

ZONING CONFORMANCE MATRIX			
SUBJECT	CODE SECTION	REQUIRED	PROPOSED
LOT SIZE	210.06	6,000 S.F.	6,000 S.F.
LOT WIDTH	210.06	60'-0"	60'-0"
MIN. FRONT S.B.	210.06	15'-0"	25'-8"
MIN. SIDE S.B.	210.06	5'-0"	5'-0"
MIN. REAR S.B.	210.06	10'-0"	10'-8"
MIN. GARAGE S.B.	210.06	20'-0"	25'-8"
MAXIMUM HEIGHT	210.06	35'-0"	27'-7"
LOT COVERAGE	210.06	50%	49.8%
LANDSCAPE COV. (FRONT YARD)	210.06	40%	50.2%

CONSULTANTS

DESIGN:
 MARK WHEELER RESIDENTIAL DESIGN
 325 ROYCROFT AVENUE
 LONG BEACH, CA. 90814
 OFFICE: 562-856-5665
 FAX: 562-684-0570
 CONTACT: MARK WHEELER

STRUCTURAL:
 SCOTT ARMSTRONG ENGINEERING
 25068 VIA LAS LOMAS
 MURRIETA, CA
 (714) 225-7056
 CONTACT: SCOTT ARMSTRONG

CONTRACTOR:
 JIM HASKETT CONSTRUCTION
 PO BOX 512
 SURFSIDE COLONY, CA 90743
 (714) 894-4800
 CONTACT: JIM HASKETT

BEST MANAGEMENT PRACTICES

BEST MANAGEMENT PRACTICES NOTE:
 AS THE DESIGNER/ENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO EFFECTIVELY MINIMIZE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT SELECTED BMPs MUST BE INSTALLED, MONITORED AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMPs NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITIES. CONSTRUCTION BMPs THAT APPLY:
 (CA-10, 11, 12, 20, 21, 23, 30, 31, 32, CD-4(2), ECS-1 THRU 56)

NAME	LICENSE NO.	EXP.

THE CIRKS RESIDENCE 3542 VENTURE DRIVE HUNTINGTON BEACH, CA RESIDENCE REMODEL AND ADDITION

HUNTINGTON BEACH SECURITY ORDINANCE	CITY OF HUNTINGTON BEACH GENERAL NOTES
<p>1. SLIDING GLASS DOORS AND WINDOWS LOCATED LESS THAN 16 FEET ABOVE ANY SURFACE AVAILABLE FOR USE BY THE PUBLIC SHALL BE CAPABLE OF BEING LOCKED SECURELY. MOVEABLE PANELS SHALL NOT BE EASILY REMOVED FROM THE FRAME.</p> <p>2. ALL MAIN OR FRONT ENTRY TO DWELLINGS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE WITHOUT OPENING DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEW, A VIEW PORT, WINDOW OR OTHER OPENING.</p> <p>3. EXTERIOR WOODEN DOORS SHALL BE OF SOLID CORE CONSTRUCTION OR SHALL BE COVERED ON THE INSIDE FACE WITH 1/2" GUAGE SHEET METAL ATTACHED WITH SCREWS AT 6 INCH ON CENTERS AROUND THE PERIMETER.</p> <p>4. ALL SWINGING DOORS SHALL BE EQUIPPED WITH A DEAD BOLT WITH A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8".</p> <p>5. THE INACTIVE LEAF OF A PAIR OF DOORS AND THE UPPER LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD BOLT.</p> <p>6. NON-REMOVABLE PINS SHALL BE USED IN PIN TYPE HINGES WHICH ARE ACCESSIBLE FROM THE OUTSIDE WHEN THE DOOR IS CLOSED.</p> <p>7. UNFRAMED GLASS DOORS SHALL BE FULLY TEMPERED GLASS NOT LESS THAN 1/2" THICK.</p> <p>8. NARROW-FRAMED GLASS DOORS SHALL BE FULLY TEMPERED GLASS NOT LESS THAN 1/4" THICK.</p> <p>9. ANY GLASS WHICH IS LOCATED WITHIN 40" OF THE LOCKING DEVICE ON A DOOR SHALL BE FULLY TEMPERED, OR HAVE APPROVED METAL BARS, SCREENS OR GRILLS</p> <p>10. SOLID WOODEN HATCHWAYS LESS THAN 1-3/4" THICK SHALL BE COVERED ON THE INSIDE WITH 1/2" GUAGE SHEET METAL ATTACHED WITH SCREWS AT 6" ON-CENTER AROUND THE PERIMETER AND SHALL BE SECURED FROM THE INSIDE WITH A SLIDE BAR, SLIDE BOLTS, AND/OR PADLOCK WITH HARDENED STEEL SHACKLE. ALL OTHER OPENINGS LARGER THAN 96 SQUARE INCHES WITH A DIMENSION IN EXCESS OF 8" SHALL BE SECURED BY METAL BARS SCREENS, OR GRILLS. (EXCEPTION: NON-OPENING SKYLIGHTS).</p> <p>11. A DEVELOPMENT WHICH INCLUDES 3 OR MORE DWELLING UNITS SHALL BE PROVIDED WITH FULLY-ENCLOSED GARAGES. GARAGE SPACE FOR EACH TENANT SHALL BE SEPARATED BY PARTITIONS OF 3/8" PLYWOOD OR EQUIVALENT WITH STUDS SET NO MORE THAN 24" O.C.</p> <p>12. ALL DORS AND WINDOWS SHALL MEET HUNTINGTON BEACH SECURITY ORDINANCE.</p>	<p>1. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R105.3.2)</p> <p>2. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL. NO MORE THAN ONE (1) EXTENSION MAY BE GRANTED. PERMITS WHICH HAVE BECOME INVALID SHALL PAY A REACTIVATION FEE OF APPROXIMATELY 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO SIX(6) MONTHS. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS OF ONE (1) YEAR, THE REACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE (R105.5)</p> <p>3. FIRE SPRINKLER PLANS STAMPED APPROVED BY THE CITY OF HUNTINGTON BEACH FIRE DEPARTMENT SHALL BE PROVIDED AT THE SITE AT TIME OF FRAMING INSPECTION.</p> <p>4. CONCRETE SLAB AND UNDER-FLOOR INSPECTIONS SHALL BE MADE AFTER IN-SLAB OR UNDER-FLOOR REINFORCING STEEL AND BUILDING SERVICE EQUIPMENT, CONDUITS, PIPING OR OTHER ANCILLARY BUILDING TRADE PRODUCTS OR EQUIPMENT ARE INSTALLED, BUT BEFORE ANY CONCRETE IS PLACED OR FLOOR SHEATHING IS INSTALLED, INCLUDING THE SUBFLOOR. (R109.1.1.1)</p> <p>5. ROUGH INSPECTION OF PLUMBING, MECHANICAL, GAS AND ELECTRICAL SYSTEMS SHALL BE MADE PRIOR TO COVERING OR CONCEALMENT, BEFORE FIXTURES OR APPLIANCES ARE SET OR INSTALLED, AND PRIOR TO FRAMING INSPECTION. (109.1.2)</p> <p>6. WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.28 GALLONS OF WATER PER FLUSH (402.1.2)</p> <p>7. SHOWER HEADS SHALL HAVE A WATER FLOW NOT TO EXCEED 2.0 GALLONS PER MINUTE (402.1.1 CPC)</p> <p>8. FAUCETS IN KITCHENS, WET BARS, LAVATORIES, LAUNDRY, ETC. SHALL HAVE A WATER FLOW NOT TO EXCEED 1.8 GALLONS PER MINUTE. (402.1.2.CPC)</p>
	<p>9. WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH SEC 604.1 OF THE CALIFORNIA PLUMBING CODE. PEX, CPVC AND OTHER PLASTIC WATER PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SEC 604 OF THE CPC, INSTALLATION STANDARDS OF APPENDIX I OF THE CPC AND MANUFACTURERS RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN SEC. 604.1.1 OF THE CPC PRIOR TO PERMIT ISSUANCE.</p> <p>10. THE RECOMMENDATIONS OF THE SOILS INVESTIGATION REPORT SHALL BE INCORPORATED ON THE ARCHITECTURAL AND GRADING PLANS.</p>
	<p>FIRE DEPARTMENT NOTES</p> <p>1. MAINTAIN JOBSITE SAFETY DURING CONSTRUCTION AS PER CHAPTER 33 OF THE 2013 CALIFORNIA FIRE CODE.</p> <p>2. A 13D RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED. A DEFERRED SUBMITTAL FOR FIRE SPRINKLERS (COMPLYING WITH NFPA 13D) IS REQUIRED. NOTE: FIRE FLOW INFORMATION FROM THE CITY OF HUNTINGTON BEACH IS REQUIRED TO BE INCLUDED WITH ANY SPRINKLER PLAN SUBMITTALS. TO OBTAIN THE FIRE FLOW INFORMATION, HAVE THE SPRINKLER CONTRACTOR COMPLETE THE "FIRE FLOW INFORMATION FORM" IN WORD FORMAT AVAILABLE AT THE FOLLOWING LINK: https://www.huntingtonbeachca.gov/government/departments/fire/fire_prevention_code_enforcement/plan-check-services.cfm SEND THIS FIRE FLOW INFORMATION REQUEST TO Jacob.Worlth@surfcity-hb.org. ONCE SUBMITTED, THE HBFD WILL FORWARD THE REQUEST TO THE PUBLIC WORKS DEPARTMENT. THE AVERAGE TURNAROUND TIME FOR FIRE FLOW INFORMATION REQUESTS IS 10 BUSINESS DAYS.</p> <p>3. THE EXISTING HOME IS NOT REQUIRED TO, BUT MAY HAVE, A METHANE BARRIER. DUE TO THE PROXIMITY OF A NEARBY OIL WELL AND THE YEAR THE HOME WAS BUILT. IF AT ANYTIME DURING CONSTRUCTION A SUB-SLAB METHANE BARRIER IS LOCATED, ALL WORK SHALL STOP. THE EXISTING SUB-SLAB BARRIER MUST BE REPAIRED AFTER A DEFERRED SUBMITTAL TO HBFD IS REVIEWED AND APPROVED.</p> <p>4. ADDRESS NUMBERS MUST BE PLACED OVER THE EXTERIOR OF THE MAIN ENTRANCE AS PER CITY SPECIFICATION #428. MINIMUM SIZE OF NUMBERS IS 4", AND THEY MUST CONTRAST WITH THE BACKGROUND.</p> <p>5. FOR FIRE DEPARTMENT INSPECTIONS CALL (714) 536-5411 AT LEAST 3 DAYS IN ADVANCE TO SCHEDULE INSPECTIONS.</p>
	<p>REGARDING FLOOD HAZARD DISTRICT</p> <p>PER THE PLANNING DEPARTMENT, A SMALL CORNER OF THE LOT IS IN FLOOD ZONE 'AE'.</p>
	<p>DEFERRED SUBMITTALS</p> <p>DEFERRED SUBMITTAL FOR FIRE SPRINKLERS. PLEASE SEE NOTE #2 ON 'FIRE DEPARTMENT NOTES' ABOVE.</p>
	<p>NOTE REGARDING CF-6R & CF-4R</p> <p>ALL APPLICABLE INSTALLATION CERTIFICATE FORMS (CF-6R) & ALL APPLICABLE CERTIFICATE OF FIELD VERIFICATION AND DIAGNOSTIC TESTING FORMS (CF-4R) MUST BE COMPLETED & PRESENTED TO THE CITY FIELD INSPECTOR PRIOR TO FINAL INSPECTION SIGN-OFF.</p>

PROJECT DATA

SCOPE OF WORK:
 FIRST FLOOR: 142 S.F. FAMILY ROOM ADDITION. REBUILD EXISTING OUTDOOR COVERED PATIO AREA. ADD NEW OUTDOOR KITCHEN SPACE.
 SECOND FLOOR: ADD 504 S.F. MASTER SUITE & BEDROOM 4 ADDITION. CREATE NEW FAMILY ROOM FROM EXISTING BEDROOMS AND OPEN UP STAIRWELL. REBUILD EXISTING BALCONY & ADD ROOF TO CREATE COVERED BALCONY.

BUILDING AREA:

LOT AREA:	6,000 SQUARE FEET
LOT COVERAGE:	RESIDENCE: 1,767 s.f. 29.5%
	GARAGE: 570 s.f. 9.5%
	COVERED: 652 s.f. 10.8%
F.A.R.:	.49
TOTAL:	2,989 s.f. 49.8%

GROSS FLOOR AREA--FIRST FLOOR (SQ. FT.)-

LIVING	GARAGE	COV. PATIO	TOTAL
EXISTING: 1625	570	396	2591
NEW: 142	0	256	398
TOTAL: 1767	570	652	2989

GROSS FLOOR AREA--SECOND FLOOR (SQ. FT.)-

LIVING	BALCONY	TOTAL
EXISTING: 1661	453	2114
NEW: 504	196	700
TOTAL: 2165	649	2814

GROSS FLOOR AREA--TOTAL (SQ. FT.)-

LIVING	BALCONY	COV. PATIO	GARAGE	TOTAL
EXISTING: 3286	453	396	570	4705
NEW: 646	196	256	0	1098
TOTAL: 3932	649	652	570	5803

SHEET INDEX

T-1	TITLE SHEET / VICINITY MAP
T-2	CALGREEN
T-3	CALGREEN
T-4	CONSTRUCTION & DEMOLITION DEBRIS REUSE & RECYCLING
T-24.1	TITLE 24
T-24.2	TITLE 24
T-24.3	TITLE 24
A-1.0	SITE PLAN
A-1.1	PHOTOS OF ADJACENT PROPERTIES
A-2.0	PROPOSED PAINT AND MATERIALS
A-3.0	FIRST FLOOR PLAN
A-3.1	SECOND FLOOR PLAN & TECHNICAL DETAILS
A-4.0	ELECTRICAL & REFLECTED CEILING PLAN
A-5.0	PROPOSED ELEVATIONS
A-5.1	PROPOSED ELEVATIONS
A-5.2	EXISTING ELEVATIONS
A-6.0	ROOF PLAN
A-7.0	MATERIALS & DETAILS
SOILS	SOILS DETAILS
SGN	STRUCTURAL GENERAL NOTES
S-1	FOUNDATION PLAN
S-2	FIRST FLOOR FRAMING PLAN
S-3	SECOND FLOOR FRAMING PLAN
S-4	STRUCTURAL DETAILS
S-5	STRUCTURAL DETAILS
S-6	STRUCTURAL DETAILS
SSW-1	STEEL STRONG-WALL ANCHORAGE DETAILS
SSW-2	STEEL STRONG-WALL FRAMING DETAILS

PROJECT LEGEND

CLIENT & PROJECT ADDRESS:
 THE CIRKS RESIDENCE
 3542 VENTURE DRIVE
 HUNTINGTON BEACH, CA 92648

THIS PROJECT SHALL COMPLY WITH:
 2022 EDITION OF THE CALIFORNIA RESIDENTIAL CODE
 2022 EDITION OF THE CALIFORNIA BUILDING CODE
 2022 EDITION OF THE CALIFORNIA CODE
 2022 EDITION OF THE CALIFORNIA MECHANICAL CODE
 2022 EDITION OF THE CALIFORNIA PLUMBING CODE
 2022 EDITION OF THE CALIFORNIA ELECTRICAL CODE
 2022 CALIFORNIA ENERGY CODE

ZONING INFORMATION **LEGAL DESCRIPTION:**

ZONE: RL-CZ APN: 178-713-04
 OCCUPANCY: R-3/U N TR 9335 BLK LOT 43
 CONSTRUCTION TYPE: TYPE V-B
 SPRINKLERS: NO

NOTES

FLOOR PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH (F.O.F.) UNLESS OTHERWISE NOTED.
- VERIFY EXISTING DIMENSIONS FROM EXISTING RESIDENCE
- SLEEP ROOMS: AT LEAST ONE WINDOW WITH CLEAR OPENING SHALL BE AT LEAST 5.75 SQ.FT. (24" HIGH X 20" WIDE) AND FIN. SILL HEIGHT SHALL NOT EXCEED 44" FROM FIN. FLOOR
- SAFETY GLASS FOR GLAZING IN HAZARDOUS LOCATIONS SUCH AS GLASS DOORS, GLASS WINDOWS ADJACENT TO DOORS AND WALKING SURFACES SHALL BE PROVIDED.
- PROVIDE SHATTERPROOF GLASS ENCLOSURE AT SHOWER AND TUB AREAS
- ALL INTERIOR WALLS SHALL HAVE 5/8" GYP. BD.-MINIMUM (U.N.O.)

Mark M. Wheeler
 April 1, 2024

REVISIONS	

The Cirks Residence
 3542 VENTURE DRIVE ~ TRINIDAD ISLAND ~ HUNTINGTON BEACH, CA 92648

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mark wheeler
 RESIDENTIAL DESIGN

DATE: 4-1-24
 SCALE: AS NOTED
 DRAWN:MMW
 JOB: A-789
 SHEET: T-1
 OF - SHEETS

3542 Venture addition, Huntington Beach, CA 92649

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: 3542 Venture addition. Calculation Date/Time: 2024-03-29T13:05:52-07:00. Input File Name: 3542_Venture_addition_v30.rbd22. GENERAL INFORMATION table with 22 rows and 4 columns.

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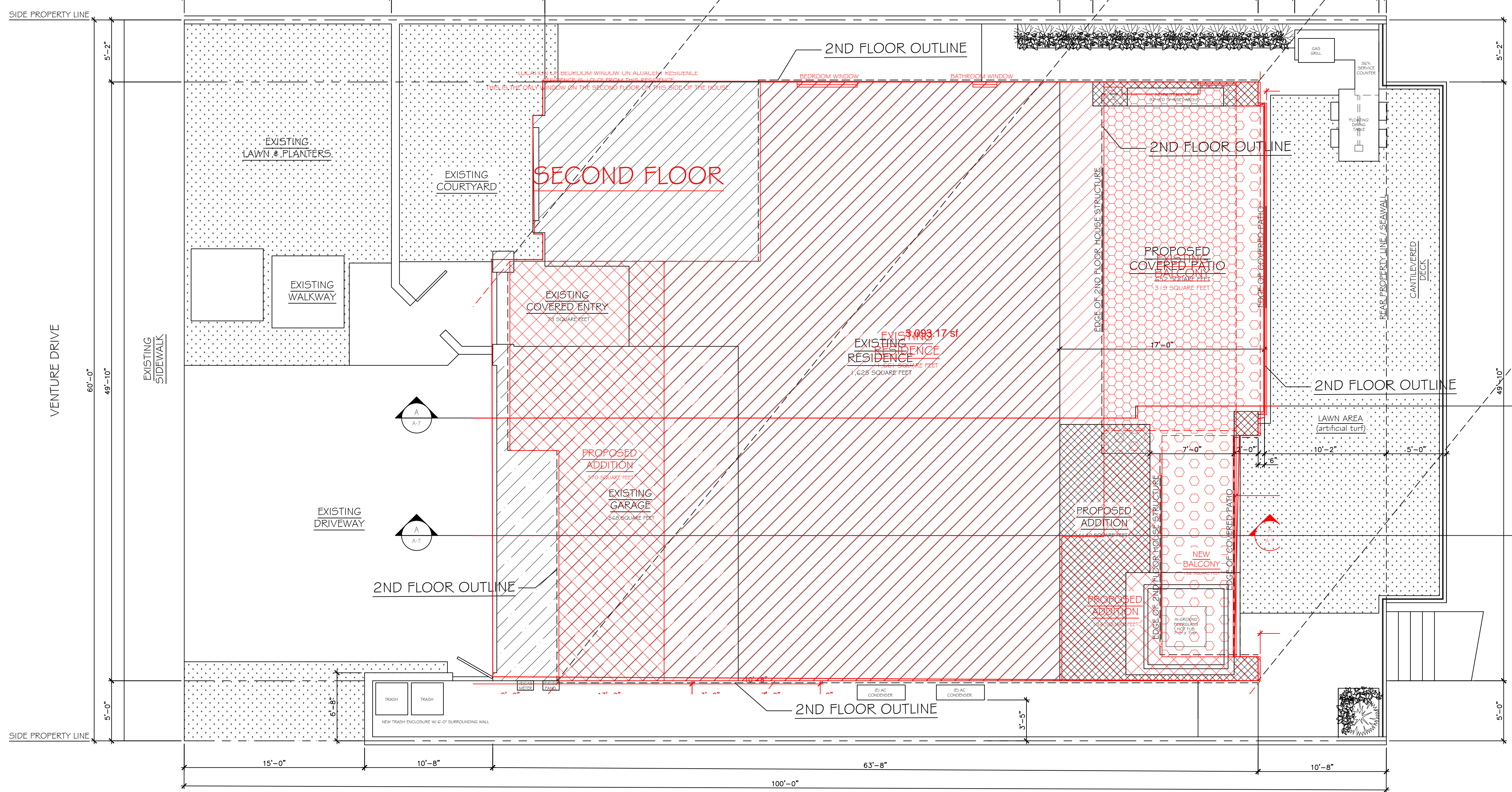
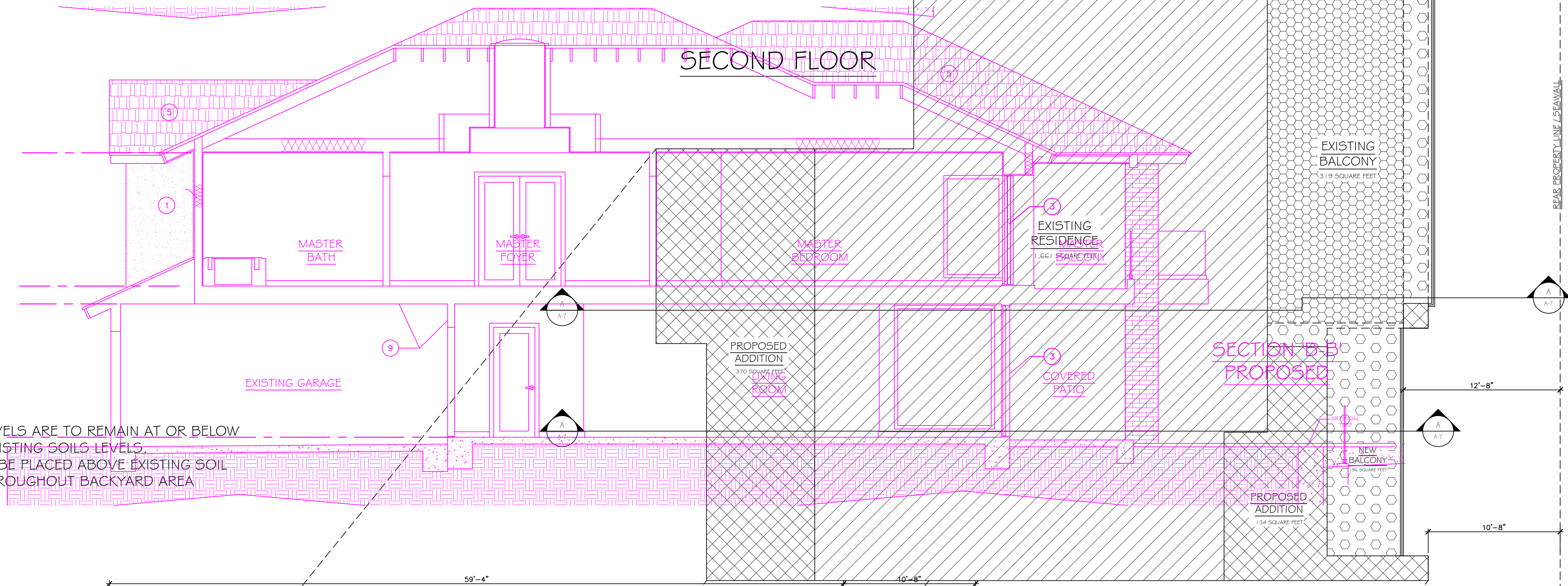
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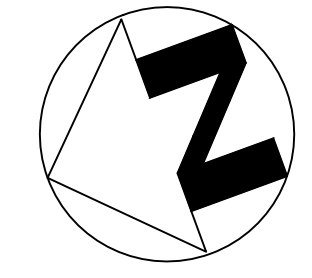
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LOCATION OF BEDROOM WINDOW ON ADJACENT RESIDENCE
RESIDENCE IS 10'-0" FROM THIS RESIDENCE.
THIS IS THE ONLY WINDOW ON THE SECOND FLOOR ON THIS SIDE OF THE HOUSE.



FIRST FLOOR

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



Mark M. Wheeler
April 1, 2024

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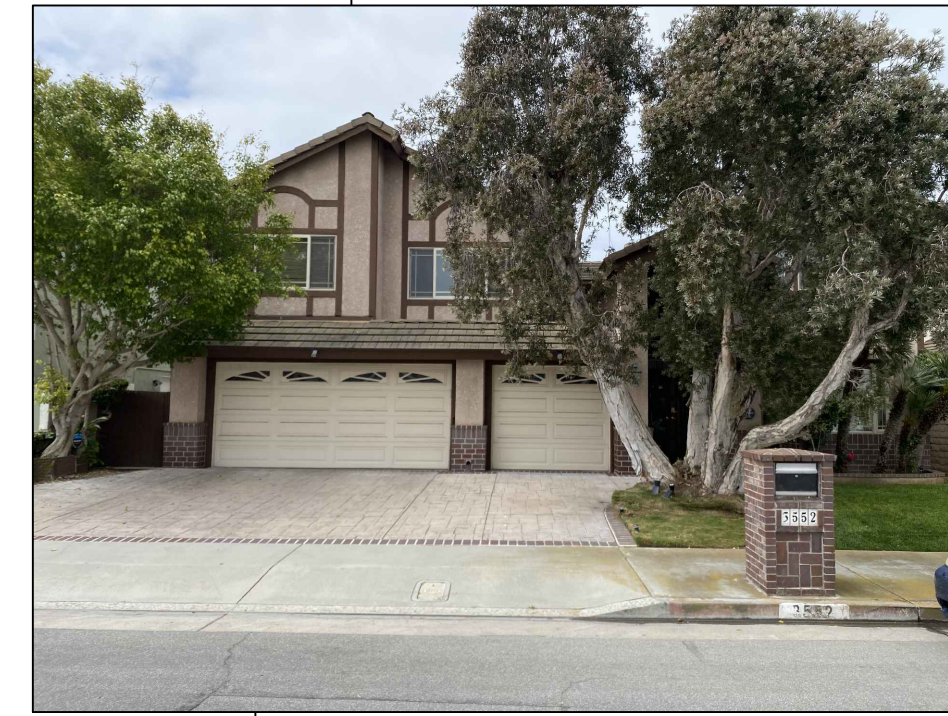
mark wheeler
RESIDENTIAL DESIGN

DATE: 4-1-24
SCALE: AS NOTED
DRAWN:MMW
JOB: A-789
SHEET:
A-1.0
OF - SHEETS



3571
VENTURE DRIVE

VENTURE DRIVE



3552
VENTURE DRIVE



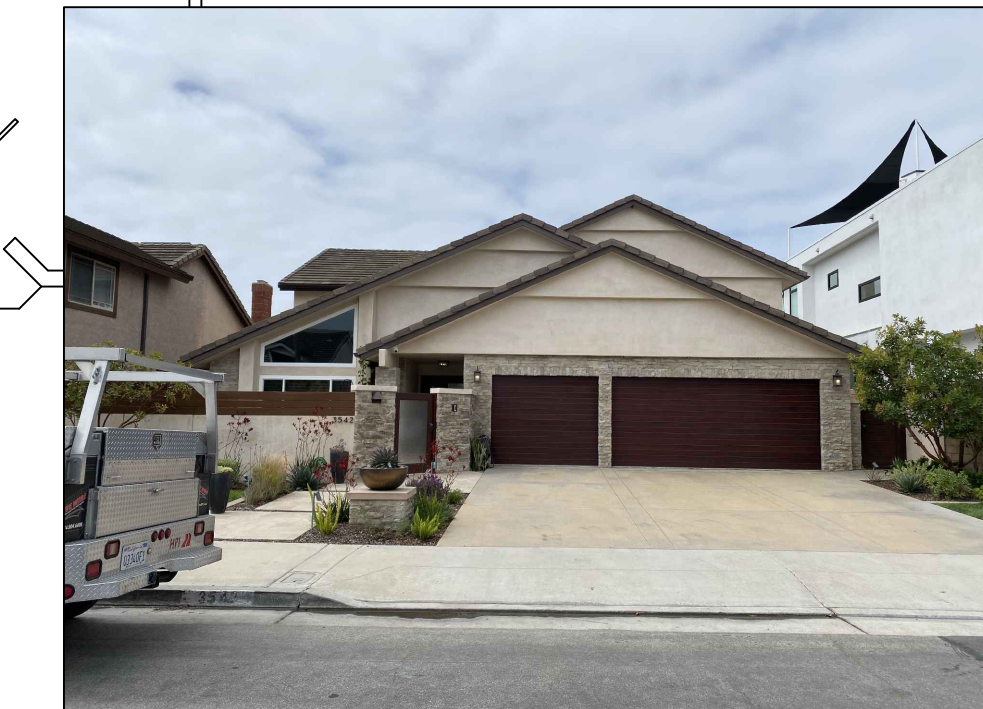
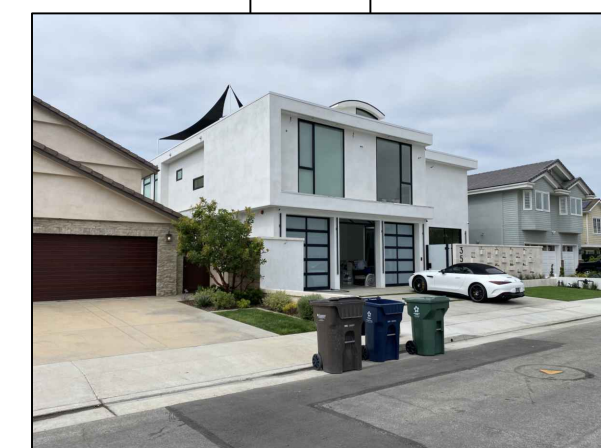
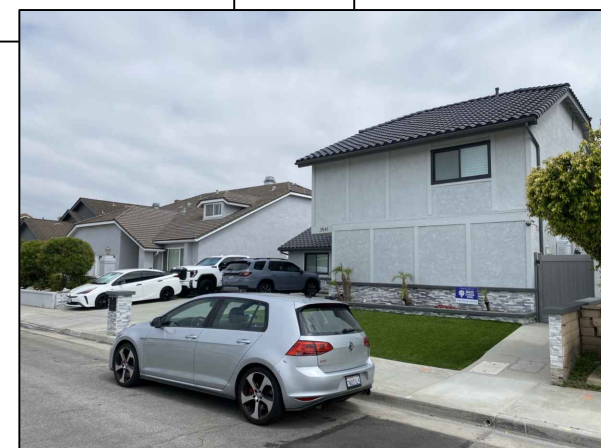
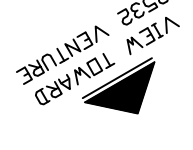
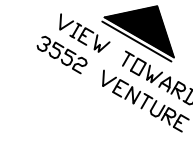
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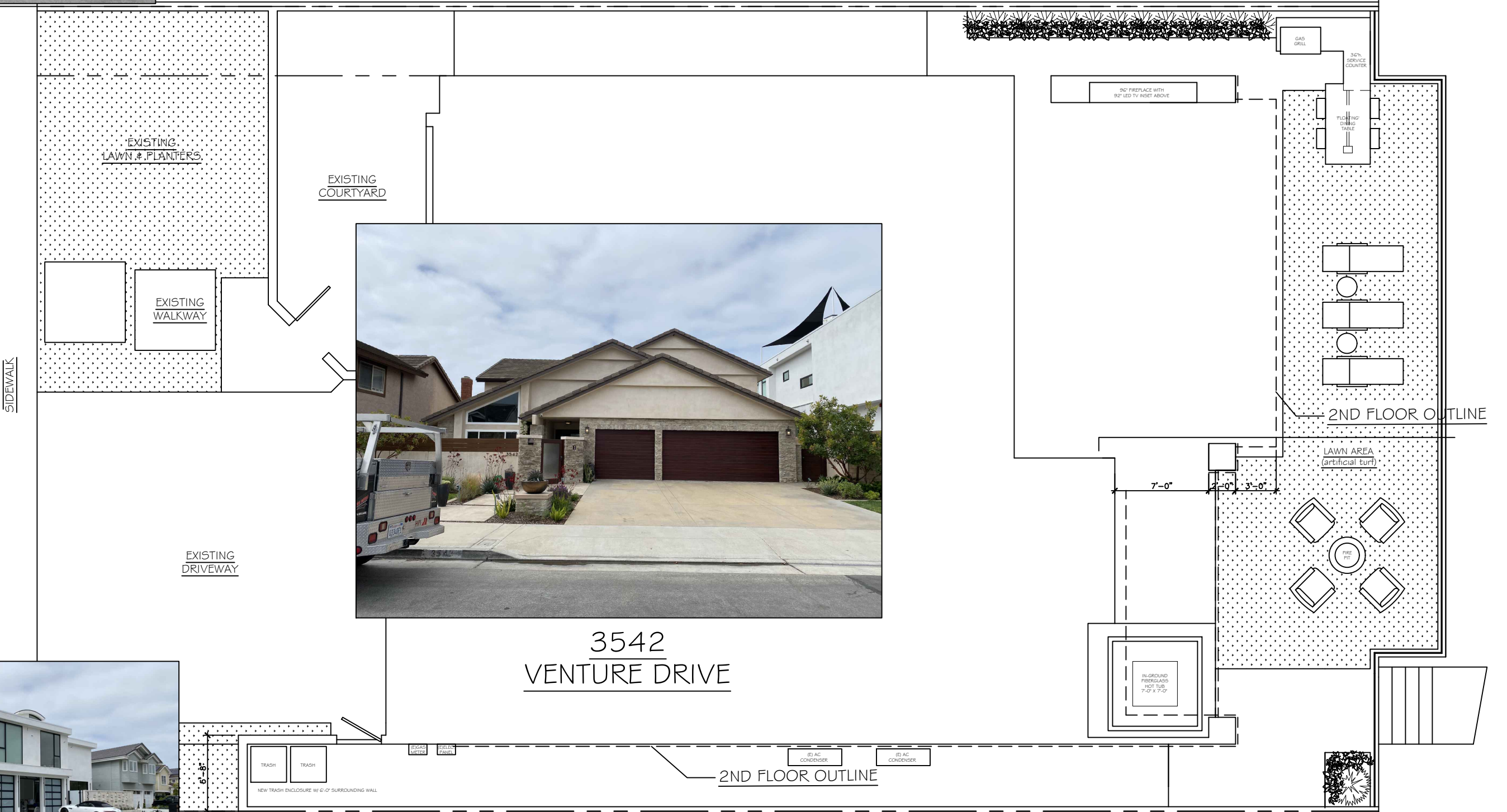
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VENTURE DRIVE



