CUSTOMER: UNITED AMERICAN PROPERTIES, INC
DEVELOPER: CAREER LOFT
LOCATION: LAGUNA NIGUEL
PITCH: 3/12 U.O.N. OVERHANG: 0
LOADING: TCLL=20 /TCDL=38

TRUSS PLACEMENT PLAN
PLAN: ROOF PLAN
SCALE: BEST FIT

PROJECT NUMBER: 15465

DRAWN BY: ROMEO

REV. BY	REV. DATE

STRUCTURAL
REVIEWED FOR CODE COMPLIANCE
CAA 9/2/14
DATE

THIS SET OF SHEETS AND ATTACHMENTS SHALL NOT BE CHANGED OR COPIED WITHOUT THE WRITTEN CONSENT OF CALIFORNIA TRUSFRAME LLC. THEY ARE NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF CALIFORNIA TRUSFRAME LLC. THEY ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY CALIFORNIA TRUSFRAME LLC. THEY ARE NOT TO BE LOANED, COPIED OR MADE AVAILABLE TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF CALIFORNIA TRUSFRAME LLC.

TYPE: CDT1 LAYOUT
DATE: 8/25/2014
This set of plans and specifications MUST be submitted to the building official and approved before any lumber is delivered to the jobsite. The commencement of work shall constitute approval of the plans and specifications and no changes may be made except by written approval of the engineer. 9/2/14
BY: _____
DATE: _____

SECTION-A

SECTION-B

SECTION-C

2X6 LEDGER B/O'S

SECTION "A" - "A" (TYP)

VERIFY LOADS. ALSO WHEN FILLED WITH WATER and LOCATION

PLANTERS PER LANDSCAPING MAX SOIL DEPTH 30" VERIFY WEIGHT & LOCATION

PERSPECTIVE VIEW SHOWS BOX WALL ABOVE ROOF BUT NOT ON ELEVATION

MECHANICAL SHAFT SHOWN ON ELEVATION, BUT NOT ON PERSPECTIVE VIEW.

EAST ELEVATION SHOWS 5'-6" HT (T.O. PARAPET)

ANTILEVER OR EYEBROW OT SHOWN ON ELEVATION

GENERATOR PAD

BOILER TANK

STAIR-3

STRUCTURAL REVIEWED FOR CODE COMPLIANCE

CAN DATE 9/2/24

THE CITY OF LAGUNA NIGUEL

This set of plans & specifications must be kept on the jobsite at all times during construction. Changes, additions or deletions must be approved in writing by the building official. All work shall conform to the latest applicable requirements of the California Building Code and the Laguna Niguel Municipal Code. Approval of these plans does not permit the violation of any section of these codes or any other law, ordinance or regulation.

Date: _____

By: _____

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TRUSS PLACEMENT PLAN
PLAN: ROOF PLAN
SCALE: BEST FIT

CAREER LOFT

CUSTOMER: UNITED AMERICAN PROPERTIES, INC
DEVELOPER: CAREER LOFT
LOCATION: LAGUNA NIGUEL
PITCH: 3/12 U.N.O OVERHANG: 0
LOADING: TCLL=20 / TCDL=38

PROJECT NUMBER: 15465

DRAWN BY: ROMEO

REV. BY	REV. DATE

CAPA

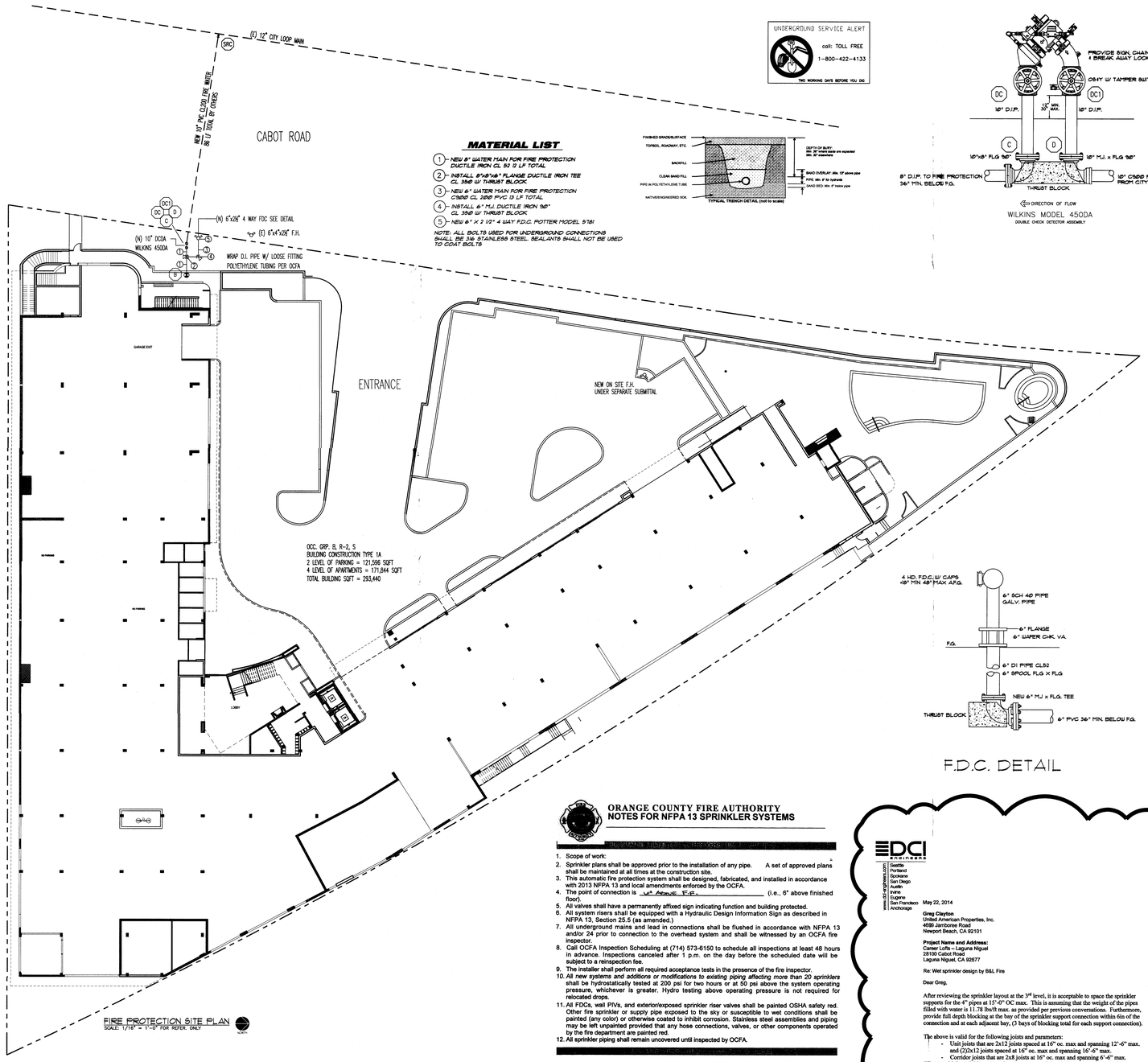
BLD

CITY LAGUNA NIGUEL
RECEIVED
AUG 26 2014
COMMUNITY DEVELOPMENT

28100 CABOT RD A
Career lofts/Truss

B14-2038

ref B12-2492



UNDERGROUND SERVICE ALERT

call: TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

MATERIAL LIST

1. NEW 8" WATER MAIN FOR FIRE PROTECTION DUCTILE IRON CL 52 12 LF TOTAL
2. INSTALL 8"x8"x6" FLANGE DUCTILE IRON TEE CL 350 W/ THRUST BLOCK
3. NEW 6" WATER MAIN FOR FIRE PROTECTION C900 CL 200 PVC 13 LF TOTAL
4. INSTALL 6" MJ. DUCTILE IRON 90° CL 350 W/ THRUST BLOCK
5. NEW 6" x 2 1/2" 4 WAY F.D.C. POTTER MODEL 5781

NOTE: ALL BOLTS USED FOR UNDERGROUND CONNECTIONS SHALL BE 316 STAINLESS STEEL. SEALANTS SHALL NOT BE USED TO COAT BOLTS

TYPICAL TRENCH DETAIL (not to scale)

DIRECTION OF FLOW

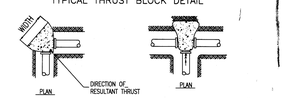
WILKINS MODEL 450DA
DOUBLE CHECK DETECTOR ASSEMBLY

WATER FLOW AVAILABILITY

STATIC PSI:	133
RESIDUAL PSI:	121
PITOT PSI:	N/A
OUTLET SIZE:	N/A
COEFFICIENT:	N/A
GPM FLOW	N/A
FLOW @ 20 PSI:	UNKNOWN
DATE:	09-02-2014
CONDUCTED BY:	MOULTON NIGUEL WATER
LOCATION:	28100 CABOT ROAD
WITNESSED BY:	N/A

NOTE:
WHERE A SUBSEQUENT OCCUPANCY REQUIRES A SYSTEM WITH GREATER CAPABILITY, IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR OCCUPANT TO UPGRADE THE SYSTEM TO THE REQUIRED DENSITY AND CURRENT CODE FOR NEW OCCUPANCY.

TYPICAL THRUST BLOCK DETAIL



BENDS

TABLE I

MINIMUM BEARING AREAS IN SQ. FT. *				
MAIN SIZE	TEE**	90° BEND	45° BEND	22.5° BEND
4"	4	4	4	3
6"	5	7	4	3
10"	9	12	6	4
12"	12	16	9	6

* BASED ON 150 PSI W.W.P. PRESSURE & SOIL BEARING LOADS OF 2000 PSF THE RATIO OF WIDTH TO HEIGHT SHALL NOT EXCEED 1 1/2 TO 1.
** TEES, PLUGS, CAPS & HYDRANTS.

TEES

TABLE II

*** SOIL TYPE	**** MAX. ALLOWABLE SOIL BEARING VALUES	FACTORS FOR INCREASING AREAS IN TABLE I
LOOSE SAND	500 PSF	4
SOFT SANDY CLAY	1000 PSF	2
AVGRE	1000 PSF	2
COMPACT FINE SAND	2000 PSF	1
COMPACT COARSE SAND	2000 PSF	1
MEDIUM STIFF CLAY	2000 PSF	1

*** THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SAFE SOIL BEARING VALUES AND THE POSITION AND SIZE OF BEARING AREAS.
****BASED ON 2 FEET MINIMUM DEPTH OF COVER OVER THE PIPE.

GENERAL NOTES:

1. ALL ANCHOR AND THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED SOIL.
2. MINIMUM ALLOWABLE WATER PRESSURE FOR DESIGN OF THRUST BLOCKS IS 150 PSI. BEARING AREA INCREASES DIRECTLY WITH INCREASES IN PRESSURE.
3. ALL CONCRETE USED IN THRUST BLOCKS SHALL ATTAIN 2000 PSI STRENGTH.
4. ALL ANCHOR RODS SHALL BE REINFORCING STEEL AND MIN. 1/2" DIAMETER.
5. USE ANCHOR BLOCKS AT VERTICAL BENDS WHEN PIPE IS ABOVE OR BELOW GROUND. SIZE OF BLOCK AND ROD SHALL BE SHOWN ON THE PLANS OR AS DETERMINED BY THE ENGINEER IN THE FIELD.
6. USE 30 POUND FELT TO INSURE COLD JOINT.
7. CONCRETE SHALL NOT COME INTO DIRECT CONTACT WITH ASBESTOS CEMENT PIPE.
8. FOR PIPE 14" IN DIAMETER OR LARGER ENGINEER IS TO SUBMIT CALCULATIONS.

GENERAL SITE PLAN NOTES

1. ALL UNDERGROUND FIRE SERVICE WATER LINES SHALL BE U.L. LISTED FOR USE WITH AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLATIONS.
2. PRIOR TO CONNECTION TO OVERHEAD SPRINKLER PIPING, ALL UNDERGROUND FIRE SERVICE WATER LINES SHALL BE HYDROSTATICALLY TESTED & FLUSHED BY THE INSTALLING CONTRACTOR AT RATES NOT LESS THAN SPECIFIED BY N.F.P.A. STANDARD 24.
3. B & L AUTOMATIC FIRE PROTECTION CONTRACT BEGINS AT BACKFLOW BACKFLOW BY OTHERS.
4. TYP. BURY TO BE 36" TO TOP OF PVC PIPE
5. FIRE SPRINKLER SYSTEM AND FIRE UNDERGROUND TO BE DESIGNED PER NFPA 13 & 24 2013 ED. 2013 CFC 2013 CBC

VERBATIM NOTES

a. IT IS THE RESPONSIBILITY OF THE OWNER TO PROPERLY MAINTAIN THE FIRE PROTECTION SYSTEM IN AN OPERABLE CONDITION AT ALL TIMES
b. THE FIRE SPRINKLER CONTRACTOR WILL PROVIDE THE OWNER WITH THE NECESSARY INSTRUCTION MANUALS FOR THE OPERATION OF THE SYSTEM AS WELL AS A COPY OF NFPA 25.
c. ONLY NEW SPRINKLERS SHALL BE EMPLOYED IN THE INSTALLATION OF THE SPRINKLER SYSTEM.
d. THE SYSTEM SHALL ONLY EMPLOY THE USE OF APPROVED MATERIALS AND DEVICES.
e. FIRE PROTECTION PLANS SHALL BE APPROVED PRIOR TO THE INSTALLATION OF ANY PIPE. A SET OF APPROVED PLANS SHALL BE MAINTAINED AT ALL TIMES ON THE JOBSITE.
f. AN APPOINTMENT SHALL BE MADE A MINIMUM OF TWO WORKING DAYS IN ADVANCE WITH THE APPROPRIATE FIRE PREVENTION DIVISION REGIONAL OFFICE FOR ALL INSPECTIONS AND TESTS.
g. ALL UNDERGROUND MAINS AND LEAD-IN CONNECTIONS SHALL BE FLUSHED AS INDICATED IN NFPA PRIOR TO CONNECTION TO THE OVERHEAD PIPING. ALL FLUSHING OPERATIONS SHALL CONTINUE UNTIL THE WATER IS CLEAR. FLUSHING SHOULD BE PERFORMED AT TYPE OF HYDROSTATIC TEST, AND SHALL BE WITNESSED BY A FIRE PREVENTION DIVISION INSPECTOR.
h. ALL SYSTEM PIPING SHALL BE HYDROSTATICALLY TESTED AT 200 PSI FOR TWO HOURS OR AT 50 PSI ABOVE THE MAXIMUM SYSTEM OPERATING PRESSURE, WHICHEVER IS GREATER.
i. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE ADDRESS SIDE OF THE BUILDING, FACE THE STREET, BE VISIBLE AND ACCESSIBLE, HAVE N.ST. FEMALE INLETS, HAVE PROTECTIVE CAPS, AND AN ACCESSIBLE APPROVED CHECK VALVE LOCATED IN THE MAIN LINE (AS CLOSE TO THE INLETS AS POSSIBLE)
j. ALL VALVES AND FIRE DEPARTMENT CONNECTIONS SHALL HAVE A PERMANENTLY AFFIXED SIGNS, INDICATING THEIR FUNCTION.
k. A STOCK OF SPARE SPRINKLERS OF EACH STYLE, TYPE, AND TEMP. RATING ALONG WITH A SPRINKLER WRENCH AND SHALL BE LOCATED AT THE MAIN RISER.
l. ANY PORTION OF THE WET FIRE PROTECTION SYSTEM EXPOSED TO FREEZING TEMPERATURES SHALL BE ADEQUATELY PROTECTED/HEAT TAPE IS NOT AN ACCEPTABLE METHOD OF PROTECTION.
m. WELDING SHALL BE PERFORMED PER NFPA 13 REQUIREMENTS.
n. AUTOMATIC SPRINKLER SYSTEM SHALL BE SUPERVISED BY A LISTED/APPROVED CENTRAL, PROPRIETARY, OR REMOTE STATION, OR A LOCAL ALARM WHEN APPROVED BY THE CHIEF, WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION WHEN THE NUMBER OF SPRINKLERS IS 100 OR MORE

EXCEPTION: 20 OR MORE IN GROUP I, DIVISION 11 AND 12 OCCUPANCIES.

F.D.C. DETAIL

ORANGE COUNTY FIRE AUTHORITY NOTES FOR NFPA 13 SPRINKLER SYSTEMS

1. Scope of work:
2. Sprinkler plans shall be approved prior to the installation of any pipe. A set of approved plans shall be maintained at all times at the construction site.
3. This automatic fire protection system shall be designed, fabricated, and installed in accordance with 2013 NFPA 13 and local amendments enforced by the OCFA.
4. The point of connection is 24" ABOVE F.F. (i.e., 6" above finished floor).
5. All valves shall have a permanently affixed sign indicating function and building protected.
6. All system risers shall be equipped with a Hydraulic Design Information Sign as described in NFPA 13, Section 25.5 (as amended.)
7. All underground mains and lead in connections shall be flushed in accordance with NFPA 13 and/or 24 prior to connection to the overhead system and shall be witnessed by an OCFA fire inspector.
8. Call OCFA Inspection Scheduling at (714) 573-6150 to schedule all inspections at least 48 hours in advance. Inspections canceled after 1 p.m. on the day before the scheduled date will be subject to a reinspection fee.
9. The installer shall perform all required acceptance tests in the presence of the fire inspector.
10. *All new systems and additions or modifications to existing piping affecting more than 20 sprinklers* shall be hydrostatically tested at 200 psi for two hours or at 50 psi above the system operating pressure, whichever is greater. Hydro testing above operating pressure is not required for relocated drops.
11. All FDCs, wall PIVs, and exterior/exposed sprinkler riser valves shall be painted OSHA safety red. Other fire sprinkler or supply pipe exposed to the sky or susceptible to wet conditions shall be painted (any color) or otherwise coated to inhibit corrosion. Stainless steel assemblies and piping may be left unpainted provided that any hose connections, valves, or other components operated by the fire department are painted red.
12. All sprinkler piping shall remain uncovered until inspected by OCFA.

Building Occupancy Classification(s) = R-2, S ; Building Area (in sq.ft.) = 293,440

Ceiling Construction Type (check one) = Obstructed _____, or Unobstructed ✓

Hydraulic Design Density = Flow in gpm .15 / Area in sq.ft. 1,692 For Reviews

Flow Test: Location CABOT Rd ; Date 5/2/14 ; Elevation GARAGE

Static Pressure (psi) 132 ; Residual Pressure (psi) 127 ; Flow (gpm) 1420

System Requirements:

Base of Riser Pressure (psi) 74.7 ; Flow (gpm) 450W ; Safety Margin (psi) 19.8

DCI engineers
Seattle
Portland
Spokane
San Diego
Austin
Irvine
Eugene
San Francisco
Anchorage
www.dci-engineers.com

May 22, 2014

Greg Clayton
United American Properties, Inc.
4690 Jamboree Road
Newport Beach, CA 92101

Project Name and Address:
Career Lofts – Laguna Niguel
28100 Cabot Road
Laguna Niguel, CA 92677

Re: Wet sprinkler design by B&L Fire

Dear Greg,

After reviewing the sprinkler layout at the 3rd level, it is acceptable to space the sprinkler supports for the 4" pipes at 15'-0" OC max. This is assuming that the weight of the pipes filled with water is 11.78 lbs/ft max. as provided per previous conversations. Furthermore, provide full depth blocking at the bay of the sprinkler support connection within 6in of the connection and at each adjacent bay, (3 bays of blocking total for each support connection).

The above is valid for the following joists and parameters:

- Unit joists that are 2x12 joists spaced at 16" oc. max and spanning 12'-6" max. and (2)2x12 joists spaced at 16" oc. max and spanning 16'-6" max.
- Corridor joists that are 2x8 joists at 16" oc. max and spanning 6'-6" max.

Where multiple sprinkler connections occur at one joist, limit number of connections to (3) max and spacing of those connections is to be 5'-0" oc max. Please let us know if you have any questions, thank you.

Sincerely,

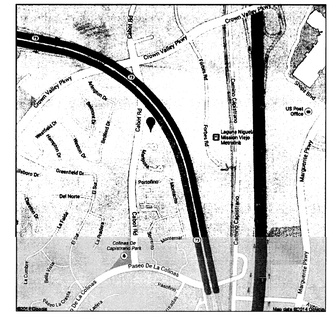
Sanket Anturkar, P.E.

101 West Broadway, Suite 1200 | San Diego, CA, 92101 | Phone (619) 234-0501
Service Innovation Value

PLANNING & ZONE CLEARANCE
This Plan was inspected on [illegible] and found to comply with applicable City laws and regulations.
This clearance is only valid for the life of the building permit.
The occupancy of the building shall not be changed from the use stated on the permit application except by issuance of a new Certificate of Use and Occupancy. Deviation from the approved plan shall be cause for stop-work construction.
WARNING: This stamp indicates partial review only and does not constitute a building permit.
Cathy Dorr
Laguna Niguel Community Development Department

THE CITY OF LAGUNA NIGUEL
Plans and specifications have been reviewed for compliance with the City's ordinances regulating building construction and the approval is granted on the condition that the construction will conform to all applicable laws. The issuance of a permit or approval of plans does not prevent the building official from requiring the correction of errors in the plans or construction.
10/31/14

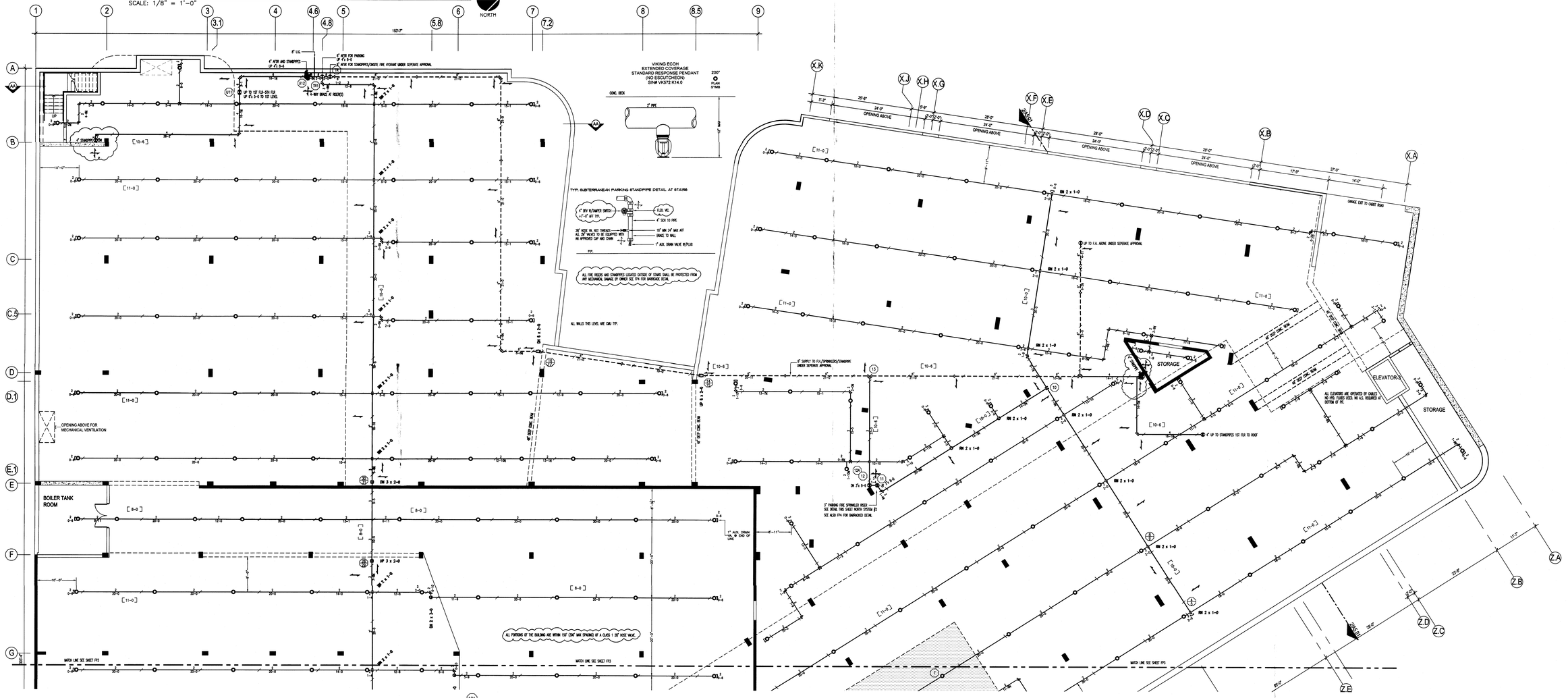
ORANGE COUNTY FIRE AUTHORITY
REVIEWED by Planning & Development
Subject to field inspection and [illegible] notations hereon, [illegible] ordinances and [illegible] regulations. This [illegible] shall not be [illegible] or approve the violation of [illegible]
OCFA Service Request # 182845
Fee Code: BR, R2, S4, ES310
Plan Type: Apts + MB
By: [illegible] Date: 7-31-14
(Deputy # 4316)
ONLY STAMPED SHEETS REVIEWED BY ORANGE COUNTY FIRE AUTHORITY
Call 48 hrs. in advance to schedule inspections:
714-573-6150
All standpipes require a control valve at the base


Crown Valley Pkwy
Cabot Rd
Aliso Creek Rd
Laguna Niguel Mission Viaje Learning
US Post Office
Greenfield Dr
Pamplona
Del Nuno
Collinas De Capistrano Park
Paseo De La Colinas
Camino Capistrano
Moulton Pkwy
La Paz
La Cuesta
La Paz
Via Estrada
Via Lata
Via Lata
Via Estrada
Via Lata
Via Estrada
Via Lata
Via Estrada

FIRE PROTECTION PIPING PLAN SUBTERRANEAN PARKING.

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

NORTH



SPRINKLER HEAD LEGEND

SYM	MAKE	SERIES	S/N*	TYPE	FINISH	THRD	ORIF	K	TEMP°F	ESCUTCHEON FINISH	TYPE	QTY
O	VIKING	ECOH	VK572	SSP	BRA	¾	11/32	14.0	200			142
										SHT TOTAL		142
										JOB TOTAL		2,534

NOTES:

1. TOTAL DOES NOT INCLUDE REQUIRED SPRINKLERS IN SPARE HEAD CABINET. (12 HEAD CAB. PROVIDED).
2. SSU - STANDARD SPRAY UPRIGHT, SSP - STANDARD SPRAY PENDENT
3. ECP - EXTENDED COVERAGE PENDENT
4. BRA - BRASS FINISH , CHR - CHROME FINISH, WHT - WHITE FINISH BLK-BLACK FINISH
5. RECESSED, CONC - CONCEALED, 4CI - STANDARD 2PC CUP 4 SKIRT

THIS SET OF PLANS & SPECIFICATIONS CONSTRUCTED UNDER MY SUPERVISION IN WHOLE OR IN PART IS THE PROPERTY OF B&L AUTOMATIC FIRE PROTECTION INC. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. THE DRAWING OF THE STATE OF CALIFORNIA, SECTIONS 980 TO 989 INCLUSIVE OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, AND SECTIONS 102 TO 104 INCLUSIVE OF THE PENAL CODE OF THE STATE OF CALIFORNIA. ANY VIOLATION OF THESE LAWS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
DATE _____ SIGNATURE _____

No.	Date	Description	By
1	7/20/14	OCFA PLAN CORRECTION	J.L.

FIRE SPRINKLER SYSTEM

This drawing is an instrument of service and the property of B&L Automatic Fire Protection Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it is prepared and publication thereof is expressly limited to such use. Do not scale drawing, written dimensions take precedence over scaled dimensions.

B&L AUTOMATIC FIRE PROTECTION COMPANY, INC.
42744 5th Street East • Lancaster, CA 93535
661/723-5294 • Fax 661/723-5264
Specializing in Automatic Fire Sprinkler Systems & Installations for Residential, Commercial, Industrial & Storage Applications

FIRE PROTECTION CONTRACTOR LICENSED BY THE STATE OF CALIFORNIA
AUTOMATIC FIRE SPRINKLER
Classification C-16/C-34
License No. 602807

Drawing Title: Fire Sprinkler Piping Plan Sub. Parking

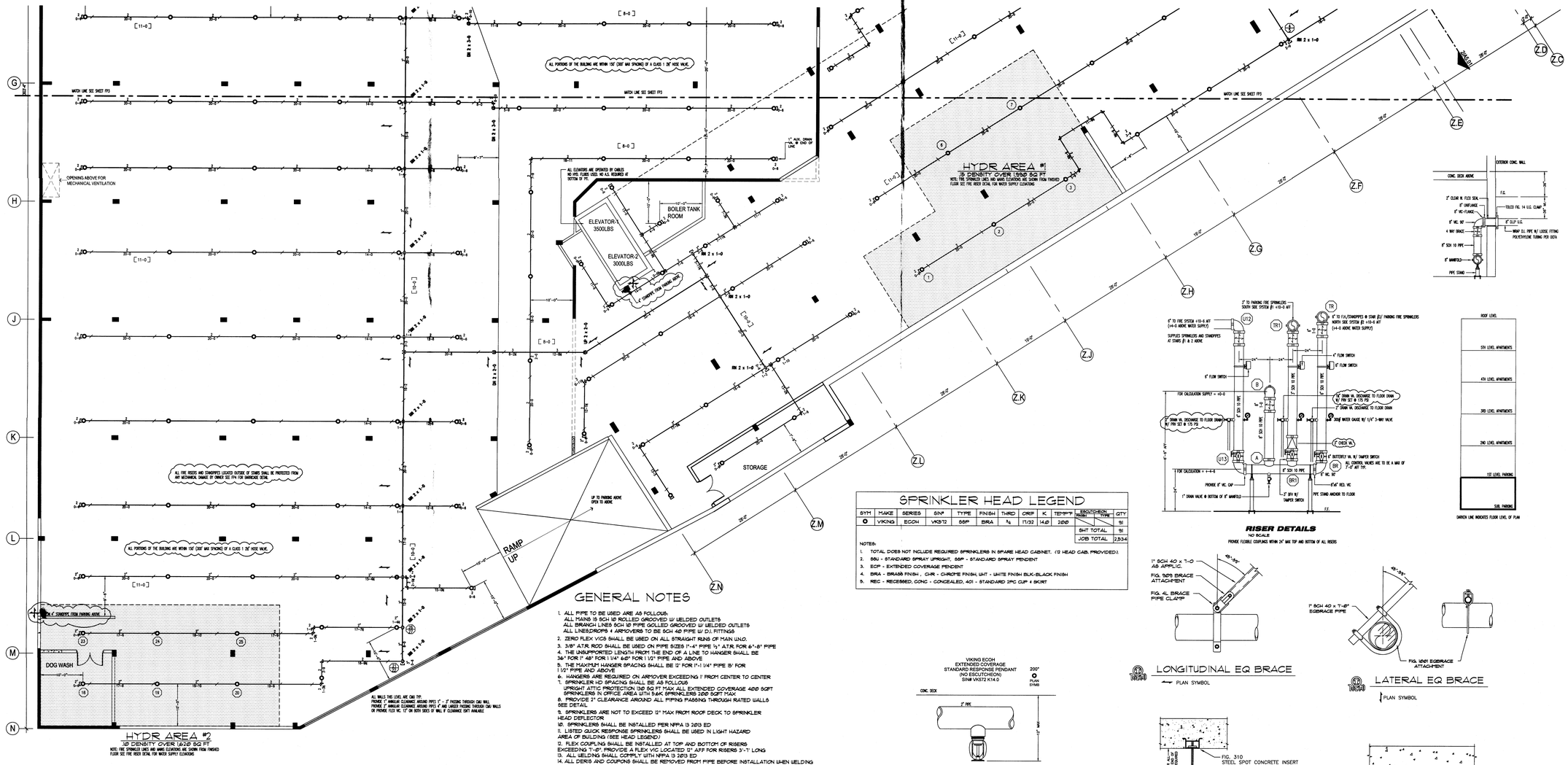
Project: CABOT CAREER LOFTS
TRACT NO. 7939
28100 CABOT ROAD
LAGUNA NIGUEL, CA

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

Job No: 21349

Date: MAY 05 2014
Drawn: JEL
Checked: JEL

Sheet No: FP-2 of 10 Shts



FIRE PROTECTION PIPING PLAN SUBTERRANEAN PARKING.
SCALE: 1/8" = 1'-0"

NORTH

SPRINKLER HEAD LEGEND

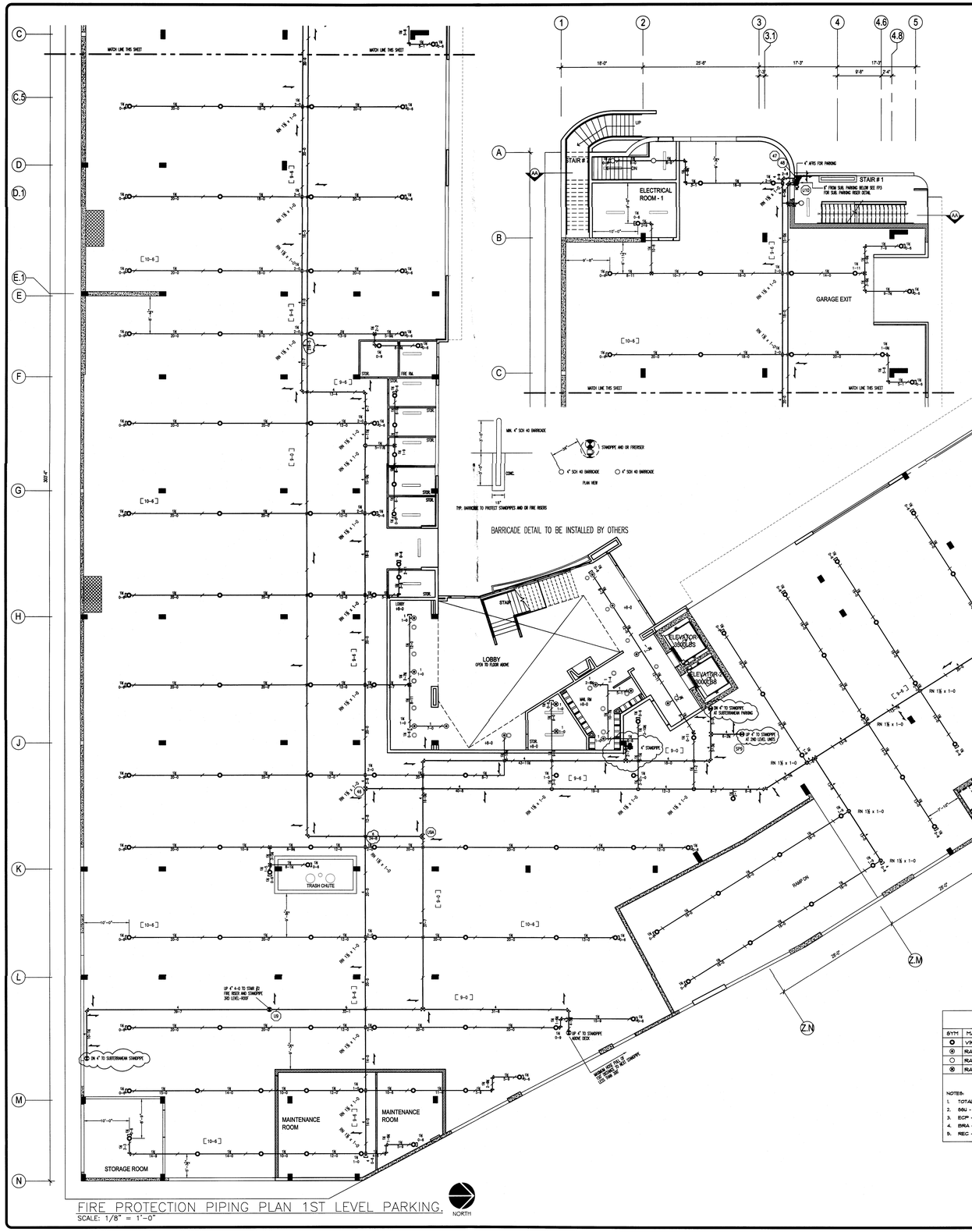
SYM	MAKE	SERIES	SIN*	TYPE	FINISH	THRD	ORIF	K	TEMP°F	ESCUTCHEON RECES.	ESCUTCHEON TYPE	QTY
O	VIKING	ECOH	VK572	SSP	BRA	¾	11/32	14.0	200			191
											SHT TOTAL	191
											JOB TOTAL	2,534

NOTES:
1. TOTAL DOES NOT INCLUDE REQUIRED SPRINKLERS IN SPARE HEAD CABINET. (12 HEAD CAB. PROVIDED.)
2. SSU - STANDARD SPRAY UPRIGHT, SSP - STANDARD SPRAY PENDENT
3. ECP - EXTENDED COVERAGE PENDENT
4. BRA - BRASS FINISH , CHR - CHROME FINISH, WHT - WHITE FINISH BLK-BLACK FINISH
5. REC - RECESSED, CONC - CONCEALED, 401 - STANDARD 2PC CUP 4 SKIRT

GENERAL NOTES

1. ALL PIPE TO BE USED ARE AS FOLLOWS:
   ALL MAINS IS SCH 10 ROLLED GROOVED W/ WELDED OUTLETS
   ALL BRANCH LINES SCH 10 PIPE GOLLED GROOVED W/ WELDED OUTLETS
   ALL LINES,DROPS & ARMOVERS TO BE SCH 40 PIPE W/ D.I. FITTINGS
2. ZERO FLEX VICB SHALL BE USED ON ALL STRAIGHT RUNS OF MAIN LINE.
3. 3/8" ATR. ROD SHALL BE USED ON PIPE SIZES 1"-4" PIPE ¼" ATR. FOR 6"-8" PIPE
4. THE UNSUPPORTED LENGTH FROM THE END OF A LINE TO HANGER SHALL BE 36" FOR 1" 48" FOR 1 1/4" &2" FOR 1 1/2" PIPE AND ABOVE
5. THE MAXIMUM HANGER SPACING SHALL BE 12' FOR 1"-1 1/4" PIPE 15' FOR 1 1/2" PIPE AND ABOVE
6. HANGERS ARE REQUIRED ON ARMOVER EXCEEDING 1' FROM CENTER TO CENTER
7. SPRINKLER HD SPACING SHALL BE AS FOLLOWS
   UPRIGHT ATTIC PROTECTION 1340 SQ FT MAX ALL EXTENDED COVERAGE 400 SQFT
   SPRINKLERS IN OFFICE AREA WITH B&K SPRINKLERS 200 SQFT MAX
8. PROVIDE 2" CLEARANCE AROUND ALL PIPING PASSING THROUGH RATED WALLS SEE DETAIL
9. SPRINKLERS ARE NOT TO EXCEED 12" MAX FROM ROOF DECK TO SPRINKLER HEAD DEFLECTOR.
10. SPRINKLERS SHALL BE INSTALLED PER NFPA 13 2013 ED
11. LISTED QUICK RESPONSE SPRINKLERS SHALL BE USED IN LIGHT HAZARD AREA OF BUILDING (SEE HEAD LEGEND)
12. FLEX COUPLING SHALL BE INSTALLED AT TOP AND BOTTOM OF RISERS EXCEEDING 7'-0". PROVIDE A FLEX VIC LOCATED 12" AFF FOR RISERS 3'-1" LONG
13. ALL WELDING SHALL COMPLY WITH NFPA 13 2013 ED
14. ALL DEBIS AND COUPONS SHALL BE REMOVED FROM PIPE BEFORE INSTALLATION WHEN WELDING
15. AT THE END OF LINES A.T.R. TO TOUCH TOP OF PIPE TO PREVENT UPWARD MOVEMENT
16. ALL D.I.P. CN MAINS ARE FROM CENTER OF PIPE TO CENTER OF PIPE
17. ALL D.I.P. CN LINES ARE FROM CENTER OF PIPE TO END OF PIPE
18. ALL MECH. TEES TO BE VISIBLE AT TIME OF INSPECTION

3" TO PARKING FIRE SPRINKLERS SOUTH SIDE SYSTEM #1 +10-0 AFF
6" TO FIRE SYSTEM +10-0 AFF (+4-0 ABOVE WATER SUPPLY)
SUPPLIES SPRINKLERS AND STANDPIPES AT STAIRS #1 & 2 ABOVE
6" TO F.A./STANDPIPES @ STAIR #1/ PARKING FIRE SPRINKLERS NORTH SIDE SYSTEM #1 +10-0 AFF (+4-0 ABOVE WATER SUPPLY)
4" FLOW SWITCH
6" FLOW SWITCH
6" FLOW SWITCH
FOR CALCULATION SUPPLY = +0-0
2" DRAIN VA. DISCHARGE TO FLOOR DRAIN W/ PIPE SIZE & TYP.
2" DRAIN VA. DISCHARGE TO FLOOR DRAIN
2" DRAIN VA. DISCHARGE TO FLOOR DRAIN W/ PIPE SIZE & TYP.
WATER GAUGE W/ 1/4" 3-WAY VALVE
2" DRAIN VA.
BUTTERFLY VA. W/ TAMPER SWITCH
ALL CONTROL VALVES ARE TO BE A MAX OF 7'-0" AFF TYP.
6" VA. W/
6" SCH 10 PIPE
PROVIDE 6" VAC CAP
1" DRAIN VALVE @ BOTTOM OF 6" MANIFOLD
2" BYV W/ TAMPER SWITCH
PIPE STAND ANCHOR TO FLOOR
FF
FF
FF



FIRE PROTECTION PIPING PLAN 1ST LEVEL PARKING.

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

NORTH

HYDRAULIC-SYSTEM

FILE-21322ASCF

THIS BUILDING IS PROTECTED BY A HYDRAULICALLY DESIGNED AUTOMATIC SPRINKLER SYSTEM

AREA 14

LOCATION: MAIN LEVEL PARKING

NO. OF SPRINKLERS: 8

BASIS OF DESIGN:

1. DENSITY	.15	GPM/SQFT.
2. DESIGN AREA:	1,650	SQFT.

SYSTEM DEMAND:

1. WATER FLOW RATE:	480.0	GPM
2. RESIDUAL PRESSURE AT THE BASE OF THE RISERS:	84.6	PSI

CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL

SPRINKLER HEAD LEGEND

SYM	MAKE	SERIES	SIN#	TYPE	FINISH	THRD	ORIF	K	TEMP°F	ESCUTCHEON FINISH	ESCUTCHEON TYPE	QTY
○	VIKING	ECOH	VK572	SSP	BRA	¾	11/32	14.0	200			163
⊙	RASCO	GB-34	RA3435	SSP	BRA	½	½	5.6	165	LHT	CONC	71
○	RASCO	FIFR	RA1425	QRSSU	BRA	½	½	5.6	200			5
⊗	RASCO	FIFR	RA1414	QRSSP	LHT	½	½	5.6	155	LHT	401	2
										SHT TOTAL		187
										JOB TOTAL		2,534

NOTES:
1. TOTAL DOES NOT INCLUDE REQUIRED SPRINKLERS IN SPARE HEAD CABINET. (12 HEAD CAB. PROVIDED.)
2. SSU - STANDARD SPRAY UPRIGHT, SSP - STANDARD SPRAY PENDENT
3. ECP - EXTENDED COVERAGE PENDENT
4. BRA - BRASS FINISH , CHR - CHROME FINISH, LHT - LIMITE FINISH BLK-BLACK FINISH
5. REC - RECESSED, CONC - CONCEALED, 401 - STANDARD 2PC CUP + SKORT

GENERAL NOTES

1. ALL PIPE TO BE USED ARE AS FOLLOWS:
   ALL MAINS IS SCH 10 ROLLED GROOVED W/ WELDED OUTLETS
   ALL BRANCH LINES SCH 10 PIPE GOLLED GROOVED W/ WELDED OUTLETS
   ALL LINEBDROPS I ARMOVERS TO BE SCH 40 PIPE W/ D.I. FITTINGS
2. ZERO FLEX VICS SHALL BE USED ON ALL STRAIGHT RUNS OF MAIN U.N.O.
3. 3/8" A.T.R. ROD SHALL BE USED ON PIPE SIZES 1"-4" PIPE ½" A.T.R. FOR 6"-8" PIPE
4. THE UNSUPPORTED LENGTH FROM THE END OF A LINE TO HANGER SHALL BE 3-6" FOR 1" -48" FOR 1 1/4" 6-0" FOR 1 1/2" PIPE AND ABOVE
5. THE MAXIMUM HANGER SPACING SHALL BE 12' FOR 1"-1 1/4" PIPE 15' FOR 1 1/2" PIPE AND ABOVE
6. HANGERS ARE REQUIRED ON ARMOVER EXCEEDING 1' FROM CENTER TO CENTER
7. SPRINKLER HD SPACING SHALL BE AS FOLLOWS
   UPRIGHT ATTIC PROTECTION (NFSA) 80 FT MAX ALL EXTENDED COVERAGE 400 SQFT SPRINKLERS IN OFFICE AREA WITH 9.6K SPRINKLERS 200 SQFT MAX.
8. PROVIDE 2" CLEARANCE AROUND ALL PIPING PASSING THROUGH RATED WALLS SEE DETAIL
9. SPRINKLERS ARE NOT TO EXCEED 12" MAX FROM ROOF DECK TO SPRINKLER HEAD DEFLECTOR
10. SPRINKLERS SHALL BE INSTALLED PER NFPA 13 2013 ED
11. LISTED QUICK RESPONSE SPRINKLERS SHALL BE USED IN LIGHT HAZARD AREA OF BUILDING (SEE HEAD LEGEND)
12. FLEX COUPLING SHALL BE INSTALLED AT TOP AND BOTTOM OF RISERS EXCEEDING 7'-0" PROVIDE A FLEX VIC LOCATED 12" AFF FOR RISERS 3'-1" LONG
13. ALL WELDING SHALL COMPLY WITH NFPA 13 2013 ED
14. ALL DEBRIS AND COUPONS SHALL BE REMOVED FROM PIPE BEFORE INSTALLATION WHEN WELDING
15. AT THE END OF LINES A.T.R. TO TOUCH TOP OF PIPE TO PREVENT UPWARD MOVEMENT
16. ALL DIM. ON MAINS ARE FROM CENTER OF PIPE TO CENTER OF PIPE
17. ALL DIM. ON LINES ARE FROM CENTER OF PIPE TO END OF PIPE
18. ALL MECH. TEES TO BE VISIBLE AT TIME OF INSPECTION

No.	Date	Description	By
1	7/2014	OCFA PLAN CORRECTION	J.L.

FIRE SPRINKLER SYSTEM

This drawing is an instrument of service and the property of B&L Automatic Fire Protection Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it is prepared and publication thereof is expressly limited to such use. Do not scale drawing, written dimensions take precedence over scaled dimensions.

B&L AUTOMATIC FIRE PROTECTION COMPANY, INC.
42744 5th Street East • Lancaster, CA 93535
661/723-5294 • Fax 661/723-5264
Specializing in Residential, Commercial, Industrial & Storage Applications

CONTRACTOR LICENSING BOARD — AUTOMATIC FIRE SPRINKLER CONTROL SYSTEM — Classification C-16/C-34 — Lic. No. 833007 — STATE OF CALIFORNIA

Drawing Title: Fire Sprinkler Piping Plan 1st Floor

Project: CABOT CAREER LOFTS
TRACT NO. 7939
28100 CABOT ROAD
LAGUNA NIGUEL, CA

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

Job No: 21349

Date: MAY 05 2014
Drawn: JEL
Checked: JEL

Sheet No: FP-4
of 10 Sheets

FIRE PROTECTION PIPING PLAN 2ND LEVEL UNITS

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

NORTH

HYDR AREA #5
35 DENSITY OVER 1,400 SQ FT
NOTE: FIRE SPRINKLER LINES AND HANGS ELEVATIONS ARE SHOWN FROM FINISHED FLOOR SEE FIRE RISER DETAIL FOR WATER SUPPLY ELEVATIONS

SPRINKLER SPACING MAX OF 200 SQFT FOR OFFICE AND LOBBY

2HR FIREWALL-1

ALL CORRIDOR WALLS ARE 1HR FIRE RATED
ALL UNIT SEPERATION WALLS ARE 1HR FIRE RATED

STAIR #1 STAIR #2 STAIR #3

ELEVATOR #1 3500LBS
ELEVATOR #2 3500LBS

STAIRS ARE CONSTRUCTED OF STEEL SPRINKLERS SHALL ONLY BE REQUIRED AT MAIN FLOOR LANDING ONLY

1" AUX. DRAIN VIA PIPE TO ACCESSIBLE LOCATION

4" CHASEPIPE 4" UP TO 3RD FLOOR

CONNECT TOP AT TRUSS ONLY SEE FLOOR PLAN

ALL PORTIONS OF THE BUILDING ARE WITHIN 150' (30M) MAX SPACING OF A CLASS 1 2½" HOSE VALVE.

FOR COMMERCIAL STANDARD SPRINKLERS

OBSTRUCTION AND SOFFIT DETAIL

FOR RESIDENTIAL SPRINKLERS ONLY

OBSTRUCTION AND SOFFIT DETAIL

SPRINKLER HEAD LEGEND

SYM	MAKE	SERIES	SIN#	TYPE	FINISH	THRD	ORIF	K	TEMP°F	ESCUTCHEON FINISH	ESCUTCHEON TYPE	QTY
⊗	RASCO	FIRE5	R7618	QRS6P	BRA	¾	17/32	7.6	155	WHT	CONC	362
⊛	RASCO	GB-56	RA3435	QRS6P	BRA	½	½	5.6	165	WHT	CONC	91
○	RASCO	FPR	RA1425	QRS6U	BRA	½	½	5.6	200			11
⊗	RASCO	FPR	RA1414	QRS6P	WHT	½	½	5.6	155	WHT	401	3
◐	RASCO	FIRE5	R7618	QRS6P	BRA	¾	17/32	7.6	175	WHT	CONC	48
										6HT TOTAL		515
										JOB TOTAL		2534

NOTES:
1. TOTAL DOES NOT INCLUDE REQUIRED SPRINKLERS IN SPARE HEAD CABINET. (12 HEAD CAB. PROVIDED).
2. SSU - STANDARD SPRAY UPRIGHT, SSP - STANDARD SPRAY PENDENT
3. ECP - EXTENDED COVERAGE PENDENT
4. BRA - BRASS FINISH , CHR - CHROME FINISH, WHT - WHITE FINISH BLK-BLACK FINISH
5. REC - RECESSED, CONC - CONCEALED, 4CI - STANDARD 2PC CUP 4 SKIRT

HYDRAULIC-SYSTEM

THIS BUILDING IS PROTECTED BY A HYDRAULICALLY DESIGNED AUTOMATIC SPRINKLER SYSTEM
AREA #5

LOCATION: 2ND LEVEL LOBBY
NO. OF SPRINKLERS: 8

BASIS OF DESIGN:
1. DENSITY .35 GPM/SQFT
2. DESIGN AREA: 1,400 SQFT.

SYSTEM DEMAND:
1. WATER FLOW RATE: 297.5 GPM
2. RESIDUAL PRESSURE AT THE BASE OF THE RISER: 84.3 PSI

CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL

FILE:213495.SDF

CPVC HANGER STRAPS

(BLAZEMASTER CPVC PIPING)

FIG. 22C 90 x 1" WOOD SCREW W/ 5/16" HEX HEAD — FIGURE 24

FIG. 22C 90 x 1" WOOD SCREW W/ 5/16" HEX HEAD — FIGURE 23 X PLAN SYMBOL

BM BRACKET, ROD & RING

TYP. LINE RESTRAINT FOR WOOD

2 ¼" X 2 LAGS
FIG. 58 THREADED SIDE BEAM BRACKET
FIG. 200 ADJUST RING HANGER W/ SURGE RESTRAINER

TABLE A — TABLE B

TABLE A
MAXIMUM SUPPORT SPACING DISTANCE END LINE SPRINKLER HEAD DROP ELBOW

NOMINAL PIPE SIZE	LESS THAN 1200 PSI	MORE THAN 1200 PSI
¾"	9'	6'
1"	12'	9'
1¼"	16'	12'
1½"-3"	24'	12'

TABLE B
MAXIMUM SUPPORT SPACING DISTANCE END LINE SPRINKLER HEAD DROP ELBOW

NOMINAL PIPE SIZE	LESS THAN 1200 PSI	MORE THAN 1200 PSI
¾"	4'	3'
1"	9'	4'
1¼"	6'	5'
1½"-3"	7'	7'

TYP. LINE RESTRAINT FOR CONCRETE

PLAN SYMB

1. Tolco Fig. 58 Attachment
2. Tolco Fig. 100 ¾" Hanger rod per NFPA 13. CAN BE OMITTED IF RODS ARE LESS THAN 6"
3. Tolco Fig. 200 Adjustable hanger ring
4. 2x Floor Joist Per Plan
5. Tolco Fig. 75 Swivel Attachment

HANGERS ARE TO BE PLACED A MAXIMUM OF 6" APART

PER NFPA 13 2013 ED. FIG A.9.3.6.1(b)

Table 9.3.6.4(a) Maximum Spacing (ft) of Steel Branch Line Restraints (ft)

Pipe (in.)	Seismic Coefficient (C_p) $C_p \le 0.50$	$0.5 < C_p \le 0.71$	$C_p > 0.71$
1	43	36	26
1¼	46	39	27
1½	49	41	29
2	53	45	31

Table 9.3.6.4(b) Maximum Spacing (ft) of CPVC and Copper Branch Line Restraints

Pipe (in.)	Seismic Coefficient (C_p) $C_p \le 0.50$	$0.5 < C_p \le 0.71$	$C_p > 0.71$
¾	31	26	18
1	34	28	20
1¼	37	31	22
1½	40	34	24
2	45	38	27

THE TABLE AND DETAILS APPLIES TO ENTIRE PROJECT. FOR WITH 13 SECTION 9.3.6.5 LINE BRACING WILL NOT BE REQUIRED IF RODS ARE LESS THAN 6" MEASURED FROM TOP OF PIPE TO ATTACHMENT.

EGBR CONNECTIONS GLU-LAM BMS

(LONITUDINAL EGBRACES)

9" TJI SEE DETAIL
½" x 3½" THRU BOLT W/ NUT 4 WSHR
FIG. 929 BRACE ATTACHMENT
BREAK-AWAY BOLT HEAD
1"/1¼" SCH 40 MAX BRACE PIPE
4'-0"±

BM BRACKET, ROD & RING

// PLAN SYMBOL TYP. HANGER 2ND FLOOR - ROOF LEVEL ONLY

2X FLOOR JOIST
2½" LINES 3" MAINS
2 ¼" X 2 LAGS UP TO 4" PIPE ½"x3" LAG FOR 6" PIPE
FIG. 58 THREADED SIDE BEAM BRACKET
FIG. 100 (½") ALL THREAD ROD
ALL THREAD ROD FOR MAINS ARE LESS THAN 6" NOT LATERAL BRACE REQUIRED
FIG. 200 ADJUST RING HANGER

ROOF LEVEL
5TH LEVEL APARTMENTS
4TH LEVEL APARTMENTS
3RD LEVEL APARTMENTS
2ND LEVEL APARTMENTS
1ST LEVEL PARKING
SUB. PARKING
DARKEN LINE INDICATES FLOOR LEVEL OF PLAN

1 1/2" OF CONC. — 2X FLOOR JOIST PER PLAN — POCKET NOT TO EXCEED 180 CU.FT. — 3" OF INSULATION — TYPE X DRYWALL (2X) — METAL STUDS @ DROP CEILINGS — TYPE X DRYWALL

TYPICAL SECTIONS OF FLOOR JOIST WITHIN UNITS/OFFICE/CORRIDOR (SHOWN WITH DROP CEILINGS) SEE WITH 13 R15.1.2.6, R11.2.3.1.4 (VOD) & 11.2.3.1.4 (VOD)

No.	Date	Description	By
1	7/2014	OCFA PLAN CORRECTION	J.L.

FIRE SPRINKLER SYSTEM

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661/723-5294 • Fax 661/723-5264
Sprinkler Systems for Residential, Commercial, Industrial & Storage Applications

C-16,C-34 AUTOMATIC FIRE SPRINKLER CONTRACTOR LICENSE NO. 533886 CLASSIFICATION
STATE OF CALIFORNIA CONTRACTORS STATE LICENSE BOARD

Project: CABOT CAREER LOFTS
TRACT NO. 7939
28100 CABOT ROAD
LAGUNA NIGUEL, CA

Drawing Title: Fire Sprinkler Piping Plan 2nd Floor

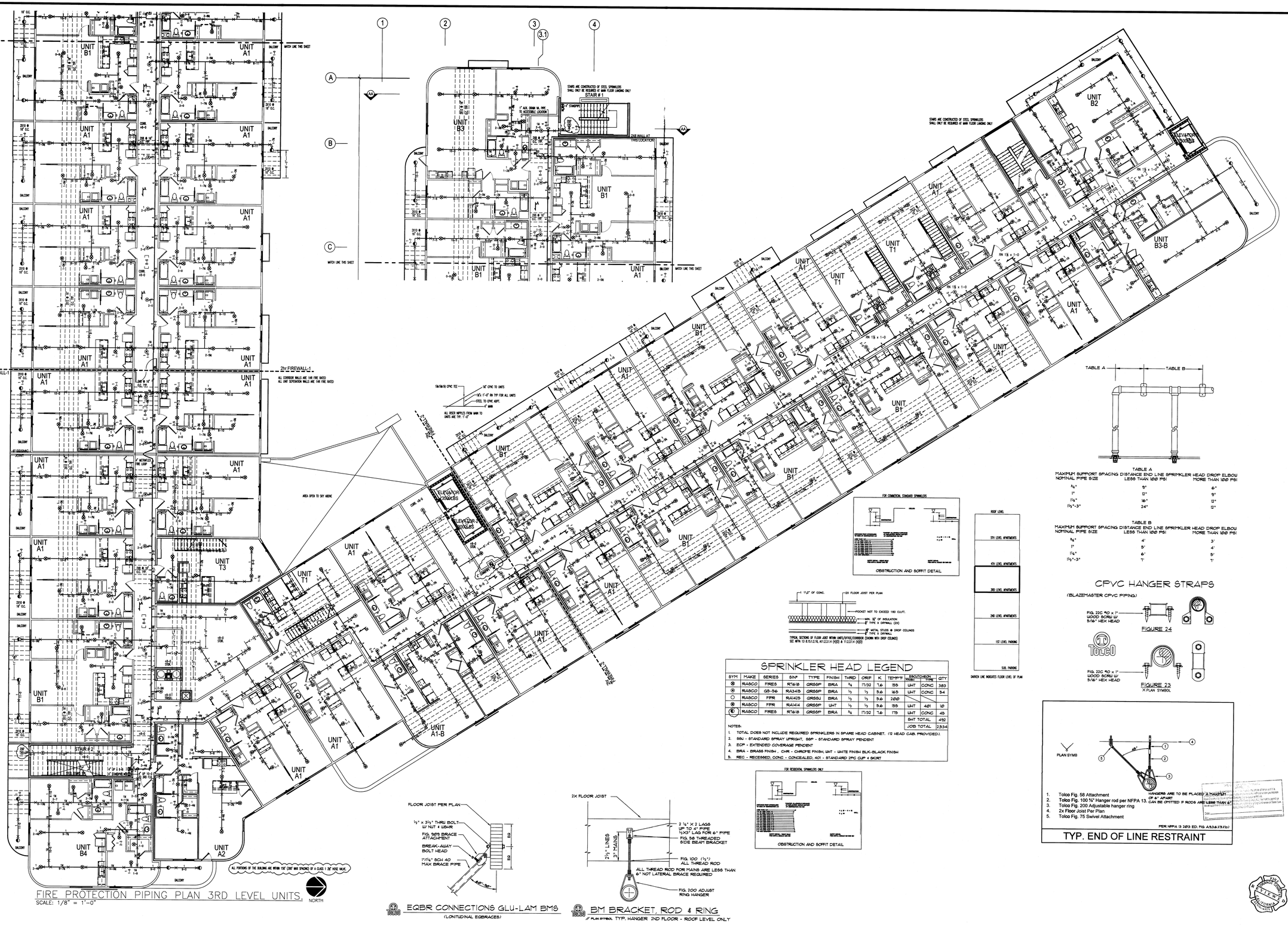
Drawing Scale: SCALE 1/8"=1'-0"

Job No: 21349

Date: MAY 05 2014 Sheet No: FP-5

Drawn: JEL

Checked: JEL of 10 Sheets



FIRE PROTECTION PIPING PLAN 3RD LEVEL UNITS.

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

EQBR CONNECTIONS GLU-LAM BMS

(LONITUDINAL EQBRACES)

BM BRACKET, ROD & RING

AT PLAN SYMBOL, TYP. HANGER 2ND FLOOR - ROOF LEVEL ONLY

TYPICAL SECTIONS OF FLOOR JOIST WITHIN UNITS/OFFICE/CORRIDOR (SHOWN WITH DROP CEILINGS)
SEE NFPA 13 8.15.5.2.1.6, A13.2.5.4 (4)(5) & 11.2.2.5.4 (4)(5)

SPRINKLER HEAD LEGEND

SYM	MAKE	SERIES	S/M	TYPE	FINISH	THRD	ORIF	K	TEMP°F	ESCUTCHEON PRESENT	ESCUTCHEON TYPE	QTY
⊗	RASCO	FIRE5	RT5-18	QR56P	BRA	¾	17/32	7.6	155	WHT	CONC	383
⊛	RASCO	G5-56	RA34-5	QR56P	BRA	½	½	5.6	165	WHT	CONC	94
○	RASCO	FIPR	RA142-5	QR56U	BRA	½	½	5.6	200			
⊗	RASCO	FIPR	RA1414	QR56P	WHT	½	½	5.6	155	WHT	4Q1	10
◐	RASCO	FIRE5	RT5-18	QR56P	BRA	¾	17/32	7.6	175	WHT	CONC	45
										SHT TOTAL		492
										JOB TOTAL		2,934

NOTES:
1. TOTAL DOES NOT INCLUDE REQUIRED SPRINKLERS IN SPARE HEAD CABINET. (12 HEAD CAB. PROVIDED).
2. 56U - STANDARD SPRAY UPRIGHT, 56P - STANDARD SPRAY PENDENT.
3. EQP - EXTENDED COVERAGE PENDENT
4. BRA - BRASS FINISH , CHR - CHROME FINISH, WHT - WHITE FINISH BLK-BLACK FINISH
5. REC - RECESSED, CONC - CONCEALED, 4Q1 - STANDARD 2PC CUP & SKORT

DARKEN LINE INDICATES FLOOR LEVEL OF PLAN

TABLE A
MAXIMUM SUPPORT SPACING DISTANCE END LINE SPRINKLER HEAD DROP ELBOW

NOMINAL PIPE SIZE	LESS THAN 1200 PSI	MORE THAN 1200 PSI
¾"	8'	6'
1"	12'	9'
1¼"	16'	12'
1½"-3"	24'	12'

TABLE B
MAXIMUM SUPPORT SPACING DISTANCE END LINE SPRINKLER HEAD DROP ELBOW

NOMINAL PIPE SIZE	LESS THAN 1200 PSI	MORE THAN 1200 PSI
¾"	4'	3'
1"	5'	4'
1¼"	6'	5'
1½"-3"	7'	7'

CPVC HANGER STRAPS

(BLAZEMASTER CPVC PIPING)

1. Tolco Fig. 58 Attachment
2. Tolco Fig. 100 ⅝" Hanger rod per NFPA 13
3. Tolco Fig. 200 Adjustable hanger ring
4. 2x Floor Joist Per Plan
5. Tolco Fig. 75 Swivel Attachment

PER NFPA 13 2013 ED. FIG A.9.3.6.7(b)

TYP. END OF LINE RESTRAINT

No.	Date	Description	By
1	7/30/14	DCFA PLAN CHECK CORRECTION	J.L.