3541
VENTURE DRIVE



3532
VENTURE DRIVE



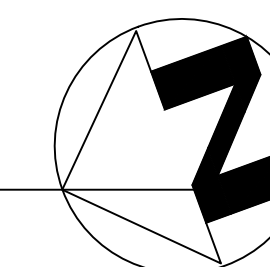
SITE PLAN

W/ ADJACENT PROPERTIES

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

Mark M. Wheeler

April 1, 2024



REVISIONS	

The Cirks Residence

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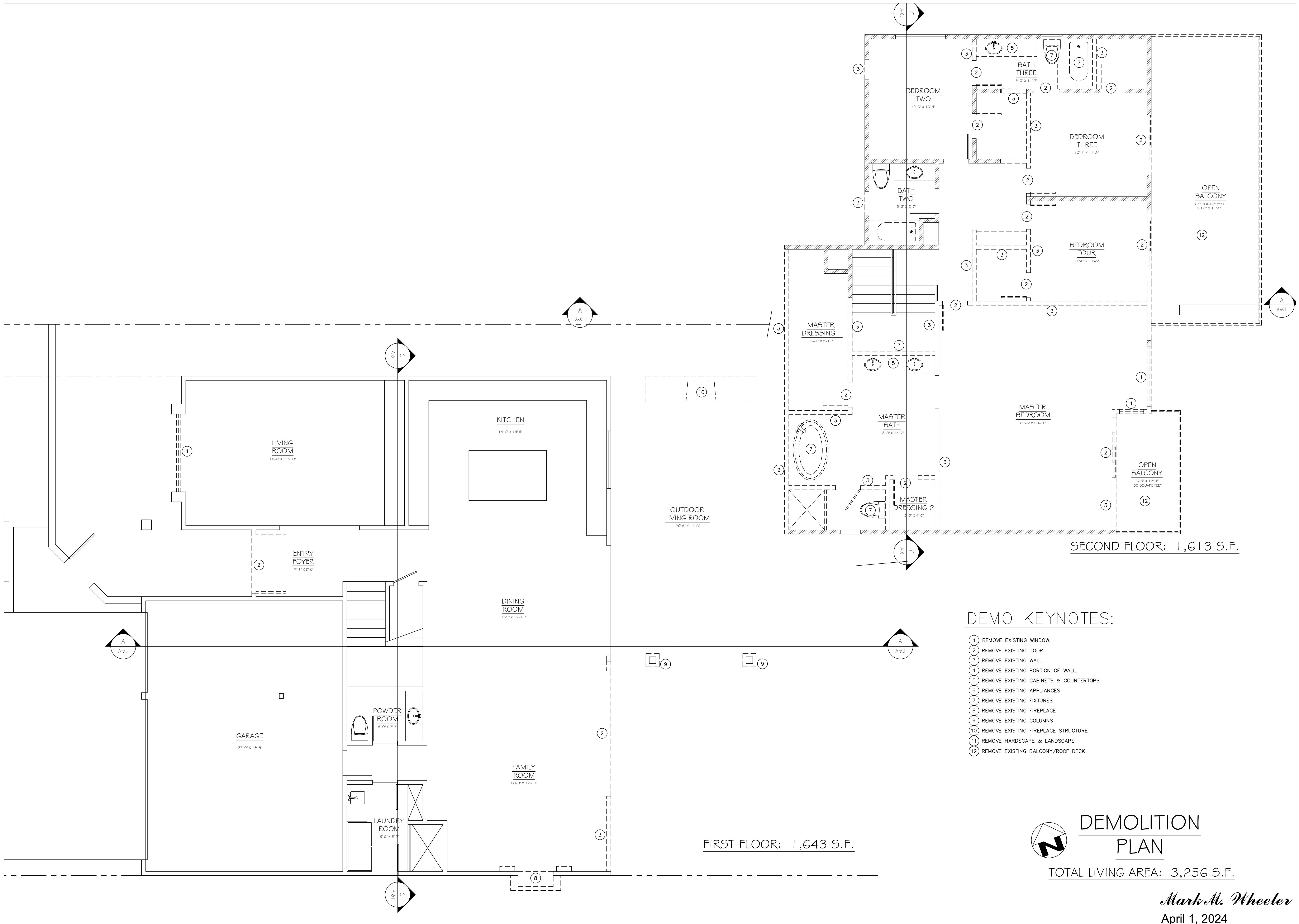
DRAWN:MMW

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SHEET:

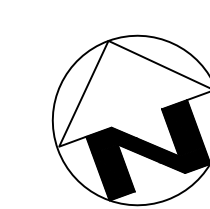
A-1.1

OF - SHEETS



DEMO KEYNOTES:

- 1 REMOVE EXISTING WINDOW.
- 2 REMOVE EXISTING DOOR.
- 3 REMOVE EXISTING WALL.
- 4 REMOVE EXISTING PORTION OF WALL.
- 5 REMOVE EXISTING CABINETS & COUNTERTOPS
- 6 REMOVE EXISTING APPLIANCES
- 7 REMOVE EXISTING FIXTURES
- 8 REMOVE EXISTING FIREPLACE
- 9 REMOVE EXISTING COLUMNS
- 10 REMOVE EXISTING FIREPLACE STRUCTURE
- 11 REMOVE HARDSCAPE & LANDSCAPE
- 12 REMOVE EXISTING BALCONY/ROOF DECK



DEMOLITION PLAN

TOTAL LIVING AREA: 3,256 S.F.

Mark M. Wheeler
April 1, 2024

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DATE: 4-1-24
SCALE: AS NOTED
DRAWN:MMW
JOB: A-789
SHEET:
A-2.0
OF - SHEETS

GENERAL NOTES

- A. EXTERIOR WINDOW/DOOR GLAZING SHALL BE DUAL GLAZED, LOW-E, CLEAR GLASS, AT ALL LOCATIONS, OWNER TO CHOOSE COLOR AND MANUFACTURER.
 - WINDOW U-FACTOR 0.34
 - WINDOW SHGC 0.28
 - RADIANT BARRIER NOT REQUIRED
- B. TEMPERED GLASS AT GLAZED DOORS, SHOWER DOORS, SIDE LITES, & WITHIN 18" OF FIN. FLR. & 40" OF A LOCKING DEVICE IN CONFORMANCE TO CRC R308.4
- C. R-30 FOR ROOF INSULATION R-13 FOR WALLS SLAB FOUNDATION
- D. REPAIR ALL TRANSITIONAL AREAS BETWEEN EXISTING AND NEW WORK DUE TO DEMOLITION.
- E. DIMENSIONS TO FACE OF FINISH WALL AT ALL WALLS.

- F. ALL NEW EXTERIOR WALL/CEILING SURFACES SHALL BE PAINTED WITH SCHEME PER OWNER'S INSTRUCTION. SCRAPE AND REMOVE ALL EXISTING (NEXT TO NEW WORK) LOOSE PAINT PER MANUFACTURER'S SPEC. AND PREPARE SURFACES FOR NEW PRIMER & PAINT.
- G. CABINETS: ALL BUILT-IN CABINETS TO BE DONE BY CABINET SUB-CONTRACTORS, OWNER TO CHOOSE WHO DOES WORK.
- H. THERE IS NO SOIL REPORT FOR THIS PROJECT, USE 1000 PSF SOIL BEARING.
- I. ALL DOORS AND WINDOWS WILL BE NEW WHERE INDICATED ON THE DWGS.
- J. REGARDING DEMOLITION, CAP ALL EXISTING UTILITIES & PREPARE FOR NEW WORK AS REQUIRED.
- K. REMOVE, DEMOLISH AND REROUTE EXISTING LANDSCAPE SPRINKLER SYSTEM THAT OBSTRUCTS NEW WORK. MAINTAIN AN OPERATIONAL LANDSCAPE IRRIGATION SYSTEM.
- L. ALL NEW WOOD DOOR/WINDOW TRIMS SHALL BE MADE OF MDF OR WOOD. PROVIDE WOOD AT ALL INTERIOR LOCATIONS.
- N. DRYWALL SHALL BE 5/8" THICK, MOISTURE RESISTANT AT WET LOCATIONS. FINISH SMOOTH TO MATCH EXISTING TEXTURE.
- O. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL GOVERNING BLDG. CODES AND CITY ORDINANCES.
- P. PROVIDE ATTIC VENTILATION PER 2016 CRC R608 VIA VENTS.
- Q. PATCH, RESTORE, AND REFINISH ALL AREAS DAMAGED BY THE CONSTRUCTION WORK AND DEMOLITION.
- R. ALL NEW DOORS TO BE SOLID OR HOLLOW CORE W SOLID WOOD JAMB FRAMES, PER HOMEOWNERS' INSTRUCTION.
- S. ALL FINISHES TO HAVE OWNERS APPROVAL PRIOR TO COMPLETION OF PROJECT.
- T. THE MOISTURE CONTENT OF CONSTRUCTION MATERIALS AND INSULATION SHALL BE VERIFIED PRIOR TO APPROVAL TO ENCLOSE WALL AND FLOOR CAVITIES WITH DRYWALL OR OTHER FINISH SURFACES. (4.505.3.CGBSC)

WALL TYPES

- 1-LAYERS 5/8" GYPSUM BOARD OVER 2x4 STUDS AT 16" O.C. AT BOTH SIDES. AT INTERIOR WALLS & CEILINGS. WATER-RESISTANT TYPE AT WET LOCATIONS. FINISH SHALL MATCH EXISTING, PAINTED AND ALL OUTSIDE CORNERS TO BE METAL 90 DEGREE EDGES. EXTERIOR PLASTER AT EXTERIOR WALLS 7/8" THICK WITH BUILDING PAPER.
- EXISTING WALLS- PATCH AND REPAIR AS NEEDED TO MATCH EXISTING FINISHED SURFACES.
- 1-HOUR RATED WALL. 1-LAYERS 5/8" GYP. BD. TYPE 'X' OVER 2x4 STUDS AT 16" O.C. AT BOTH SIDES. AT INTERIOR WALLS & CEILINGS. FINISH SHALL MATCH EXISTING, PAINTED AND ALL OUTSIDE CORNERS TO BE METAL 90 DEGREE EDGES. EXTERIOR PLASTER AT EXTERIOR WALLS 7/8" THICK WITH BUILDING PAPER.

BLDG. DEPT. NOTES

- A. OCCUPANCY GROUP: R3-U
- B. TYPE OF CONSTRUCTION: VB
- C. APPLICABLE CODES: 2020 CBC, 2020 CPC, 2020 CMC, 2020 CEC EDITIONS UNDER WHICH THIS PROJECT IS TO BE APPROVED.
- D. PROVIDE 1" CLEAR AIR SPACE BETWEEN INSULATION & ROOF SHEATHING TO ENSURE FREE AIRFLOW IN THE ATTIC SPACE.
- E. ALL NEW LOW-RISE RESIDENTIAL BUILDINGS AND ADDITION OVER 1000 S.F. MUST HAVE A WHOLE HOUSE VENTILATION SYSTEM THAT PROVIDES A CALCULATED MINIMUM AMOUNT OF OUTDOOR AIR BY USING EITHER A CONTINUOUSLY RUNNING BATHROOM FAN OR A SUPPLY OR RETURN AIR VENTILATION THRU A CENTRAL HVAC SYSTEM. THE MINIMUM VENTILATION VOLUME MUST BE A MINIMUM OF 1 C.F.M. FOR EACH 100 S.F. OF FLOOR AREA (53 C.F.M.) PLUS 7.5 C.F.M. FOR EACH OCCUPANT. THE NUMBER OF OCCUPANTS IS DETERMINED BY MULTIPLYING THE NUMBER OF BEDROOMS (5) AND THEN ADDING ONE (TOTAL: 45) (TOTAL C.F.M. REQUIRED: 98) (ASHRAE 62.2)

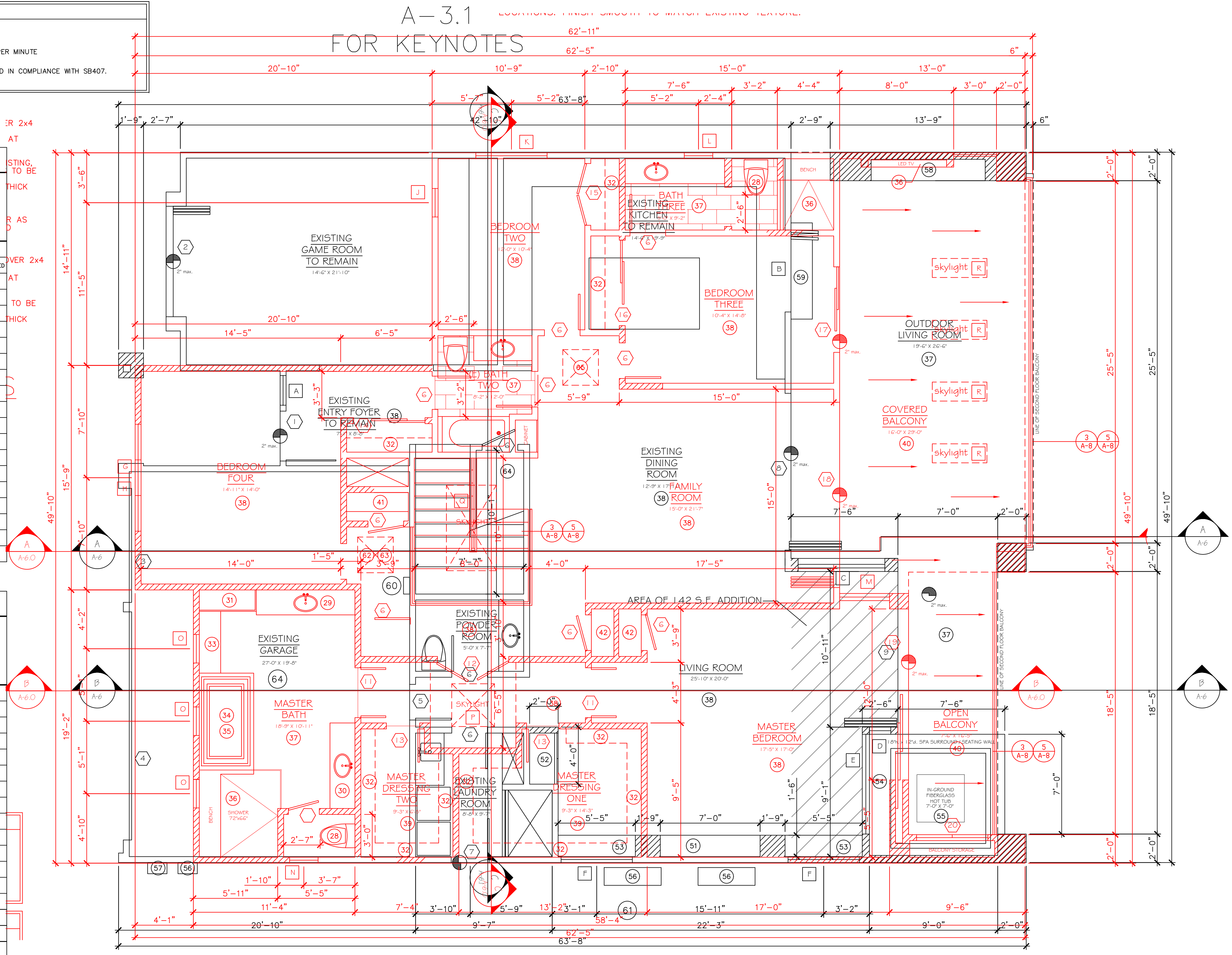
REFER TO SHEET
A-3.1
FOR KEYNOTES

GENERAL NOTES	
1.	FINISH GARAGE WALL AND CEILING W/GYPSUM BOARD REFERENCE PLANS AND SECTIONS FOR TYPE AND THICKNESS.
2.	GLASS SHOWER ENCLOSURES AND GLASS ENCLURES IN ALL BATHROOMS SHALL BE TEMPERED.
3.	THE DRYER'S MOISTURE EXHAUST DUCT SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14'-0" INCLUDING TWO 90-DEGREE ELBOWS PER CMC 504.3.2.2. EXCEPTION USE 5" DRYER VENT DUCT MAX LENGTH = 21'-0"

PLUMBING NOTES	
NOTE:	MAXIMUM FLUSH VOLUMES AND FLOW RATES. WATER CLOSET: 1.28 GALLONS PER FLUSH. SHOWERHEADS: 2.0 GALLONS PER MINUTE. FAUCETS: 1.2 GALLONS (LAV) / 1.8 GALLONS (SINK) PER MINUTE
NOTE:	EXISTING PLUMBING FIXTURES SHALL BE REPLACED IN COMPLIANCE WITH SB407.

DOOR SCHEDULE															
DOOR MARK	DOOR SIZE		DOOR TYPE	FRAME CONST.	FRAME MAT.	FINISH	RATED ASSEMBLY	MAXIMUM U-FACTOR	SOLAR HEAT-GAIN COEFFICIENT	THRESH.	HARDWARE	REMARK			
	WIDTH	HEIGHT													
1	3'-6"	8'-0"	1 3/4	WD	SC	P-	WD	P-	-	.35	.35	-/-	-	CUSTOM ENTRY DOOR W/GLASS INSET--PER OWNER	
2	7'-9"	6'-8"	2 1/4	WD	SC	P-	WD	P-	-	.35	.35	-/-	-	LA CANTINA OR SIMILAR FOLDING GLASS DOORS--TEMPERED	
3	8'-0"	7'-0"	2	GARAGE	WOOD	P-	WD	P-	-	-/-	-/-	-/-	-	SINGLE WIDE GARAGE DOOR--STYLE TBD	
4	16'-0"	7'-0"	2	GARAGE	WOOD	P-	WD	P-	-	-/-	-/-	-/-	-	DOUBLE WIDE GARAGE DOOR--STYLE TBD	
5	2'-6"	6'-8"	1 3/4	WD	SC	P-	WD	P-	-	-/-	-/-	-/-	-	(E) 20-MIN FIRE DOOR, SELF-CLOSING, SELF-LATCHING	
6	2'-6"	6'-8"	1 3/4	WD	SC	P-	WD	P-	-	-/-	-/-	-/-	-	SOLID INTERIOR DOOR	
7	2'-6"	6'-8"	1 3/4	WD	SC	P-	WD	P-	-	-/-	-/-	-/-	-	EXISTING--SOLID EXTERIOR DOOR	
8	11'-0"	8'-0"	2	WD	SC	P-	WD	P-	-	.35	.35	-/-	-	LA CANTINA OR SIMILAR FOLDING GLASS DOORS	
9	11'-0"	8'-0"	2	WD	SC	P-	WD	P-	-	.35	.35	-/-	-	LA CANTINA OR SIMILAR FOLDING GLASS DOORS	
10	2'-4"	6'-8"	1 3/4	WD	SC	P-	WD	P-	-	-/-	-/-	-/-	-	SOLID INTERIOR DOOR	
11	3'-6"	6'-8"	1 3/4	WD	SC	P-	WD	P-	-	-/-	-/-	-/-	-	DOUBLE INTERIOR FRENCH DOORS--TEMPERED	
12	5'-0"	6'-8"	1 3/4	WD	SC	P-	WD	P-	-	-/-	-/-	-/-	-	DOUBLE INTERIOR DOORS	
13	2'-4"	6'-8"	1 3/4	WD	SC	P-	WD	P-	-	-/-	-/-	-/-	-	SOLID INTERIOR DOOR	
14	6'-0"	6'-8"	1 3/4	WD	SC	P-	WD	P-	-	-/-	-/-	-/-	-	SLIDING CLOSET DOORS--TO MATCH INT. DOORS	
15	5'-0"	6'-8"	1 3/4	WD	SC	P-	WD	P-	-	-/-	-/-	-/-	-	DOUBLE INTERIOR DOORS	
16	6'-0"	6'-8"	1 3/4	WD	SC	P-	WD	P-	-	-/-	-/-	-/-	-	SLIDING CLOSET DOORS--TO MATCH INT. DOORS	
17	6'-0"	6'-8"	1 3/4	WD	SC	P-	WD	P-	-	.35	.35	-/-	-	SLIDING GLASS DOOR--TEMPERED	
18	13'-0"	6'-8"	2	WD	SC	P-	WD	P-	-	.35	.35	-/-	-	4 PANEL FOLDING GLASS DOORS--TEMPERED	
19	12'-0"	6'-8"	1 3/4	WD	SC	P-	WD	P-	-	.35	.35	-/-	-	3 PANEL POCKETING GLASS DOORS--TEMPERED	
20	5'-0"	6'-8"	1 3/4	WD	SC	P-	WD	P-	-	-/-	-/-	-/-	-	DOUBLE EXTERIOR DOORS	

WINDOW SCHEDULE														
WINDOW MARK	WINDOW SIZE		WINDOW TYPE	FRAME FINISH	FRAME MAT.	FINISH	RATED ASSEMBLY	MAXIMUM U-FACTOR	SOLAR HEAT-GAIN COEFFICIENT	REMARK				
	WIDTH	HEIGHT												
A	2'-0"	6'-4"	FIXED	P-	CLAD	P-	-	.34	.28	-/-	-	-	FIXED WINDOW--TEMPERED	
B	5'-9"	5'-0"	TPL FOLD	P-	CLAD	P-	-	.34	.28	-/-	-	-	3 PANEL FOLDING WINDOWS--TEMPERED	
C	6'-0"	8'-0"	FIXED	P-	CLAD	P-	-	.34	.28	-/-	-	-	FIXED WINDOW--TEMPERED	
D	1'-6"	6'-6"	FIXED	P-	CLAD	P-	-	.34	.28	-/-	-	-	FIXED WINDOW--TEMPERED	
E	7'-0"	6'-6"	SLIDER	P-	CLAD	P-	-	.34	.28	-/-	-	-	SLIDER--TEMPERED	
F	5'-0"	2'-0"	AWNING	P-	CLAD	P-	-	.34	.28	-/-	-	-	AWNING WINDOW	
G	7'-6"	4'-8"	TRP CASE	P-	CLAD	P-	-	.34	.28	-/-	-	-	TRIPLE CASEMENT--X-O-X TEMPERED	
H	7'-6"	1'-6"	TRP CASE	P-	CLAD	P-	-	.34	.28	-/-	-	-	TRIPLE CASEMENT--O-O-O TEMPERED	
J	2'-0"	3'-6"	SGL CASE	P-	CLAD	P-	-	.34	.28	-/-	-	-	SINGLE CASEMENT--TEMPERED	
K	5'-0"	4'-8"	DBL CASE	P-	CLAD	P-	-	.34	.28	-/-	-	-	DOUBLE CASEMENT--TEMPERED--EGRESS	
J	2'-0"	3'-6"	SGL CASE	P-	CLAD	P-	-	.34	.28	-/-	-	-	SINGLE CASEMENT--TEMPERED	
M	3'-6"	6'-8"	FIXED	P-	CLAD	P-	-	.34	.28	-/-	-	-	FIXED WINDOW--TEMPERED	
N	2'-0"	3'-6"	SGL CASE	P-	CLAD	P-	-	.34	.28	-/-	-	-	SINGLE CASEMENT--TEMPERED	
O	2'-0"	3'-6"	SGL CASE	P-	CLAD	P-	-	.34	.28	-/-	-	-	SINGLE CASEMENT--TEMPERED	
P	3'-0"	3'-0"	SKYLIGHT	P-	CLAD	P-	-	.34	.28	-/-	-	-	VELUX FCM 3636 FIXED SKYLIGHT	
Q	4'-10"	6'-0"	SKYLIGHT	P-	CLAD	P-	-	.34	.28	-/-	-	-	VELUX FCM 4672 FIXED SKYLIGHT	
R	1'-4"	4'-0"	SKYLIGHT	P-	CLAD	P-	-	.34	.28	-/-	-	-	VELUX FCM 1648 FIXED SKYLIGHT	



REVISIONS

The Cirks Residence

3542 VENTURE DRIVE ~ HUNTINGTON HARBOUR ~ HUNTINGTON BEACH, CA 92648

325 ROYCE CROFT AVENUE
LONG BEACH, CA 90814
562-856-5665
562-619-3990
562-684-0570

mark wheeler RESIDENTIAL DESIGN

DATE: 4-1-24
SCALE: AS NOTED
DRAWN:MMW
JOB: A-788
SHEET: A-3.0
OF - SHEETS

KEYNOTES

- 1 REMOVE EXISTING WINDOW & TRIMS & PATCH, REPAIR/REPLACE BUILDING MATERIALS WITH 2x4 WOOD FRAMING AND NEW FINISHES MATCH EXISTING ADJACENT FINISH.
- 2 WOOD TRIMS FOR WINDOWS, DOORS & CASED OPENINGS AT INTERIOR, AND BASE TRIM TO MATCH EXISTING.
- 3 EXTERIOR WINDOW/DOOR GLAZING SHALL BE DUAL GLAZED, CLEAR AT ALL LOCATIONS. TEMPERED WHERE REQ. ALL WINDOWS/SLIDING DOORS SHALL BE BY: ANDERSON 400 & 200 SERIES OR SIMILAR. WINDOWS WITH MUNTIN GRIDS PER EXTERIOR ELEVATION DWG. OPERATION: CASEMENT & DBL HUNG SELECTED PER DWG. COLOR: AND HARDWARE FINISH BY HOMEOWNER. PROVIDE SCREEN AT ALL WINDOWS & FRENCH DOORS.
- 5 LIGHTWEIGHT CONC. TILE ROOF OVER 1/2" CDX PLYWOOD AND ROOFING PAPER OVER 2X ROOF FRAMING PER STRUCT. DWGS. GAF TIMBERLINE ROOFING ULTRA HD OR EQUAL BUILT-UP COMPOSITE ROOFING CLASS-A ICC ESR-3267 (AC438) 2 LAYERS BLDG FELT PER MANUF.
- 6 SMOOTH COAT STUCCO FINISH OVER 1/2" PLYWOOD AND BUILDING PAPER. COLOR TO BE DETERMINED
- 7 WOOD SIDING OVER 1/2" PLYWOOD AND BUILDING PAPER. TO MATCH EXISTING.
- 8 5/8" GYP. BD. WALLS & CEILING, WATER-RESISTANT TYPE AT WET LOCATIONS. AND TYPE 'X' 5/8" GYP BD. WHERE SPECIFIED. FINISH SHALL MATCH EXISTING, PAINTED AND ALL OUTSIDE CORNERS TO BE METAL 90 DEGREE EDGES.
- 28 KOHLER NUMI TOILET--6/1.28 GAL. LOW VOLUME, PER ANSI std.112.19.2, OR SIMILAR
- 29 7'-0" VANITY WITH 36" HEIGHT, STONE COUNTERTOP W/ SINK PLUMBING FINISHED FOR 1 SINK PER OWNER. SEE INTERIOR ELEVATIONS FOR DETAILS.
- 30 6'-0" VANITY WITH 36" HEIGHT, STONE COUNTERTOP W/ SINK PLUMBING FINISHED FOR 1 SINK PER OWNER. SEE INTERIOR ELEVATIONS FOR DETAILS.
- 31 BUILT-IN FLOOR-TO-CEILING STORAGE. REFER TO INTERIOR ELEVATIONS FOR DETAILS.
- 32 CLOSET SHELF @ 6'-0" HT. AND CLOTH POLE OR BUILT-IN CLOSET FIXTURES.
- 33 BUILT-IN FLOOR-TO-CEILING DRESSER. DETAILS PER INTERIOR DESIGNER. REFER TO INTERIOR ELEVATIONS FOR DETAILS.
- 34 STONE TUB ENCLOSURE PROVIDE 1/4" ROUND TILE TRIMS AT ALL OUTSIDE CORNERS AND EDGE OF TILE. HANDHELD, WALL, AND RAIN WALL STONE FROM TUB TO CEILING.
- 35 KOHLER 'SOK' DROP-IN TUB. 74" X 41"
- 36 STONE SHOWER ENCLOSURE ON FULL MORTAR BED. WALL STONE FLOOR TO CEILING. PROVIDE 1/4" ROUND TILE TRIMS AT ALL OUTSIDE CORNERS AND EDGE OF TILE. SLOPE TILE TO DRAIN. HANDHELD, WALL, AND RAIN SHOWER HEADS TO BE SUPPLIED. GLASS ENCLOSURE TO BE TEMPERED, FRAMELESS GLASS. 20" H. SEAT TO MATCH LEVEL OF TUB ENCLOSURE.
- 37 STONE OR TILE FLOORING--STYLE & COLOR TBD BY INT DESIGNER
- 38 HARDWOOD FLOORING--STYLE & COLOR TBD BY INT. DESIGNER
- 39 WALL-TO-WALL CARPETING--STYLE & COLOR TBD BY DESIGNER
- 40 DECK WALKING SYSTEM. DEX-O-TEX WEATHERWEAR SYSTEM (ICC# ESR-1757) (OR EQUAL) COLOR: 402--DARK GRAY
- 41 BUILT-IN FLOOR-TO-CEILING IT / AV CLOSET STORAGE. REFER TO INTERIOR ELEVATIONS FOR DETAILS.
- 42 BUILT-IN FLOOR-TO-CEILING LINEN CLOSET STORAGE. REFER TO INTERIOR ELEVATIONS FOR DETAILS.
- 43 NICHE FOR 85" TELEVISION.
- 51 84" LINEAR GAS OR ELECTRIC FIREPLACE WITH INSET ABOVE FOR 85" LED TELEVISION. REFER TO INTERIOR ELEVATIONS FOR DETAILS.
- 52 BUILT-IN FLOOR-TO-CEILING CABINETS FOR MEDIA OR OTHER PURPOSES. REFER TO INTERIOR ELEVATIONS FOR DETAILS.
- 53 BUILT-IN CABINETS--DISPLAY SHELVING & CABINETS REFER TO INTERIOR ELEVATIONS FOR DETAILS.
- 54 18"h. x 12"d. SPA SURROUND / SEATING WALL
- 55 84 X 84 DROP-IN SPA
- 56 LOCATION OF ELECTRICAL PANEL.
- 57 GAS METER
- 58 96" LINEAR GAS FIREPLACE WITH INSET ABOVE FOR 92" LED TELEVISION. REFER TO INTERIOR ELEVATIONS FOR DETAILS.
- 59 18"D. X 84"L. SERVICE COUNTER AT SAME HT. AS KITCHEN COUNTER.
- 60 EXISTING TANKLESS WATER HEATER WITH RECIRCULATING SYSTEM.
- 61 EXISTING AIR CONDITIONING CONDENSORS
- 62 30" X 30" ATTIC ACCESS

- 63 EXISTING ATTIC-MOUNTED FORCED AIR UNIT, WITH ENCLOSURE. 110v RECEPTACLE, FUEL GAS AND A MINIMUM 30" WIDE PLYWOOD WORKING PLATFORM AND PASSAGEWAY. ALSO PROVIDE FOR MINIMUM 726 C.F.M. WHOLE HOUSE VENTILATION SYSTEM VIA HVAC SYSTEM, PER ASHRAE 62.2
- 64 PROVIDE ONE LAYER 5/8" TYPE "X" GYPBOARD AT GARAGE WALLS AND CEILING ADJACENT TO LIVING SPACE (GARAGE SIDE ONLY). AS WELL AS UNDER STAIRS. PER SECTION R302.6 OF THE 2020 CRC.
- 65 WHOLE HOUSE FAN--PANASONIC SELECTCYCLER WHOLE HOUSE VENTILATION SOLUTION--SACG2K COMPLIES WITH ASHRAE 4.1.1, 4.1.2, & 62.2 REQMTS.