FIRE SPRINKLER SYSTEM

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Specializing in Residential, Commercial, Industrial & Storage Applications

FIRE PROTECTION CONTRACTOR LICENSED AUTOMATIC FIRE SPRINKLER SYSTEMS Classification C-16,C-34 License No. 822007 STATE OF CALIFORNIA

Drawing Title: Fire Sprinkler Piping Plan 3rd Floor

Project:

CABOT CAREER LOFTS

TRACT NO. 7939
28100 CABOT ROAD
LAGUNA NIGUEL, CA

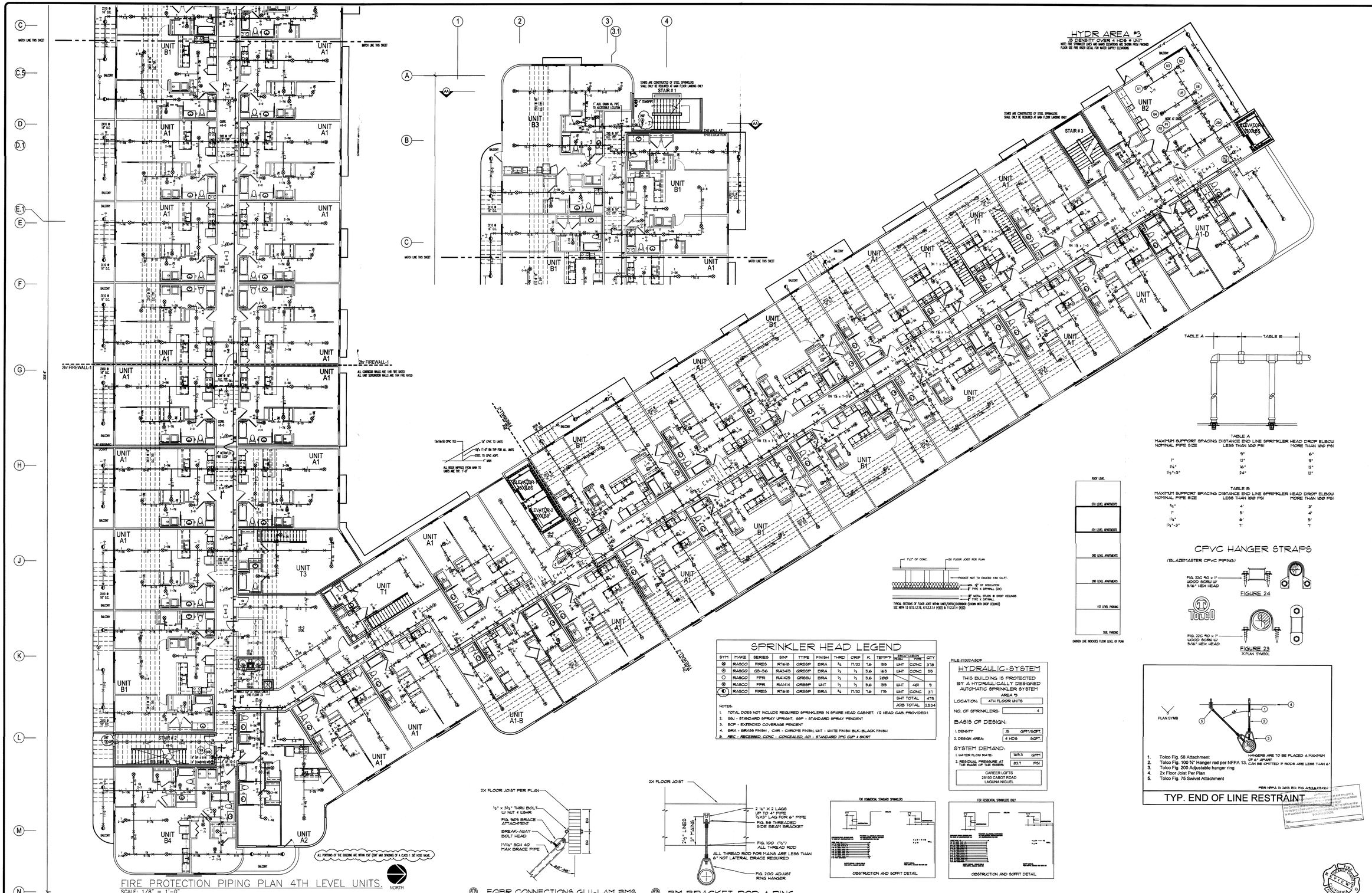
Drawing Scale:

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

Job No: 21349

Date: MAY 05 2014
Drawn: JEL
Checked: JEL

Sheet No: FP-6 of 10 Sheets



FIRE PROTECTION PIPING PLAN 4TH LEVEL UNITS.
SCALE: 1/8" = 1'-0"

SPRINKLER HEAD LEGEND

SYM	MAKE	SERIES	S/N*	TYPE	FINISH	THRD	ORIF	K	TEMP°F	ESCUTCHEON PRESS	TYPE	QTY
⊗	RASCO	FIRES	R7618	QRS56P	BRA	¾	17/32	7.6	155	LHT	CONC	378
⊕	RASCO	QS-56	RA3419	QRS56P	BRA	½	½	5.6	165	LHT	CONC	55
○	RASCO	FPR	RA1425	QRS56U	BRA	½	½	5.6	2260			
⊗	RASCO	FPR	RA1414	QRS56P	LHT	½	½	5.6	155	LHT	401	9
◐	RASCO	FIRES	R7618	QRS56P	BRA	¾	17/32	7.6	175	LHT	CONC	37
										SHT TOTAL		479
										JOB TOTAL		2534

NOTES:
1. TOTAL DOES NOT INCLUDE REQUIRED SPRINKLERS IN SPARE HEAD CABINET. (12 HEAD CAB. PROVIDED)
2. SSU - STANDARD SPRAY UPRIGHT, SSP - STANDARD SPRAY PENDENT
3. ECP - EXTENDED COVERAGE PENDENT
4. BRA - BRASS FINISH , CHR - CHROME FINISH, LHT - WHITE FINISH BULK-BLACK FINISH
5. REC - RECESSED, CONC - CONCEALED, 401 - STANDARD 3PC CUP 4 SKIRT

FILE:21332A.SCF

HYDRAULIC-SYSTEM

THIS BUILDING IS PROTECTED BY A HYDRAULICALLY DESIGNED AUTOMATIC SPRINKLER SYSTEM

AREA 93

LOCATION: 4TH FLOOR UNITS

NO. OF SPRINKLERS: 4

BASIS OF DESIGN:

1. DENSITY	.15	GPM/SQFT.
2. DESIGN AREA:	4 HDS	SQFT.

SYSTEM DEMAND:

1. WATER FLOW RATE:	169.3	GPM
2. RESIDUAL PRESSURE AT THE BASE OF THE RISERS	83.7	PSI

CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL

TABLE A
MAXIMUM SUPPORT SPACING DISTANCE END LINE SPRINKLER HEAD DROP ELBOW

NOMINAL PIPE SIZE	LESS THAN 1000 PSI	MORE THAN 1000 PSI
1"	9'	6'
1"	12'	9'
1¼"	16'	12'
1½"-3"	24'	12'

TABLE B
MAXIMUM SUPPORT SPACING DISTANCE END LINE SPRINKLER HEAD DROP ELBOW

NOMINAL PIPE SIZE	LESS THAN 1000 PSI	MORE THAN 1000 PSI
¾"	4'	3'
1"	5'	4'
1¼"	6'	5'
1½"-3"	7'	7'

CPVC HANGER STRAPS

(BLAZEMASTER CPVC PIPING)

FIG. 22C 90 x 1" WOOD SCRW W/ 5/16" HEX HEAD

FIGURE 24

FIG. 22C 90 x 1" WOOD SCRW W/ 5/16" HEX HEAD

FIGURE 23
X PLAN SYMBOL

PLAN SYMB

HANGERS ARE TO BE PLACED A MAXIMUM OF 6' APART

1. Toloo Fig. 58 Attachment
2. Toloo Fig. 100 ¾" Hanger rod per NFPA 13.
3. Toloo Fig. 200 Adjustable hanger ring
4. 2x Floor Joist Per Plan
5. Toloo Fig. 75 Swivel Attachment

CAN BE OMITTED IF RODS ARE LESS THAN 6"

PER NFPA 13 2013 ED. FIG A.53.6.(5)(b)

TYP. END OF LINE RESTRAINT

No.	Date	Description	By
1	7/2014	OCFA PLAN CHECK CORRECTION	J.L.

FIRE SPRINKLER SYSTEM

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Specializing in Residential, Commercial, Industrial & Storage Applications

C-16 C-34 C-36 C-61/D34 — LICENSED FIRE PROTECTION CONTRACTOR — AUTOMATIC FIRE SPRINKLER — STATE OF CALIFORNIA

Classification: C16,C34,C36,C61/D34
Lic. No. 833807

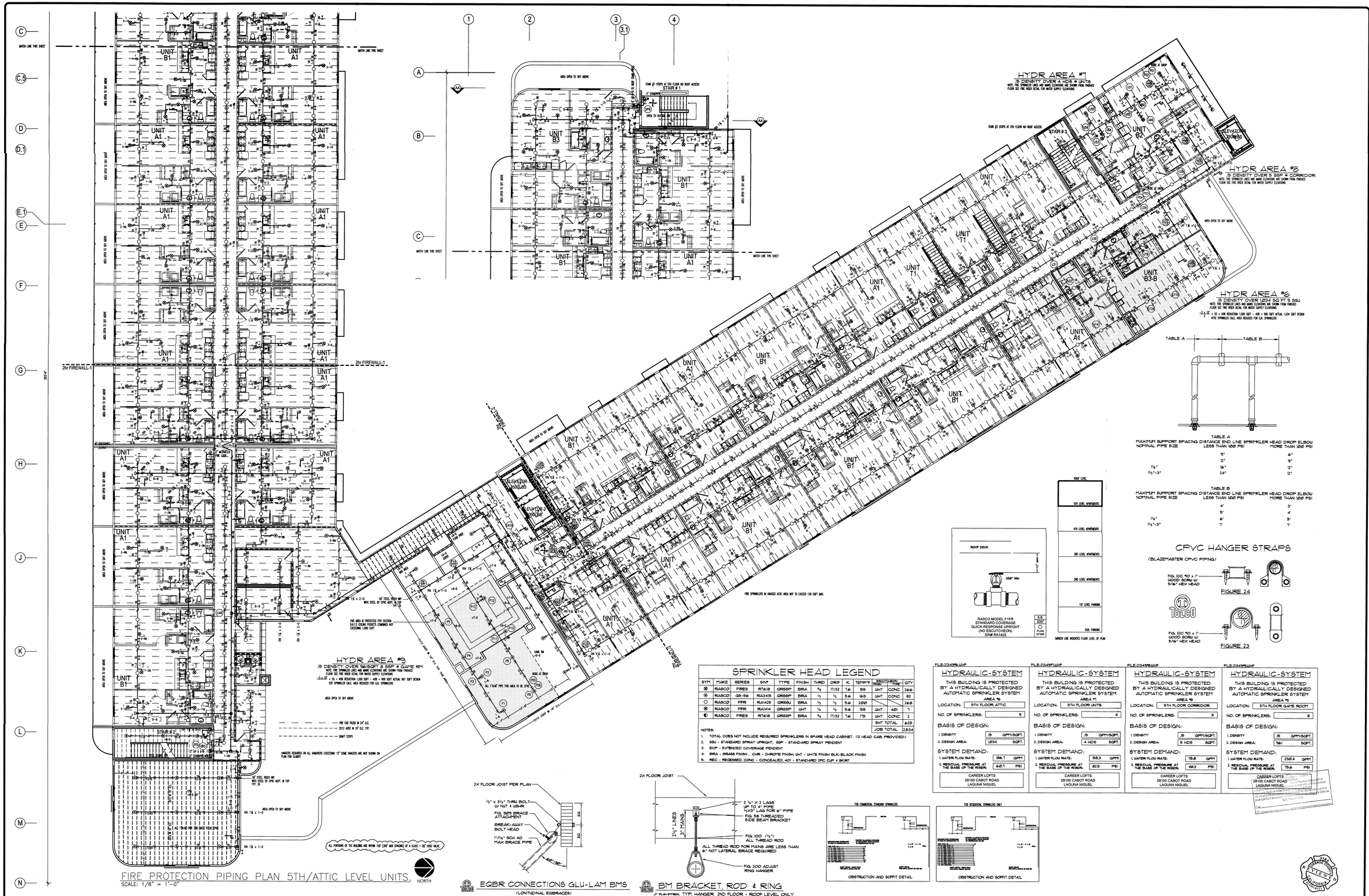
Project: CABOT CAREER LOFTS
TRACT NO. 7939
28100 CABOT ROAD
LAGUNA NIGUEL, CA

Drawing Title: Fire Sprinkler Piping Plan 4th Floor

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

Job No: 21349

Date: MAY 05 2014 Sheet No: FP-7
Drawn: JEL
Checked: JEL of 10 Sheets



SPRINKLER HEAD LEGEND

SYM	MAKE	SERIES	SIN#	TYPE	FINISH	THRD	ORIF	K	TEMP°F	ESCUTCHEON PROD.	ESCUTCHEON TYPE	QTY
⊗	RASCO	FIRES	R7618	QRSSP	BRA	¾	17/32	7.6	155	UHT	CONC	1266
⊕	RASCO	GB-56	RA3415	QRSSP	BRA	½	½	5.6	165	UHT	CONC	82
○	RASCO	FIFR	RA1425	QRSSU	BRA	½	½	5.6	200			268
⊗	RASCO	FIFR	RA1414	QRSSP	UHT	½	½	5.6	155	UHT	401	7
◐	RASCO	FIRES	R7618	QRSSP	BRA	¾	17/32	7.6	175	UHT	CONC	2
										SHT TOTAL		625
										JOB TOTAL		2934

NOTES:
1. TOTAL DOES NOT INCLUDE REQUIRED SPRINKLERS IN SPARE HEAD CABINET, 1/2 HEAD CASE PROVIDED.
2. SSU - STANDARD SPRAY UPRIGHT, SSP - STANDARD SPRAY PENDENT
3. ECP - EXTENDED COVERAGE PENDENT
4. BRA - BRASS FINISH , CHR - CHROME FINISH, UHT - WHITE FINISH BLK-BLACK FINISH
5. REC - RECESSED, CONC - CONCEALED, 401 - STANDARD 2PC CUP 4 SKORT

HYDRAULIC-SYSTEM

FILE:2134996.DWF
THIS BUILDING IS PROTECTED BY A HYDRAULICALLY DESIGNED AUTOMATIC SPRINKLER SYSTEM
AREA #6
LOCATION: 5TH FLOOR ATTIC
NO. OF SPRINKLERS: 9
BASIS OF DESIGN:
1. DENSITY .15 GPM/SQFT.
2. DESIGN AREA: 1,834 SQFT.
SYSTEM DEMAND:
1. WATER FLOW RATE: 186.7 GPM
2. RESIDUAL PRESSURE AT THE BASE OF THE RISER: 64.7 PSI
CAREER LOFTS 28100 CABOT ROAD LAGUNA NIGUEL

FILE:2134997.DWF
THIS BUILDING IS PROTECTED BY A HYDRAULICALLY DESIGNED AUTOMATIC SPRINKLER SYSTEM
AREA #7
LOCATION: 5TH FLOOR UNITS
NO. OF SPRINKLERS: 4
BASIS OF DESIGN:
1. DENSITY .15 GPM/SQFT.
2. DESIGN AREA: 4 HDS SQFT.
SYSTEM DEMAND:
1. WATER FLOW RATE: 155.3 GPM
2. RESIDUAL PRESSURE AT THE BASE OF THE RISER: 62.5 PSI
CAREER LOFTS 28100 CABOT ROAD LAGUNA NIGUEL

FILE:2134998.DWF
THIS BUILDING IS PROTECTED BY A HYDRAULICALLY DESIGNED AUTOMATIC SPRINKLER SYSTEM
AREA #8
LOCATION: 5TH FLOOR CORRIDOR
NO. OF SPRINKLERS: 5
BASIS OF DESIGN:
1. DENSITY .15 GPM/SQFT.
2. DESIGN AREA: 9 HDS SQFT.
SYSTEM DEMAND:
1. WATER FLOW RATE: 193.8 GPM
2. RESIDUAL PRESSURE AT THE BASE OF THE RISER: 48.3 PSI
CAREER LOFTS 28100 CABOT ROAD LAGUNA NIGUEL

FILE:2134999.DWF
THIS BUILDING IS PROTECTED BY A HYDRAULICALLY DESIGNED AUTOMATIC SPRINKLER SYSTEM
AREA #9
LOCATION: 5TH FLOOR GAME ROOM
NO. OF SPRINKLERS: 8
BASIS OF DESIGN:
1. DENSITY .15 GPM/SQFT.
2. DESIGN AREA: 961 SQFT.
SYSTEM DEMAND:
1. WATER FLOW RATE: 232.4 GPM
2. RESIDUAL PRESSURE AT THE BASE OF THE RISER: 19.6 PSI
CAREER LOFTS 28100 CABOT ROAD LAGUNA NIGUEL

OBSTRUCTION AND SOFFIT DETAIL
OBSTRUCTION AND SOFFIT DETAIL

No.	Date	Description	By
1	7/30/14	DCFA PLAN CORRECTION	J.L.

FIRE SPRINKLER SYSTEM

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661/723-5284 • Fax 661/723-5284
Sprinkler Systems for Residential, Commercial, Industrial & Storage Applications

PROFESSIONAL CONTRACTOR LICENSED AUTOMATIC FIRE SPRINKLER SYSTEMS
Classification C-16,C-34
LICENSE NO. 825507
STATE OF CALIFORNIA

Fire Sprinkler Piping Plan 5th Floor

Drawing Title:

Project:

CABOT CAREER LOFTS

TRACT NO. 7939
28100 CABOT ROAD
LAGUNA NIGUEL, CA

Drawing Scale:

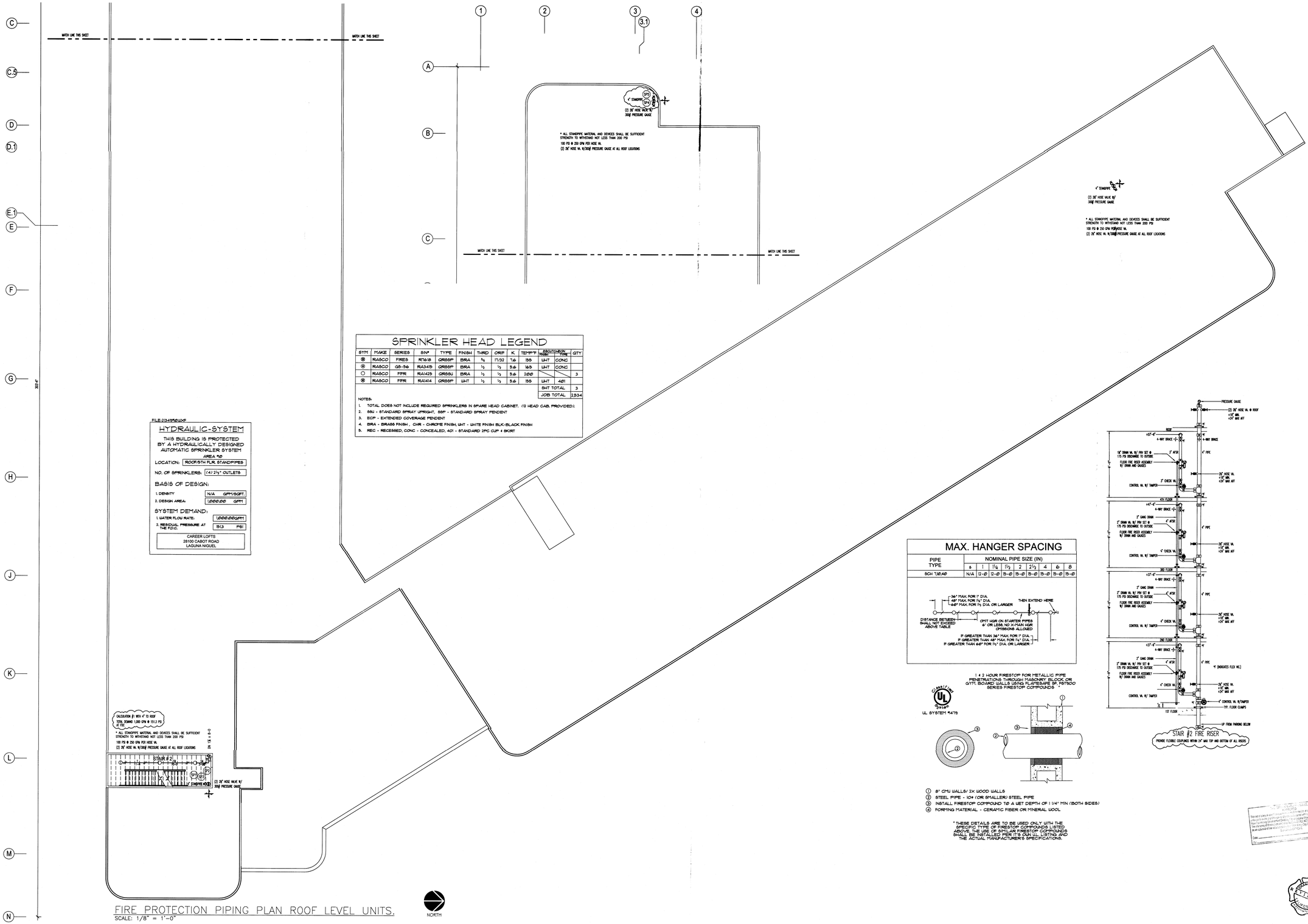
SCALE 1/8"=1'-0"

Job No:

21349

Date: MAY 05 2014
Drawn: JEL
Checked: JEL

Sheet No:
FP-8
of 10Sht



No.	Date	Description	By
	7/20/14	OCFA PLAN CORRECTION	J.L.

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Specializing in the Design and Installation of Automatic Fire Protection Systems for Residential, Commercial, Industrial & Storage Applications

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C-16;C-34
License No.
731187

Fire Sprinkler Piping Plan Roof Standpipes

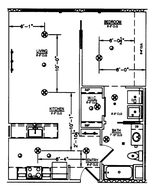
Project:
CABOT CAREER LOFTS
TRACT NO. 7939
28100 CABOT ROAD
LAGUNA NIGUEL, CA

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

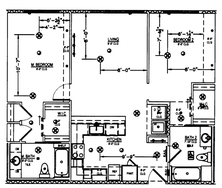
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Date: MAY 05 2014
Drawn: JEL
Checked: JEL

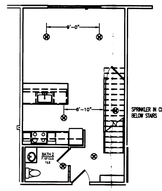
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of 10 Sheets



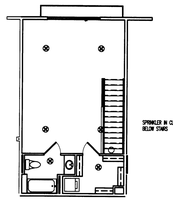
A1
715 SF



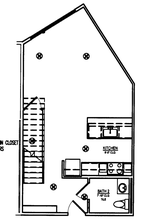
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1,075 SF



UNTI T1 1ST FLR



UNTI T1 2ND FLR

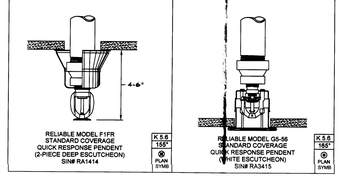


UNTI T3 1ST FLR

SPRINKLERS MAX SPACING IN UNITS OF 256 SQFT 16X16
@ .15 DENSITY = 38.4 MIN. GPM SPRINKLER K FACTOR 7.8

PER NFPA 13 2013 ED. SECTION 8.2.10.2.1 CLOSETS LESS THAN 12 SQFT WITHIN INDIVIDUAL DWELLING UNITS SPRINKLERS SHALL NOT BE REQUIRED UNLESS THAT CLOSET IS USED FOR EQUIPMENT.

FINISHED SPRINKLER HEADS

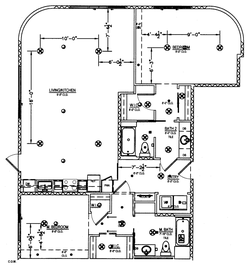


RELIABLE MODEL F1FR
STANDARD COVERAGE
QUICK RESPONSE PENDENT
(2-PIECE DEEP ESCUTCHEON)
SIN# RA1414

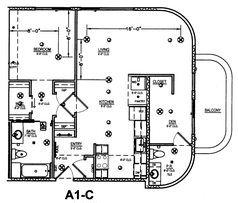
K 5.6
155°
PLAIN
SYNR

RELIABLE MODEL QR-5R
STANDARD COVERAGE
QUICK RESPONSE PENDENT
(WHITE ESCUTCHEON)
SIN# RA3415

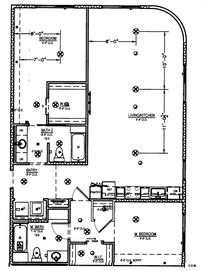
K 5.6
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PLAIN
SYNR



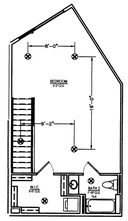
UNTI B3
1,406 SF



A1-C
940 SF

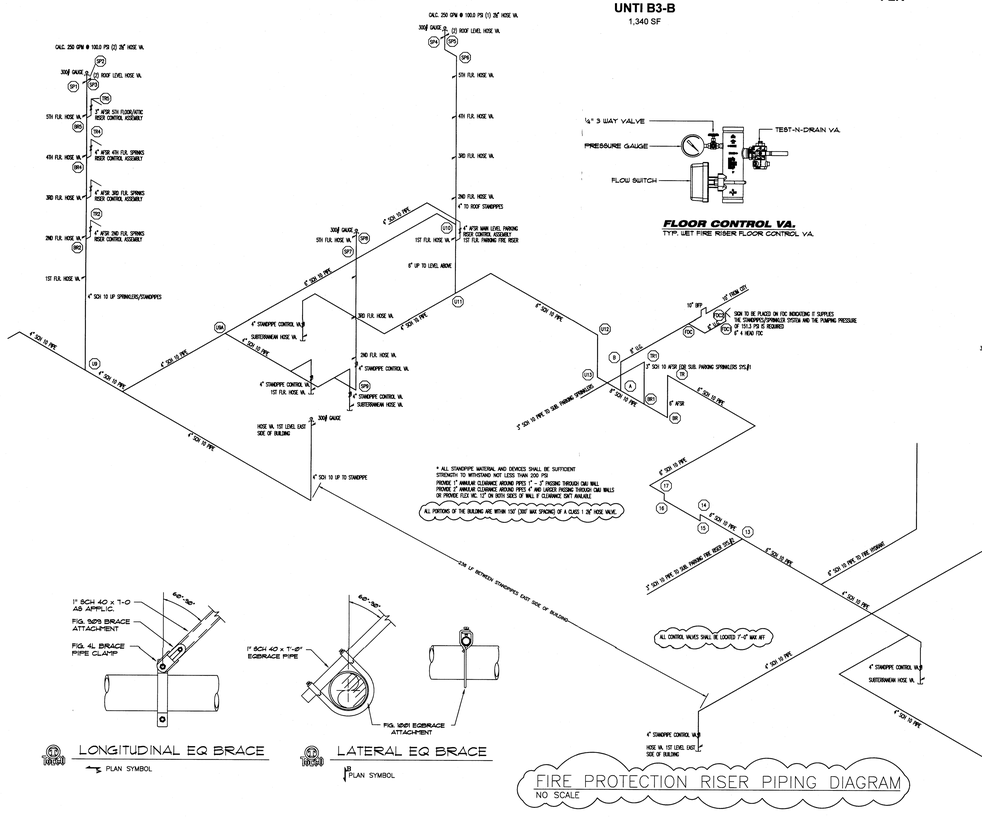


UNTI B3-B
1,340 SF



UNTI T3 2ND FLR

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


CALC. 250 GPM @ 100.0 PSI (1) 26' HOSE VA.
30@ GAUGE
(P1) (P2) (1) ROOF LEVEL HOSE VA.
(P3) (P4) 5TH FLR. HOSE VA.
(P5) 5" AFSP, 5TH FLOOR/ATIC RISER CONTROL ASSEMBLY
4TH FLR. HOSE VA.
(P6) 4" AFSP, 4TH FLR. SPRINKLER RISER CONTROL ASSEMBLY
3RD FLR. HOSE VA.
(P7) 4" AFSP, 3RD FLR. SPRINKLER RISER CONTROL ASSEMBLY
2ND FLR. HOSE VA.
(P8) 4" AFSP, 2ND FLR. SPRINKLER RISER CONTROL ASSEMBLY
1ST FLR. HOSE VA.
4" SCH 10 UP SPRINKLER/STANDPIPES
(P9) 4" AFSP, MAIN LEVEL PARKING RISER CONTROL ASSEMBLY
1ST FLR. PARKING FIRE RISER
6" UP TO LEVEL ABOVE
4" SCH 10 PIPE
(10A) (10B) (11) (12) (13) (14) (15) (16) (17) (18) (19)
4" STANDPIPE CONTROL VA.
SIDEWALK HOSE VA.
2ND FLR. HOSE VA.
1ST FLR. HOSE VA.
30@ GAUGE
HOSE VA. 1ST LEVEL EAST SIDE OF BUILDING
4" SCH 10 UP TO STANDPIPE
6" SCH 10 PIPE
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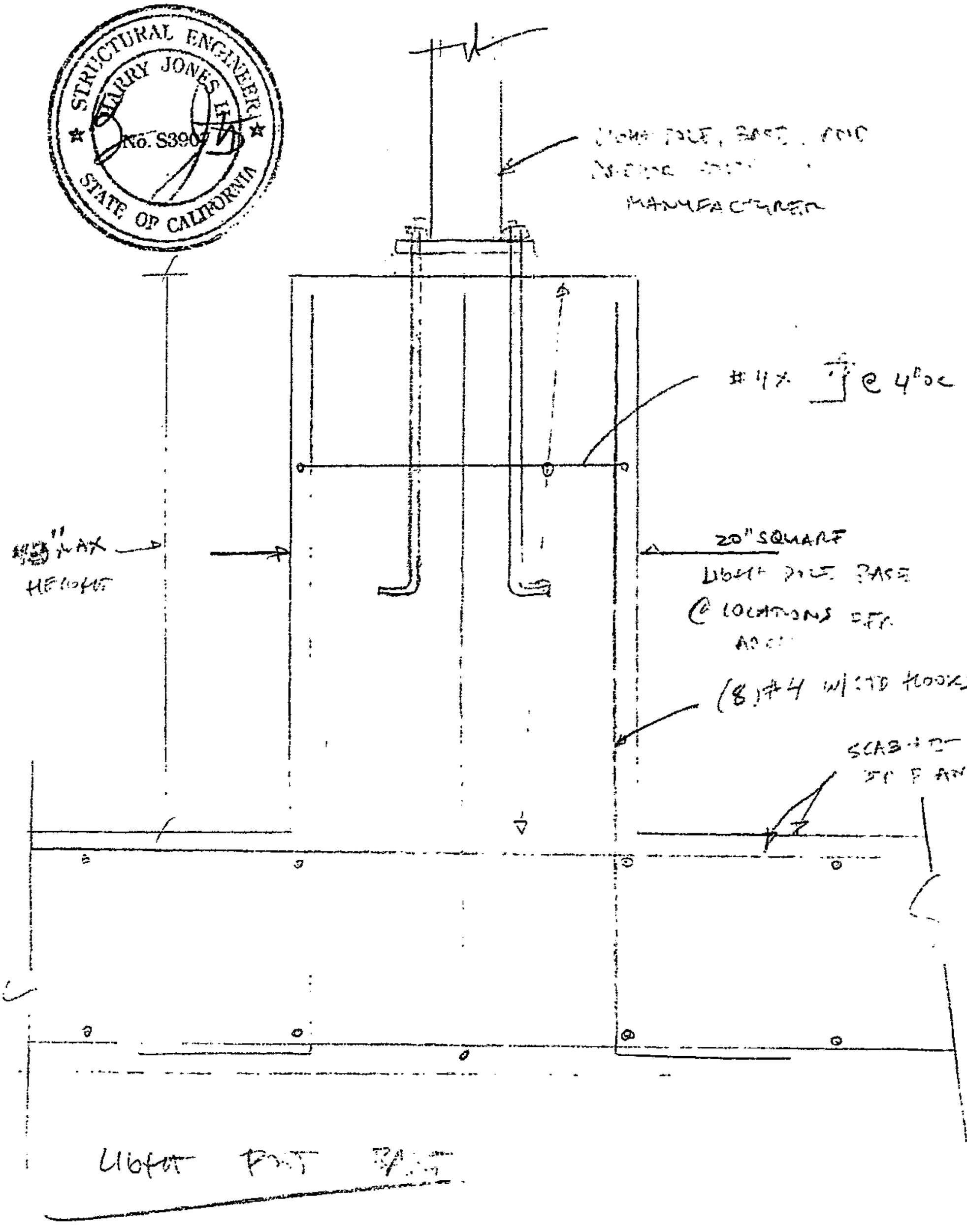
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DCI ENGINEERS

Project No.	Sheet No.
Project CAMERON [illegible]	**Date** 2/4/2014
Subject [illegible] BASE	**By** JMY

STRUCTURAL ENGINEER
LARRY JONES
No. S3907
STATE OF CALIFORNIA



LIGHT POLE BASE

FIXTURE SCHEDULE

Type	Description	Manufacturer	Cat. No.	Lamp	Watts	Mounting	Remarks
F1	Garage Fixture	Beghelli	#BS100LED-4-HT-50W-WT41-120V	LED	50	Surface	Mounted on recessed j-box
F2	Garage Entry Fixture	Ligman	#FS-LED-65W-120V-05-MOD	LED	65	Pendant	MOD: 3'-0" O.A. height
F3	Curved Wall Uplight	Ligman	#UKI-60771-30WLED-M-120V-C-ADA	LED	30	In-grade	Lower driveway
F4	Side Marker Light	Ligman	#UMK-60685-6WLED-W30-120V-05	LED	6	In-grade	Upper driveway
F5a	Parking Lot Standard (Cut-off optics; dark sky)	Lithonia	#DSX0 LED-40C-1000-30K-T2M-120-SPA-DMG-HS-DNAXD	LED	138	Concrete Base	Mtg. ht. 20'-0" A.F.G. on S/S pole; full house-side shield
F5b	Parking Lot Standard (Cut-off optics; dark sky)	Lithonia	#DSX0 LED-40C-1000-30K-T3M-120-SPA-DMG-HS-DNAXD	LED	138	Concrete Base	Mtg. ht. 20'-0" A.F.G. on S/S pole; full house-side shield
F6	Planter Light	Winona	#ASLED-3023-12V-L4-SIS-F0-SH0-C4-STD w/ PM60-120V-B-SIS-12-S0-LED	LED	6	Planter	Coordinate placement w/ Land. Arch.; provide LED transformer
F7	Underwater Light	Hydrel	#4426-SS-18LED-BLU-120-WFL-CLS-NM-ST-CSL35	LED	60	Pool/Spa	Blue LED fixture; coordinate placement w/ pool/spa contractor
F8a	Exterior Sconce/Stair Light	AAL	#ES3-54LED-WWX-LGY-LDL-GFH	LED	55	Wall	Mtd. @ +8'-0" A.F.G. (U.O.N.)
F8b	Pool Area Sconce	Intense	#IVWP12LED-220030-WHT	LED	40	Wall	Mtd. @ +6'-0" A.F.G. (U.O.N.); vfy. color
F9	Bollard	ERCO	#33309.023 w/ 33974.000, 33981.000	LED	24	Grade	Coordinate placement w/ Land. Arch.; provide ground socket/concrete anchor as appropriate
F10	Striplight	Lithonia	#STL4 48L D50 LP830 NX	LED	50	Surface	O/S-controlled
F11	Canopy Lights	Ecosense	#BUL-S-27-120-IC-BK-11 w/ BUL-S-LSD-40	LED	12	Surface	Outdoor seating; BBQ area
F12	Planter Light	Ecosense	#BUL-L-30-120-IC-BK-11 w/ BUL-S-LSD-20	LED	30	Planter	Coordinate placement w/ Land. Arch.
F13	Fountain Light	Hydrel	#4415-3/M50-120-FL-NM-34B-CSL35-MOD-BLU	LED MR-16	27	Fountain	Blue LED fixture; use Soraa LED MR-16 lamps; coordinate placement w/ fountain contractor
F14	Step Light	Ligman	#URA-40551-18WLED-W30-120V-05	LED	18	Wall	Mtd. @ +18" A.F.G. (V.I.F.)
F15	String Light	Tivoli	#FXLM-28-F-24-length-DIM	LED	4.3W/FT.	Niche	Bench ltg.; verify length(s) in field; provide remote dimmable P/S in accessible location
F16	Downlight	USAI	#LRLD4-9024-C2-30KS-50-NC -120V-3321-W-B1-F-10-MOD (BLUE)	LED	24	Recessed	Blue LED downlight @ bathroom entry
F17	Sign Uplight	Ligman	#ULI-60345-82WLED-VN-W30-12V-ADA	LED	30	Flush in-grade	Highlight entry sign
F18	Uplight	Ligman	#UKI-60731-12WLED-M-W30-120V	LED	12	In-grade	Lower garage exit

NOTE:

ALL OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 9-1-35.5 OF THE LAGUNA NIGUEL ZONING CODE (OUTDOOR LIGHTING). ALL FIXTURES SHALL CONFINE LIGHT RAYS TO THE PROJECT SITE SO AS TO NOT EXCEED 0.2 FOOTCANDLE BEYOND A DISTANCE OF 20 FEET FROM THE PROJECT BOUNDARY AND SHALL NOT CREATE ANY HORIZONTAL LIGHT GLARE TO THE SURROUNDING STREETS OR PROPERTIES.

PLANNING & ZONE CLEARANCE
This Plan was inspected on 1/20/15 and found to comply with the Laguna Niguel City land-use regulations.
This clearance is only valid for the file of the building permit application. Development from the approved plans in the permit application may not be changed from this set without approval from the Community Development Department. Certificate of Use and Occupancy for occupancy or use.
This clearance does not constitute a building permit.
Laguna Niguel Community Development Department
PARKING LOT LIGHTING

THE CITY OF LAGUNA NIGUEL
APPROVED
This set of plans & specifications must be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from Community Development Director. City of Laguna Niguel.
The stamping of these plans and specifications SHALL NOT be held to permit or be approval of any violation of any provisions of any City Ordinance or State Law.
Date: 1/20/15
By: Building Official

RECEIVED
JAN 06 2015
CITY OF LAGUNA NIGUEL
COMMUNITY DEVELOPMENT

SCOPE OF WORK:
(3) POLE MOUNTED LIGHTS

REV.	DESCRIPTION	DATE

Project

CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL CA 92677

nikolakopulos, inc.
Electrical Engineering • Lighting Design
2780 SKYPARK DR. #280 TORRANCE, CA 90505
Tel: (310) 530-7277 Fax: (310) 530-7283
www.nikolakopulos.com

REGISTERED PROFESSIONAL ENGINEER
THEOS NIKOLAKOPULOS
No. 12278
ELECTRICAL
STATE OF CALIFORNIA

Sheet Title

LIGHTING FIXTURE SCHEDULE/NOTES

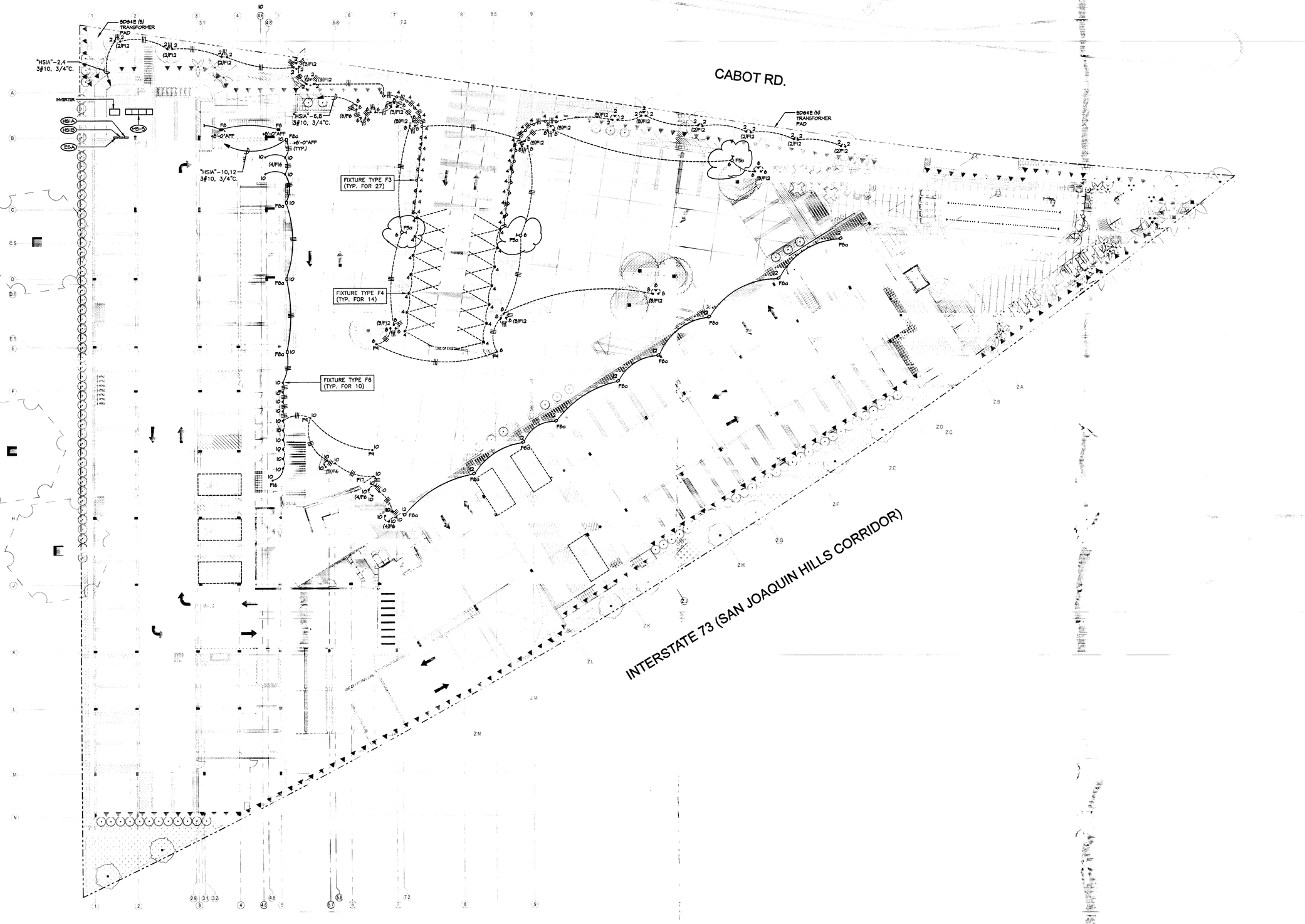
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Date 1/05/15

Drwn By V.P. | Chkd By M.N.

Sheet Number

E1.1



SITE & POOL AREA LIGHTING PLAN

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

NOTE:
ALL EXTERIOR WIRING TO BE #10 'CU' THWN.

NORTH

0 8' 16' 32'

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

REV.	DESCRIPTION	DATE

Project

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STATE OF CALIFORNIA

Sheet Title

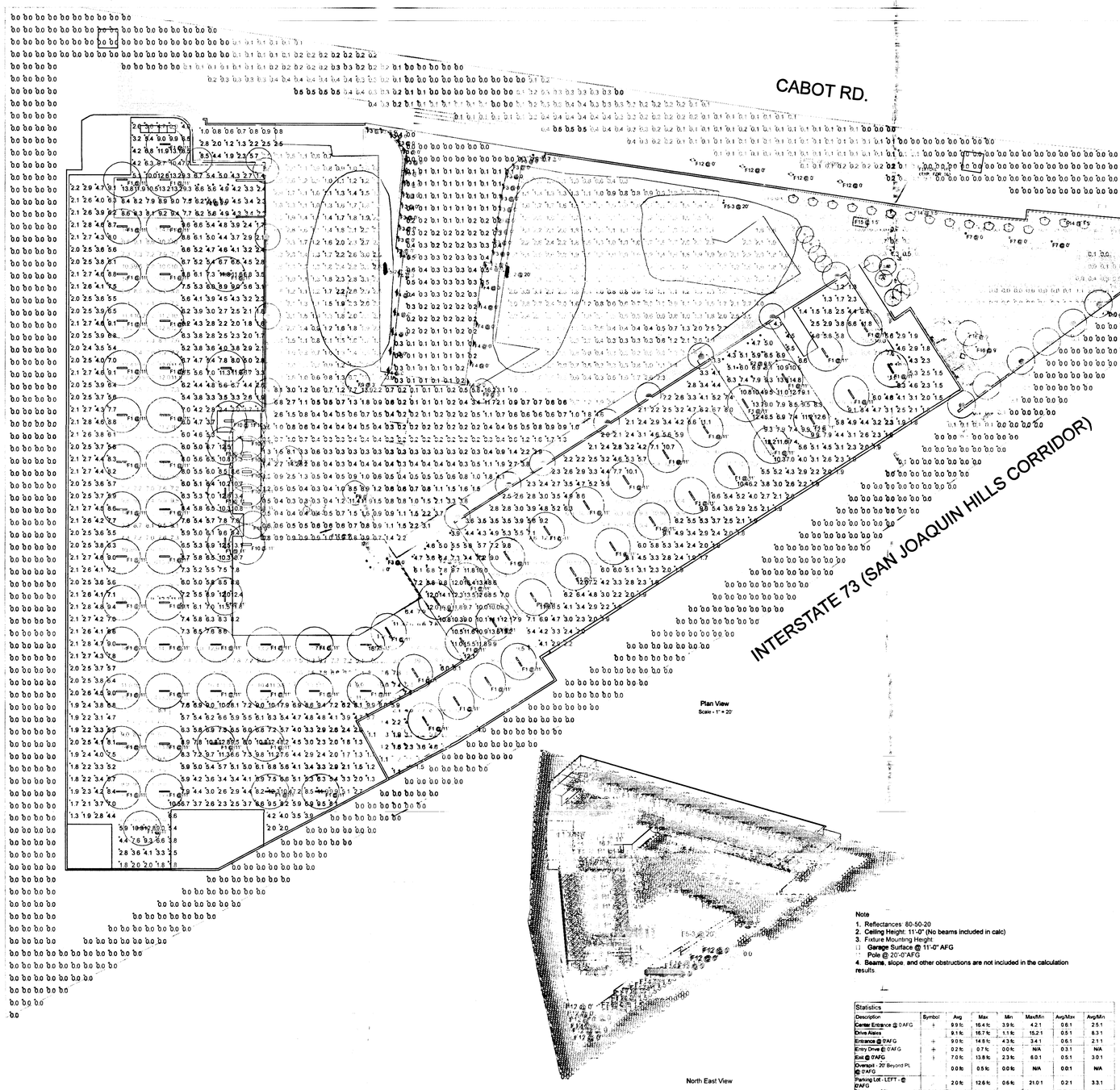
SITE & POOL AREA LIGHTING PLAN

Scale:

Date	1/05/15	
Drwn By	V.P.	Chkd By M.N.

Sheet Number

E1.2



Plan View
Scale - 1" = 20'

North East View

Note
1. Reflectances 80-50-20
2. Ceiling Height: 11'-0" (No beams included in calc)
3. Fixture Mounting Height:
   Garage Surface @ 11'-0" AFG
   Pole @ 20'-0"AFG
4. Beams, slope, and other obstructions are not included in the calculation results.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Max	Avg/Min
Center Entrance @ 0'AFG	+	9.9 fc	16.4 fc	3.9 fc	4.2:1	0.6:1	2.5:1
Drive Aisles		9.1 fc	16.7 fc	1.1 fc	15.2:1	0.5:1	8.3:1
Entrance @ 0'AFG	+	9.0 fc	14.8 fc	4.3 fc	3.4:1	0.6:1	2.1:1
Entry Drive @ 0'AFG	+	0.2 fc	0.7 fc	0.0 fc	N/A	0.3:1	N/A
Exit @ 0'AFG	+	7.0 fc	13.8 fc	2.3 fc	6.0:1	0.5:1	3.0:1
Overspill - 20' Beyond PL @ 0'AFG		0.0 fc	0.5 fc	0.0 fc	N/A	0.0:1	N/A
Parking Lot - LEFT - @ 0'AFG		2.0 fc	12.6 fc	0.6 fc	21.0:1	0.2:1	3.3:1
Parking Lot - RIGHT - @ 0'AFG		1.5 fc	8.2 fc	0.3 fc	27.3:1	0.2:1	5.0:1
Parking Lot at Entry - @0'AFG	+	1.6 fc	16.2 fc	0.1 fc	162.0:1	0.1:1	16.0:1
Parking/Pedestrian @ 0'AFG	+	4.9 fc	13.4 fc	1.1 fc	12.2:1	0.4:1	4.5:1
Pool Deck @ 0'AFG		4.2 fc	48.3 fc	0.0 fc	N/A	0.1:1	N/A

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Light Loss Factor	Wattage
	F1	78	BEGHELLI NORTH AMERICA MIRAMAR FLORIDA USA	BS100LED3500K-4FT-45W-120/277 Note: 3500K IES file not available. 4100K IES file used with .65LLF	BEGHELLI LED LUMINAIRE WITH DIFFUSING LINEAR PRISMATIC LENS	208 WHITE LEDS. LUMEN OUTPUT = 4583 LMS	BS100LED-WT41-50W.IES	0.85	47.8
	F2	31	LIGMAN	FB-LED-65W-120V-OS-MOD-3 Note: 3000K IES file no available. 4100K IES file used with .85LLF	Smith light column LED	6X36 LED 4000K	USM-21121-WHG.IES	0.85	64.9
	F3	30	LIGMAN	XI-60566-M	Kloe 5 round dia 290mm LED	12 LED RGB N/A	XI-60566-M.IES	0.9	25
	F4	14	LIGMAN	Ligman U60585 NOTE: 50 multicker applied to LLF to approximate RGB output	Mask In-ground Guide light	Powst LED 3 X 1W WHITE	MASK U LM60585_R1 V1.ies	0.45	9
	F5-2	2	Lithonia Lighting	DSX0 LED 40C 1000 30K T2M MVOLT HS	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE T2M OPTIC, 3000K @ 1000mA WITH HOUSE SIDE SHIELD	LED	DSX0 LED 40C 1000 30K T2M MVOLT HS.ies	0.9	138
	F5-3	1	Lithonia Lighting	DSX0 LED 40C 1000 30K T3M MVOLT HS	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE T3M OPTIC, 3000K @ 1000mA WITH HOUSE SIDE SHIELD	LED	DSX0 LED 40C 1000 30K T3M MVOLT HS.ies	0.9	138
	F6	56	WINONA	Winscape ASLED-3023-12V-4.4-SIS-F-O-SHO-C4 (in planter) Note: Effect of watershop lens not included in results	ASPEN LED with Gen LED1E	LED16 - 8W@97Ml 17K WW - 3X Niche 219 lm/fixture Optic	3023_LED16_25deg_3000K_LTL223521 ES	0.9	8.8
	F7	4	HYDREL	Pool - Monochromatic. IES file not available. Not included in calculation results	Hydrel 442G-SS-18LED-WH141K-120-WF-CLS-NM		KI-60566-M IES	0	96
	F8	20	INTENSE LIGHTING - LED WALLPAK LUMINAIRE	IWWP12LED	WITH DIFFUSE REFLECTION AND CLEAR FLAT GLASS LENS	ONE LED ARRAY LUMINAIRE OUTPUT 1748 Lms	IWWP12LED.IES	0.9	45.5
	F9	4	ERCO GmbH	33309023_V05	Midpoint Bollard luminaire	LED 24W warm white	ERCO_33309023_V05_143LED_24W__warm_white.ILS	0.9	30
	F10	8	Lithonia Lighting	STL4 48L D50 LP835	SURFACE VOLUMETRIC LED WRAPAROUND, 4FT LONG WITH 4800 NOMINAL LUMENS, 50W DRIVER, 3500K LEDS AND LINEAR FACETED REFRACTOR	ONE 50-WATT LED	STL4_48L_D50_LP835.ies	0.9	49.8
	F11	11	ECOSENSE	BUL-S-27-120-IC-BZ-11 + BUL-S-LSD-30 Note: IES 3000K file not avail 4000K used. 40 deg	Floodlight Bullet 2700K, 110V, Internal Cable, Brown, 11deg with Optical Lens. Floodlight Bullet 40 deg, BUL-S-LSD-40	2700K LED	IES_BUL-S-27-120-IC-BZ-11 + BUL-S-LSD-40.IES	0.9	11.5
	F12	24	EcoSense	BUL-L-27-120-IC-BK-11	Floodlight Bullet, 2700K, 110V, Internal Cable, Black, 11deg with Optical Lens. Floodlight Bullet 20deg BUL-L-LSD-20	2700K LED	IES - BUL-L-27-120-4C-BK-11 + BUL-L-LSD-20.ies	0.45	27.9
	F13	3	HYDREL	Fountain - Monochromatic. IES file Not Available. Not included in calculation results	Hydrel 4415-3-MR90-120-FL-NM-348-CSL		KI-60566-M IES	0	60
	F14	16	LIGMAN	URA-40561-W30	Radio 4 recessed location light	4x3 LED 3000K	URA-40561-W30.IES	0.9	21.4
	F15	38	Tivoli	FLEXILUM LED - SINGLE MODULE 6"	FLEXILUM LED - SINGLE MODULE 6"	FlexLum LED Model, Neutral White 2800K with Diffuser	2800K with Diffuser 6 inch length: 2 Modules_01-22-2014.txt	0.9	24
	F16	3	USA Illumination Inc	3331-A30-W-B1-S-10-URLA4-8433-C2-30KS-30-NC-120V Note: 3231-B1-URTA4-8433-C2-27KS-30-NC MOD to 30KS file used to approximate output	n/a	n/a	3231A30-B1-LRTA4-8433-C2-30KS-30-MOD.ies	0.9	32.6
	F17	1	LIGMAN	ULI-60345-VN-W30	Light linear inground uplight LED [Note: Co-ordinate fixture placement with signage consultant	46 LED 3000K	ULI-60345-VN-W30.IES	0.9	82

GARAGE PARKING - LEVEL '1',SITE,POOL: PHOTOMETRICS
SCALE: 1" = 20'

NORTH

REV.	DESCRIPTION	DATE

CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL CA 92677

Project

nikolakopulos, inc.
Electrical Engineering • Lighting Design
27632 SAVARIN DR #280 LAGUNA NIGUEL CA 92656
TEL (310) 530-7277 FAX (310) 530-7282
www.nikolakopulos.com

REGISTERED PROFESSIONAL ENGINEER
NIKOLAKOPULOS, VASILEIOS P.
NO. 12278
ELECTRICAL
STATE OF CALIFORNIA

Sheet Title

GARAGE PARKING - LEVEL '1',SITE,POOL: PHOTOMETRICS

Scale:

Date 1/05/15
Drwn By V.P.
Chkd By M.N.

Sheet Number

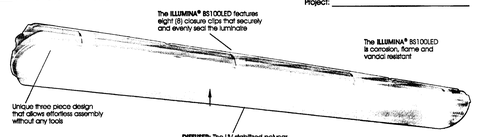
E1.4

ILLUMINA® BS100LED INDUSTRIAL

LED | Wet/Wet | 4ft

Type: _____

Project: _____



DIFFUSER: The UV stabilized polycarbonate diffuser eliminates glare and is integrated with crystals that assist in the enhancement of even light distribution. (clear lens optional).

The **ILLUMINA® BS100LED** is ideal for low bay, linear, surface, suspended, outdoor, indoor, retail, industrial, parking garage, carport, parking structures, warehouses, breezeways, canopies schools and much more.

CONFIGURATIONS

MODEL	LENGTH	OPERATION	POWER	LED/PERFORMANCE	INPUT	MOUNTING	OPTIONS
BS100LED	**4** (4ft)	**HT** (AC 0-10)	**50W**	**WT30** (3100K)	**120/277V**	**AC** (Surface mount)	**CL** (Clear)
BS100LED-RK*			**80W**	**WT41** (4100K)	**347V**	**SPK** (single pendant kit)	**SS** (stainless steel cable)
				WT57 (5700K)	**480V**	**DPK** (Pendant kit)	**OS** (Opal)
						CH (chain hang kit)	**DRW*** (occupancy sensor-wet)
						TM (Trunnion mount)	**FP** (Photocell)
						JM* (direct mount to j-box)	**SL** (sanitation latex)
						MM (Magnetic mount)	**TP*** (Tamper proof screws)

NOTE: RK - Retrofit Kit. Mounting options DO NOT apply to BS100LED-RK unit.

NOTE: DRW - Wet/Wet rated. Not available with 347V. NOTE: JM - Direct mount to j-box. Not available with 347V. Not available with 80W. Not available with 0-10V dimming. Not available with IP66.

HOUSING: 100% UV stabilized polycarbonate, liquid silicone perimeter gasket with memory retention, integrated stainless steel mounting brackets.

REFLECTOR: Flat, steel reflector system finished in durable powder coat white. LED boards are secured to the reflector using a spotted slot system. The reflector system holds all electrical components.

ELECTRICAL: Each 4ft fixture utilizes two high-efficiency LED boards. Available in 3000K, 4100K or 5700K color temperature as standard. High efficiency driver operates 100V through 277V, 347V through 480V, 50-60HZ. Fuse protection (FP) option available. Drivers used: 50W and 80W. Dimming capabilities standard (0-10V). L70 up to 100,000 hours. (see next page for more info)

MOUNTING: Surface mount configuration as standard. Additional mounting systems are available: including aviation cable, pendants, chain, trunion, magnetic, pivot and direct to junction box configurations. Suspension height is to be specified when ordering any suspension mount units: AC, SPK, DPK, CH & TM. All configuration mounts directly to the j-box; no large canopies with this fixture location rating. Fixture will be suitable for damp environments only.

POWER LINE/FEED: 3-wire, solid type 18awg, pre-stripped 12" leads for quick in-field connection and hot load disconnect feature.

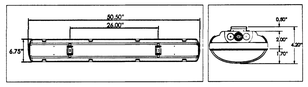
DIMMING: 0 - 10V dimming is standard.

WEIGHT: 10 lbs. / 4.5 kilo.

OPERATING TEMPERATURE: -25°C to 50°C

RETROFIT KIT (BS100LED-RK): A quick upgrade system for your existing fluorescent BS100 units. Designed to easily snap into the existing BS100 housing. Engineered to save you time and labor. Includes the polycarbonate diffuser, the steel reflector, LED module and driver.

WARRANTY: 5 year warranty, see website for full warranty details.



ILLUMINA® BS100LED

Beghelli LUCE 140 www.beghelliluce.com

Beghelli reserves the right to change, without notice, specifications or materials that in our opinion will not alter the function or performance of the product. Technical specifications that appear on www.beghelliluce.com supersede all other versions existing in print or electronic form.

F1 | GARAGE FIXTURE | 1/2

BS100LED-4HT-80W-WT41-120/277V

CANDELA DISTRIBUTION



INTENSITY/CANDLEPOWER						
Angle	0	45	90	135	180	Zonal Lumens
0	2334	2334	2334	2334	2334	233
5	2349	2323	2320	2327	2327	233
15	2214	2221	2208	2205	2207	622
25	2030	2021	1921	1970	1962	916
35	1762	1742	1684	1648	1646	1069
45	1413	1389	1343	1331	1311	1095
55	1035	1007	1040	1080	1045	922
65	647	651	689	717	714	618
75	318	347	408	474	498	435
85	93	129	219	303	347	237
90	29	69	153	233	260	0
95	26	56	117	177	206	139
105	16	16	51	93	105	59
115	8	7	20	42	50	26
125	4	3	6	15	19	8
135	1	1	2	6	8	0
145	0	0	0	0	0	0
155	0	0	0	0	0	0

Max Candela:	2334
Efficiency Total:	100%
Efficacy Total:	91.8 lm/W
CIE Class:	Direct
Lumen Rating:	5700
Input Wattage:	69.8W

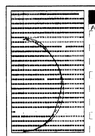
ZONAL LUMEN SUMMARY

ZONE	LUMENS	% LUMINAIRE
0-30	1760	27.63
0-40	2819	44.26
0-60	4804	75.43
0-90	6156	96.63
60-90	333	52.39
60-90	1361	21.20
90-180	214	3.37
0-180	6373	100.00

Tested in accordance with IESNY LM-79-2012

BS100LED-4-HT-50W-WT30-120/277V

CANDELA DISTRIBUTION



INTENSITY/CANDLEPOWER						
Angle	0	45	90	135	180	Zonal Lumens
0	1502	1502	1502	1502	1502	150
5	1504	1496	1494	1493	1493	144
15	1431	1429	1417	1412	1412	399
25	1310	1301	1237	1256	1289	589
35	1138	1119	1077	1067	1057	680
45	907	893	873	865	844	560
55	664	650	667	664	659	590
65	415	426	435	448	438	404
75	210	228	270	319	338	290
85	59	48	106	161	176	151
90	19	48	106	161	176	80
95	17	36	74	122	135	40
105	10	10	36	62	69	5
115	5	7	14	32	35	1
125	2	2	4	10	12	0
135	1	1	1	3	3	0
145	0	0	0	0	0	0

Max Candela:	1502
Efficiency Total:	100%
Efficacy Total:	88.0 lm/W
CIE Class:	Direct
Lumen Rating:	4100
Input Wattage:	46.8W

ZONAL LUMEN SUMMARY

ZONE	LUMENS	% LUMINAIRE
0-30	1126	27.44
0-40	1809	43.93
0-60	3084	74.91
0-90	3974	96.48
60-90	890	21.63
90-180	145	3.52
0-180	4120	100.00

Tested in accordance with IESNY LM-79-2012

ENERGY COMPARISON CHART

BS100LED-50W-WT30	4FT	88 lm/W	46.8	4100	80+	.625	50°C	100,000
BS100LED-50W-WT41	4FT	96 lm/W	47.6	4600	80+	.625	50°C	100,000
BS100LED-80W-WT30	4FT	84 lm/W	70.0	5900	80	.750	50°C	75,000
BS100LED-80W-WT41	4FT	92 lm/W	69.0	6400	85+	.750	50°C	75,000

Each fixture utilizes 2 (two) high-efficiency LED boards.

Beghelli reserves the right to change, without notice, specifications or materials that in our opinion will not alter the function or performance of the product. Technical specifications that appear on www.beghelliluce.com supersede all other versions existing in print or electronic form.

ILLUMINA® BS100LED

www.beghelliluce.com 141

F1 | GARAGE FIXTURE | 2/2

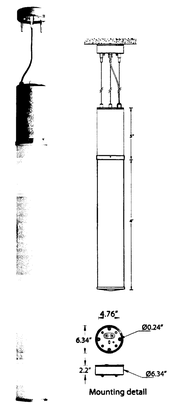
LUMAN LIGHTING USA

LUMINAIRE SPECIFICATION

Head Office: 7144 NW Progress Ct. Hillsboro, Oregon 97124
Tel: 503-645-0500 Fax: 503-645-8100
www.lumanlightingusa.com

FS - Smith Pendant LED

IP67 : Suitable for Wet Locations
IK10 : Impact Resistant (Vandal Resistant)



A range of cylindrical lens pendant mounted exterior column luminaires. Developed for all areas of interior and exterior lighting using a variety of different lamp options. Ideal for creating visual guidance with exceptional visual comfort using Energy saving linear T5 or T8 fluorescent lamps or LED modules. A sleek and minimalist shape provides distinctive lighting effects by night and decorative urban effect during the day. The LED luminaires have features such as long life, limited maintenance and constant lifetime performance.

Extruded aluminum column and low copper die-cast aluminum housing with high corrosion resistance. Stainless steel screws. Durable silicone rubber gasket and opal impact resistant UV stabilized polycarbonate diffuser. Housing is treated with a chemical chromatized protection before powder coating, ensuring high corrosion resistance. Available with a selection of integral electronic ballast ensures extended lamp life, energy saving capabilities and integration with building management systems. Easy access for lamp replacement by using screws to remove the cylindrical lantern portion.

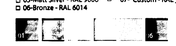
Physical Data
Length: 4'-5"

LED Color (White)

Lamp
☐ 65w - White - LED
(For More Lamp options including LED, please Consult the Catalogue, Website or Contact The Lumen Lighting Factory)

Voltage (Please Specify)
☐ 120V
☐ 277V
☐ Other _____

Options (Please Specify)
Color (Please Specify) For aluminum front ring
☐ 01-Black - RAL 9011
☐ 02- Dark Grey - RAL 7043
☐ 03-White - RAL 9003
☐ 04 - Metallic Silver - RAL 9006
☐ 05-Matt Silver - RAL 9006
☐ 07- Custom - RAL _____
☐ 06-Bronze - RAL 6014



Ordering Example :- FS - LED - 120v - Options

PROJECT: _____ DATE: _____
TYPE: _____ QUANTITY: _____ NOTE: _____

Rev 11/13

Lumen Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information.
Due to the continual improvements in LED technology data and components may change without notice.

Intertek

F2 | GARAGE ENTRY FIXTURE

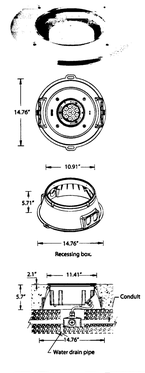
LUMAN LIGHTING USA

LUMINAIRE SPECIFICATION

Head Office: 7144 NW Progress Ct. Hillsboro, Oregon 97124
Tel: 503-645-0500 Fax: 503-645-8100
www.lumanlightingusa.com

UKI-60771
Kios 5 inground uplight round dia 11.41" LED

IP67 : Suitable for Wet Locations
IK10 : Impact Resistant (Vandal Resistant)



A top range of small shallow inground uplights. Round or square surface stainless steel front ring for use in shopping and pedestrian areas for illuminating squares, parks, gardens, sculptures, flag poles and trees.
Lamp options include Mains Voltage MR16 lamps as well as energy saving Compact Fluorescent and LED all with integral control gear.
Main characteristics are low glare and the limited maintenance concept when using LED's. This LED product has a standard 'touchable glass' ideally suited for spaces that are used by the general public.
The luminaires have a high quality LED source with low energy consumption and long service life 60,000 ~ 80,000 Hrs.
To ensure efficient drainage, gravel must be used to a depth of 17" and a width of 12" beneath the housing, and should also be placed around the luminaire.
Low copper content die-cast aluminum housing with a chemical chromatized protection before powder coating, ensuring high corrosion resistance.
Power is provided to the integral control gear through a single anti-wicking PG13.5 watertight cable gland and 2ft of outdoor submersible #18/3 SOOW 600V power cable. Durable silicone rubber gasket and clear or frosted toughened 0.6 in. thick glass, 2.5 ton load is transferred by the housing to the foundation. Vehicles with pneumatic tires can drive over the luminaire but the speed must not exceed 30mph.
The distance between the floodlight and the illuminated surface should be at least 1.6ft. Recessing box in high density polyethylene. Optional ADA anti slip surface.
The high power LED option is available in red, blue, amber, green and white 2700K, 3000K and 4000K. Consult factory for additional colors.

Physical Data
Diameter: 11.41"
Weight: 15.8lbs

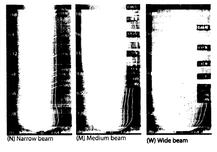
Lamp
☐ 30w - 2080lm - White - LED ⊕

Beam Angle (Please Specify)
☐ N- Narrow Beam : 14 Deg
☐ M - Medium Beam : 24 Deg
☐ W - Wide Beam : 40 Deg

LED Color (Please Specify)
☐ W27 - 2700K
☐ W30 - 3000K
☐ W40 - 4000K

Voltage (Please Specify)
☐ 120V
☐ 277V
☐ Other _____

Options (Please Specify)
☐ (C) Clear Diffuser
☐ (F) Frosted Diffuser
☐ ADA- Non-slip lens
☐ 20w HP LED







Ordering Example : UKI - 60771 - White - N - W30 - 120v - Options

PROJECT: _____ DATE: _____
TYPE: _____ QUANTITY: _____ NOTE: _____

Rev 11/13

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Intertek

F3 | UPLIGHT

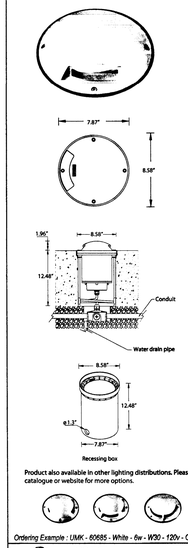
LUMAN LIGHTING USA

LUMINAIRE SPECIFICATION

Head Office: 7144 NW Progress Ct. Hillsboro, Oregon 97124
Tel: 503-645-0500 Fax: 503-645-8100
www.lumanlightingusa.com

UMK-60685
Mask inground guidelight dia 8.58" LED

IP67 : Suitable for Wet Locations
IK10 : Impact Resistant (Vandal Resistant)



Product also available in other lighting distributions. Please see catalogue or website for more options.

A top range of inground guide lights with light distribution options from one, two or four sectors. Designed for use in shopping, pedestrian and park areas with a selection of low voltage, energy saving compact fluorescent and metal halide lamps as well as LED's.
Main characteristics are low glare. The LED luminaires have features such as long life, limited maintenance and constant lifetime performance. This product has a standard touchable dome ideally suited for spaces that are used by the general public.
To ensure efficient drainage, gravel must be used to a depth of 17" and width of 12" beneath the housing, and should also be placed around luminaire. Fasteners in grade 316 stainless steel. Durable silicone rubber gasket and clear glass lens. Body is treated with a chemical chromatized protection before powder coating, ensuring high corrosion resistance.
Mask mini dia 2.17"and 4.57"is rated as class II for remote driver. Body constructed in low copper content die-cast aluminum with high corrosion resistance and front frame in over 316 grade stainless steel. Supplied with 19.69" 2 x17 AWG. of outdoor power cable. Walk over 440 lbs. maximum. Recessing box in polyvinyl chloride (PVC) is included. Remote driver on site by Installer.
The high power LED option is available in white 2700K, 3000K, and 4000K. Consult factory for additional colors.

Physical Data
Diameter: 8.58"
Weight: 10.8 lbs
Height: 12.48"

Lamp
☒ 6w - 107lm - White - LED ⊕

LED Color (Please Specify)
☐ W27 - 2700K
☒ W30 - 3000K
☐ W40 - 4000K

Voltage (Please Specify)
☒ 120V
☐ 277V
☐ Other _____

Options
Color (Please Specify)
☐ 01-Black - RAL 9011
☐ 03-White - RAL 9003
☐ 05-Matt Silver - RAL 9006
☐ 06-Bronze - RAL 6014
☐ 04 - Metallic Silver - RAL 9006
☐ 02- Dark Grey - RAL 7043
☐ 07- Custom - RAL _____

Ordering Example : UMK - 60685 - White - 6w - W30 - 120v - Options

PROJECT: _____ DATE: _____
TYPE: _____ QUANTITY: _____ NOTE: _____

Rev 11/13

Lumen Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information.
Due to the continual improvements in LED technology data and components may change without notice.

Intertek

F4 | SIDE MARKER LIGHT

REV.	DESCRIPTION	DATE

CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL CA 92677

Project

Nikolakopulos, inc.
Electrical Engineering • Lighting Design

REGISTERED PROFESSIONAL ENGINEER
THOMAS NIKOLAKOPULOS
No. 12278
ELECTRICAL
CALIFORNIA

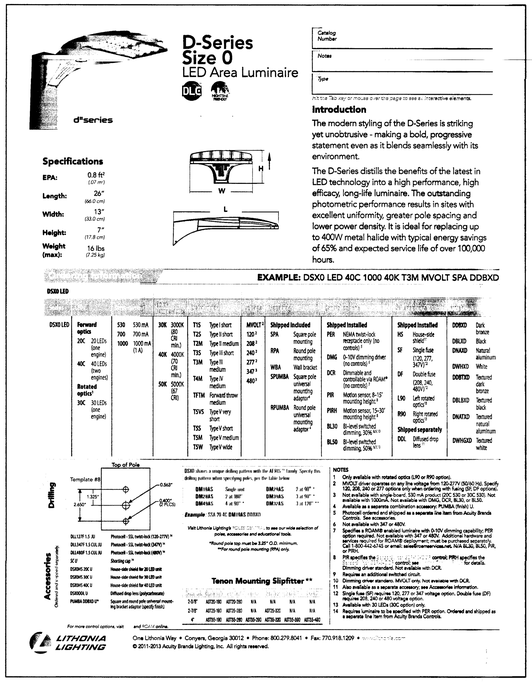
Sheet Title

LIGHTING FIXTURE CUT SHEETS/SPECS

Scale:

Date 1/05/15
Drwn By V.P. | Chkd By M.N.
Sheet Number

E1.7



D-Series Size 0
LED Area Luminaire

d#series

Specifications

EPA:	0.8 ft² (.07 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)

Catalog Number

Notes

Type

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

DSX0 LED

DSX0 LED	Forward optics			Rotated optics			Drivelng			Accessories		
	20C	20 LEDs (one engine)	530	530 mA	30K	3000K CRI Min.)	T1S	Type I short	MVOLT[1]	120 [1]	DDBTD	Dark bronze
	40C	40 LEDs (two engines)	700	700 mA	40K	4000K CRI Min.)	T2S	Type I short	208 [1]	208 [1]	DBLBD	Black
			1000	1000 mA (1 A)	50K	5000K CRI Min.)	T2M	Type II medium	240 [1]	240 [1]	DNATD	Natural aluminum
	Rotated optics						T3S	Type II short	277 [1]	277 [1]	DWHXD	White
	30C	30 LEDs (one engine)					T3M	Type III medium	347 [1]	347 [1]	DBTXD	Textured dark bronze
							T4M	Type IV medium	480 [1]	480 [1]	DBLBXD	Textured black
							T5VS	Type V very short			DNATXD	Textured natural aluminum
							T5S	Type V short			DWHGXD	Textured white
							T5M	Type V medium				
							T5W	Type V wide				

Shipped Included	
SPA	Square pole mounting
RPA	Round pole mounting
WBA	Wall bracket
SPUMBA	Square pole universal mounting adaptor [2]
RPUMBA	Round pole universal mounting adaptor [2]

Shipped Installed	
PER	NEMA twist-lock receptacle only (no control) [3]
DMG	0-10V dimming driver (no controls) [4]
DCR	Dimmable and controllable via ROAM® (no controls) [4]
PIR	Motion sensor, 8-15' mounting height [5]
PIRH	Motion sensor, 15-30' mounting height [5]
BL30	Bi-level switched dimming, 30% [6,8]
BL50	Bi-level switched dimming, 50% [6,8]

Shipped Installed	
HS	House-side shield [9]
SF	Single fuse (120, 277, 347V) [7]
DF	Double fuse (208, 240, 480V) [7]
L90	Left rotated optics [10]
R90	Right rotated optics [10]
Shipped separately	
DDL	Diffused drop lens [11]

Drilling

Top of Pole

Template #8

Accessories

Ordered and shipped separately.

DLL127F1.5 JU	Photocell - SSL twist-lock (120-277V) *
DLL347F1.5 CUL JU	Photocell - SSL twist-lock (347V) *
DLL480F1.5 CUL JU	Photocell - SSL twist-lock (480V) *
SC U	Shorting cap *
DSSHS 20C U	House-side shield for 20 LED unit
DSSHS 30C U	House-side shield for 30 LED unit
DSSHS 40C U	House-side shield for 40 LED unit
DSSHSD U	Diffused drop lens (polycarbonate)
PUMBA DDBXD U*	Square pole universal mounting bracket adaptor (specify finish)

DSX0 shown: a unique drilling pattern with the AE BTC™ family. Specify the drilling pattern when specifying poles, per the table below.

DBH19AS	Single unit	DBH27AS	3 at 90° *
DBH24AS	2 at 180°	DBH34AS	3 at 90° *
DBH49AS	4 at 90° *	DBH51AS	3 at 120° **

Example: 153 76 4C DBH18AS DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.
**Not round pole mounting (RPA) only.

Tenon Mounting Slipfitter**

Tenon I.D.	Single Unit	2 at 180°	2 at 90°	3 at 90°	4 at 90°
3-5/8"	AST35-190	AST35-280	N/A	N/A	N/A
3-1/4"	AST25-190	AST25-280	N/A	AST25-300	N/A
4"	AST35-190	AST35-280	AST35-370	AST35-500	AST35-480

For more control options, visit DTL and ROAM online.

NOTES
1. Only available with rotated optics (L90 or R90 option).
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options). Not available with single-fuse (SF) option. 530 mA product (20C 530 or 30C 530). Not available with 1000mA. Not available with DMG, DCR, BL30, or BL50.
3. Available as a separate combo catalog# (specify PUMBA (finish)).
4. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Not available with 50K.
5. For more sensor options, see Motion Sensor Guide.
6. Requires a ROAM® enabled luminaire with 0-10V dimming capability. PER option required. Not available with 347 or 480V. Additional hardware and devices required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sensorswitches@acuitybrands.com.
7. PIR specifies the SensorSwitch SBS-15/DCP control; PIRH specifies the SensorSwitch SBS-6-DCP control; see Motion Sensor Guide for details. Dimming driver standard; not available with DCR.
8. Not available with 50K or HS.
9. Dimming driver standard; MVOLT only; not available with DCR.
10. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
11. Available with (BL)30K (50K) option only.
12. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 •

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DSX0-LED Rev. 12/03/13

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/-10%. Contact factory for performance data on any configurations not shown here.

20C (20 LEDs)	530 mA	20C 530 - 4	35W	T1S	2,969	1	0	1	80	4,324	1	0	1	101	4,903	1	0	1	109
				T2M	3,106	1	0	1	80	4,520	1	0	1	106	4,896	1	0	1	109
				T2S	3,047	1	0	1	81	4,868	1	0	1	102	4,934	1	0	1	111
				T3M	3,018	1	0	1	81	4,394	1	0	1	102	4,885	1	0	2	111
				T3S	3,023	1	0	1	81	4,554	1	0	1	101	4,893	1	0	1	110
				T4M	3,039	1	0	1	81	4,574	1	0	2	102	4,907	1	0	2	110
				T5M	3,194	2	0	1	84	4,721	3	0	1	105	5,127	3	0	1	114
				T5S	3,810	2	0	0	83	4,788	2	0	0	104	5,149	2	0	0	115
				T5VS	3,703	2	0	0	83	4,717	2	0	0	103	5,112	2	0	0	114
				T5W	3,772	3	0	1	84	4,741	3	0	1	105	5,158	3	0	1	114
				TFTM	3,598	1	0	1	80	4,522	1	0	2	100	4,900	1	0	2	109
	700 mA	20C 700 - 4	45W	T1S	4,137	2	0	2	92	5,996	2	0	2	133	6,800	2	0	2	151
				T2M	4,330	2	0	2	92	6,280	2	0	2	139	6,804	2	0	2	151
				T2S	4,247	2	0	2	94	6,422	2	0	2	141	6,855	2	0	2	152
				T3M	4,207	2	0	2	93	6,126	2	0	2	136	6,787	2	0	2	151
				T3S	4,215	2	0	2	93	6,346	2	0	2	141	6,802	2	0	2	151
				T4M	4,236	2	0	2	94	6,374	2	0	2	142	6,839	2	0	2	152
				T5M	4,451	3	0	2	98	6,581	3	0	2	146	6,985	3	0	2	155
				T5S	5,309	3	0	1	93	7,019	3	0	2	143	7,045	3	0	2	156
				T5VS	5,159	3	0	1	92	6,819	3	0	2	139	6,844	3	0	2	152
				T5W	5,256	3	0	2	93	6,947	3	0	2	142	6,972	3	0	2	154
				TFTM	5,014	3	0	2	89	6,626	3	0	2	136	6,649	3	0	2	147
	1000 mA	20C 1000 - 4	72W	T1S	5,574	3	0	2	83	7,019	3	0	2	97	7,045	3	0	2	113
				T2M	5,824	3	0	2	83	7,338	3	0	2	102	7,336	3	0	2	113
				T2S	5,713	3	0	2	85	7,503	3	0	2	104	7,389	3	0	2	115
				T3M	5,661	3	0	2	83	7,207	3	0	2	100	7,249	3	0	2	112
				T3S	5,671	3	0	1	84	7,249	3	0	1	100	7,312	3	0	2	113
				T4M	5,701	3	0	2	87	7,429	3	0	2	103	8,007	3	0	2	124
				T5M	5,987	3	0	2	86	7,518	3	0	2	100	7,558	3	0	2	116
				T5S	5,847	3	0	1	86	7,355	3	0	2	97	7,508	3	0	2	117
				T5VS	5,676	3	0	2	82	7,093	3	0	2	93	7,241	2	0	2	113
				T5W	5,847	3	0	2	86	7,355	3	0	2	97	7,508	3	0	2	117
				TFTM	5,516	3	0	2	82	7,093	3	0	2	93	7,241	2	0	2	113
40C (40 LEDs)	700 mA	40C 700 - 4	91W	T1S	8,557	2	0	2	89	12,030	2	0	3	87	12,057	3	0	3	94
				T2M	8,948	2	0	2	89	12,589	3	0	3	87	12,946	3	0	3	94
				T2S	8,793	2	0	2	91	12,845	3	0	3	89	13,199	3	0	3	96
				T3M	8,713	2	0	2	90	12,277	3	0	3	85	13,169	3	0	3	95
				T3S	8,619	2	0	2	90	12,589	3	0	2	88	13,042	2	0	3	95
				T4M	8,802	2	0	2	92	12,754	3	0	3	88	13,152	2	0	3	95
				T5M	9,195	3	0	2	92	12,871	4	0	2	91	13,202	4	0	2	98
				T5S	10,115	3	0	1	91	12,733	3	0	3	92	13,715	3	0	3	98
				T5VS	9,965	3	0	1	90	12,534	3	0	3	91	13,511	3	0	3	98
				T5W	10,010	3	0	2	91	12,597	4	0	3	91	13,579	4	0	3	98
				TFTM	9,552	2	0	3	89	12,015	2	0	3	87	12,951	1	0	2	94

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 •

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DSX0-LED Rev. 12/03/13

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate L77, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

0	25,000	[illegible]
	DSX0 LED [illegible]	
1	0.97	0.93
	DSX0 LED [illegible]	
1	0.94	0.88
	DSX0 LED [illegible]	
1	0.99	0.96

Electrical Load

		120	208	240	277	347	480
20C	350	35	0.34	0.22	0.21	0.20	–	–
	700	45	0.47	0.28	0.24	0.22	0.18	0.14
	1000	72	0.76	0.45	0.39	0.34	–	–
30C	350	52	0.51	0.31	0.28	0.25	–	–
	700	79	0.72	0.43	0.37	0.34	0.25	0.19
	1000	104	1.01	0.64	0.56	0.49	–	–
40C	350	68	0.71	0.41	0.36	0.33	0.25	0.19
	700	91	0.94	0.55	0.48	0.43	0.33	0.24
	1000	138	1.45	0.84	0.73	0.64	–	–

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

LEGEND

0.1 fc
0.5 fc
1.0 fc



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology it is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED module is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Extra EPA (0.8 ft²) for optional pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000K (70 minimum CRI) or optional 3000K (80 minimum CRI) or 5000K (67 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the IDA and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with >1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel cap screws attach luminaire to mounting block and secure to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [illegible] to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Full warranty terms located at: [illegible]

Note: Specifications subject to change without notice.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 •

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DSX0-LED Rev. 12/03/13

LITHONIA LIGHTING.

D-Series LED Area Luminaire, Size 0

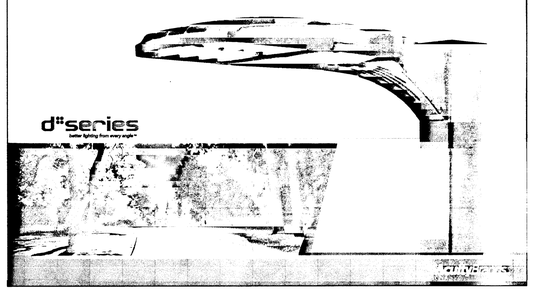
Minimal Scale. Maximum Results. Pedestrian in scale only, the D-Series LED Area Size 0 is an extraordinary luminaire that can be configured to meet any site's lighting needs. Available with a choice of 11 optical distributions and designed to replace up to a 400W metal halide luminaire, the D-Series LED Area Size 0 proves big things really do come in small packages.

Quick **FACTS**

- Up to 400W MH Replacement
- Lumen packages from 2,902 - 13,715 lumens
- Efficacies up to 119 lumens per watt
- 11 factory-rotatable distributions available
- Available in 3000K, 4000K & 5000K CCT
- Best-in-class Category C surge protection
- Weight: 16 lbs; EPA: 0.8 ft²

Key **FEATURES**

- Energy savings of 70% vs. comparable metal halide luminaires. Saves $141 per luminaire, per year over 400W metal halide
- 20+ years expected service life with high lumen maintenance up to L96/100,000 hours, 25°C
- Proprietary precision optics deliver exceptional uniformity and allow increased spacing, resulting in fewer poles and lower overall cost
- No uplight - Nighttime Friendly™
- Control options include motion sensor, bi-level and part-night scheduled dimming, and ROAM® wireless monitoring and control
- Optional diffuse drop lens reduces pixelation and creates soft, comfortable illumination



d#series

Better lighting from every angle

D-Series LED Area Luminaire, Size 0

ORDERING INFORMATION

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

DSX0 LED

DSX0 LED	Forward optics			Rotated optics			Drivelng			Accessories		
	20C	20 LEDs (one engine)	530	530 mA	30K	3000K CRI Min.)	T1S	Type I short	MVOLT[1]	120 [1]	DDBTD	Dark bronze
	40C	40 LEDs (two engines)	700	700 mA	40K	4000K CRI Min.)	T2S	Type I short	208 [1]	208 [1]	DBLBD	Black
			1000	1000 mA (1 A)	50K	5000K CRI Min.)	T2M	Type II medium	240 [1]	240 [1]	DNATD	Natural aluminum
	Rotated optics						T3S	Type II short	277 [1]	277 [1]	DWHXD	White
	30C	30 LEDs (one engine)					T3M	Type III medium	347 [1]	347 [1]	DBTXD	Textured dark bronze
							T4M	Type IV medium	480 [1]	480 [1]	DBLBXD	Textured black
							T5VS	Type V very short			DNATXD	Textured natural aluminum
							T5S	Type V short			DWHGXD	Textured white
							T5M	Type V medium				
							T5W	Type V wide				

Shipped Included	
SPA	Square pole mounting
RPA	Round pole mounting
WBA	Wall bracket
SPUMBA	Square pole universal mounting adaptor [2]
RPUMBA	Round pole universal mounting adaptor [2]

Shipped Installed	
PER	NEMA twist-lock receptacle only (no control) [3]
DMG	0-10V dimming driver (no controls) [4]
DCR	Dimmable and controllable via ROAM® (no controls) [4]
PIR	Motion sensor, 8-15' mounting height [5]
PIRH	Motion sensor, 15-30' mounting height [5]
BL30	Bi-level switched dimming, 30% [6,8]
BL50	Bi-level switched dimming, 50% [6,8]

Shipped Installed	
HS	House-side shield [9]
SF	Single fuse (120, 277, 347V) [7]
DF	Double fuse (208, 240, 480V) [7]
L90	Left rotated optics [10]
R90	Right rotated optics [10]
Shipped separately	
DDL	Diffused drop lens [11]

Drilling

Top of Pole

Template #8



Accessories

Ordered and shipped separately.

DLL127F1.5 JU	Photocell - SSL twist-lock (120-277V) *
DLL347F1.5 CUL JU	Photocell - SSL twist-lock (347V) *
DLL480F1.5 CUL JU	Photocell - SSL twist-lock (480V) *
SC U	Shorting cap *
DSSHS 20C U	House-side shield for 20 LED unit
DSSHS 30C U	House-side shield for 30 LED unit
DSSHS 40C U	House-side shield for 40 LED unit
DSSHSD U	Diffused drop lens (polycarbonate)
PUMBA DDBXD U*	Square pole universal mounting bracket adaptor (specify finish)

DSX0 shown: a unique drilling pattern with the AE BTC™ family. Specify the drilling pattern when specifying poles, per the table below.

DBH19AS	Single unit	DBH27AS	3 at 90° *
DBH24AS	2 at 180°	DBH34AS	3 at 90° *
DBH49AS	4 at 90° *	DBH51AS	3 at 120° **

Example: 153 76 4C DBH18AS DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.
**Not round pole mounting (RPA) only.

Tenon Mounting Slipfitter**

Tenon I.D.	Single Unit	2 at 180°	2 at 90°	3 at 90°	4 at 90°
3-5/8"	AST35-190	AST35-280	N/A	N/A	N/A
3-1/4"	AST25-190	AST25-280	N/A	AST25-300	N/A
4"	AST35-190	AST35-280	AST35-370	AST35-500	AST35-480

NOTES
1. Only available with rotated optics (L90 or R90 option).
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options). Not available with single-fuse (SF) option. 530 mA product (20C 530 or 30C 530). Not available with 1000mA.
3. Also available as a separate accessory; see Accessories information.
4. Not available with 347 or 480V.
5. Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and devices required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sensorswitches@acuitybrands.com.
6. PIR specifies the SensorSwitch SBS-15/DCP control; PIRH specifies the SensorSwitch SBS-6-DCP control; see Motion Sensor Guide for details. Dimming driver standard; not available with DCR.
7. Not available with 50K or HS.
8. Dimming driver standard; MVOLT only; not available with DCR.
9. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
10. Available with (BL)30K (50K) option only.
11. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

LITHONIA LIGHTING.

One Lithonia Way | Conyers, Georgia 30012 | Phone: 800.279.8041 | Fax: 770.918.1209 | www.lithonia.com

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REV.	DESCRIPTION	DATE

CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL CA 92677

Project

Nikolakopulos, inc.
Electrical Engineering • Lighting Design

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS NIKOLAKOPULOS
No. 12078
ELECTRICAL
STATE OF CALIFORNIA

Sheet Title

LIGHTING FIXTURE CUT SHEETS/SPECS

Scale:

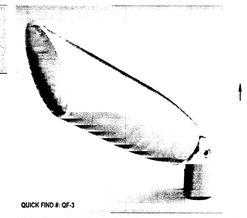
Date 1/05/15

Drwn By V.P. | Chkd By M.N.

Sheet Number

E1.8

WINSCAPE™ Project:_____ Qty:_____



QUICK FIND #: QF-3

Construction: Body, cap and knuckle machined from 6061 -T6 ALUMINUM. Lens cut from heat strengthened borosilicate glass for superior clarity and strength.

LED Unit:
3022-3027: Winscape proprietary replaceable LED unit using three (3) High Output LEDs and an integral low voltage (11V-14V) AC / DC LED driver and a Field replaceable optic. Available in three (3) beam spreads; 10° Spot, 25° Narrow Flood, and 40° Flood. Available as STANDARD in "ANSI BIN" 3000K and 5000K color temperatures. Also available in "ANSI BIN" 2700K, 3500K, & 4000K by Special Order. Units have near constant light output when supplied with 11VAC - 14VAC to combat voltage drop. Dimmable using standard LOW VOLTAGE MAGNETIC dimming switch / systems.

Input Voltage (VAC*)	Total Current (Amps)	Wattage
8.0	0.165	1.32
9.0	0.358	3.23
10.0	0.448	4.48
11.0	0.463	5.10
12.0	0.471	5.65
12.5	0.476	5.95
13.0	0.487	6.34
14.0	0.499	6.99

* Contact factory for Current and Wattage rating for VDC.

Finishes: Available in 12 standard TGIC polyester powder coat finishes. Custom powder coat finishes available (contact factory for more information).

Features: Field replaceable lens. Tapered "Sure Lock" knuckle seat for infinite aiming and unparalleled locking ability. Any combination of up to 3 lens accessories/color filter/shielding can be specified in any cap style and are held securely by a removable stainless steel clip ring.

General: This fixture requires a low voltage MAGNETIC transformer to function properly. Magnetic transformer must be purchased separately (see Accessories section on our website). Mounting must be specified separately (see Accessories section on our website). Available with 350° rotational knuckle.

MOUNTING OPTIONS:

GROUND MOUNT | WALL MOUNT | TRIM MOUNT | 1/4IP M-F MOUNT

NOTE: See Accessories on our website for the matching options.

ETL Listed: Wet Location - Indoor/Outdoor Conforms to UL Standard 1598

1. **ASLED** SERIES — ASLED = ASPEN LED

2. LIGHT SOURCE
Warm White, 3000K (ANSI BIN)**
3022 = 6W/10°SP/3K WW LED16
3023 = 6W/25°NFL/3K WW LED16
3024 = 6W/40°FL/3K WW LED16
Cool White, 5000K (ANSI BIN)**
3025 = 6W/10°SP/5K CW LED16
3026 = 6W/25°NFL/5K CW LED16
3027 = 6W/40°FL/5K CW LED16
** See page 2 for complete luminaire performance data.

3. 12V VOLTAGE — 12V = 12 VOLT

4. ACCESSORY LENS — L0 = NONE; L1 = PRISMATIC; L2 = LINEAR; L3 = SOFTENING; L4 = WATERSHED**

5. FINISH
BKS = BLACK SMOOTH; BKT = BLACK TEXTURED; BRS = BRONZE SMOOTH; BRT = BRONZE TEXTURED; WHS = WHITE SMOOTH; WHT = WHITE TEXTURED; SCS = SILVER SMOOTH; IVS = IVORY SMOOTH; CRS = CHROME SMOOTH; NBS = NATURAL BRONZE SMOOTH; VET = VERDE TEXTURED; SAT = SAND TEXTURED; CPF = CUSTOM FINISH

6. COLOR FILTER
F0 = NONE; F4 = MERCURY VAPOR; F5 = RED; F6RD = RED DICHROIC; F9 = PINK; F8 = AMBER; F6 = GREEN; F6D = GREEN DICHROIC; F6B = LIGHT BLUE; F6BB = MEDIUM BLUE; F6BBDB = MEDIUM BLUE DICHROIC

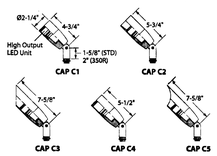
7. SHIELDING
SH0 = NONE; SH6 = HONEYCOMB LOUVER

8. CAP STYLE
C1 = SHORT FLUSH; C2 = LONG FLUSH; C3 = LONG RECESSED; C5 = 45° SCALLOPED; C4 = 45° CUTOFF

9. SPECIAL
STD = STANDARD; MOD = MODIFIED; 350R = 2 PIECE 350° ROTATION KNUCKLE

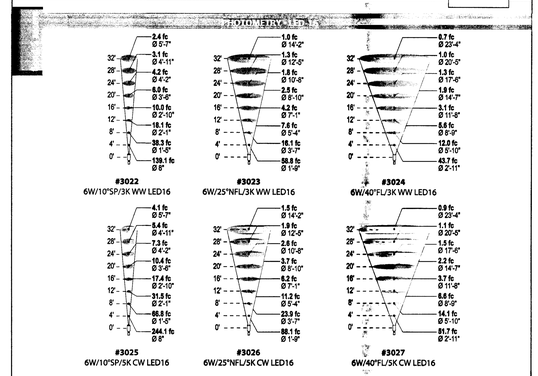
Modification Descriptions: (If needed)

Note: Winona Lighting reserves the right to make design revisions without prior notice.



F6 | PLANTER LIGHT | 1/3

WINSCAPE™ Project:_____ Qty:_____



Luminaire Performance Data

Lamp Code	Description	Volts* (Vac)	Watts* (W)	Beam Spread*	Center Beam Candlepower* (cd)	Rated Life** (Hr)	CCT* (°K)	CRI* (Ra)	Luminous Flux* (LU)	Efficacy* (LU/W)
3022	6W/10°SP/3K WW LED16	12	5.8	10°	2,400	> 60,000	3040	> 83	220	38
3023	6W/25°NF/3K WW LED16	12	5.8	25°	1,000	> 60,000	3040	> 83	215	37
3024	6W/40°FL/3K WW LED16	12	5.8	40°	750	> 60,000	3040	> 83	210	36
3025	6W/10°SP/5K CW LED16	12	5.8	10°	4,200	> 60,000	5200	> 65	320	55
3026	6W/25°NF/5K CW LED16	12	5.8	25°	1,500	> 60,000	5200	> 65	300	51
3027	6W/40°FL/5K CW LED16	12	5.8	40°	890	> 60,000	5200	> 65	260	44

* All values are nominal, based on IES LM-79-08 & Photometric test data. Values may vary due to manufacturing tolerances, options selected and ambient conditions (temperature, voltage, orientation, etc...) during use.
** Rated Life based on diode manufacturer IES LM-80 test data, TM-21 projection to 70% of initial Lumens (L70).

All information is subject to change without prior notice.
All dimensions are nominal.

F6 | PLANTER LIGHT | 2/3

WINSCAPE™ Project:_____ Qty:_____

LM-79 & Photometric Test Data

The below are LM-79 test results using an AspenLED series luminaire; PN: ASLED-Lamp Code-12V-L0-BKS-F0-SH0-C1-STD

Lamp Code	Description	Volts* (Vac)	Watts* (W)	Center Beam Candlepower** (cd)	CCT* (°K)	CRI* (Ra)	Luminous Flux* (LU)	Efficacy* (LU/W)
3022	6W/10°SP/3K WW LED16	11.9	5.2	2,433	3012.3	85.3	213.7	41.10
3022	6W/10°SP/3K WW LED16	14.1	7.2	N/A	3015.0	85.0	246.6	34.25
3023	6W/25°SP/3K WW LED16	12.1	5.7	1,019	3064.4	83.4	215.0	37.85
3024	6W/40°SP/3K WW LED16	12.0	5.7	757	3041.5	84.3	218.8	38.39
3025	6W/10°SP/5K CW LED16	12.0	5.7	4,252	5220.8	67.0	318.5	55.88
3025	6W/10°SP/5K CW LED16	14.1	7.4	N/A	5207.0	67.4	344.8	46.59
3026	6W/25°SP/5K CW LED16	12.0	5.8	1,531	5207.9	67.4	299.5	51.46
3027	6W/40°SP/5K CW LED16	12.1	5.7	896	5194.8	66.8	271.9	47.53

* Information from IES LM-79-08 test results (LTL223535, LTL223925, LTL223525, LTL223515, LTL223505, LTL223935, LTL223495, LTL223485).
** Information from Photometric test results (LTL22353, LTL22352, LTL22351, LTL22350, LTL22349, LTL22348).

LIGHTING FACTS - Coming Soon
LM-79-08 tests have been submitted to Lighting Facts and are awaiting approval.

F6 | PLANTER LIGHT | 3/3

REV.	DESCRIPTION	DATE

CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL CA 92677

Project

nikolakopulos, inc.
Electrical Engineering • Lighting Design
27741 Crown Valley Pkwy, Suite D-2 Ladera Ranch, CA 92694
Tel: (949) 542-7277 Fax: (949) 542-7283
www.nikolakopulos.com

REGISTERED PROFESSIONAL ENGINEER — CHRIS NIKOLAKOPULOS — No. 17278 — ELECTRICAL — STATE OF CALIFORNIA

Sheet Title

LIGHTING FIXTURE CUT SHEETS/SPECS

Scale:

Date 1/05/15

Drwn. By V.P. | Chkd By M.N.

Sheet Number

E1.9

HYDREL — An Acuity Brands Company — IP68

4426
LED WET NICHE
60W LED SWIMMING POOL
DMX COLOR CHANGING

TYPE | JOB NAME

PART NUMBER

Model	Material	LED Type	LED Color	Voltage	Distribution

Lens	Mounting	Control	Com. to Fixture	Cord Set Length

DESCRIPTION

The 4426 is designed to be recessed into a stainless steel niche as a "wet niche" type fixture. These units use a Red, Green, and Blue (RGB) underwater color balanced LED array to create DMX controlled color changing lighting effects. Color control is achieved through four channels per fixture, standard DMX512 hardwire, at a maximum of 4 frames per second. All channels have logarithmic power for finer color and intensity control. The fourth channel, Intensity, allows the user to vary brightness without affecting the color. The integral power and control modules are enclosed in an attached sealed combination box. The proprietary control module senses the LED temperature and adjusts the LED power accordingly to yield a lamp life of up to 50,000 hours of operation. This lamp life exceeds any other fixture designed for this use. For power and signal hook-up, the integral combination box includes a minimum of 35' of submersible rated power cable and a minimum of 35' of submersible rated DMX signal cable. Power and signal are distributed to the fixture via a double conduit system which terminates into standard conduit entrances at the back of the niche.

FEATURES & SPECIFICATIONS

FIXTURE HOUSING & DOOR: Heavy well cast bronze construction. Natural cast bronze finish. Stainless steel bezel finish is also available.

NICHE: Stainless steel with cast bronze mounting ring which locks the fixture into position. Niche has four ears to tie to forms or steel structural rods. Pressure grounding lugs on interior and exterior surfaces. Niche conduit entrances are 3/4" NPT.

LED TYPE: 60 Watt RGB LED array. (LED Board included.)

CONTROL: Standard DMX512. 3-channels per fixture: Red, Green, Blue or 4-channels per fixture: Red, Green, Blue and Intensity.

COMMUNICATION TO FIXTURE: DMX512 direct.

VOLTAGE: 120VAC 60HZ only.

LENS: 8 5/8" (219mm) diameter convex linear spread tempered glass.

GASKET: Single piece molded U-shaped silicone gasket.

CORD: Minimum of 35' of #16/5ST submersible rated cord for standard 120VAC line, minimum of 35' of submersible rated data cord for DMX512 signal. 14/3 submersible rated cord for CSA. Cord entrance is epoxy encapsulated. Cord length must be specified. NOTE: Sufficient cord should be coiled in the niche to allow for the fixture to be removed and brought above water level for maintenance.

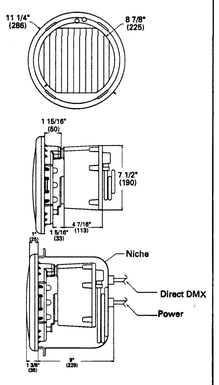
FACTORY LEAK TESTED: Fixtures are tested at 10 PSI (0.70kg/cm2) internal pressure while totally submerged in water.

LOW WATER PROTECTION: Temperature sensing circuit reduces power to LEDs to prevent damage.

FASTENERS: Stainless steel.

LISTING: U.L., CSA

US PATENT: 7,680,816



WARNING: The use of a Ozone generators, Chlorine generators, Copper/Silver Ion generators or certain chemicals for water purification may cause damage to the fixture if not properly used. When such water purification methods are used, be sure to monitor water conditions. Subjecting the fixtures to "extreme conditions" / "harsh environments" may cause corrosion and premature failure of components.

APPROVALS

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3/24/11
4426_SWM_LED_COLORCHANGING
NOTE: HYDREL RESERVES THE RIGHT TO MODIFY SPECIFICATION WITHOUT NOTICE. Any dimension on this sheet is to be assumed as a reference dimension. "Used for information purposes only. It does not govern manufacturing or inspection requirements." (ANSI Y14.5-1973)

20960 Nordhoff St., Suite B
Chatsworth, CA 91311
Phone: 800.533.5391
Fax: 800.533.5391
www.hydrel.com

F7 | UNDERWATER LIGHT | 1/2

HYDREL — An Acuity Brands Company — IP68

4426 LED SWIMMING POOL ORDERING INFORMATION

60 Hz Application
Choose the boldface catalog nomenclature that best suits your needs.

PART NO.

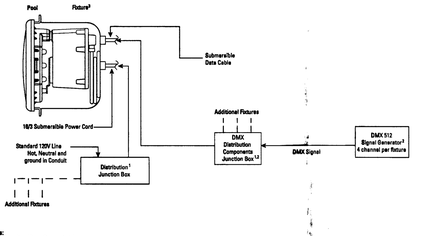
EXAMPLE:

4426	B	60LED	RGB	120	WFL	CLS	NM	4DMX	DDX	BT50	CSL50
Model	LEDType	Voltage		Lens		Control		Channel Prog.		Listing	
☐ 4426	☐ 60LED 60 Watts	☐ 120		☐ CLS Convex Lens Swim		3-Channel ☐ 3DMX DMX 512; 4-Channel ☐ 4DMX DMX 512		☐ BT_* Static ☐ SQ_* Sequential ☐ CCHAN Custom Channels Consult Factory		☐ CSA	

Material	LED Color	Distribution
☐ B Bronze ☐ BWB Saltwater Bronze ☐ SS Stainless Steel	☐ RGB Mixing	☐ WFL Wide Flood

Mounting	Communication to Fixture	Cord Set Length
☐ NM Niche Mt	☐ DDX Direct DMX (DMX 512 signal generator by others)	☐ CSL_ 10'-120' of cord available in 5' increments

TYPICAL SYSTEM LAYOUT FOR DIRECT DMX 512 COMMUNICATION:



Notes:
¹ Junction Box (Sold Separately)
² DMX Distribution Components and Signal Generator (by others)
³ Niche to be installed to accomodate two conduit runs
a) First Conduit Run - 120V Power Supply
b) Second Conduit Run - DMX512 Signal
⁴ Static Channels - All fixtures have the same channel numbers
⁵ Sequential - Specify starting channel. Channel numbers cannot go above 512

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3/24/11
4426_SWM_LED_COLORCHANGING

20960 Nordhoff St., Suite B
Chatsworth, CA 91311
Phone: 800.533.5391
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www.hydrel.com

F7 | UNDERWATER LIGHT | 2/2

ES – eSconce®

TYPE

- Precision die-cast aluminum construction
- Now available with highly efficient LEDs
- Four precise optical systems for use with MH or HPS lamp
- Optional fascia panels
- One-piece memory retentive molded silicone gasket
- Powder coat finish in 13 standard colors with a polymer primer basecoat


ES

1. LUMINAIRE | 2. LAMP/BALLAST | 3. COLOR | 4. OPTIONS | 5. FASCIA OPTIONS

1. LUMINAIRE

LED *(Driver included, 120 thru 277 volt, Warm white (3000K), Neutral white (4000K), Bright white (5000K))*
Uplight or down light (36 light emitting diode array, 37 watts)
☐ ES3-36LED-WW *(Warm white)*
☐ ES3-36LED-NW *(Neutral white)*
☐ ES3-36LED-BW *(Bright white)*
Uplight and down light (Primary output 36 LEDs, 37 watt, Secondary output 18 LEDs (18 watts); 67% primary - 40% secondary light distribution)
☐ ES3-54LED-WWX *(Warm white)*
☐ ES3-54LED-NWX *(Neutral white)*
☐ ES3-54LED-BWX *(Bright white)*
HID *(Ballast not included)*
Uplight or down light
☐ ES1-2 *(Type 2)* ☐ ES1-3 *(Type 3)* ☐ ES1-4 *(Type 4)*
☐ ES1-W *(Column narrow beam distribution)*
Uplight and down light (Ballast not included, 60% primary - 10% secondary light distribution)
☐ ES2-2 *(Type II)* ☐ ES2-3 *(Type 3)* ☐ ES2-4 *(Type 4)*
COMPACT FLUORESCENT *(Ballast included, 120 thru 277 volt, -10°C min start temp, specify wattage)*
Uplight or down light
☐ ES3-CF1 *(One 26, 32 or 42 watt, 4 pin lamp)*
☐ ES3-CF2 *(Two 26, 32 or 42 watt, 4 pin lamp)*
Uplight and down light
☐ ES3-CFX *(Two 26, 32 or 42 watt, 60% - 40% light distribution)*

2. LAMP/BALLAST

METAL HALIDE *(120/208/240/277 volt ballast)*
Medium base, ED-17 lamp
☐ 50MH ☐ 70MH ☐ 100MH
G12 base, T-6 ceramic lamp
☐ 39MHT6 ☐ 70MHT6
PULSE START METAL HALIDE *(120/208/240/277 volt ballast)*
Medium base, ED-17 lamp
☐ 150PSMH
G12 base, T-6 ceramic lamp
☐ 150PSMHT6
HIGH PRESSURE SODIUM *(120/208/240/277 volt ballast)*
Medium base, ED-17 lamp
☐ 50HPS ☐ 70HPS
☐ 100HPS ☐ 150HPS
All ballasts are factory wired for 277 volts, unless specified. Lamps not included, except LED option.

3. COLOR

☐ AWT *(Arctic White)*
☐ BLK *(Black)*
☐ MTB *(Matte Black)*
☐ DGN *(Dark Green)*
☐ DBZ *(Dark Bronze)*
☐ WRZ *(Weathered Bronze)*
☐ BRM *(Metallic Bronze)*
☐ VBL *(Verde Blue)*
☐ CRT *(Cortén)*
☐ MAL *(Matte Aluminum)*
☐ MDG *(Medium Gray)*
☐ ATG *(Antique Green)*
☐ LGY *(Light Grey)*
☐ RAL/PREMIUM COLOR *(Provide RAL)*
☐ CUSTOM COLOR *(Provide color chip for matching)*

4. OPTIONS

☐ ORS *(Restrike controller and T-4 socket for quartz lamp. Configured to light following resumption of power until HID reaches full brightness. Lamp wattage not to exceed ballast wattage.)*
☐ OL *(Socket for T-4 mini-can lamp, field wired to a separate circuit. Lamp wattage not to exceed ballast wattage)*
☐ SCB *(Surface control box. 1/2 MPT holes on each side. Gasketed cover. Comes standard in white)*
☐ LDL *(Lightly diffused glass lens to conceal the reflector and decrease visual brightness. Primary lens only)*
☐ BSU *(Battery backup powers a compact fluorescent lamp for up to 90 minutes during a power failure. Output of the 26 watt lamp will be 450 lumens. Output of the 32 watt lamp will be 575 lumens. Output of the 42 watt lamp will be 750 lumens. Not available with HID or LED)*
☐ 34T *(120/240/347 volt ballast for HID lamp ballast except the 55 HPS which is a 120/347 volt ballast. Not available with LED)*
☐ GFH *(Gel filter holder to add color to the luminous front lens. The holder can be field installed. Filter size is 9.5"x240mm x 1.75"x50mm. A template of the filter size and shape is provided. The filters are not supplied or installed by AAL. Standard per high temperature filters are available from Lee Filters (Burbank CA), ROSCO (Stamford CT) or others. Use high temperature filters for longer life)*
☐ PC12 *(120 volt swivel type photocell (specify voltage))*
☐ PC27 *(208-277 volt swivel type photocell (specify voltage))*

5. FASCIA OPTIONS

LUMINOUS ACRYLIC RIBS
☐ LAG *(Edge lit acrylic grill assembly fits over the front lens. Can be combined with the gel filter holder option (GFH) to add color to the edges of the acrylic ribs)*
SMALL CENTER PANEL *(Painted the same color as the fixture)*
☐ SMP(Perforated) ☐ SMA(squares)
☐ SMB(Blank cover)
METAL FINISHES ON FULL PANEL FASCIAS *(The stainless steel fascia panels have a #4 brushed finish with horizontal grain direction. The copper fascia panels will patina over time)*
Full Panel with a Perforated Center
☐ SPH *(Painted finish)* ☐ PFS *(Brushed stainless steel)*
☐ PFC *(Natural copper)*
Full Panel with a 6 Square Center
☐ 4P(Painted finish) ☐ F4S *(Brushed stainless steel)*
☐ F4C *(Natural copper)*

Examples on next page

6. SPECIFICATIONS

HOUSING
The fixture housing is one-piece die cast aluminum. The front door is die cast aluminum, hinged and secured with a self tensioning latch for relamping and lens access. The front glass element is etched, tempered glass. The front lens is internally illuminated when the fixture is energized. The main lens for the reflector is molded tempered glass with a crowned shape to shed water when the fixture is oriented as an uplight. The secondary lens for uplight (or downlight) is a molded, prismatic glass refractor lens to evenly illuminate the wall. The front door is sealed with a one-piece memory retentive molded silicone gasket. The rear electrical access has a molded silicone plug to completely seal the fixture from insects or dirt emanating from the electrical box or conduit. All internal and external hardware is stainless steel.

OPTICAL ASSEMBLY
The reflector module is composed of faceted, semi specular anodized aluminum panels rigidly attached in an aluminum module finished in high reflectance white. The reflector module is easily removed by loosening four screws and lifting it out. The ES2 HID uplight + downlight version includes a second reflector assembly attached to the door which directs the light energy to the refractor lens used for the secondary light output. The ES3 compact fluorescent and LED uplight + downlight versions have a second reflector assembly used to direct light through the refractor lens. ES1 when combined with a blank cover panel (SMB) does not emit light above 90° providing full cutoff.

ELECTRICAL
The ballast is mounted on a prewired module with a quick disconnect plug and removed by loosening two captive screws. HID ballasts are high power factor, rated for -30°C starting. Sockets are medium base, pulse rated porcelain. Compact fluorescent sockets for a 26, 32 or 42 watt lamp are 4 pin, GX24q-3,4, with an electronic ballast, -18°C starting. The CF ballast and LED driver will accept an input voltage of 120 thru 277 volts.

See next page

JOB
TYPE
NOTES:

ARCHITECTURAL AREA LIGHTING
16555 East Gale Ave. I City of Industry I CA 91745
P 626.968.5066 I F 626.369.2690 I www.aal.net

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F8a | EXT. SCONCE/STAIR LIGHT | 1/2

ES – eSconce® | TYPE

FINISH
Fixture finish consists of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

INSTALLATION
To install the fixture, the die cast wall plate is secured to a j-box with 2-3/4" or 3-1/2" screw mounting centers. Quick disconnect wire harness is wired to the power circuit. The fixture is plugged into a quick disconnect and then hooked onto the wall plate. Two captive screws are then tightened to secure the fixture to the wall plate.

CERTIFICATION
The fixture is listed with ETL for outdoor, wet location use, in both an up and down orientation, UL1598 and Canadian CSA Std. C22.2 no.250.

WARRANTY
Fixture is warranted for three years. Ballast components carry the ballast manufacturer's limited warranty. Any unauthorized return, repair, replacement or modification of the Product(s) shall void this warranty. This warranty applies only to the use of the Product(s) as intended by AAL and does not cover any misapplication or misuse of said Product(s), or installation in hazardous or corrosive environments. Contact AAL for complete warranty language, exceptions, and limitations.

DIMENSION



Luminous Acrylic Ribs


LAQ


SMP *Perforated*


SM4 *4 Squares*


SMB *Blank cover*

Small Center Panel *(painted the same color as the fixture)*

METAL FINISHES ON FULL PANEL FASCIAS

Full Panel with a Perforated Center


FPP *Painted Finish*


FPS *Brushed Stainless Steel*


FPC *Natural Copper*

Full Panel with a 4 Square Center


F4P *Painted Finish*


F4S *Brushed Stainless Steel*

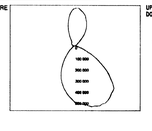

F4C *Natural Copper*

WT: 24 lbs

ES3 CF2 WATTAGE: 87.6 LUMEN OUTPUT: 3003 EFFICACY: 36.5

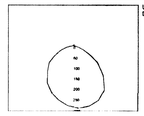
ZONE	LUMENS	%LAMP	%LUMINAIRE
0 - 30	761	12.2%	26.0%
0 - 40	1326	20.7%	44.2%
0 - 60	2422	37.5%	80.7%
60 - 90	553	8.6%	18.4%
0 - 90	2975	46.5%	99.1%
90 - 180	28	0%	0.9%
0 - 180	3003	46.9%	100%

UPLIGHT 0.9%
DOWNLIGHT 99.1%



ES3 54LED WW WATTAGE: 55 LUMEN OUTPUT: 1826 EFFICACY: 33.2

UPLIGHT 22.2%
DOWNLIGHT 77.8%



AAL reserves the right to change product specifications without notice.

IES files can be found at www.aal.net

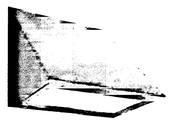
ARCHITECTURAL AREA LIGHTING
16555 East Gale Ave. I City of Industry I CA 91745
P 626.968.5666 I F 626.369.2695 I www.aal.net
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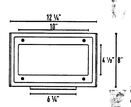
F8a | EXT. SCONCE/STAIR LIGHT | 2/2

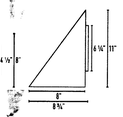
vortech

IVWP12LED
Wedge LED Wall Mount

JOB NAME	CATALOG NUMBER
NOTES	TYPE





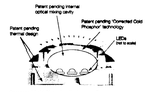


Order Matrix | Example: IVWP12LED3200408

A	B	C	D	E	F
A Series			D Finish		
IVWP12LED	Wedge LED Wall Mount		B Black BZ Bronze SU Surface* †		
B	Lumens / Color Temperature				
1100027	1100 lm 2700K †			E Mounting Option	
1100030	1100 lm 3000K †			blank Downlight	
1100035	1100 lm 3500K †			-UP Up-Light †	
1100040	1100 lm 4000K †				
2200027	2200 lm 2700K			F Option	
2200030	2200 lm 3000K			-BLS Bi-level switching †	
2200035	2200 lm 3500K				
2200040	2200 lm 4000K				
C Power Supply					
blank	120V/277V Non-Dimming Driver				
-D10	120V/277V 0-10V Dimming				
-LDT1	120V/277V Lutron 3-Wire Hi-Lume® 1% Dimming				
-LUT	120V/277V Lutron EcoSystem®				

Notes:
1. Bi-level switching not available with 1100 lm LED.
2. See Surface™ simulated natural finishes submittal sheet for specification.
3. Downlight or up-light mounting options. Must specify up-light option.

WEDGE LED POWERED BY XICATO



Corrected Cold Phosphor Technology®
"Corrected Cold Phosphor Technology" tunes the separated phosphor mix to counter any differences in wavelengths of the LEDs in the modules. This ensures a perfectly uniform, perfectly natural (centred on Black Body Locus) light that is produced to an industry best sustained color point stability (to 1 x 2 MacAdam ellipses, part to part).

DESCRIPTION
Extruded aluminum housing (.125" wall thickness) with full cut-off front frame. Durable architectural powder coat finish over a chromate conversion coating. Meets IES full cut-off requirements.

FEATURES
- Corrected Cold Phosphor Technology®
- Consistent color appearance
- Decorative extruded housing
- Forward throw optics
- Chromate conversion coating
- Includes wall mounting bracket
- Meets IES "Dark Sky" requirements
- Fixture geometry acts a bird deterrent and protects the fixture operation and cleanliness.

FINISH
Available in black (BL) and bronze (BZ). Custom finishes available by special order.

SURFACE® SIMULATED NATURAL FINISHES
- Available in 12 standard wood grain powder coated finishes
- Consult factory

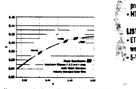
LENS
Tempered flat clear glass lens.

WALL MOUNTING
Mounts over a 4" recessed outlet box. Includes stainless easy-hang wall mounting plate.

LED LIGHT ENGINE
1100 lm Xicato LED Light Engine:
- Nominal input power = 20W
- Module delivered lighting output = 1100lm
2200 lm Xicato LED Light Engine:
- Nominal input power = 40W
- Module delivered lighting output = 2200lm
- 2700K, 3000K, 3500K, and 4000K CCT
- LED's mounted to extruded aluminum heat sink
- 60,000 of average rated life at 70% output
- Color Consistency: CCT +/- 50K, Duv +/- .001, 2 step MacAdam (2 SDCM) along BBL
- Color Rendering Index Consistency: +3, -0pts.
- Color Rendering Index: Ra ≥ 80.
- Module Life: L70 50,000 hrs.
- IP66

ELECTRICAL SYSTEM
- 700mA Constant Current Driver.
- 120V/277V 50/60Hz input
- Class 2 power supply
- Over-voltage, over current and short circuit protection: auto recovery
- MTBF > 100,000 hours

LISTING/WARRANTY
- ETL Listed to US and Canadian standards for wet locations
- 5-Year Intense LED Limited Warranty



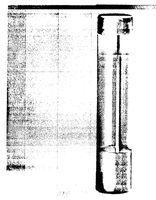
No compromise in consistent color appearance
Xicato modules are available in a range of Color Temperatures: 3000K and 4000K. Each has an exact Black Body Locus target for perfect natural white light. Each has a very tight color point conformity, with a 1 x 2 MacAdam ellipse tolerance, outperforming the ANSI C78.377 standard which equates to a 7 ellipse tolerance. LED binning becomes a thing of the past.

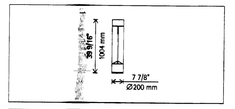
Intense Lighting | 1340 E La Palma Ave. I Anaheim, CA 92866 | **Phone:** 1.800.961.5321 | **Fax:** 1.800.961.5322 | www.intenseolighting.com
Note: Specifications and dimensions subject to change without notice.

F8b | EXT. SCONCE

ERCO

Midipoll Bollard luminaire
Floor washlight with LED









LED 24W 2290lm 3000K warm white

33309.023 Graphit m
LED 24W 2290lm 3000K warm white
Version 6

Product description
Cross-shaped aluminum profile and cylindrical housing; corrosion-resistant cast aluminum, No-Rinse surface treatment. Double powder-coated. Optimised surface for reduced accumulation of dirt.
Electronic control gear, 60Hz, 120V dimmable, 277V switchable; 3 cable entries. Through-wiring possible. 5-pole terminal block.
LED module: high-power LEDs on metal-core PCB. SDCM≤2. CRI >90. LB0/B10 50000h. Collimating lens made of optical polymer.
Cylindrical luminaire head with lower Softec lens: corrosion-resistant cast aluminum, double powder-coated.
Suitable for wet location (IP65): dust-proof and water jet-proof.
120V: Dimming with external dimmers possible (trailing edge).
Available from 2nd quarter 2014
Weight: 24.25lbs / 11.00kg
Maximum wind load area 2.26ft²

ERCO Lighting Inc.
160 Raritan Center Parkway
Suite 10
Edison, NJ 08837
USA
Tel.: +1 732 225 8656
Fax: +1 732 225 8657
info.us@erco.com

Technical region: 120V/277V, 60Hz
We reserve the right to make technical and design changes.
Edition: 04.03.2014
Current version under
www.erco.com/33309.023

F9 | BOLLARD

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

Catalog Number	
Notes	
Type	

INTENDED USE — The STL combines digital LED lighting and controls technologies with high-performance optical designs to offer the most advanced surface-mount luminaire for general ambient lighting applications. High-efficacy light engine delivers long life and excellent color, ensuring a superior quality lighting installation that is highly efficient and sustainable.

CONSTRUCTION — Housing is roll formed from cold-gauge steel.

Impact modified linear-faceted refractor with light diffusing film. Refractor attaches to die cast ends by simple hook and pin design with controlled tension provided by conically welded end plate, providing secure installation and easy maintenance.

Decorative die-cast end caps provide added durability.

Finish: All metal parts are post-painted in white polyester powder coat for smooth, finished edges and uniform light distribution. Natural aluminum finish available on end caps (see Options).

Injection-molded plastic light traps prevent light leaks between shielding and end plates and centers diffuser on channel.

OPTICS — Volumetric illumination is achieved by creating an optimal mix of light to vertical and horizontal work surfaces, rendering interior space, objects and occupants in a more balanced luminous environment.

Light distribution is carefully controlled at high angles, providing just enough luminous flux to create the volumetric effect.

Angled mounting surface combined with crescent-shape linear faceted refractor system obscures and integrates individual LED images and uniformity washes fixture surface with light.

ELECTRICAL — Long-life LEDs, high-efficiency drivers, provide superior quantity and quality of illumination for extended service life. STL is rated to deliver L80 performance for 50,000 hours.

Optional nLight® embedded controls continuously monitor system performance, allow for constant lumen management / compensation function, facilitate simple "plug-and-play" network and controls upgrading via Cat-5 cable. LED driver delivers full-range dimming from 0-10V control signal. Ballast disconnect provided where required to comply with US and Canadian codes.

LISTINGS — CSA certified to meet U.S. and Canadian standards.

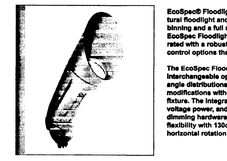
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

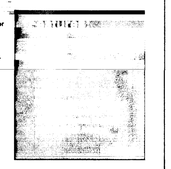
Patents pending. Damp listed.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

Note: Specifications subject to change without notice.





EcoSpec® Floodlight Bullet Mini is a compact architectural floodlight and landscape luminaire offering superior binning and a full range of optical solutions. The **EcoSpec Floodlight Bullet Mini** is indoor and outdoor rated with a robust cast aluminum housing and glare control options that include flush, angled, or full snoots.

The EcoSpec Floodlight Bullet Mini offers field-interchangeable optical lenses in a wide range of beam angle distributions to allow for simple optical design modifications without the need to replace the entire fixture. The integral driver connects directly to AC, line voltage power, and is dimmable through ELV or TRIAC dimming hardware. This luminaire also has great flexibility with 130deg vertical aiming and 360deg horizontal rotation making it ideal for any application.

PERFORMANCE	Correlated Color Temperature (K)	Lumen Output / Input Power (@ Maximum Power)	Efficacy (LPW)
	2700K	600 lm / 8W	75 lm/W
	3000K	640 lm / 8W	80 lm/W
	3500K	696 lm / 8W	87 lm/W
	4000K	744 lm / 8W	93 lm/W
	Color Rendering Index	80	
	Color Consistency	2 Step MacAdam Ellipse	
	Rated Life	50,000 hours @ Ta=25°C (77°F)	
ELECTRICAL	Power Consumption	10 W Typical @ 120 Maximum	
	Power Factor	90	
	Operating Voltage	120 VAC (±10%)	
	Operating / Startup Temperature	-40°F to 122°F (-40°C to 50°C) / Cold Start to -40°F (-40°C)	
CONTROL	Dimming	0-10V (Source and Sink)	
PHYSICAL	Dimensions	12"L x 3.5"W x 3.25"H (305mm x 89mm x 83mm)	
	Housing	Cast Aluminum, Clear Glass	
	Weight	2 lbs. (0.9kg)	
	Cable	3 ft. (1m)	
	Shielding	Optional IP+ and IP20 Cutoff Snoods, 360° Louvered Shield	
	Environment	Indoor / Outdoor Cold Weather (-40°C) / ETL Listed for Wet Locations	
	Beam Angle	Native 115° / Accessory Lens 20° / Optional Snoods 90° and 180°	
	Mounting	Universal Wall Mount with Locking Nut	
FIXTURE RATING & CERTIFICATIONS	CE, ENEC, C-Tick Certified ETL Certified RoHS Compliant		
WARRANTY	5 Year Warranty		

EcoSense Lighting Inc.
915 Wilshire Boulevard
Suite 2175
Los Angeles, CA 90017

Phone 212-228-8118
Fax 212-228-5113
Toll Free 855.632.6736
855.6.ECOSEN

Specifications subject to change without notice. Visit EcoSenseLighting.com for the most current specifications.

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RFBC-ELI-S-20121212-V1

F10 | STRIP LIGHT

F11 | CANOPY LIGHTS

F12 | PLANTER LIGHT

REV.	DESCRIPTION	DATE

CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL CA 92677

Project

Nikolakopulos, inc.
Electrical Engineering • Lighting Design
27611 LA PAZ ROAD, SUITE C-1, LAGUNA NIGUEL, CA 92677
TEL (949) 362-7277 FAX (949) 830-7281
WWW.NIKOLAKOPULOS.COM



Sheet Title

LIGHTING FIXTURE CUT SHEETS/SPECS

Scale:

Date 1/05/15

Drwn By V.P. | Chkd By M.N.

Sheet Number

E1.10

HYDREL

A Hydrel Acuity Brands Company

IP68

4415 WET NICHE MOUNT

LINE OR LOW VOLTAGE FOUNTAIN FIXTURE

TYPE | JOB NAME

PART NUMBER:

Model | Lamp Type | Voltage | Distribution | Mounting | Comfort | Accessories | Cord | Lamp | Option

DESCRIPTION

The 4415 niche mounted fountain fixture is available with a wide selection of lamp options. The 4415 is available in both 12V and 120V.

FEATURES & SPECIFICATIONS

FIXTURE HOUSING & DOOR: Heavy well cast bronze construction. Natural bronze finish.

NICHE: Stainless steel with cast bronze mounting frame which has provisions for locking of fixture into position. Pressure grounding lugs an interior and exterior surfaces. Conduit entrance is 3/4" NPT with 3/4" x 1/2" NPT reducer bushing or PG16.

LAMP: 120V, A21 110W Max. Incandescent or 300W Max. T-3 quartz. 12V, (3) 75W Max. MR16 lamps.

SOCKET: Incandescent - medium base, quartz - RSC single contact base, MR16 - GxS.3 Bi-pin.

LENS: Tempered borosilicate diffused glass.

GASKET: Single piece molded U-shaped silicone.

CORD: Minimum of 35' of #10-3ST US standard or 10M of H07RN-F2x5 for European standard submersible rated cord for 12V fixtures. Minimum of 35' of #16-3ST US standard submersible rated cord for 120V fixtures. Cord entrance is brass water-tight seal and epoxy encapsulated. *Cord length must be specified.* ***NOTE:*** *Sufficient cord should be coiled in the fixture niche to allow for the removal of fixture to above water level for re-lamping.*

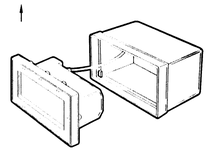
FACTORY LEAK TESTED: *Fixtures* are tested at 10 PSI (0.70kg/cm²) internal pressure while totally submerged in water.

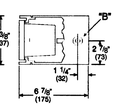
LOW WATER CUT-OFF: Temperature sensing low water cut-off standard.

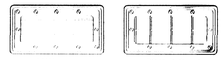
FASTENERS: Stainless steel.

ACCESSORIES: *Rock Guard:* Cast bronze exterior rock guard (RG) available. *Louver:* 45° cut-off cast bronze louver door. Louver door ELVV option comes with a clear lens only. ***NOTE:*** *Either a rock guard or louver is required for floor mounted fixtures.*

LISTING: U.L, I.E.C.







LLV Louver

RG Rock Guard

APPROVALS

NOTE: HYDREL RESERVES THE RIGHT TO MODIFY SPECIFICATION WITHOUT NOTICE. Any dimension on this sheet is to be assumed as a reference dimension. Used for information purposes only. It does not govern manufacturing or inspection requirements." (ANSI Y14.5-1973)

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8/18/08
4415_NM_Rev2

20950 Nordhoff St., Suite B
Chatsworth, CA 91311
Phone: 818.533.9901
Fax: 818.533.5201
www.hydrel.com

F13 FOUNTAIN LIGHT

LUMAN LIGHTING USA

LUMINAIRE SPECIFICATION

Head Office: Tel: 503-645-0500
7144 NW Progress Ct Fax: 503-645-8100
Hillsboro, Oregon 97124
www.lumanlightingusa.com

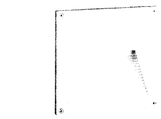
IP65 : Suitable for Wet Locations
IK09 : Impact Resistant (Vandal Resistant)

URA-40551

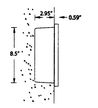
Rado 3 recessed location light LED

A range of rectangular and square wall recessed luminaires, with an indirect optical system, offering high vandal resistance. Suitable for indoor or outdoor applications. A recessed lamp eliminates all discomfort glare. Light is directed to the ground, providing illumination where it is needed and minimizing light spill.

Low copper content die-cast aluminum housing with a high corrosion resistance. Stainless steel screws. Durable silicone rubber gasket and toughened glass diffuser. Double cable entry. Housing is treated with a chemical chromatized protection before powder coating, ensuring high corrosion resistance. Integral control gear. Anodized high purity aluminum reflector.







Physical Data
Length: 9.53"
Height: 9.53"
Weight: 4.19 lbs

Lamp
☐ 18w - 240lm - White - LED

LED Color (Please Specify)
☐ W27 - 2700K
☐ W30 - 3000K
☐ W40 - 4000K

Voltage (Please Specify)
☐ 120V
☐ 277V
☐ Other _____

Options (Please Specify)

Color (Please Specify)
☐ 01-Black - RAL 9011
☐ 02- Dark Grey - RAL 7043
☐ 03-White - RAL 9003
☐ 04 - Metallic Silver - RAL 9006
☐ 05-Matt Silver - RAL 9006
☐ 07- Custom - RAL
☐ 06-Bronze - RAL 6014

☐ Surface Mounting Box Enclosure







Ordering Example : URA - 40551 - White-11w - W30 - 120v - Options

PROJECT: _____ DATE: _____
TYPE: _____ QUANTITY: _____ NOTE: _____

Rev: 11/13

Lumen Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information.
Due to the continual improvements in LED technology data and components may change without notice.