GENERAL NOTES

- A. EXTERIOR WINDOW/DOOR GLAZING SHALL BE DUAL GLAZED, LOW-E, CLEAR GLASS, AT ALL LOCATIONS, OWNER TO CHOOSE COLOR AND MANUFACTURER.
 - WINDOW U-FACTOR 0.34
 - WINDOW SHGC 0.28
 - RADIANT BARRIER NOT REQUIRED
- B. TEMPERED GLASS AT GLAZED DOORS, SHOWER DOORS, SIDE LITES, & WITHIN 18" OF FIN. FLR. & 40" OF A LOCKING DEVICE IN CONFORMANCE TO CRC R308.4
- C. R-30 FOR ROOF INSULATION R-13 FOR WALLS SLAB FOUNDATION
- D. REPAIR ALL TRANSITIONAL AREAS BETWEEN EXISTING AND NEW WORK DUE TO DEMOLITION.
- E. DIMENSIONS TO FACE OF FINISH WALL AT ALL WALLS.
- F. ALL NEW EXTERIOR WALL/CEILING SURFACES SHALL BE PAINTED WITH SCHEME PER OWNER'S INSTRUCTION. SCRAPE AND REMOVE ALL EXISTING (NEXT TO NEW WORK) LOOSE PAINT PER MANUFACTURER'S SPEC. AND PREPARE SURFACES FOR NEW PRIMER & PAINT.
- G. CABINETS: ALL BUILT-IN CABINETS TO BE DONE BY CABINET SUB-CONTRACTORS, OWNER TO CHOOSE WHO DOES WORK.
- H. THERE IS NO SOIL REPORT FOR THIS PROJECT, USE 1000 PSF SOIL BEARING.
- I. ALL DOORS AND WINDOWS WILL BE NEW WHERE INDICATED ON THE DWGS.
- J. REGARDING DEMOLITION, CAP ALL EXISTING UTILITIES & PREPARE FOR NEW WORK AS REQUIRED.
- K. REMOVE, DEMOLISH AND REROUTE EXISTING LANDSCAPE SPRINKLER SYSTEM THAT OBSTRUCTS NEW WORK. MAINTAIN AN OPERATIONAL LANDSCAPE IRRIGATION SYSTEM.
- L. ALL NEW WOOD DOOR/WINDOW TRIMS SHALL BE MADE OF MDF OR WOOD. PROVIDE WOOD AT ALL INTERIOR LOCATIONS
- N. DRYWALL SHALL BE 5/8" THICK, MOISTURE RESISTANT AT WET LOCATIONS. FINISH SMOOTH TO MATCH EXISTING TEXTURE.

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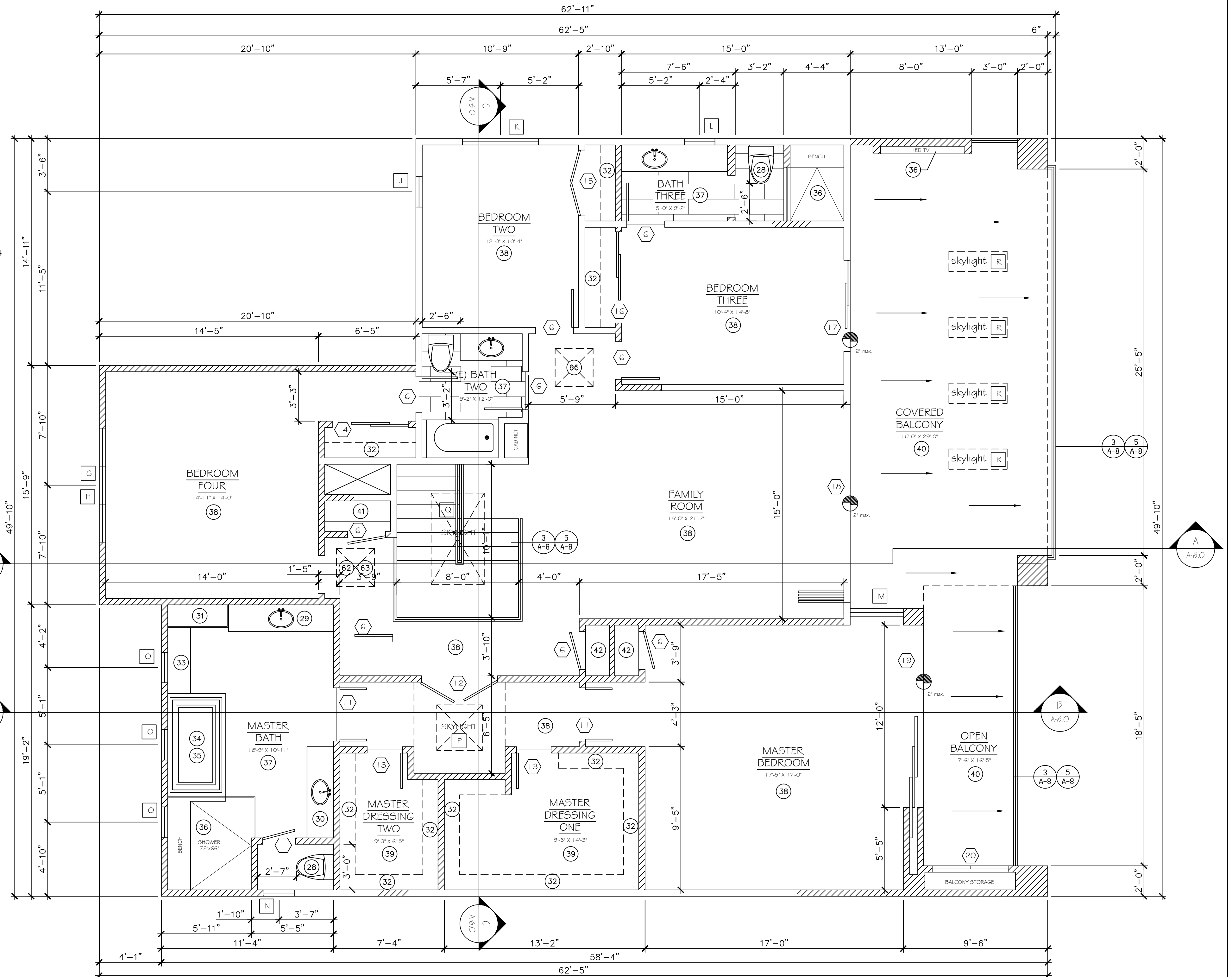
REFER TO SHEET
A-3.0 FOR WINDOW
& DOOR SCHEDULES

GENERAL NOTES

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FLOOR PLAN--SECOND FLOOR

Mark M. Wheeler
April 1, 2024

REVISIONS	-
-	-
-	-
-	-

The Cirks Residence
3542 VENTURE DRIVE ~ HUNTINGTON HARBOUR ~ HUNTINGTON BEACH, CA 92648

325 ROYCROFT AVENUE
LONG BEACH, CA 90814
562-856-5665
562-619-3990
562-684-0570

mark wheeler
RESIDENTIAL DESIGN

DATE: 4-1-24
SCALE: AS NOTED
DRAWN:MMW
JOB: A-788
SHEET:
A-3.1
OF - SHEETS

ELEC./MECH./PLUMBING NOTES

- ALL LIGHTING FIXTURES TO BE SUPPLIED BY OWNER
- FINISH ELECTRICAL COVER PLATES, SWITCH, ETC. SHALL BE LEVITON DECORA, COLOR PER ARCHITECT.
- WITHIN INACCESSIBLE CEILINGS, USE ACCESSIBLE TYPE L.T. FIXTURES
- IMPORTANT NOTE: VERIFY WITH OWNER REGARDING FUTURE UTILITY (ELEC., WATER, GAS, SHOWER, ETC.) NEEDS PRIOR TO START OF WORK.
- ELEC. CONTRACTOR TO VERIFY POWER REQUIREMENT OF APPLIANCES & L.T. FIXTURES BEFORE INSTALL TO ENSURE APPROPRIATE POWER SUPPLY TO APPLIANCES.
- GROUND FAULT PROTECTION IS REQUIRED FOR ALL GRADE ACCESS EXT. OUTLETS, OUTLETS IN BATHROOMS, BASEMENT, CRAWL SPACE, GARAGE, WITHIN 6' OF KITCHEN SINK, AND EXTERIOR OUTLETS.
- ALL LIGHT FIXTURES RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (I.C.) BY UNDERWRITERS LAB. OR OTHER TESTING/RATING LAB. RECOGNIZED BY THE ICC AS PER TITLE 24.
- SPECIFY FLUORESCENT LIGHT FIXTURES RATED AT NO LESS THAN 40/LUMENS PER WATT FOR GENERAL LIGHTING IN KITCHEN & BATHS PER TITLE 24
- PROVIDE HIGH EFFICACY FIXTURES FOR ALL PERMANENTLY INSTALLED LIGHTING AS REQUIRED BY SECTION 150.0(k)1A IN THE 2020 CEC.
- PROVIDE AFCI PROTECTED BRANCH CIRCUITS TO ALL ROOMS EXCEPT THEY ARE NOT REQUIRED TO THE BATHROOMS BASED ON ARTICLE 210.12 IN THE 2020 CEC.
- PROVIDE DEDICATED 20 AMP CIRCUITS TO THE BATHROOMS & LAUNDRY ROOM AS REQUIRED BY ARTICLES 210.11(C)(2&3), 210.52 (B,D&F), & 406.9 IN THE 2020 CEC.
- PROVIDE AT LEAST TWO 20 AMP SMALL APPLIANCE CIRCUITS TO THE KITCHEN AS REQUIRED BY ARTICLE 210.11(C)(1) IN THE 2019 CEC.
- G.C. IS RESPONSIBLE FOR INSTALLATION OF SEWER, ELECTRIC, GAS, WATER AND OTHER UTILITIES SUFFICIENT FOR THE OPERATION OF THE HOUSE.
- ALL PLUMBING FIXTURES AND FITTINGS ARE NEW IN COMPLIANCE WITH SB407.
- PROVIDE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING VALVES IN THE SHOWERS AS REQUIRED BY SECTION 408.3 IN THE 2020 CPC.
- PROVIDE WATER HOSE BIB PER LOCATIONS PER DWGS.
- PROVIDE SUFFICIENT VENTILATION FOR BATHROOMS & LAUNDRY RM WITHOUT OPENABLE WINDOWS PER PER 2020 CALGREEN CODE, SEC. 4.506.
- TITLE-24 ENERGY REQUIREMENTS:
 - A MINIMUM 50% OF THE LUMINAIRES IN THE KITCHEN MUST BE FLUORESCENT OR HIGH EFFICACY FIXTURES.
 - ALL LUMINAIRES AREA TO BE HIGH EFFICACY AND AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED BY A VACANCY SENSOR.
 - BEDROOMS, LIVING ROOMS, FAMILY ROOMS AND OTHER ROOMS USED FOR LIVING AND SLEEPING MUST HAVE FLUORESCENT OR HIGH EFFICACY LIGHTING, OR AN OCCUPANT SENSOR, OR DIMMERS MAY BE INSTALLED.
 - EXTERIOR LIGHTING MUST BE FLUORESCENT OR HIGH EFFICACY, OR AN OCCUPANT SENSOR WITH AN INTEGRAL PHOTO CONTROL MAY BE INSTALLED.

ELECTRICAL LEGEND

- Ⓢ SWITCH AT 42" HT. U.O.N.
- Ⓢ3 3-WAY OR 4-WAY SWITCH AT 42" HT. U.O.N.
- Ⓢ0 DIMMER SWITCH AT 42" HT. U.O.N.
- Ⓢ5 MANUAL-ON OCCUPANT MOTION SENSOR AT 42" HT. U.O.N.
- Ⓢ-Ⓢ SURFACE MOUNTED LED FIXTURE (WALL/CEILING)
- Ⓢ-Ⓢ SURFACE MOUNTED LED FIXTURE (WALL/CEILING) WITH MOTION SENSOR
- Ⓢ HIGH EFFICACY LED LIGHTS (4" CAN W/WHITE HAZE TRIM)
- Ⓢ WATER & MOISTURE RESISTANT 4" LED CAN LIGHTING (W/WHITE HAZE TRIM)
- Ⓢ2" LED 2" LIGHT FIXTURES-PENDANTS
- ⓈC JUNCTION BOX FOR CEILING HUNG FIXTURE
- Ⓢ RECESS CEILING EXHAUST FAN, W/HUMIDITY CONTROL SENSOR HAVING A MINIMUM CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BUILDING. (CRC R303.3, CAL GREEN 4.506.1, CBC 1202.5.2.1, CMC402.5)
- Ⓢ DUPLEX RECEPTACLE SET IN FLOOR EXACT LOCATION PER INTERIOR DESIGNER
- Ⓢ DUPLEX RECEPTACLE AT 12" HT U.O.N. AND 8" ABOVE COUNTERTOP
- Ⓢ G.F.I. DUPLEX RECEPTACLE 12" ABOVE FIN. FLR. OR 6" ABOVE COUNTER OR SET IN CABINET
- Ⓢ SMOKE DETECTOR, HARDWIRE INTERCONNECTED TO SOUND AT THE SAME TIME WITH BATTERY BACK-UP.
- Ⓢ CARBON MONOXIDE DETECTOR, HARDWIRE INTERCONNECTED TO SOUND AT THE SAME TIME WITH BATTERY BACK-UP.
- PLUG MOLD
- LED STRIP LIGHTING
- 72" CEILING FLOOR. LIGHT FIXTURE.

GENERAL NOTES

PROVIDE G.F.C.I. PROTECTION TO ALL 120 VOLTS, 15 AND 20 AMP RECEPTICALS INSTALLED OUTDOORS, IN BATHROOMS, IN BASEMENT AT COUNTERTOP SURFACES, AND GARAGES.

PROVIDE SMOKE DETECTORS POWERED BY HOUSE ELEC. WITH BATTERY MONITORED BACKUP, SHALL BE INSTALLED IN EACH SLEEPING ROOM AND IN THE HALL OR IMMEDIATELY OUTSIDE EACH SLEEPING AREA; AND ON THE HIGHEST CEILING POINT OF EACH ADDITIONAL STORY OF THE RESIDENCE. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED SO THE ACTIVITY OF ANY ONE DEVICE WILL CAUSE ALL TO SOUND.

PROVIDE REQ'D CONNECTION FOR GARAGE DOOR OPENER(S)

PROVIDE REQ'D CONNECTIONS FOR ALL KITCHEN APPLIANCES

PROVIDE REQ'D CONNECTIONS FOR MECH. EQUIPMENT.

ALL RECESS CANS SHALL BE IC RATED.

ALL bath outlets are to be on at least one separate 20 amp gfi protected circuit.

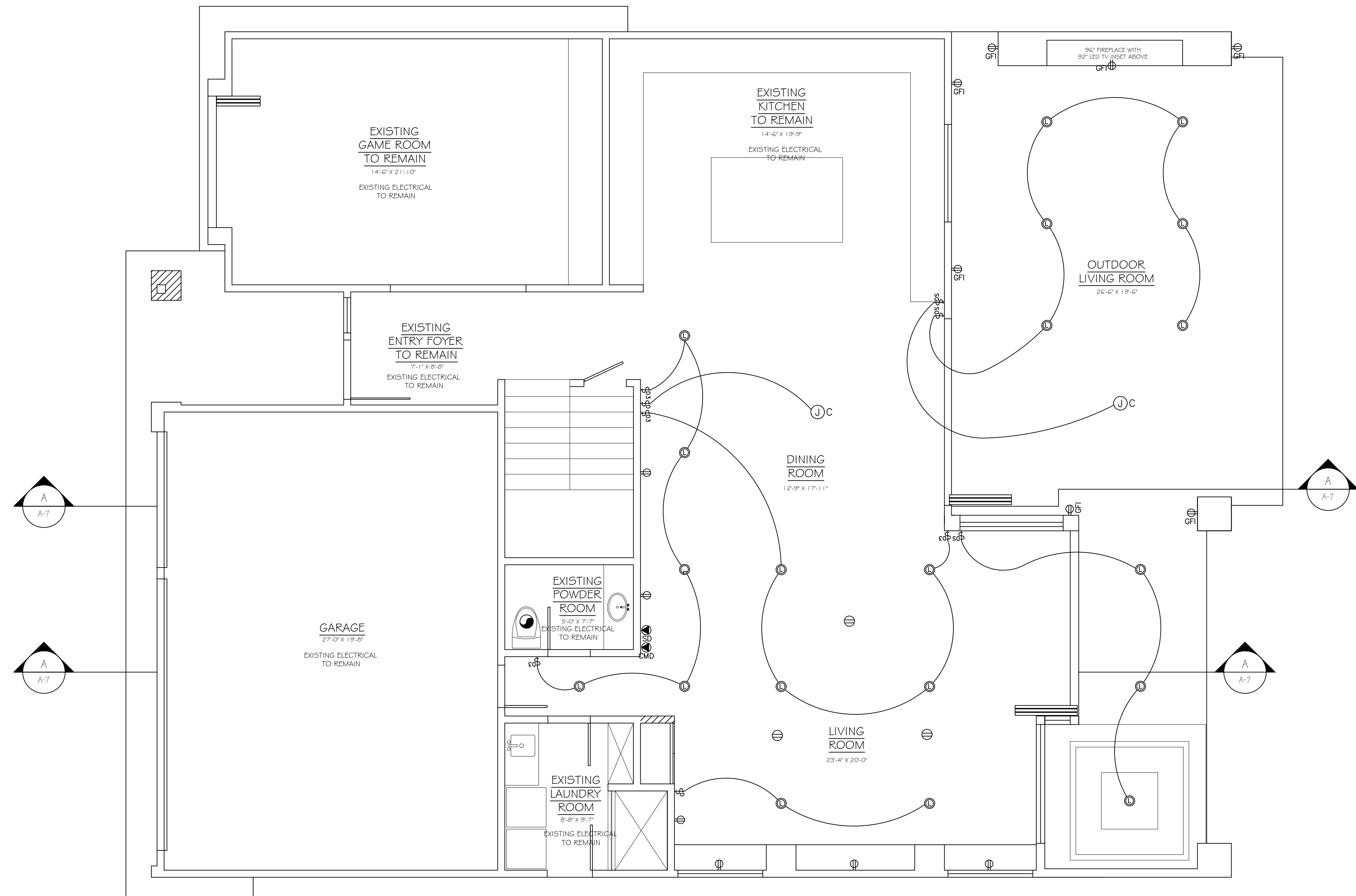
PROVIDE ARC FAULT CIRCUIT INTERRUPTER TO ALL 15 AND 20 AMP OUTLETS IN ALL DWELLING ROOMS (RECEPTICALS, SWITCHES, LIGHTS, SMOKE DETECTORS, ETC.)

A 20 FOOT #4 UFER GROUNDING ELECTRODE WILL BE PROVIDED FOR GROUNDING THE ELECTRICAL SYSTEM. GAS AND WATER LINES SHALL BE BONDED.

GENERAL PURPOSE LIGHTING FIXTURES IN KITCHEN AND BATHROOMS SHALL HAVE LAMPS WITH A EFFICACY OF AT LEAST 40 LUMEN PER WATTS. BATHROOM FLUORESCENTS LIGHTS ARE REQUIRED IN THE AREAS CONTAINING TUB OR SHOWER FACILITIES.

LIGHTING INSTALLED IN ATTACHED AND DETACHED GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY EITHER DIMMERS OR VACANCY SENSORS.

LIGHTING INSTALLED IN ROOMS OR OTHER AREAS OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY EITHER DIMMERS OR VACANCY SENSORS.



Mark M. Wheeler
April 1, 2024

ELECTRICAL / REFLECTED CEILING PLAN--FIRST FLOOR



REVISIONS	-

The Bowers Residence
6442 GARLAND CIRCLE ~ THE PENINSULA ~ HUNTINGTON BEACH, CA 92648

325 ROYCROFT AVENUE
LONG BEACH, CA 90814
562-856-5665
562-619-3990
562-684-0570

mark wheeler
RESIDENTIAL DESIGN

DATE: 4-1-24
SCALE: AS NOTED
DRAWN:MMW
JOB: A-788
SHEET:
A-4
OF - SHEETS

ELEC./MECH./PLUMBING NOTES

1. ALL LIGHTING FIXTURES TO BE SUPPLIED BY OWNER
2. FINISH ELECTRICAL COVER PLATES, SWITCH, ETC. SHALL BE LEVITON DECORA, COLOR PER ARCHITECT.
3. WITHIN INACCESSIBLE CEILINGS, USE ACCESSIBLE TYPE LT. FIXTURES
4. IMPORTANT NOTE: VERIFY WITH OWNER REGARDING FUTURE UTILITY (ELEC., WATER, GAS, SHOWER, ETC.) NEEDS PRIOR TO START OF WORK.
5. ELEC. CONTRACTOR TO VERIFY POWER REQUIREMENT OF APPLIANCES & LT. FIXTURES BEFORE INSTALL TO ENSURE APPROPRIATE POWER SUPPLY TO APPLIANCES.
6. GROUND FAULT PROTECTION IS REQUIRED FOR ALL GRADE ACCESS EXT. OUTLETS, OUTLETS IN BATHROOMS, BASEMENT, CRAWL SPACE, GARAGE, WITHIN 6' OF KITCHEN SINK, AND EXTERIOR OUTLETS.

7. ALL LIGHT FIXTURES RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (I.C.) BY UNDERWRITERS LAB. OR OTHER TESTING/RATING LAB. RECOGNIZED BY THE ICC AS PER TITLE 24.
8. SPECIFY FLUORESCENT LIGHT FIXTURES RATED AT NO LESS THAN 40/LUMENS PER WATT FOR GENERAL LIGHTING IN KITCHEN & BATHS PER TITLE 24
9. PROVIDE HIGH EFFICACY FIXTURES FOR ALL PERMANENTLY INSTALLED LIGHTING AS REQUIRED BY SECTION 150.0(k)1A IN THE 2020 CEC.
10. PROVIDE AFCI PROTECTED BRANCH CIRCUITS TO ALL ROOMS EXCEPT THEY ARE NOT REQUIRED TO THE BATHROOMS BASED ON ARTICLE 210.12 IN THE 2020 CEC.
11. PROVIDE DEDICATED 20 AMP CIRCUITS TO THE BATHROOMS & LAUNDRY ROOM AS REQUIRED BY ARTICLES 210.11(C)(2&3), 210.52 (B,D&F), & 406.9 IN THE 2020 CEC.

12. PROVIDE AT LEAST TWO 20 AMP SMALL APPLIANCE CIRCUITS TO THE KITCHEN AS REQUIRED BY ARTICLE 210.11(C)(1) IN THE 2019 CEC.
13. G.C. IS RESPONSIBLE FOR INSTALLATION OF SEWER, ELECTRIC, GAS, WATER AND OTHER UTILITIES SUFFICIENT FOR THE OPERATION OF THE HOUSE.
15. ALL PLUMBING FIXTURES AND FITTINGS ARE NEW IN COMPLIANCE WITH SB407.
16. PROVIDE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING VALVES IN THE SHOWERS AS REQUIRED BY SECTION 408.3 IN THE 2020 CPC.
17. PROVIDE WATER HOSE BIB PER LOCATIONS PER DWGS.
18. PROVIDE SUFFICIENT VENTILATION FOR BATHROOMS & LAUNDRY RM WITHOUT OPENABLE WINDOWS PER PER 2020 CALGREEN CODE, SEC. 4.506.

19. TITLE-24 ENERGY REQUIREMENTS:
 - A. A MINIMUM 50% OF THE LUMINARIES IN THE KITCHEN MUST BE FLUORESCENT OR HIGH EFFICACY FIXTURES.
 - B. ALL LUMINAIRES AREA TO BE HIGH EFFICACY AND AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED BY A VACANCY SENSOR.
 - C. BEDROOMS, LIVING ROOMS, FAMILY ROOMS AND OTHER ROOMS USED FOR LIVING AND SLEEPING MUST HAVE FLUORESCENT OR HIGH EFFICACY LIGHTING, OR AN OCCUPANT SENSOR, OR DIMMERS MAY BE INSTALLED.
 - D. EXTERIOR LIGHTING MUST BE FLUORESCENT OR HIGH EFFICACY, OR AN OCCUPANT SENSOR WITH AN INTEGRAL PHOTO CONTROL MAY BE INSTALLED.

ELECTRICAL LEGEND

- Ⓢ SWITCH AT 42" HT. U.O.N.
- Ⓢ³ 3-WAY OR 4-WAY SWITCH AT 42" HT. U.O.N.
- Ⓢ^D DIMMER SWITCH AT 42" HT. U.O.N.
- Ⓢ^S MANUAL-ON OCCUPANT MOTION SENSOR AT 42" HT. U.O.N.
- Ⓢ⁺ SURFACE MOUNTED LED FIXTURE (WALL/CEILING)
- Ⓢ⁺ SURFACE MOUNTED LED FIXTURE (WALL/CEILING) WITH MOTION SENSOR
- Ⓢ^H HIGH EFFICACY LED LIGHTS (4" CAN W/WHITE HAZE TRIM)
- Ⓢ^W WATER & MOISTURE RESISTANT 4" LED CAN LIGHTING (W/WHITE HAZE TRIM)
- Ⓢ^{2"} LED 2" LIGHT FIXTURES-PENDANTS
- Ⓢ^{JC} JUNCTION BOX FOR CEILING HUNG FIXTURE
- Ⓢ^{RE} RECESS CEILING EXHAUST FAN, W/HUMIDITY CONTROL SENSOR HAVING A MINIMUM CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BUILDING. (CRC R303.3, CAL GREEN 4.506.1, CBC 1202.5.2.1, CMC402.5)
- Ⓢ^{DR} DUPLEX RECEPTACLE AT 12" HT U.O.N. AND 6" ABOVE COUNTERTOP
- Ⓢ^{GFI} G.F.I. DUPLEX RECEPTACLE 12" ABOVE FIN. FLR. or 6" ABOVE COUNTER or SET IN CABINET
- Ⓢ^{SD} SMOKE DETECTOR, HARDWIRE INTERCONNECTED TO SOUND AT THE SAME TIME WITH BATTERY BACK-UP.
- Ⓢ^{CMO} CARBON MONOXIDE DETECTOR, HARDWIRE INTERCONNECTED TO SOUND AT THE SAME TIME WITH BATTERY BACK-UP.
- Ⓢ^{PM} PLUG MOLD
- Ⓢ^{LS} LED STRIP LIGHTING
- Ⓢ^{72"} 72" CEILING FLOOR. LIGHT FIXTURE.

GENERAL NOTES

PROVIDE G.F.C.I. PROTECTION TO ALL 120 VOLTS, 15 AND 20 AMP RECEPTACLES INSTALLED OUTDOORS, IN BATHROOMS, IN BASEMENT AT COUNTERTOP SURFACES, AND GARAGES.

PROVIDE SMOKE DETECTORS POWERED BY HOUSE ELEC. WITH BATTERY MONITORED BACKUP, SHALL BE INSTALLED IN EACH SLEEPING ROOM AND IN THE HALL OR IMMEDIATELY OUTSIDE EACH SLEEPING AREA, AND ON THE HIGHEST CEILING POINT OF EACH ADDITIONAL STORY OF THE RESIDENCE. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED SO THE ACTIVITY OF ANY ONE DEVICE WILL CAUSE ALL TO SOUND.

PROVIDE REQ'D CONNECTION FOR GARAGE DOOR OPENER(S)

PROVIDE REQ'D CONNECTIONS FOR ALL KITCHEN APPLIANCES

PROVIDE REQ'D CONNECTIONS FOR MECH. EQUIPMENT.

ALL RECESS CANS SHALL BE IC RATED.

ALL both outlets are to be on at least one separate 20 amp gfi protected circuit.

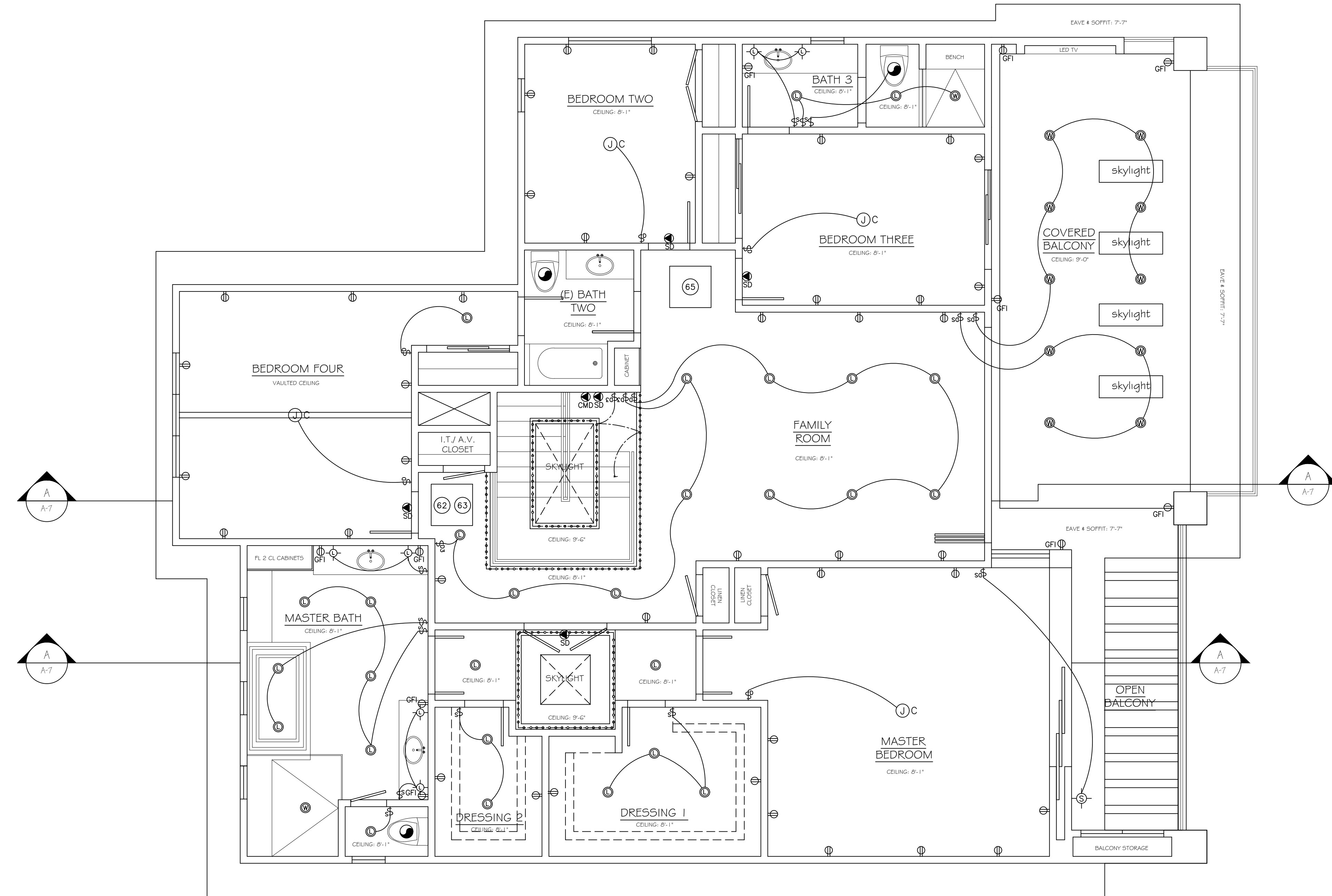
PROVIDE ARC FAULT CIRCUIT INTERRUPTER TO ALL 15 AND 20 AMP OUTLETS IN ALL DWELLING ROOMS (RECEPTACLES, SWITCHES, LIGHTS, SMOKE DETECTORS, ETC.)