Intertek

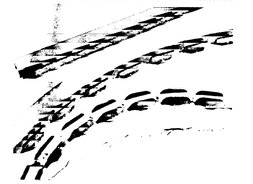
F14 STEP LIGHT

CAT: FEET:

TYPE: PROJECT:

FLEXLUM™ LED MODULAR LIGHTING

Patent pending, versatile, flexible LED system for direct or indirect continuous illumination interior and exterior architectural delineation



FEATURES

- Modular, patent pending linear LED system for straight or curved applications (6 foot minimum radius curves) to create recessed or continuous illumination with three different fixture styles
- Smooth full range dimming capability with commercially available LV (magnetic) dimmers, ELV or 0V–10V dimming (see pg 4 for dimming)
- Standard output with illumination up to 310 lumens per foot without Diffuser, 185 lumens per foot with Diffuser

SPECIFICATIONS

FLEXLUM LED DATA BASED ON MODULE STRAND AND CHANNEL W/OUT DIFFUSER
LED LIFE* 50,000 HRS

COLOR TEMP**	EFFICACY LM/WT	LM/FT 2 FT/ 2 FT	WT/FT MAX
Delux Warm White (2800°K +/- 100°K)	55.4	[illegible]	[illegible] Module Strand
Warm White (3200°K +/- 100°K)	60.5	[illegible]	[illegible] Module Strand
Neutral White (4100°K +/- 100°K)	70.6	[illegible]	[illegible] Slim Channel
Cool White (5000°K +/- 100°K)	78.1	[illegible]	[illegible]
Blue / Green	N/A	[illegible]	[illegible]
Red / Yellow	N/A	[illegible]	[illegible]

[illegible] 20% with 1w 2" [illegible] Straight & Flex Channel

* LEDs operate at 90% of LED manufacturers max current spec rating. **Color temp+/- 100°K

Spacing–3 LEDs per module spaced at 5/16" OC

Optics- Each LED module contains 3 SMD LEDs with integrated 150° optic in an IP65 rated housing

Flexible LED Module Strand–Standard Module Strand with LED modules at 4 1/6" OC–2.67 modules per ft. Modules are wired in parallel and mount with double sided tape or screws (by others)

Strand with Straight Channel–4 ft and 8 ft linear sections with Module Strand inserted at 2 7/8" OC between modules and mounts directly to mounting facade or recessed cove (screws by others)

Strand with Flex Channel–4 ft and 8 ft segmented channel with Module Strand inserted at 2 7/8" OC allows for bends and arcs (6 ft min radius, screws by others)

Optional Diffuser–Flexible linear acrylic lens diffuser mounts to channel for continuous illumination effect, 6 ft min radius. Available in 4 ft and 8 ft lengths standard. Diffuser requires Straight or Flex Channel

Max length per 4A circuit
Module Strand - 75 ft Red & Yellow (200 modules at 4 1/6" OC)
37 ft Blue, Green & Whites (100 modules at 4 1/6" OC)
All Channel–48 ft Red & Yellow (200 modules at 2 7/8" OC)
24 ft Blue, Green & Whites (100 modules at 2 7/8" OC)

Warranty–Limited 5 year warranty

Field cuttable–Between modules at each module

Power supply–Listed Class II 24V DC required

Rating: IP65 modules cULus listed in compliance with UL standard 2108 low voltage wet location

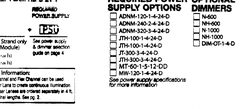
PROFILES

Module Strand



Module Strands are manufactured with a 4 1/6" OC spacing, but can be installed as close as 2 7/8" OC.

Channel fixtures



Optional Straight and Flex Channel fixtures are manufactured with Module Strand inserted at 2 7/8" OC spacing

IP65 cULus

FLEXLUM LED ORDER SPECIFICATION GUIDE EXAMPLE: FLXM-RD-S-24-1

PRODUCT CODE	LED COLOR	FIXTURE TYPE	VOLTAGE	LENGTH	REQUIRED POWER SUPPLY
FLXM-				24 -	PSU
FLEXLUM	32=Deluxe Warm White (2800°K) 32=Warm White (3200°K) 41=Neutral White (4100°K) 50=Cool White (5000°K) BL=Blue GR=Green RD=Red YL=Yellow	Mx=Module Strand only FC=Flex Channel with Module Strand ST=Straight Channel with Module Strand	24=24V DC	1=Module Strand only (per each Module) 4=4 ft (per each) 8=8 ft (per each)	See power supply & dimmer section page on page 4

Ordering Information:
Straight Channel and Flex Channel can be used with Diffuser only for continuous illumination effect. Diffuser comes in standard segments of 4 ft. or 8 ft. nominal lengths. See pg. 2

REQUIRED POWER SUPPLY OPTIONS
☐ ADNM-120-1-4-24-D
☐ ADNM-240-2-4-24-D
☐ ADNM-320-3-4-24-D
☐ ITN-100-1-4-24-D
☐ ITN-100-1-4-24-D
☐ ITI-300-3-4-24-D
☐ ITI-300-3-4-24-D
☐ MT-60-1-5-12-DD
☐ MW-120-1-4-24-D
See power supply specifications for more information

OPTIONAL DIMMERS
☐ N-600
☐ N-1000
☐ NH-1000
☐ DIM-DT-1-4-D

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tivoli Tivoli, LLC • 15802 Mosher Ave, Tustin, CA 92780 • ph 714 957-8101 fx 714 427-3458 • www.tivolilighting.com / sales@tivolilighting.com

F15 STRING LIGHT

BeveLED 2.0 Trimless

PROJECT INFORMATION
PROJECT: _____
DATE: _____
TYPE: _____

DOWNLIGHT 3321

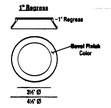


BeveLED 2.0 Recessed Downlight - It's a Downlight, Adjustable and Wall Wash - all in one housing - interchangeable anytime. The BeveLED 2.0 provides maximum delivered lumens and optical performance through the optimization of thermal, optical and LED science in the smallest possible aperture.

DELIVERED PERFORMANCE

BeveLED 2.0 DOWNLIGHT	12 Watts		16 Watts		24 Watts		33 Watts	
	90+ CRI	90+ HIGH CRI	90+ CRI	90+ HIGH CRI	90+ CRI	90+ HIGH CRI	90+ CRI	90+ HIGH CRI
Color Rendering Index								
Lumens per Watt	77	67	76	66	73	60	66	55
Source Lumens	1150	1000	1575	1300	2175	1800	2725	2275
Delivered Lumens	925	800	1250	1050	1750	1450	2175	1875
Color Consistency	2-Step MacAdam Ellipse							

Performance based on 3000K



CCT MULTIPLIER	2700K	3000K	3500K	4000K
Color Rendering Index	90+ CRI	90+ CRI	90+ CRI	90+ CRI
R9 Value	21	21	21	21
Multiplier for Lumen Output	0.91	1.00	1.00	1.00

HOW TO SPECIFY

Ordering Example: Specify trim code and housing code to order: Example : **3321W - B1- F - 10 - LRLD4 - 9012 - C2 - 27K3 - 30 - NC - 277V - DIML2 - CB27**

TRIM ORDERING INFORMATION

TRIM OPTION | BEVEL STYLE | LENS [1] | BEVEL FINISH

3321 Round Trimless Downlight 1" Regress

W Wet location [1]
EML Emergency [2]
EMLW Emergency and wet location [1,2]

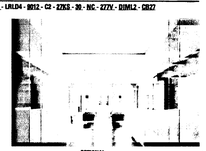
B1 1" Regress Bevel, Die Cast

F Frosted

[1] Wet location, use with B1 trim only
[2] not for use with NCSM or F7 housing

[3] Note: Bulbs are provided standard

W White
13 Statuary Bronze
35 Black
39 Metalized Grey
RAL Custom Color Specify RAL #



HOUSING ORDERING INFORMATION

HOUSING CODE | WATTAGE | ENGINE CODE | COLOR | REFLECTOR | HOUSING TYPE | VOLTAGE | OPTIONAL DIMMING DRIVER | ACCESSORIES

LRLD4

9012 12W LED, 925 lumens
9016 18W LED, 1250 lumens
9024 24W LED, 1750 lumens
9033 33W LED, 2175 lumens

C2

27K3 2700K, 80+ CRI
30K3 3000K, 80+ CRI
35K3 3500K, 80+ CRI
40K3 4000K, 80+ CRI
27K9 2700K, 90+ CRI
30K9 3000K, 90+ CRI

2 Step MacAdam ellipse is standard for all

30 30° beam
38 38° beam
80 80° beam

[4] IC, FT and 35W CP not available with DA

[5] EM option is selected with NCSM or 80° optics, remote EM and test switch are provided

NC New Construction
PT Pet Housing [6]
New Construction
NCRM1 Narrow Width 1 1-1/4" ceiling max
NCRM2 Narrow Width 1 2-1/4" ceiling max
CP Chicago Plenum [4]
IC Insulation Contact Rated / Airtight [4]

120V
277V

DIML2 0-10V dim, 10%
DIML3 Lutron Hi-Lume 1% 2-wire, 120V only
DIML4 Lutron Hi-Lume 1% 3-wire/ECO
DIML5A ELDO 0-10V 0.1%, bipartisan [7]
DIML6B ELDO 0-10V 0.1%, linear [7]
DIML7 ELDO DALI 0.1% [7]
DIML8 ELDO DMX 0.1% [4,7]
DIML9 TRIAC 10% 2-wire, 120V only [8]
DIML10 ELV 10% 3-wire, 120V only [8]

[6] Note: NCSM housings require sleve ceiling access. Not for use with IC, FT or 35W housings

[7] MLV, not for use with NCSM1 housing.

[8] Note: N/A with 35W
[9] Note: N/A with NCSM

CB27 27" C-Channel Bars
CB32 32" C-Channel Bars
EML Emergency battery [9]
EMLW Emergency battery, wet location [9]
MLVF Millwork adapter [9] XX=Specify Color (10, 12, 21, 35, DALI Millwork not wet listed

USAI®

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Revised 06/13/2014

F16 DOWNLIGHT

LUMAN LIGHTING USA

LUMINAIRE SPECIFICATION

Head Office: Tel: 503-645-0500
7144 NW Progress Ct Fax: 503-645-8100
Hillsboro, Oregon 97124
www.lumanlightingusa.com

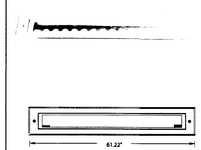
IP67 : Suitable for Wet Locations
IK09 : Impact Resistant (Vandal Resistant)

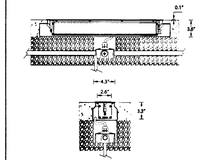
ULI-60345

Light linear inground uplight LEDs luminaire

Light linear luminaires are designed to be multi-functional, offering a wide range of lighting solutions and dramatic high lighting effects on architectural facades of buildings. Drive over, rated 1,000 lbs at 15 MPH with pneumatic tyres. They are suitable for many applications including commercial, historic or modern architectural interiors and exteriors. The luminaires have features such as long life, limited maintenance and constant lifetime performance. The cool lens is perfect for public and pedestrian areas. The luminaires use a high quality LED source with low energy consumption and long service life, 60,000 - 80,000 Hrs. The different length options allow the luminaire to be tailored exactly to the architectural structure.

Material Characteristics
The luminaire is rated as class I with the high power LED integral driver, and class II when using a remote LED driver. A small profile low copper content die-cast aluminum and extruded aluminum body with high corrosion resistance. Power is provided through a single PG11 watertight anti wicking cable gland and 3ft of Outdoor Submersible #18/3 SOOW 600V power cable. Two PG11 cable glands are available upon request. Stainless steel mounting hardware. Durable silicone rubber gasket and clear tempered glass and stainless steel frame. ADA-non-slip glass is available as an option. Main housing is treated with a chemical chromatized protection before powder coating, ensuring high corrosion resistance. The recessing box is standard and can be pre-shipped for installation in concrete.
There are two types of LED lamp sources. One being a high power LED with multiple beam options, or SMD (LED). Both types are available in red, blue, amber green and white 2700K, 3000K and 4000K. Consult factory for additional colors. Standard product has integral driver.





Physical Data
Length: 61.22"
Weight: 20.9 lbs

Lamp
☐ 82w - 4315lm - White - LED

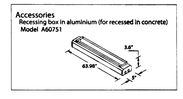
Beam Angle (Please Specify)
☐ VN - Very Narrow Beam : 9 Deg
☐ N - Narrow Beam : 13 Deg
☐ M - Medium Beam : 23 Deg
☐ W - Wide Beam : 38 Deg

LED Color (Please Specify)
☐ W27 - 2700K
☐ W30 - 3000K
☐ W40 - 4000K

Voltage (Please Specify)
☐ 120V
☐ 277V
☐ Other _____

Options (Please Specify)
☐ ADA- Non-Slip Lens
☐ Wall Wash 8° tilt

Accessories
Recessing box in aluminium (for recessed in concrete)
Model A60751





Ordering Example : ULI - 60345 - White-82w - W30 - N - 120v - Options

PROJECT: _____ DATE: _____
TYPE: _____ QUANTITY: _____ NOTE: _____

Rev: 11/13

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Intertek

F17 SIGN UPLIGHT

LUMAN LIGHTING USA

LUMINAIRE SPECIFICATION

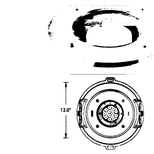
Head Office: Tel: 503-645-0500
7144 NW Progress Ct Fax: 503-645-8100
Hillsboro, Oregon 97124
www.lumanlightingusa.com

IP67 : Suitable for Wet Locations
IK10 : Impact Resistant (Vandal Resistant)

UKI-60731

Kios 1 inground uplight round dia 8.66" LED

A top range of small shallow inground uplights. Round or square surface stainless steel front ring for use in shopping and pedestrian areas for illuminating squares, parks, gardens, sculptures, flag poles and trees.
Lamp options include Mains Voltage MR16 lamps as well as energy saving Compact Fluorescent and LED all with integral control gear.
Main characteristics are low glare and the limited maintenance concept when using LED's. This LED product has a standard 'touchable glass' ideally suited for spaces that are used by the general public.
The luminaires have a high quality LED source with low energy consumption and long service life 60,000 – 80,000 Hrs.
To ensure efficient drainage, gravel must be used to a depth of 17" and a width of 12" beneath the housing, and should also be placed around the luminaire.
Low copper content die-cast aluminum housing with a chemical chromatized protection before powder coating, ensuring high corrosion resistance.
Power is provided to the integral control gear through a single anti-wicking PG13.5 watertight cable gland and 2ft of outdoor submersible #18/3 SOOW 600V power cable. Durable silicone rubber gasket and clear or frosted toughened 0.6 in. thick glass. 2.5 ton load is transferred by the housing to the foundation. Vehicles with pneumatic tires can drive over the luminaire but the speed must not exceed 30mph. The distance between the floodlight and the illuminated surface should be at least 1.6ft. Recessing box in high density polyethylene. Optional ADA anti slip surface.
The high power LED option is available in red, blue, amber, green and white 2700K, 3000K and 4000K. Consult factory for additional colors.



Physical Data
Diameter: 8.66"
Weight: 10.5 lbs

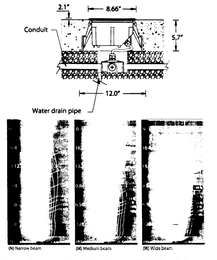
Lamp
☐ 12w - 755lm - White - LED

Beam Angle (Please Specify)
☐ N- Narrow Beam : 20 Deg
☐ M - Medium Beam : 27 Deg
☐ W- Wide Beam : 36 Deg

LED Color (Please Specify)
☐ W27 - 2700K
☐ W30 - 3000K
☐ W40 - 4000K

Voltage (Please Specify)
☐ 120V
☐ 277V
☐ Other _____

Options (Please Specify)
☐ (F) Lightly Frosted Lens
☐ ADA- Non-slip lens





Ordering Example : - UKI - 60731 - White - N - W30 - 120v - Options

PROJECT: _____ DATE: _____
TYPE: _____ QUANTITY: _____ NOTE: _____

Rev: 11/13

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Due to the continual improvements in LED technology data and components may change without notice.

Intertek

F18 UPLIGHT

REV.	DESCRIPTION	DATE

CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL CA 92677

Project

nikolakopulos, inc.
Electrical Engineering • Lighting Design
2751 SKYPARK DR #250 TORRANCE CA 90505
TEL: 310.517.1100 FAX: 310.517.1101

REGISTERED PROFESSIONAL ENGINEER
JAMES NICOLAKOPULOS
No. 12278
ELECTRICAL
STATE OF CALIFORNIA

Sheet Title

LIGHTING FIXTURE CUT SHEETS/SPECS

Scale:

Date 1/05/15
Drwn By V.P.
Chkd By M.N.

Sheet Number

E1.11

PANEL: "HS1A"

PANEL VOLTAGE: 208/120 3φ 4 W
BUS: 225
MAINS: M.L.O.
AIC RATING: 10,000

CIRCUIT CODE: blank or N : NON-CONTINUOUS
L : LONG-CONTINUOUS
R : DEMANDABLE RECEPTACLES
K : KITCHEN

DATE: 01/05/15 TIME: 15:46:26
JOB: CAREER LOFTS
NO. OF EQUIPMENT: 0

CKT NO	CODE	TRIP	POLE	LOAD DESIGNATION DESCRIPTION	(NOTE)	M	R	L	φA	φB	φC	ABC	φA	φB	φC	L	R	M	LOAD DESIGNATION (NOTE) DESCRIPTION	TRIP	POLE	CODE	CKT NO
1	L	20	1	LEVEL A GARAGE SOUTH					19	950			780			26			TREE UPLTS.	20	1	L	2
3	L	20	1	LEVEL A GARAGE SOUTH					20		1000			894		41			DRIVEWAY	20	1	L	4
5	L	20	1	LEVEL A GARAGE SOUTH					20			1000			588	14			UPPER DECK/POLES	20	1	L	6
7	L	20	1	LEVEL 1 GARAGE SOUTH					16	800			630			21			UPPER DECK/POLES	20	1	L	8
9	L	20	1	LEVEL 1 GARAGE SOUTH					13		650			544		33			SOUTH BLDG. FACADE	20	1	L	10
11		30	3	EV		1						X			895	9			NORTH BLDG. FACADE	20	1	L	12
13			2	---		–			X				200					J	CONTROL	20	1		14
15		30	3	EV		1				X				X					EF-3	20	1		16
17			2	---		–					X				X				FCU-6	20	1		18
19		20	1	TEL. BKBD.					X				X						FCU-6	20	1		20
21		20	1	EF-5		1				X				X					CONV.	20	1		22
23		20	1	EF-4		1					X				X				SPARE	20	1		24
25		20	1	ELEV FAN/LTS.	J				X				X						SPARE	20	1		26
27		20	1	ELEV FAN/LTS.	J					X				X					SPARE	20	1		28
29		20	1	ELEV PIT			1	1			X				X				SPARE	20	1		30
31		20	1	ELEV PIT			1	1	X				X						SPACE				32
33		20	1	EF-4						X				X					SPACE				34
35		20	1	CONV.							X				X				SPACE				36
37		20	1	EV		1			X				X						SPACE				38
39			2	---		–				X				X					SPACE				40
41		20	1	ELEC RM.							X				X				SPACE				42

PANEL NOTES:

PHASE TOTALS φA: 3360 φB: 3088 φC: 2483

TOTAL CONNECTED VA	8931
CONNECTED VA (CODE N)	200
CONNECTED VA (CODE L)	8731
CONNECTED VA (CODE R)	0
CONNECTED VA (CODE K)	0
PANEL CONNECTED KVA	8.9
PANEL DEMAND KVA	11.1
PANEL DEMAND AMPS	30.9
HIGH φ AMPS W/LCL	34.6

* 7-DAY, PROGRAMMABLE ASTRONOMICAL T/C

PANEL: "HN1A"

PANEL VOLTAGE: 208/120 3φ 4 W
BUS: 225
MAINS: M.L.O.
AIC RATING: 10,000

CIRCUIT CODE: blank or N : NON-CONTINUOUS
L : LONG-CONTINUOUS
R : DEMANDABLE RECEPTACLES
K : KITCHEN

DATE: 04/16/14 TIME: 09:04:56
JOB: CAREER LOFT
NO. OF EQUIPMENT: 0

CKT NO	CODE	TRIP	POLE	LOAD DESIGNATION DESCRIPTION	(NOTE)	M	R	L	φA	φB	φC	ABC	φA	φB	φC	L	R	M	LOAD DESIGNATION (NOTE) DESCRIPTION	TRIP	POLE	CODE	CKT NO
1				X					X				900			18			LEVEL A GARAGE	20	1		2
3				X						X				800		16			LEVEL A GARAGE	20	1		4
5				X							X				650	13			LEVEL 1 GARAGE	20	1		6
7				X					X				700			14			LEVEL 1 GARAGE	20	1		8
9				X						X				X					X				10
11				X							X				X				X				12
13				X					X				X						X				14
15				X						X				X					X				16
17				X							X				X				X				18
19				X					X				X						X				20
21				X						X				X					X				22
23				X							X				X				X				24
25				X					X				X						X				26
27				X						X				X					X				28
29				X							X				X				X				30
31				X					X				X						X				32
33				X						X				X					X				34
35				X							X				X				X				36
37				X					X				X						X				38
39				X						X				X					X				40
41				X							X				X				X				42

PANEL NOTES:

PHASE TOTALS φA: 1600 φB: 800 φC: 650

TOTAL CONNECTED VA	3050
CONNECTED VA (CODE N)	3050
CONNECTED VA (CODE L)	0
CONNECTED VA (CODE R)	0
CONNECTED VA (CODE K)	0
PANEL CONNECTED KVA	3.1
PANEL DEMAND KVA	3.1
PANEL DEMAND AMPS	8.5
HIGH φ AMPS W/LCL	13.3

PANEL: "ESA"

PANEL VOLTAGE: 208/120 3φ 4 W
BUS: 60
MAINS: M.L.O.
AIC RATING: 10,000

CIRCUIT CODE: blank or N : NON-CONTINUOUS
L : LONG-CONTINUOUS
R : DEMANDABLE RECEPTACLES
K : KITCHEN

DATE: 04/16/14 TIME: 09:10:33
JOB: CAREER LOFT
NO. OF EQUIPMENT: 0

CKT NO	CODE	TRIP	POLE	LOAD DESIGNATION DESCRIPTION	(NOTE)	M	R	L	φA	φB	φC	ABC	φA	φB	φC	L	R	M	LOAD DESIGNATION (NOTE) DESCRIPTION	TRIP	POLE	CODE	CKT NO
1				X					X				950			19							
3				X						X				450		9							
5				X							X				X				X				6
7				X					X				X						X				8
9				X						X				X					X				10
11				X							X				X				X				12
13				X					X				X						X				14
15				X						X				X					X				16
17				X							X				X				X				18
19				X					X				X						X				20
21				X						X				X					X				22
23				X							X				X				X				24
25				X					X				X						X				26
27				X						X				X					X				28
29				X							X				X				X				30

PANEL NOTES:

PHASE TOTALS φA: 950 φB: 450 φC: 0

TOTAL CONNECTED VA	1400
CONNECTED VA (CODE N)	1400
CONNECTED VA (CODE L)	0
CONNECTED VA (CODE R)	0
CONNECTED VA (CODE K)	0
PANEL CONNECTED KVA	1.4
PANEL DEMAND KVA	1.4
PANEL DEMAND AMPS	3.9
HIGH φ AMPS W/LCL	7.9

PANEL: "ENA"

PANEL VOLTAGE: 208/120 3φ 4 W
BUS: 60
MAINS: M.L.O.
AIC RATING: 10,000

CIRCUIT CODE: blank or N : NON-CONTINUOUS
L : LONG-CONTINUOUS
R : DEMANDABLE RECEPTACLES
K : KITCHEN

DATE: 04/16/14 TIME: 09:13:39
JOB: CAREER LOFT
NO. OF EQUIPMENT: 0

CKT NO	CODE	TRIP	POLE	LOAD DESIGNATION DESCRIPTION	(NOTE)	M	R	L	φA	φB	φC	ABC	φA	φB	φC	L	R	M	LOAD DESIGNATION (NOTE) DESCRIPTION	TRIP	POLE	CODE	CKT NO
1		20	1	LEVEL A EM. LTG.					14	700			X										
3		20	1	LEVEL 1 EM. LTG.					13		650			X									
5				X							X				X				X				6
7				X						X			X						X				8
9				X							X			X					X				10
11				X							X				X				X				12
13				X						X			X						X				14
15				X							X			X					X				16
17				X							X				X				X				18
19				X						X				X					X				20
21				X							X				X					X				22
23				X							X				X					X				24
25				X						X				X					X				26
27				X							X				X					X				28
29				X							X				X					X				30

PANEL NOTES:

PHASE TOTALS φA: 700 φB: 650 φC: 0

TOTAL CONNECTED VA	1350
CONNECTED VA (CODE N)	1350
CONNECTED VA (CODE L)	0
CONNECTED VA (CODE R)	0
CONNECTED VA (CODE K)	0
PANEL CONNECTED KVA	1.4
PANEL DEMAND KVA	1.4
PANEL DEMAND AMPS	3.7
HIGH φ AMPS W/LCL	5.8

REV.	DESCRIPTION	DATE

Project

CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL CA 92677

Nikolakopulos, inc.
Electrical Engineering • Lighting Design
2780 SKYPARK DR. #280 · TORRANCE, CA · 90505
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REGISTERED PROFESSIONAL ENGINEER
MINAS NIKOLAKOPULOS
No. 12276
ELECTRICAL
STATE OF CALIFORNIA

Sheet Title

PANEL
SCHEDULES

Scale:

Date 1/05/15

Drwn By V.P. | Chkd By M.N.

Sheet Number

E2.1



City set

RECEIVED
JAN 06 2015
CITY OF LAGUNA NIGUEL
COMMUNITY DEVELOPMENT

THE CITY OF LAGUNA NIGUEL
APPROVED
This set of plans & specifications must be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from Community Development Division, City of Laguna Niguel.
The stamping of these plans and specifications SHALL NOT be held to permit or be an approval of the violation of any provision of any City Ordinance or State Law.
Date: 1-26-15
By: Building Official

BLD

2 Sets only

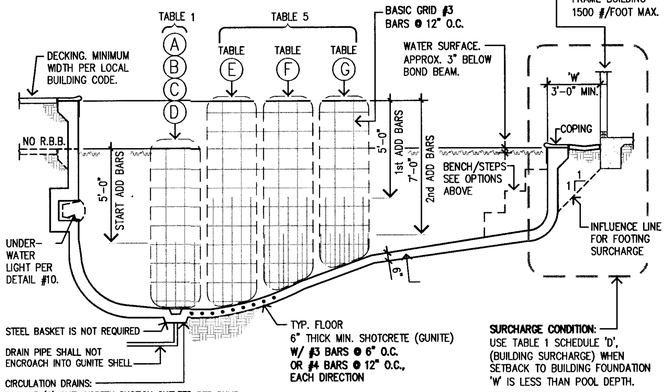
OK Dave
Building
Planning

28100 CABOT RD
3 site lighting poles

B15-0072

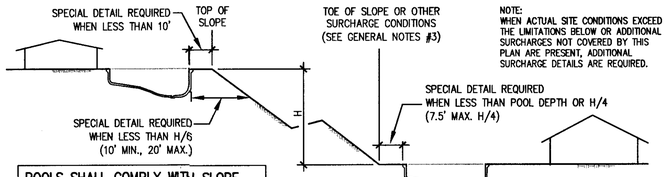
BENCH AND STEP OPTIONS:

1. UNDISTURBED EARTH MAY BE LEFT IN PLACE TO FORM THE STEPS OR BENCHES. REINFORCING STEEL SHOULD BE PLACED AROUND THE STEP OR BENCH SHAPED EARTH (3" CLEAR FROM EARTH).
2. THE EARTH MAY BE REMOVED AND BENCHES AND STEPS MAY BE FORMED OF SHOTCRETE (GUNITE) WITHIN THE STRUCTURAL POOL SHELL. REINFORCING AT THE SURFACE OF THE BENCHES AND STEPS IS OPTIONAL.



CIRCULATION DRAINS:
PROVIDE (2) ANTI-VORTEX SUCTION OUTLETS PER PUMP, COVERED WITH APPROVED A.S.M.E. STANDARD A112.19.8 ANTI-ENTRAPMENT GRATES, THAT ARE HYDRAULICALLY BALANCED AND SYMMETRICALLY PLUMBED THROUGH "T" FITTINGS. DRAINS SHALL BE SEPARATED BY THREE FEET IN ANY DIMENSION. SEE ELECTRICAL AND PLUMBING NOTE 8.

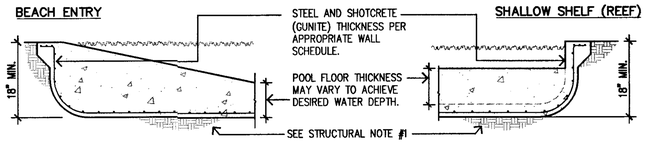
TYPICAL LONGITUDINAL SECTION — N.T.S. — 2



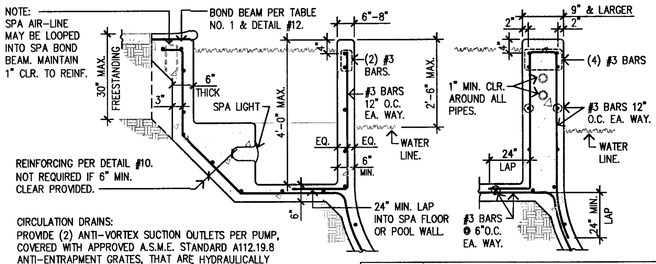
NOTE:
WHEN ACTUAL SITE CONDITIONS EXCEED THE LIMITATIONS BELOW OR ADDITIONAL SURCHARGES NOT COVERED BY THIS PLAN ARE PRESENT, ADDITIONAL SURCHARGE DETAILS ARE REQUIRED.

SURCHARGE CONDITIONS — ADDITIONAL SPECIAL DETAILS REQUIRED FOR CONDITIONS ABOVE — N.T.S. — 3

REFER TO AMERICAN NATIONAL STANDARD FOR RESIDENTIAL IN-GROUND SWIMMING POOLS PUBLISHED BY AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) AND THE NATIONAL SPA & POOL INSTITUTE (APSP)



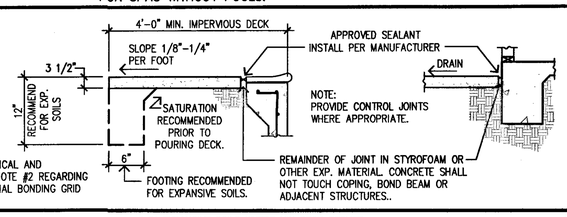
SHALLOW FEATURES — MAINTAIN 18" MIN. EMBEDMENT INTO UNDISTURBED OR 90% COMPACTED SOIL — N.T.S. — 4



CIRCULATION DRAINS:
PROVIDE (2) ANTI-VORTEX SUCTION OUTLETS PER PUMP, COVERED WITH APPROVED A.S.M.E. STANDARD A112.19.8 ANTI-ENTRAPMENT GRATES, THAT ARE HYDRAULICALLY BALANCED AND SYMMETRICALLY PLUMBED THROUGH "T" FITTINGS. DRAINS SHALL BE SEPARATED BY THREE FEET IN ANY DIMENSION. SEE ELECTRICAL AND PLUMBING NOTE 8.

DAM WALL HORIZ. BAR LAP SPLICE:		
	6" DAM	– LAP INTO SPA REINF.
	12" DAM	– LAP INSIDE BARS INTO SPA REINF. – LAP OUTSIDE BARS INTO POOL REINF.

SPA DETAILS — SPA DETAILS MAY BE USED FOR SPAS WITHOUT POOLS. — N.T.S. — 7

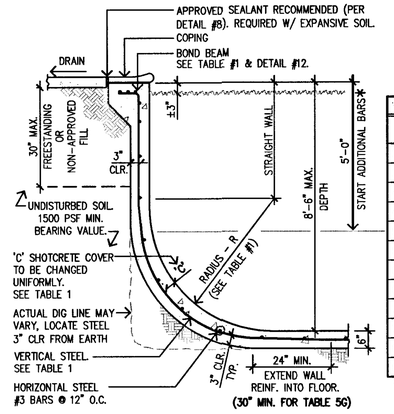


EXPANSIVE SOIL DETAILS — IN EXPANSIVE SOILS WHERE MIN DECK REQMTS ARE NOT MET USE TABLE 1, SCHEDULE 'C' — N.T.S. — 8

STANDARD WALL SECTION — IN THE COUNTY OF ORANGE REFER TO "UNINCORPORATED COUNTY OF ORANGE SPECIAL NOTES" REGARDING DESIGN E.F.P. FOR POOLS. — N.T.S. — 1

SLOPE EARTH SURFACE 1/4" PER FOOT OR SLOPE DECKING 1/8" TO 1/4" PER FOOT AWAY FROM POOL.

NOTE:
BOND BEAM HORIZONTAL BARS MAY BE OVER OR UNDER VERTICAL BARS.
TYPICAL INCLUDING ALL SPECIAL DETAILS.



ADDITIONAL BARS BEGIN AT 5'-0" FROM THE TOP OF THE POOL WALL. (RAISED OR NOT RAISED).

* IF POOL WALL HEIGHT DOES NOT EXCEED 5'-0" THEN NO ADDITIONAL BARS ARE REQUIRED. **(DOES NOT APPLY TO SUPPLEMENT DETAILS)**

TABLE NO. 1

	NON-EXPANSIVE		EXPANSIVE		NO DECK/HIGH EXP.		BUILD'G SURCHARGE
	A		B		C		D
	(3) #3 BARS.		(4) #3 BARS.		(4) #3 BARS.		(4) #3 BARS.
E.F.P.	30 P.C.F.		45 P.C.F.		62.4 P.C.F.		45 P.C.F.
D	R	C	C	VERTICAL STEEL	C	VERTICAL STEEL	C	VERTICAL STEEL
3'0"	1'-0"	3"	3"	#3 @ 12"	3"	#3 @ 12"	3"	#3 @ 12"
3'6"	1'-0"	3"	3"		3"		3"	
4'0"	1'-0"	3"	3"		4"		4"	
4'6"	1'-0"	3"	3½"		5"		5"	
5'0"	1'-6"	3"	4"	#3 @ 6"	5"	#3 @ 6"	5"	#3 @ 6"
5'6"	2'-0"	3"	4"		5"		5½"	
6'0"	2'-6"	3"	4"		6"		6"	
6'6"	3'-0"	3"	4½"		7"		6½"	
7'0"	3'-6"	3"	5"		8"		7½"	
7'6"	4'-0"	3"	5½"		8½"		8½"	
8'0"	4'-6"	3"	6"		9"		8½"	
8'6"	5'-0"	3"	6"		9"			

INDICATES TYPICAL RADIUS (ACTUAL RADIUS MAY VARY, SEE STRUCTURAL NOTE #11)

'D' IS DISTANCE DOWN FROM TOP OF POOL WALL.

NO DECK OR HIGH EXPANSIVE SOIL

BUILDING FOOTING SURCHARGE (IN COUNTY OF L.A. USE DETAIL 271-60)

MASONRY NOTES:

1. CONCRETE BLOCK SHALL BE GRADE N (EXPOSED TO WEATHER), TYPE II (NON-MOISTURE CONTROLLED), NORMAL WEIGHT UNITS (135 PCF), CONFORMING TO CBC/IBC SEC. 2103, AND ASTM C 90. ALL CONCRETE BLOCK SHALL HAVE A DESIGN STRENGTH OF f'm = 1500 psi.
2. GROUT SHALL CONFORM TO CBC/IBC SEC. 2103 & ASTM C 476 WITH fc=2,000 PSI.
3. MORTAR SHALL BE TYPE M WITH fc = 1800 psi AND SHALL CONFORM TO CBC/IBC SEC. 2103 & ASTM C 270.

RAISED BOND BEAM — N.T.S. — 5

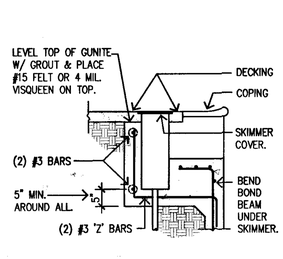
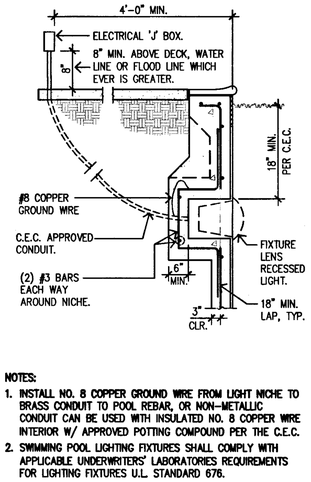


TABLE NO. 5 RAISED BOND BEAM

	NON-EXPANSIVE		EXPANSIVE		NO DECK/HIGH EXP.	
	E		F		G	
E.F.P.	30 P.C.F.		45 P.C.F.		62.4 P.C.F.	
D	C	VERTICAL STEEL	C	VERTICAL STEEL	C	VERTICAL STEEL
3'6"	3"	#3 @ 12"	3"	#3 @ 12"	3"	#3 @ 12"
4'0"	3"		3"		4"	
4'6"	3"		3½"		5"	
5'0"	3"	#3 @ 6"	3½"	#3 @ 6"	5"	#3 @ 6"
5'6"	3"		4"		6"	
6'0"	3½"		5"		7"	
6'6"	4"		6"		8"	
7'0"	5"		6"	#3 @ 4"	8"	#3 @ 3"
7'6"	5½"		6"		8"	
8'0"	6½"		7"		8½"	
8'6"	7½"		8"		9½"	
9'0"	8"		9"		10½"	
9'6"	9"		10"		11½"	
10'0"	9"		11"		12"	
11'0"	9"		11"		12½"	

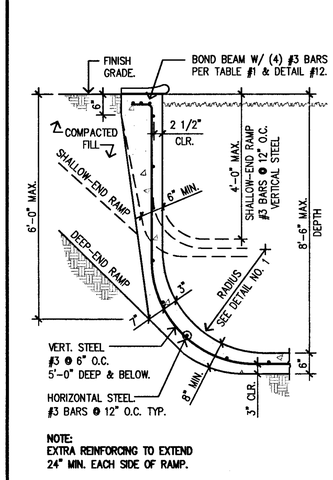
SKIMMER DETAIL — N.T.S. — 9

SECTION AT LIGHT — N.T.S. — 10



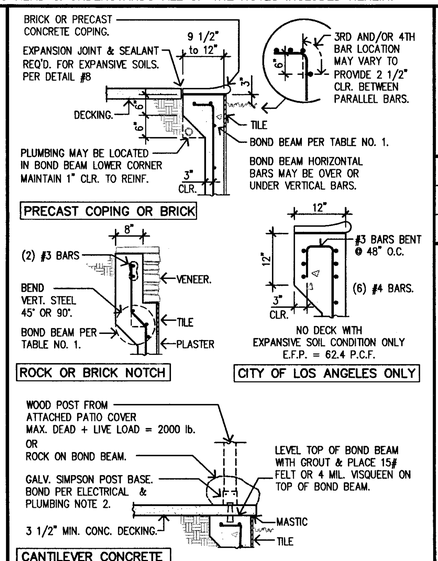
NOTES:
1. INSTALL NO. 8 COPPER GROUND WIRE FROM LIGHT NICHE TO BRASS CONDUIT TO POOL REBAR, OR NON-METALLIC CONDUIT CAN BE USED WITH INSULATED NO. 8 COPPER WIRE INTERIOR W/ APPROVED POTTING COMPOUND PER THE C.E.C.
2. SWIMMING POOL LIGHTING FIXTURES SHALL COMPLY WITH APPLICABLE UNDERWRITERS' LABORATORIES REQUIREMENTS FOR LIGHTING FIXTURES U.L. STANDARD 676.

SHALLOW/DEEP END RAMP — 11



NOTE:
EXTRA REINFORCING TO EXTEND 24" MIN. EACH SIDE OF RAMP.

BOND BEAM DETAILS — N.T.S. — 12



NOTES — BY THE USE OF THIS PLAN, THE USER ACKNOWLEDGES THAT HE HAS READ & UNDERSTANDS ALL OF THE NOTES INCLUDED HEREIN. — 6

GENERAL NOTES

1. THIS STANDARD POOL STRUCTURAL PLAN MUST BE ACCOMPANIED BY A CLEAR PLOT PLAN SHOWING POOL & OR SPA SHAPE, DEPTH AND DISTANCE TO PROPERTY LINE, SLOPES AND STRUCTURES. IN SAN BERNARDINO COUNTY POOL APPROVED FOR PRIVATE USE ONLY, A SOILS REPORT MAY BE REQUIRED IN EXPANSIVE SOIL AREAS AND THE POOL LOCATION SHALL COMPLY WITH THE SAN BERNARDINO COUNTY ZONING CODE.
2. REPRESENTATIVES OF POOL ENGINEERING INC. HAVE NOT INSPECTED THE SITE & ARE RELYING ON INFORMATION PROVIDED BY THE CONTRACTOR OR OWNER TO DETERMINE THE ADEQUACY OF THIS STANDARD POOL STRUCTURAL PLAN FOR THE ACTUAL SITE CONDITIONS. SHOULD SITE CONDITIONS VARY FROM THAT COVERED BY THIS STANDARD POOL STRUCTURAL PLAN, IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR THE OWNER TO NOTIFY POOL ENGINEERING INC. AND OBTAIN APPLICABLE SPECIAL ENGINEERING DETAILS PRIOR TO CONSTRUCTION. EXPANSIVE SOIL DETAILS ARE VALID ONLY FOR STATED EQUIVALENT FLUID PRESSURES AND POOL ENGINEERING INC. RECOMMENDS THAT THE OWNER OR CONTRACTOR OBTAIN A SOILS REPORT.
3. THIS PLAN IS NOT VALID WITHOUT ADDITIONAL SURCHARGE DETAILS WHEN THE CONDITIONS AS SHOWN IN DETAIL #3 APPLY (PER CBC SECTION 1808.7.3). ALL POOLS SHALL COMPLY WITH SLOPE SETBACKS PER CBC SECTION 1808.7.3.
4. THE STANDARD POOL STRUCTURAL PLAN IS NOT INTENDED TO BE APPLICABLE TO NON- STRUCTURAL ITEMS INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, FENCING, CONCRETE DECKING AND POOL GEOMETRICS.
5. DECKING CONSTRUCTION IS SHOWN AS RECOMMENDED MINIMUM CONSTRUCTION AND DOES NOT DEMONSTRATE A SYSTEM THAT WILL RESIST HEAVING DUE TO SOIL EXPANSION.
6. ALL CONSTRUCTION SHALL COMPLY WITH THE 2013 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ENERGY CODE, 2013 BUILDING ENERGY EFFICIENCY STANDARDS, 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND LOCAL ORDINANCES.
7. POOLS WITH DIVING BOARDS SHALL MEET DIVING BOARD MANUFACTURER'S POOL GEOMETRIC STANDARDS AND/OR LOCAL CODES.
8. SIGNS & SAFETY EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
9. PUBLIC POOLS REQUIRE COUNTY HEALTH DEPARTMENT APPROVAL AND PROVISIONS FOR ASSISTIVE DEVICES FOR THE DISABLED.
10. CONTRACTOR OR OWNER SHALL VERIFY ALL FIELD CONDITIONS & DIMENSIONS AT JOB SITE. POOL LENGTH, GRADE BREAK LOCATIONS & DEPTH DIMENSIONS AS NOTED ON THE PLOT PLAN SHALL COMPLY WITH APSP SUGGESTED MINIMUM STANDARDS FOR RESIDENTIAL POOLS OR APPLICABLE STATE AND LOCAL HEALTH DEPARTMENTS REGULATIONS AND MANUFACTURERS RECOMMENDATIONS.

ELECTRICAL AND PLUMBING

1. ALL ELECTRICAL SHALL BE IN CONFORMANCE WITH THE 2013 CEC.
2. POOL SHELL AND PERIMETER PAVED AND UNPAVED SURFACES SHALL BE BONDED IN ACCORDANCE WITH CEC 680.26(B). BONDING TO PERIMETER SURFACES SHALL BE PROVIDED AS SPECIFIED IN CEC 680.26(B)(2)(A) OR (2)(B) AND SHALL BE ATTACHED TO THE POOL REINFORCING STEEL OR COPPER CONDUCTOR GRID AT A MINIMUM OF FOUR (4) POINTS UNIFORMLY SPACED AROUND THE PERIMETER OF THE POOL.
3. OBTAIN ELECTRICAL AND PLUMBING PERMITS ALONG WITH POOL BUILDING PERMIT.
4. ALL EQUIPMENT SHALL BE LISTED AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND IN ACCORDANCE WITH LOCAL REGULATIONS.
5. POOLS SHALL BE EQUIPPED WITH A FILTERING SYSTEM & A DRAIN.
6. BACKWASH SHALL BE DISPOSED OF IN AN APPROVED MANNER.
7. POOL/SPA WATER HEATER AND GAS PIPING INSTALLATION TO BE IN CONFORMANCE WITH THE CPC.
8. CONTRACTOR IS ADVISED TO REFER TO SECTION 115928 OF THE CALIFORNIA HEALTH & SAFETY CODE FOR PROPER INSTALLATION OF THE POOL DRAIN SYSTEM.
9. A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (RP DEVICE) IS REQUIRED ON ALL SWIMMING POOL AND SPA FILLERS PER CPC 603.4.22

STRUCTURAL NOTES

1. SOIL SHALL HAVE A MINIMUM BEARING VALUE OF 1500 PSF. CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL OR BUILDING DEPARTMENT APPROVED 90% COMPACT FILL. THIS PLAN IS NOT SUITABLE WHERE POTENTIAL EXISTS FOR DIFFERENTIAL MOVEMENT FROM DISSIMILAR SOIL CONDITIONS UNDER POOL, SUCH AS CUT-FILL TRANSITIONS.
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS & CONFORM TO ASTM A615 GRADE 40 FOR #3 BARS AND #4 BARS. SPLICES TO BE LAPPED A MINIMUM OF 24". MINIMUM CLEARANCE BETWEEN PARALLEL BARS IS 2 1/2".
3. (1) #4 BAR IS EQUIVALENT TO AND MAY BE USED IN PLACE OF (2) #3 BARS, WITH THE EXCEPTION THAT IF #4 BARS ARE USED FOR THE BASIC GRID, THE MAXIMUM SPACING IS #4 BARS AT 18" O.C.
4. THE PLAN TABLES SPECIFY THE MINIMUM REQUIRED REINFORCEMENT. FOR CONVENIENCE OF THE INSTALLER, THERE MAY BE MORE REINFORCEMENT THAN SPECIFIED AT ANY GIVEN POINT IN THE POOL STRUCTURE.
5. BONDING/GROUNDING (PER THE CEC) OF THE STRUCTURAL REINFORCING MUST BE INSTALLED PRIOR TO PLACEMENT OF CONCRETE.
6. SHOTCRETE (GUNITE) TO BE IN CONFORMANCE WITH CBC SECTION 1910 & SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. WHERE APPLICABLE, SHOTCRETE (GUNITE) TO BE IN CONFORMANCE WITH CBC SECTION 1904 DURABILITY REQUIREMENTS.
7. CEMENT SHALL CONFORM TO CBC SECTION 1903.1, ACI 318 SECTION 3.2, ASTM C 150.
8. SHOTCRETE/GUNITE IN CONTACT WITH SOIL SHALL BE IN ACCORDANCE WITH ACI 318 SECTION 4.3 FOR CONCRETE EXPOSURE TO SULFATE AND AS DIRECTED BY LOCAL BUILDING OFFICIAL.
9. KEEP CONCRETE DAMP CONTINUOUSLY FOR 14 DAYS.
10. ALL INTERIOR SURFACES OF POOL/SPA SHALL BE COATED WITH A WATER-TIGHT SURFACE.
11. FLOOR TO WALL TRANSITION RADIUS MAY VARY DEPENDING ON CONTRACTOR OR OWNER DESIGN INTENT. RADIUS SHALL NOT BE LESS THAN 1-FOOT AND SHALL NOT EXCEED 5-FEET.

OWNER

1. KEEP SHOTCRETE (GUNITE) DAMP CONTINUOUSLY FOR 14 DAYS AFTER INSTALLATION.
2. DO NOT TURN ON LIGHT WHEN POOL IS EMPTY.
3. DO NOT USE BLACK RUBBER HOSE WHEN FILLING POOL (IT MARKS THE PLASTER).

GLAZING IN HAZARDOUS LOCATIONS

WHEN REQUIRED BY THE BUILDING OFFICIAL, GLAZING SHALL COMPLY WITH THE CBC SECTION 2406.4, INCLUDING LOCALLY ADOPTED AMENDMENTS.

1. GLAZING IN WALLS AND FENCES USED AS A BARRIER SHALL BE SAFETY GLAZING WHEN ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
   A. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE ANY STANDING OR WALKING SURFACE.
   B. THE GLAZING IS WITHIN 5 FEET OF A SWIMMING POOL OR SPA DECK AREA.

CONTINUOUS SHOTCRETE INSPECTION

WHERE REQUIRED ALL PNEUMATIC CONCRETE PLACEMENT SHALL BE INSPECTED BY A SPECIAL INSPECTOR IN CONFORMANCE WITH CBC SECTION 1704, WHO SHALL SUBMIT A STATEMENT INDICATING COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THE FOLLOWING AGENCIES AMONG OTHERS REQUIRE CONTINUOUS INSPECTION:

A. THE CITIES OF: BEVERLY HILLS, COSTA MESA, CULVER CITY, CYPRESS, FULLERTON, HERMOSA BEACH, IRVINE, NEWPORT BEACH, LA HABRA, LA PALMA, LAGUNA HILLS, LAKE ELSINORE, LONG BEACH, LOS ALAMITOS, MISSION VIEJO, NORCO, SEAL BEACH, STANTON, TUSTIN, VILLA PARK, WESTMINSTER, MORENO VALLEY, BELLFLOWER, YORBA LINDA, SAN DIEGO & SOUTHGATE.

TITLE 24

1. PUMPS SHALL BE SIZED PER SECTION 150(p) OF THE 2013 BUILDING ENERGY EFFICIENCY STANDARDS.
2. MANDATORY REQUIREMENTS FOR POOL & SPA HEATING SYSTEMS & EQUIPMENT:
   1.1. SYSTEM IS CERTIFIED WITH: THERMAL EFFICIENCY THAT COMPLIES WITH THE APPLIANCE EFFICIENCY REGULATIONS, READILY ACCESSIBLE ON-OFF SWITCH, WEATHERPROOF OPERATING INSTRUCTIONS ON ENERGY EFFICIENT OPERATIONS, NO ELECTRIC RESISTANCE HEATING AND NO PILOT LIGHT.
   1.2. SYSTEM IS INSTALLED WITH:
      A) AT LEAST 36" PIPE BETWEEN FILTER & HEATER FOR FUTURE SOLAR HEATING.
      B) COVER FOR OUTDOOR POOLS OR OUTDOOR SPA.
   1.3. POOL SYSTEM HAS DIRECTIONAL INLETS & A CIRCULATION PUMP TIME SWITCH TO PERMIT OFF PEAK OPERATION.

FENCING AND BARRIERS

1. PRIOR TO FILLING, THE POOL AND OR SPA SHALL BE COMPLETELY ENCLOSED BY 5' MIN. HIGH FENCING & GATES WITH NO OPENINGS GREATER THAN 4". GATES TO BE SELF-CLOSING & SELF-LATCHING WITH LATCH A MIN. OF 5' HIGH. ACCESS GATES THROUGH FENCING SHALL OPEN AWAY FROM THE POOL. MAXIMUM VERTICAL CLEARANCE FROM GROUND TO POOL FENCING SHALL NOT EXCEED 2 INCHES. WHERE THIS VARIES FROM LOCAL CODES, THE LOCAL CODES SHALL PREVAIL.
2. WHEN REQUIRED BY THE BUILDING OFFICIAL, BARRIERS SHALL COMPLY WITH THE CBC SECTION 3109, INCLUDING LOCALLY ADOPTED AMENDMENTS.
   A. IN THE COUNTY OF LOS ANGELES, BARRIERS REQUIRED BY CHAPTER 11.50 OF THE LOS ANGELES COUNTY HEALTH AND SAFETY CODE AND ORDINANCE 95-0039 SHALL BE REQUIRED. THESE BARRIER REQUIREMENTS SHALL BE ATTACHED TO THE SWIMMING POOL SITE PLAN.
   B. IN THE CITY OF SAN DIEGO FENCES AND BARRIERS SHALL COMPLY WITH THE REQUIREMENTS FOUND IN THE CITY OF SAN DIEGO MUNICIPAL CODE, CHAPTER 14, ARTICLE 05, DIVISION 03.

SHOTCRETE MIX

DUE TO THE LENGTH OF THIS SWIMMING POOL AND OTHER SPECIFIC DESIGN ELEMENTS, THE USE OF A LOW SHRINKAGE SHOTCRETE MIX DESIGN IS REQUIRED. THE SHOTCRETE MIX SUPPLIER, THE SHOTCRETE APPLICATOR AND POOL ENGINEERING, INC. SHALL COLLABORATE ON THE DEVELOPMENT OF A SHOTCRETE MIX DESIGN THAT WILL RESULT IN THE LOWEST POSSIBLE DRYING SHRINKAGE. THE MIX SHALL BE DEVELOPED BASED ON BUT NOT LIMITED TO:

1. THE USE OF SHRINKAGE REDUCING ADMIXTURES
2. THE HARDEST AVAILABLE AGGREGATES. QUARTZ, LIMESTONE, DOLOMITE, GRANITE AND FELDSPAR ARE GENERALLY CLASSIFIED AS HIGHER MODULUS AGGREGATES AND RESULT IN LOWER CONCRETE SHRINKAGE. GRADATION SELECTED TO MINIMIZE CEMENT PASTE CONTENT AND WATER DEMAND.
3. MINIMIZING BOTH WATER CONTENT AND CEMENT PAST CONTENT.
4. CEMENT SUPPLIER SELECTED BASED ON CERTIFIED MILL REPORTS FOR THE LOWEST AVAILABLE SHRINKAGE CEMENT.
5. FLY ASH TO REDUCE INITIAL HYDRATION AND THERMAL DIFFERENTIALS.
6. WATER REDUCERS.
7. AIR ENTRAPMENT AS A WATER REDUCER AND PUMP ABILITY AID.

SHOTCRETE APPLICATION

ALL PNEUMATICALLY APPLIED CONCRETE SHELL BE PERFORMED BY AN AMERICAN CONCRETE INSTITUTE (ACI) CERTIFIED NOZZLEMAN.

CURING

AS SOON AS POSSIBLE AFTER INITIAL SET, BEGIN SHOTCRETE CURING BY MISTING, SOAKER HOSES, SPRINKLERS, WATER PONDING WHERE APPROPRIATE OR OTHER APPROVED MEANS. SHOTCRETE MUST BE MAINTAINED CONTINUOUSLY WET FOR A MINIMUM OF 14 DAYS AND PREFERABLY LONGER.

EXAMINATION FOR SHRINKAGE CRACKS

PRIOR TO THE APPLICATION OF THE POOLS WATERPROOF FINISH SURFACE COATING, THE SHOTCRETE SHELL SHALL BE CLOSELY EXAMINED TO LOCATE ANY SHRINKAGE CRACKS. THE SHRINKAGE CRACKS SHALL BE INJECTED WITH HIGH PRESSURE EPOXY TO THE GREATEST DEPTH POSSIBLE IN THE CRACK.

CERTIFICATION BY PROJECT GEOTECHNICAL ENGINEER

THE PROJECT GEOTECHNICAL CONSULTANT SHALL EXAMINE THE POOL SITE AND POOL SUBGRADE AFTER EXCAVATION. PRIOR TO REINFORCEMENT PLACEMENT THE PROJECT GEOTECHNICAL CONSULTANT SHALL CERTIFY THAT THE MODULUS OF SUBGRADE REACTION IS UNIFORM UNDER ALL AREAS OF THE POOL STRUCTURE AND THAT THE POOL SUBGRADE SOIL IS CAPABLE OF SUPPORTING THE POOL WITHOUT THE POTENTIAL FOR SIGNIFICANT DIFFERENTIAL SETTLEMENT. FURTHER, THE PROJECT GEOTECHNICAL CONSULTANT SHALL CERTIFY THAT ALL GEOTECHNICAL RELATED ISSUES, INCLUDING FOUNDATION SETBACK FROM THE FACE OF ANY DESCENDING SLOPES, ARE IN CONFORMANCE WITH APPLICABLE CODES AND GOOD ENGINEERING PRACTICE.

PROPERTY RIGHTS TO ALL DRAWINGS, REPRESENTATIONS, IDEAS, DETAILS, NOTES & SPECIFICATIONS EITHER COPIES OR ORIGINALS THEREOF THAT MAY BE INCORPORATED INTO THIS DESIGN ARE THE PROPERTY SOLEY OF POOL ENGINEERING, INC. PERMISSION

AREA NOTES

- Enclosure of pool area to be 5 ft. min. in height (fence). Enclosure shall be constructed over a "HARD AND PERMANENT MATERIAL EQUIVALENT TO CONCRETE" Enclosure to be childproof type with 2" max. opening between bottom rail and finished grade. Gates to be 3 ft. min. in width. Door hardware, handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate. Lever-operated or push-type mechanisms and U-shaped handles are acceptable designs. Hardware required for accessible door passage shall be mounted no higher than 44" and no lower than 42" above finished floor.
- Decks to be slip-resistant concrete extending a min. of 4 ft. beyond pool edge. Decks to slope 1/4" per ft. to a 4 sq. in. min. storm drain, and/or to planters.
- Emergency shut off switch for all spa pumps (both circulation and booster) shall be located 5 ft. min. from water and within enclosure. Emergency shut off sign shall be conspicuously posted.

SAFETY

- First aid kit with instructions.
- Cyanurate acid, free chlorine, and pH test kit.
- Thermometer
- Telescopic pole with leaf rake and 18" brush, 16 ft. (pool), 12 ft. (spa) straight pole with body hook.
- Safety length ring with 1/4" nylon rope min. length to width of pool.

HANDICAP NOTES

The following shall be provided by the General Contractor and comply with the physically disabled accessibility requirements.

1. Ramps: Shall not exceed maximum slopes.
2. Decks: Shall not exceed maximum slopes.
3. Gates and Doors: Shall be 3'-0" min. width.
4. Pool and/or Spa:
   A) Shall be provided with ramp for handicap access
   or
   B) Shall be provided with a sleeve and a handicap lift as specified by the manufacturer.

SIGNAGE

All signs shall have min. 4" high, legible letters or numbers - Unless otherwise required in this section.

All signs must meet requirements of California Building Code, CCR Title 24 effective September 1st 2012

- Occupant capacity: Pool 1/20 Spa 1/10
- "NO DIVING"
- "WARNING: NO LIFEGUARD ON DUTY" The sign also shall state in letter at least 1" high "Children under the age of 14 shall not use pool without a parent or adult guardian in attendance".
- An illustrated diagram of artificial respiration and CPR procedures in ¼" high lettering.
- "DIAL 911 FOR EMERGENCIES". The pool facility name and address. The nearest emergency service phone number.
- "KEEP CLOSED" or "KEEP GATE CLOSED"
- "Persons having currently active diarrhea or who have had active diarrhea within 14 days shall not be allowed to enter the pool water" in letter at least 1 inch.

Additional requirement for Spa Signage

- "EMERGENCY SHUT-OFF SWITCH" in 1" high.
- "CAUTION" sign. This sign is followed by the following in 1" high lettering:
  a. Elderly persons, pregnant women, infants and those with health conditions requiring medical care should consult with a physician before entering the spa.
  b. Unsupervised use by children under the age of 14 is prohibited.
  c. Hot water immersion while under the influence of alcohol, narcotics, drugs, or medicines may lead to serious consequences and is not recommended.
  d. Do not use alone.
  e. Long exposure may result in hyperthermia, nausea, dizziness or fainting.

MAINTENANCE NOTE.

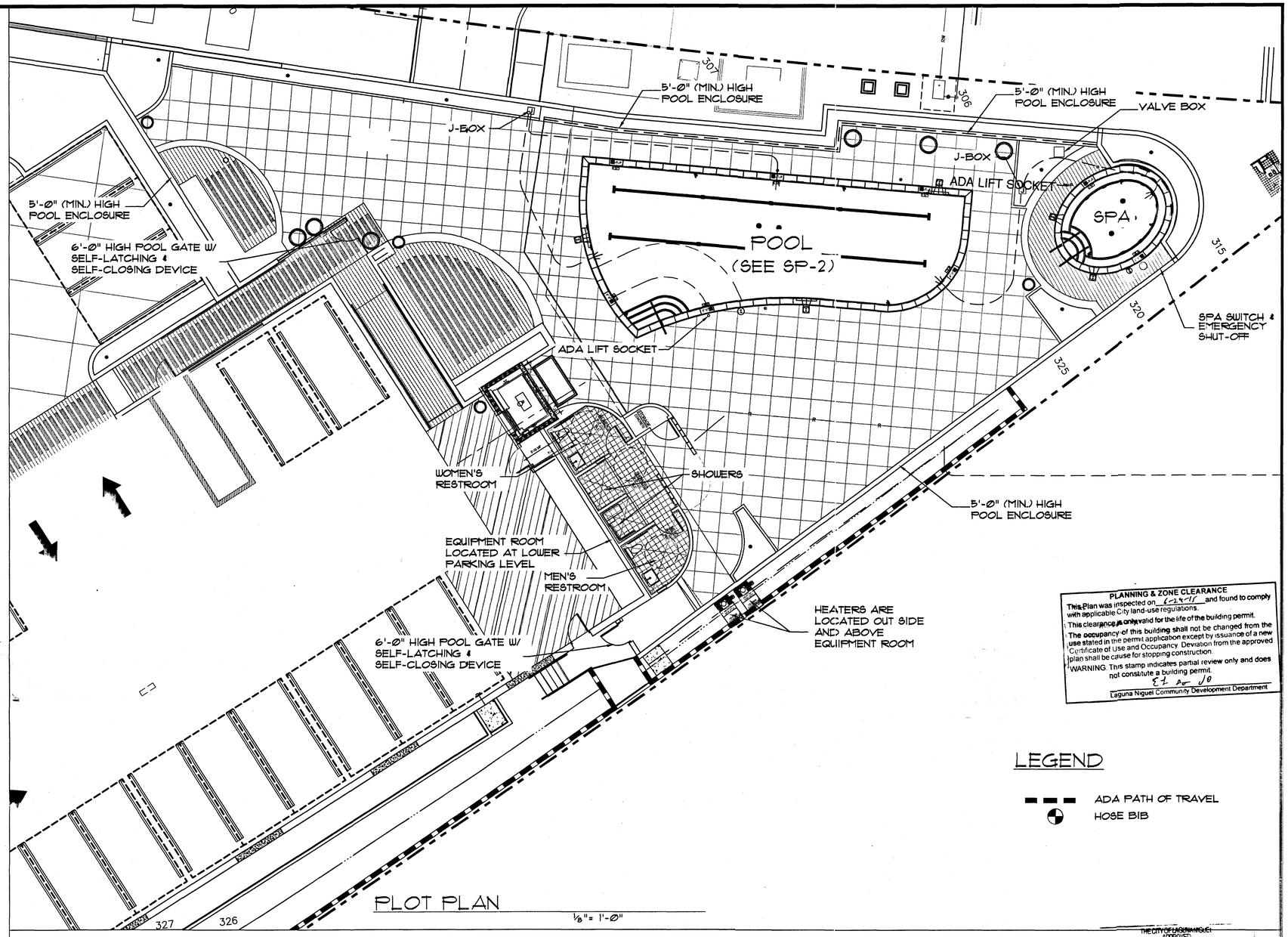
• Provide vacuum heads and vacuum hose.

SHEET INDEX:

SP-1 COVER SHEET, PLOT PLAN, NOTES, & VICINITY MAP
SP-2 POOL PLAN VIEW, PLUMBING LAYOUT, & POOL SECTIONS
SP-3 SPA PLAN VIEW, SECTION, DETAILS, PLUMBING LAYOUT
SP-4 DETAILS
SP-5 EQUIPMENT ROOM LAYOUT, LIST & SCHEMATIC
SP-6 SPEC. SHEETS
SP-7 SPEC. SHEETS
SP-8 SPEC. SHEETS
SP-9 SPEC. SHEETS
SP-10 SPEC. SHEETS

NOTE:

The emergency shut-off switch shuts off all recirculation and booster pumps of spa on a single switch.



PLOT PLAN

1/8"= 1'-0"

PLANNING & ZONE CLEARANCE
This Plan was inspected on 6-24-15 and found to comply with applicable City land-use regulations.
This clearance is only valid for the life of the building permit.
The occupancy of this building shall not be changed from the use stated in the permit application except by issuance of a new Certificate of Use and Occupancy. Deviation from the approved plan shall be cause for stopping construction.
WARNING: This stamp indicates partial review only and does not constitute a building permit.
SL per VO
Laguna Niguel Community Development Department

LEGEND

ADA PATH OF TRAVEL

HOSE BIB

CITY LAGUNA NIGUEL
RECEIVED
FEB 26 2015
COMMUNITY DEVELOPMENT

THE CITY OF LAGUNA NIGUEL
LOGGED/VET
This set of plans & specifications must be kept on the job site at all times and is made available for inspection by the City Inspector. It is unlawful to make any changes or deviations on same without the express permission from Community Development Director, City of Laguna Niguel. The approval of these plans and specifications does not permit the violation of any section of State Law, City Ordinance or the requirements of any other agency of jurisdiction.
Date: 6/24/15
By:

SITE PLAN REVIEWED
for conformance to structural details
Todd L. Lacher, R.C.E. 67656
Pool Engineering, Inc.
Structural details shall take precedence over conflicts with site plan.

Note
Pool excavation shall be inspected by soils engineer prior to steel placement. As a condition of the use of Pool Engineering, Inc. structural plans, Soils Engineer shall certify that the pool bottom conforms to Structural Note 1 on Standard Pool Structural Plan.