A 20 FOOT #4 UFER GROUNDING ELECTRODE WILL BE PROVIDED FOR GROUNDING THE ELECTRICAL SYSTEM. GAS AND WATER LINES SHALL BE BONDED.

GENERAL PURPOSE LIGHTING FIXTURES IN KITCHEN AND BATHROOMS SHALL HAVE LAMPS WITH A EFFICACY OF AT LEAST 40 LUMEN PER WATTS. BATHROOM FLUORESCENTS LIGHTS ARE REQUIRED IN THE AREAS CONTAINING TUB OR SHOWER FACILITIES.

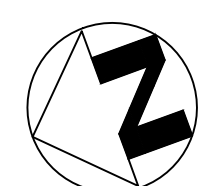
LIGHTING INSTALLED IN ATTACHED AND DETACHED GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY EITHER DIMMERS OR VACANCY SENSORS.

LIGHTING INSTALLED IN ROOMS OR OTHER AREAS OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY EITHER DIMMERS OR VACANCY SENSORS.



ELECTRICAL / REFLECTED CEILING PLAN--SECOND FLOOR

Mark M. Wheeler
 April 1, 2024



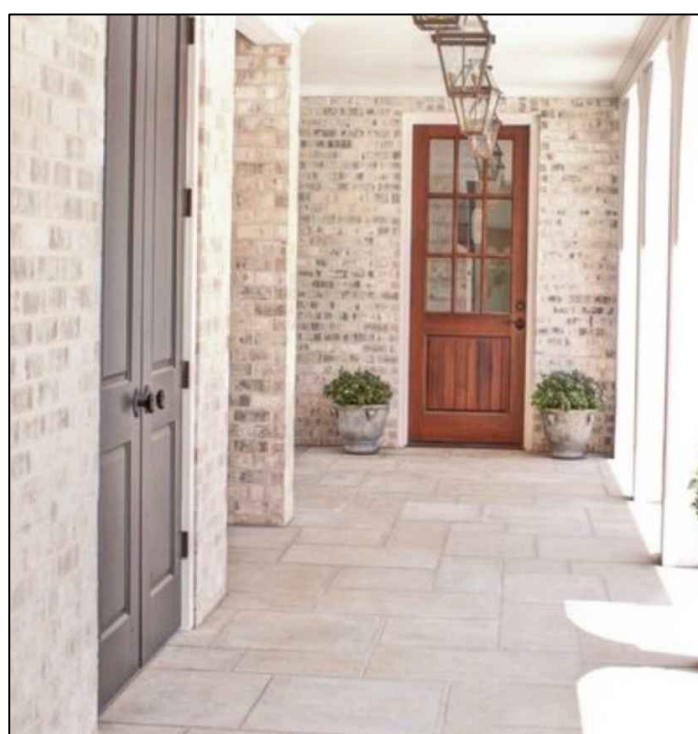
REVISIONS	

The Bowers Residence
 6442 GARLAND CIRCLE ~ THE PENINSULA ~ HUNTINGTON BEACH, CA 92648

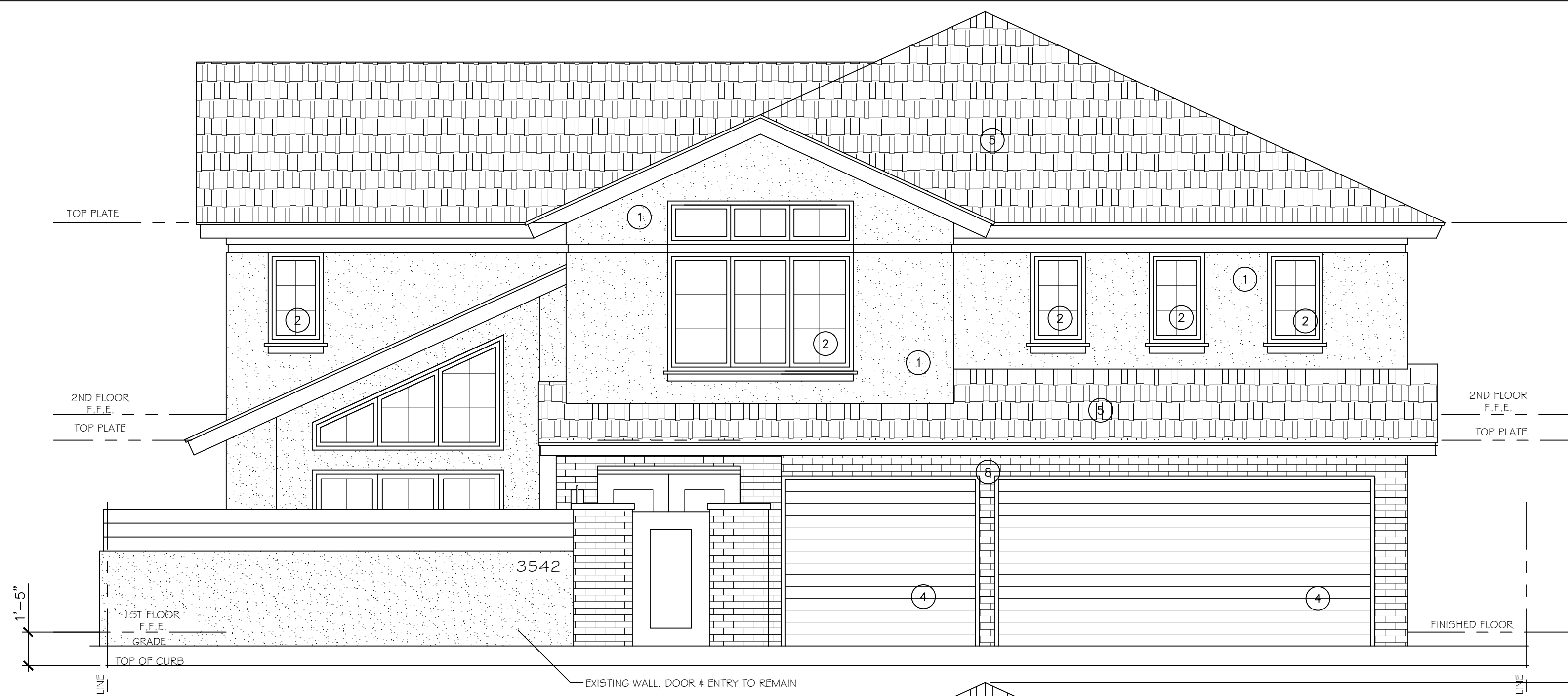
325 ROYCROFT AVENUE
 LONG BEACH, CA 90814
 562-856-5665
 562-619-3990
 562-684-0570

mark wheeler
 RESIDENTIAL DESIGN

DATE: 4-1-24
 SCALE: AS NOTED
 DRAWN:MMW
 JOB: A-788
 SHEET:
A-4.1
 OF - SHEETS



*NOTE: COLOR SCHEME TO REMAIN AS EXISTING, AS SHOWN ABOVE, EXCEPT THAT USED NATURAL BRICK UTILIZING AN OVERGROUT (SEE LEFT) WILL REPLACE THE STONE ON THE FACE OF THE HOUSE AND FRONT WALL ABOVE.



FRONT ELEVATION
W/ EXISTING FRONT WALL



FRONT ELEVATION

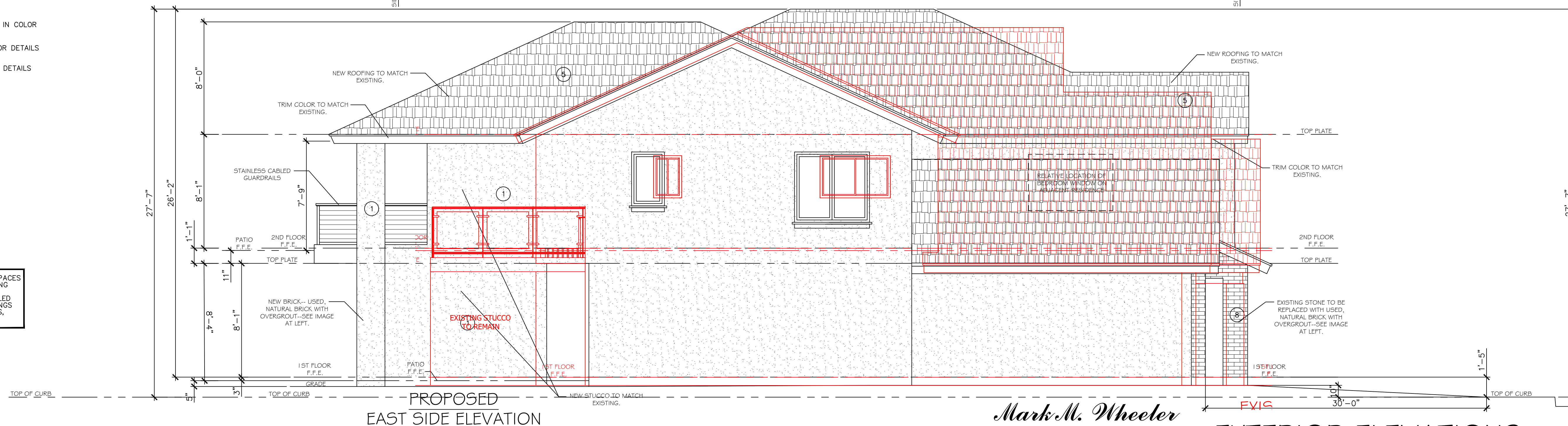
ELEVATION KEYNOTES

- 1 SMOOTH COAT STUCCO TO MATCH EXISTING IN COLOR
- 2 NEW WINDOWS TO MATCH EXISTING
SEE WINDOW SCHEDULE ON SHEET A-3.0 FOR DETAILS
- 3 NEW DOORS TO MATCH EXISTING
SEE DOOR SCHEDULE ON SHEET A-3.0 FOR DETAILS
- 4 REFINISH EXISTING GARAGE DOOR
- 5 EAGLE-3687-10C-ES AC180 CONCRETE TILE CLASS-A BROWN GRAY RANGE TO MATCH EXISTING
- 6 LOCATION OF ELECTRIC PANEL
- 7 LOCATION OF GAS METER
- 8 USED NATURAL BRICK VENEER W/OVERGROUT TECHNIQUE

INSULATION REQUIREMENTS	
WALLS:	13
CEILING/ROOFS:	30
FLOORING:	19
INSULATION AT ALL WALL INTERIOR AND EXTERIOR	

SEE STRUCTURAL DRAWINGS FOR EXACT LOCATION OF FRAMING

FIRE BLOCKING IS REQUIRED IN CONCEALED SPACES 10" O.C. HORIZONTAL, VERTICAL AT THE CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIR AND LANDING, OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS AND FIREPLACES.



PROPOSED
EAST SIDE ELEVATION

Mark M. Wheeler
April 1, 2024

EXTERIOR ELEVATIONS

REVISIONS	

The Cirks Residence

3542 VENTURE DRIVE ~ HUNTINGTON HARBOUR ~ HUNTINGTON BEACH, CA 92648

325 ROYCROFT AVENUE
LONG BEACH, CA 90814
562-856-5665
562-619-3990
562-684-0570

mark wheeler
RESIDENTIAL DESIGN

DATE: 4-1-24

SCALE: AS NOTED

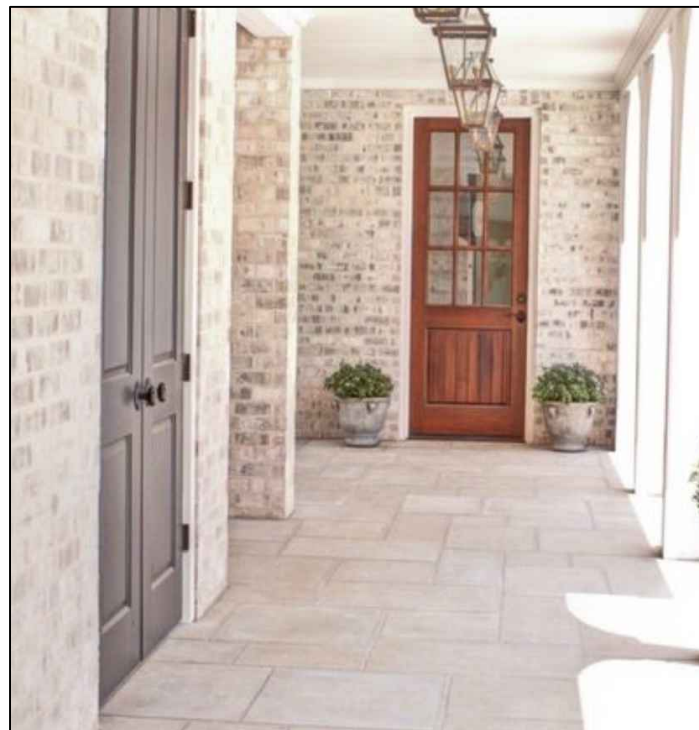
DRAWN:MMW

JOB: A-788

SHEET:

A-5.0

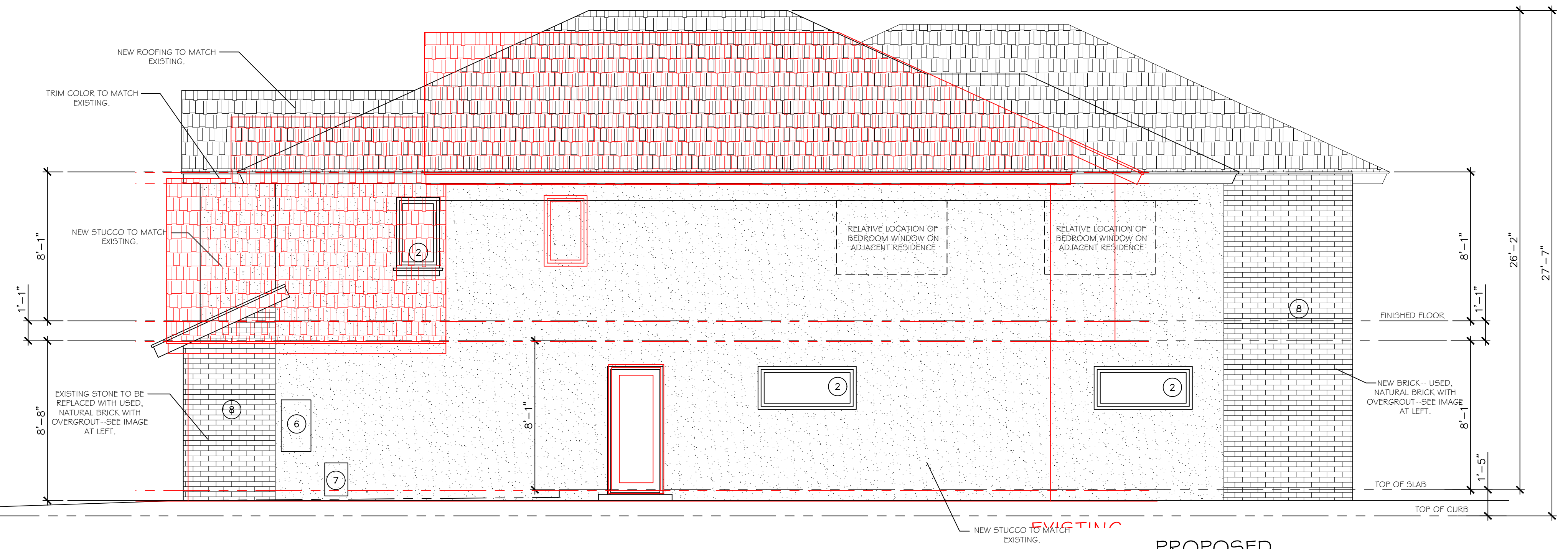
OF - SHEETS



***NOTE: COLOR SCHEME TO REMAIN AS EXISTING, AS SHOWN ABOVE, EXCEPT THAT USED NATURAL BRICK UTILIZING AN OVERGROUT (SEE LEFT) WILL REPLACE THE STONE ON THE FACE OF THE HOUSE AND FRONT WALL ABOVE.**



PROPOSED REAR ELEVATION



PROPOSED WEST SIDE ELEVATION

ELEVATION KEYNOTES

- 1 SMOOTH COAT STUCCO TO MATCH EXISTING IN COLOR
- 2 NEW WINDOWS TO MATCH EXISTING SEE WINDOW SCHEDULE ON SHEET A-3.0 FOR DETAILS
- 3 NEW DOORS SEE DOOR SCHEDULE ON SHEET A-3.0 FOR DETAILS
- 4 REFINISH EXISTING GARAGE DOOR
- 5 EAGLE-3687-ICC-ES AC180 CONCRETE TILE CLASS-A BROWN GRAY RANGE TO MATCH EXISTING
- 6 LOCATION OF ELECTRIC PANEL
- 7 LOCATION OF GAS METER
- 8 USED NATURAL BRICK VENEER W/OVERGROUT TECHNIQUE

INSULATION REQUIREMENTS
 WALLS: 13
 CEILING/ROOFS: 30
 FLOORING: 19
 INSULATION AT ALL WALL INTERIOR AND EXTERIOR

SEE STRUCTURAL DRAWINGS FOR EXACT LOCATION OF FRAMING

FIRE BLOCKING IS REQUIRED IN CONCEALED SPACES 10" O.C. HORIZONTAL, VERTICAL AT THE CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIR AND LANDING, OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS AND FIREPLACES.

REVISIONS	

The Cirks Residence
 3542 VENTURE DRIVE ~ HUNTINGTON HARBOUR ~ HUNTINGTON BEACH, CA 92648

325 ROYCROFT AVENUE
 LONG BEACH, CA 90814
 562-856-5665
 562-619-3990
 562-684-0570

mark wheeler
 RESIDENTIAL DESIGN

DATE: 4-1-24
 SCALE: AS NOTED
 DRAWN:MMW
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 SHEET:
A-5.1
 OF - SHEETS

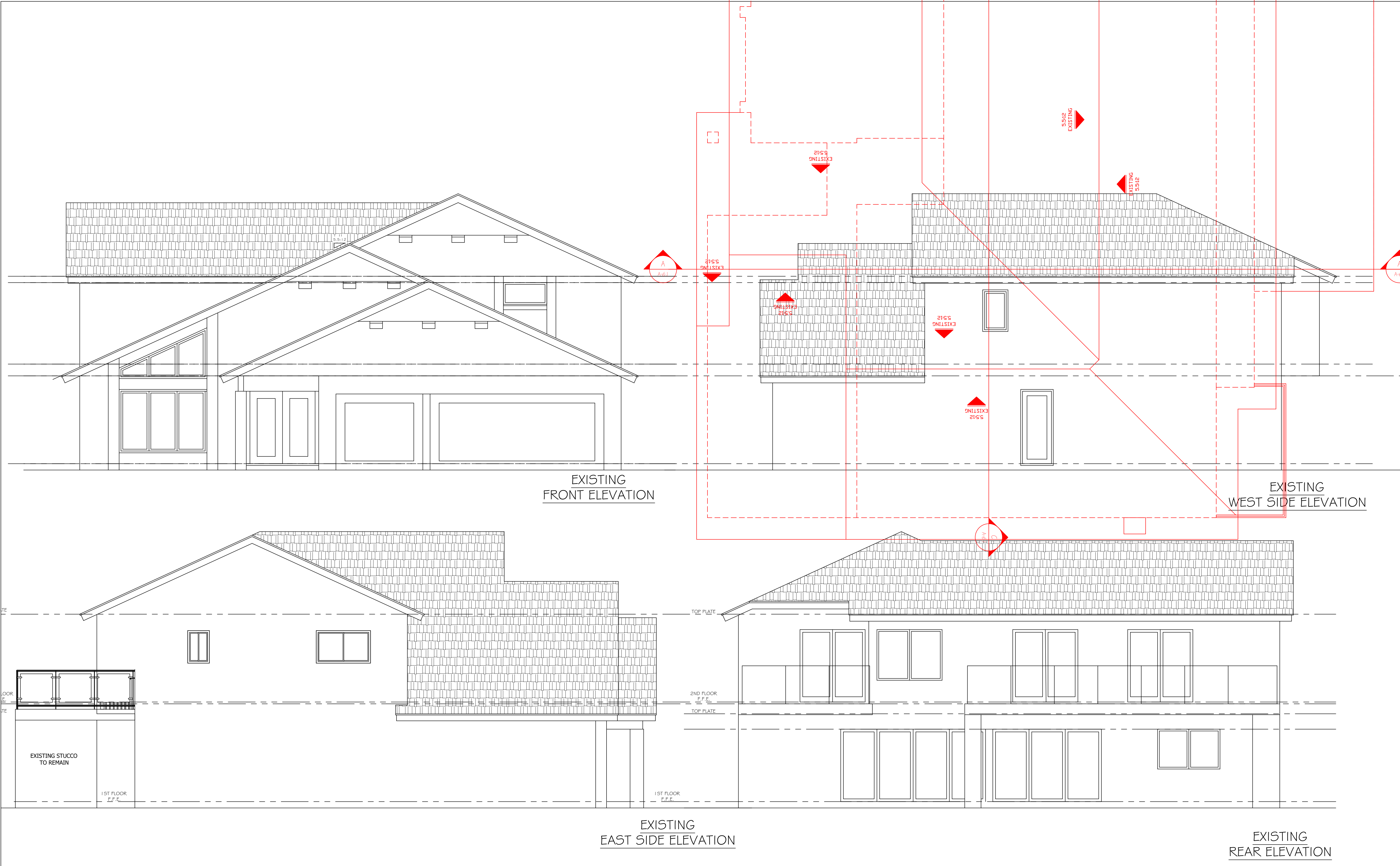
REVISIONS	

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 3542 VENTURE DRIVE ~ HUNTINGTON HARBOUR ~ HUNTINGTON BEACH, CA 92648

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 SHEET:
A-5.1
 OF - SHEETS



EXISTING FRONT ELEVATION

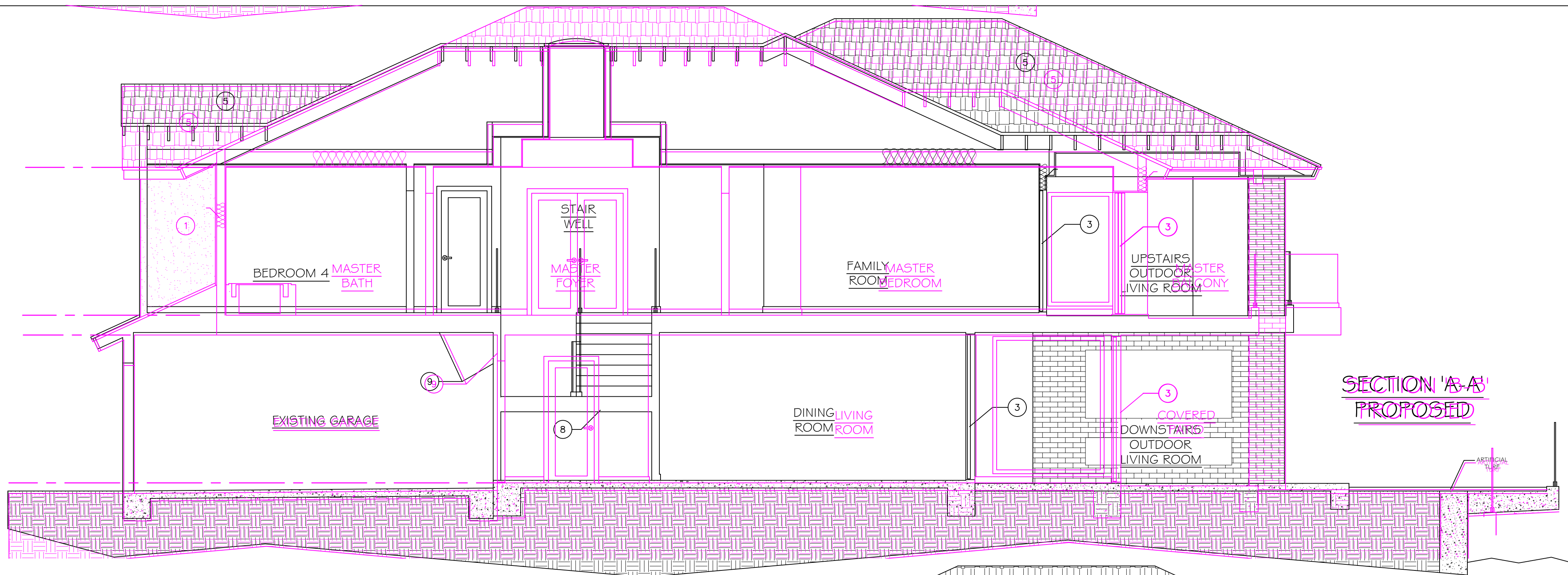
EXISTING WEST SIDE ELEVATION

EXISTING EAST SIDE ELEVATION

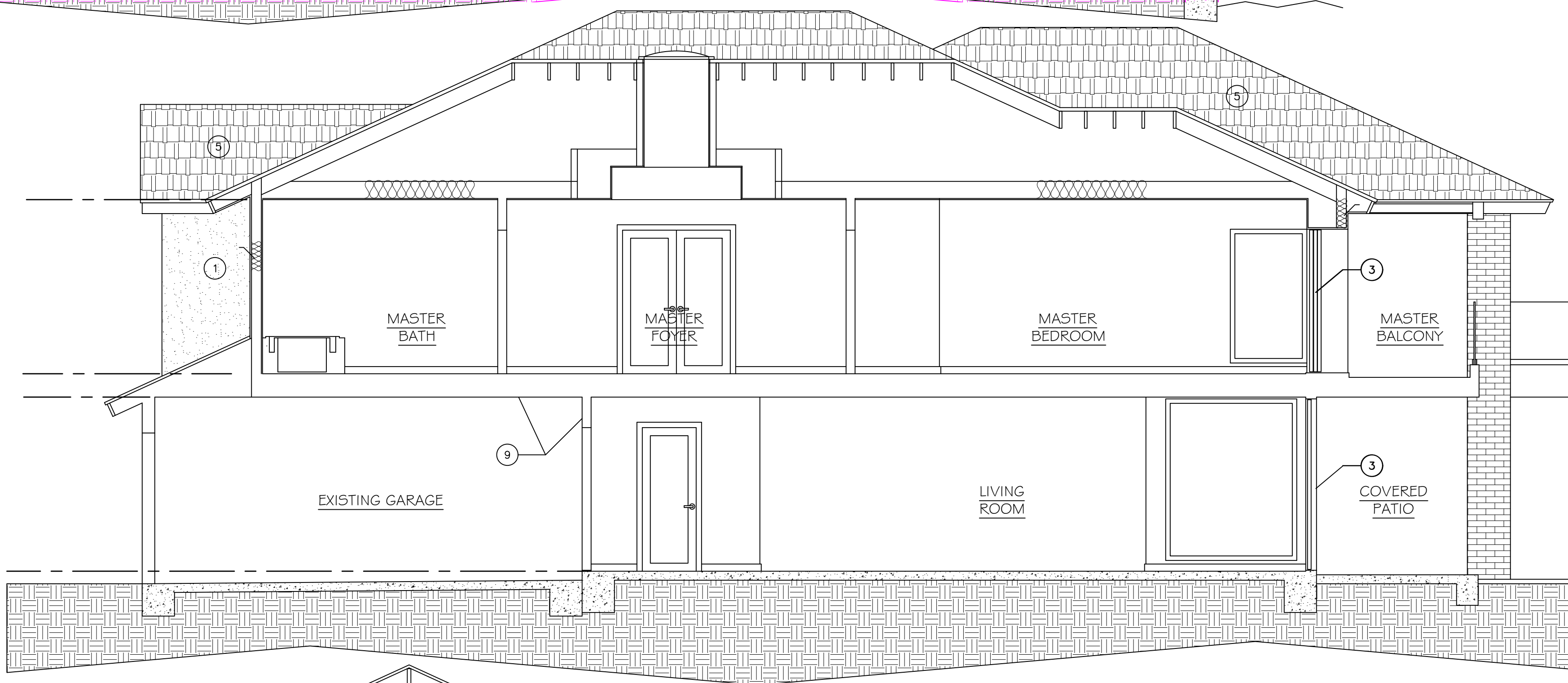
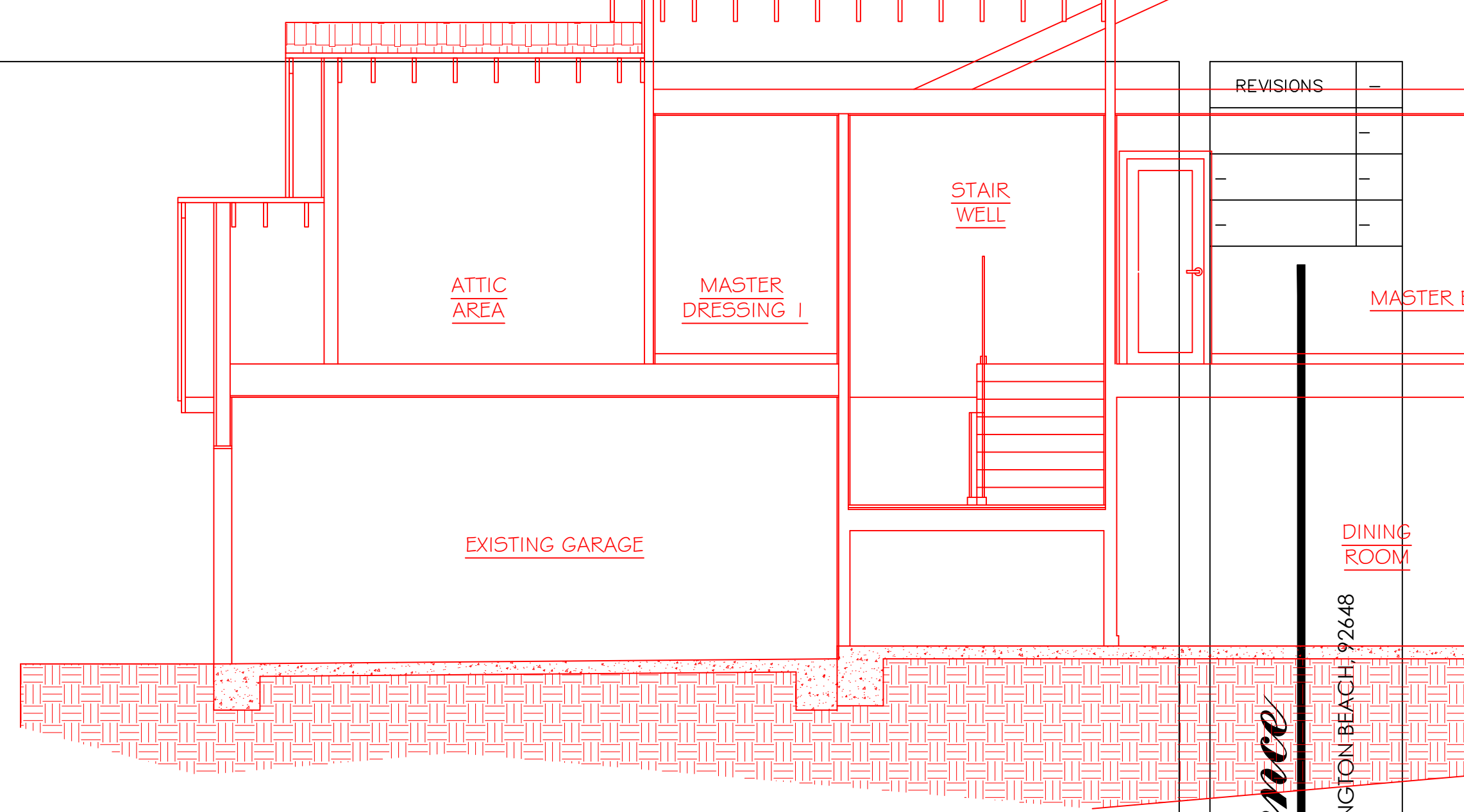
EXISTING REAR ELEVATION

Mark M. Wheeler
 April 1, 2024

EXISTING EXTERIOR ELEVATIONS



SECTION 'A-A'
PROPOSED



SECTION 'B-B'
PROPOSED



SECTION 'C-C'
PROPOSED

SECTION KEYNOTES

- 1 SMOOTH COAT STUCCO TO MATCH EXISTING IN COLOR & TEXTURE
- 2 NEW WINDOWS TO MATCH EXISTING
SEE WINDOW SCHEDULE ON SHEET A-3.0 FOR DETAILS
- 3 NEW DOORS
SEE DOOR SCHEDULE ON SHEET A-3.0 FOR DETAILS
- 4 REFINISH EXISTING GARAGE DOOR.
- 5 EAGLE--3687--ICC-ES AC108
CONCRETE TILE CLASS-A
BROWN GRAY RANGE TO MATCH EXISTING
- 6 LOCATION OF ELECTRIC PANEL
- 7 LOCATION OF GAS METER
- 8 PROVIDE ONE LAYER 3/8" TYPE "X" GYPBOARD UNDER STAIRS
- 9 PROVIDE ONE LAYER 5/8" TYPE "X" GYPBOARD AT GARAGE WALLS
ADJACENT TO LIVING SPACE (GARAGE SIDE ONLY)

INSULATION REQUIREMENTS	
WALLS:	13
CEILING/ROOFS:	30
FLOORING:	19
INSULATION AT ALL WALL INTERIOR AND EXTERIOR	

SEE STRUCTURAL DRAWINGS
FOR EXACT LOCATION OF
FRAMING

FIRE BLOCKING IS REQUIRED IN CONCEALED SPACES
10" O.C. HORIZONTAL, VERTICAL AT THE CEILING
AND FLOOR LEVELS, CONNECTIONS BETWEEN
HORIZONTAL AND VERTICAL SPACES, CONCEALED
SPACES BETWEEN STAIR AND LANDING, OPENINGS
AROUND VENTS, PIPES, DUCTS, CABLES, WIRES,
CHIMNEYS AND FIREPLACES.

PROPOSED SECTION-ELEVATIONS

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

Mark M. Wheeler
April 1, 2024

REVISIONS	DATE	DESCRIPTION

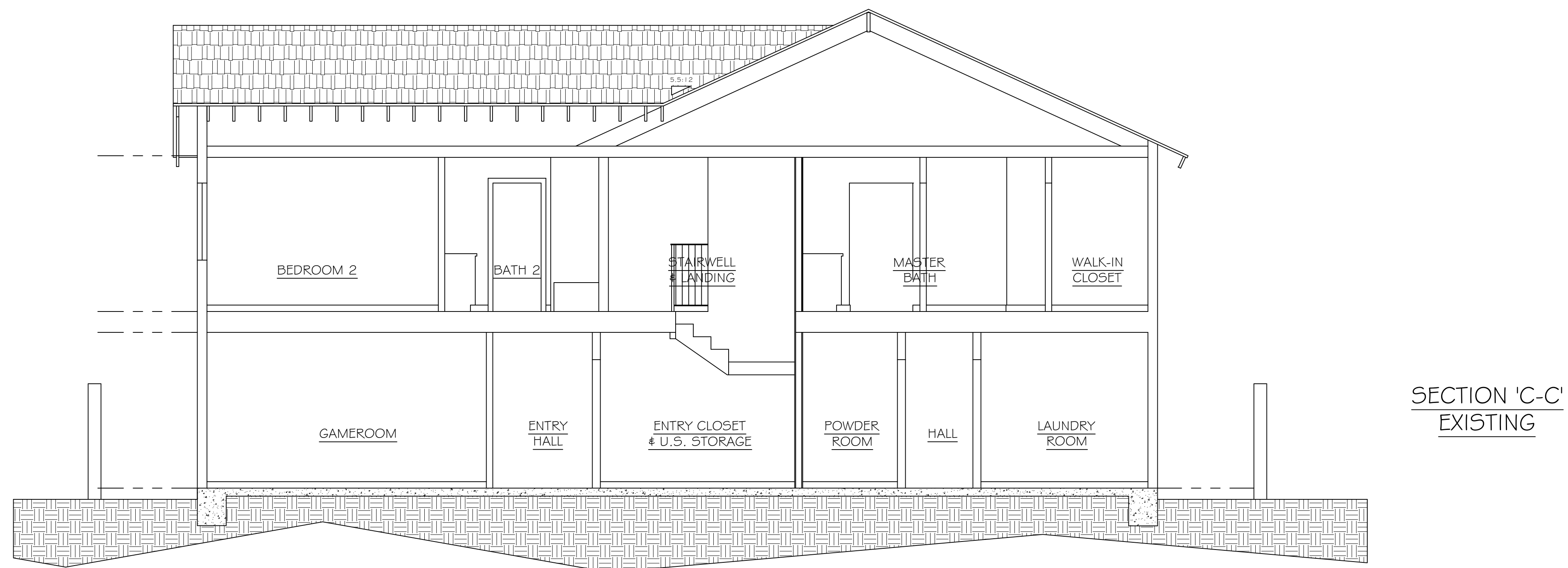
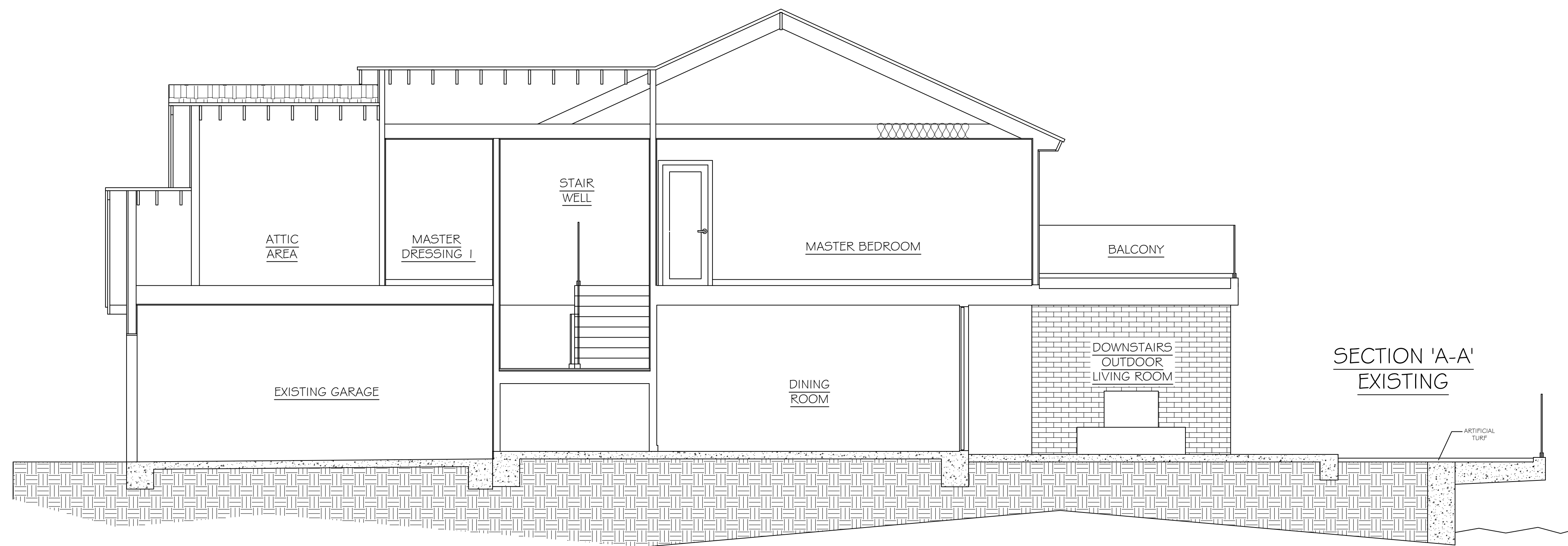
ATTIC AREA
MASTER DRESSING I
STAIR WELL
EXISTING GARAGE
DINING ROOM

The Cirks Residence
3542 VENTURE DRIVE ~ TRINIDAD ISLAND ~ HUNTINGTON BEACH 92648

325 ROYCROFT AVENUE
LONG BEACH, CA 90814
562-856-5665
562-619-3990
562-684-0570

mark wheeler
RESIDENTIAL DESIGN

DATE: 4-1-24
SCALE: 1/4"=1'-0"
DRAWN:
JOB:
SHEET:
A-6.0
OF - SHEETS



SECTION 'A-A'
EXISTING

SECTION 'C-C'
EXISTING

REVISIONS	

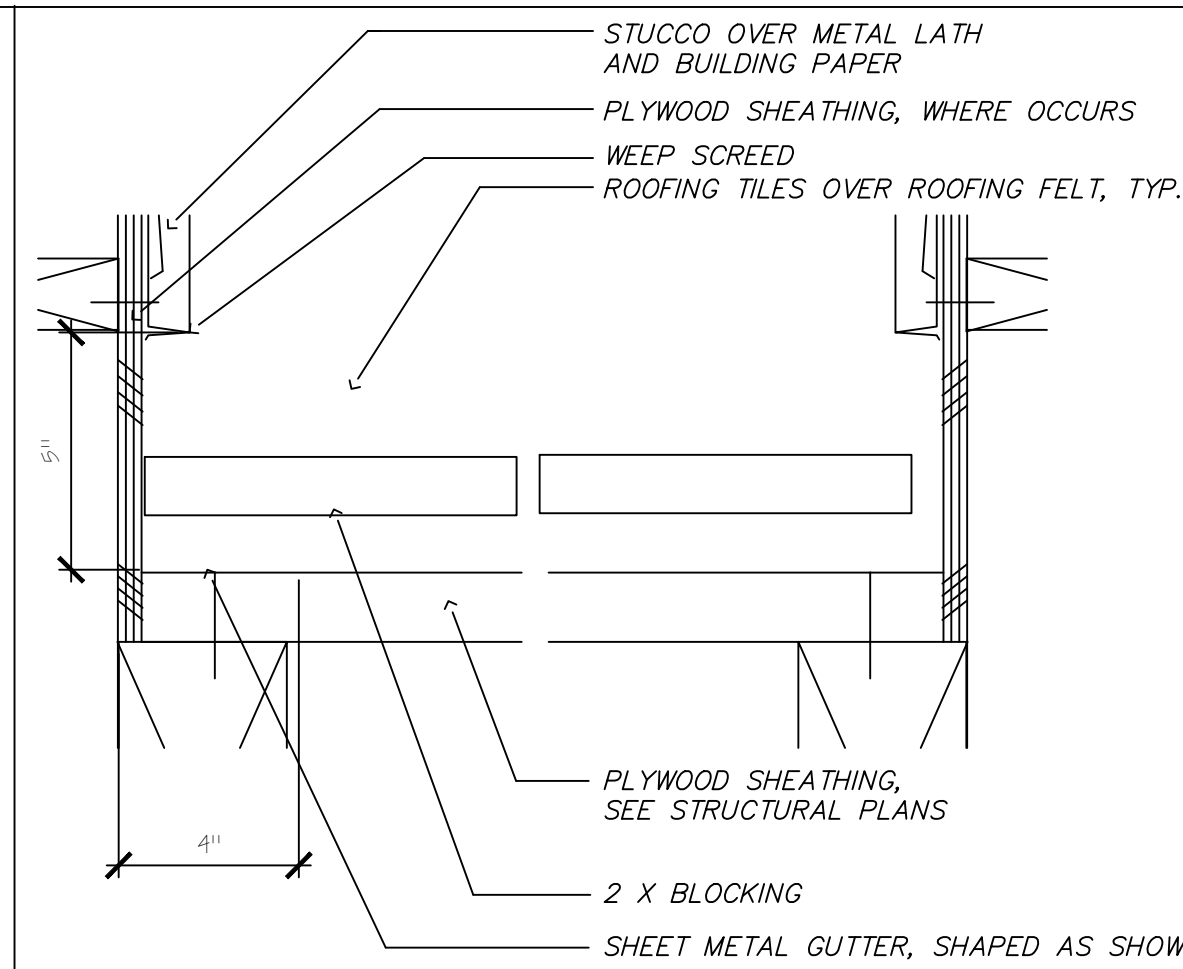
The Cirks Residence
3542 VENTURE DRIVE ~ TRINIDAD ISLAND ~ HUNTINGTON BEACH, 92648

325 ROYCROFT AVENUE
LONG BEACH, CA, 90814
562-856-5665
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562-684-0570

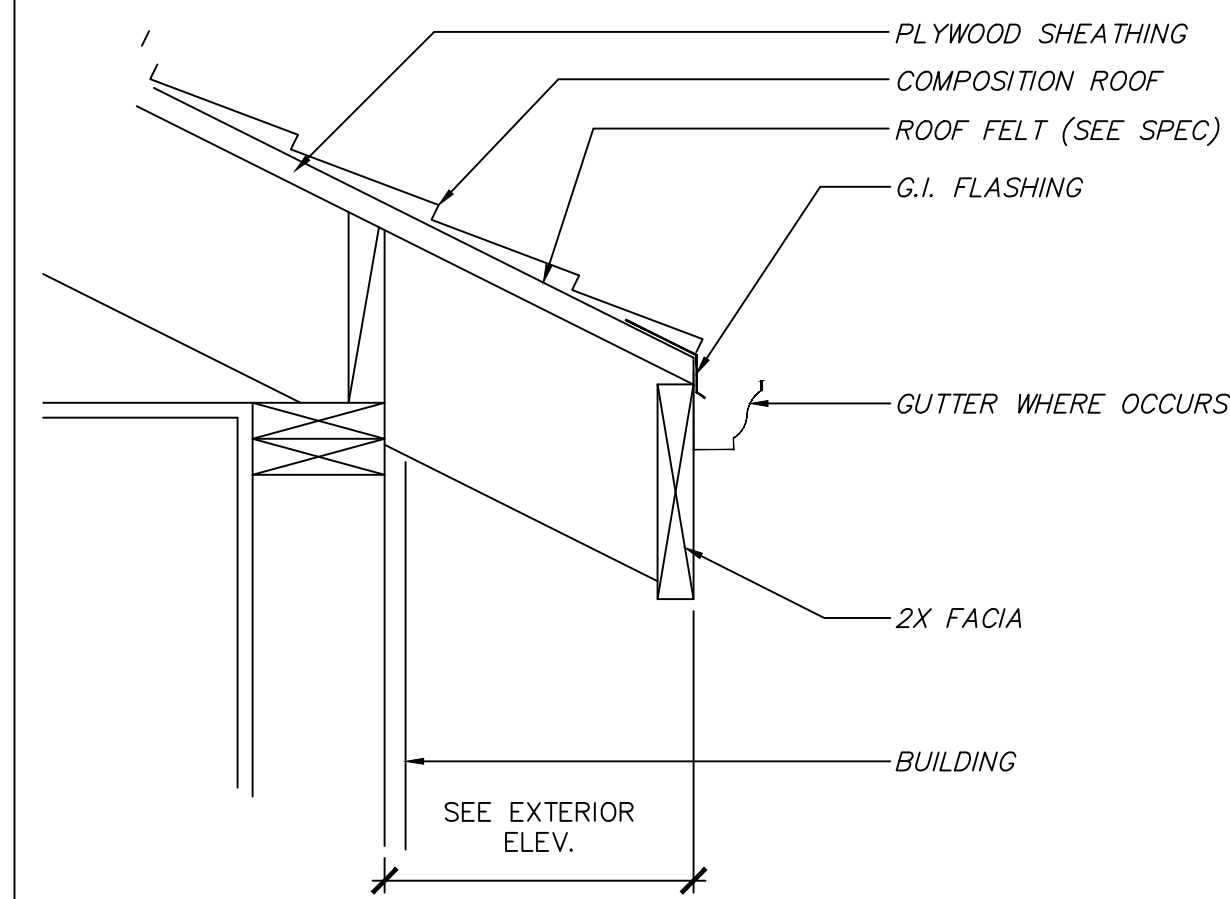
mark wheeler
RESIDENTIAL DESIGN

DATE: 4-1-24
SCALE: 1/4"=1'-0"
DRAWN:
JOB:
SHEET:
A-6.1
OF - SHEETS

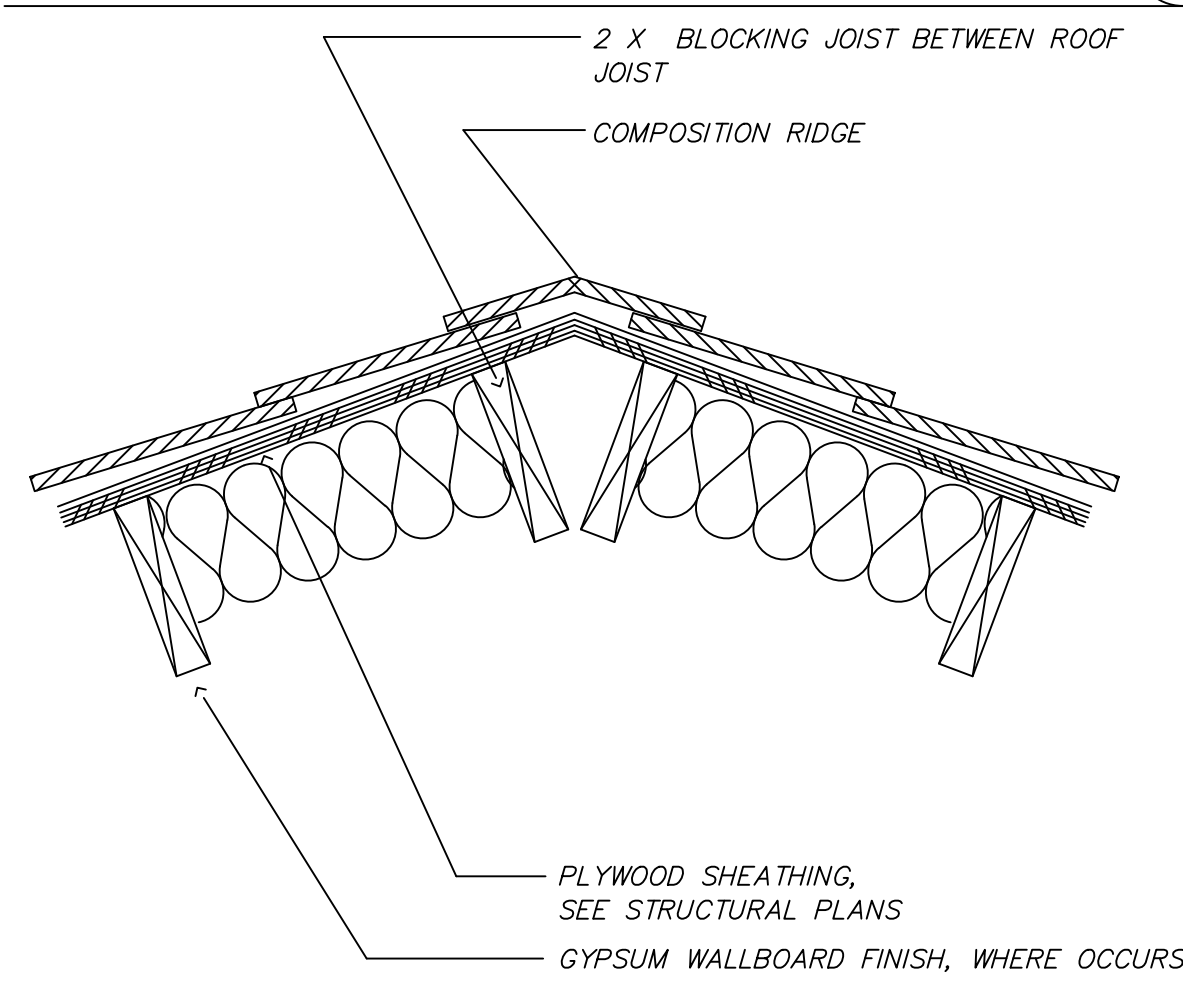
Mark M. Wheeler
April 1, 2024



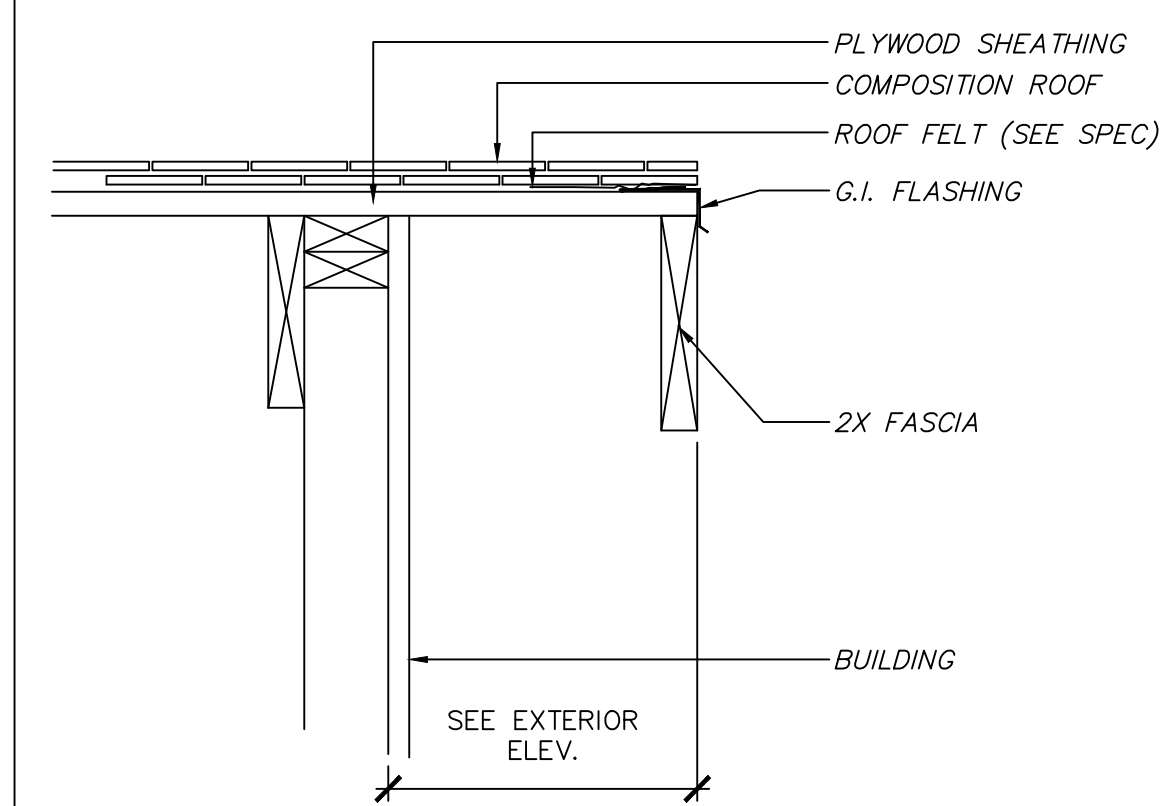
NOT TO SCALE **20** ROOF FLASHING NOT TO SCALE **16**



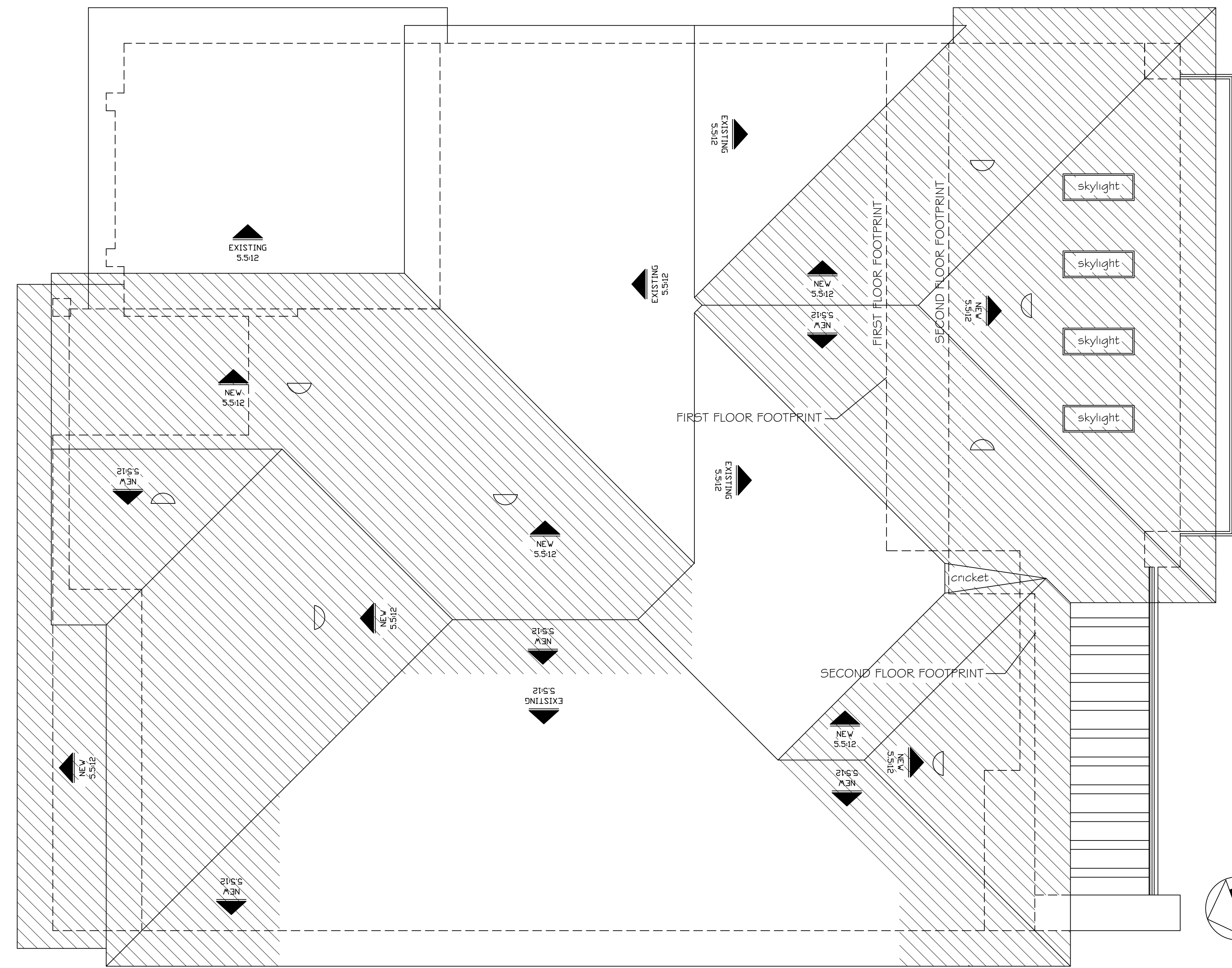
NOT TO SCALE **19** EAVE DETAIL NOT TO SCALE **15**



NOT TO SCALE **18** RIDGE



NOT TO SCALE **14** RAKE



ROOF PLAN

SCALE: 1/4" = 1'-0" **3**

GENERAL NOTES

- PROVIDE ROOF VENTING PER CBC. VERIFY W/ MANUFACTURER FOR ADDITIONAL REQUIREMENTS.
- ROOFING AT SLOPED FORMS:
 MANUFACTURER: EAGLE--3687--ICC-ES AC180, IAPMO UES-ER-1900
 TYPE: CONCRETE TILE CLASS-A
 COLOR: BROWN GRAY RANGE TO MATCH EXISTING
 UNDERLAYMENT: 2 LAYERS BLDG FELT PER MANUF. RECOMMENDATIONS
 SLOPE: 5.5:12 TO MATCH EXISTING
- EAVE CONDITIONS
 EAVE AT SLOPE ROOF:
 RAKE: 12" OVERHANG TO MATCH EXISTING (SEE PLAN)
 EAVE: 24" OVERHANG TO MATCH EXISTING (SEE PLAN)

LEGEND

- AREA OF NEW SLOPED ROOF
- 1 SQUARE FOOT DORMER VENT OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH WITH 1/16"-1/4" OPENINGS.
- ATTIC VENTING**
 NEW ATTIC AREA--2ND FLOOR: APPROX 885 SF.
 1 SQ.FT. OF VENTILATION FOR EVERY 150 S.F. OF ATTIC AREA.
 5.9 S.F. VENTILATION REQUIRED.
 6 VENTS PROVIDED @ 1 S.F. EACH = 6 S.F.

ROOF GENERAL NOTES

Mark M. Wheeler
 April 1, 2024

REVISIONS	-

The Cirks Residence
 3542 VENTURE DRIVE ~ TRINIDAD ISLAND ~ HUNTINGTON BEACH, 92648

325 ROYCROFT AVENUE
 LONG BEACH, CA 90814
 562-856-5665
 562-619-3990
 562-684-0570

mark wheeler
 RESIDENTIAL DESIGN

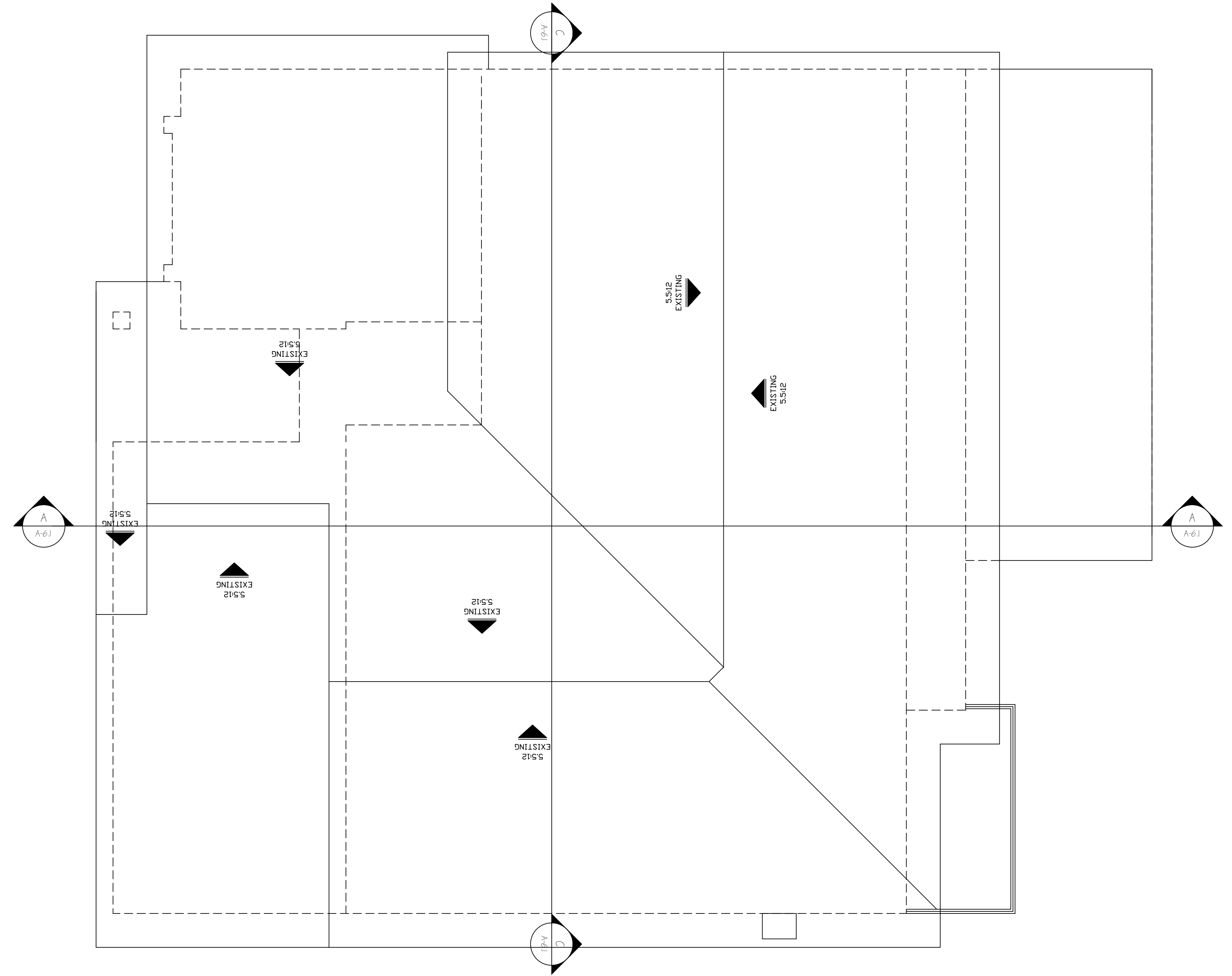
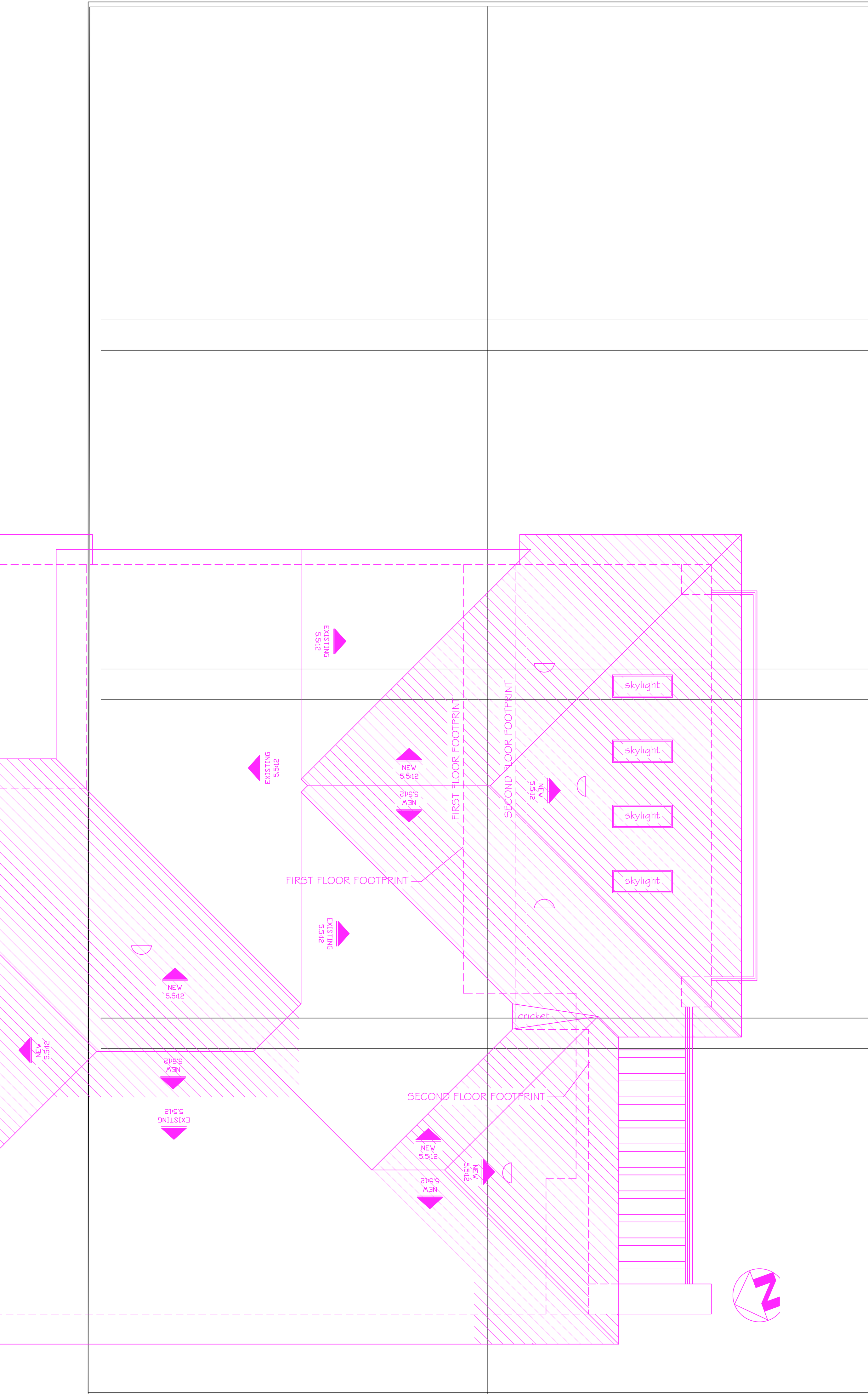
DATE: 4-1-24
 SCALE: 1/4"=1'-0"
 DRAWN:
 JOB:
 SHEET:
A-7.0
 OF - SHEETS