VICINITY MAP

NTS

CITY LAGUNA NIGUEL
RECEIVED
FEB 26 2015
COMMUNITY DEVELOPMENT

AQUATIC TECHNOLOGIES
SWIMMING POOL CONSULTANT AND CONTRACTOR
32232 PASEO ADELANTO, SUITE A
SAN JUAN CAPISTRANO, CA 92675
P(949)493-9548 F(949)493-8495
LICENSE# 744177 C53 & B

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PROJECT NAME:
CAREER LOFTS LAGUNA NGUEL

28100 CABOT ROAD
LAGUNA NIGUEL, CA

No.	Date	Revision

OWNERS NAME:
UNITED AMERICAN PROPERTY

ADDRESS
4699 JAMBOREE RD.
NEWPORT BEACH, CA 92660

PHONE: ( )-
FAX: ( )-

Drawn:	QT
Checked:	DH
Project Number	
Date:	4/16/14
Scale:	SEE DRAWING

Sheet Title:
COVER SHEET, PLOT PLAN, NOTES, & VICINITY MAP

Sheet Number:
SP-1
1 OF 10

RECEIVED HCA
AUG 26 2014
ENVIRONMENTAL HLTH

AREA NOTES

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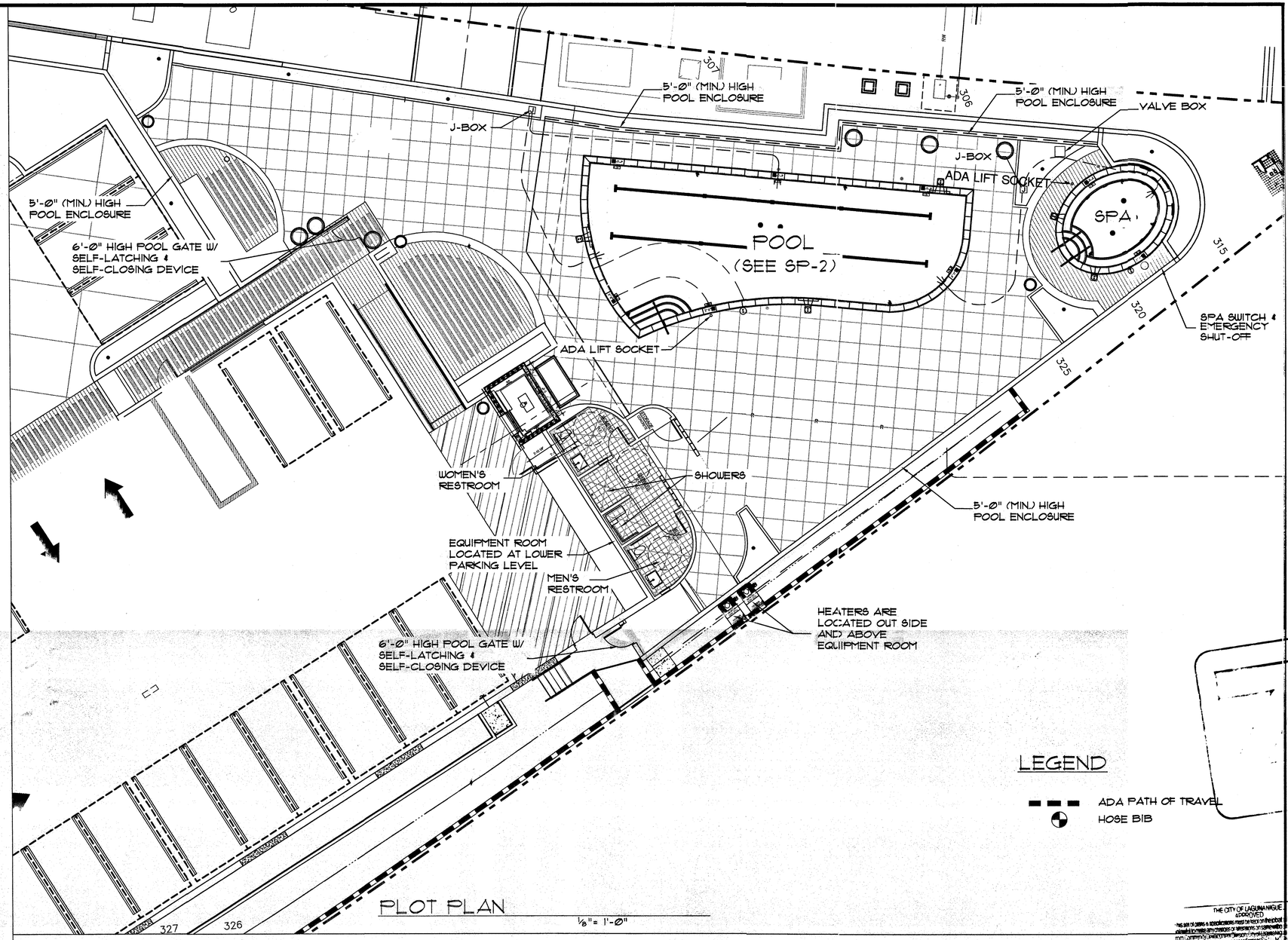
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NOTE:

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PLOT PLAN

1/8"= 1'-Ø"

LEGEND

ADA PATH OF TRAVEL

HOSE BIB

VICINITY MAP

NTS

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PROJECT NAME:
CAREER LOFTS LAGUNA NGUEL

28100 CABOT ROAD
LAGUNA NIGUEL, CA

No.	Date	Revision

OWNERS NAME:
UNITED AMERICAN PROPERTY

ADDRESS
1699 JAMBOREE RD.
NEWPORT BEACH, CA 92660

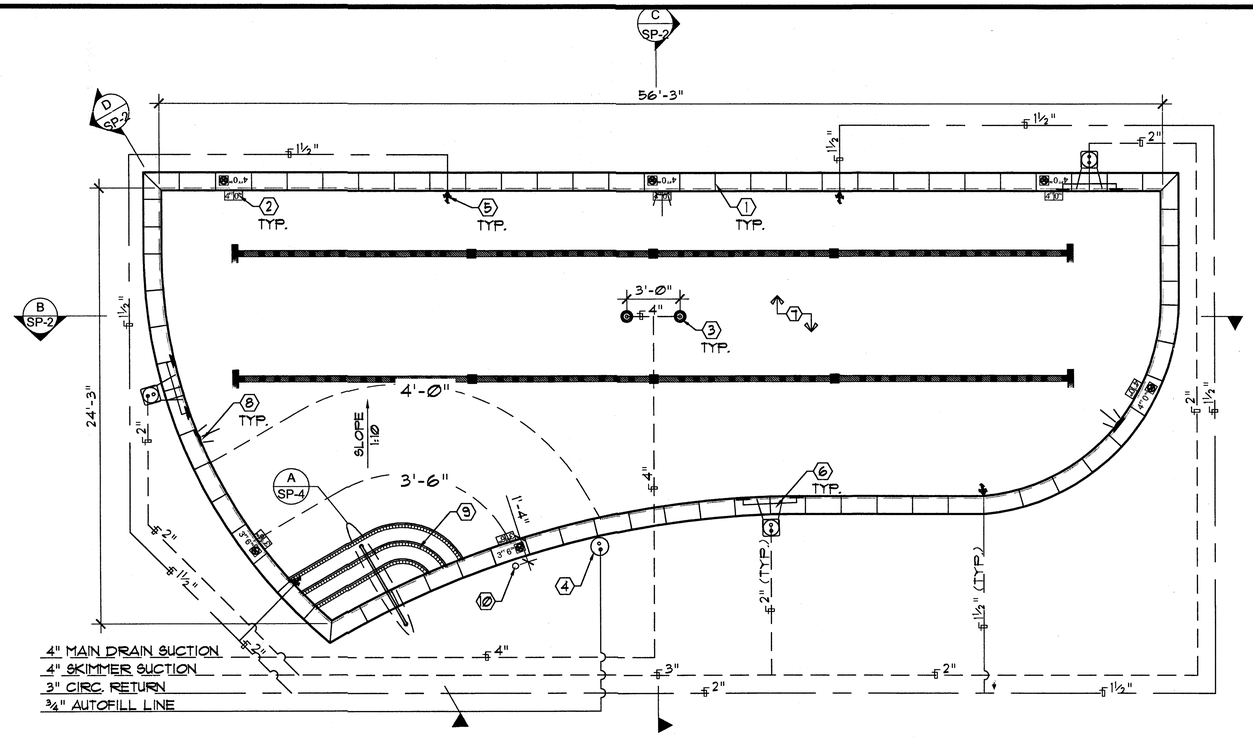
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Drawn:	QT
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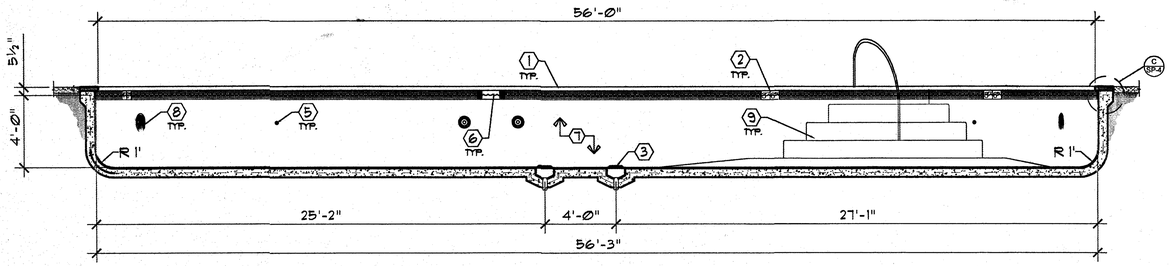
Sheet Title:
COVER SHEET, PLOT PLAN, NOTES, & VICINITY MAP

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SP-1
1 OF 10

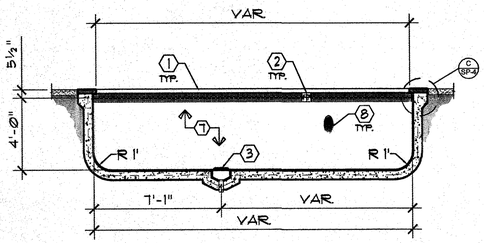
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ENVIRONMENTAL HLTH



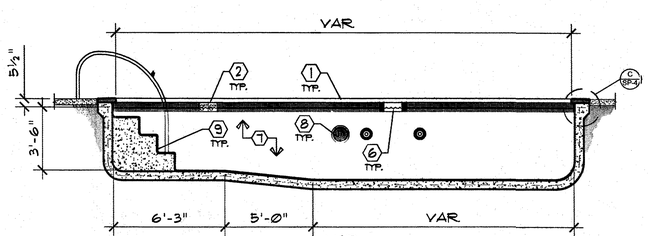
A | ¼" POOL PLAN VIEW AND PLUMBING LAYOUT



B | ¼" POOL SECTION VIEW



C | ¼" POOL SECTION VIEW



D | ¼" POOL SECTION VIEW

PLAN REVIEW APPROVAL
ORANGE COUNTY HEALTH CARE AGENCY
ENVIRONMENTAL HEALTH DIVISION
PLAN REVIEW BY: [signature] DATE: 10-16-14 PLAN NO: 20124529

THESE PLANS AND SPECIFICATIONS HAVE BEEN REVIEWED AND CORRECTIONS, CHANGES, COMMENTS ARE INDICATED ON THE PLANS AND ATTACHED LETTER

THIS APPROVAL DOES NOT CONSTITUTE AUTHORITY TO VIOLATE ANY PROVISION OF THE RELATED CODES, ORDINANCES, OF REGULATIONS NOR DOES IT PREVENT FURTHER CORRECTION OF ERRORS FOUND ON THE PLANS OR INSTALLATION UPON FIELD INSPECTION. ANY ALTERATIONS OR CHANGES IN CONSTRUCTION FROM THESE PLANS MUST HAVE PRIOR APPROVAL BY THIS AGENCY.
A COPY OF THESE PLANS MUST BE KEPT ON THE JOB SITE AT ALL TIMES.
REFER TO THE LOCAL BLDG. DEPT. FOR PLAN APPROVAL AND PERMITS PRIOR TO CONSTRUCTION

THIS APPROVAL IS VALID FOR 12 MONTHS FROM THE APPROVAL DATE

REMARKS:

POOL PROJECT SPEC.

SIZE	24'-3"x56'-3"
AREA	1010 SQ. FT.
PERIMETER	143'-9"
WATER DEPTH	3'-6" TO 4'-Ø"
CAPACITY GAL.	29,161 GAL
TURNOVER REQ.	83 GPM
OCCUPANT LOAD	50

CONSTRUCTION NOTES

1. COPING to be 12" Precast Custom Coping type with a full expansion joint and pliable mastic between deck and pool bond beam. SEE DETAIL C/SP-4
2. DEPTH MARKERS to be contrasting color on all pool walls at 25'-Ø" max. spacing, with slip- resistant markers in deck where pool exceeds 20'-Ø" in width. "NO DIVING" markers shall be installed on the deck directly adjacent to the depth markers. SEE DETAIL G/SP-4
3. DRAINS to be tamperproof type, 36" min. separation with a hydrostatic device installed if high ground water is encountered or anticipated. SEE DETAIL D/SP-4
4. FILL LINE to be 2" min. above water line and below rim. Supply from approved source via Wilkins #305 vacuum breaker located 6" min. above flood plane, and in protected area such as equipment room. SEE DETAIL H/SP-4
5. WALL INLET with adjustable eyeball inlets located 18" below waterline in pool. SEE DETAIL E/SP-4
6. SKIMMERS to be Waterway 540-6300, equalized thru wall with equalizer fitting or to main drain. Provide one skimmer for each 500 sq. ft. of pool surface area or fraction thereof. SEE DETAIL F/SP-4
7. PLASTER to be white and smooth with 6" min. ceramic tile band at waterline.
8. LIGHTS to provide the equivalent of 1 watt per sq. ft. of pool surface area. Lights must be located with water depth ... over lens at least 18". SEE DETAIL I/SP-4
9. POOL STEPS shall have the same dimensions with a tread not less than 12" in width, except if the top step is curved convexly. The top step tread shall not be less than 21" in width as measured at the point of maximum curvature. Risers shall be uniform and shall not exceed 12" in height. SEE DETAIL A/SP-4
10. ADA Lift Anchor SEE DETAIL L/SP-4

NOTICE
ORANGE COUNTY HEALTH CARE AGENCY
ENVIRONMENTAL HEALTH DIVISION INSPECTION

THE FOLLOWING INSPECTIONS ARE REQUIRED ON ALL POOLS AND SPAS:
PREGUNITE/PREBACKFILL
PREPLASTER
FINAL

POOLS AND SPAS MAY NOT BE PLACED INTO USE PRIOR TO RECEIVING FINAL APPROVAL FROM THIS AGENCY

INSPECTIONS ARE TO BE ARRANGED AT LEAST 2 WORKING DAYS IN ADVANCE.
PHONE: (714) 433-6074

AQUATIC TECHNOLOGIES
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CAREER LOFTS LAGUNA NGUEL
28100 CABOT ROAD
LAGUNA NIGUEL, CA

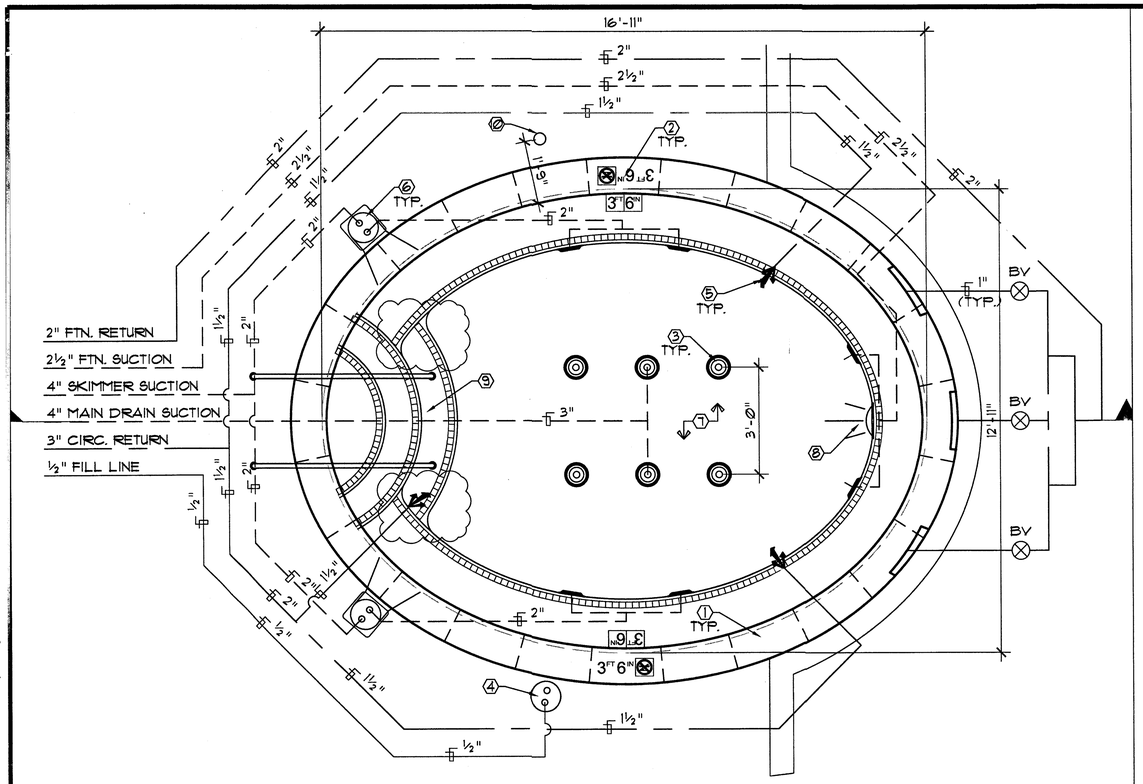
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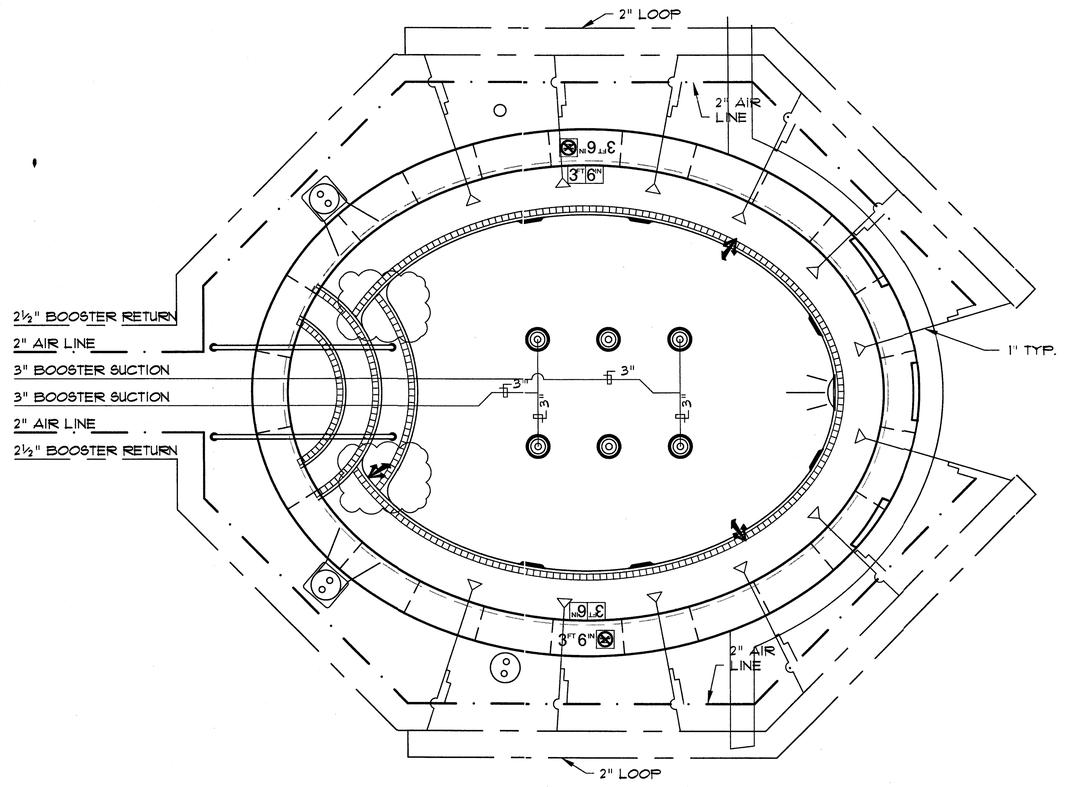
OWNER/DEVELOPER:
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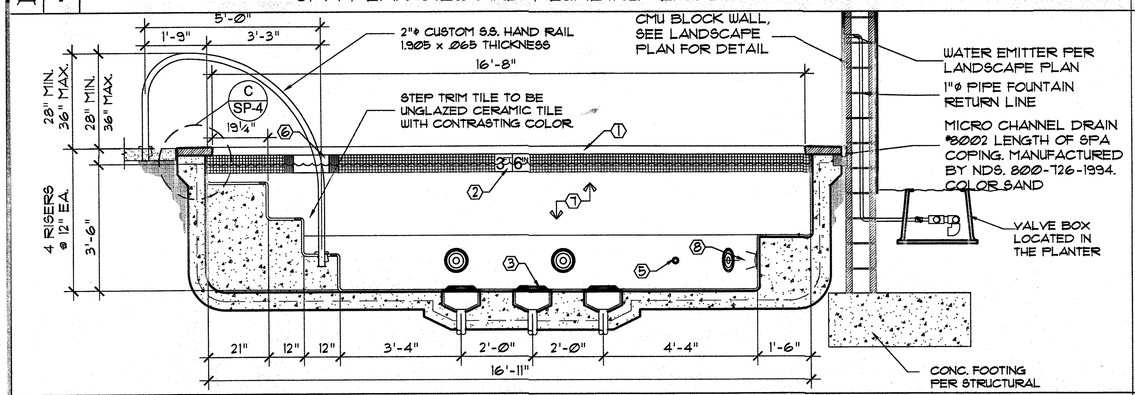
Sheet Title:
POOL LAYOUT & SECTION VIEWS

Sheet Number:
SP-2
2 OF 10





A ½" SPA PLAN VIEW AND PLUMBING LAYOUT



B ½" SPA BOOSTER JET LAYOUT

C ½" SPA SECTION

D 1" NOT USED

SPA PROJECT SPEC.

SIZE 12'-11" X 16'-11"

AREA 172 S.F.

PERIMETER 46'-9"

WATER DEPTH 3'-6"

CAPACITY GAL. 3636 GAL.

TURNOVER REQ. 121 GPM

OCCUPANT LOAD 15

CONSTRUCTION NOTES

1. COPING to be 16" poured-in-place Coping type with a full expansion joint and pliable mastic between deck and pool bond beam. SEE DETAIL C/SP-4
2. DEPTH MARKERS to be contrasting color on all pool walls at 25'-0" max. spacing, with slip- resistant markers in deck where pool exceeds 20'-0" in width. "NO DIVING" markers shall be installed on the deck directly adjacent to the depth markers. SEE DETAIL G/SP-4
3. DRAINS to be tamperproof type, 36" min. separation with a hydrostatic device installed if high ground water is encountered or anticipated. SEE DETAIL D/SP-4
4. AUTOFILL LINE to be 2" min. above water line and below rim. Supply from approved source via Wilkins #305 vacuum breaker located 6" min. above flood plane, and in protected area such as equipment room. SEE DETAIL H/SP-4
5. WALL INLET with adjustable eyeball inlets located 18" below waterline in pool. SEE DETAIL E/SP-4
6. SKIMMERS to be Waterway 540-6300, equalized thru wall with equalizer fitting or to main drain. Provide one skimmer for each 500 sq. ft. of pool surface area or fraction thereof. SEE DETAIL F/SP-4
7. PLASTER to be white and smooth with 6" min. ceramic tile band at waterline.
8. LIGHTS to provide the equivalent of 1 watt per sq. ft. of pool surface area. Lights must be located with water depth over lens at least 18". SEE DETAIL I/SP-4
9. SPA STEPS shall have the same dimensions with a tread not less than 12" in width, except if the top step is curved convexly. The top step tread shall not be less than 21" in width as measured at the point of maximum curvature. Risers shall be uniform and shall not exceed 12" in height. SEE DETAIL C/SP-3
10. ADA Lift Anchor, SEE DETAIL L/SP-4

NOTICE
ORANGE COUNTY HEALTH CARE AGENCY
ENVIRONMENTAL HEALTH DIVISION INSPECTION

THE FOLLOWING INSPECTIONS ARE REQUIRED ON ALL POOLS AND SPAS:
PREGUNITE/PREBACKFILL
PREPLASTER
FINAL

POOLS AND SPAS MAY NOT BE PLACED INTO USE PRIOR TO RECEIVING FINAL APPROVAL FROM THIS AGENCY

INSPECTIONS ARE TO BE ARRANGED AT LEAST 2 WORKING DAYS IN ADVANCE.
PHONE: (714) 433-6074

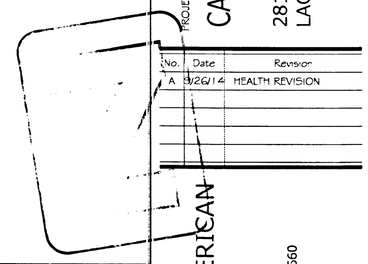
PLAN REVIEW APPROVAL
ORANGE COUNTY HEALTH CARE AGENCY
ENVIRONMENTAL HEALTH DIVISION
PLAN REVIEWER 10-16-14 DATE 20124530 PERMIT #

THESE PLANS AND SPECIFICATIONS HAVE BEEN REVIEWED AND CORRECTIONS, CHANGES, COMMENTS ARE INDICATED ON THE PLANS AND ATTACHED LETTER

THIS APPROVAL DOES NOT CONSTITUTE AUTHORITY TO VIOLATE ANY PROVISION OF THE RELATED CODES, ORDINANCES, OF REGULATIONS NOR DOES IT PREVENT FURTHER CORRECTION OF ERRORS FOUND ON THE PLANS OR INSTALLATION UPON FIELD INSPECTION. ANY ALTERATIONS OR CHANGES IN CONSTRUCTION FROM THESE PLANS MUST HAVE PRIOR APPROVAL BY THIS AGENCY.
A COPY OF THESE PLANS MUST BE KEPT ON THE JOB SITE AT ALL TIMES.
REFER TO THE LOCAL BLDG. DEPT. FOR PLAN APPROVAL AND PERMITS PRIOR TO CONSTRUCTION

THIS APPROVAL IS VALID FOR 12 MONTHS FROM THE APPROVAL DATE

REMARKS:



AQUATIC TECHNOLOGIES
SWIMMING POOL CONSULTANT AND CONTRACTOR
32232 PASEO ADELANTO, SUITE A
SAN JUAN CAPISTRANO, CA 92675
P(949)493-9548 F(949)493-8495
LICENSE# 744177 C53 & 5

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PROJECT NAME:
CAREER LOFTS LAGUNA NGUEL
28100 CABOT ROAD
LAGUNA NIGUEL, CA

No.	Date	Revision
A	9/26/14	HEALTH REVISION

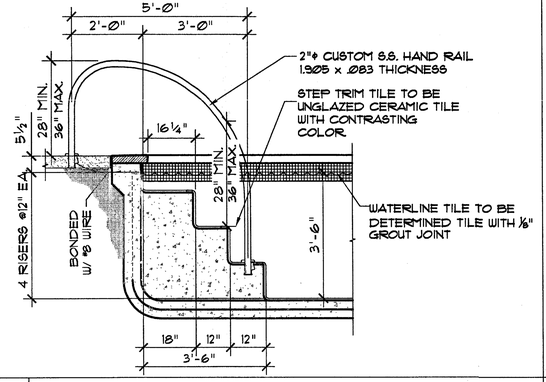
OWNER:
UNITED AMERICAN PROPERTY
ADDRESS
4699 JAMBOREE RD.
NEWPORT BEACH, CA 92660
PHONE: ( )-
FAX: ( )-

Drawn:	QT
Checked:	DH
Project Number	
Date:	4/16/14
Scale:	SEE DRAWING

Sheet Title:
SPA LAYOUT & SECTION VIEW

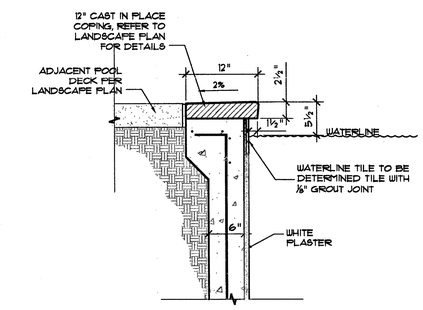
SEP 29 2014
ENVIRONMENTAL HEALTH

Sheet Number:
SP-3
3 OF 10

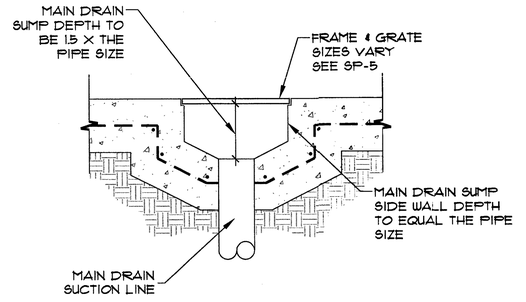


A | ½" | POOL STEP SECTION

NOT USED

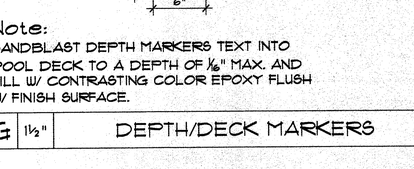


C | 1" | COPING DETAIL



MAIN DRAIN AND SUMP TO BE V.G.B. APPROVED

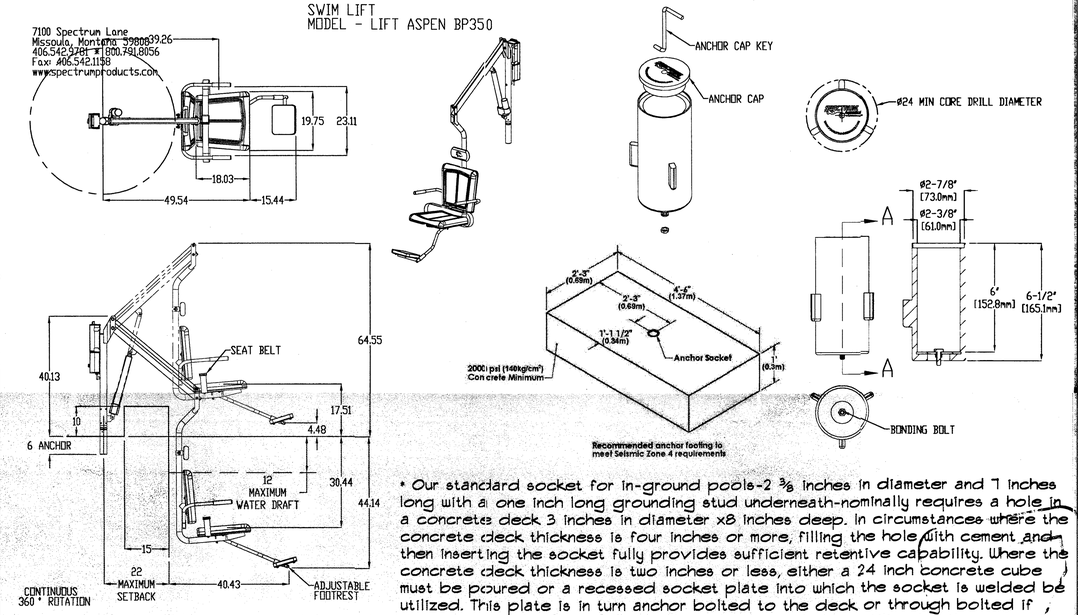
D | 1½" | MAIN DRAIN DETAIL



E | 3" | WALL INLET



F | 1" | SKIMMER DETAIL



* Our standard socket for in-ground pools-2 ⅜ inches in diameter and 7 inches long with a one inch long grounding stud underneath-nominally requires a hole in a concretes deck 3 inches in diameter x8 inches deep. In circumstances where the concrete deck thickness is four inches or more, filling the hole with cement and then inserting the socket fully provides sufficient retentive capability. Where the concrete deck thickness is two inches or less, either a 24 inch concrete cube must be poured or a recessed socket plate into which the socket is welded be utilized. This plate is in turn anchor bolted to the deck or through bolted if there is a void underneath a socket plate can also be utilized in the case of thicker decks if desired.

Pool lift shall comply with all of the criteria outlines in CBC 2013 Section 11B-1009.2

1009.2.1 Pool lift shall be located where the water level is 36 inches (941 mm) minimum and 48 inches (12219 mm) maximum.

Exceptions:

1. Where the entire pool depth is greater than 48 inches (1219 mm).
2. Where multiple pool lift locations are provided, no more than one pool lift shall be required to be located in an area where the water level is 48 inches (1219 mm) maximum.
3. Where the water depth of the entire swimming pool, wading pool, or spa is less than 36 inches (914 mm), pool lifts shall be located where the water level is less than 36 inches (914 mm).

1009.2.2 In the raised position, the centerline of the seat shall be located over the deck and 16 inches (406 mm) minimum from the edge of the pool. The deck surface between the centerline of the seat and the pool edge shall have a slope not steeper than 1:48.

1009.2.3 On the side of the seat opposite the water, a clear deck space shall be 36 inches (914 mm) wide minimum and shall extend forward 48 inches (1219 mm) minimum from a line located 12 inches (305 mm) behind the rear edge of the seat. The clear deck space shall have a slope not steeper than 1:48.

1009.2.4 The seat shall be rigid and shall have a back support that is at least 12 inches (305 mm) tall. The height of the lift seat shall be designed to allow a stop at 17 inches (423 mm) minimum to 19 inches (483 mm) maximum measured from the deck to the top of the seat surface when in the raised (load) position. The seat shall have a restraint for the use of the occupant with operable parts complying with Section 11B-309.

1009.2.5 The seat shall be 16 inches (406 mm) wide minimum.

1009.2.6 Footrests shall be provided and shall move with the seat. The seat shall have two armrests. The armrest positioned opposite the water shall be removable or shall fold clear of the seat when the seat is in the raised (load) position.

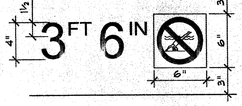
Exception: Footrests shall not be required on pool lifts provided in spas.

1009.2.7 The lift shall be capable of unassisted operation from both the deck and water levels. Controls and operating mechanisms shall be unobstructed when the lift is in use and shall comply with Section 11B-309.4. The lift shall be stable and not permit unintended movement when a person is getting into or out of the seat.

1009.2.8 The lift shall be designed so that the seat will submerge to a water depth of 18 inches (457 mm) minimum below the stationary water level.

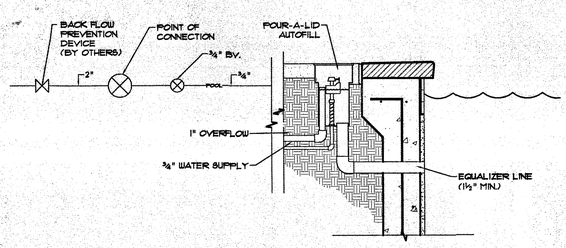
1009.2.9 Single person pool lifts shall have a weight capacity of 300 pounds (136 kg) minimum and be capable of sustaining a static load of at least one and a half times the rated load.

L | NTS | HANDICAP LIFT AND NOTES

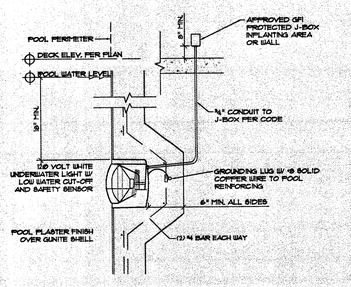


Note:
SANDBLAST DEPTH MARKERS TEXT INTO POOL DECK TO A DEPTH OF 1/16" MAX. AND FILL W/ CONTRASTING COLOR EPOXY FLUSH W/ FINISH SURFACE.

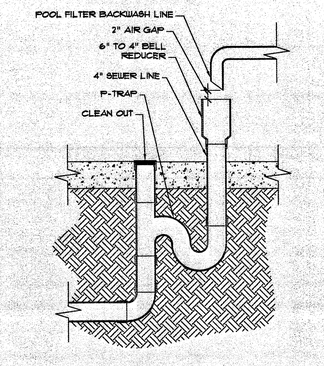
G | 1½" | DEPTH/DECK MARKERS



H | 1" | AUTOFILL DETAIL



I | N.T.S. | UNDERWATER LED LIGHT



K | ¾" | POOL BACKWASH RECEPTOR DETAIL

AQUATIC TECHNOLOGIES
SWIMMING POOL CONSULTANT AND CONTRACTOR
32232 PASEO ADELANTO, SUITE A
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LICENSE# 744177 C53 & B

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PROJECT NAME:
CAREER LOFTS LAGUNA NGUEL

28100 CABOT ROAD
LAGUNA NIGUEL, CA

No.	Date	Revision

OWNER'S NAME:
UNITED AMERICAN PROPERTY

ADDRESS
4699 JAMBOREE RD.
NEWPORT BEACH, CA 92660

PHONE: ( )-
FAX: ( ) -

Drawn:	QT
Checked:	DH
Project Number	
Date:	4/16/14
Scale:	SEE DRAWING

Sheet Title:
POOL AND SPA DETAILS

Sheet Number:
SP-4
4 OF 10

POOL EQUIPMENT LIST

PUMP (PENTAIR - INTELLIFLO)	(1) VSP INTELLIFLO 3HP = 143 GPM (16.0 AMPS-208 VOLTS)	
FILTER (NEMATO - SAND-FILTER)	(1) NFS-36-3072-T = 7.2 S.F. = 144 GPM (WITH MULTI-PORT BACKWASH VALVE)	
HEATER (RAYPAK)	(1) ASME DIGITAL LOW NOX CUPRO-NICKEL CR-407A	
FLOWMETER (BLUE & WHITE)	BWF30300P 3"	
CHEMICAL CONTROLLER ROLA-CHEM	554230	
SALT GENERATOR (CHLORKING)	CHLOR-10	
CHLORINATOR (RAINBOW)	HC-3315	
LIGHT (PENTAIR)	(3) LED INTELLIBRITE UNDERWATER LIGHTS 500W EQUIVALENT	
SKIMMER (WATERWAY)	(3) 540-6300	
MAIN DRAIN (AFRAS)	(2) ABF-64A (11⅛" ROUND)	
EQUALIZER COVER (AQUASTAR)	(6) 6HP101	
RETURNS (WATERWAYS B & S PLASTICS)	(4) 400-9190	
AUTO FILL (FOUR-A-LID)	SD1-WF420	

SPA EQUIPMENT LIST

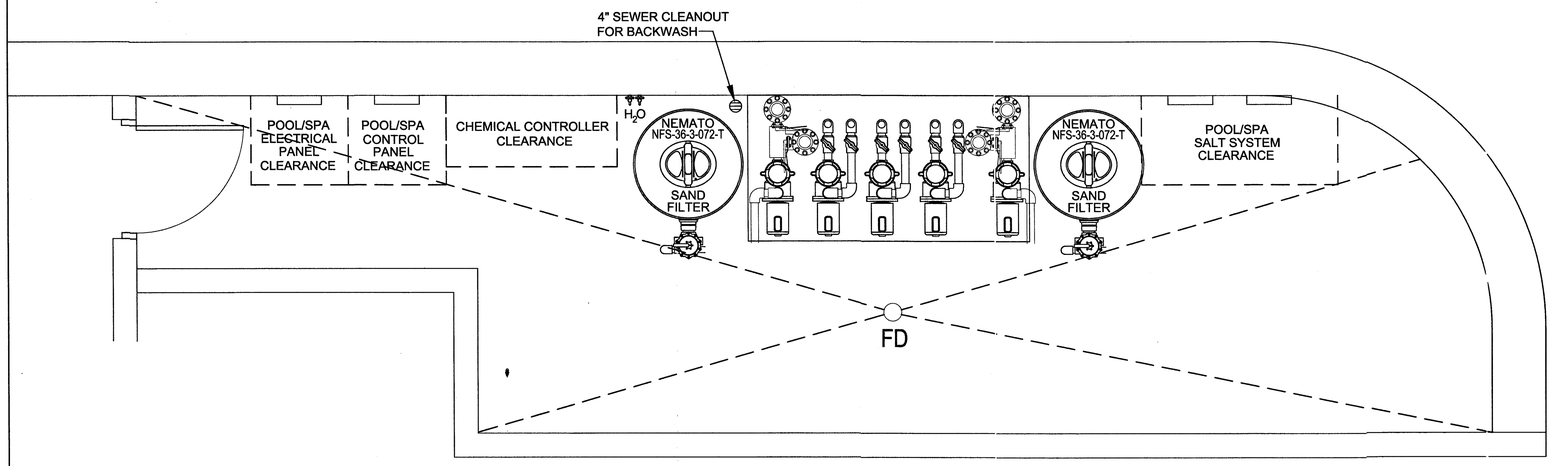
PUMP (PENTAIR - INTELLIFLO)	(1) VSP INTELLIFLO 3HP = 143 GPM (16.0 AMPS-208 VOLTS)	
FILTER (NEMATO - SAND-FILTER)	(1) NFS-36-3072-T = 7.2 S.F. = 144 GPM (WITH MULTI-PORT BACKWASH VALVE)	
HEATER (RAYPAK)	(1) ASME DIGITAL LOW NOX CUPRO-NICKEL CR-407A	
FLOWMETER (BLUE & WHITE)	BWF30300P 3"	
CHEMICAL CONTROLLER ROLA-CHEM	554230	
SALT GENERATOR (CHLORKING)	CHLOR-125M	
CHLORINATOR (RAINBOW)	300-19	
LIGHT (PENTAIR)	(1) LED INTELLIBRITE 300W EQUIVALENT	
SKIMMER (WATERWAY)	(2) 540-6300	
EQUALIZER COVER (AQUASTAR)	(4) 6HP101	
MAIN DRAIN (AFRAS)	(2) ABF-64A (11⅛" ROUND)	
RETURNS (WATERWAYS B & S PLASTICS)	(3) 400-9190	
BOOSTER PUMP (PENTAIR - WHISPERFLO)	(2) WFE-6 1½HP = 99 GPM EACH (9.6 AMPS-208 VOLTS)	
BOOSTER MAIN DRAIN (AFRAS)	(4) ABF-64A (11⅛" ROUND)	
JET RETURNS (WATERWAYS B & S PLASTICS)	(12) 210-3330	
AUTO FILL (POUR-A-LID)	SD1-WF420	

SPA WALL EQUIPMENT LIST

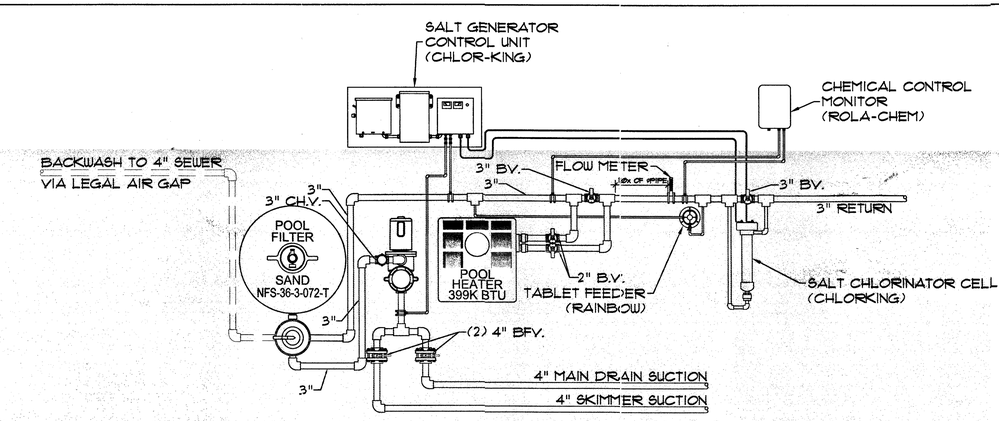
PUMP (AFRAS)	(1) WFE-4 1 HP = 76 GPM EACH (7.8 AMPS-208 VOLTS)	
MAIN DRAIN (PENTAIR - WHISPERFLO)	(2) ABF-64 (7⅜" ROUND)	
FOUNTAIN NOZZLE (TBD)	(3) TBD	

EQUIPMENT NOTES

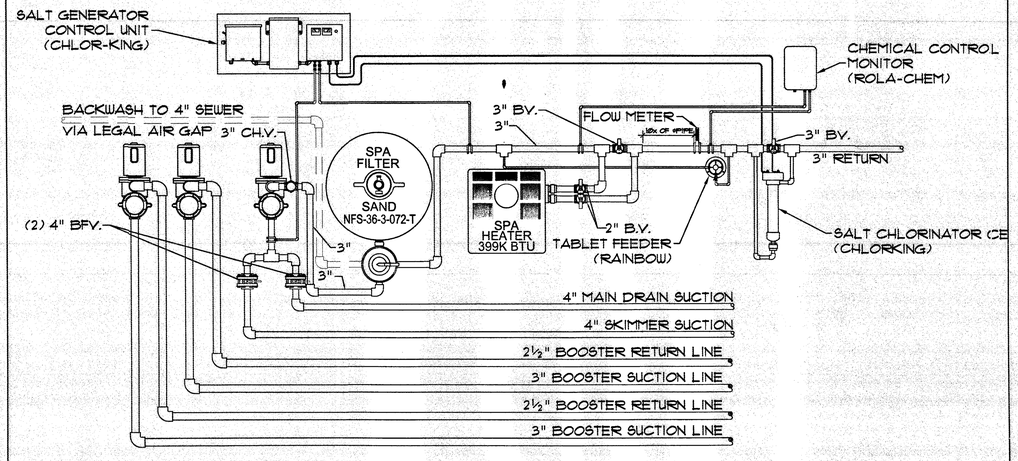
A. All equipment to be installed per manufacturer instructions.
B. All valves shall be taqqed with waterproof operating card.
C. All pipe materials to be pvc. Sch. 40.
D. Filters backwash to sanitary sewer via legal air gap and sight glass.
E. Pressure gauges shall be mounted at the same elevation.
F. Flow meter B4W F-300-10 x pipe diameter ahead & 4 x pipe diameter back on straight pipe.
G. Heaters with auto temperature control and internal by-pass.
H. All equipment, construction and etc... shall meet title 22 & 24.



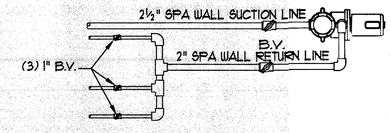
A ½" EQUIPMENT ENCLOSURE LAYOUT



B ½" POOL EQUIPMENT SCHEMATIC



C ½" SPA EQUIPMENT SCHEMATIC



D ½" FOUNTAIN SCHEMATIC

AQUATIC TECHNOLOGIES
SWIMMING POOL CONSULTANT AND CONTRACTOR
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28100 CABOT ROAD
LAGUNA NIGUEL, CA

No.	Date	Revisor
A	9/26/14	HEALTH REVISION

OWNER'S NAME:
UNITED AMERICAN PROPERTY
ADDRESS:
4699 JAMBOREE RD.
NEWPORT BEACH, CA 92660
PHONE: ()-
FAX: ()-

Drawn:	QT
Checked:	DH
Project Number	
Date:	4/16/14
Scale:	SEE DRAWING

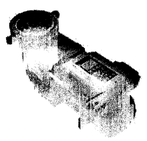
Sheet Title:
EQUIPMENT ROOM LAYOUT, LIST, & SCHEMATIC

SEP 29 2014

Sheet Number:
SP-5
5 OF 10

INTELLIFLO® VARIABLE SPEED
HIGH PERFORMANCE PUMP

PENTAIR



IntelliFlo Variable Speed
High Performance Pump

Protected by U.S. Patent No., 7,494,587, 7,815,420, 7,854,597, D611,430, D568,343, D634,588, 8,043,079 and Patent Pending and all corresponding foreign counterparts.

Featured Highlights

- Ability to program exact pump speeds for specific operations – filtering, heating, cleaning, spa jets, water features and more –reduces energy costs up to 90%
- 8 speed settings and on-board scheduling with timers LCD screen with keypad for easy programming
- Ultra-efficient permanent magnet motor design reduces noise and vibration for greater efficiency and longer pump life
- Fully compatible with IntelliTouch®, EasyTouch®, SunTouch® Automation and other pool control systems
- Operates seamlessly on 50 hz or 60 hz input power. Flowspeed are constant when operating on 50hz or 60 hz.

IntelliFlo Variable Speed pump is the most energy-efficient pump ever, with over 8 years of proven in-field reliability. IntelliFlo Variable Speed pumps combine variable drive technology, onboard digital intelligence, and permanent magnet motors (used in hybrid cars) to reduce pump-related energy costs by up to 90%.

Ordering Information

Product	Model	Voltage	Full Load Amps	kW	HP	SF	SFHP	FREQ.	Primary Listings and Certifications [2]	Port Size (NPT)	Carton Wt. (Lbs.)	
ULTRA ENERGY EFFICIENT VARIABLE SPEED (NON-SVRS MODEL)												
011018	IntelliFlo Variable Speed	230	16	3.2	3	1.32	3.95	50HZ/60HZ	UL[1], NSF[2], CSA[3] APSP[4]	2 in. x 2 in.	45	
ACCESSORIES												
520441	IntelliCom 4 – Rated 15 - 240 VAC 15-100 VDC with 4 inputs											8
521109	IntelliCom 2 – Rated 9 - 30 VDC with 4 inputs											1
350122	Communication Cable - 50 ft. - Included with pump											2
357156	Chemical Resistant Lid											
UNIONS												
11201-0154	2 in. x 2 in. Union (2 in. NPT male x 2 in. female NPT quick connect)								* Note: two required per pump (sold individually)			2

[1] 'UL' indicates that pump bears a UL mark signifying evaluation to U.S. Standards UL1081 for Permanently Connected Swimming Pool and Spa Pumps and to Canadian Standards CAN/CSA C22.2 No. 108-01 Liquid Pumps For Swimming Pools Only (Enclosure 3).

[2] 'NSF' indicates that pump bears a NSF mark signifying evaluation to NSF Standard 50 For Self-Priming Centrifugal Pumps For Swimming Pools Only.

[3] 'CSA' indicates that pump bears a CSA mark signifying evaluation to Canadian Standards CAN/CSA C22.2 No. 108-01 Liquid Pumps For Swimming Pools Only (Enclosure 3).

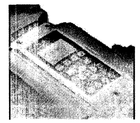
[4] 'APSP' Pump has been evaluated to ANSI/APSP/ICC-15 and California Title 20 and is certified to use on Residential Swimming Pool Filtration Systems.

[5] Product may have been evaluated to other state and local regulatory standards. Listing status may change. Always confirm status with appropriate agency if in doubt.

Note: Pumps must be used with current collectors when installed on spas or hot tubs in Canada.

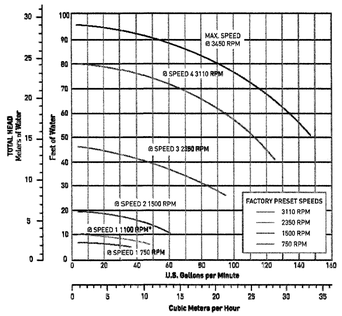
Refer to catalog page 36 for a selection of 1-and-2-Pole GFCI breakers which offer 6 milliamp personnel protection while meeting 2008 to current NEC Standards for Pool Pumps.

INTELLIFLO® VARIABLE SPEED
HIGH PERFORMANCE PUMP (CONT'D)

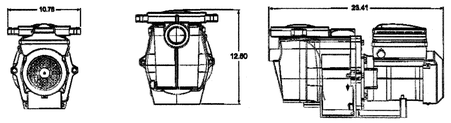


IntelliFlo Variable Speed Pump

Dimensions and Performance



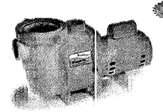
*** IntelliFlo VS+SVRS minimum speed is 1100 RPM**



See page 503 for replacement parts.

WHISPERFLO®
HIGH PERFORMANCE PUMPS

PENTAIR



WhisperFlo High Performance Pumps

Robust thermoplastic with the Cam & Ramp® See-Through Lid design. Self-priming, high flow with Funnel-Flo® diffusers. 2 in. suction and discharge ports. Motor features threaded shaft and durable commercial duty 56 frame motor with NEMA Rated square flange.

Featured Highlights

- Oversized strainer basket and volute – industry standard in pool pumps
- Standard and Energy-efficient Square Flange Motors available
- Lower HP's deliver higher performance than industry standard
- Compatible with all cleaning systems, various filters and jet action spas
- Heavy-duty/durable construction is designed for long life
- Designed for residential and commercial applications
- New motor increases life, energy, efficiency, ease of installation and better cooling for long service life

Ordering Information

Product	Model	Voltage	Full Load Amps	HP	SF	SFHP	Primary Listings and Certifications [1]	Port Size (NPT)	Carton Wt. (Lbs.)	Curve Key
ENERGY EFFICIENT SINGLE SPEED FULL RATED										
011511	WFE-2	115/208-230	8.8/4.6-4.4	1/2	1.90	0.95	UL[1], NSF[2], APSP[5]	2 in. x 2 in.	41	E
011512	WFE-3	115/208-230	11.2/6.0-5.6	3/4	1.67	1.25	UL[1], NSF[2]	2 in. x 2 in.	41	F
011513	WFE-4	115/208-230	14.8/7.8-7.4	1	1.65	1.65	UL[1], NSF[2]	2 in. x 2 in.	46	G
011514	WFE-6	208-230	9.6-8.8	1-1/2	1.47	2.20	UL[1], NSF[2]	2 in. x 2 in.	54	H
011515	WFE-8	208-230	11.0-10.2	2	1.30	2.60	UL[1], NSF[2]	2 in. x 2 in.	55	I
011516	WFE-12	208-230	15.0-13.6	3	1.15	3.45	UL[1], NSF[2]	2 in. x 2 in.	56	J
ENERGY EFFICIENT SINGLE SPEED UP RATED										
011517	WFE-24	115/208-230	11.2/6.0-5.6	1	1.25	1.25	UL[1], NSF[2]	2 in. x 2 in.	41	F
011518	WFE-26	115/208-230	14.8/7.8-7.4	1-1/2	1.10	1.65	UL[1], NSF[2]	2 in. x 2 in.	46	G
011519	WFE-28	208-230	9.6-8.8	2	1.10	2.20	UL[1], NSF[2]	2 in. x 2 in.	54	H
011520	WFE-30	208-230	11.0-10.2	2-1/2	1.04	2.60	UL[1], NSF[2]	2 in. x 2 in.	55	I
STANDARD EFFICIENCY SINGLE SPEED FULL RATED										
011578	WF-2	115/230	10.8/5.4	1/2	1.95	0.95	UL[1], NSF[2], APSP[5]	2 in. x 2 in.	41	E
011579	WF-3	115/230	14.2/7.1	3/4	1.67	1.25	UL[1], NSF[2]	2 in. x 2 in.	41	F
011580	WF-4	115/230	16.0/8.0	1	1.65	1.65	UL[1], NSF[2]	2 in. x 2 in.	46	G
011581	WF-6	115/230	22.4/11.2	1-1/2	1.50	2.25	UL[1], NSF[2]	2 in. x 2 in.	54	H
011582	WF-8	230	11.5	2	1.30	2.60	UL[1], NSF[2]	2 in. x 2 in.	55	I
011583	WF-12	230	16.1	3	1.15	3.45	UL[1], NSF[2]	2 in. x 2 in.	56	J
STANDARD EFFICIENCY SINGLE SPEED UP RATED										
011771	WF-23	115/230	10.8/5.4	3/4	1.24	0.93	UL[1], NSF[2]	2 in. x 2 in.	41	E
011772	WF-24	115/230	14.2/7.1	1	1.24	1.24	UL[1], NSF[2]	2 in. x 2 in.	41	F
011773	WF-26	115/230	16.0/8.0	1-1/2	1.10	1.65	UL[1], NSF[2]	2 in. x 2 in.	46	G
011774	WF-28	115/230	22.4/11.2	2	1.10	2.20	UL[1], NSF[2]	2 in. x 2 in.	54	H
011775	WF-30	230	11.5	2-1/2	1.04	2.60	UL[1], NSF[2]	2 in. x 2 in.	55	I
ENERGY EFFICIENT SINGLE SPEED FULL RATED- 3 PHASE										
340061	WFK-2	208-230/460	3.2-3.0/1.5	1/2	1.90	0.95	NSF[2]	2 in. x 2 in.	39	E
011021	WFK-3	208-230/460	3.8-3.6/1.8	3/4	1.65	1.25	NSF[2]	2 in. x 2 in.	42	F
011568	WFK-4	208-230/460	5.0-4.6/2.3	1	1.65	1.65	NSF[2]	2 in. x 2 in.	46	G
011569	WFK-6	208-230/460	6.4-5.8/2.9	1-1/2	1.47	2.20	NSF[2]	2 in. x 2 in.	54	H
011570	WFK-8	208-230/460	7.1-6.8/3.4	2	1.30	2.60	NSF[2]	2 in. x 2 in.	56	I
011571	WFK-12	208-230/460	11.0-10.4/5.2	3	1.15	3.45	NSF[2]	2 in. x 2 in.	58	J

WHISPERFLO®
HIGH PERFORMANCE PUMPS (CONT'D)

Product	Model	Voltage	Full Load Amps	HP	SF	SFHP	Primary Listings and Certifications [1]	Port Size (NPT)	Carton Wt. (Lbs.)	Curve Key
ENERGY EFFICIENT TWO SPEED (USE 3RPM LOW SPEED FOR 2RPM FULL RATED)										
012530	WFDS-3	115	14.4/4.7	3/4	1.67	1.25	UL[1], NSF[2], APSP[5]	2 in. x 2 in.	42	A, F
011486	WFDS-4	230	7.8/3.6	1	1.45	1.45	UL[1], NSF[2], APSP[5]	2 in. x 2 in.	47	B, G
011522	WFDS-6	230	10.0/3.5	1-1/2	1.47	2.20	UL[1], NSF[2], APSP[5]	2 in. x 2 in.	55	C, H
011523	WFDS-8	230	11.0/4.9	2	1.30	2.60	UL[1], NSF[2], APSP[5]	2 in. x 2 in.	56	D, I
ENERGY EFFICIENT TWO SPEED (USE 3RPM LOW SPEED FOR 2RPM FULL RATED)										
012495	WFDS-24	115	14.4/4.7	1	1.25	1.25	UL[1], NSF[2], APSP[5]	2 in. x 2 in.	42	A, F
012518	WFDS-26	230	7.8/3.0	1-1/2	1.10	1.65	UL[1], NSF[2], APSP[5]	2 in. x 2 in.	47	B, G
011524	WFDS-28	230	10.0/3.5	2	1.10	2.20	UL[1], NSF[2], APSP[5]	2 in. x 2 in.	55	C, H
011525	WFDS-30	230	11.0/4.9	2-1/2	1.04	2.60	UL[1], NSF[2], APSP[5]	2 in. x 2 in.	56	D, I
ENERGY EFFICIENT SINGLE PHASE 50HZ INPUT POWER FREQUENCY										
347924	WFEL-2	240/120	7.8/15.0	1/2	1.10	0.55	UL[1], NSF[2]	2 in. x 2 in.	41	
347927	WFEL-3	240/120	9.5/15.0	3/4	1.10	0.83	UL[1], NSF[2]	2 in. x 2 in.	41	
347928	WFEL-4	240/120	6.9/13.8	1	1.10	1.10	UL[1], NSF[2]	2 in. x 2 in.	46	
347929	WFEL-6	240	7.2	1.5	1.10	1.65	UL[1], NSF[2]	2 in. x 2 in.	54	
347930	WFEL-8	240	9.4	2	1.10	2.20	UL[1], NSF[2]	2 in. x 2 in.	55	
ACCESSORIES										
11201-0154	2 in. x 2 in. Union (2 in. NPT male x 2 in. female NPT quick connect)						* Note: two required per pump (sold individually)			
357156	Cover/Lid, Chemical Resistant, CAM & RAMP									

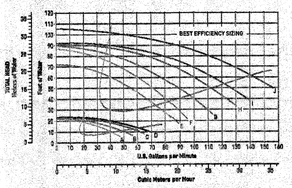
[1] 'UL' indicates that pump bears a UL mark signifying evaluation to U.S. Standards UL1081 for Permanently Connected Swimming Pool and Spa Pumps and to Canadian Standards CAN/CSA C22.2 No. 108-01 Liquid Pumps For Swimming Pools Only (Enclosure 3).

[2] 'NSF' indicates that pump bears a NSF mark signifying evaluation to NSF Standard 50 For Self-Priming Centrifugal Pumps For Swimming Pools, Spas and Hot Tubs.

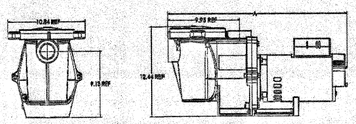
[3] 'APSP' Pump has been evaluated to ANSI/APSP/ICC-15 and California Title 20 and is certified to use on Residential Swimming Pool Filtration Systems.

[4] Product may have been evaluated to other state and local regulatory standards. Listing status may change. Always confirm status with appropriate agency if in doubt.

Dimensions and Performance



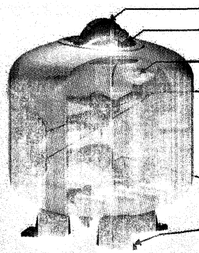
A - varying length:
1/2 & 3/4HP = 24.6"
1HP = 24.85"
1.5 & 2 & 3HP = 26.86"



See page 506-507 for replacement parts.

NEMATO CORP.

National Line Vertical NeX Series: 30", 34", and 36"
Fiberglass Commercial Sand Filters



The National Line Vertical NeX Series are a high rate sand filter product line inspired by years of Nemato Corp's innovative design, engineering, and industry success in both commercial aquatics and industrial applications. Nemato prides itself on manufacturing quality filters that are reliable, robust, and easy to use. All of Nemato's National Line™ filters have been engineered to incorporate a range of new and innovative features.

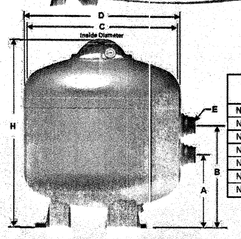
- Tool Free, injection molded, internally mounted industrial grade manway with two viewing windows and o-ring seal.
- Commercial Grade, 1 ½", self cleaning injection molded, 180° slotted laterals arranged in a grid array provide superior filtration performance.
- Industrial Grade, infusion molded, gel-coated, multi-layer, glass-reinforced, thermoset composite structure.
- Self Leveling, injection molded, support legs, permanently bonded to the tank, suitable for Zone 4 earthquake conditions.
- Large 12"x16" manway opening for easy media loading and filter inspection.
- Full 1" bottom media drain including ¾" integral water drain with media screen.
- Factory-built manifolds available for configuring banks of up to 6 filters.
- High performance filtration and longer service life, with a five-year limited warranty.

1605 McEwen Drive, Whitby, Ontario L1N 7L4 (905) 571-5305 or 1 (800) 361-5025
www.nemato.com mail@nemato.com

2013-01

NEMATO CORP.

Dimensional Information:



Model Number	'A'	'B'	Nominal 'C'	'D'	'E'	'H'
NFS-30-2-049-T	16.5"	24"	30"	31"	2"	42.5"
NFS-34-2-063-T	18.75"	26.25"	34"	34.5"	2"	47.5"
NFS-34-3-063-T	18.75"	26.25"	34"	34.5"	3"	47.5"
NFS-34-3-063-F	18.5"	26.22"	34"	34.5"	3"	47.5"
NFS-36-2-072-T	18.75"	26.25"	36"	37"	2"	48.5"
NFS-36-3-072-T	18.75"	26.25"	36"	37"	3"	48.5"
NFS-36-3-072-F	18.5"	26.22"	36"	37"	3"	48.5"

Product Specifications:

Model	Size / Description	Filtration Area Ft²	Filtration Flow Rate (GPM) Residential	Filtration Flow Rate (GPM) Commercial	Backwash Flow Rate (GPM)	Media Required (sand)	Inlet/Outlet Size	Inlet/Outlet Type	Carton Weight (lbs)
NFS-30-2-049-T	30" Fiberglass Sand Filter	4.9	98	98	34 - 98	650 lbs	2"	Thread	97 lbs
NFS-34-2-063-T	34" Fiberglass Sand Filter	6.3	126	126	44 - 126	950 lbs	2"	Thread	139 lbs
NFS-34-3-063-T	34" Fiberglass Sand Filter	6.3	126	126	44 - 126	950 lbs	3"	Thread	139 lbs
NFS-34-3-063-F	34" Fiberglass Sand Filter	6.3	126	126	44 - 126	950 lbs	3"	Flange	139 lbs
NFS-36-2-072-T	36" Fiberglass Sand Filter	7.2	144	144	49 - 143	1050 lbs	2"	Thread	151 lbs
NFS-36-3-072-T	36" Fiberglass Sand Filter	7.2	144	144	49 - 143	1050 lbs	3"	Thread	151 lbs
NFS-36-3-072-F	36" Fiberglass Sand Filter	7.2	144	144	49 - 143	1050 lbs	3"	Flange	151 lbs

- National Line™ Vertical NeX Series Filters are designed to operate at filtration rates between 5 and 20 GPM per square foot of filtration area.
- National Line™ Vertical NeX Series Filters are designed to operate at a maximum working pressure of 50 PSI.
- National Line™ Vertical NeX Series Filters are certified by NSF International to ANSI/NSF Standard 50 for pool, spa and hot tub applications.

Operating weights with media and multi-port valve:
NFS-30-2-049 = 1,350 lbs. per tank
NFS-34-2-063 = 1,800 lbs. per tank
NFS-34-3-063 = 1,800 lbs. per tank
NFS-36-2-072 = 2,050 lbs. per tank
NFS-36-3-072 = 2,050 lbs. per tank

2013-01

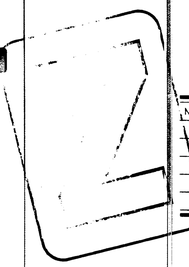
AQUATIC TECHNOLOGIES
SWIMMING POOL CONSULTANT AND CONTRACTOR
32232 PASEO ADELANTO, SUITE A
SAN JUAN CAPISTRANO, CA 92675
P(949)493-9548 F(949)493-8495
LICENSE# 744177 C53 & B

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PROJECT NAME:
CAREER LOFTS LAGUNA NGUEL

28100 CABOT ROAD
LAGUNA NIGUEL, CA

No.	Date	Revision



OWNER'S NAME:
UNITED AMERICAN PROPERTY

ADDRESS
1699 JAMBOREE RD.
NEWPORT BEACH, CA 92660

PHONE: ( )-
FAX: ( ) -

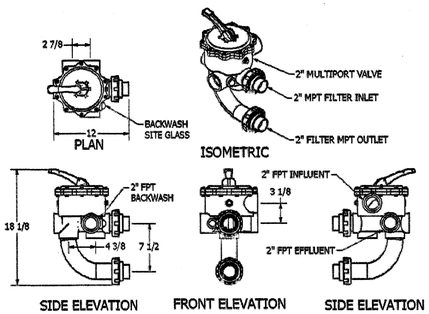
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Date:	4/16/14
Scale:	SEE DRAWING

Sheet Title:
SPEC. SHEETS

Sheet Number:
SP-6
6 OF 10

NEMATO CORP.