NOT TO SCALE **17**

NOT TO SCALE **13**

NOT TO SCALE **12**

NOT TO SCALE **1**



EXISTING ROOF PLAN

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

Mark M. Wheeler
 April 1, 2024

REVISIONS	-

The Cirks Residence
 3542 VENTURE DRIVE ~ TRINIDAD ISLAND ~ HUNTINGTON BEACH, 92648

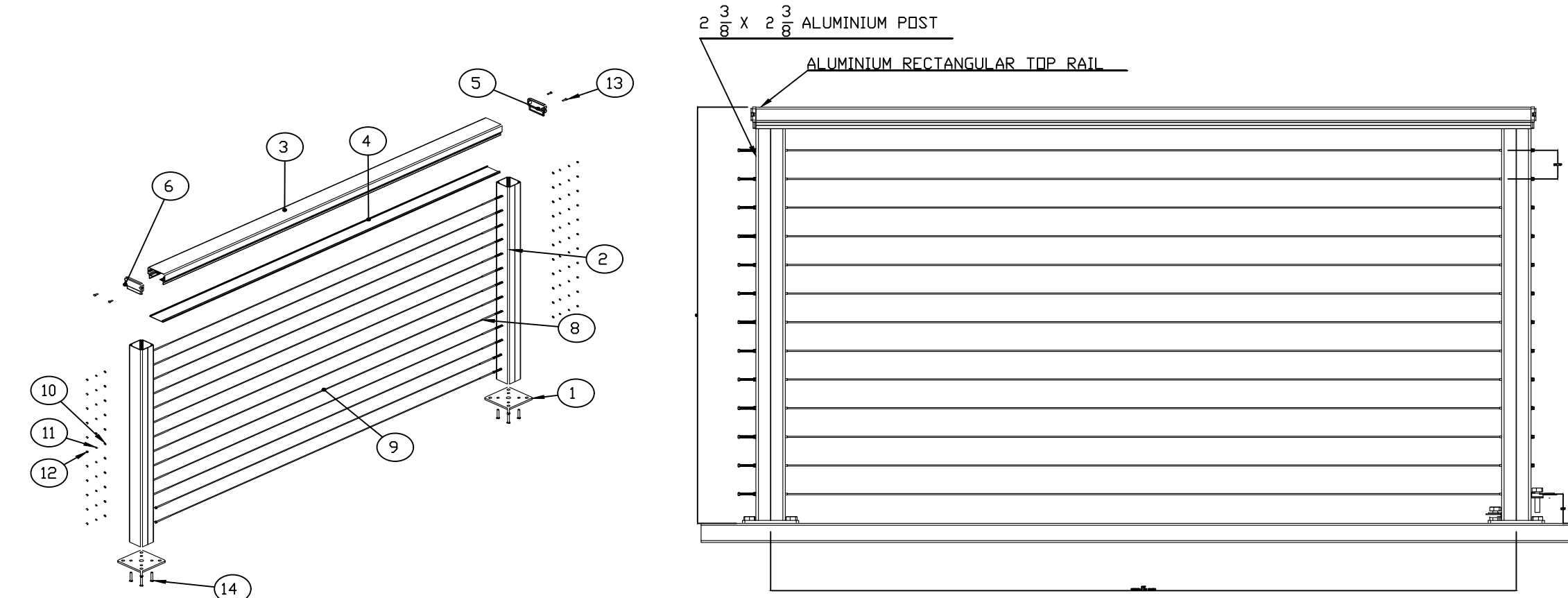
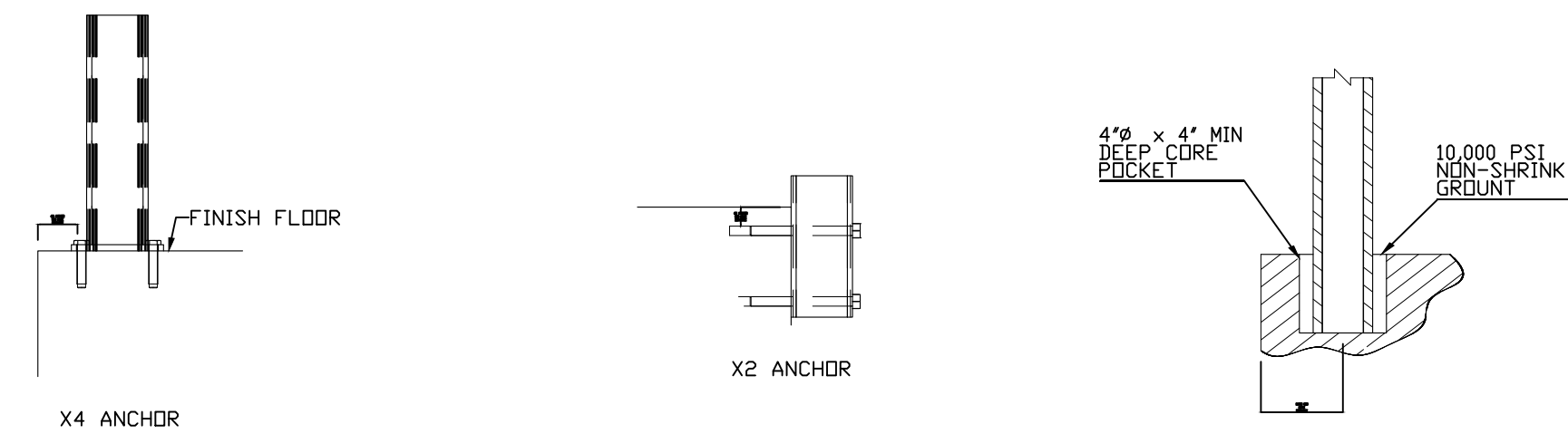
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mark wheeler
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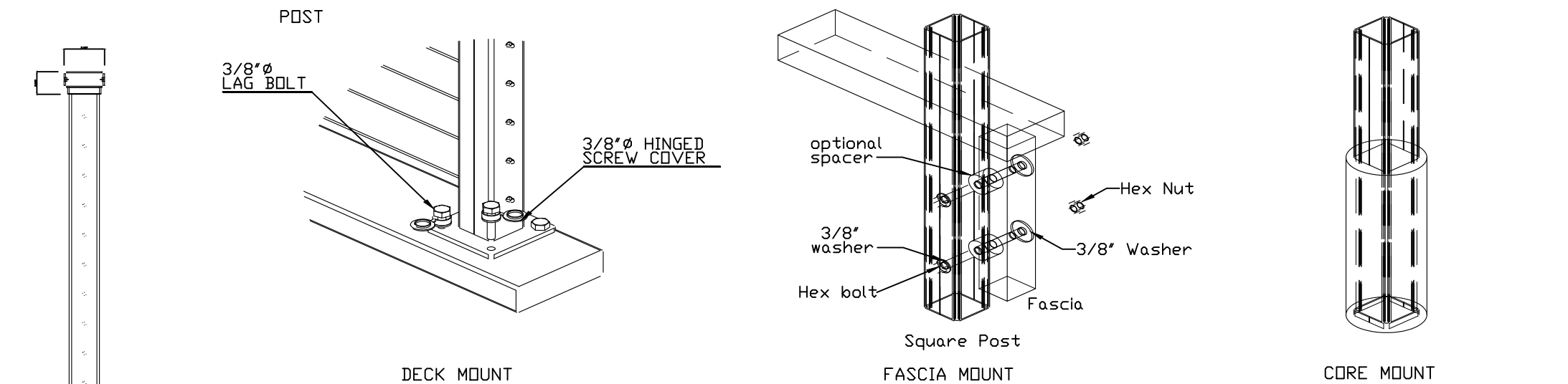
DATE: 4-1-24
 SCALE: 1/4"=1'-0"
 DRAWN:
 JOB:
 SHEET:
A-7.1
 OF - SHEETS

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	03-009-01	BASE PLATE	2
2	03-001-01	TERMINAL POST (6005 TS ALUM)	2
3	03-004-01	RECTANGULAR TOP RAIL (6082 T6 ALUM)	1
4	03-006-01	TOP RAIL SNAP COVER (6082 T6 ALUM)	1
5	03-005-01	RECTANGULAR RAIL END	1
6	Mirror 03-005-01	RECTANGULAR RAIL END (ADC12 ALUM)	1
7	01-0085-01 DR 01-0285-01	FIELD THREADED TERMINAL	13
8	01-0008-01 DR 01-0288-01	FIELD THREADED TENSIONER	13
9	Stainless Cable	1/8" or 3/16" DIA.	13
10	Stainless Washer	STD	26
11	Stainless Hex Nut	STD	26
12	Stainless Acorn Nut	STD	4
13	6-32 SS TYPE	STD	4
14	1/4-20x2 1/2 PHIL FH 1/4 410 SS	STD	8
15	LAG BOLT	STD	8

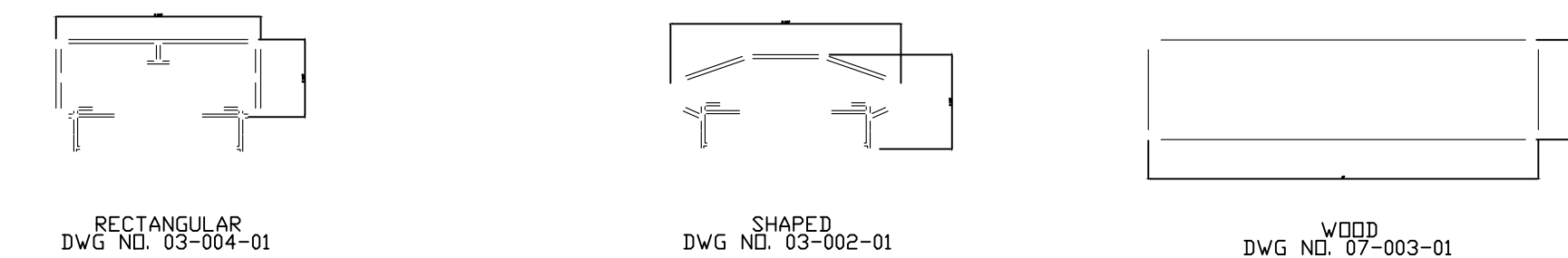
*NOTE:
GUARDRAIL SHALL WITHSTAND 200 LBS
PER LINEAL FT. AT RIGHT ANGLE
TO THE TOP OF THE RAIL



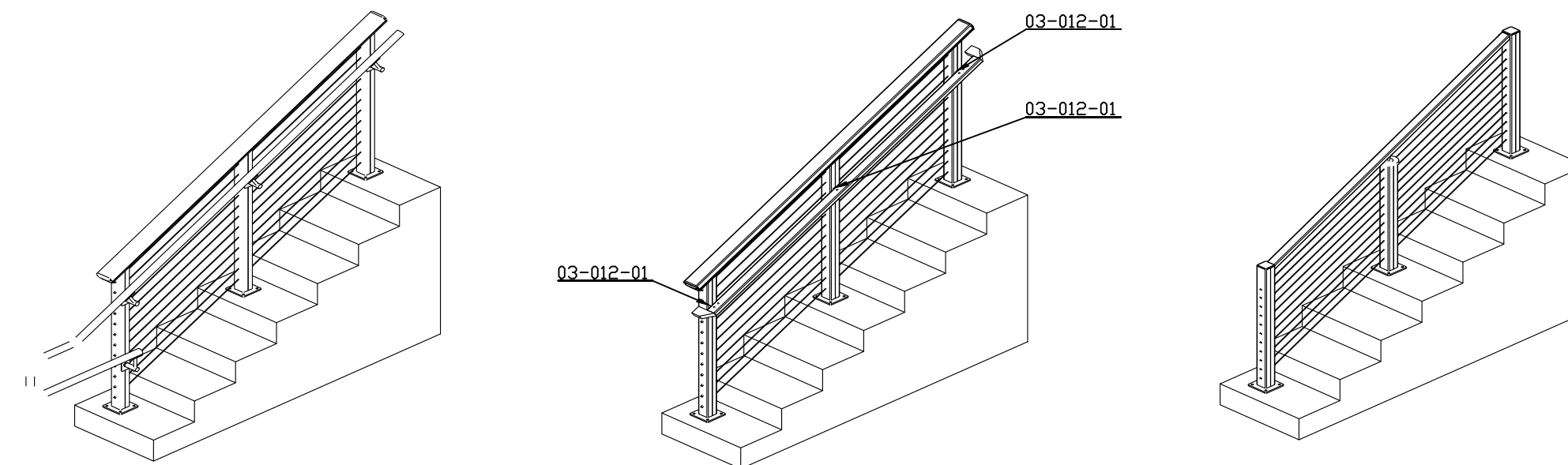
LEVEL 42" STANDARD GUARD RAILING



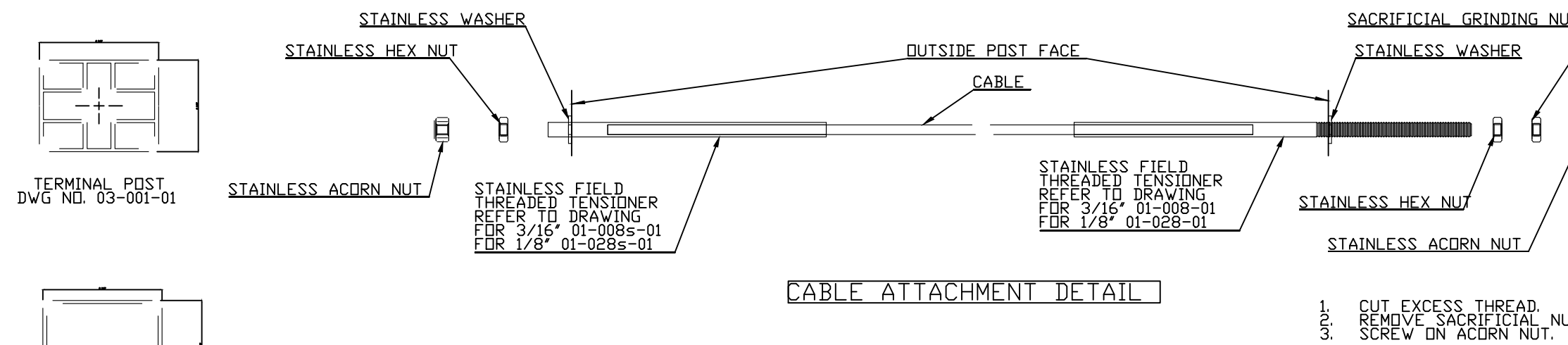
TYPICAL MOUNTING OPTIONS



TOP RAIL OPTIONS



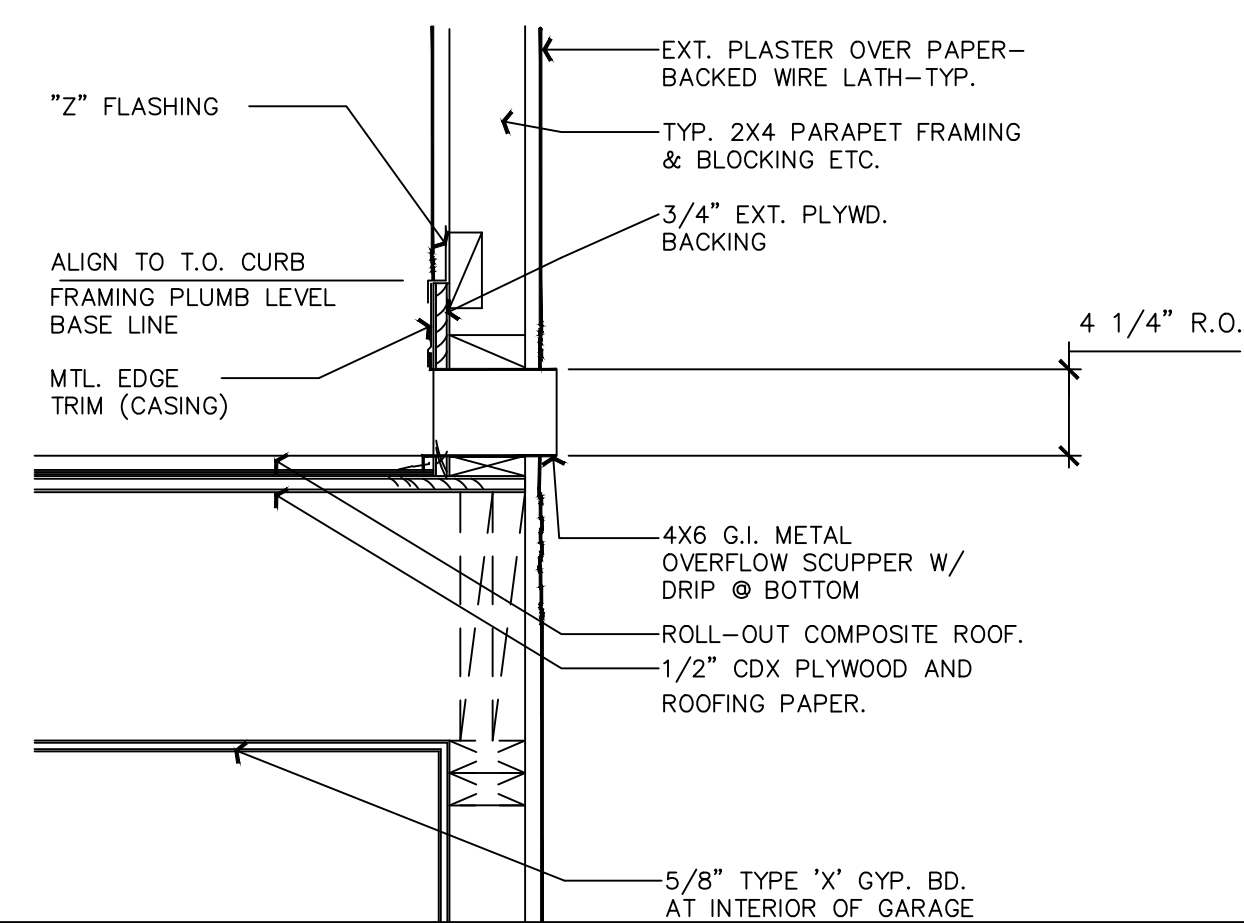
STAIRS 42" STANDARD GUARD RAILING



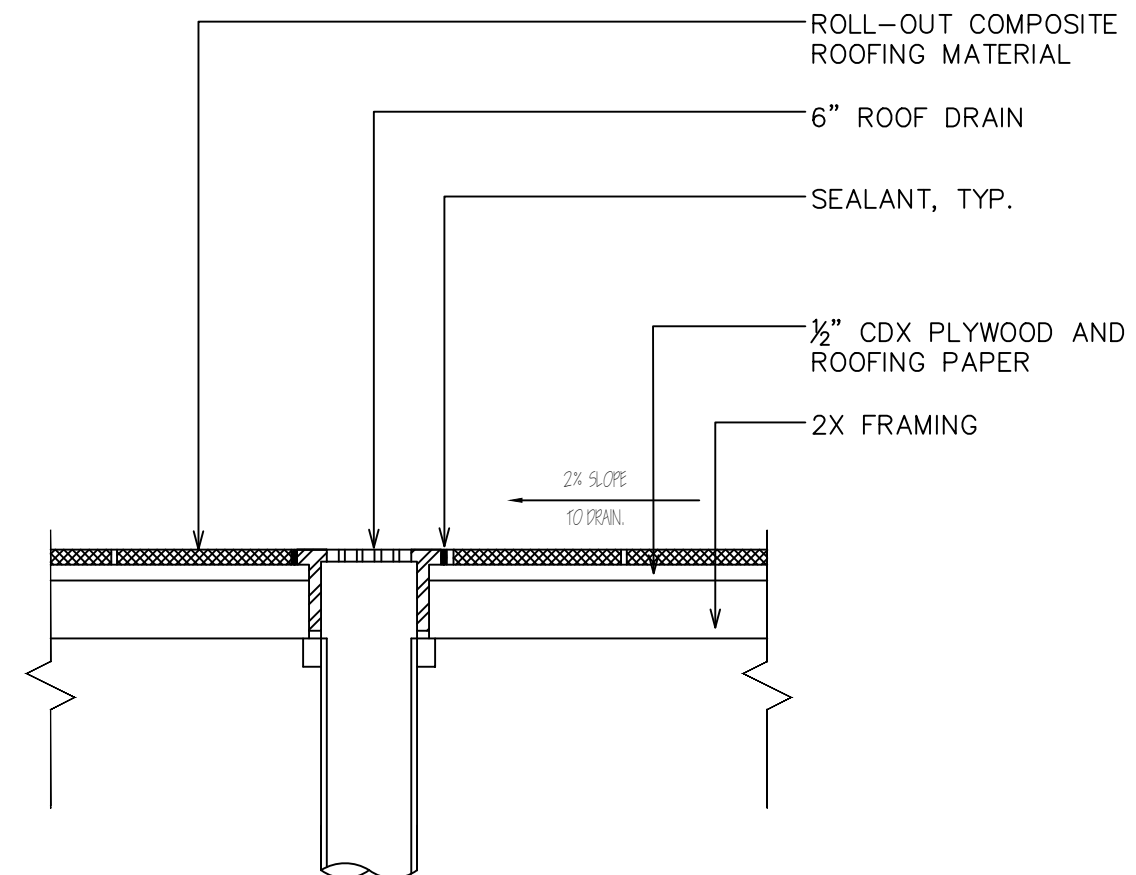
CABLE ATTACHMENT DETAIL

POWDER COAT OPTION :		BLACK	BRONZE	WHITE	CLAX	NATURAL
REV	DATE	DESCRIPTION OF CHANGE		ECN	BY	APPR
DRAWN BY: PA		DATE: **		PROJECT: **		TOLERANCES: UNLESS OTHERWISE SPECIFIED: ANGULAR: ±0.5° FRACTIONAL: ±1/32
DRAWN BY: PA		DATE: **		PROJECT: **		TITLE: CABLEVIEW ALUMINIUM 42" RAILING
DRAWN BY: PA		DATE: **		PROJECT: **		DRG NO. CV-A42

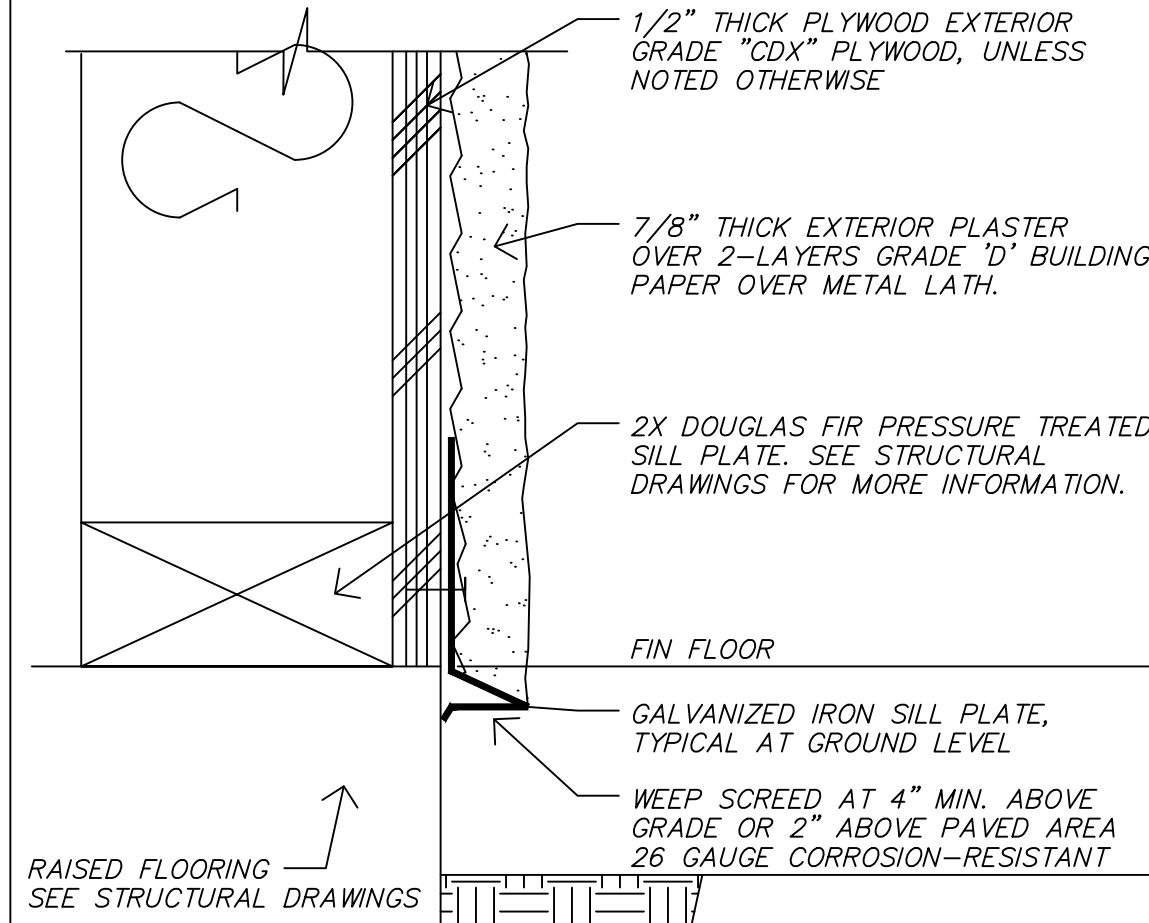
3 CABLE HANDRAIL DETAILS



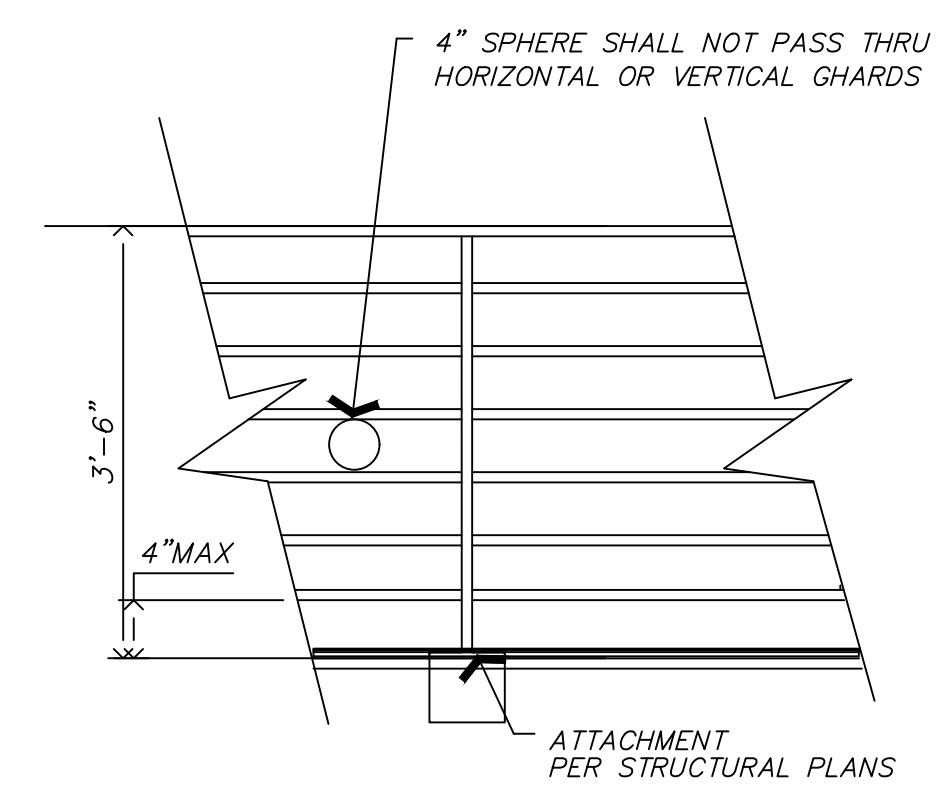
DRAINAGE/PARAPET NOT TO SCALE



ROOF DRAIN NOT TO SCALE



FTG. WATERPROOFING SCALE 3\"/>



GUARDRAIL SCALE N.T.S.