NATIONAL LINE NeX SERIES 2" MULTI-PORT VALVE



Specification

2" Threaded Multi-port Valve
The HI-Rate sand filter(s) specified under this section shall be provided with a 2" (50mm) six-position side mount "Non-Corrosive" multi-port valve kit.

The dial valve shall be constructed of "Non-Corrosive" plastic and shall be mounted in a vertical position. The dial valve shall have a maximum pressure drop of 5.5 PSIG (38kPa) at a 90 U.S. gallons/minute (5.6 litres/second) operating flow rate.

The multi-port valve kit shall consist of a 2" (50mm) multi-port valve, 2" (50mm) PVC filter tank influent, effluent and backwash connections, 2" (50mm) influent/effluent socket connections, and a backwash sight glass, all of which shall be fabricated in a fully assembled state by the original filter equipment manufacturer.

Multi-port Valve
The multi-port valve shall be injection molded of white impact ABS which shall be suitable for a maximum working pressure of 50 PSIG (34kPa) and a hydrostatic test pressure of 75 PSIG (518kPa).

The multi-port valve shall come with seven 2" (50mm) socket connections which will provide all six of the following functions:
1. Filtration
2. Backwash
3. Rinse
4. Waste
5. Recirculation
6. Closed (Isolate)

Filter control valves that do not provide functions 1, 2 and 3 shall not be considered equal and shall not be approved.

Piping
Piping shall consist of Sch 40 2" (50mm) PVC fittings.

Backwash Sight Glass
A sight glass designed for 50 PSIG (345kPa) working pressure shall be fitted on the backwash port. The sight glass shall be clear ABS with an integral PVC flow diverter blade.

The multi-port valve kit shall be Model # NFS-2-D-2-MVT-T as supplied by Nemato Corp.

Tel: (800) 361-5025 www.nemato.com mail@nemato.com

2012-10

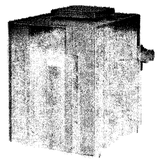
Job: _____
Engineer: _____
Contractor: _____
Prepared By: _____ Date: _____
Model: _____ Indoor/Outdoor

ASME Digital Low NOx

Gas Pool Heaters

Models CR-207A – CR-407A

- **82% Efficiency**
- **ASME Code Glass-Lined Cast Iron Headers**
- **ASME Code Copper-Fin Tube**
- **125 lb. Pressure Relief Valve**
- **Small Footprint**
- **Unitherm Governor Anti-Condensation Control**
- **Internal Bypass for High Flow Rates (up to 125 gpm)**
- **Indoor/Outdoor**



Shown with outdoor top

Heat Exchanger
- ASME Inspected and Stamped 160 PSIG
- National Board Approved
- Glass-lined Cast Iron Headers
- Finned Tubing
  - ☐ Copper – Standard
  - ☒ Cupro Nickel – Optional
- ASME Steel Tube Sheet
- Silicone O-Rings
- 125 PSIG Pressure Relief Valve
- Water Connections
  - ☐ Right Hand – Standard
  - ☐ Left Hand – Field Change
- Flow Configuration – Two-pass

Controls
- 115/230V, 60Hz, 1 Ph Power Supply
- 115/230/24V Transformer
- 100% Pilot Shut-off
- Electronic, Intermittent Ignition Pilot (IID)
- High Limit Control
- On/Off Switch
- Flame Rollout Switch
- Water Pressure Switch
- Dual Electronic Temp Sensor
- Digital Display With Diagnostics

Gas Control Train
- Natural Gas
- Combination Control Valve
- On/Off Firing
- ANSI Z21.56 Design Certified

Construction
- Front Controls
- Stainless Steel Burners
- Polyfuf Powder Coat Finish
- Indoor/Outdoor
- Vent Selection
  - ☐ Outdoor Stackless Top – Standard
  - ☐ Indoor Draft Diverter, Loose – Optional
  - ☐ D-2 Power Vent, Loose – Optional
- Can be installed on combustible surfaces

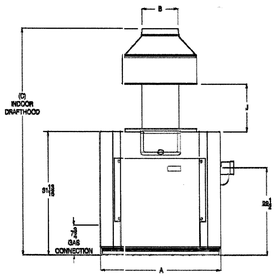
Raypak

Catalog No.: 6000.39A Effective: 7-1-08 Replaces: 5-1-06

ASME Digital Low NOx

Gas Pool Heaters

Model _____



Heater Model	BTUH Input (000)	Dimensions (in.) Cabinet Width (A)	Flue Dia. (B)	Indoor Drafthood (C)	(J)	Gas Conn.	Water Conn.	Shipping Weights (lbs) With Stackless Top	With Indoor Drafthood
CR-207A	199.5	20	6	55-5/8	11-3/4	3/4	2	193	12
CR-267A	266.0	23	7	56	11	3/4	2	218	15
CR-337A	332.5	26	8	57	10-5/8	3/4	2	238	17
CR-407A	399.0	29	9	58-1/2	12-1/8	3/4	2	256	20

Notes:
1. Ratings are for natural gas and elevations up to 5,000 feet above sea level. For elevations over 5,000 feet, consult the factory.
2. Manufactured under Patent No. 3,823,458.

Raypak, Inc. • 2151 Eastman Avenue, Oxnard, CA 93030 • (805) 278-5300 • Fax (800) 872-6725 • www.raypak.com
Raypak Canada Ltd. • 2805 Slough St., Mississauga, Ontario, Canada L4T 1G2 • (905) 677-7999 • Fax (905) 677-6036 • www.raypakcanada.com

Catalog No.: 6000.39A Effective: 7-1-08 Replaces: 5-1-06

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CAREER LOFTS LAGUNA NGUEL

28100 CABOT ROAD
LAGUNA NIGUEL, CA

No.	Date	Revision

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Sheet Title:
SPEC. SHEETS

Sheet Number:
SP-7
7 OF 10

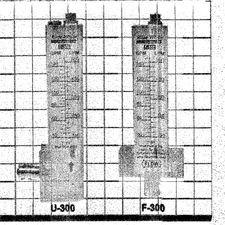
Blue-White Industries, Ltd.

Pitot Tube Insertion Meters

Engineering and Technical Data

F-300
U-300
D-300

Clamp-on Insertion Mount
Dual GPM / LPM scale



Features:
- Dual GPM/LPM scale printed on both sides of the meter.
- 1" through 8" pipe sizes.
- Flow rates from 2 to 1900 GPM (6 to 7200 LPM).
- Corrosion resistant 316SS or PTFE internal float materials.
- One piece machined acrylic body.
- Mounts to existing pipe. No unions or adapters required.
- Models for mounting on horizontal or vertical pipe.
- Mounting clamps and gasket included.

Specifications:
Pipe Requirements: ..... IPS inch pipe size (ASTM-D-1785)
Max. Psi (here): ..... 160 PSI (10.3 bar) @ 70° F (21° C)
Fluid temp. range: ..... 32° to 110° F/ 150° F (66° C) @ 0 PSI
Ambient temp. range: ...32° to 110° F/ -10° to 43° C
Note: Temperature & Pressure ratings of meter only. Actual pipe rating may vary.

Full scale accuracy: ..... +/- 10%
Power requirement: ..... No power required
Enclosure: ..... NEMA 4X (IP66)
Approximate shipping wt: ... 1"-4" units: 1 lb. (.45 kg)
6"-8"units: 2 lb. (.91 kg)

Materials of Construction:
Meter Body/: ..... Cast Acrylic
Float: ..... Standard range models = 316SS
Low range models = PTFE

Gasket: ..... Neoprene
Pipe Clamp: ..... 300 series Stainless Steel
Pitot screw: ..... 1" thru 2" models only. 300 series stainless Steel

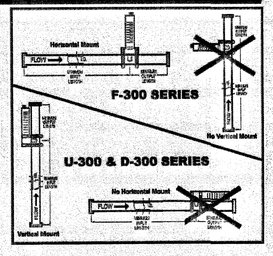
Installation Requirements:

Minimum Straight Pipe Length Requirements
The meter's accuracy is affected by disturbances such as pumps, elbows, tees, valves, etc., in the flow stream. Install the meter in a straight run of pipe as far as possible from any disturbances. The distance required for accuracy is 10 times the nominal pipe diameter before the meter and 4 times the nominal pipe diameter after the meter.

Example of Minimum Straight Pipe Length Requirements

Nominal Pipe Diameter	Minimum Inlet Pipe Length	Minimum Outlet Pipe Length
3 inch	30 inch (10 X 3")	12 inch (4 X 3")
1-1/2 inch	15 inch (10 x 1.5")	6 inch (4 x 1.5")
8 inch	80 inch (10 x 8")	34 inch (4 x 8")

Mounting location
- The meter is designed to withstand outdoor conditions.
- F series meters must be mounted at the vertical (twelve o'clock) position on horizontal pipe only.
- U & D series meters must be mounted on vertical pipe only.
- The pipe must be completely full of water at all times.
- See the minimum straight length of pipe requirement chart above.
- The meter can accurately measure flow from one direction only.
- U-series meters measure upward flows only.
- D-series meters measure downward flows only.



Blue-White Industries, Ltd.

Pitot Tube Insertion Meters

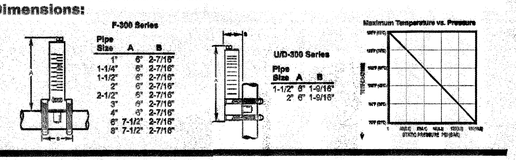
Dimensions:

F-300 Series

Pipe Size	A	B
1"	6"	2-7/16"
1-1/4"	6"	2-7/16"
1-1/2"	6"	2-7/16"
2"	6"	2-7/16"
2-1/2"	6"	2-7/16"
3"	6"	2-7/16"
4"	6"	2-7/16"
6"	7-1/2"	2-7/16"
8"	7-1/2"	2-7/16"

U/D-300 Series

Pipe Size	A	B
1-1/2"	6"	1-0/16"
2"	6"	1-5/16"



Flow Stream Requirements:
Low viscosity fluids with a specific gravity of 1.0.

Model Number Matrix:

F- 30 150 P R

Meter Series
F = Horizontal Pipe Mount
U = Vertical Pipe with Upward Flow
D = Vertical Pipe with Downward Flow

Meter Series
30 = 300 series meter

Pipe Sizes
100 = 1"
125 = 1-1/4"
150 = 1-1/2"
200 = 2"
250 = 2-1/2"
300 = 3"
400 = 4"
600 = 6"
800 = 8"

Pipe size, type and saddle material
P = Size 40 IPS Pipe (ASTM-D-1785)
T = Copper Tubing type K or type L

Calibration Flow Range
NONE = Standard Range
R = Reduced flow range

Pipe Size, Flow Range and Display Model Options:

Models for Mounting on Horizontal Pipe

Models for U.S. IPS Sch40 Pipe (ASTM 1785)
Display in U.S. Gallons and Liters per Minute

Pipe Size	GPM Flow Range	LPM Flow Range	Model Number
1"	5 to 38	20 to 140	F-30100P
1-1/4"	15 to 78	60 to 295	F-30125P
1-1/2"	20 to 100	78 to 375	F-30150P
2"	40 to 150	150 to 550	F-30200P
2-1/2"	50 to 240	225 to 900	F-30250P
3"	80 to 300	300 to 1125	F-30300P
4"	150 to 500	550 to 1900	F-30400P
6"	250 to 1050	900 to 3900	F-30600P
8"	500 to 1900	1900 to 7200	F-30800P

Models for Copper Tubing types K & L
Display in U.S. Gallons and Liters per Minute

Pipe Size	GPM Flow Range	LPM Flow Range	Model Number
1"	5 to 35	20 to 140	F-30100T
1-1/4"	15 to 75	60 to 280	F-30125T
1-1/2"	20 to 100	78 to 375	F-30150T
2"	40 to 150	150 to 550	F-30200T
2-1/2"	50 to 240	225 to 900	F-30250T
3"	80 to 300	300 to 1125	F-30300T
4"	150 to 500	550 to 1900	F-30400T
6"	250 to 1050	900 to 3900	F-30600T

Models for Mounting on Vertical Pipe

Models for U.S. IPS Sch40 Pipe (ASTM 1785)
Display in U.S. Gallons and Liters per Minute

Pipe Size	GPM Flow Range	LPM Flow Range	Flow Direction	Model Number
1-1/2"	20 to 100	78 to 378	UP	U-30150P
			DOWN	D-30150P
1-1/2"	8 to 30	30 to 120	UP	U-30150PR
			DOWN	D-30150PR
2"	40 to 160	150 to 550	UP	U-30200P
			DOWN	D-30200P
2"	16 to 70	70 to 280	UP	U-30200PR
			DOWN	D-30200PR

Models for Copper Tubing types K & L
Display in U.S. Gallons and Liters per Minute

Pipe Size	GPM Flow Range	LPM Flow Range	Flow Direction	Model Number
1-1/2"	20 to 100	78 to 375	UP	U-30150T
			DOWN	D-30150T
1-1/2"	8 to 30	30 to 120	UP	U-30150TR
			DOWN	D-30150TR
2"	40 to 160	150 to 550	UP	U-30200T
			DOWN	D-30200T
2"	16 to 70	70 to 280	UP	U-30200TR
			DOWN	D-30200TR

Blue-White Industries, Ltd.
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www.blue-white.com Email: sales@blue-white.com

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Technical data sheet #05000-071 rev.01/11/2013

DIGITAL CONTROLLERS

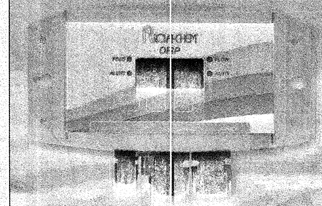


554200
Digital pH Controller

INCLUDES: Controller, flow cell with flow switch, pH probe, 3/8" tubing and fittings.

	pH	Feed Cycle
Factory Setting:	7.4	.6 sec.
Display Range:	6.8-8.2	
Setpoint Range:	7.0-8.0	
Feed Cycles:	.6 to 900 seconds with 5-minute analyzation periods	
Power:	120V corded (input/output)	
Feed:	Timed or Continuous	
Maximum Output:	5 Amps	

- Easy to read, sun bright LED display
- Compact package (approx. 7" x 3" x 3")
- **Manufactured in the USA**



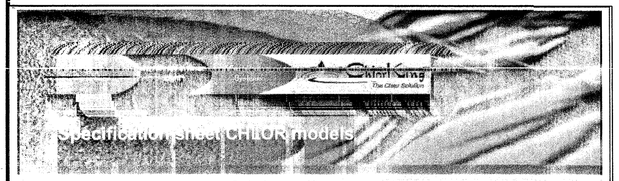
554230
Digital ORP Controller

INCLUDES: Controller, flow cell with flow switch, ORP probe, 3/8" tubing and fittings.

	ORP	Feed Cycle
Factory Setting:	650 mV	.6 sec.
Display Range:	0-995 mV	
Setpoint Range:	400-900 mV	
Feed Cycles:	.6 to 900 seconds with 5-minute analyzation periods	
Power:	120V corded (input/output)	
Feed:	Timed or Continuous	
Maximum Output:	5 Amps	

- Easy to read, sun bright LED display
- Compact package (approx. 7" x 3" x 3")
- **Manufactured in the USA**

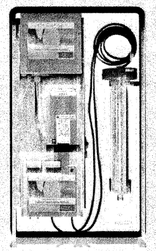
ONE-YEAR LIMITED WARRANTY ON CONTROLLER ELECTRONICS AND PROBES
NOTE: It is recommended that an in-line filter system (part number 550591) be used before the flow cell.



Specification sheet CHLOR models

CHLORKING® SALINE CHLORINATION SPECIFICATIONS.

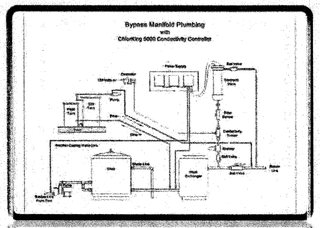
1. The chemical sanitizer for the pool or spa shall be sodium hypochlorite, generated on-site in an off line installation.
2. The ChlorKing® saline chlorination system shall be NSF-50 listed and UL-1081 listed and certified for use in pools and spas.
3. The ChlorKing® saline chlorination system shall produce from 7.5lb's – 25lb's (model specific) of equivalent chlorine as a dilute solution of sodium hypochlorite from a single cell, plumbed in bypass, from a saline concentration of 3,500 – 5,000ppm in the swimming pool water.
4. The ChlorKing® saline chlorination system shall be capable of operating in water temperatures ranging from 15 to 40 degrees C.
5. Chlorine delivery shall be controlled by a bypass side stream, plumbed into the return line using a bypass valve and providing the ChlorKing® system with a minimum of 20gpm.
6. The maximum amount of pressure through the cell shall be 30psi.
7. The ChlorKing® saline chlorination system shall be pre-mounted on an aluminum backboard for easy in field installation.
8. The system shall be pre-wired, ready for field connection of power tied to the pool pump and control circuits. Plumbing of the cell shall be done at time of installation.



9. The ChlorKing® system shall be capable of satisfactory performance if installed as per the manufacturer's recommendations (reference the ChlorKing® installation manual). An authorized representative shall be located within a reasonable distance of the facility and shall be available to install and service the system as required.
10. The ChlorKing® saline system shall be bonded via the bonding lug to the local common bonding grid. (ALL EQUIPMENT MUST BE BONDED). The bonding connector shall be conductively connected to the grounding means.
11. The ChlorKing® system shall have salt concentration displayed as PPM, measured using a toroidal probe (no moving parts and no calibration needed)

Specification sheet CHLOR models

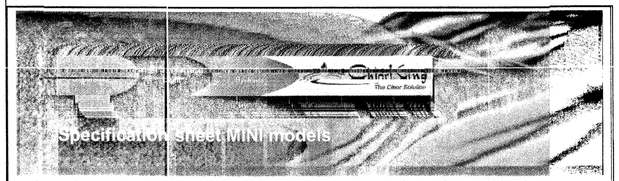
12. The ChlorKing® power supply shall be water cooled.
13. ChlorKing® warranties the electrical components to be free of defects for one year from date of installation.
14. ChlorKing® warranties electrode plates for one year, and then pro-rated for one year after. (see owner's manual for details.)
15. ChlorKing® warranties assembly of electrical components and cell housing to be free of defects in workmanship for three years.



ALL MODELS FEATURE CHLORKING®'S PATENTED SINGLE CELL TECHNOLOGY

Model	Max primary AC amps	Voltage / Hz	Horizontal power supply dimensions	Vertical power supply dimensions	Cell dimensions	Cell specifications	Plumbing / flow gpm required	Equivalent chlorine production / 24 hours
CHLOR 7.5	8.9	208 – 240V 60HZ	42.5"W x 12"H	16"W x 42.5"H	11"W x 27"H (6")	15,000hr (reverse polarity)	1" (20gpm)	7.5 lbs
CHLOR 10	9.9	208 – 240V 60HZ	42.5"W x 12"H	16"W x 42.5"H	11"W x 27"H (6")	15,000hr (reverse polarity)	1" (20gpm)	10 lbs
CHLOR 15	14.9	208 – 240V 60HZ	45"W x 12"H	Not available	11"W x 27"H (6")	15,000hr (reverse polarity)	1" (20gpm)	15 lbs
CHLOR 20	18.5	208 – 240V 60HZ	45"W x 12"H	Not available	13"W x 28"H (8")	15,000hr (reverse polarity)	1.5" (20gpm)	20 lbs
CHLOR 25	20.9	208 – 240V 60HZ	45"W x 12"H	Not available	13"W x 28"H (8")	15,000hr (reverse polarity)	1.5" (20gpm)	25 lbs

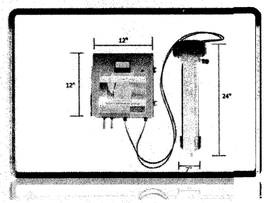
ChlorKing® Incorporated | 6767 Peachtree Industrial Blvd, Norcross, Georgia, 30092 U.S.A | Tel: 800.536.8180 | Fax: 770.452.0952 | www.chlorking.com



Specification sheet MINI models

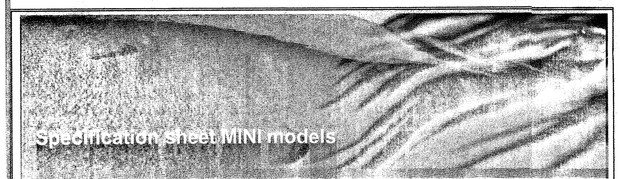
CHLORKING® MINI SALINE CHLORINATION SPECIFICATIONS.

1. The chemical sanitizer for the pool or spa shall be sodium hypochlorite, generated on-site in an off line installation.
2. The ChlorKing® MINI saline chlorination system shall be NSF-50 listed and UL-1081 listed and certified for use in pools and spas.
3. The ChlorKing® MINI saline chlorination system shall produce from 1.25lb's – 5lb's (model specific) of equivalent chlorine as a dilute solution of sodium hypochlorite from a single cell, plumbed in bypass, from a saline concentration of 3,500 – 5,000ppm in the swimming pool water.
4. The ChlorKing® MINI saline chlorination system shall be capable of operating in water temperatures ranging from 15 to 40 degrees C.
5. Chlorine delivery shall be controlled by a bypass side stream, plumbed into the return line using a bypass valve and providing the ChlorKing® system with a minimum of 20gpm.
6. The maximum amount of pressure through the cell shall be 30psi.
7. The ChlorKing® MINI saline chlorination system shall be pre-mounted on an aluminum backboard for easy in field installation.
8. The system shall be pre-wired, ready for field connection of power tied to the pool pump and control circuits. Plumbing of the cell shall be done at time of installation.



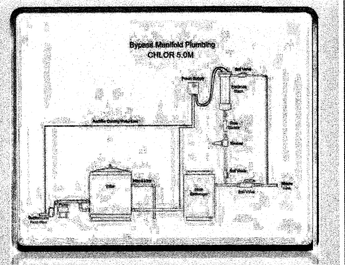
9. The ChlorKing® MINI system shall be capable of satisfactory performance if installed as per the manufacturer's recommendations (reference the ChlorKing® installation manual). An authorized representative shall be located within a reasonable distance of the facility and shall be available to install and service the system as required.
10. The ChlorKing® MINI saline system shall be bonded via the bonding lug to the local common bonding grid. (ALL EQUIPMENT MUST BE BONDED). The bonding connector shall be conductively connected to the grounding means.
11. The ChlorKing® MINI system shall have salt concentration displayed as PPM, measured using a toroidal probe (no moving parts and no calibration needed)

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Specification sheet MINI models

12. The ChlorKing® MINI power supply shall be water cooled.
13. ChlorKing® warranties the electrical components to be free of defects for one year from date of installation.
14. ChlorKing® warranties electrode plates for one year, and then pro-rated for one year after. (see owner's manual for details.)
15. ChlorKing® warranties assembly of electrical components and cell housing to be free of defects in workmanship for three years.



ALL MODELS FEATURE CHLORKING®'S PATENTED SINGLE CELL TECHNOLOGY

Model	Max primary AC amps	Voltage / Hz	Power supply dimensions	Cell dimensions	Cell specifications	Plumbing / flow GPM required	Equivalent chlorine production / 24 hours
CHLOR 1.25M	2.5	110 – 120V 60HZ	12"W x 12"H	7"W x 24"H (3")	15,000hr (reverse polarity)	1" (20gpm)	1.25 lbs
CHLOR 2.0M	3.5	110 – 120V 60HZ	12"W x 12"H	7"W x 24"H (3")	15,000hr (reverse polarity)	1" (20gpm)	2.0 lbs
CHLOR 2.5M	4.5	110 – 120V 60HZ	12"W x 12"H	7"W x 24"H (3")	15,000hr (reverse polarity)	1" (20gpm)	2.5 lbs
CHLOR 5.0M	5.3	110 – 120V 60HZ	12"W x 12"H	11"W x 27"H (6")	15,000hr (reverse polarity)	1" (20gpm)	6.0 lbs

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RAINBOW™ AUTOMATIC CHLORINE/BROMINE FEEDERS

PENTAIR

Featured Highlights

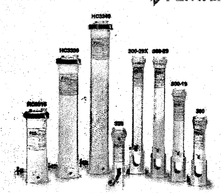
- 300 and 320 series filters available in clear amber for easy tablet level monitoring
- Completely enclosed system – no special venting required
- No escaping gases
- 50 PSI maximum operating pressure

In-Line Feeders

- **320 Series.** For permanent installation in return line of new or existing pools or spas. Installs in return line on pressure side of pump downstream of all equipment. Standard with 2 in. slip PVC fittings and adapters for 1-1/2 in.

Off-Line Feeders

- **300 Series.** Retrofits into existing pools or spas. Operates on pressure side of pump. Uses 1/4 in. feeder hoses, control valve and fittings.



Rainbow Chlorine and Bromine Feeders

Years of customer use and satisfaction have proven Rainbow feeders to be the performance leader in pool & spa chemical dispensers.

Ordering Information

Product	Model	Description	Carton Qty.	Carton Wt. (Lbs.)
		IN-LINE FEEDERS		
R171095[1]	320	Holds 11 large or 98 small Bromine or slow dissolving Trichlor tablets. Treats 6,500 to 27,000 gallons bottom feed and 18,000 to 70,000 gallons top feed.	1	30
R171218[1]	320C	Holds 11 large or 98 small Bromine or slow dissolving Trichlor tablets. Treats 6,500 to 27,000 gallons in a bottom feed configuration and 18,000 to 70,000 gallons in a top feed configuration with see-through amber body.	1	30
		OFF-LINE FEEDERS		
R171215[1]	300	Holds 11 large or 98 small tablets. Treats 12,000 to 48,000 gallons.	1	26
R171022[1]	300C	Holds 11 large or 98 small tablets. Treats 12,000 to 48,000 gallons with see-through amber body.	1	26
R171026	302	Spa feeder. Includes spa chamber. Treats 500 to 2,000 gallons. Holds 15 small tablets.	1	28
R171058[1]	300-19	Spa feeder includes double-capacity 19 in. chamber. Treats 12,000 to 52,000 gallons.	1	5
R171066[1]	300-29	Spa feeder includes triple-capacity 29 in. chamber. Treats 14,000 to 97,000 gallons.	1	6
		COMMERCIAL AND HIGH CAPACITY FEEDERS		
R171072[1]	300-29X	Heavy duty 1/2 in. control valve and tubing optimizes flow and erosion to provide larger amounts of sanitizer. Dispenses 8.5 lbs. of 1 in. Trichlor Tablets in 24 hours. Holds 29 large or 237 small tablets. Treats 80,000 to 322,000 gallons.	1	8
R171215[1]	HC-3316	High capacity for 1 in. hard plumbing installations. Holds 18 lbs. of tablets. Treats up to 20,200 gallons with Bromine and up to 97,600 gallons with Trichlor.	1	9
R171230[1]	HC-3330	High capacity for 1 in. hard plumbing installations. Holds 30 lbs. of tablets. Treats up to 40,000 gallons with Bromine and up to 160,000 gallons with Trichlor.	1	12
R171240[1]	HC-3340	High capacity for 1 in. hard plumbing installations. Holds 40 lbs. of tablets. Treats up to 61,000 gallons with Bromine and up to 332,000 gallons with Trichlor.	1	14

Note: Rainbow Automatic Chlorine/Bromine feeders are for use with slow dissolving trichlor or bromine tablets only.

[1] NSF listed

See pages 559-564 for replacement parts.

INTELLIBRITE® 5G WHITE LED

UNDERWATER LED LIGHTS FOR SWIMMING POOLS AND SPAS

PENTAIR

Featured Highlights

- The brightest most energy efficient white LED pool light on the market
- Energy efficient utilizing up to 86% less energy than comparable incandescent lights
- Superior lens geometry and innovative reflector design combine to create a wider beam or id more uniform light distribution
- Pool lens can be rotated to 180 degrees to provide wide beam pattern (standard) or narrow beam pattern
- Compatible with Pentair Stainless steel and plastic niches
- Available in 120V and 12V versions
- Available in 300W, 400W, and 500W incandescent equivalencies



IntelliBrite 5g White LED Pool Light

All Pentair UL Listed underwater lights are certified for use in fresh water with up to 6,000 ppm salinity.

IntelliBrite 5g White LED light offers a brighter, more energy efficient alternative to incandescent white lighting. Utilizing its array of LEDs, it is also ideal for commercial applications.

Ordering Information for Pool Lights

Product	Voltage	Cord Length (Ft.)	Incandescent Equivalency	Carton Qty.	Carton Wt. (Lbs.)
		INTELLIBRITE 5g WHITE POOL LIGHTS – 300 WATT EQUIVALENT, 120 VOLT			
601103	120V	30 ft.	300W Equivalency	1	
601101	120V	50 ft.	300W Equivalency	1	
601102	120V	100 ft.	300W Equivalency	1	
601163	120V	150 ft.	300W Equivalency	1	
601104	120V	250 ft.	300W Equivalency	1	
		INTELLIBRITE 5g WHITE POOL LIGHTS – 300 WATT EQUIVALENT, 12 VOLT			
601105	12V	30 ft.	300W Equivalency	1	
601106	12V	50 ft.	300W Equivalency	1	
601107	12V	100 ft.	300W Equivalency	1	
601108	12V	150 ft.	300W Equivalency	1	
		INTELLIBRITE 5g WHITE POOL LIGHTS – 400 WATT EQUIVALENT, 120 VOLT			
601200	120V	30 ft.	400W Equivalency	1	
601201	120V	50 ft.	400W Equivalency	1	
601202	120V	100 ft.	400W Equivalency	1	
601203	120V	150 ft.	400W Equivalency	1	
601204	120V	250 ft.	400W Equivalency	1	
		INTELLIBRITE 5g WHITE POOL LIGHTS – 400 WATT EQUIVALENT, 12 VOLT			
601205	12V	30 ft.	400W Equivalency	1	
601206	12V	50 ft.	400W Equivalency	1	
601207	12V	100 ft.	400W Equivalency	1	
601208	12V	150 ft.	400W Equivalency	1	
		INTELLIBRITE 5g WHITE POOL LIGHTS – 500 WATT EQUIVALENT, 120 VOLT			
601303	120V	30 ft.	500W Equivalency	1	
601301	120V	50 ft.	500W Equivalency	1	
601302	120V	100 ft.	500W Equivalency	1	
601333	120V	150 ft.	500W Equivalency	1	
601304	120V	250 ft.	500W Equivalency	1	
		INTELLIBRITE 5g WHITE POOL LIGHTS – 500 WATT EQUIVALENT, 12 VOLT			
601305	12V	30 ft.	500W Equivalency	1	
601306	12V	50 ft.	500W Equivalency	1	
601307	12V	100 ft.	500W Equivalency	1	
601308	12V	150 ft.	500W Equivalency	1	

Please refer to page 118 for CSA listed IntelliBrite Pool Lights.

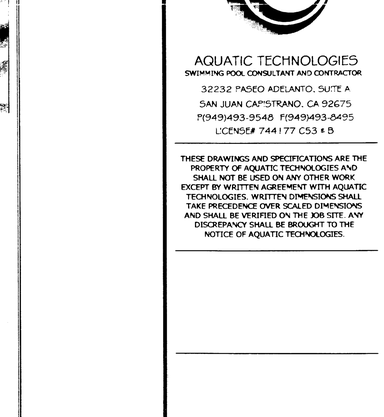
AQUATIC TECHNOLOGIES
SWIMMING POOL CONSULTANT AND CONTRACTOR
32232 PASEO ADELANTO, SUITE A
SAN JUAN CAPISTRANO, CA 92675
P(949)493-9548 F(949)493-8495
LICENSE# 744177 C53 & B

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PROJECT NAME:
CAREER LOFTS LAGUNA NGUEL

28100 CABOT ROAD
LAGUNA NIGUEL, CA

No.	Date	Revision



OWNER/SNAME:
UNITED AMERICAN PROPERTY

ADDRESS
16699 JAMBOREE RD.
NEWPORT BEACH, CA 92660

PHONE: ( )-
FAX: ( ) -

Drawn:	QT
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Sheet Title:
SPEC. SHEETS

Sheet Number:
SP-8
8 OF 10

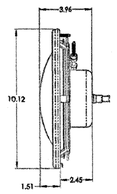
INTELLIBRITE® 5G WHITE LED (CONT'D)
UNDERWATER LED LIGHTS FOR SWIMMING POOLS AND SPAS

Ordering Information for Spa Lights

Product	Voltage	Cord Length (Ft.)	Incandescent Equivalency	Carton Qty.	Carton Wt. (Lbs.)
		INTELLIBRITE 5G WHITE SPA LIGHTS - 25 VOL.			
640140	120V	30 ft.	100W Equivalency	1	6.5
640141	120V	50 ft.	100W Equivalency	1	8
640142	**120V**	**100 ft.**	**100W Equivalency**	**1**	**12**
640143	120V	150 ft.	100W Equivalency	1	16
640144	**120V**	**250 ft.**	**100W Equivalency**	**1**	**25**
		INTELLIBRITE 5G WHITE SPA LIGHTS - 25 VOL.			
640150	12V	30 ft.	100W Equivalency	1	5.5
640151	12V	50 ft.	100W Equivalency	1	7
640152	**12V**	**100 ft.**	**100W Equivalency**	**1**	**11**
640153	12V	150 ft.	100W Equivalency	1	18

Dimensions and Certifications

Please refer to page 118 for CSA listed IntelliBrite Pool Lights.



IntelliBrite White Pool Light Dimensions

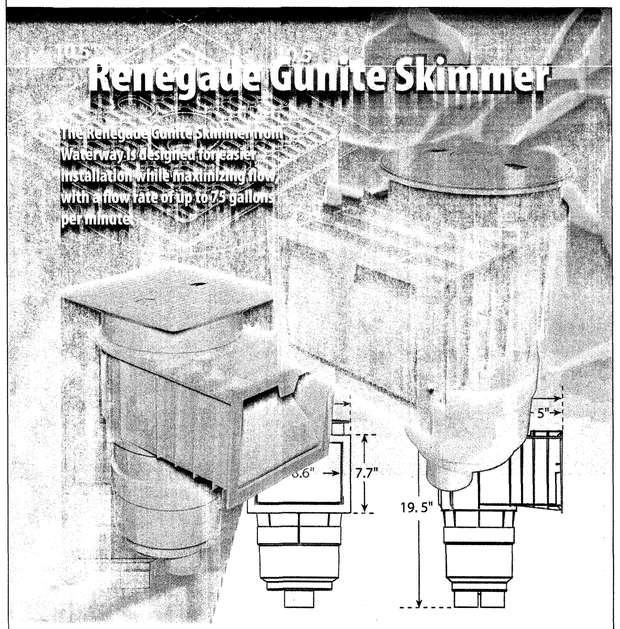


IntelliBrite White Spa Light Dimensions

Note: All 120 volt pool and spa lights must be connected to a branch circuit protected by a ground fault circuit interrupter (GFCI).

Notice: Underwriters Laboratories has listed Pentair Water Pool and Spa, Inc. lights for use with Pentair Water Pool and Spa, Pentair Pool Products, American Products, Purex, or PacFab niches ONLY. To ensure proper grounding/bonding connections install only Pentair Water Pool and Spa lights in Pentair, Water Pool and Spa, Pentair Pool Products, American Products, Purex or PacFab niches only.

See pages 472 and 473 for replacement parts.



Waterway

2200 East Sturgis Road, Oxnard, California 93030 • **Ph. 805-981-0262** • Fax 805-981-9403
waterway@waterwayplastics.com • **www.waterwayplastics.com**

807-0078.0409

Be Sure It's Genuine

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Renegade Gunite Skimmers - Single-Port - Square Lid

Part No.	Description	Color
540-6510-S	2" Socket (2 ½" Spigot)	White
540-6510-95B	2" Socket (2 ½" Spigot)	White/Beige Lid

Renegade Gunite Skimmers - 2-Port - Square Lid

Part No.	Description	Color
540-6410-95B	2" Socket (2 ½" Spigot)	White/Beige Lid
540-6411-S	2" Socket (2 ½" Spigot)	Black
540-6411-95B	2" Socket (2 ½" Spigot)	Black/Beige Lid
540-6417-S	2" Socket (2 ½" Spigot)	Gray
540-6417-95B	2" Socket (2 ½" Spigot)	Gray/Beige Lid

Renegade Gunite Skimmers - 2-Port - Round Lid

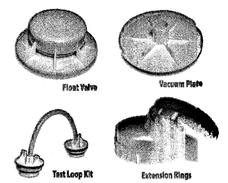
Part No.	Description	Color
540-6430	1 ½" Socket (2" Spigot)	White
540-6630	1 ½" Socket with Float Valve	White
540-6410	2" Socket (2 ½" Spigot)	White
540-6410-9B	2" Socket (2 ½" Spigot)	White/Beige Lid
540-6411	2" Socket (2 ½" Spigot)	Black
540-6411-9B	2" Socket (2 ½" Spigot)	Black/Beige Lid
540-6417	2" Socket (2 ½" Spigot)	Gray
540-6417-9B	2" Socket (2 ½" Spigot)	Gray/Beige Lid
540-6419-BEI	2" Socket (2 ½" Spigot)	Beige
540-6410G	2" Socket (2 ½" Spigot) - Slice-by-Side	White
540-6610	2" Socket (2 ½" Spigot) with Float Valve	White
540-6610-9B	2" Socket (2 ½" Spigot) with Float Valve	White/Beige Lid
540-6611	2" Socket (2 ½" Spigot) with Float Valve	Black
540-6617	2" Socket (2 ½" Spigot) with Float Valve	Gray
540-6617-9B	2" Socket (2 ½" Spigot) with Float Valve	Gray/Beige Lid
540-6619-BEI	2" Socket (2 ½" Spigot) with Float Valve	Beige
540-6619-DKG	2" Socket (2 ½" Spigot) with Float Valve	Dark Gray

Commercial Renegade Gunite In-Ground Skimmers

Part No.	Description	Color
540-6200	2 ½" Spigot x 2" S x 2" NPT with Equalizer	White
540-6250	2" Spigot x 1 ½" NPT x 1 ¼" NPT with Equalizer	White
540-6300	2 ½" Spigot x 2" S x 2" NPT with Equalizer	White
540-6350	2 ½" Spigot x 2" NPT x 2" NPT with Equalizer	White

Renegade Gunite Skimmers - Single-Port - Round Lid

Part No.	Description	Color
540-6510	2" Socket (2 ½" Spigot)	White
540-6510-9B	2" Socket (2 ½" Spigot)	White/Beige Lid
540-6511	2" Socket (2 ½" Spigot)	Black
540-6511-9B	2" Socket (2 ½" Spigot)	Black/Beige Lid
540-6517	2" Socket (2 ½" Spigot)	Gray
540-6517-9B	2" Socket (2 ½" Spigot)	Gray/Beige Lid
540-6519-BEI	2" Socket (2 ½" Spigot)	Beige
540-6519-DKG	2" Socket (2 ½" Spigot)	Dark Gray



Accessories

Part No.	Description	Color
540-6010	Equalizer Valve	White
542-6200	Float Valve	White
519-6480	Vacuum Plate	White
519-6560	Extension Ring	White
519-6561	Extension Ring	Black
519-6567	Extension Ring	Gray
519-6569-BEI	Extension Ring	Beige
519-6569-DKG	Extension Ring	Dark Gray
540-6500	Skimmer Test Loop Kit	

Waterway

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waterway@waterwayplastics.com • **www.waterwayplastics.com**

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AQUASTAR

6" Round Hockey Puck Sumpless Suction Outlet Cover, HydroAir/ITT Replacement

VGB Series

The AquaStar line of suction outlet covers, compliant with the Virginia Graeme Baker Pool and Spa Safety Act (ANSI/APSP 16-2011 and NSF/ANSI 50-2009a)

Features

For single or multiple drain use in gunite, steel, vinyl, fiberglass and tile pools and spas (see installation instructions)

Single – sumpless

Floor/wall (1" pipe): 226 GPM at 6.3 fps

Floor (1½" pipe): 177 GPM at 5.0 fps

Wall (1½" pipe): 123 GPM at 3.4 fps

11.4 square inch opening

Trademarked VGB compliance button easily identifies VGB 2008 compliant cover from on deck and underwater

#316 stainless steel screws

Manufactured from superior UV-resistant engineered polymers

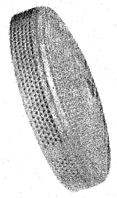
All components meet or exceed ANSI/APSP 16-2011 and NSF/ANSI 50-2009a national standards and ASTM G154 UV testing exposure

Listed with IAMPO R&T

Eight different adapter plates are sold separately, available for sumpless connections to 1027a, 1.5" female adapters, 1.5" and 2" inside and outside slip and threads as well as existing HydroAir wall fittings #10-6015S and 10-6304S (both with brass inserts)

25 per case

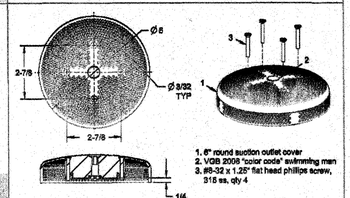
No sump required!



Part # 6HPxxx, 6HPHAxxx

STANDARD COLORS

☐ 101 ■ 105
■ 102 ▒ 108
▒ 103



1. 6" round suction outlet cover
2. VGB 2008 "color code" swimming man
3. #8-32 x 1.25" flat head phillips screw, 316 ss, qty 4

Hydro-Air retrofit version also available p/n 6HPHAxxx

VGB 2008 Compliant

Retrofits to StaRite/Pentair #8011 and AquaStar #ARH3xxx equalizer

P 877-768-2717 F 877-276-POOL Outside the US: P +1-805-620-5060 F +1-949-936-1940
info@aquastarpoolproducts.com www.aquastarpoolproducts.com

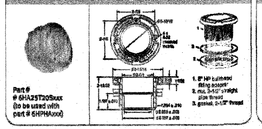
★★ PROUDLY MADE ★★ IN THE USA

ADDITIONAL PRODUCT CONFIGURATIONS FOR 6HPXXX (sold separately) 25/case

STANDARD COLORS ☐ 101 ■ 102 ▒ 103 ■ 105 ▒ 108

Code Key: 6 = for 6HPxxx; HP = "hockey puck" | xxx = color (i.e. 101 = white) | 15 = 1½", 20 = 2", 25 = 2½" | Soc. = socket, slip | Spg. = spigot, slip | SI = Slip Insider | T = Thread

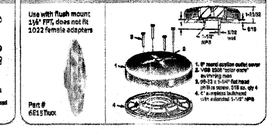
6" Bulkhead Adapter with 2½" Thread and 2" Socket for Fiberglass Steel, with Gasket and 2½" Locking Nut (sold separately)



Part # 6HA25T20Sxxx (to be used with part # 6HPHAxxx)

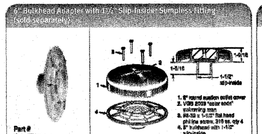
6" Bulkhead Adapter with Threaded (1½") Thread or Sumpless Fitting (sold separately)

Use with flush mount 1½" FPT, does not fit 1022 female adapters



Part # 6615Txxx

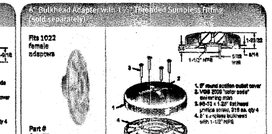
6" Bulkhead Adapter with 1½" Slip-Insider Sumpless Fitting (sold separately)



Part # 6155Sxxx

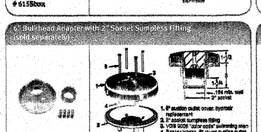
6" Bulkhead Adapter with 1½" Threaded Sumpless Fitting (sold separately)

Fits 1022 female adapters



Part # 6157Txxx

6" Bulkhead Adapter with 2" Socket Sumpless Fitting (sold separately)



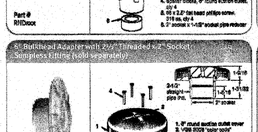
Part # RHDxxx

6" Bulkhead Adapter with 2½" Threaded x 2" Socket Sumpless Fitting (sold separately)



Part # 6207155xxx

6" Bulkhead Adapter with 2½" Threaded x 2" Socket Sumpless Fitting (sold separately)



Part # 6207305xxx

6" Bulkhead Adapter with 2" SHS Slip Insider Sumpless Fitting (sold separately)

Also available as 1½" slip insider p/n 6155Bxxx



Part # 6205Bxxx

afras

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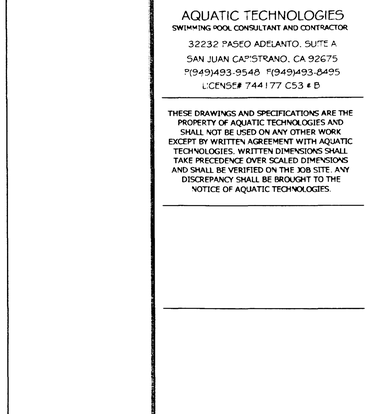
AQUATIC TECHNOLOGIES
SWIMMING POOL CONSULTANT AND CONTRACTOR
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SAN JUAN CAPISTRANO, CA 92675
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CAREER LOFTS LAGUNA NGUEL

28100 CABOT ROAD
LAGUNA NIGUEL, CA

No.	Date	Revision



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UNITED AMERICAN PROPERTY

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NEWPORT BEACH, CA 92660

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Sheet Number:
SP-9
9 OF 10

afras Industries, Inc.

Effective date, 1/1/2010

VGB COMPLIANCE DRAINS

ABF#	Part #	Description	Amount Per Box	Illustration	Vol Dable FT	WEIG TH LB
ABF 94W	11094W	ANTI VORTEX COVER AND RING W/2 SCREWS-WHITE	40		5.4	23.0
ABF 94BK	11094BK	ANTI VORTEX COVER AND RING W/2 SCREWS-BLACK	40		5.4	23.0
ABF 94DKGY	11094DKGY	ANTI VORTEX COVER AND RING W/2 SCREWS-DARK GRAY	40		5.4	23.0
ABF 94LTGY	11094LTGY	ANTI VORTEX COVER AND RING W/2 SCREWS-LIGHT GRAY	40		5.4	23.0
ABF 94TAN	11094TAN	ANTI VORTEX COVER AND RING W/2 SCREWS-TAN	40		5.4	23.0
	11094W	ANTI VORTEX COVER-WHITE, WITH 2 SCREWS	20		0.8	7.0
	11094BK	ANTI VORTEX COVER-BLACK, WITH 2 SCREWS	20		0.8	7.0
	11094DKGY	ANTI VORTEX COVER-DARK GRAY, WITH 2 SCREWS	20		0.8	7.0
	11094LTGY	ANTI VORTEX COVER-LIGHT GRAY, WITH 2 SCREWS	20		0.8	7.0
	11094TAN	ANTI VORTEX COVER-TAN, WITH 2 SCREWS	20		0.8	7.0
	12051W	RING FOR 11094 COVER, WHITE	20		0.8	4.0
	12051BK	RING FOR 11094 COVER, BLACK	20		0.8	4.0
	12051DKGY	RING FOR 11094 COVER, DARK GARY	20		0.8	4.0
	12051LTGY	RING FOR 11094 COVER, LIGHT GRAY	20		0.8	4.0
	12051TAN	RING FOR 11094 COVER, TAN	20		0.8	4.0
ABF 94AW	11094AW	11.125" DRAIN WHITE W/ 6 SCREWS, TWO EACH SS 316 10-24X1.25", 8-32X1.25", Saftap #8-1.5"	20		1.0	18.0
ABF 94ABK	11094ABK	11.125" DRAIN BLACK W/6 SCREWS TWO EACH SS 316 10-24X1.25", 8-32X1.25", Saftap #8-1.5"	20		1.0	18.0
ABF 94ADKGY	11094ADKGY	11.125" DRAIN DARK GRAY W/ 6 SCREWS TWO EACH SS 316 10-24X1.25", 8-32X1.25", Saftap #8-1.5"	20		1.0	18.0
ABF 94ALTGY	11094ALTGY	11.125" DRAIN LIGHT GRAY W/6 SCREWS TWO EACH SS 316 10-24X1.25", 8-32X1.25", Saftap #8-1.5"	20		1.0	18.0
ABF 94AWM	11094AWM	11.125" DRAIN HIGH CAPACITY WHITE WITH TWO SS 316 SCREWS	20		1.0	18.0
	11094ACW	RING PLATE WHITE	10		1.0	9.0

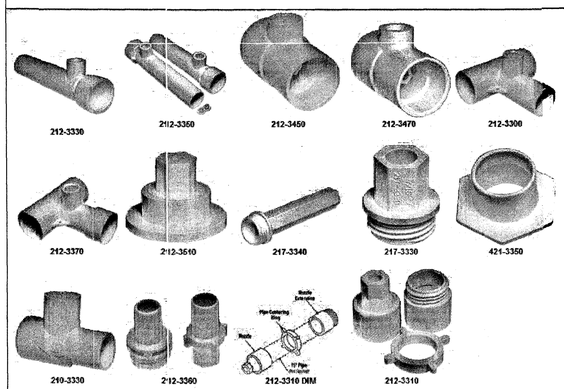
3485 B1 Townsgate Road Westlake Village, CA. 91361 tel 805-230-0011 fax 805-230-0065 www.afrasinc.com

Fittings / Return Fittings



Return Fittings

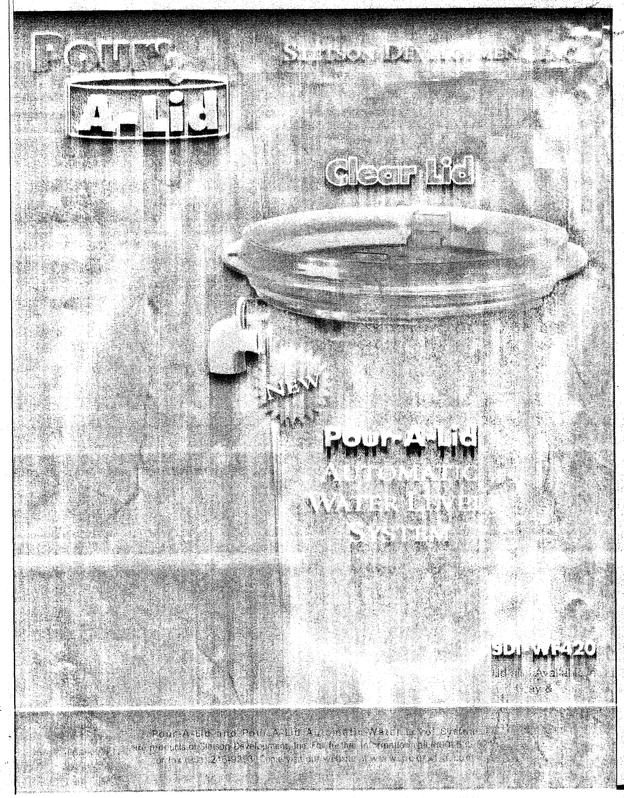
Part No.	Description	Color	Case Weight	Case Quantity	List (US $)
400-9180	Econ 1" Return Fitting Insider Inlet *(fits inside 1" pipe)*	White	6 lbs.	100	5.89
400-9181	Econ 1" Return Fitting Insider Inlet *(fits inside 1" pipe)*	Black	6 lbs.	100	5.89
400-9187	Econ 1" Return Fitting Insider Inlet *(fits inside 1" pipe)*	Gray	6 lbs.	100	5.89
400-9189-DKG	Econ 1" Return Fitting Insider Inlet *(fits inside 1" pipe)*	Dark Gray	6 lbs.	100	5.89
400-9190	Flush Mount Return Fitting 1" Socket *(fits inside 1 ½" pipe)*	White	25 lbs.	220 (bulk)	11.61
400-9191	Flush Mount Return Fitting 1" Socket *(fits inside 1 ½" pipe)*	Black	25 lbs.	220 (bulk)	11.61
400-9192	Flush Mount Return Fitting 1" Socket *(fits inside 1 ½" pipe)*	Bone	25 lbs.	220 (bulk)	11.61
400-9197	Flush Mount Return Fitting 1" Socket *(fits inside 1 ½" pipe)*	Gray	25 lbs.	220 (bulk)	11.61
400-9199-DKG	Flush Mount Return Fitting 1" Socket *(fits inside 1 ½" pipe)*	Dark Gray	25 lbs.	220 (bulk)	11.61
400-9199-BEI	Flush Mount Return Fitting 1" Socket *(fits inside 1 ½" pipe)*	Beige	25 lbs.	220 (bulk)	11.61
400-9199-DKB	Flush Mount Return Fitting 1" Socket *(fits inside 1 ½" pipe)*	Dark Blue	25 lbs.	220 (bulk)	11.61
400-9190P	Flush Mount Return Fitting with Plaster Plug 1" Socket *(fits inside 1 ½" pipe)*	White	27 lbs.	220 (bulk)	12.11
400-9191P	Flush Mount Return Fitting with Plaster Plug 1" Socket *(fits inside 1 ½" pipe)*	Black	27 lbs.	220 (bulk)	12.11
400-9192P	Flush Mount Return Fitting with Plaster Plug 1" Socket *(fits inside 1 ½" pipe)*	Bone	27 lbs.	220 (bulk)	12.11
400-9197P	Flush Mount Return Fitting with Plaster Plug 1" Socket *(fits inside 1 ½" pipe)*	Gray	27 lbs.	220 (bulk)	12.11
400-9199P-DK	Flush Mount Return Fitting with Plaster Plug 1" Socket *(fits inside 1 ½" pipe)*	Dark Gray	27 lbs.	220 (bulk)	12.11
400-9199P-BE	Flush Mount Return Fitting with Plaster Plug 1" Socket *(fits inside 1 ½" pipe)*	Beige	27 lbs.	220 (bulk)	12.11
400-9199P-DB	Flush Mount Return Fitting with Plaster Plug 1" Socket *(fits inside 1 ½" pipe)*	Dark Blue	27 lbs.	220 (bulk)	12.11
400-9310	Flush Mount Return Fitting 1 ½" Socket	White	38.95 lbs.	100	11.61



Gunite Venturi Tees

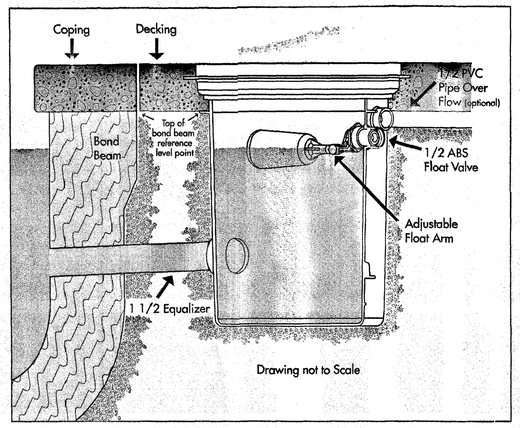
Part No.	Description	Orifice	GPM	Case Weight	Case Quantity
212-3330*	10" Tee – 1 1/2" S x 1/2" S – 3/4" Spigot x 1 1/2" Spigot	7/16"	17-20	32 lbs.	50 (2/bag)
212-3340*	10" Tee – 1 1/2" S x 1/2" S – 1" Spigot x 1 1/2" Spigot	7/16"	17-20	32 lbs.	50 (2/bag)
212-3350*	10" Tee – 1 1/2" S x 1/2" S – 1" Spigot x 1 1/2" Spigot	5/16"	10-12	32 lbs.	50 (2/bag)
212-3440	Tee with Nozzle – 1 1/2" S / 2" Spigot x 3/4" S / 1" Spigot	7/16"	17-20	18 lbs.	50
212-3450	Tee with Nozzle – 1 1/2" S / 2" Spigot x 3/4" S / 1" Spigot	1/4"	7-9	18 lbs.	50
212-3470	Tee with Nozzle – 1 1/2" S / 2" Spigot x 1/2" S / 1" Spigot	7/16"	17-20	8 lbs.	50
212-3300	Gunite Double Tee Body Assembly – 1 1/2" Spigot	5/16"	10-12	31 lbs.	45
212-3360	Nozzle Extension Kit for #7 Tee	3/8"	14-16	6.08 lbs.	200
212-3370	Gunite Double Tee Body Assembly – 1 1/2" S	5/16"	10-12	28 lbs.	40
212-3500	Tee Jet Insert Assembly – 1/4"	1/4"	7-9	17.55 lbs.	50
212-3510	Tee Jet Insert Assembly – 7/16"	7/16"	17-20	17.55 lbs.	50
217-3340	4" Nozzle (included with #10 Tee)	7/16"	17-20	12 lbs.	50
217-3330	Venturi Tee Nozzle – 7/16"	7/16"	17-20	–	–
217-3350	Venturi Tee Nozzle – 1/4"	1/4"	7-9	–	–
421-3350	Orifice Reducer (fits inside 7/16" orifice)	3/8"	14-16	4.05 lbs.	300
210-3330	Venturi Tee #7 – 1" S x 1" Spigot – 3/4" S (#7 nozzle included – not sold separately)	3/8"	14-16	11 lbs.	70
212-3310	Nozzle Extension Kit (fits all Gunite Venturi Tees except #7 Tee)	5/16"	10-12	9 lbs.	180

** 4" nozzle and 3/8" orifice reducer included*



Pour-A-Lid and Pour-A-Lid Automatic Water Level System are the property of Simon Developments, Inc. For further information contact us at 1-800-532-8215 or fax us at 1-951-246-9253. Check out our website at www.pouralid.com

Pour-A-Lid Automatic Water Level System



Part Number	Description
SDI-WR-420 PAL Blue	10" Pour-A-Lid Pool and Pond Automatic Water Level System
SDI-WR-420 PAL Grey	
SDI-WR-420 PAL Clear	



For further information:
Call (800) 532-8215
Fax (951) 246-9253

Pour-A-Lid
Visit our website at www.pouralid.com

ABS Auto Fill Standard



Available in
3/8" #3-8ATF
1/2" #1-2ATF

- Standard pipe thread inlet and free flow outlet
- Adjustable arm can be used in the vertical or horizontal position
- Estimated flow rate of 1.5 at 40 PSI
- .093 orifice
- Approximate overall length of 7.5
- ABS construction

Excellent for Ponds, Fountains and MP-Auto Fills

For further information contact Mike:

Phone (800) 532-8215 Fax (951) 246-9253

32535 Bramble Ct., Lake Elsinore, CA 92532 • visit our website at www.pouralid.com

AQUATIC TECHNOLOGIES
SWIMMING POOL CONSULTANT AND CONTRACTOR
32232 PASEO ADELANTO, SUITE A
SAN JUAN CAPISTRANO, CA 92675
P(949)493-9548 F(949)493-8495
LICENSE# 744177 C53 & B

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF AQUATIC TECHNOLOGIES AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH AQUATIC TECHNOLOGIES. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF AQUATIC TECHNOLOGIES.

PROJECT NAME:
CAREER LOFTS LAGUNA NGUEL

28100 CABOT ROAD
LAGUNA NIGUEL, CA

No.	Date	Revision

UNITED AMERICAN PROPERTY

ADDRESS
4699 JAMBOREE RD.
NEWPORT BEACH, CA 92660

PHONE: ( )-
FAX: ( ) -

Drawn:	QT
Checked:	DH
Project Number	
Date:	4/16/14
Scale:	SEE DRAWING

Sheet Title:
SPEC. SHEETS

Sheet Number:
SP-10
10 OF 10

City Set

THE CITY OF LAGUNA NIGUEL
APPROVED
This set of plans & specifications must be kept on the job at all times and it is unlawful to make any changes or deviations on it without written permission from Community Development Division, City of Laguna Niguel.
The approving of these plans and specifications SHALL NOT be held to permit or be an approval to the violation of any provision of any City Ordinance or State Law.
Date: 6/24/15
By: BUILDING OFFICIAL

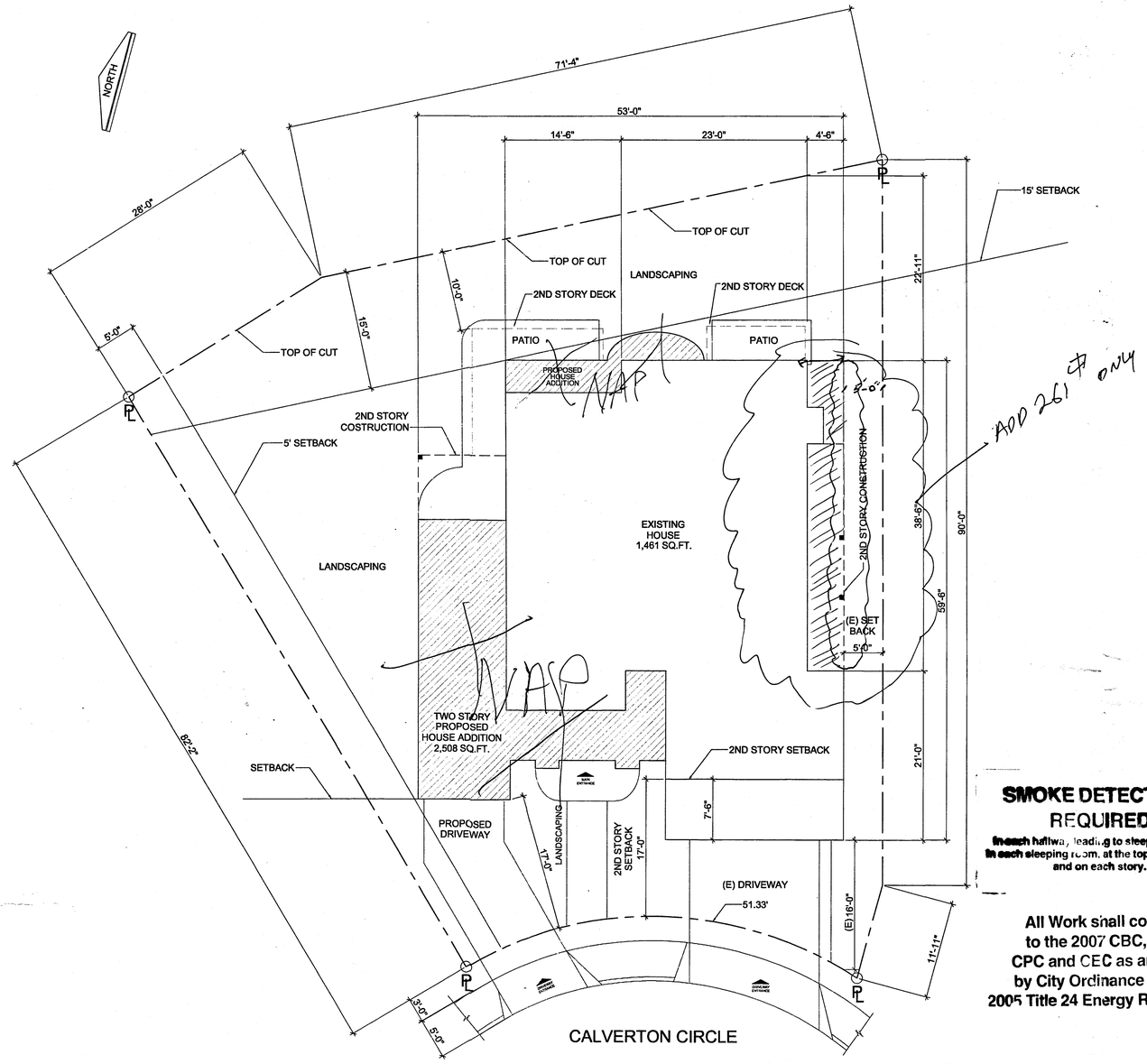
CITY LAGUNA NIGUEL
RECEIVED
FEB 26 2015
COMMUNITY DEVELOPMENT

BLD

Garage App.

28100 CABOT RD
Pool/Spa Career Lofts

B15-0676



SMOKE DETECTORS REQUIRED

In each hallway leading to sleeping rooms, in each sleeping room, at the top of stairways and on each story.

All Work shall conform to the 2007 CBC, CMC, CPC and CEC as amended by City Ordinance and the 2005 Title 24 Energy Regulations.

℄

NOTE

I HAVE VERIFIED THE SUBJECT PROPERTY'S GRANT DEED AND TITLE REPORT AND HAVE FOUND NO EASEMENTS IN THE AREA OF CONSTRUCTION. I ACKNOWLEDGE THAT I AM RESPONSIBLE AND ACCOUNTABLE FOR NOT CONSTRUCTING IN THE EASEMENTS.

FRED MOSHFEGHI
OWNER

CENTER OF CUL DE SAC

AREA OF THE PROPOSED HOUSE ADDITION

PLOT PLAN

SCALE 1/8" = 1'-0"

SPECIAL REQUIREMENTS AND MINIMUM CONSTRUCTION STANDARDS

CONSTRUCTION HOURS ARE ALLOWED BETWEEN 7:00 AM AND 6:00 PM ON WEEKDAYS & SATURDAYS, NO WORK ON SUNDAYS AND RECOGNIZED HOLIDAYS. (CHAPTER 15.8, SCMC)

APPROVED PLANS SHALL BE AVAILABLE AT THE JOBSITE DURING INSPECTIONS. (CHAPTER 15.08, SCMC)

SANITARY FACILITY FOR CONSTRUCTION SITE MUST BE PROVIDED. (CHAPTER 15.04, SCMC)

FINAL INSPECTIONS SHALL BE COMPLETED AND APPROVED FOR ANY REMODELING, ADDITION OR TENANT IMPROVEMENT PROJECT WITHIN ONE YEAR. (CHAPTER 15.08, SCMC)

SPECIAL REQUIREMENT FOR INSPECTION: FOR MULTI-RESIDENTIAL AND COMMERCIAL BUILDINGS WITH 2 STORIES OR MORE, PLANNING AND BUILDING INSPECTIONS ARE REQUIRED FOR EACH FLOOR LEVEL, DUE TO SPECIAL AND UNUSUAL TOPOGRAPHICAL CONDITIONS AT THE SITE, A SURVEYOR'S CERTIFICATION FOR THE COMPLIANCE OF THE FIRST FLOOR SLAB OR FINISH FLOOR SHALL BE REQUIRED. (BCID POLICY)

RETAINING WALLS, WHICH ARE NOT A PART OF THE STRUCTURE, INCLUDING MASONARY GARDEN WALLS, WILL REQUIRE A SEPARATE PERMIT UNLESS NOTED OTHERWISE. (CHAPTER 15.08, SCMC)

CURBS, GUTTERS AND SIDEWALKS ARE REQUIRED. (CHAPTER 12.48, SCMC)

ALL ROOF WATER SHALL BE DRAINED BY ROOF GUTTERS AND DRAINPIPES TO THE STREET OR OTHER APPROVED LOCATION OR AN APPROVED NON-ERODIBLE SURFACE DRAIN. WATER SHALL NOT DRAIN OVER PUBLIC SIDEWALK. (CHAPTER 15.28, SCMC)

NO FERROUS WATER PIPING IS ALLOWED UNDERGROUND. COPPER WATER PIPING UNDER SLAB FLOORS SHALL BE TYPE "K" PLACED IN SAND BED & PROTECTED WITH PLASTIC SLEEVE WHEN PENETRATING SLAB. (CHAPTER 15.40.020.28, SCSC)

3/4" HOSE BIB REQUIRED IN FRONT AND BACK OF BUILDING. (CHAPTER 15.28, SCMC)

A 3/4" CONDUIT SHALL BE RUN FROM THE WATER METER BOX TO THE TELEPHONE JUNCTION BOX, ONE PAIR OF NO. 19 CONTROL WIRES SHALL BE INSTALLED FOR USE BY THE WATER DIVISION. (SCWD)

APPROVED BACKFLOW DEVICES SHALL BE INSTALLED ON COMMERCIAL IRRIGATION SYSTEMS, NON-RESIDENTIAL BUILDINGS OR ANY OTHER FACILITY AS REQUIRED BY CHAPTER 13.04, SCMC. QUESTIONS AND INSPECTION REQUESTS MAY BE ADDRESSED TO THE UTILITY MANAGER AT 949-366-4555.

NO ALUMINUM WIRE WILL BE USED WITHOUT PRIOR APPROVAL FROM BUILDING OFFICIAL. (CHAPTER 15.32, SCMC)

LOW FLUSH FIXTURES (1.6 GAL. OR LESS, 1 GAL URINALS & 2.5 GAL SHOWER HEADS) ARE REQUIRED. (STATE LAW)

TRASH AND CONSTRUCTION DEBRIS CONTAINERS, PORTABLE TOILETS, AND CONSTRUCTION EQUIPMENT SHALL NOT ENCROACH ONTO PUBLIC SIDEWALKS AND STREETS. (CHAPTER 12.28, SCMC)

ADDRESS NUMBERS IN CONTRASTING COLOR TO THE STRUCTURE FOR RESIDENTIAL A MIN. OF 4" HIGH; FOR NON-RESIDENTIAL A MIN. OF 8" HIGH TO BE PLACED ON THE FRONT OF THE BUILDINGS. EACH UNIT SHALL BE IDENTIFIED WITH AN ALPHABETICAL LETTER AND THE RELATED GARAGE MUST BE SIMILARLY MARKED. (SECTION 15.28 - LFD & CHAPTER 15.36, SCMC)

SUBDIVIDER SHALL NOT PAVE ANY STREET UNDER WHICH CABLE TV CONDUIT IS TO BE PLACED WITHOUT ACTUAL NOTICE TO COX COMMUNICATIONS FOR THE INSTALLATION OF CABLE CONDUIT. NOTICE SHALL BE SENT TO THE FOLLOWING ADDRESS: GENERAL MGR, COX COMMUNICATIONS, 29947 AVE DE LA BANDERAS, RANCHO SANTA MARGARITA, 92688(949) 580-2900.

ELECTRIC AND GAS METERS WILL NOT BE SET UNTIL ALL PHASES OF WORK ARE COMPLETED AND CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. (BCID POLICY) NOTE: BCMC 1st Certain Mechanical Code, SCBC 1st Certain Building Code, SCRC 1st, Certain Residential Code, SCPC 1st, Certain Plumbing Code, SCEC 1st, Certain Electrical Code, SCFC 1st, Certain Fire Code

SCMC 15.28 –RESIDENTIAL BUILDING SECURITY

15.28.090 FRAMES/JAMBS/STRIKES/HINGES

Materials and construction of frames, jambs, strikes, and hinges shall be as follows:

a) Door jambs shall be installed with solid backing in such a manner that no voids exist between the strike side of the jamb and the frame opening for a vertical distance of six (6) inches on each side of the strike.

b) In wood framing, horizontal blocking shall be placed between studs at door height for three (3) stud spaces each side of the door openings. Trimmers shall be full length from the header to the floor with solid backing against pole plates.

c) Door stops on wooden jambs for swing doors shall be of one piece construction with the jamb. Jambs for all doors shall be constructed or reinforced so as to prevent violation of the strike.

d) The strike plate for deadbolts on all wood framed doors shall be constructed of minimum sixteen (16) U.S. gauge steel, bronze, or brass, and secured to the jamb by a minimum of two (2) screws which must penetrate at least two (2) inches into solid wood beyond the surface to which the strike is attached.

e) Hinges for out swinging doors shall be equipped with non-removable hinge pins or mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.

15.28.100 WINDOWS/SLIDING GLASS DOORS

The following requirements must be for windows and sliding glass doors:

a) Except as otherwise specified in Sec. 15.28.120 (Special Residential Building Provisions), and Sec. 15.28.130 (Special Commercial Building Provisions), all openable exterior windows and sliding glass doors shall comply with the tests set forth in Sec. 15.28.140 (Tests).

15.28.110 ROLLING OVERHEAD, SOLID OVERHEAD, SWING, SLIDING, OR ACCORDION GARAGE DOORS

Rolling overhead, solid overhead, swing, sliding, or accordion garage-type doors shall conform to the following standards:

a) Wood doors shall have panels a minimum of five-sixteenths (5/16) inch in thickness with the locking hardware being attached to the support framing.

b) Aluminum doors shall be a minimum thickness of .0215 inches and riveted together eighteen (18) inches on center along the outside frame. There shall be a full width horizontal beam attached to the main door structure which shall meet the post, or pedestrian doors door framing within three (3) inches of the strike area of the pilot or pedestrian access door.

c) Fiberglass doors shall have panels a minimum density of ten (10) ounces per square foot from the bottom of the door to a height of seven (7) feet. Panels above seven (7) feet are panels in reinforced thickness shall have a density not less than five (5) ounces per square foot.

d) Doors utilizing a cylinder lock shall have a minimum five (5) pin tumbler operations, with the locking bar or bolt extending into the receiving made a minimum of one (1) inch.

e) Doors that exceed sixteen (16) feet in width shall have two (2) bolt locking systems, or, if the door does not exceed nineteen (19) feet, a single bolt may be used if placed in the center of the door, with the locking point located either at the floor or door frame header, or top strap system. Double balance type hardware may be used.

f) Except in a residential building, doors secured by electrical operation shall have a keyed switch to open the door when in a closed position, or by a signal locking device.

Doors with slide bolt assemblies shall have frames a minimum of 120 inches in thickness, with a minimum bolt diameter of one-half (1/2) inch and extends at least one and one half (1 ½) inches into the receiving guide. A bolt diameter of three-eighths (3/8) inch may be used in a residential building.

g) The slide bolt shall be attached to the doors with non-removable bolts from the outside. Rivets shall not be used to attach slide bolt assemblies.

i) Except in a residential building, padlock(s) used with exterior mounted slide bolt(s) shall have a hardened steel shackle, locking both at heel and toe and a minimum five (5) pin tumbler operation with non-removable key when in an unlocked position. Padlock(s) used with the interior mounted slide bolt(s) shall have a hardened steel shackle with minimum (4) pin tumbler operation.

15.28.120 SPECIAL RESIDENTIAL BUILDING PROVISIONS

a) All exterior swinging doors and doors leading from garage areas into private family dwellings shall be secured as follows:

1. All wood doors shall be of solid core construction with a minimum thickness of one and three-eighths (1 3/8) inches and with panels not less than nine-sixteenths (9/16) inch thick.
2. A single or double door shall be equipped with deadbolts as described below. The bolt shall have a minimum projection of one (1) inch and be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least three-fourths (3/4) inch into the strike receiving the projected bolt. The bolt or embedment of at least three-fourths (3/4) inch into the strike receiving the projected bolt. The bolt shall have a cylinder guard, a minimum of five (5) pin tumblers, and shall be constructed so the inner cylinder shall have a cylinder guard, a minimum of five (5) pin tumblers, and shall be constructed so the inner cylinder shall have a cylinder guard, a minimum of five (5) pin tumblers, and shall be constructed so the inner portion of the lock by connecting screws of at least one-fourth (1/4) inch diameter. All installation shall be done so that the performance of the locking device shall meet the intended anti-burglary requirement. A dead locking mechanism constructed so that both deadbolt and latch can be retracted by a single action of the inside door knob, or lever, may be substituted provided it meets all other specifications for locking devices. Double deadbolt locks are not authorized for use on residences unless they possess a key-retaining device which makes it impossible to remove the key when locked from the interior of a dwelling.
3. The inactive leaf of wood frame double door shall be equipped with metal flush bolts with a bolt projection of a minimum of one (1) inch at the top and bottom of the leaf.
4. The inactive leaf of a metal frame double door shall be equipped with metal flush bolts with a bolt projection of a minimum of five-eighths (5/8) inch at the top and bottom of the leaf.
5. Glazing in exterior doors or within forty (40) inches of any locking mechanism shall be of fully-tempered glass, or rated burglary resistant glazing.
6. All front exterior doors shall be equipped with a wide angle (180 degree) door viewer, except where clear vision panels are installed.

b) Street numbers and other identifying data shall be displayed as follows:

1. Every private dwelling shall display a street number in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicles. The numerals shall be no less than four (4) inches in height and shall be of a contrasting color to the background to which they are attached for greater visibility.
2. There shall be positioned at each entrance of a multiple dwelling complex an illuminated diagrammatic representation of the complex which shows the location of the viewer and the unit designations within the complex. In addition, each individual unit within the complex shall display a prominent identification number which is easily visible to approaching vehicular and/or pedestrian traffic.

e) Lighting in multiple family dwellings shall be as follows:

1. Aisles, passageways, and recesses related to and within the building complex shall be illuminated with an intensity of at least .25 foot candles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism-resistant covers.

Bldg Inspector, Official

Bldg Inspector, Official

STRUCTURAL PLAN REVIEW FOR BUILDING CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE STRUCTURAL REQUIREMENTS OF THE BUILDING CODE AS ADOPTED BY THIS JURISDICTION. ISSUANCE OF A BUILDING PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY CONDITIONS NOTED HEREIN.

BY: _____ DATE: 5-27-07

THE CITY OF LAGUNA NIGUEL
APPROVED
BY: _____ DATE: _____
THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES AND IT SHALL BE UNLAWFUL FOR ANY PERSON TO REMOVE THIS SET OF PLANS AND SPECIFICATIONS FROM THE JOB SITE UNTIL THE WORK AUTHORIZED BY THE PERMIT HAS BEEN COMPLETED AND APPROVED BY THE BUILDING OFFICIAL.

OWNER: FRED MOSHFEGHI
23511 CALVERTON CIRCLE
LAGUNA NIGUEL, CA. 92677

JOB SITE ADDRESS
23511 CALVERTON CIRCLE
LAGUNA NIGUEL, CA. 92677

TRACT NO. 6882
LOT 87

PARCEL NUMBER: 655 061 51

CONSULTANTS

DESIGNER
ROLAND SERNA
LIC. NO. 536397
7 CAMPANILLA STREET
SAN CLEMENTE, CA. 92673
PHONE: (949) 275-5084

STRUCTURAL ENGINEER
BURKE ENGINEERING
LEO BURKE PRINCIPLE
LIC. NO. 67404
31952 CAMINO CAPISTRANO, SUITE 22
SAN JUAN CAPISTRANO, CA. 92675
PHONE: (949) 226-7130

MECHANICAL/VENTILATION PREPARED BY: PRO-ENGINEERING
ENGINEER: RAY PARSI
69 SAN RAPHAEL
DANA POINT, CA. 92629
TELEPHONE: (949) 487-0440

GENERAL CONTRACTOR
OWNER BUILDER: FRED MOSHFEGHI
23511 CALVERTON CIRCLE
LAGUNA NIGUEL, CA. 92677
PHONE (949) 939-8928

INDEX OF PLANS

T-1 TITLE PAGE: VICINITY MAP, GENERAL FLOOR PLAN, PARKING RATIO LEGAL DESCRIPTION, NOTES, GENERAL INFORMATION AND CONSULTANTS
A-1 EXISTING HOUSE'S ELEVATIONS & FLOOR PLANS
A-2 PROPOSED HOUSES FLOOR PLANS
A-3 PROPOSED ROOF PLANS
A-4 PROPOSED SECTIONS 1, 2 AND 3
A-5 PROPOSED SECTION 4 AND ELEVATION
A-6 PROPOSED ELEVATIONS
A-7 SECTION 5, WINDOW AND DOOR SCHEDULES AND DETAILS
A-9 WINDING STAIRWAY FLOOR PLAN, SECTION, ELEVATION & DETAILS
E-1 ELECTRICAL: FIRTS AND SECOND FLOORS
E-2 ELECTRICAL: THIRD FLOOR AND ROOF
PG-1 PLUMBING AND GAS
M-1 MECHANICAL
E-24 TITLE 24
S-1 FOUNDATION PLAN
S-2 FLOOR FRAMING PLAN
S-3 ROOF FRAMING PLAN
SD-1 STRUCTURAL DETAILS
SD-2 STRUCTURAL DETAIL
SD-3 STRUCTURAL DETAILS
SD-4 STRUCTURAL DETAILS
SD-5 STRUCTURAL DETAILS
SD-7 STRUCTURAL DETAILS

BUILDING CODE DATA

GOVERNING AGENCY
1. OCCUPANCY: GROUP "R-3"
2. TYPE OF CONSTRUCTION: V ONE HOUR
3. RESIDENCE IS PROPOSED TO BE SPRINKLERED

GENERAL INFORMATION

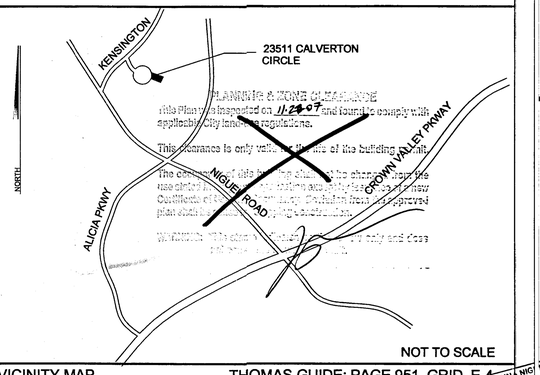
THE CODES TO BE USED ARE:
THE 2001 CALIFORNIA BUILDING CODE (C.B.C.)
CALIFORNIA MECHANICAL CODE (C.M.C.)
CALIFORNIA PLUMBING CODE (C.P.C.)
THE 2001 CALIFORNIA BUILDING CODE (C.B.C.)
2004 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2005 CALIFORNIA ENERGY EFFENCY CODES (T-24)
AND ALL OF THE LOCAL CITY'S ORDINANCES.

SCOPE OF WORK
HOUSE ADDITION 7 RE V.B

1. EXISTING HOUSE'S SQUARE FOOTAGE = 1,461 SQ.FT.
2. PROPOSED HOUSE ADDITION'S SQUARE FOOTAGE = 2,626 SQ.FT.
3. TOTAL (E) AND PROPOSED SQUARE FOOTAGE TO BE = 4,087 SQ.FT.
4. ELECTRICAL TO BE DONE COMPLYING W/ CORRESPONDING CODES.
5. PLUMBING AND GAS TO COMPLYING W/ THE CORRESPONDING CODES.
6. HVAC TO BE DONE COMPLYING W/ THE CORRESPONDING CODES.
7. FIRES SPRINKLERS TO BE INSTALLED W/ THE APPROVAL OF THE FIRE DEPARTMENT.
8. REFER TO THE STRUCTURAL ENGINEER'S NOTES ON SPECIFICATIONS & CONSTRUCTION NOTES, STRUCTURAL CALCULATIONS & PLANS.
9. THE CONTRACTOR SHALL VERIFY ALL OF THE FIELD CONDITIONS AND DIMENSIONS. IF THERE ARE ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE FIELD CONDITIONS, THE CONTRACTOR/ OWNER SHALL NOTIFY THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH FURTHER CONSTRUCTION.

GERERAL NOTES

1. SEPERATE PERMIT(S) IS/ARE REQUIRED FOR ACCESSORY, PATIO COVERS, FENCES> 3'-6", SWIMMING POOL RETAINING WALL, DEMOLITION, ETC.
2. DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN REVIEW.
3. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
4. HABITABLE ROOMS SHALL BE PROVIDE WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA NOT LESS THAN 1/10 OF THE FLOOR AREA WITH A MINIMUM OF 10 SQ.FT. (CBC 1203.2)
5. HABITABLE ROOMS SHALL BE PROVIDED W/ NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA OF NOT LESS THAN 1/20 OF THE FLOOR AREA OF SUCH ROOMS WITH MINIMUM OF 5 SQ.FT. (CBC 1203.3)
6. A DOOR MAY SWING A LANDINGTHAT IS NOT MORE THAN 1" BELOW THRESHOLD. (CBC 1003.3.1.6)
7. DOORS THAT PROVIDE DIRECT ACCESS TO THE SWIMMING POOL SHALL BE PROVIDED WITH A BARRIER PER APPENDIX 421.1(5).
8. SEPERATE PERMIT(S) IS/ARE REQUIRED FOR ACCESORY BUILDING, PATIO COVERS, FENCES >3'-6", SWIMMING POOL, RETAINING WALL, DEMOLITION, ETC.



NOT TO SCALE

VICINITY MAP THOMAS GUIDE: PAGE 951, GRID E 4

3.2 Minimum Requirements

All construction projects regardless of size are required, at a minimum, to implement an effective combination of erosion and sediment controls and waste and materials management BMPs. These minimum requirements are summarized in Table 3-2 and must be conveyed to construction contractors as part of the plan notes or on a separate erosion control plan as required by the agency.

Table 3-2
Minimum Requirements for All Construction Sites

Category	Minimum Requirements
Erosion and Sediment Control	Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
Waste and Materials Management Control	Construction-related materials, wastes, spills or residues shall be retained on site to minimize transport from the site to streets, drainage facilities, or adjacent property by wind or runoff.

THE CITY OF LAGUNA NIGUEL
APPROVED
BY: _____ DATE: _____
THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES AND IT SHALL BE UNLAWFUL FOR ANY PERSON TO REMOVE THIS SET OF PLANS AND SPECIFICATIONS FROM THE JOB SITE UNTIL THE WORK AUTHORIZED BY THE PERMIT HAS BEEN COMPLETED AND APPROVED BY THE BUILDING OFFICIAL.

PROJECT DESIGN AND DRAWINGS:
ROLAND SERNA
LIC. NO. 536397
EXPIRATION DATE 07/31/2008
ADDRESS:
7 CAMPANILLA ST.
SAN CLEMENTE, CA. 92673
PHONES:
(949) 561-4668
(949) 275-5084

10/8/07

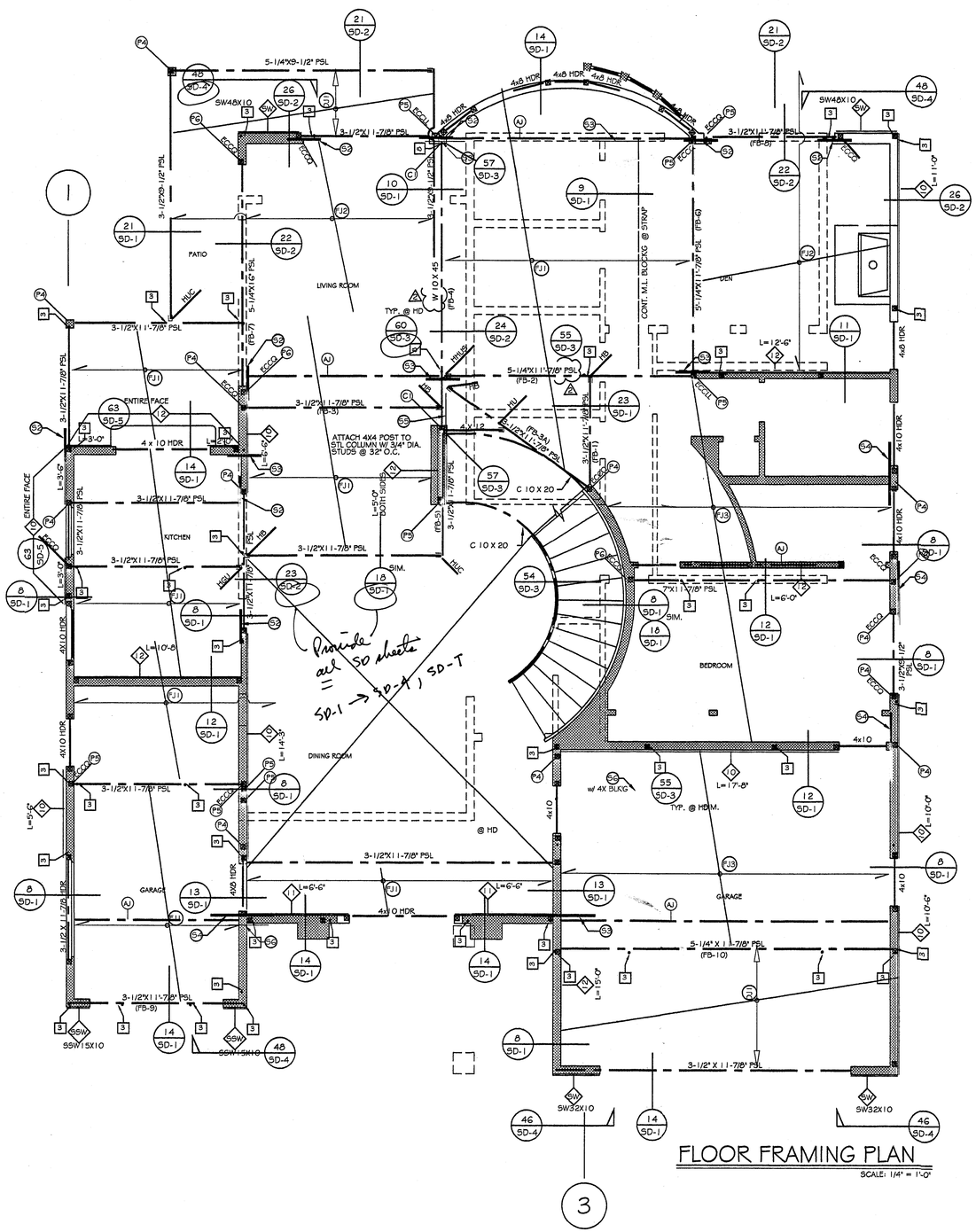
ROLAND SERNA
PHONE & FAX (949) 561-4668
CELL (949) 275-5084
E-MAIL: rolandserna@cox.net

OWNER: FRED MOSHFEGHI
23511 CALVERTON CIRCLE
LAGUNA NIGUEL, CA. 92677
PARCEL NO. 655-061-51
(949) 939-8928

PROJECT: HOUSE ADDITION
PROJECT ADDRESS
23511 CALVERTON CIRCLE
LAGUNA NIGUEL, CA. 92677

1. LEGAL DESCRIPTION
2. CONSULTANTS
3. INDEX OF PLANS
4. GENERAL CODE DATA
5. GENERAL NOTES AND SCOPE OF WORK.
6. PLOT PLAN

T - 1



FLOOR FRAMING PLAN

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

NOTES:

1. NOTIFY THE ARCHITECT/ENGINEER IF SITE CONDITIONS ARE DIFFERENT THAN SHOWN ON THESE PLANS.
2. AT ALL BEAM & HEADER SUPPORTS USE (2)-2X POST U.N.O.
3. DOUBLE JOISTS OR 3X BLOCKING UNDER ALL NON-BEARING WALLS.
4. FOR SHEARWALL SHEDULE SEE SHEET SD-4.
5. ALL HOLDOWNS ANCHOR BOLTS AND STRAPS MUST BE TIED IN PLACE PROIR TO FOUNDATION INSPECTION.
6. TRUSS PLANS SHALL BE APPROVED BY THE ENGINEER/ARCHITECT OF RECORD PRIOR TO SUBMITTAL FOR APPROVAL.
7. NO INSPECTIONS SHALL BE MADE OTHER THAN FOUNDATION, UNTIL TRUSS PLANS ARE SUBMITTED AND APPROVED BY THE BUILDING DEPARTMENT.
8. STRUCTURAL OBSERVATION WILL BE PERFORMED WHEN REQUIRED BY THE BUILDING OFFICIAL.
9. NOTCHING AND BORING OF RAFTERS, JOISTS, AND STUDS SHALL NOT EXCEED LIMITATIONS ILLUSTRATED IN DETAIL "U"/SD-6.
10. THE PRE-FABRICATED TRUSSES SHALL BE MADE WITH DOUGLAS-FIR-LARCH AND USE THE GRADES AS FOLLOWS:
    CHORDS = NO. 1 OR BETTER.
    WEBBING = STANDARD OR BETTER.

NOTE: SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN GOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

DEFERRED SUBMITTALS:
ROOF TRUSS DRAWINGS AND CALCULATIONS

STRUCTURAL PLAN REVIEW FOR BUILDING CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE STRUCTURAL REQUIREMENTS OF THE BUILDING CODE AS ADOPTED BY THIS JURISDICTION. ISSUANCE OF A BUILDING PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY CONDITIONS NOTED HEREIN.

CAA — 5-27-09 DATE

① Provide roof framing plan.

TYPICAL FLOOR/DECK SHTG
3/4" THICK PLYWOOD, STRUCT I EXT. GLUE. P.I.I. 40/20
NAILING:
B.N. 10d @ 4" O.C.
E.N. 10d @ 6" O.C.
FIELD 10d @ 10" O.C.
BLOCK ALL EDGES

TYPICAL ROOF SHEATHG
1/2" THICK PLYWOOD, CDX EXT. GLUE. P.I.I. 24/0
NAILING:
B.N. 8d @ 4" O.C.
E.N. 8d @ 6" O.C.
FIELD 8d @ 12" O.C.
PROVIDE PLY CLIPS AT UNSUPPORTED EDGES

SYMBOL LEGEND

- STUD WALL
- INDICATES SPAN AND DIRECTION OF FLOOR JOIST
- INDICATES SPAN AND DIRECTION OF DECK JOIST
- INDICATES SPAN AND DIRECTION OF ROOF RAFTERS
- INDICATES SPAN AND DIRECTION OF CEILING JOIST
- INDICATES SPAN OF STRUCTURAL BEAM
- INDICATES CANTILEVER IN STRUCTURAL BEAM
- SIMPSON HANGER H8 U.N.O
- INDICATES POINT LOAD ABOVE
- SHEAR WALL DESIGNATION PER SCHEDULE
- SIMPSON STRONG WALL OR
- SIMPSON STEEL STRONG WALL

STUD and POST LEGEND

- P1 - 2x STUD
- P2 - (2) 2x STUD
- P3 - (3) 2x STUD
- P4 - 4x4 POST
- P5 - 4x6 POST
- P6 - 6x6 POST
- P7 - 4x8 POST
- P8 - 6x8 POST
- C1 - TS 3-1/3 X 3-1/3 X 1/4
- KX - K INDICATES KING POST (WHERE K REPLACES P)

FOUNDATION SCHEDULE

- SLAB-1 — EXISTING CONCRETE SLAB ON GRADE
- SLAB-2 — (N) 5" THK. CONC. SLAB W/ #4 @ 18" O.C. E.W. W/ 2" SAND O/ 10 MIL. MOISTURE BARRIER O/ 2" O/ SAND
- FTG-1 — (E) CONC FOOTG
- FTG-2 — (N) 15"W X 24" EMBED. FOOTG W/ 2-#5 TOP & BOT
- GB-1 — (N) 12"W X 24" EMBED. GRADE BEAM W/ 2-#5 TOP & BOT W/ #3 TIES @ 12" O.C.

CONCRETE PAD SCHEDULE:

- PAD-1 — (E) PAD
- PAD-2 — (N) 2'0" SQ. CONC. PAD X 12" THK W/ #4 EA. WAY @ 12" OC (24" EMBED.)
- PAD-3 — (N) 2'6" SQ. CONC. PAD X 12" THK W/ #4 EA. WAY @ 12" OC (24" EMBED.)
- PAD-4 — (N) 3'0" SQ. CONC. PAD X 12" THK W/ #4 EA. WAY @ 12" OC (24" EMBED.)
- PAD-5 — (N) 3'6" SQ. CONC. PAD X 12" THK W/ #4 EA. WAY @ 12" OC (24" EMBED.)
- PAD-6 — (N) 4'0" SQ. CONC. PAD X 12" THK W/ #4 EA. WAY @ 12" OC (24" EMBED.)
- PAD-7 — (N) 7'6" X 5'0" CONC. PAD X 24" THK W/ #4 EA. WAY @ 12" OC (24" MIN. EMBED.)
- PAD-8 — (N) 3'3" SQ. CONC. PAD X 12" THK W/ #4 EA. WAY @ 12" OC (24" EMBED.)

SIMPSON HOLDOWN LEGEND

- 1 - MST27 w/ 4x POST
- 2 - MST37 w/4x POST
- 3 - MST48 w/ 4x POST OR MSTC48B3@ BEAM
- 4 - MST60 OR MSTC66B3@ BEAM
- 5 - MST72
- 6 - MSTC66
- 7 - MSTC78
- 8 - PHD2 : ICC-ES-ER-5326
- 9 - PHD5 : ICC-ES-ER-5326
- 10 - PHD6 : ICC-ES-ER-5326
- 11 - PHD6 : ICC-ES-ER-5326
- 12 - PHDQ11 : ICC-ES-ER-5326
- 13 - PDQ14 : ICC-ES-ER-5326

NOTE: 4X POST SHALL BE PLACED @ ENDS OF ALL SHEAR WALLS

FRAMING SCHEDULE

- RT1 - WOOD TRUSSES BY OTHERS @ 24" O.C.
- RJ - 2 x 6 @ 16" o.c.
- CJ1 - 2 x 8 @ 12" o.c.
- CJ2 - 2 x 8 @ 24" o.c.
- FJ1 - 11-7/8" TJI 230 @ 16"oc ICC-ES-ER 1153
- FJ2 - 1-3/4" X 11-7/8" ML (LVL) @ 12"oc ICC-ES-ER 4979
- FJ3 - 11-7/8" TJI 560 @ 16"oc ICC-ES-ER 1153
- DJ1 - 1-3/4" X 11-7/8" ML (LVL) @ 16"oc ICC-ES-ER 4979

HEADER SCHEDULE

- PSL-1 — 3-1/2 x 9-1/2 PSL ICC-ES-ER 4979
- PSL-2 — 3-1/2 x 11-7/8 PSL ICC-ES-ER 4979
- PSL-3 — 5-1/4 x 11-7/8 PSL ICC-ES-ER 4979

FRAMING NOTE LEGEND

- AR - ALIGN RAFTER/TRUSS W/ S.W. (B.N.)
- AJ - ALIGN ML W/ S.W. (B.N.)
- FH - FULL HEIGHT STUDS
- BLK - 3X SOILD BLKG MIN. 3 BAYS
- NB - NOTCH AT END AS SPECIFIED, WHERE BALCONY OCCURS
- DT - DRAG TRUSS TO BE DESIGNED BY LOAD SPEC/PIED
- CF - CALIFORNIA FRAMING

STRAP SCHEDULE

NOTE: MIN. NAILING MEMBER THICKNESSES
MST, 3x BLKG MIN.
CMSTC16, 4x BLKG MIN.

- S1 - #4 BAR T&B X 36" LG W/ 6" EMBED. INSTALLED W/ SIMP. SIMP "SET EPOXY" (ICC-ER-1722)
- S2 - MSTI 26 w/ (26) 10d
- S3 - MSTI 36 w/ (36) 10d
- S4 - MSTI 48 w/ (48) 10d
- S5 - MSTI 60 w/ (60) 10d
- S6 - CMSTC16 x40' LG.

BURKE ENGINEERING
31351 AGUACATE ROAD
SAN JUAN CAPISTRANO, CA 92675
PH:949 257-7662
FAX:805 301 6586

MOSHFEGHI RESIDENCE

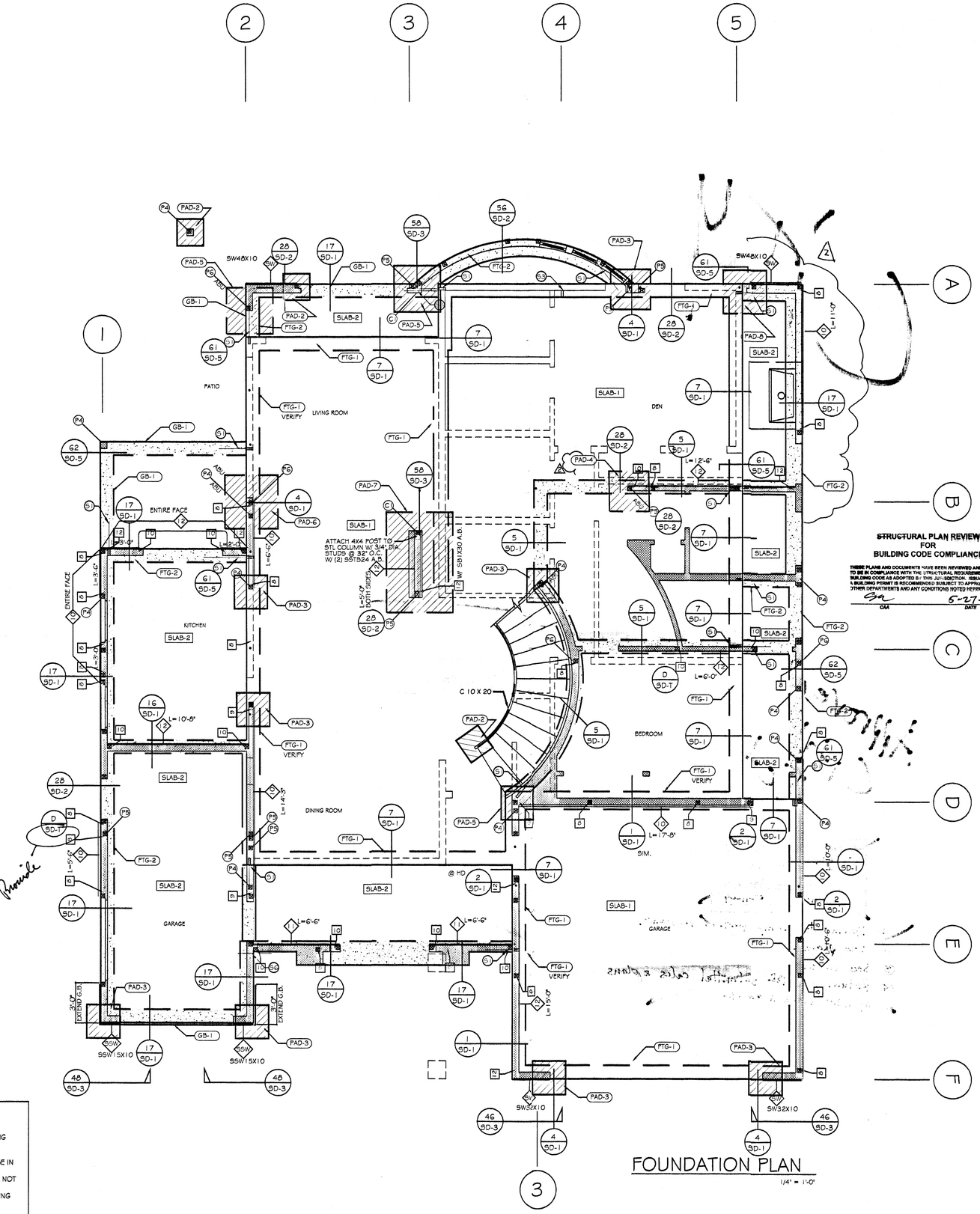
LEO P. BURKE
67404
EXP. 6-30-11
CIVIL
STATE OF CALIFORNIA

MOSHFEGHI RESIDENCE
23511 CALVERTON CIRCLE
LAGUNA NIGUEL, CA 92677

DATE:	5-6-08
SCALE:	1/4" = 1'-0"
DESIGNED BY:	RTS
DRAWN BY:	PCCPH
APPROVED BY:	LPB
PROJECT NUMBER:	07-193

FLOOR FRAMING PLAN

SHEET NUMBER: S-2
REVISION: 2



FOUNDATION PLAN

1/4" = 1'-0"

NOTES:

1. NOTIFY THE ARCHITECT/ENGINEER IF SITE CONDITIONS ARE DIFFERENT THAN SHOWN ON THESE PLANS.
2. AT ALL BEAM & HEADER SUPPORTS USE (2)-2X POST U.N.O.
3. DOUBLE JOISTS OR 3X BLOCKING UNDER ALL NON-BEARING WALLS.
4. FOR SHEARWALL SHEDULE SEE SHEET SD-4.
5. ALL HOLDOWNS ANCHOR BOLTS AND STRAPS MUST BE TIED IN PLACE PROIR TO FOUNDATION INSPECTION.
6. TRUSS PLANS SHALL BE APPROVED BY THE ENGINEER/ARCHITECT OF RECORD PRIOR TO SUBMITTAL FOR APPROVAL.
7. NO INSPECTIONS SHALL BE MADE OTHER THAN FOUNDATION, UNTIL TRUSS PLANS ARE SUBMITTED AND APPROVED BY THE BUILDING DEPARTMENT.
8. STRUCTURAL OBSERVATION WILL BE PERFORMED WHEN REQUIRED BY THE BUILDING OFFICIAL.
9. NOTCHING AND BORING OF RAFTERS, JOISTS, AND STUDS SHALL NOT EXCEED LIMITATIONS ILLUSTRATED IN DETAIL 'U'/SD-6.
10. THE PRE-FABRICATED TRUSSES SHALL BE MADE WITH DOUGLAS-FIR-LARCH AND USE THE GRADES AS FOLLOWS:
CHORDS = NO.1 OR BETTER.
WEBBING = STANDARD OR BETTER.

NOTE: SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN GOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

DEFERRED SUBMITTALS:
ROOF TRUSS DRAWINGS AND CALCULATIONS

SYMBOL LEGEND

- STUD WALL
- INDICATES SPAN AND DIRECTION OF FLOOR JOIST
- INDICATES SPAN AND DIRECTION OF DECK JOIST
- INDICATES SPAN AND DIRECTION OF ROOF RAFTERS
- INDICATES SPAN AND DIRECTION OF CEILING JOIST
- INDICATES SPAN OF STRUCTURAL BEAM
- INDICATES CANTILEVER IN STRUCTURAL BEAM
- SIMPSON HANGER H8 U.N.O
- INDICATES POINT LOAD ABOVE
- (3) - SHEAR WALL DESIGNATION PER SCHEDULE
- MODEL (3) - SIMPSON STRONG WALL OR
- (SSW) - SIMPSON STEEL STRONG WALL

STUD and POST LEGEND

- (F1) - 2x STUD
- (F2) - (3) 2x STUD
- (F3) - (3) 2x STUD
- (F4) - 4x4 POST
- (F5) - 4x6 POST
- (F6) - 6x6 POST
- (F7) - 4x8 POST
- (F8) - 6x8 POST
- (C1) - TS 3-1/3 X 3-1/3 X 1/4
- (KJ) - K INDICATES KING POST (WHERE K REPLACES F)

FOUNDATION SCHEDULE

- SLAB-1 — EXISTING CONCRETE SLAB ON GRADE
- SLAB-2 — (N) 5" THK. CONC. SLAB W/ #4 @ 18" O.C. E.W. W/ 2" SAND O/ 10 MIL. MOISTURE BARRIER O/ 2" OF SAND
- FTG-1 — (E) CONC FOOTG
- FTG-2 — (N) 15"W X 24" EMBED. FOOTG W/ 2-#5 TOP & BOT.
- GB-1 — (N) 12"W X 24" EMBED. GRADE BEAM W/ 2-#5 TOP & BOT W/ #3 TIES @ 12" O.C.

CONCRETE PAD SCHEDULE:

- PAD-1 — (E) PAD
- PAD-2 — (N) 2'0" SQ. CONC. PAD X 12" THK W/ #4 EA. WAY @ 12" OC (24" EMBED.)
- PAD-3 — (N) 2'6" SQ. CONC. PAD X 12" THK W/ #4 EA. WAY @ 12" OC (24" EMBED.)
- PAD-4 — (N) 3'0" SQ. CONC. PAD X 12" THK W/ #4 EA. WAY @ 12" OC (24" EMBED.)
- PAD-5 — (N) 3'6" SQ. CONC. PAD X 12" THK W/ #4 EA. WAY @ 12" OC (24" EMBED.)
- PAD-6 — (N) 4'0" SQ. CONC. PAD X 12" THK W/ #4 EA. WAY @ 12" OC (24" EMBED.)
- PAD-7 — (N) 7'6" X 5'0" CONC. PAD X 24" THK W/ #4 EA. WAY @ 12" OC (24" MIN. EMBED.)
- PAD-8 — (N) 3'3" SQ. CONC. PAD X 12" THK W/ #4 EA. WAY @ 12" OC (24" EMBED.)

SIMPSON HOLDOWN LEGEND

- 1 — MST27 w/ 4x POST
- 4 — MST37 w/4x POST
- 3 — MST48 w/ 4x POST OR MSTC48B3® BEAM
- 4 — MSTG0 OR MSTG6B3® BEAM
- 5 — MST72
- 6 — MSTC66
- 7 — MSTC78
- 8 — PHD8 - ICC-ES-ER-5328
- 9 — PHD6 - ICC-ES-ER-5328
- 10 — PHD6 - ICC-ES-ER-5328
- 11 — PHD8 - ICC-ES-ER-5328
- 12 — HHDQ - ICC-ES-ER-5328
- 13 — HDQ14 - ICC-ES-ER-5328

NOTE: 4X POST SHALL BE PLACED @ ENDS OF ALL SHEAR WALLS

FRAMING SCHEDULE

- (RT) - WOOD TRUSSES BY OTHERS @ 24" O.C
- (RJ) - 2 x 6 @ 16" o.c.
- (CJ1) - 2 x 8 @ 12" o.c.
- (CJ2) - 2 x 8 @ 24" o.c.
- (FJ) - 1-7/8" 2l 230 @ 16"oc ICC-ES-ER 1 53
- (FJ2) - 1-3/4" X 11-7/8" ML (LVL) @ 12"oc ICC-ES-ER 4979
- (FJ3) - 1-7/8" 2l 560 @ 16"oc ICC-ES-ER 1 53
- (FJ) - 1-3/4" X 11-7/8" ML (LVL) @ 16"oc ICC-ES-ER 4979

HEADER SCHEDULE

- PSL-1 — 5-1/8 x 5-1/8 PSL ICC-ES-ER 4973
- PSL-2 — 3-1/8 x 11-7/8 PSL ICC-ES-ER 4973
- PSL-3 — 5-1/8 x 11-7/8 PSL ICC-ES-ER 4973

FRAMING NOTE LEGEND

- (AR) - ALIGN RAFTER/TRUSS W/ S.W. (B.N.)
- (AJ) - ALIGN ML W/ S.W. (B.N.)
- (FH) - FULL HEIGHT STUDS
- (BLK) - 3X SOILD BLKG MIN. 3 BAYS
- (NB) - NOTCH AT END AS SPECIFIED, WHERE BALCONY OCCURS
- (DT) - DRAG TRUSS TO BE DESIGNED BY LOAD SPECIFIED
- (CF) - CALIFORNIA FRAMING

STRAP SCHEDULE

NOTE: MIN. NAILING MEMBER THICKNESSES
MST: 3xBLKG MIN.
CMSTC16, 4xBLKG MIN.

- (S1) - #4 BAR T&B X 36" LG W/ 6" EMBED. INSTALLED W/ SIMP SIMP 'SET EPOXY' (ICC-ER-1722)
- (S2) - MSTI 26 w/ (26) 10d
- (S3) - MSTI 36 w/ (36) 10d
- (S4) - MSTI 48 w/ (48) 10d
- (S5) - MSTI 60 w/ (60) 10d
- (S6) - CMSTC16 @40 LG.

TYPICAL FLOOR/DECK SHTG
3/4" THICK PLYWOOD, STRUCT I EXT. GLUE. P.I.I. 40/20
NAILING:
B.N. 10d @ 4" O.C.
E.N. 10d @ 6" O.C.
FIELD 10d @ 10" O.C.
BLOCK ALL EDGES

TYPICAL ROOF SHEATHG
1/2" THICK PLYWOOD, CDX
EXT. GLUE. P.I.I. 24/0
NAILING:
B.N. 8d @ 4" O.C.
E.N. 8d @ 6" O.C.
FIELD 8d @ 12" O.C.
PROVIDE PLY CLIPS AT UNSUPPORTED EDGES

BURKE ENGINEERING
31351 AGUACATE ROAD
SAN JUAN CAPISTRANO, CA 92675
PH:949 257-7662
FAX:805 301 6586

MOSHFEGHI RESIDENCE

REGISTERED PROFESSIONAL ENGINEER LEO P. BURKE C71 EXP. 3/10 CIVIL STATE OF CALIFORNIA

5/5/17

MOSHFEGHI RESIDENCE
23511 CALVERTON CIRCLE
LAGUNA NIGUEL, CA 92677

5/5/17

DATE:	9-20-07
SCALE:	1/4" = 1'-0"
DESIGNED BY:	RTS
DRAWN BY:	PCCPH
APPROVED BY:	LPB
PROJECT NUMBER:	07-193

FOUNDATION PLAN

SHEET NUMBER: S-1

REVISION: 2

CITY

Approved Ctrl Set

RECEIVED
MAY 06 2009
CITY OF LAGUNA NIGUEL

RECEIVED
MAY 19 2009
CITY OF LAGUNA NIGUEL

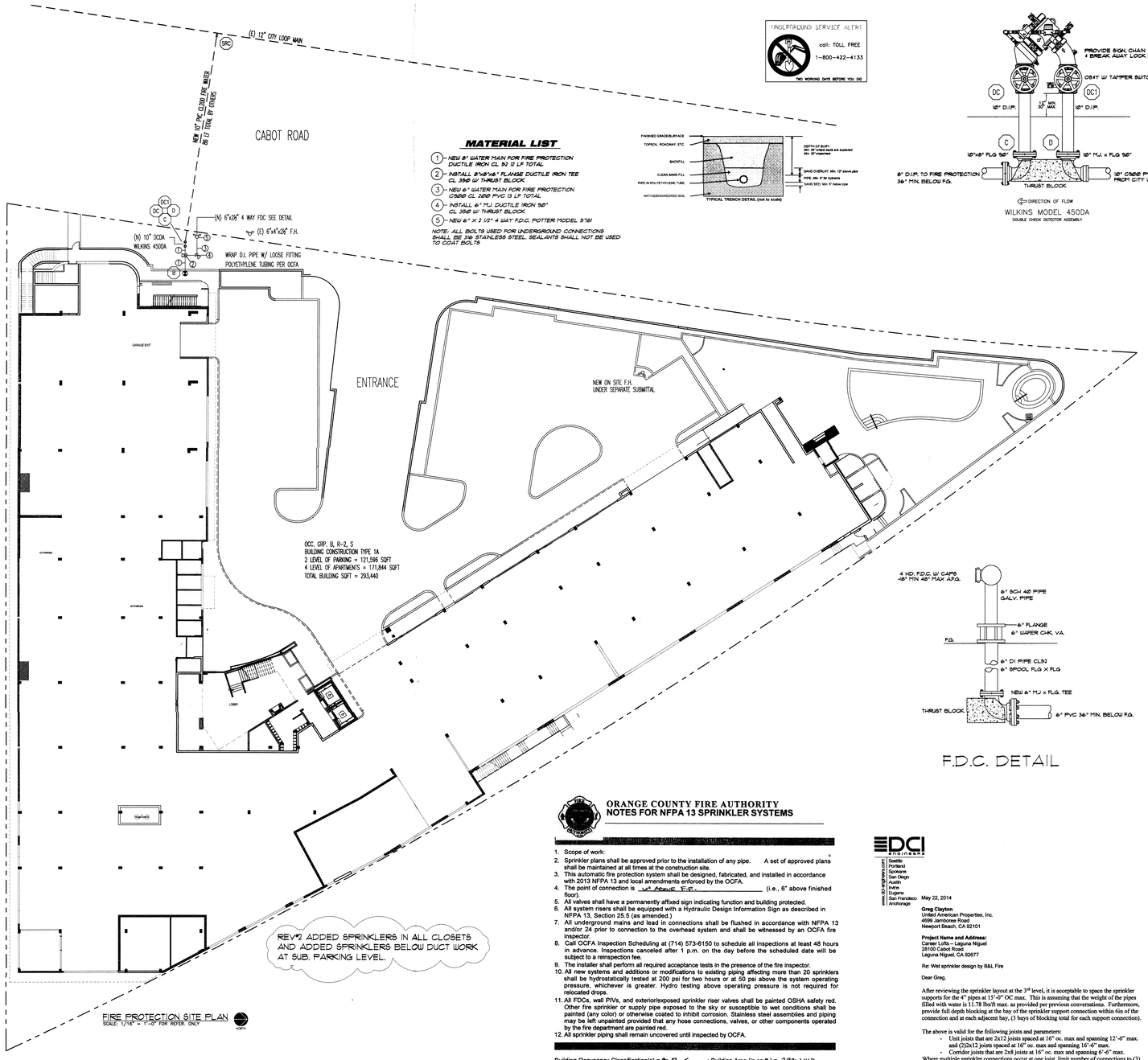
STRUCTURAL REVIEW
1ST REVIEW SET
PLEASE RETURN WITH SUBMITTAL
BY: Ahuna DATE: 5-11-09

① Incomplete — only partial pc done.
② See plans.
③ See calcs.
④ Return all 1st submittal calcs & plans w/ new plans & calcs.

BLD

23511 CALVERTON CIR LN

B09-0676



FIRE PROTECTION SITE PLAN
SCALE: 1/16" = 1'-0" FOR REFER ONLY

UNDERGROUND SERVICE ALERT
call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

MATERIAL LIST

1. NEW 8" WATER MAIN FOR FIRE PROTECTION DUCTILE IRON CL 50 U LF TOTAL
2. INSTALL 8"x8"x8" FLANGE DUCTILE IRON TEE CL 350 W/ THRUST BLOCK
3. NEW 6" WATER MAIN FOR FIRE PROTECTION C900 CL 2DR DR PVC 13 LF TOTAL
4. INSTALL 6" M.J. DUCTILE IRON 90° CL 350 W/ THRUST BLOCK
5. NEW 6" X 3 1/2" 4 WAY F.D.C. POTTER MODEL 9181

NOTE: ALL BOLTS USED FOR UNDERGROUND CONNECTIONS SHALL BE 316 STAINLESS STEEL. SEALANTS SHALL NOT BE USED TO COAT BOLTS

TYPICAL TRENCH DETAIL (not to scale)

WILKINS MODEL 450DA
DOUBLE CHECK DETECTOR ASSEMBLY

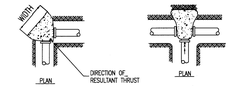
F.D.C. DETAIL

WATER FLOW AVAILABILITY

STATIC PSI:	132
RESIDUAL PSI:	127
PITOT PSI:	N/A
OUTLET SIZE:	N/A
COEFFICIENT:	N/A
GPM FLOW	N/A
FLOW @ 20 PSI:	1,000
DATE:	05-01-2014
CONDUCTED BY:	MOULTON NIGUEL WATER
LOCATION:	28100 CABOT ROAD
WITNESSED BY:	N/A

NOTE:
WHERE A SUBSEQUENT OCCUPANCY REQUIRES A SYSTEM WITH GREATER CAPABILITY, IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR OCCUPANT TO UPGRADE THE SYSTEM TO THE REQUIRED DENSITY AND CURRENT CODE FOR NEW OCCUPANCY.

TYPICAL THRUST BLOCK DETAIL



BENDS
TABLE I

MINIMUM BEARING AREAS IN SQ. FT. *				
MAIN SIZE	TEE**	90° BEND	45° BEND	22.5° BEND
6"	4	4	4	3
8"	5	7	4	3
10"	9	12	6	4
12"	12	16	9	6

* BASED ON 150 PSI W.W.P. PRESSURE & SOIL BEARING LOADS OF 2000 PSF THE RATIO OF WIDTH TO HEIGHT SHALL NOT EXCEED 1 1/2 TO 1.
** TEES, PLUGS, CAPS & HYDRANTS.

TEES
TABLE II

*** SOIL TYPE	*** MAX. ALLOWABLE SOIL BEARING VALUES	FACTORS FOR INCREASING AREAS IN TABLE I
LOOSE SAND	500 PSF	4
SOFT SANDY CLAY	1000 PSF	2
ADOBE	1000 PSF	2
COMPACT FINE SAND	2000 PSF	1
COMPACT COARSE SAND	2000 PSF	1
MEDIUM STIFF CLAY	2000 PSF	1

*** THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SAFE SOIL BEARING VALUES AND THE POSITION AND SIZE OF BEARING AREAS.
****BASED ON 2 FEET MINIMUM DEPTH OF COVER OVER THE PIPE.

GENERAL NOTES:
1. ALL ANCHOR AND THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED SOIL.
2. MINIMUM ALLOWABLE WATER PRESSURE FOR DESIGN OF THRUST BLOCKS IS 150 PSI. BEARING AREA INCREASES DIRECTLY WITH INCREASES IN PRESSURE.
3. ALL CONCRETE USED IN THRUST BLOCKS SHALL ATTAIN 2000 PSI STRENGTH.
4. ALL ANCHOR RODS SHALL BE REINFORCING STEEL AND MIN. 1/2" DIAMETER.
5. USE ANCHOR BLOCKS AT VERTICAL BENDS WHEN PIPE IS ABOVE OR BELOW GROUND. SIZE OF BLOCK AND ROD SHALL BE SHOWN ON THE PLANS OR AS DETERMINED BY THE ENGINEER IN THE FIELD.
6. USE 30 POUND FELT TO INSURE COLD JOINT.
7. CONCRETE SHALL NOT COME INTO DIRECT CONTACT WITH ASBESTOS CEMENT PIPE.
8. FOR PIPE 14" IN DIAMETER OR LARGER ENGINEER IS TO SUBMIT CALCULATIONS.

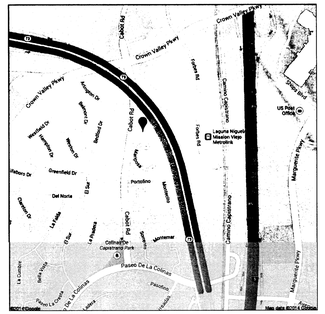
GENERAL SITE PLAN NOTES

1. ALL UNDERGROUND FIRE SERVICE WATER LINES SHALL BE U.L. LISTED FOR USE WITH AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLATIONS.
2. PRIOR TO CONNECTION TO OVERHEAD SPRINKLER PIPING, ALL UNDERGROUND FIRE SERVICE WATER LINES SHALL BE HYDROSTATICALLY TESTED & FLUSHED BY THE INSTALLING CONTRACTOR AT RATES NOT LESS THAN SPECIFIED BY N.F.P.A. STANDARD 24.
3. B & L AUTOMATIC FIRE PROTECTION CONTRACT BEGINS AT BACKFLOW BACKFLOW BY OTHERS
4. TYP. BURY TO BE 36" TO TOP OF PVC PIPE
5. FIRE SPRINKLER SYSTEM AND FIRE UNDERGROUNF TO BE DESIGNED PER NFPA 13 & 24 2013 ED. 2013 CFC 2013 CBC

VERBATIM NOTES

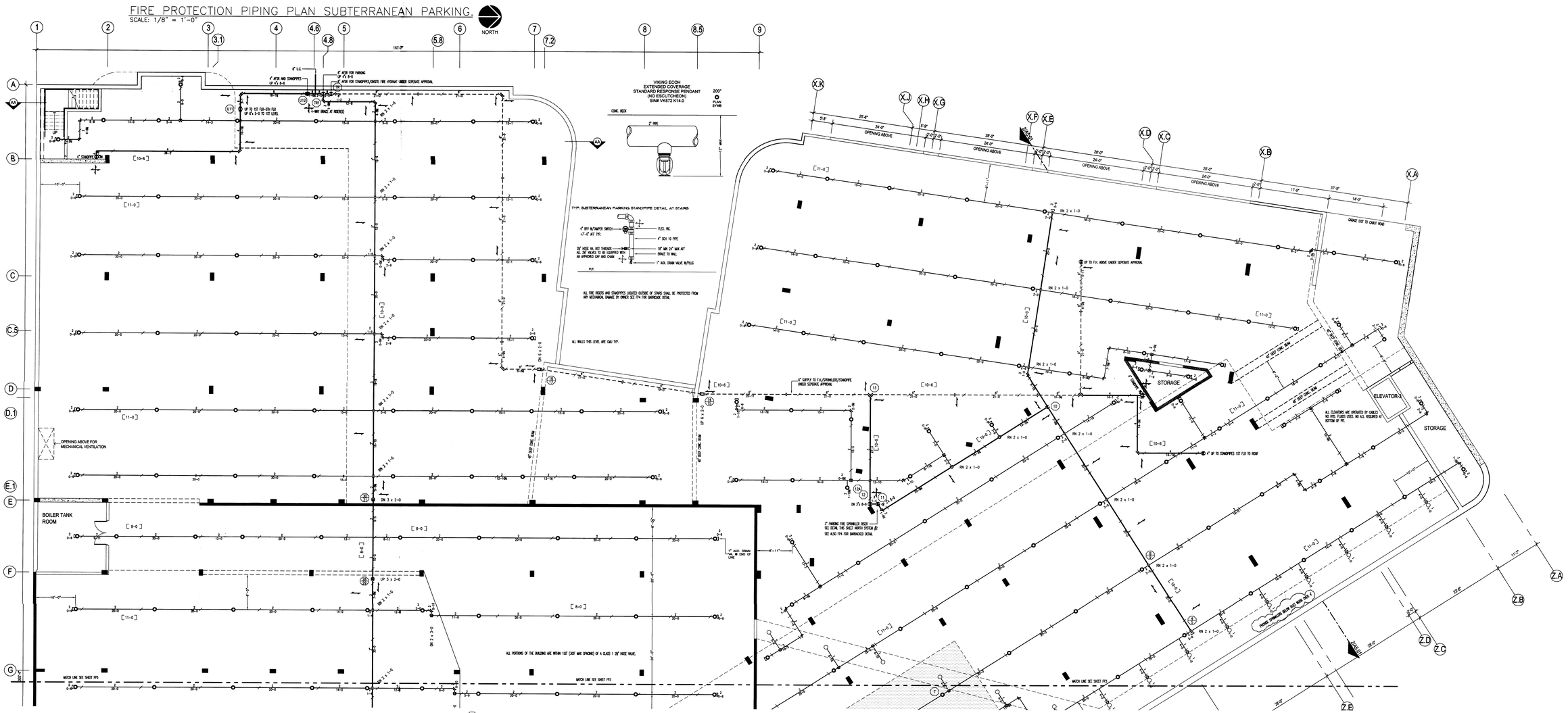
a. IT IS THE RESPONSIBILITY OF THE OWNER TO PROPERLY MAINTAIN THE FIRE PROTECTION SYSTEM IN AN OPERABLE CONDITION AT ALL TIMES
b. THE FIRE SPRINKLER CONTRACTOR WILL PROVIDE THE OWNER WITH THE NECESSARY INSTRUCTION MANUALS FOR THE UPKEEP OF THE SYSTEM AS WELL AS A COPY OF N.F.P.A. 25.
c. ONLY NEW SPRINKLERS SHALL BE EMPLOYED IN THE INSTALLATION OF THE SPRINKLER SYSTEM.
d. THE SYSTEM SHALL ONLY EMPLOY THE USE OF APPROVED MATERIALS AND DEVICES.
e. FIRE PROTECTION PLANS SHALL BE APPROVED PRIOR TO THE INSTALLATION OF ANY PIPE. A SET OF APPROVED PLANS SHALL BE MAINTAINED AT ALL TIMES ON THE JOBSITE.
f. AN APPOINTMENT SHALL BE MADE A MINIMUM OF TWO WORKING DAYS IN ADVANCE WITH THE APPROPRIATE FIRE PREVENTION DIVISION REGIONAL OFFICE FOR ALL INSPECTIONS AND TESTS.
g. ALL UNDERGROUND MAINS AND LEAD-IN CONNECTIONS SHALL BE FLUSHED AS INDICATED IN NFPA PRIOR TO CONNECTION TO THE OVERHEAD PIPING. ALL FLUSHING OPERATIONS SHALL CONTINUE UNTIL THE WATER IS CLEAR. FLUSHING SHOULD BE PERFORMED AT TIME OF HYDROSTATIC TEST, AND SHALL BE WITNESSED BY A FIRE PREVENTION DIVISION INSPECTOR.
h. ALL SYSTEM PIPING SHALL BE HYDROSTATICALLY TESTED AT 200 PSI FOR TWO HOURS OR AT 50 PSI ABOVE THE MAXIMUM SYSTEM OPERATING PRESSURE, WHICHEVER IS GREATER.
i. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE ADDRESS SIDE OF THE BUILDING, FACE THE STREET, BE VISIBLE AND ACCESSIBLE, HAVE N.S.T. FEMALE INTLETS, HAVE PROTECTIVE CAPS, AND AN ACCESSIBLE APPROVED CHECK VALVE LOCATED IN THE MAIN LINE AS CLOSE TO THE INLETS AS POSSIBLE!
j. ALL VALVES AND FIRE DEPARTMENT CONNECTIONS SHALL HAVE A PERMANENTLY AFFIXED SIGNS, IDICATING THEIR FUNCTION.
k. A STOCK OF SPARE SPRINKLERS OF EACH STYLE, TYPE, AND TEMP. RATING ALONG WITH A SPRINKLER WRENCH AND SHALL BE LOCATED AT THE MAIN RISER.
l. ANY PORTION OF THE WET FIRE PROTECTION SYSTEM EXPOSED TO FREEZING TEMPERATURES SHALL BE ADEQUATELY PROTECTED/HEAT TAPE IS NOT AN ACCEPTABLE METHOD OF PROTECTION!
m. WELDING SHALL BE PERFORMED PER NFPA 13 REQUIREMENTS.
n. AUTOMATIC SPRINKLER SYSTEM SHALL BE SUPERVISED BY A LISTED/APPROVED CENTRAL, PROPRIETARY, OR REMOTE STATION, OR A LOCAL ALARM WHEN APPROVED BY THE CHIEF, WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION WHEN THE NUMBER OF SPRINKLERS IS 100 OR MORE

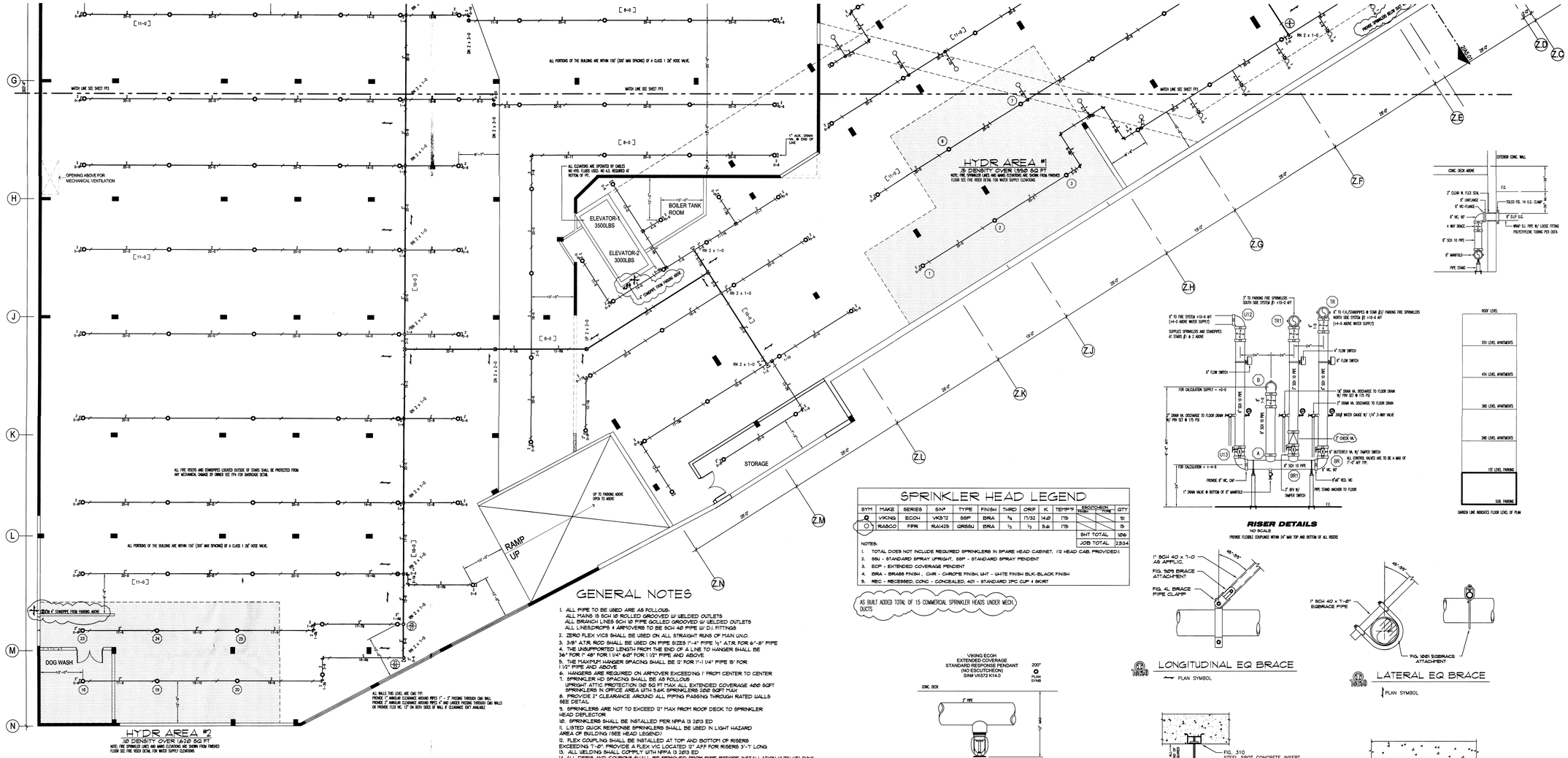
EXCEPTION: 20 OR MORE IN GROUP I, DIVISION 1.1 AND 1.2 OCCUPANCIES.