REVISIONS	

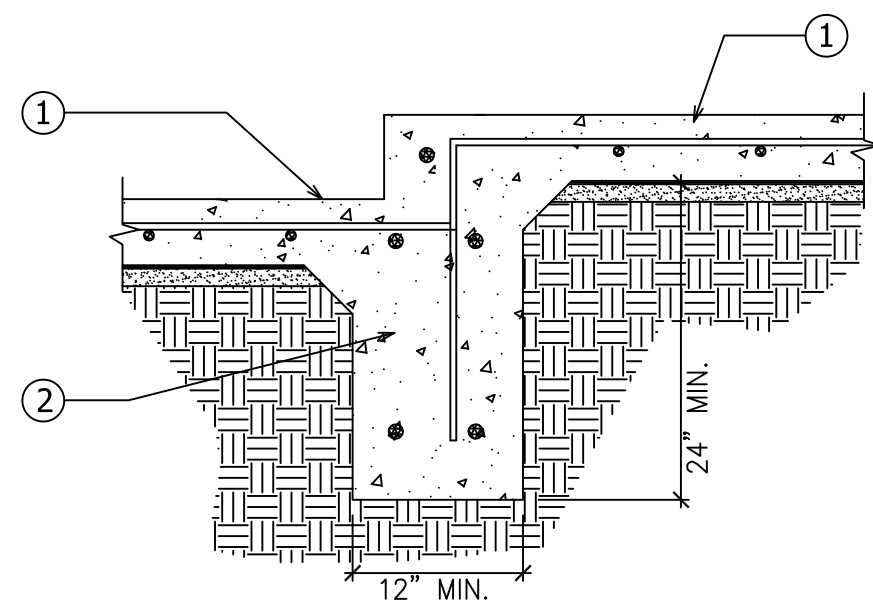
The Cirks Residence
 3542 VENTURE DRIVE ~ TRINIDAD ISLAND ~ HUNTINGTON BEACH, 92648
 325 ROYCROFT AVENUE
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 562-856-5665
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mark wheeler
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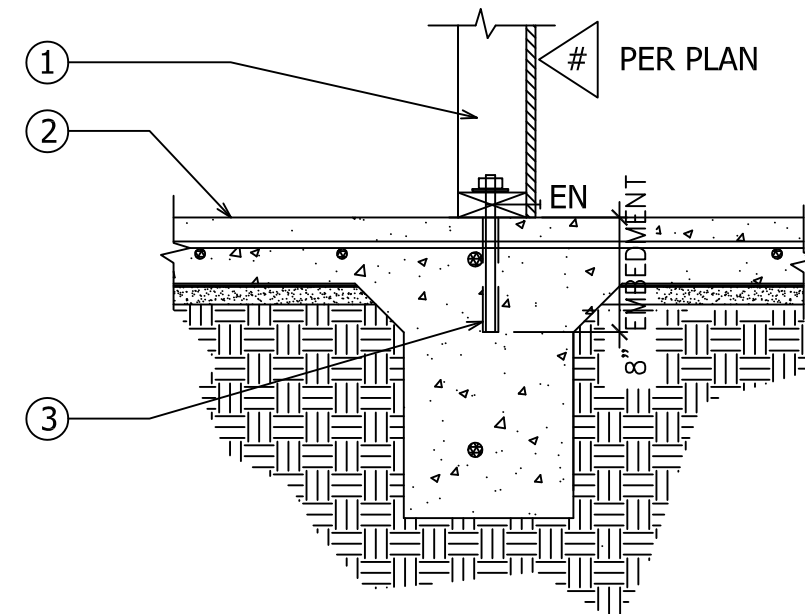
Mark M. Wheeler
 April 1, 2024

- 4" THICK CONCRETE SLAB WITH #3 BARS AT 18" O.C. EACH WAY AT MID HEIGHT. INSTALL 2" OF SAND ABOVE A 15mil VISQUEEN VAPOR BARRIER OVER 2" OF SAND OVER 4" THICK BASE OF 1" OR LARGER CLEAN AGGREGATE. BEND SLAB REINFORCEMENT BARS INTO FOOTING OR PROVIDE 28"x28" #3 DOWELS AT 12" O.C. BENT INTO FOOTING AT DUAL POUR.
- INSTALL 12" WIDE X 24" DEEP CONCRETE FOOTING WITH (2)#5 BARS AT 3" FROM TOP AND BOTTOM.



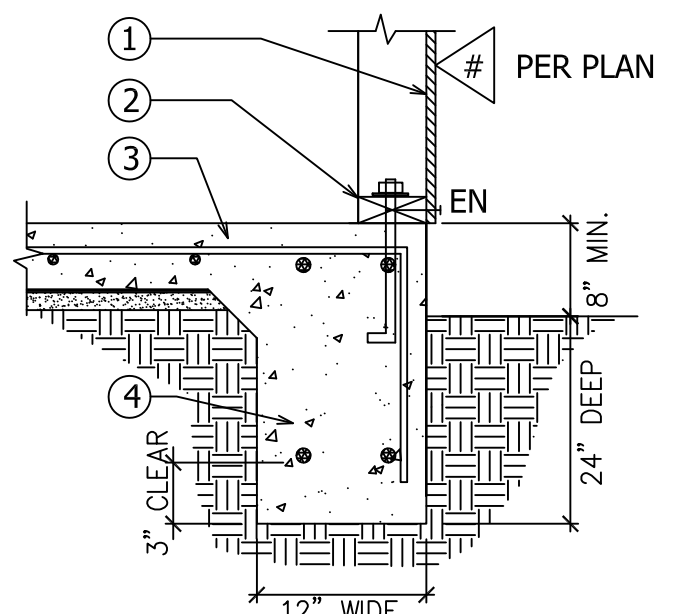
99 FOUNDATION CONNECTION DETAIL

- EXISTING STUDS TO REMAIN.
- EXISTING CONCRETE SLAB AND FOOTING TO REMAIN.
- 5/8" DIAMETER ALL THREAD WITH 8" EMBEDMENT INTO EXISTING FOOTING WITH SIMPSON SET-XP EPOXY PER ESR-2508. SPACE ANCHORS AT 16" O.C. WITH 3" SQUARE X 0.229" THICK WASHER AT EACH ANCHOR.



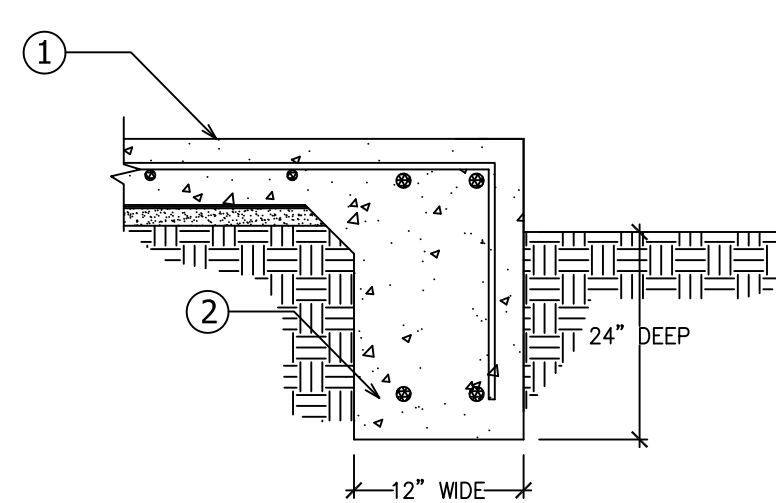
100 FOOTING DETAIL

- PLYWOOD SHEAR PANEL PER PLAN OVER 2X STUDS @ 16" O.C.
- PROVIDE 2X4 PRESSURE TREATED SILL WITH 5/8" X 10" LONG ANCHOR BOLTS SPACED PER PLAN WITH 3" SQUARE X 0.229" THICK BEARING PLATE WASHER AT EACH ANCHOR. INSTALL CUT WASHER ABOVE IF USING SLOTTED PLATE WASHERS.
- 4" THICK CONCRETE SLAB WITH #3 BARS AT 18" O.C. EACH WAY AT MID HEIGHT. INSTALL 2" OF SAND ABOVE A 15mil VISQUEEN VAPOR BARRIER OVER 2" OF SAND OVER A 4" THICK BASE OF 1" OR LARGER CLEAN AGGREGATE. BEND SLAB REINFORCEMENT BARS INTO FOOTING OR PROVIDE 28"x28" #4 DOWELS AT 12" O.C. BENT INTO FOOTING AT DUAL POUR.
- INSTALL 12" WIDE X 24" DEEP CONCRETE FOOTING WITH (2)#5 BARS AT 3" FROM TOP AND BOTTOM.



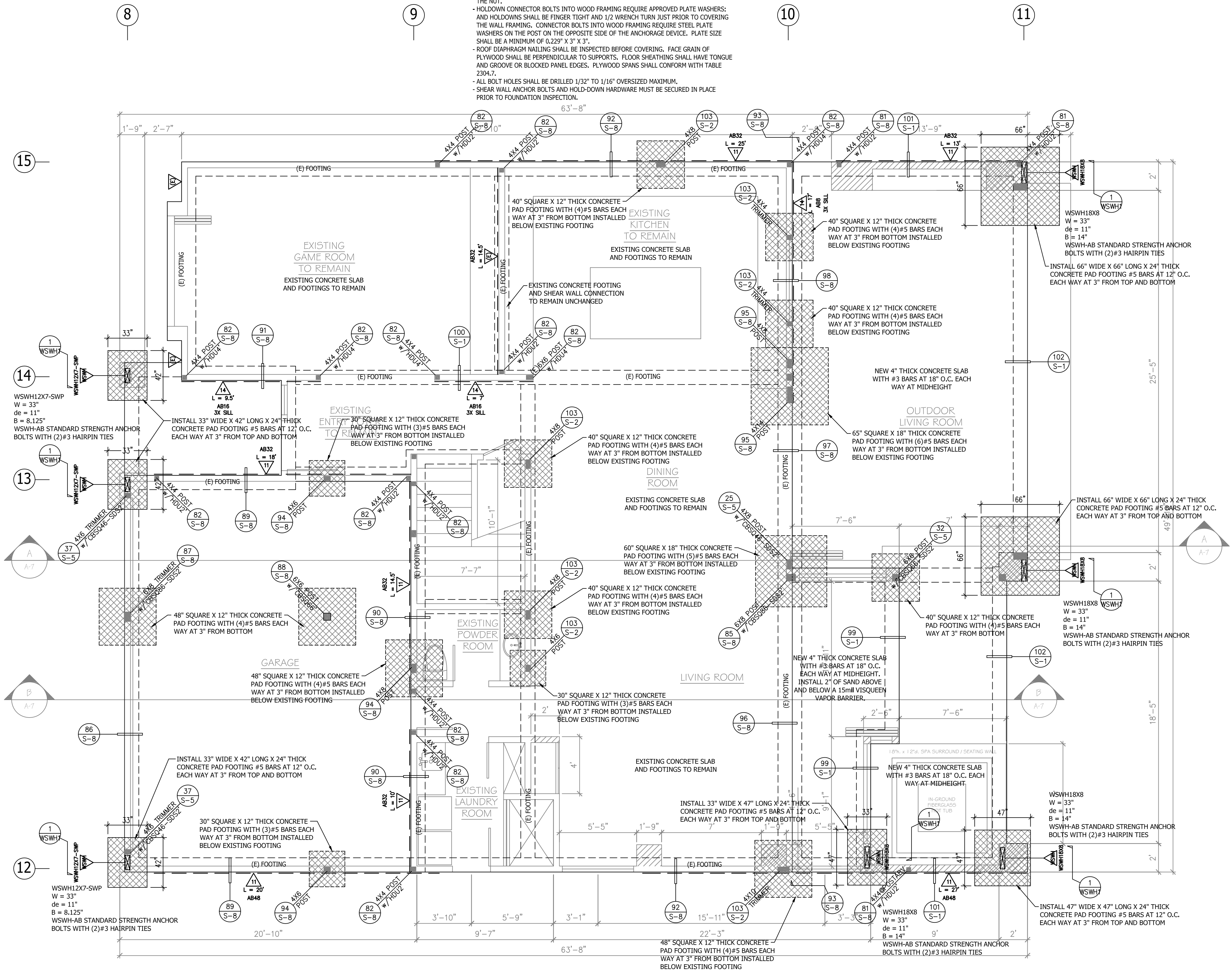
101 FOUNDATION CONNECTION

- NEW 4" THICK CONCRETE SLAB WITH #3 BARS @ 18" O.C. EACH WAY AT MIDHEIGHT OVER 2" SAND BASE OVER 15mil VISQUEEN MOISTURE BARRIER OVER 2" SAND OVER 4" THICK BASE OF 1" OR LARGER CLEAN AGGREGATE. BEND SLAB REINFORCEMENT BARS INTO FOOTING OR PROVIDE 28"x28" #4 DOWELS AT 12" O.C. BENT INTO FOOTING AT DUAL POUR.
- NEW 12" WIDE X 24" DEEP CONCRETE FOOTING WITH (2)#5 BARS AT 3" FROM TOP AND BOTTOM.



102 FOOTING DETAIL

- NOTE:
- NAILS SHALL BE DRIVEN FLUSH TO SHEATHING AND NOT OVERDRIVEN. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE 'COMMON' NAILS WITH FULL HEADS UNLESS OTHERWISE APPROVED.
 - FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICONE BRONZE, OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153. FASTENINGS FOR WOOD FOUNDATIONS SHALL BE AS REQUIRED IN AF&PA TECHNICAL REPORT #7.
 - THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1.25", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
 - HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.229" X 3" X 3".
 - ROOF DIAPHRAGM NAILING SHALL BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHEATHING SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.7.
 - ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED MAXIMUM.
 - SHEAR WALL ANCHOR BOLTS AND HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.



SEE SHEET SGN FOR STRUCTURAL NOTES AND LEGENDS NOT SHOWN HERE

FOUNDATION PLAN

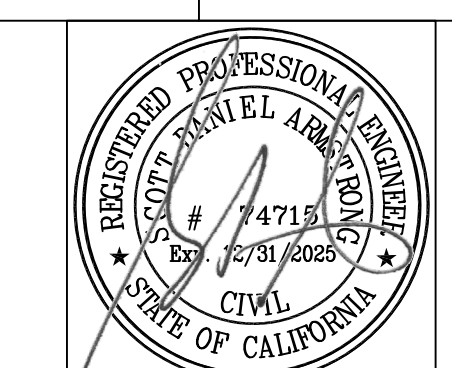
THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY HAVE BEEN STAMPED AS APPROVED BY THE BUILDING DEPARTMENT AND THERE IS A WET SIGNATURE ACROSS ENGINEERS STAMP. THESE PLANS ARE NOT TO BE REPRODUCED WITHOUT PERMISSION BY ARMSTRONG ENGINEERING & DRAFTING INC.

no.	REVISION	DATE

FOUNDATION PLAN

ARMSTRONG ENGINEERING & DRAFTING, INC.
 33504 Magnette Street
 Menifee, CA 92584
 (714) 225-7056
 scott@armstrongengineering.net

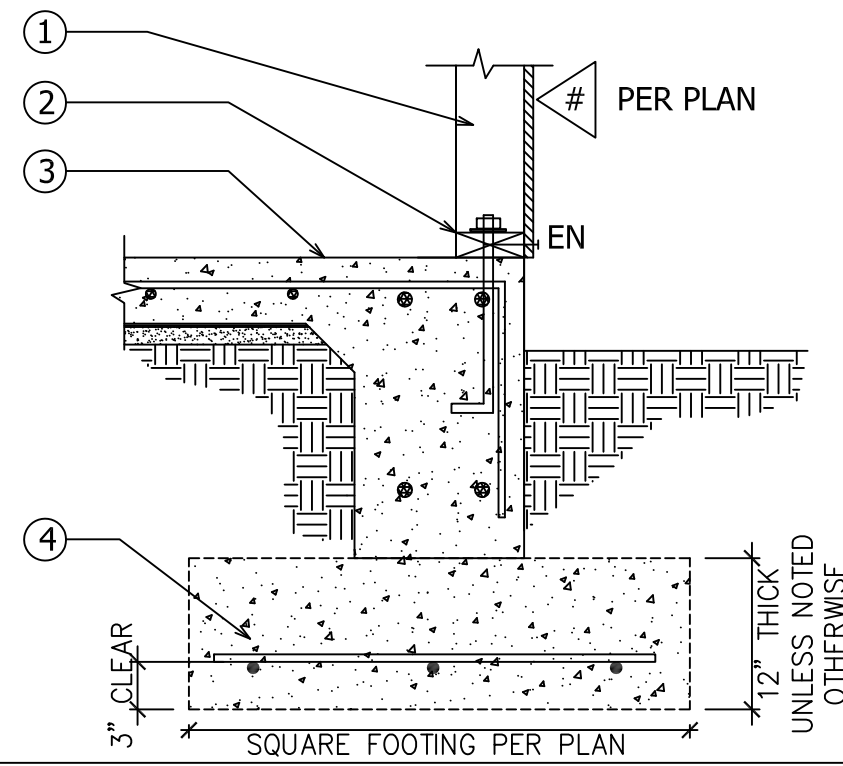
CIRKS RESIDENCE
 3542 VENTURE DRIVE
 HUNTINGTON BEACH, CA. 92649



PLOT/SIGN DATE: 03/11/2024
 SCALE: 1/4" = 1'-0"
 JOB #: 2024-002
 REVISION: #
 SHEET #:

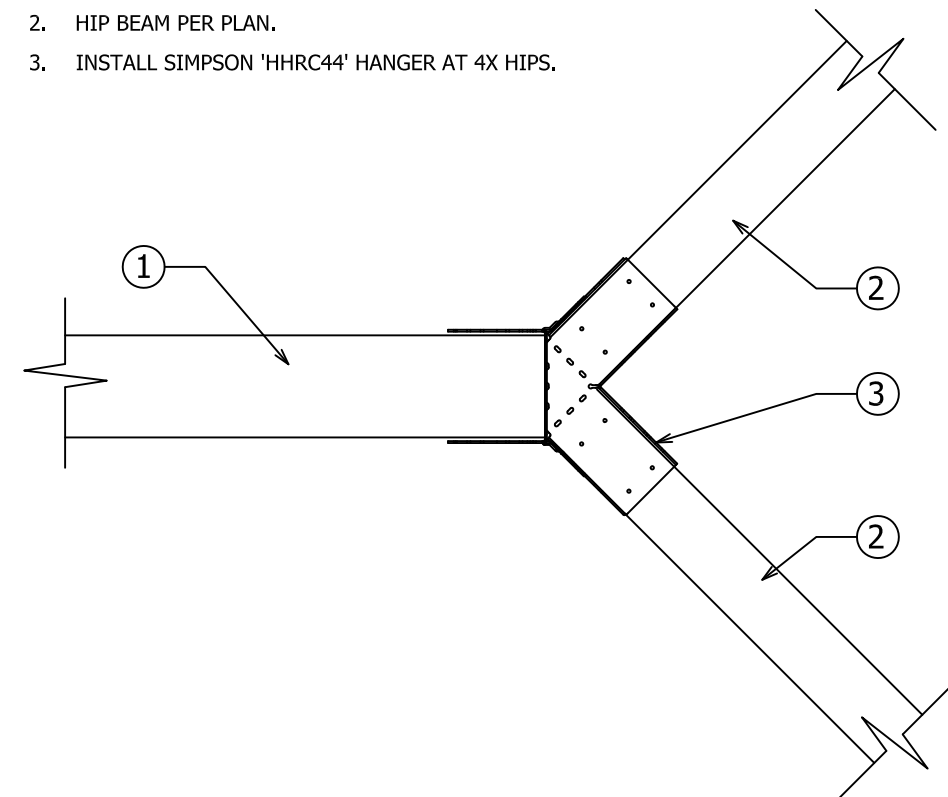
S-1

1. NEW POST PER PLAN WITH EDGE NAILING FROM SHEAR PANEL WHERE SHEAR PANEL OCCURS.
2. EXISTING PRESSURE TREATED SILL TO REMAIN.
3. EXISTING SLAB AND FOOTING TO REMAIN.
4. NEW SQUARE PAD FOOTING PER PLAN BELOW EXISTING FOOTING.



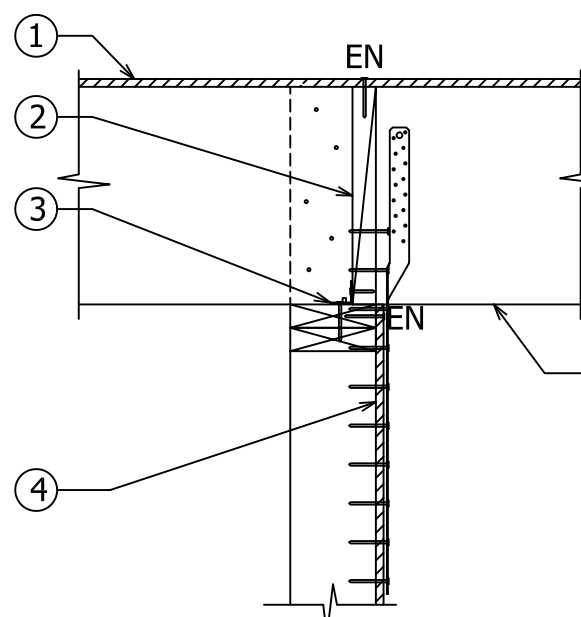
103 FOUNDATION CONNECTION

1. CONTINUOUS RIDGE BEAM PER PLAN.
2. HIP BEAM PER PLAN.
3. INSTALL SIMPSON 1HRC44 HANGER AT 4X HIP.



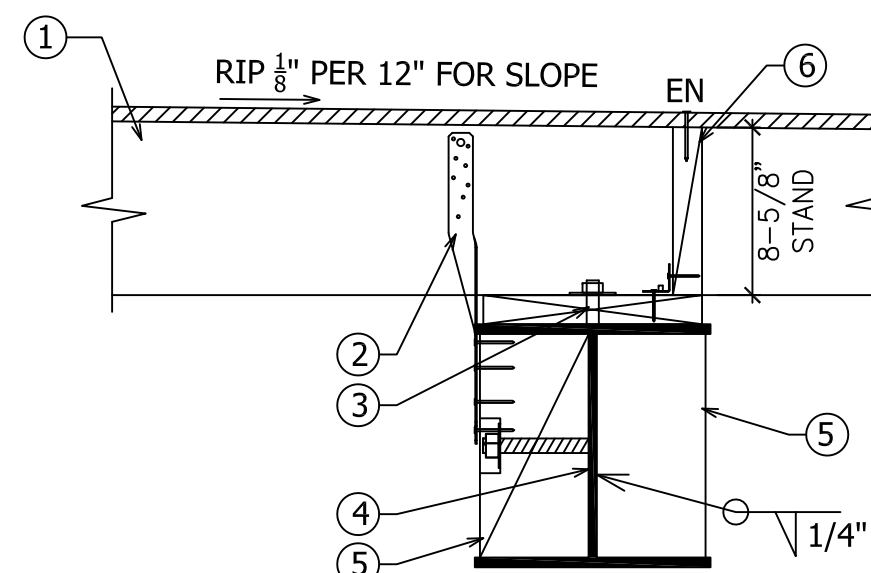
104 ROOF CONNECTION DETAIL

1. EXISTING FLOOR SHEATHING AND CANTILEVERED FLOOR JOISTS TO REMAIN.
2. FULL DEPTH BLOCKING BETWEEN JOIST OVER WALL WITH EDGE NAILING FROM FLOOR SHEATHING.
3. PROVIDE 'A35' CLIPS OR 'LTP4' CLIPS FROM BLOCKING TO TOP PLATE SPACED AT 8" O.C.
4. SHEAR PANEL PER PLAN WHERE OCCURS.
5. BEAM PER PLAN WITH 'HTS30' EACH SIDE TO CRIPPLE BELOW.



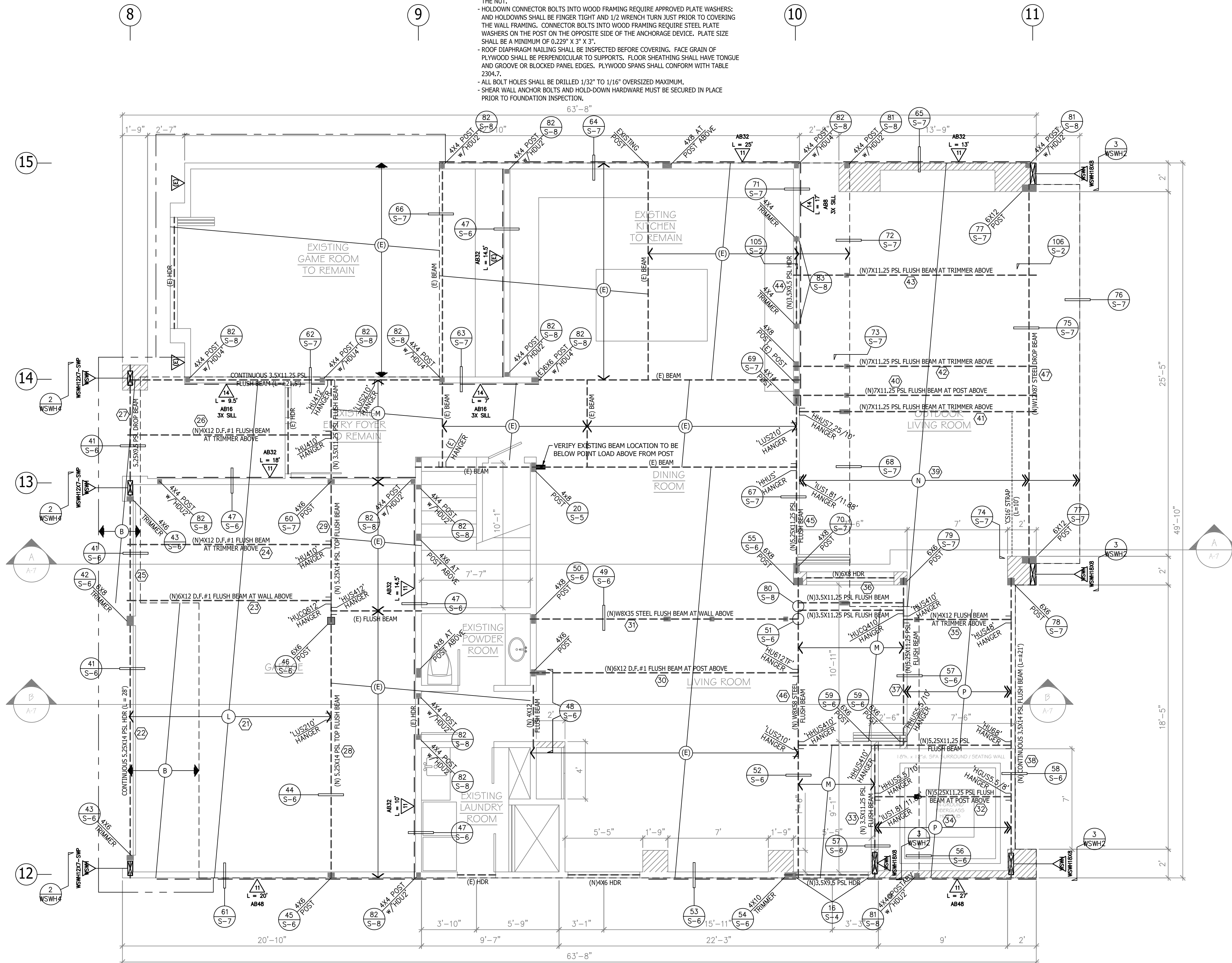
105 BEAM CONNECTION

1. BEAM PER PLAN, RIP TOP OF JOISTS AND BEAM 3/8" PER 12" FOR DRAINAGE.
2. INSTALL 'HTS16' EACH SIDE OF BEAM TO NAILER BELOW. ATTACH NAILER TO WEB OF BEAM WITH (2) 3/8" NELSON STUDS WELDED TO WEB OF BEAM.
3. INSTALL 2X12 NAILER ON TOP OF STEEL BEAM ATTACHED WITH 3/8" NELSON STUDS WELDED AT 24" O.C.
4. CONTINUOUS STEEL DROP BEAM PER PLAN.
5. INSTALL 3/8" WEB STIFFENERS EACH SIDE OF WEB AT 48" O.C. WELDED TO FLANGE AND WEB WITH 1/4" FILLET ALL AROUND.
6. FULL DEPTH BLOCKING BETWEEN JOIST OVER NAILER WITH EDGE NAILING FROM DECK SHEATHING. PROVIDE 'A35' CLIPS OR 'LTP4' CLIPS FROM BLOCKING TO NAILER AT 24" O.C.



106 BEAM CONNECTION DETAIL

NOTE:
 - NAILS SHALL BE DRIVEN FLUSH TO SHEATHING AND NOT OVERDRIVEN. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE 'COMMON' NAILS WITH FULL HEADS UNLESS OTHERWISE APPROVED.
 - FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICONE BRONZE, OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153. FASTENERS FOR WOOD FOUNDATIONS SHALL BE AS REQUIRED IN AF&PA TECHNICAL REPORT #7.
 - THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1.25", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
 - HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.229" X 3" X 3".
 - ROOF DIAPHRAGM NAILING SHALL BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHEATHING SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.7.
 - ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED MAXIMUM.
 - SHEAR WALL ANCHOR BOLTS AND HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.



- ← (E) → INDICATES SPAN AND DIRECTION OF EXISTING ROOF RAFTERS TO REMAIN
- ← (B) → INDICATES SPAN AND DIRECTION OF 2X6 ROOF RAFTERS AT 16" O.C.
- ← (E) → INDICATES SPAN AND DIRECTION OF EXISTING FLOOR JOISTS TO REMAIN
- ← (L) → INDICATES SPAN AND DIRECTION OF 2X12 FLOOR JOISTS AT 12" O.C.
- ← (H) → INDICATES SPAN AND DIRECTION OF 2X12 FLOOR JOISTS AT 16" O.C.
- ← (H) → INDICATES SPAN AND DIRECTION OF 1.75X11.25 LVL DECK JOISTS AT 12" O.C.
- ← (P) → INDICATES SPAN AND DIRECTION OF 1.75X11.25 LVL DECK JOISTS AT 16" O.C.