Crown Valley Pkwy
Cabot Rd
Avenida De Las Flores
Avenida Del Avion
Avenida Pequena
Avenida Vista Hermosa
Del Norte
La Paz
Via Lata
Via Rancho
Via Serena
Via Suerte
Via Vaquero
Via Vista
Via Zapata
Via Zurita
Vista Del Lago
Vista Del Verde
Vista Del Verde Way
Vista Del Verde Way Ring
Vista Del Verde Way Ring
Vista Del Verde Way Ring

FIRE PROTECTION PIPING PLAN SUBTERRANEAN PARKING.

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


NORTH
VIKING ECOH EXTENDED COVERAGE STANDARD RESPONSE PENDANT (NO ESCUTCHEON) SIN# VK572 K14.0
200°
PLAN SYMB
CONC DECK
3" PIPE
TYP. SUBTERRANEAN PARKING STANDPIPE DETAIL AT STAIRS
4" DRY W/TAMPER SWITCH @7'-0" AFF TYP.
FLEX. WC.
4" SCH 10 PIPE
24" HOSE VALVES TO BE EQUIPPED WITH AN APPROVED CAP AND CHAIN
18" MIN 24" MAX AFF BRACE TO WALL
1" AUX. DRAIN VALVE W/PLUG
P.P.
ALL FIRE RISERS AND STANDPIPES LOCATED OUTSIDE OF STAIRS SHALL BE PROTECTED FROM ANY MECHANICAL DAMAGE BY OWNER SEE FP4 FOR BARRICADE DETAIL
ALL WALLS THIS LEVEL ARE CMU TYP.
OPENING ABOVE FOR MECHANICAL VENTILATION
BOILER TANK ROOM
ALL PORTIONS OF THE BUILDING ARE WITHIN 150' (300' MAX SPACING) OF A CLASS 1 2½" HOSE VALVE.
MATCH LINE SEE SHEET FP3
OPENING ABOVE
GARAGE EXIT TO GRADE ROAD
STORAGE
ELEVATOR 3
ALL ELEVATORS ARE OPERATED BY CABLES NO HYD. FLUIDS USED. NO ALS. REQUIRED AT BOTTOM OF PIT.
4" UP TO STANDPIPES 1ST FLR TO ROOF
4" DRY CONC RUN
5" PARKING FIRE SPRINKLER RISER SEE DETAIL THIS SHEET NORTH SYSTEM #1 SEE ALSO FP4 FOR BARRICADE DETAIL
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FIRE PROTECTION PIPING PLAN SUBTERRANEAN PARKING.

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

NORTH

SPRINKLER HEAD LEGEND

SYM	MAKE	SERIES	SIN#	TYPE	FINISH	THRD	ORIF	K	TEMP°F	ESCUTCHEON PLATE	ESCUTCHEON TYPE	QTY
○	VIKING	ECOH	VK572	SSP	BRA	¾	17/32	14.0	175			51
○	RASCO	FIRK	RA1425	QRSSU	BRA	½	½	9.6	175			15
										SHT TOTAL		106
										JOB TOTAL		2534

NOTES:
1. TOTAL DOES NOT INCLUDE REQUIRED SPRINKLERS IN SPARE HEAD CABINET. (12 HEAD CAB. PROVIDED).
2. SSU - STANDARD SPRAY UPRIGHT, SSP - STANDARD SPRAY PENDENT
3. ECP - EXTENDED COVERAGE PENDENT
4. BRA - BRASS FINISH , CHR - CHROME FINISH, WHT - WHITE FINISH BLK-BLACK FINISH
5. REC - RECESSED, CONC - CONCEALED, 4CFI - STANDARD 2PC CUP & SKORT

AS BUILT ADDED TOTAL OF 15 COMMERCIAL SPRINKLER HEADS UNDER MECH. DUCTS

GENERAL NOTES

1. ALL PIPE TO BE USED ARE AS FOLLOUS:
   ALL MAINS IS SCH 10 ROLLED GROOVED U/ WELDED OUTLETS
   ALL BRANCH LINES SCH 10 PIPE ROLLED GROOVED W/ WELDED OUTLETS
   ALL LINES/DROPS 4 ARMOVERS TO BE SCH 40 PIPE W/ D.I. FITTINGS
2. ZERO FLEX VICS SHALL BE USED ON ALL STRAIGHT RUNS OF MAIN U.N.O.
3. 3/8" A.T.R. ROD SHALL BE USED ON PIPE SIZES 1"-4" PIPE ½" A.T.R. FOR 6'-8" PIPE
4. THE UNSUPPORTED LENGTH FROM THE END OF A LINE TO HANGER SHALL BE 36" FOR 1" 48" FOR 1 1/4" 6'0" FOR 1 1/2" PIPE AND ABOVE
5. THE MAXIMUM HANGER SPACING SHALL BE 12' FOR 1"-1 1/4" PIPE 15' FOR 1 1/2" PIPE AND ABOVE
6. HANGERS ARE REQUIRED ON ARMOVER EXCEEDING 1' FROM CENTER TO CENTER
7. SPRINKLER HD SPACING SHALL BE AS FOLLOUS
   UPRIGHT ATTIC PROTECTION 130 SQ FT MAX ALL EXTENDED COVERAGE 400 SQFT
   SPRINKLERS IN OFFICE AREA WITH 54K SPRINKLERS 200 SQFT MAX
8. PROVIDE 2" CLEARANCE AROUND ALL PIPING PASSING THROUGH RATED UALLS SEE DETAIL
9. SPRINKLERS ARE NOT TO EXCEED 12" MAX FROM ROOF DECK TO SPRINKLER HEAD DEFLECTOR
10. SPRINKLERS SHALL BE INSTALLED PER NFPA 13 2013 ED
11. LISTED QUICK RESPONSE SPRINKLERS SHALL BE USED IN LIGHT HAZARD AREA OF BUILDING (SEE HEAD LEGEND)
12. FLEX COUPLING SHALL BE INSTALLED AT TOP AND BOTTOM OF RISERS EXCEEDING 1'-0" PROVIDE A FLEX VIC LOCATED 12" AFF FOR RISERS 3'-1" LONG
13. ALL WELDING SHALL COMPLY WITH NFPA 13 2013 ED
14. ALL DEBRIS AND COUPONS SHALL BE REMOVED FROM PIPE BEFORE INSTALLATION WHEN WELDING
15. AT THE END OF LINES A.T.R. TO TOUCH TOP OF PIPE TO PREVENT UPWARD MOVEMENT
16. ALL DIM. ON MAINS ARE FROM CENTER OF PIPE TO CENTER OF PIPE
17. ALL DIM. ON LINES ARE FROM CENTER OF PIPE TO END OF PIPE
18. ALL MECH. TEES TO BE VISIBLE AT TIME OF INSPECTION

VIKING ECOH EXTENDED COVERAGE STANDARD RESPONSE PENDANT (NO ESCUTCHEON) SIN# VK572 K14.0

RISER DETAILS

NO SCALE

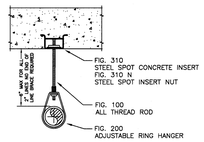
PROVIDE FLEXIBLE COUPLING WITHIN 24" MAX TOP AND BOTTOM OF ALL RISERS

LONGITUDINAL EQ BRACE

PLAN SYMBOL

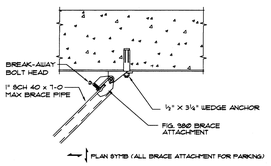
LATERAL EQ BRACE

PLAN SYMBOL



CONCRETE INSERT, ROD AND RING

PLAN SYM'B



PLAN SYM'B (ALL BRACE ATTACHMENT FOR PARKING)

FILE: 2345#1.DWF

HYDRAULIC-SYSTEM

THIS BUILDING IS PROTECTED BY A HYDRAULICALLY DESIGNED AUTOMATIC SPRINKLER SYSTEM

AREA # SYSTEM #2

LOCATION: SUB. PARKING FLOOR

NO. OF SPRINKLERS: 5

BASIS OF DESIGN:

1. DENSITY: .15 GPM/SQFT.
2. DESIGN AREA: 1,950 SQFT.

SYSTEM DEMAND:

1. WATER FLOW RATE: 300.0 GPM
2. RESIDUAL PRESSURE AT THE BASE OF THE RISER: 70.8 PSI

CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL

FILE: 2345#2.DWF

HYDRAULIC-SYSTEM

THIS BUILDING IS PROTECTED BY A HYDRAULICALLY DESIGNED AUTOMATIC SPRINKLER SYSTEM

AREA #2 SYSTEM #1

LOCATION: SUB. PARKING FLOOR

NO. OF SPRINKLERS: 6

BASIS OF DESIGN:

1. DENSITY: .15 GPM/SQFT.
2. DESIGN AREA: 1,620 SQFT.

SYSTEM DEMAND:

1. WATER FLOW RATE: 340.0 GPM
2. RESIDUAL PRESSURE AT THE BASE OF THE RISER: 88.6 PSI

CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL

No.	Date	Description	By
1	7/20/14	OCFA PLAN CORRECTION	J.L.
2	9/20/15	PLAN MODIFICATION	J.L.

FIRE SPRINKLER SYSTEM

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FIRE PROTECTION CONTRACTOR LICENSED AUTOMATIC FIRE SPRINKLER SYSTEMS STATE OF CALIFORNIA

Fire Sprinkler Piping Plan Sub. Parking

Drawing Title:

Project:

CABOT CAREER LOFTS
TRACT NO. 7939
28100 CABOT ROAD
LAGUNA NIGUEL, CA

Drawing Scale:

SCALE 1/8"=1'-0"

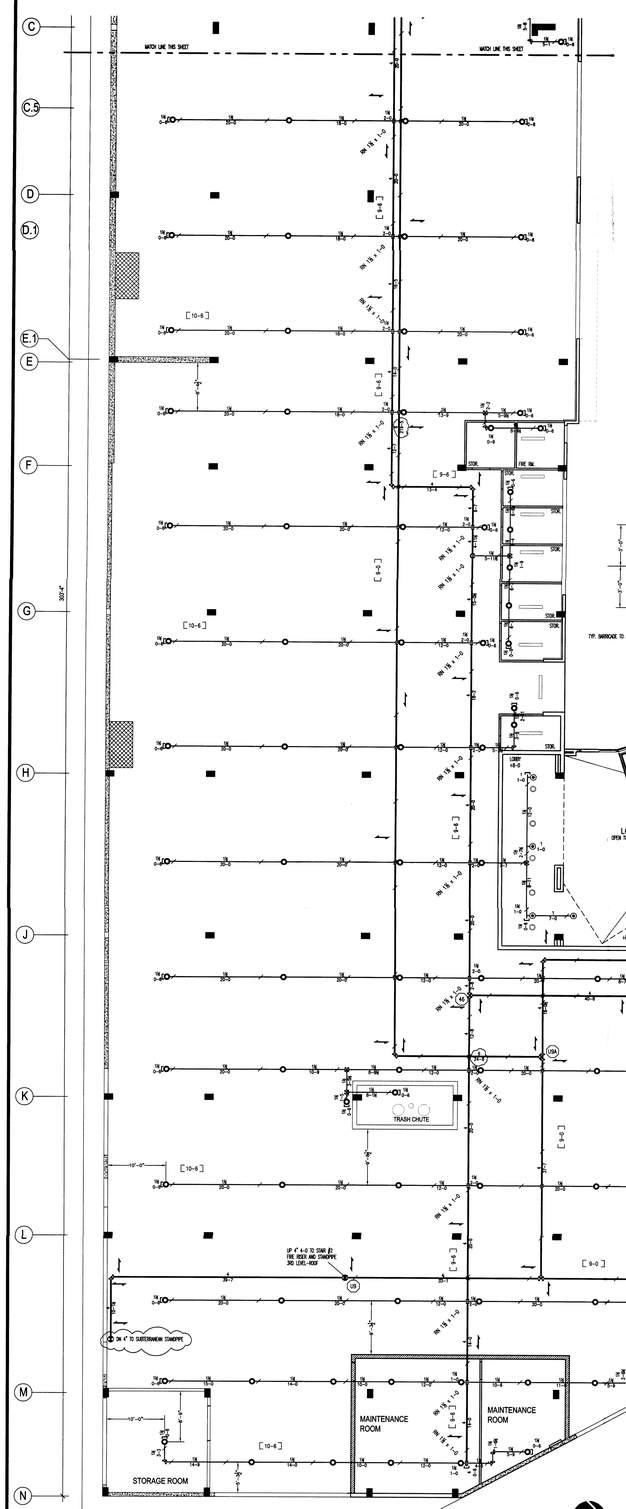
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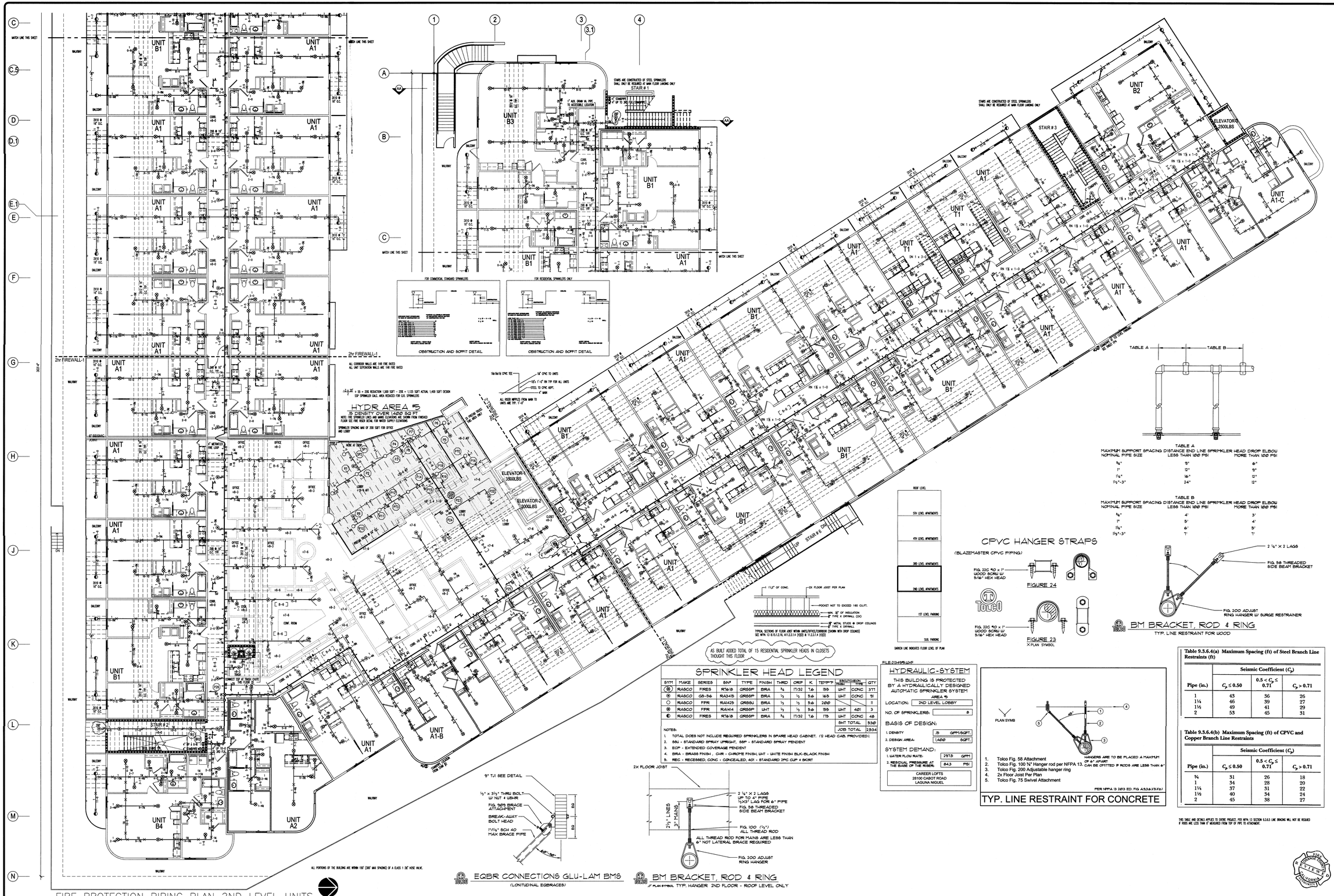
Date: MAY 05 2014

Drawn: JEL

Checked: JEL

Sheet No: FP-3 of 10 Sheets


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SPRINKLER HEAD LEGEND

SYM	MAKE	SERIES	SIN#	TYPE	FINISH	THRD	ORIF	K	TEMP°F	ESCUTCHEON PLATE	ESCUTCHEON FINISH	QTY
⊛	RASCO	FR6S	R76-SB	QR56SP	BRA	¾	17/32	7.6	155	WHT	CONC	377
⊙	RASCO	QR-SW	RA34-SB	QR56SP	BRA	½	½	5.6	165	WHT	CONC	51
○	RASCO	FRR	RA4129	QR56SU	BRA	½	½	5.6	200			11
⊗	RASCO	FRR	RA1414	QR56SP	WHT	½	½	5.6	155	WHT	401	3
◐	RASCO	FR6S	R76-SB	QR56SP	BRA	¾	17/32	7.6	175	WHT	CONC	48
										SHT TOTAL		530
										JOB TOTAL		2,534

NOTES:
1. TOTAL DOES NOT INCLUDE REQUIRED SPRINKLERS IN SPARE HEAD CABINET. (12 HEAD CAB. PROVIDED).
2. SSU - STANDARD SPRAY UPRIGHT, SSP - STANDARD SPRAY PENDENT.
3. ECP - EXTENDED COVERAGE PENDENT
4. BRA - BRASS FINISH, CHR - CHROME FINISH, WHT - WHITE FINISH BLK-BLACK FINISH
5. REC - RECESSED, CONC - CONCEALED, 401 - STANDARD 286 CUP # SKINT

HYDRAULIC-SYSTEM

THIS BUILDING IS PROTECTED BY A HYDRAULICALLY DESIGNED AUTOMATIC SPRINKLER SYSTEM

AREA 5

LOCATION: 2ND LEVEL LOBBY

NO. OF SPRINKLERS: 8

BASIS OF DESIGN:

1. DENSITY	.15	GPM/SQFT.
2. DESIGN AREA:	1,400	SQFT.

SYSTEM DEMAND:

1. WATER FLOW RATE:	297.5	GPM
2. RESIDUAL PRESSURE AT THE BASE OF THE RISER(S)	84.3	PSI

CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL

TYP. LINE RESTRAINT FOR CONCRETE

PLAN SYMB

HANGERS ARE TO BE PLACED A MAXIMUM OF 4' APART

1. Tolco Fig. 58 Attachment
2. Tolco Fig. 100 ¾" Hanger rod per NFPA 13. CAN BE OMITTED IF RODS ARE LESS THAN 6"
3. Tolco Fig. 200 Adjustable hanger ring
4. 2x Floor Joist Per Plan
5. Tolco Fig. 75 Swivel Attachment

PER NFPA 13 2013 ED. FIG A.9.3.6.9.1(b)

CPVC HANGER STRAPS

(BLAZEMASTER CPVC PIPING)

FIGURE 24

FIG. 22C ¾O x 1" WOOD SCRU W/ 5/16" HEX HEAD

FIG. 22C ¾O x 1" WOOD SCRU W/ 5/16" HEX HEAD

FIGURE 23
X PLAN SYMBOL

TABLE A

MAXIMUM SUPPORT SPACING DISTANCE END LINE SPRINKLER HEAD DROP ELBOW

NOMINAL PIPE SIZE	LESS THAN 100 PSI	MORE THAN 100 PSI
¾"	9'	6'
1"	12'	9'
1¼"	16'	12'
1½"-3"	24'	12'

TABLE B

MAXIMUM SUPPORT SPACING DISTANCE END LINE SPRINKLER HEAD DROP ELBOW

NOMINAL PIPE SIZE	LESS THAN 100 PSI	MORE THAN 100 PSI
¾"	4'	3'
1"	5'	4'
1¼"	6'	5'
1½"-3"	7'	7'

2 ¼" x 2 LAGS
FIG. 58 THREADED SIDE BEAM BRACKET
FIG. 200 ADJUST RING HANGER W/ SURGE RESTRAINER

10.2.8 BM BRACKET, ROD & RING
TYP. LINE RESTRAINT FOR WOOD

Table 9.3.6.4(a) Maximum Spacing (ft) of Steel Branch Line Restraints (ft)

Pipe (in.)	Seismic Coefficient (C_p) $C_p \le 0.50$	$0.5 < C_p \le 0.71$	$C_p > 0.71$
1	43	36	26
1¼	46	39	27
1½	49	41	29
2	53	45	31

Table 9.3.6.4(b) Maximum Spacing (ft) of CPVC and Copper Branch Line Restraints

Pipe (in.)	Seismic Coefficient (C_p) $C_p \le 0.50$	$0.5 < C_p \le 0.71$	$C_p > 0.71$
¾	31	25	18
1	34	28	20
1¼	37	31	22
1½	40	34	24
2	45	38	27

THIS TABLE AND DETAILS APPLIES TO ENTIRE PROJECTS PER NFPA 13 SECTION 9.3.6.5 LINE BRACING WILL NOT BE REQUIRED IF RODS ARE LESS THAN 6" MEASURED FROM TOP OF PIPE TO ATTACHMENT.

EQBR CONNECTIONS GLU-LAM BMS

10.2.8 (LONITUDINAL EGBRACES)

9" TJI SEE DETAIL
½" x 3½" THRU BOLT W/ NUT & USHR
FIG. 909 BRACE ATTACHMENT
BREAK-AWAY BOLT HEAD
1"/16" SCH 40 MAX BRACE PIPE

BM BRACKET, ROD & RING

10.2.8 // PLAN SYMBOL TYP. HANGER 2ND FLOOR - ROOF LEVEL ONLY

2X FLOOR JOIST
2 ¼" X 2 LAGS UP TO 4" PIPE
½"x3" LAG FOR 6" PIPE
FIG. 58 THREADED SIDE BEAM BRACKET
2½" LINES 3" MAINS
FIG. 100 (¾") ALL THREAD ROD
ALL THREAD ROD FOR MAINS ARE LESS THAN 6" NOT LATERAL BRACE REQUIRED
FIG. 200 ADJUST RING HANGER

ROOF LEVEL
5TH LEVEL APARTMENTS
4TH LEVEL APARTMENTS
3RD LEVEL APARTMENTS
2ND LEVEL APARTMENTS
1ST LEVEL PARKING
SUB PARKING
DARKEN LINE INDICATES FLOOR LEVEL OF PLAN

1½" OF CONC.
2X FLOOR JOIST PER PLAN
POCKET NOT TO EXCEED 180 CU.FT.
MIN. 3" OF INSULATION
5/8" TYPE X DRYWALL CEI
5/8" METAL STUDS @ DROP CEILINGS
5/8" TYPE X DRYWALL
TYPICAL SECTIONS OF FLOOR JOIST WITHIN UNSUPPORTED EXPANSION (SHOWN WITH DROP CEILINGS)
SEE NFPA 13 8.15.1.2.1E, 8.17.2.3.1.4 (VOD) & 11.2.3.1.4 (VOD)

FILE:213-4(P5).DWG

No.	Date	Description	By
1	7/20/14	OCFA PLAN CORRECTION	J.L.
2	9/20/15	PLAN MODIFICATION	J.L.

FIRE SPRINKLER SYSTEM

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B&L AUTOMATIC FIRE PROTECTION COMPANY, INC.
42744 5th Street East • Lancaster, CA 93535
661/723-5294 • Fax 661/723-5264
Specializing in Design, Installation & Service Applications for Residential, Commercial, Industrial & Storage Applications

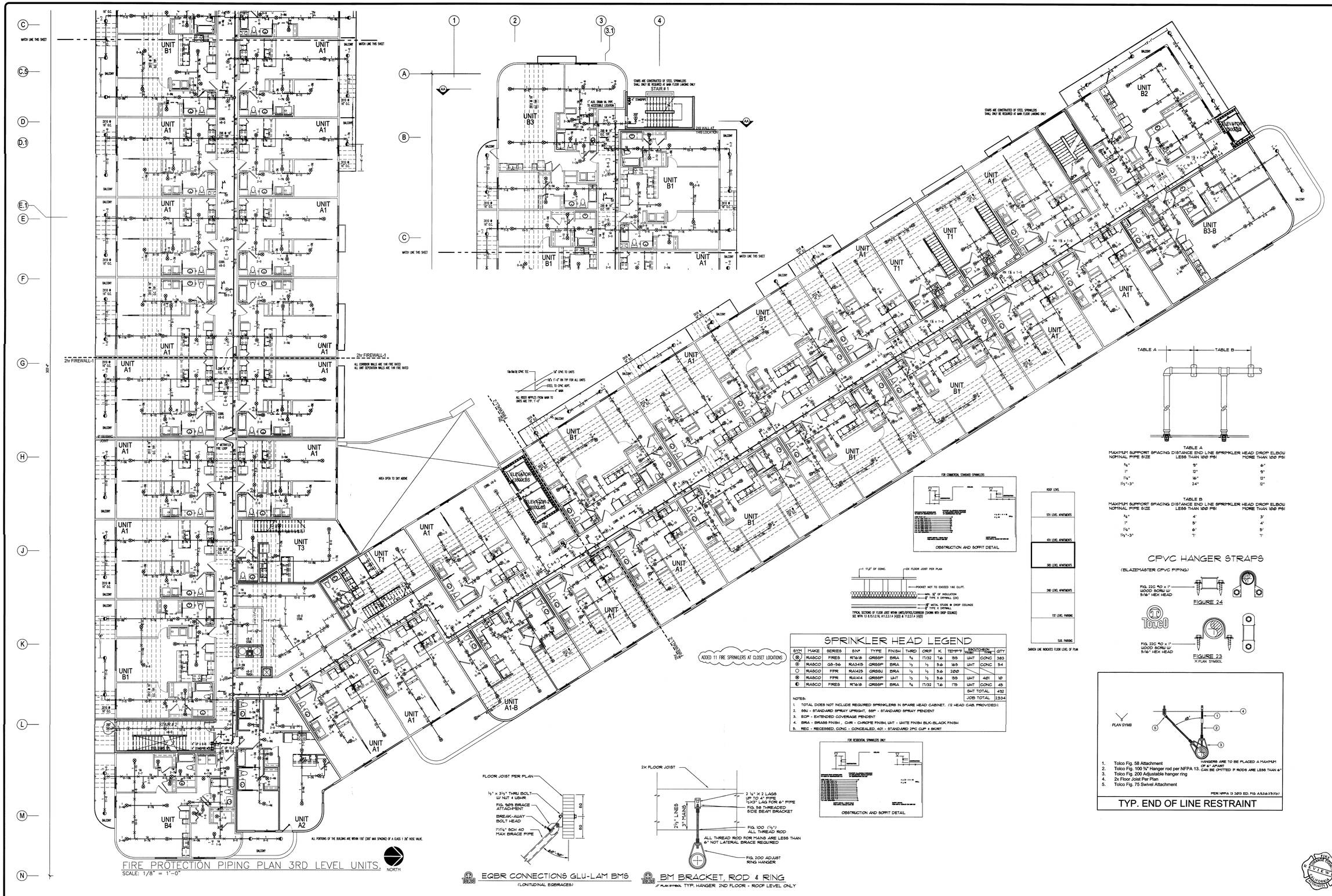
PROTECTION CONTRACTOR FIRE SPRINKLER SYSTEMS AUTOMATIC FIRE SPRINKLER SYSTEMS Classification C-16/C-34 LICENSED TO PROTECT PROPERTY AND LIFE STATE OF CALIFORNIA 832007

Drawing Title: Fire Sprinkler Piping Plan 2nd Floor
Project: CABOT CAREER LOFTS
TRACT NO. 7939
28100 CABOT ROAD
LAGUNA NIGUEL, CA

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

Job No: 21349

Date: MAY 05 2014
Drawn: JEL
Checked: JEL
Sheet No: FP-5
of 10Pcs



SPRINKLER HEAD LEGEND										
SYM	MAKE	SERIES	SIN*	TYPE	FINISH	THRD	ORIF	K	TEMP°F	ESCUTCHEON TYPE	QTY
⊛	RASCO	FR6S	R7618	QRSSP	BRA	¾	17/32	7.6	155	WHT CONC	383
⊛	RASCO	GB-56	RA343S	QRSSP	BRA	½	½	5.6	165	WHT CONC	54
○	RASCO	FRR	RA4143	QRSSU	BRA	½	½	5.6	250		
⊛	RASCO	FRR	RA1414	QRSSP	WHT	½	½	5.6	155	WHT 401	10
◐	RASCO	FR6S	R7618	QRSSP	BRA	¾	17/32	7.6	175	WHT CONC	45
										SHT TOTAL	492
										JOB TOTAL	2534

NOTES:
1. TOTAL DOES NOT INCLUDE REQUIRED SPRINKLERS IN SPARE HEAD CABINET. (12 HEAD CAB. PROVIDED).
2. SSU - STANDARD SPRAY UPRIGHT, SSP - STANDARD SPRAY PENDENT
3. ECP - EXTENDED COVERAGE PENDENT
4. BRA - BRASS FINISH , CHR - CHROME FINISH, WHT - WHITE FINISH BLK-BLACK FINISH
5. REC - RECESSED, CONC - CONCEALED, 401 - STANDARD 2PC CUP + SKORT.

TABLE A		
MAXIMUM SUPPORT SPACING DISTANCE END LINE SPRINKLER HEAD DROP ELBOW		
NOMINAL PIPE SIZE	LESS THAN 1000 PSI	MORE THAN 1000 PSI
¾"	8'	6'
1"	12'	8'
1¼"	16'	12'
1½"-3"	24'	12'

TABLE B		
MAXIMUM SUPPORT SPACING DISTANCE END LINE SPRINKLER HEAD DROP ELBOW		
NOMINAL PIPE SIZE	LESS THAN 1000 PSI	MORE THAN 1000 PSI
¾"	4'	3'
1"	5'	4'
1¼"	6'	5'
1½"-3"	7'	7'

No	Date	Description	By
1	7/20/14	OCFA PLAN CHECK CORRECTION	J.L.
2	9/20/15	PLAN MODIFICATION	J.L.

FIRE SPRINKLER SYSTEM

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Specialized Fire Protection Applications for Refurbishment, Commercial, Industrial & Storage Applications

LICENSED FIRE PROTECTION CONTRACTOR AUTOMATIC FIRE SPRINKLER SYSTEMS
C-16/C-34
Classification(s)
638207
LICENSE NUMBER
STATE OF CALIFORNIA

Fire Sprinkler Piping Plan 3rd Floor
Drawing Title:

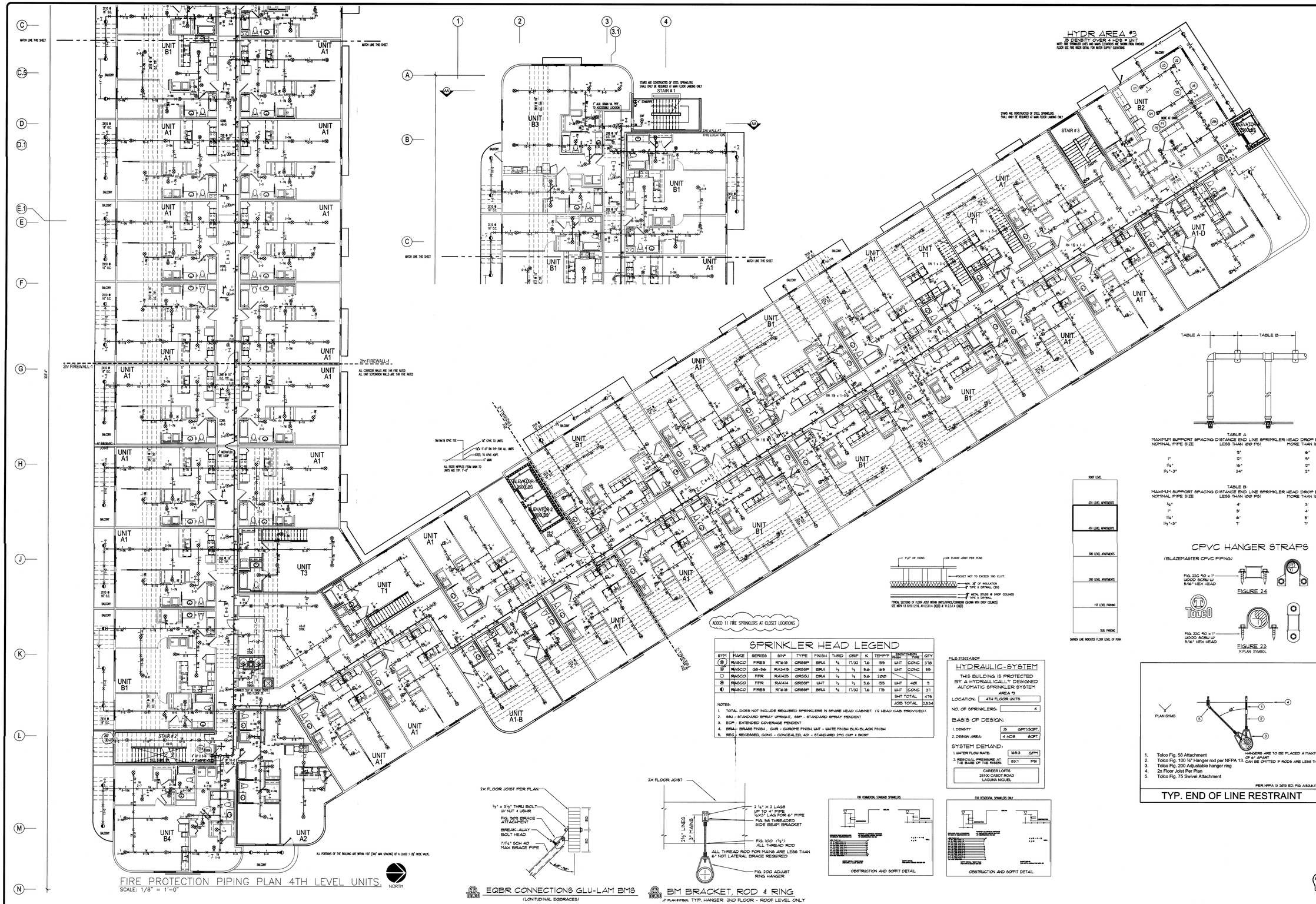
CABOT CAREER LOFTS
TRACT NO. 7939
28100 CABOT ROAD
LAGUNA NIGUEL, CA
Project:

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

Job No: 21349

Date: MAY 05 2014
Drawn: JEL
Checked: JEL

Sheet No:
FP-6
of 10 Shts



SPRINKLER HEAD LEGEND

SYM	MAKE	SERIES	S/N#	TYPE	FINISH	THRD	ORIF	K	TEMP°F	ESCUTCHEON TRIM	TYPE	QTY
⊗	RASCO	FIRES	RF161B	QRS56P	BRA	¾	17/32	7.6	155	LHT	CONC	378
⊛	RASCO	QR-56	RA341B	QRS56P	BRA	½	½	5.6	165	LHT	CONC	55
○	RASCO	FPR	RA1415	QRS56U	BRA	½	½	5.6	200			
⊗	RASCO	FPR	RA1414	QRS56P	LHT	½	½	5.6	155	LHT	401	9
◐	RASCO	FIRES	RF161B	QRS56P	BRA	¾	17/32	7.6	175	LHT	CONC	37
										SHT TOTAL		479
										JOB TOTAL		2,534

NOTES:
1. TOTAL DOES NOT INCLUDE REQUIRED SPRINKLERS IN SPARE HEAD CABINET. (12 HEAD CAB. PROVIDED).
2. SKU - STANDARD SPRAY UPRIGHT, SSP - STANDARD SPRAY PENDENT
3. ECP - EXTENDED COVERAGE PENDENT
4. BRA - BRASS FINISH , CHR - CHROME FINISH, LHT - WHITE FINISH BLK-BLACK FINISH
5. REC - RECESSED, CONC - CONCEALED, 401 - STANDARD 3PC CUP 4 SKIRT

FILE:213224.RCP

HYDRAULIC-SYSTEM

THIS BUILDING IS PROTECTED BY A HYDRAULICALLY DESIGNED AUTOMATIC SPRINKLER SYSTEM

AREA #3

LOCATION:	4TH FLOOR UNITS	
NO. OF SPRINKLERS:	4	
BASIS OF DESIGN:		
1. DENSITY	.35	GPM/SQFT.
2. DESIGN AREA:	4 HDS	SQFT.
SYSTEM DEMAND:		
1. WATER FLOW RATE:	169.3	GPM
2. RESIDUAL PRESSURE AT THE BASE OF THE RISER:	83.7	PSI

CAREER LOFTS
28100 CABOT ROAD
LAUGUNA NIGUEL

TABLE A

MAXIMUM SUPPORT SPACING DISTANCE END LINE SPRINKLER HEAD DROP ELBOW NOMINAL PIPE SIZE	LESS THAN 1200 PSI	MORE THAN 1200 PSI
	8'	6'
1"	12'	8'
1¼"	16'	12'
1½"-3"	24'	12'

TABLE B

MAXIMUM SUPPORT SPACING DISTANCE END LINE SPRINKLER HEAD DROP ELBOW NOMINAL PIPE SIZE	LESS THAN 1200 PSI	MORE THAN 1200 PSI
¾"	4'	3'
1"	5'	4'
1¼"	6'	5'
1½"-3"	7'	7'

CPVC HANGER STRAPS

(BLAZEMASTER CPVC PIPING)

FIG. 22C ¾0 x 1" WOOD SCRW W/ 5/16" HEX HEAD

FIGURE 24

FIG. 22C ¾0 x 1" WOOD SCRW W/ 5/16" HEX HEAD

FIGURE 23
X PLAN SYMBOL

PLAN SYMB

HANGERS ARE TO BE PLACED A MAXIMUM OF 6' APART. CAN BE OMITTED IF RODS ARE LESS THAN 6"

1. Tolco Fig. 58 Attachment
2. Tolco Fig. 100 ⅜" Hanger rod per NFPA 13.
3. Tolco Fig. 200 Adjustable hanger ring
4. 2x Floor Joist Per Plan
5. Tolco Fig. 75 Swivel Attachment

PER NFPA 13 2013 ED. FIG A.5.3.6.(5.9.1c)

TYP. END OF LINE RESTRAINT

EQBR CONNECTIONS GLU-LAM BMS

(LONITUDINAL EQBRACES)

BM BRACKET, ROD & RING

(PLAN SYMBOL TYP. HANGER 2ND FLOOR - ROOF LEVEL ONLY

No	Date	Description	By
1	7/7/2014	OCFA PLAN CHECK CORRECTION	J.L.
2	9/9/2015	PLAN MODIFICATION	J.L.

FIRE SPRINKLER SYSTEM

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42744 5th Street East - Lancaster, CA 93535
661/723-5264 - Fax 661/723-5264
Syprinkler Systems for Residential, Commercial, Industrial & Storage Applications

FIRE PROTECTION CONTRACTOR - AUTOMATIC FIRE SPRINKLER SYSTEMS
Classification: C-16
License No. 838809
C-16/C-34
STATE OF CALIFORNIA

Drawing Title: Fire Sprinkler Piping Plan 4th Floor

Project: CABOT CAREER LOFTS
TRACT NO. 7939
28100 CABOT ROAD
LAGUNA NIGUEL, CA

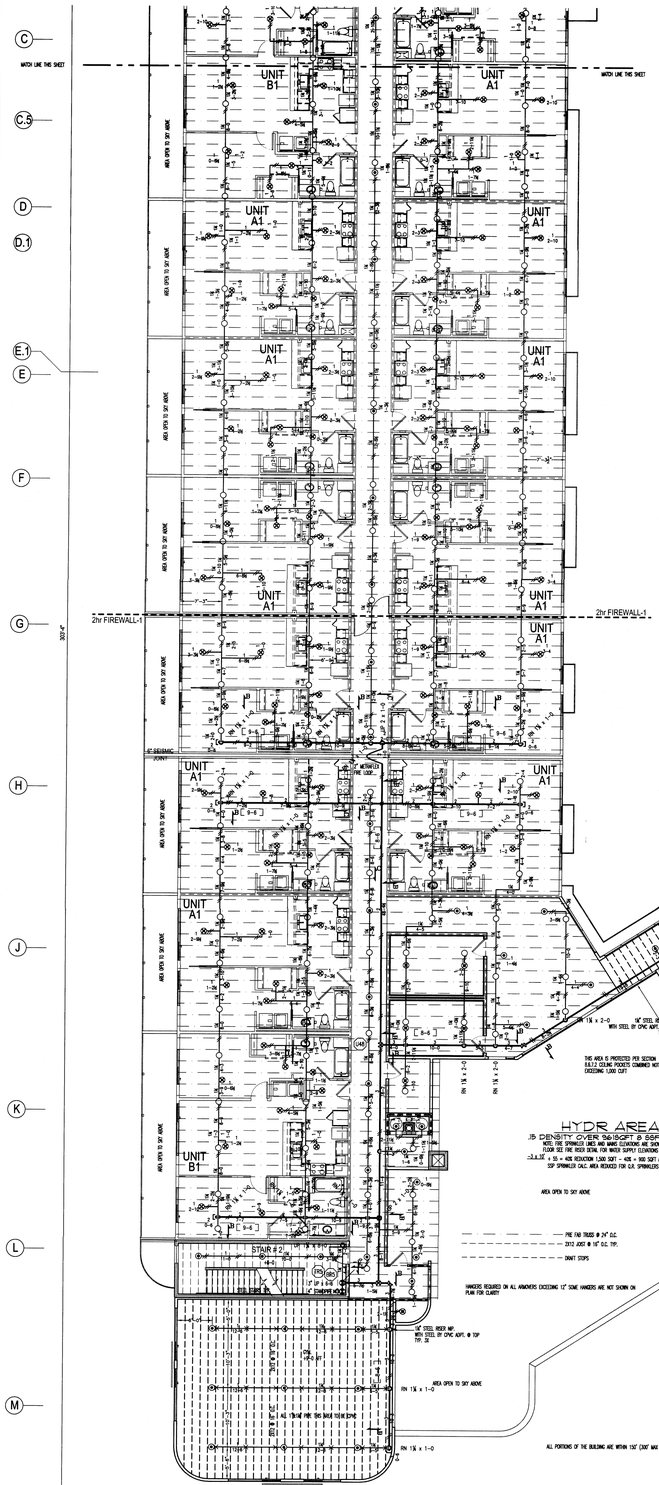
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Job No: 21349

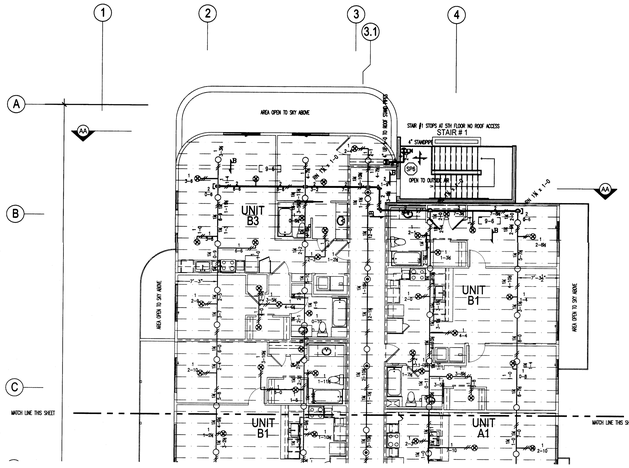
Date: MAY 05 2014
Drawn: JEL
Checked: JEL

Sheet No: FP-7
of 10 Sheets

FIRE PROTECTION ENGINEERED



FIRE PROTECTION PIPING PLAN 5TH/ATTIC LEVEL UNITS.
SCALE: 1/8" = 1'-0"



EQBR CONNECTIONS GLU-LAM BMS
(LONITUDINAL EQBRACES)

BM BRACKET, ROD & RING
⌀ PLAN SYMBOL TYP. HANGER 2ND FLOOR - ROOF LEVEL ONLY

CPVC HANGER STRAPS
(BLAZEMASTER CPVC PIPING)

No.	Date	Description	By
1	7/20/14	OCFA PLAN CORRECTION	J.L.
2	9/30/15	PLAN MODIFICATION	J.L.

FIRE SPRINKLER SYSTEM

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42744 5th Street East • Lancaster, CA 93535
661/723-5264 • Fax 661/723-5264
Sprinkler Systems for Residential, Commercial, Industrial & Storage Applications

PROTECTION CONTRACTOR LICENSED AUTOMATIC FIRE SPRINKLER SYSTEMS Classification C-16/C-34 Lic. # 632607 STATE OF CALIFORNIA

Drawing Title: Fire Sprinkler Piping Plan 5th Floor
Project:

CABOT CAREER LOFTS

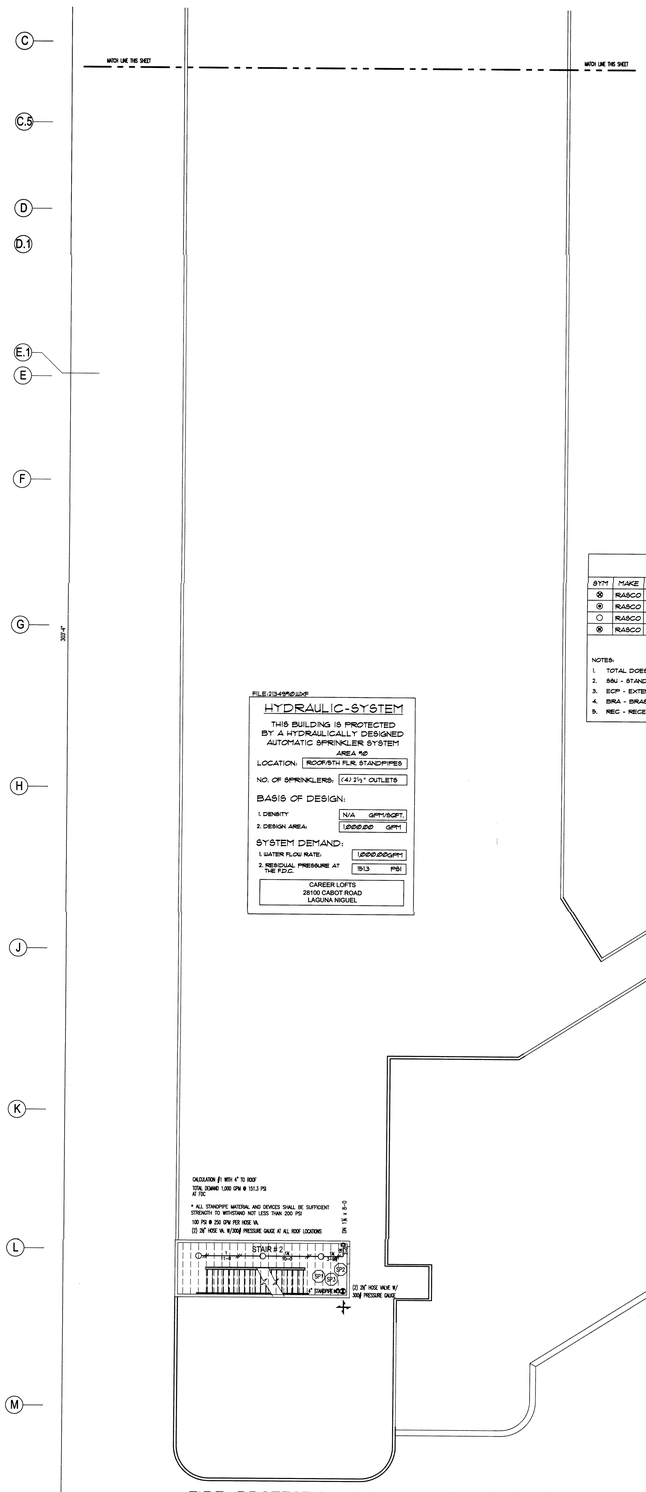
TRACT NO. 7939
28100 CABOT ROAD
LAGUNA NIGUEL, CA

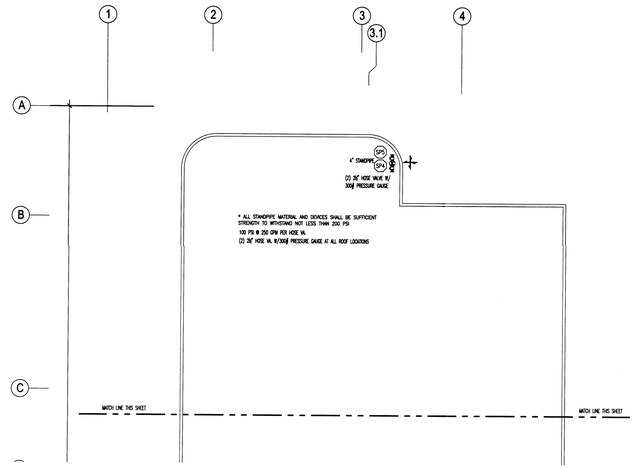
Drawing Scale:
SCALE 1/8"=1'-0"

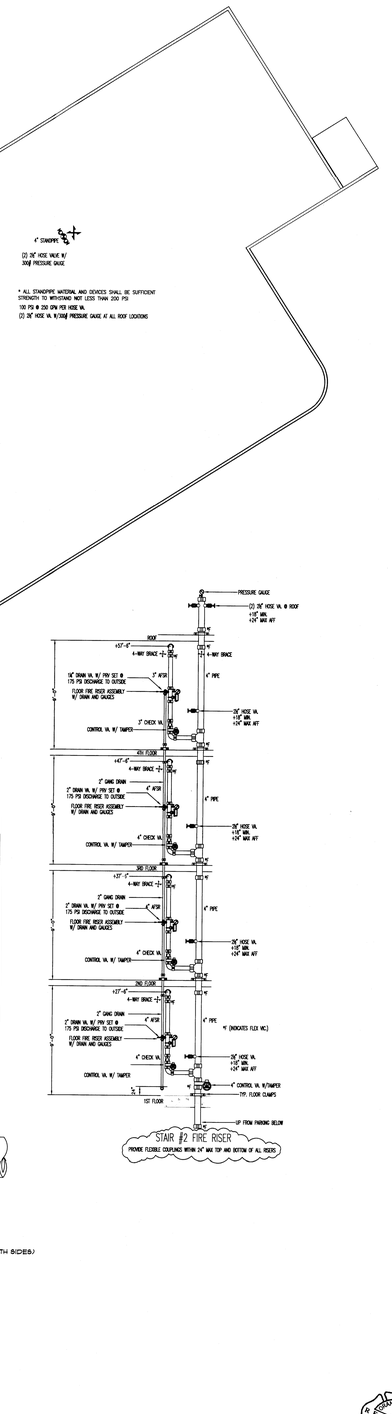
Job No: 21349

Date: MAY 05 2014
Drawn: JEL
Checked: JEL

Sheet No: FP-8
of 10 Sheets







SPRINKLER HEAD LEGEND

SYM	MAKE	SERIES	SIN#	TYPE	FINISH	THRD	ORIF	K	TEMP°F	ESCUTCHEON FINISH	ESCUTCHEON TYPE	QTY
⊗	RASCO	FR6S	R7618	QRSSP	BRA	¾	17/32	7.6	155	WHT	CONC	
⊗	RASCO	QR-5/6	RA3419	QRSSP	BRA	½	½	5.6	165	WHT	CONC	
○	RASCO	FRR	RA1425	QRSSU	BRA	½	½	5.6	250			3
⊗	RASCO	FRR	RA1414	QRSSP	WHT	½	½	5.6	155	WHT	401	
										SHT TOTAL		3
										JOB TOTAL		2,834

NOTES:
1. TOTAL DOES NOT INCLUDE REQUIRED SPRINKLERS IN SPARE HEAD CABINET. (12 HEAD CAB. PROVIDED).
2. SSU - STANDARD SPRAY UPRIGHT, SSP - STANDARD SPRAY PENDENT
3. ECP - EXTENDED COVERAGE PENDENT
4. BRA - BRASS FINISH , CHR - CHROME FINISH, WHT - WHITE FINISH BLK-BLACK FINISH
5. REC - RECESSED, CONC - CONCEALED, 401 - STANDARD 2PC CUP & SKIRT

FILE:2134PSD2.DWF

HYDRAULIC-SYSTEM

THIS BUILDING IS PROTECTED BY A HYDRAULICALLY DESIGNED AUTOMATIC SPRINKLER SYSTEM

AREA "D"

LOCATION: ROOF/5TH FLR. STANDPIPES

NO. OF SPRINKLERS: (4) 2½" OUTLETS

BASIS OF DESIGN:

1. DENSITY	N/A	GPM/SQFT.
2. DESIGN AREA:	1,000.00	GPM

SYSTEM DEMAND:

1. WATER FLOW RATE:	1,000.00	GPM
2. RESIDUAL PRESSURE AT THE F.H.C.	153	PSI

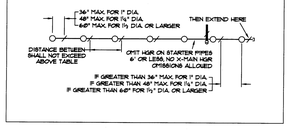
CAREER LOFTS
28100 CABOT ROAD
LAGUNA NIGUEL

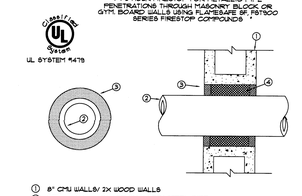
CALCULATION #1 WITH 4" TO ROOF
TOTAL DEMAND 1,000 GPM @ 153.3 PSI AT FDC

* ALL STANDPIPE MATERIAL AND DEVICES SHALL BE SUFFICIENT STRENGTH TO WITHSTAND NOT LESS THAN 200 PSI
100 PSI @ 250 GPM PER HOSE VA.
(2) 2½" HOSE VA. W/30# PRESSURE GAUGE AT ALL ROOF LOCATIONS

MAX. HANGER SPACING

PIPE TYPE	NOMINAL PIPE SIZE (IN)							
	¾	1	1¼	1½	2	2½	4	6	8
SCH 7,10,40	N/A	12-0	12-0	15-0	15-0	15-0	15-0	15-0





1) 8" CMU WALLS/ 2X WOOD WALLS
2) STEEL PIPE - 10" (OR SMALLER) STEEL PIPE
3) INSTALL FIRESTOP COMPOUND TO A WET DEPTH OF 1 1/4" MIN (BOTH SIDES)
4) FORMING MATERIAL - CERAMIC FIBER OR MINERAL WOOL

* THESE DETAILS ARE TO BE USED ONLY WITH THE SPECIFIC TYPE OF FIRESTOP COMPOUNDS LISTED ABOVE. THE USE OF SIMILAR FIRESTOP COMPOUNDS SHALL BE INSTALLED PER IT'S OWN UL LISTING AND THE ACTUAL MANUFACTURER'S SPECIFICATIONS.

FIRE PROTECTION PIPING PLAN ROOF LEVEL UNITS.

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

NORTH

No.	Date:	Description	By
1	7/2014	OCFA PLAN CORRECTION	J.L.
2	9/2015	PLAN MODIFICATION	J.L.

FIRE SPRINKLER SYSTEM

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661/723-5294 • Fax 661/723-5264
Specializing in Residential, Commercial, Industrial & Storage Applications for Residential, Commercial, Industrial & Storage Applications

PROTECTIVE CONTRACTOR LICENSED AUTOMATIC FIRE SPRINKLER SYSTEMS
C-16 C-34
Classification(s)
License No. 522007
STATE OF CALIFORNIA

Drawing Title: Fire Sprinkler Piping Plan Roof Standpipes

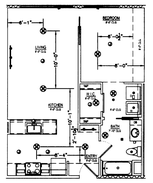
Project: CABOT CAREER LOFTS
TRACT NO. 7939
28100 CABOT ROAD
LAGUNA NIGUEL, CA

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

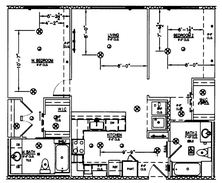
Job No: 21349

Date: MAY 05 2014
Drawn: JEL
Checked: JEL

Sheet No: FP-9
of 10 Sheets

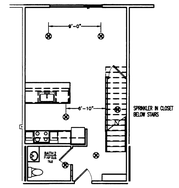


A1
715 SF

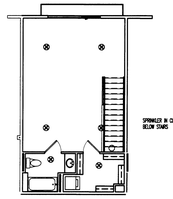


UNIT B1
1,075 SF

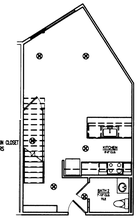
SPRINKLERS MAX SPACING IN UNITS OF 256 SQFT 16X16
@ .15 DENSITY = 38.4 MIN. GPM SPRINKLER K FACTOR 7.6



UNTI T1 1ST FLR

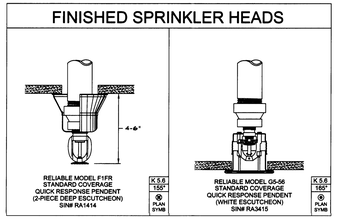


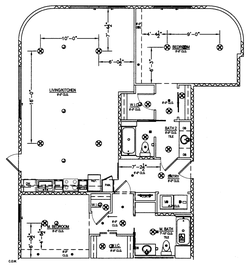
UNTI T1 2ND FLR



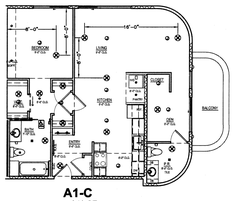
UNTI T3 1ST FLR

FINISHED SPRINKLER HEADS

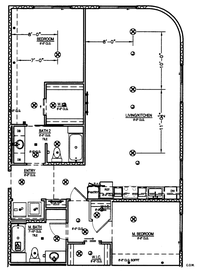




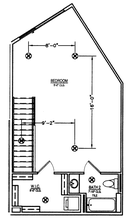
UNTI B3
1,406 SF



A1-C
940 SF

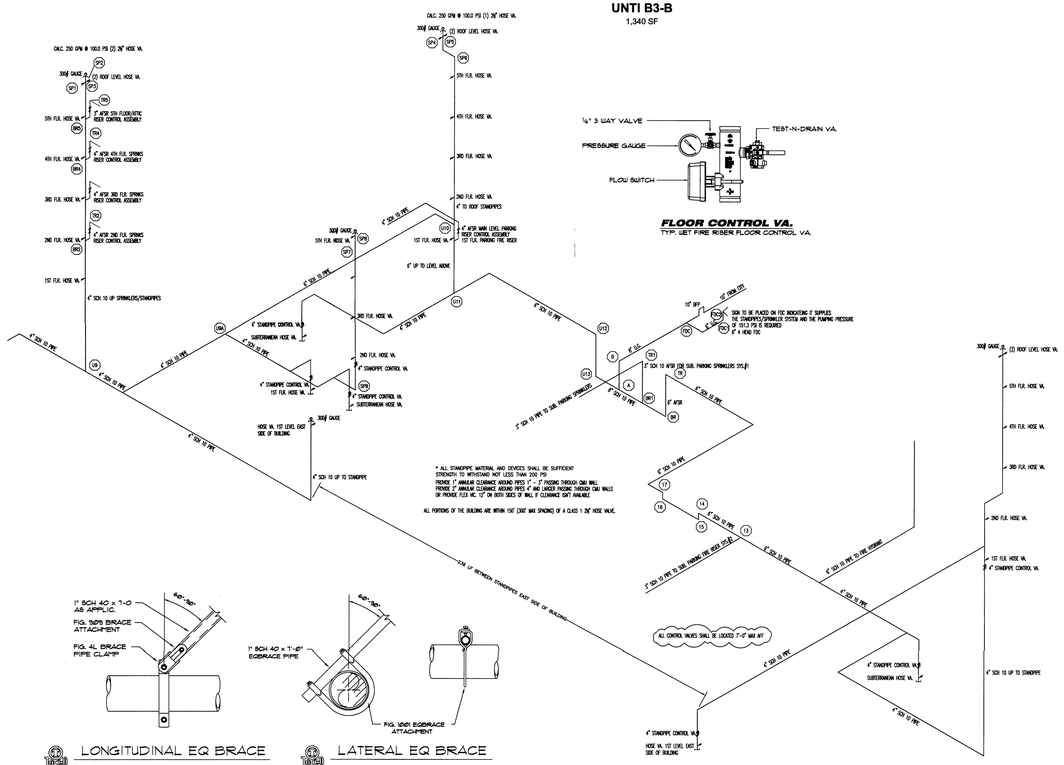


UNTI B3-B
1,340 SF

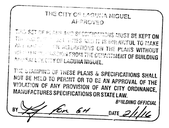


UNTI T3 2ND FLR

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


CALC. 250 GPM @ 100.0 PSI (2) 2½" HOSE VA.
3000 GAUGE
(2) ROOF LEVEL HOSE VA.
5TH FLR. HOSE VA.
4TH FLR. HOSE VA.
3RD FLR. HOSE VA.
2ND FLR. HOSE VA.
1ST FLR. HOSE VA.
7" WTSP. 5TH FLOOR/ATTIC RISER CONTROL ASSEMBLY
6" WTSP. 4TH FLR. SPRNKS RISER CONTROL ASSEMBLY
6" WTSP. 3RD FLR. SPRNKS RISER CONTROL ASSEMBLY
6" WTSP. 2ND FLR. SPRNKS RISER CONTROL ASSEMBLY
6" WTSP. 1ST FLR. SPRNKS RISER CONTROL ASSEMBLY
6" SCH 10 UP SPRINKLERS/STANDPIPES
4" WTSP. MAIN LEVEL PARKING RISER CONTROL ASSEMBLY
1ST FLR. PARKING FIRE RISER
6" SCH 10 PIPE
4" SCH 10 PIPE
6" UP TO LEVEL ABOVE
4" STANDPIPE CONTROL VA.
SIAMESE CONNECTION VA.
4" SCH 10 UP TO STANDPIPE
4" STANDPIPE CONTROL VA.
1ST FLR. HOSE VA.
SIAMESE CONNECTION VA.
HOSE VA. 1ST LEVEL EAST SIDE OF BUILDING
3000 GAUGE
4" SCH 10 PIPE
* ALL STANDPIPE MATERIAL AND DEVICES SHALL BE SUFFICIENT STRENGTH TO WITHSTAND NOT LESS THAN 200 PSI
PROVIDE 2" ANNULAR CLEARANCE AROUND PIPES 1" - 3" PASSING THROUGH CMU WALL
PROVIDE 3" ANNULAR CLEARANCE AROUND PIPES 4" AND LARGER PASSING THROUGH CMU WALLS OR PROVIDE FLEX MC. 12" ON BOTH SIDES OF WALL IF CLEARANCE ISN'T AVAILABLE.
ALL PORTIONS OF THE BUILDING ARE WITHIN 150' (300' MAX SPACING) OF A CLASS 1 2½" HOSE VALVE.
CALC. 250 GPM @ 100.0 PSI (1) 2½" HOSE VA.
3000 GAUGE @ (1) ROOF LEVEL HOSE VA.
5TH FLR. HOSE VA.
4TH FLR. HOSE VA.
3RD FLR. HOSE VA.
2ND FLR. HOSE VA.
1ST FLR. HOSE VA.
4" STANDPIPE CONTROL VA.
SIAMESE CONNECTION VA.
4" SCH 10 UP TO STANDPIPE
4" STANDPIPE CONTROL VA.
HOSE VA. 1ST LEVEL EAST SIDE OF BUILDING
3000 GAUGE @ (2) ROOF LEVEL HOSE VA.
5TH FLR. HOSE VA.
4TH FLR. HOSE VA.
3RD FLR. HOSE VA.
2ND FLR. HOSE VA.
1ST FLR. HOSE VA.
4" STANDPIPE CONTROL VA.
SIAMESE CONNECTION VA.
4" SCH 10 UP TO STANDPIPE
4" STANDPIPE CONTROL VA.
HOSE VA. 1ST LEVEL EAST SIDE OF BUILDING
10" BFP
6" FIRE DEPT CONNECTION
SCH 10 TO BE PLACED ON FDC INDICATING IT SUPPLIES THE STANDPIPE/SPRINKLER SYSTEM AND THE PUMPING PRESSURE OF 151.2 PSI IS REQUIRED
4" 4 HEAD FDC
6" SCH 10 PIPE
4" SCH 10 PIPE
6" SCH 10 PIPE
4" SCH 10 PIPE
6" SCH 10 PIPE
4" SCH 10 PIPE
SCH 10 W/SP. FOR SUB. PARKING SPRINKLERS SYS.(F)
6" SCH 10 PIPE
4" SCH 10 PIPE
6" SCH 10 PIPE
4" SCH 10 PIPE
6" SCH 10 PIPE
4" SCH 10 PIPE

CITY SET



BLD

28100 CABOT RD
66 FIRE SPRINKLERS

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