REFER TO STRUCTURAL CALCULATIONS FOR BEAM/HEADER DESIGN
 FLOOR SHEATHING = 1/2" CDX or OSB (UNBLOCKED) WITH 8d NAILS @ 6/12
 FLOOR AND DECK SHEATHING = 3/4" T&G CDX or OSB (UNBLOCKED AND GLUED TO JOISTS) WITH 10d NAILS @ 6/10
 SEE SHEET SGN FOR STRUCTURAL NOTES AND LEGENDS NOT SHOWN HERE

FIRST FLOOR FRAMING PLAN

THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY HAVE BEEN STAMPED AS APPROVED BY THE BUILDING DEPARTMENT AND THERE IS A WET SIGNATURE ACROSS ENGINEERS STAMP. THESE PLANS ARE NOT TO BE REPRODUCED WITHOUT PERMISSION BY ARMSTRONG ENGINEERING & DRAFTING INC.

no.	REVISION	DATE

ARMSTRONG ENGINEERING & DRAFTING, INC.
 33504 Magnolia Street
 Menifee, CA 92584
 (714) 225-7056
 scott@armstrongengineering.net

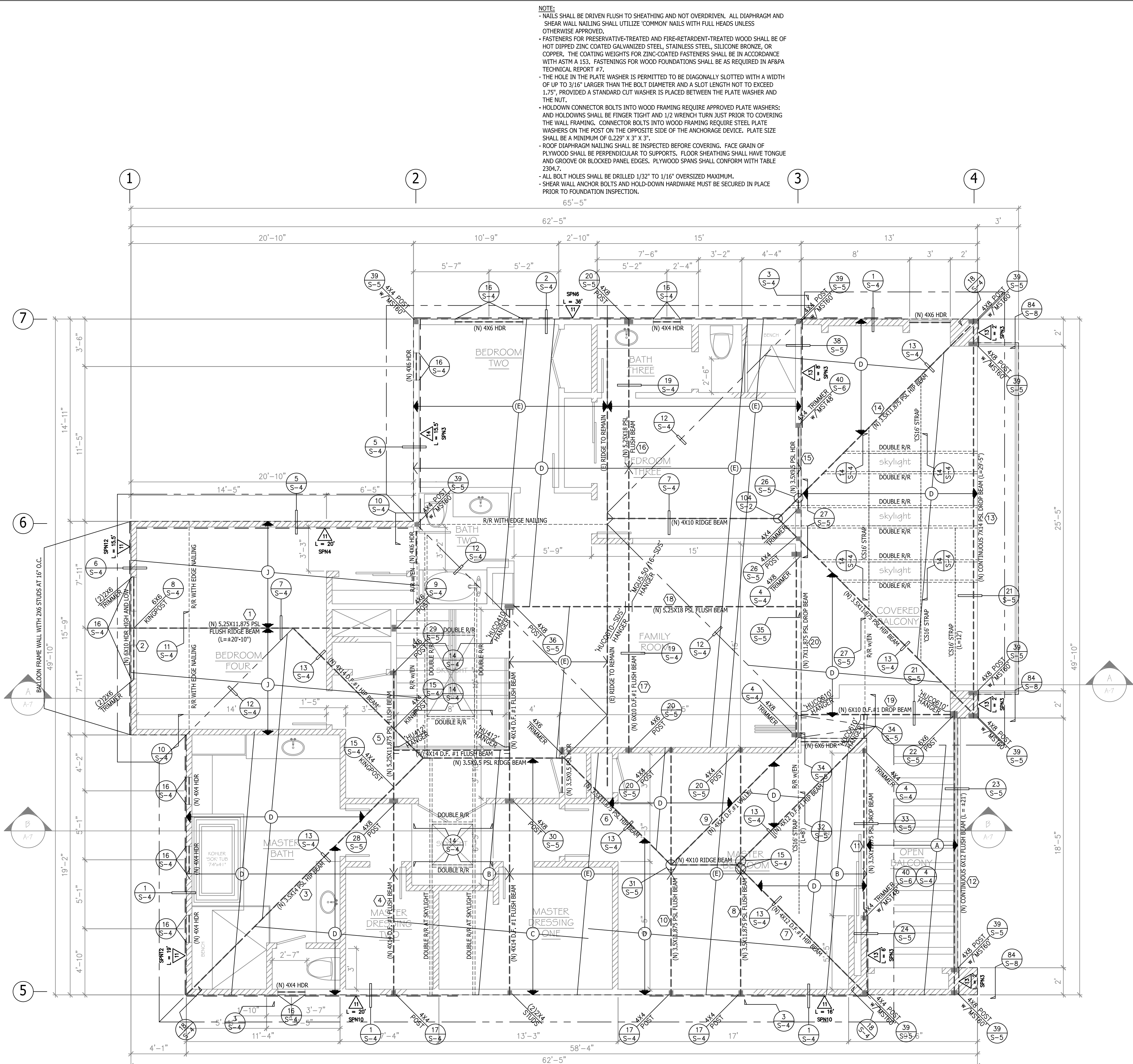
FIRST FLOOR FRAMING PLAN

CIRKS RESIDENCE
 3542 VENTURE DRIVE
 HUNTINGTON BEACH, CA. 92649



PLOT/SIGN DATE: 03/11/2024
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 SHEET #:

S-2



NOTE:
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 - ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZE MAXIMUM.
 - SHEAR WALL ANCHOR BOLTS AND HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

- ← (E) → INDICATES SPAN AND DIRECTION OF EXISTING ROOF RAFTERS TO REMAIN
 - ← (A) → INDICATES SPAN AND DIRECTION OF 6X6 TRELLIS MEMBERS AT 18" O.C.
 - ← (C) → INDICATES SPAN AND DIRECTION OF 2X8 ROOF RAFTERS AT 12" O.C.
 - ← (D) → INDICATES SPAN AND DIRECTION OF 2X8 ROOF RAFTERS AT 16" O.C.
 - ← (J) → INDICATES SPAN AND DIRECTION OF 2X10 ROOF RAFTERS AT 24" O.C.
 - ← (E) → INDICATES SPAN AND DIRECTION OF EXISTING CEILING JOISTS TO REMAIN
 - ← (B) → INDICATES SPAN AND DIRECTION OF 2X6 CEILING JOISTS AT 16" O.C.
 - ← (D) → INDICATES SPAN AND DIRECTION OF 2X8 CEILING JOISTS AT 16" O.C.
- # REFER TO STRUCTURAL CALCULATIONS FOR BEAM/HEADER DESIGN
 ROOF SHEATHING = 1/2" CDX or OSB (UNBLOCKED) WITH 8d NAILS @ 6/12
 SEE SHEET SGN FOR STRUCTURAL NOTES AND LEGENDS NOT SHOWN HERE

ROOF FRAMING PLAN

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no.	REVISION	DATE

ROOF FRAMING PLAN

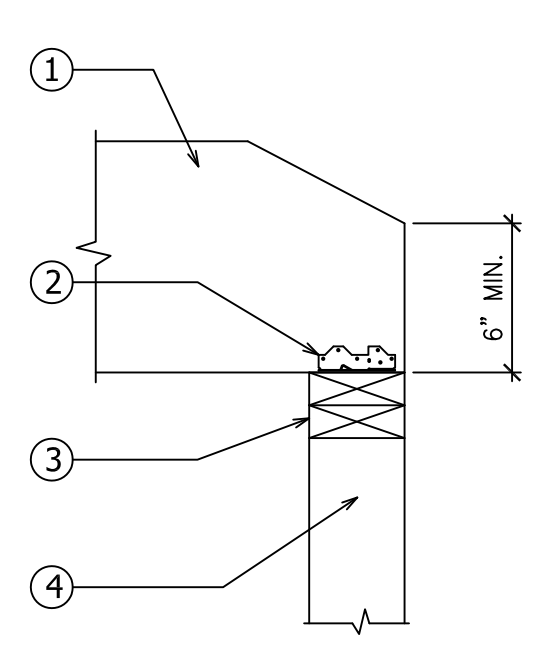
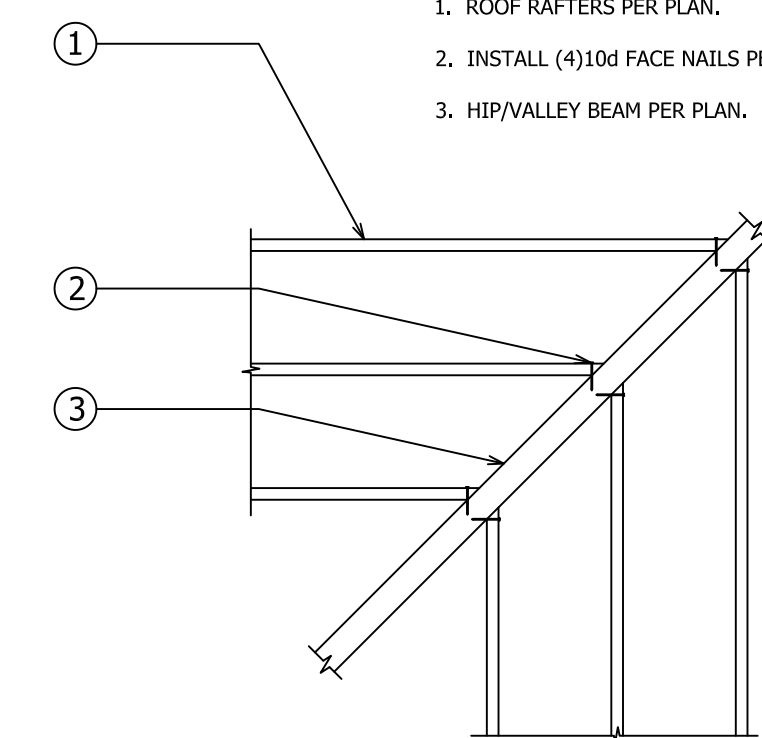
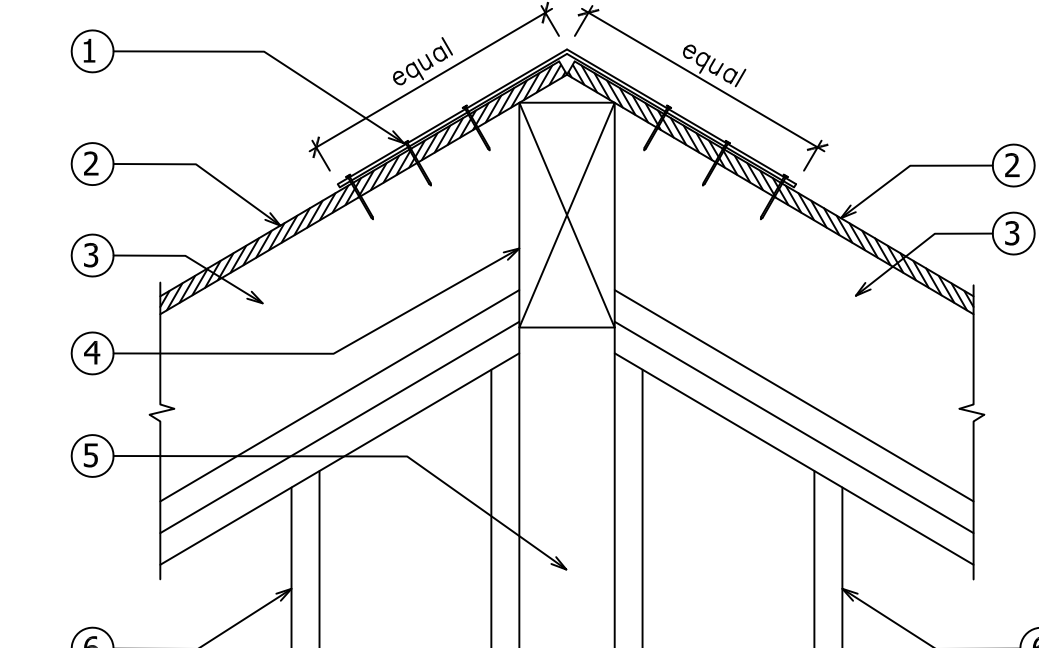
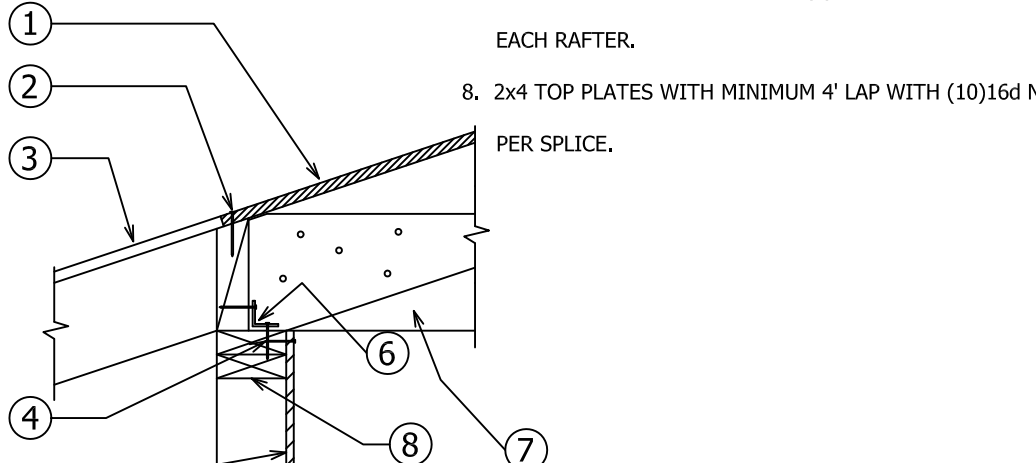
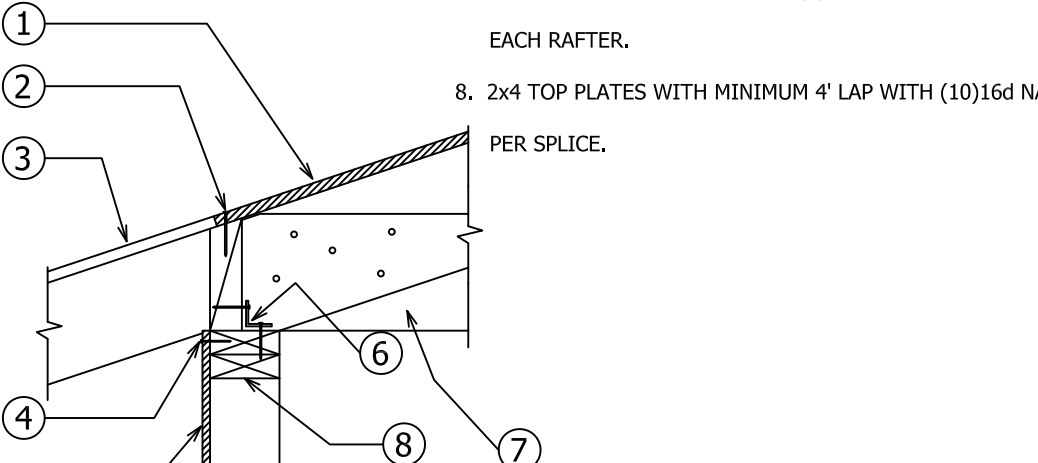
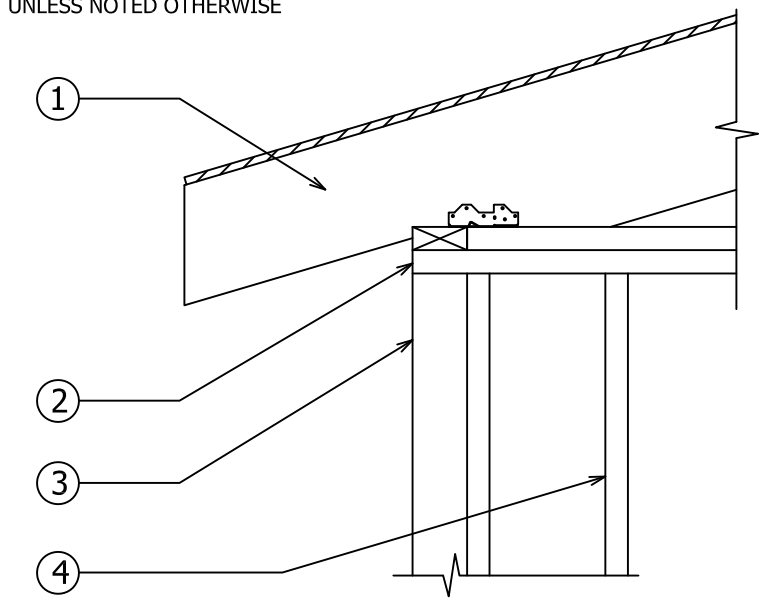
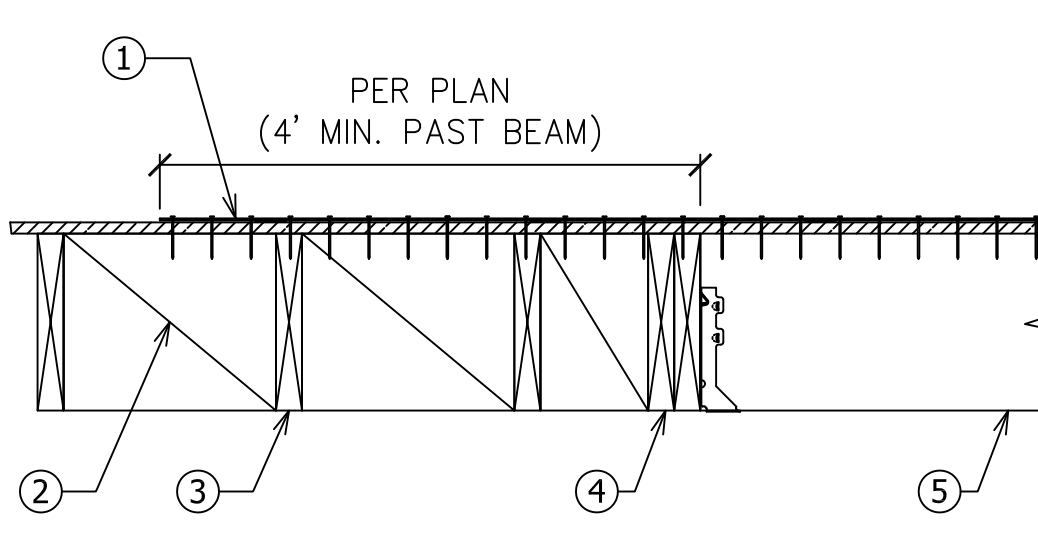
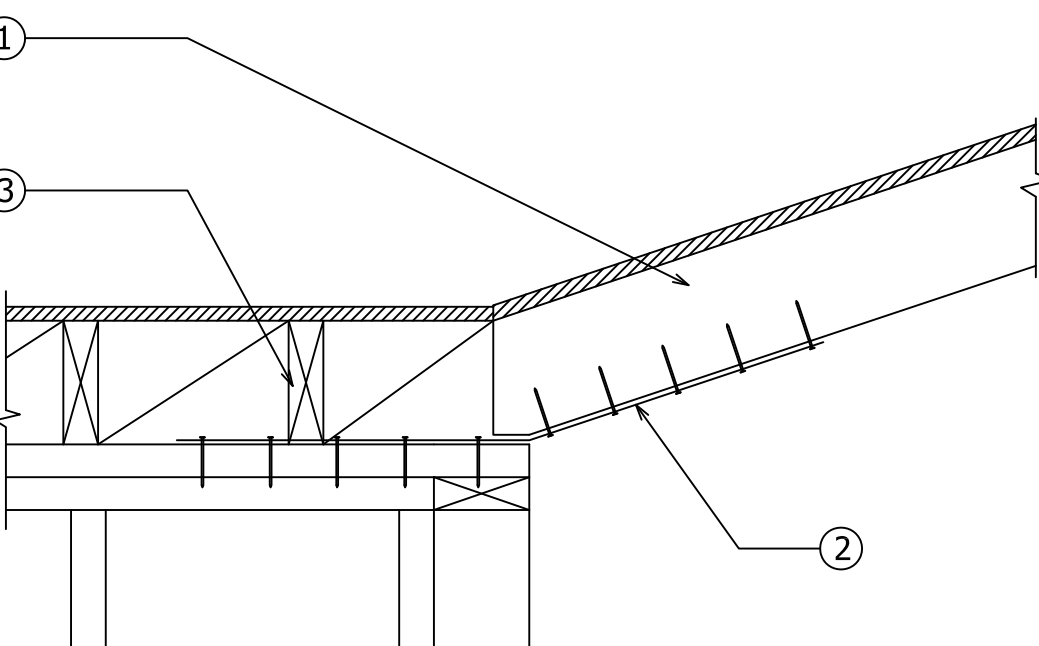
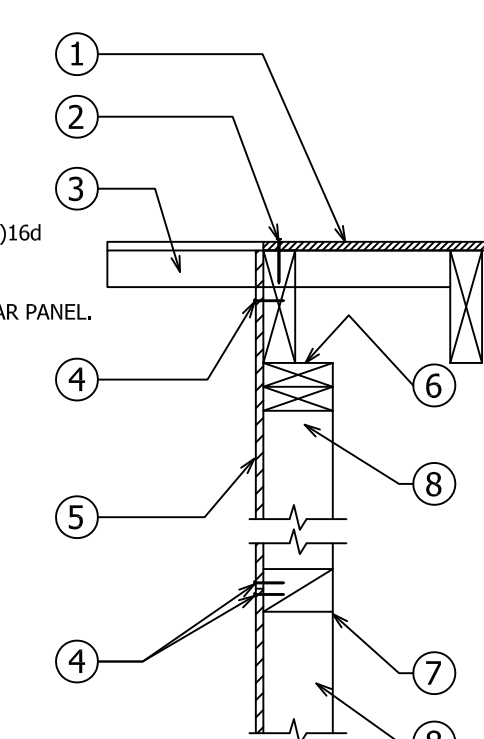
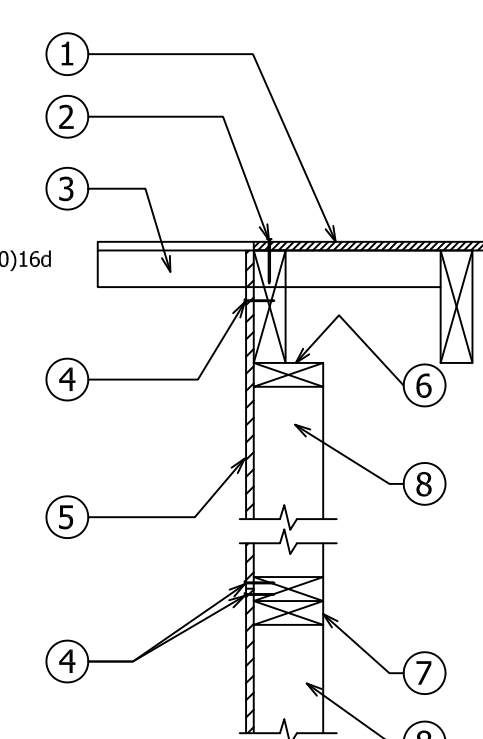
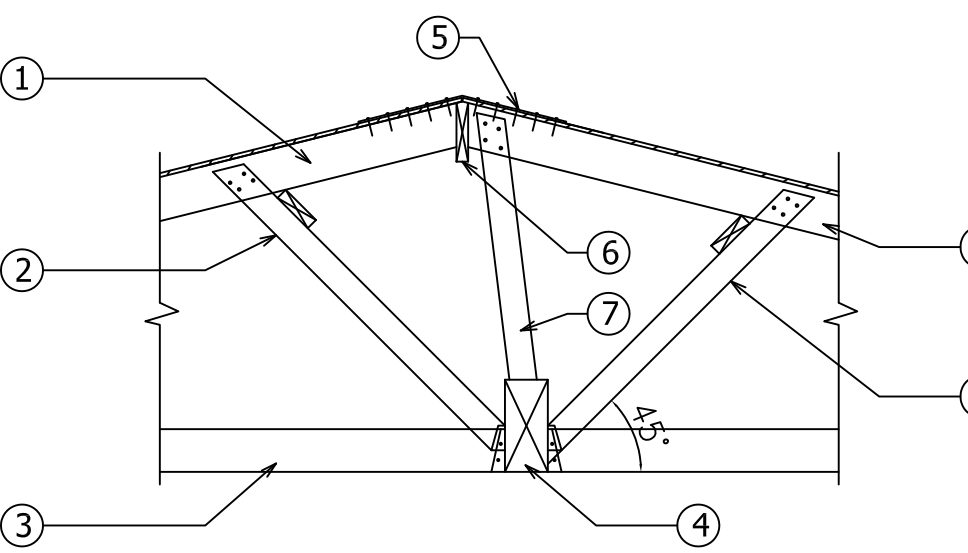
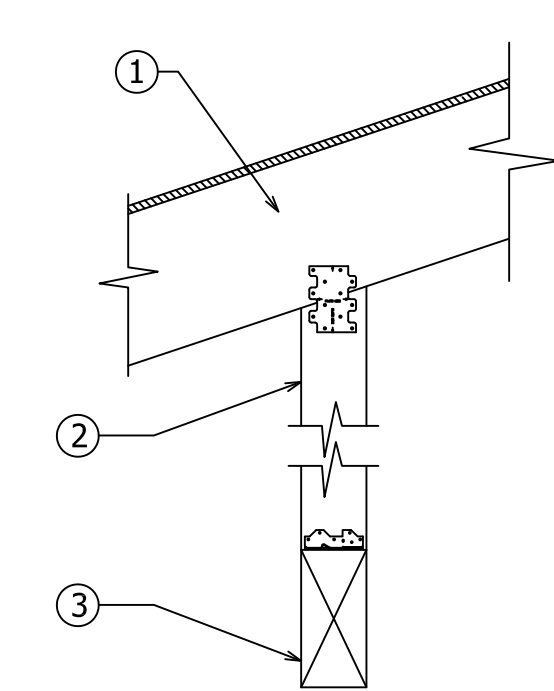
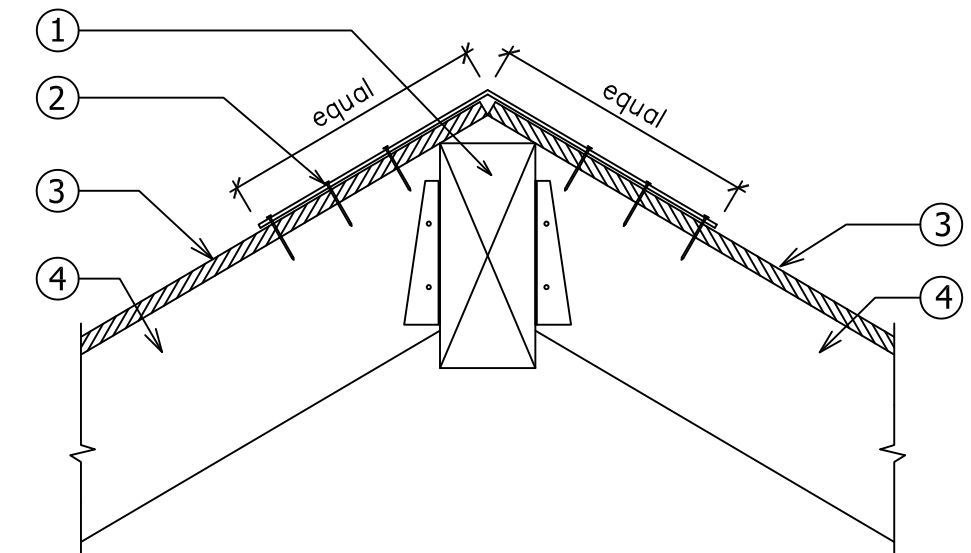
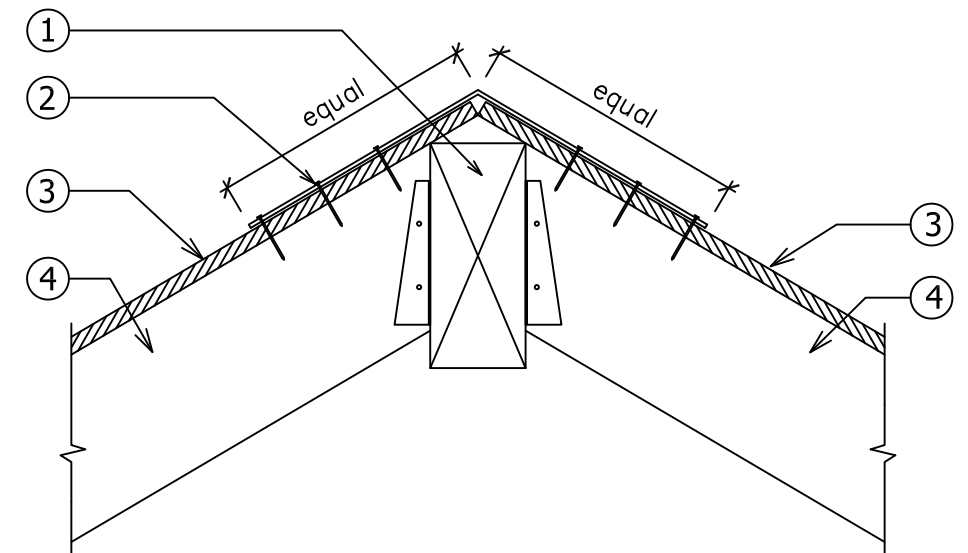
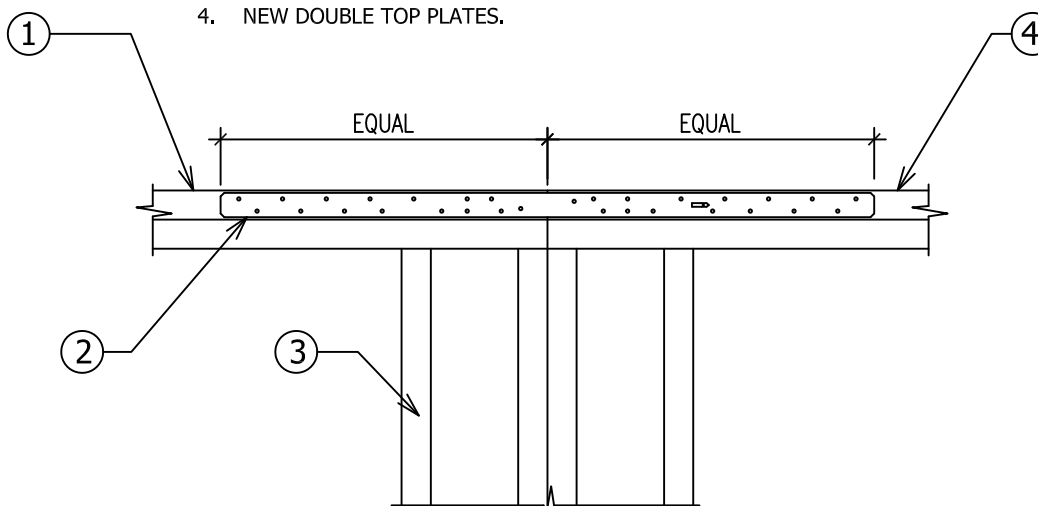
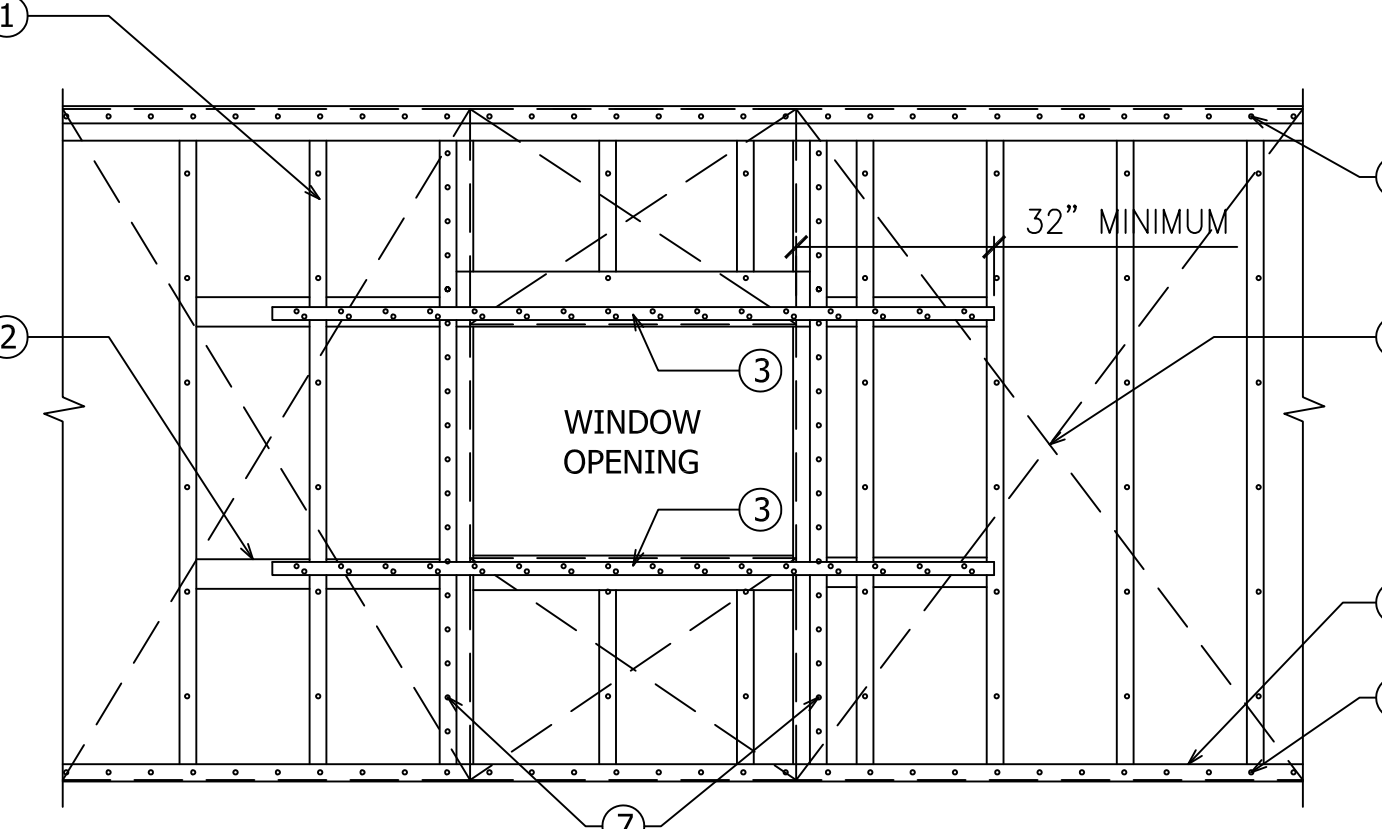
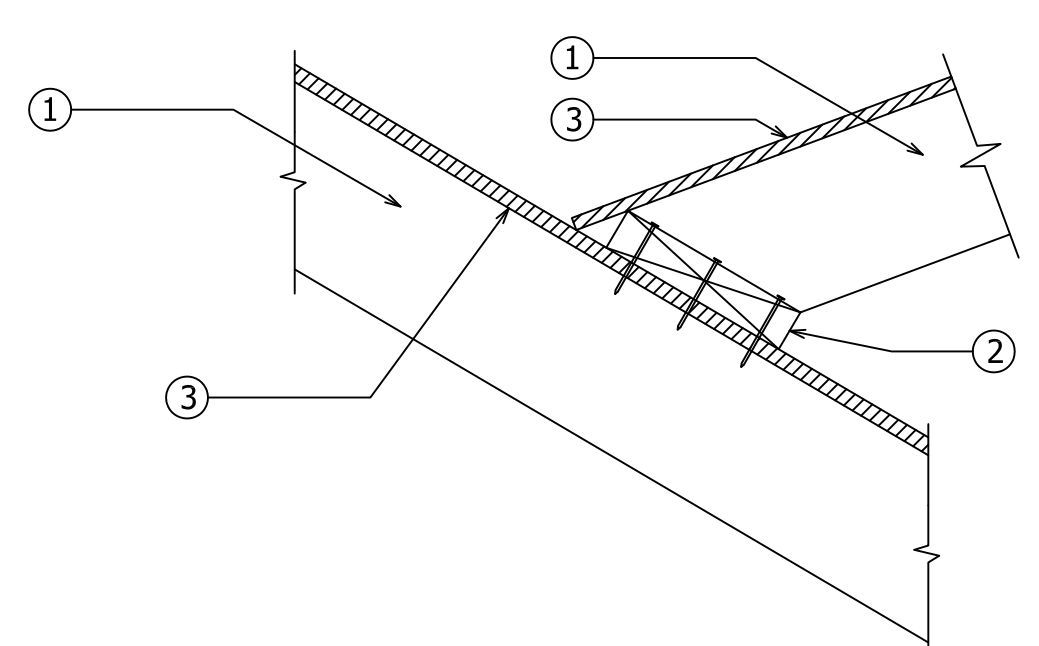
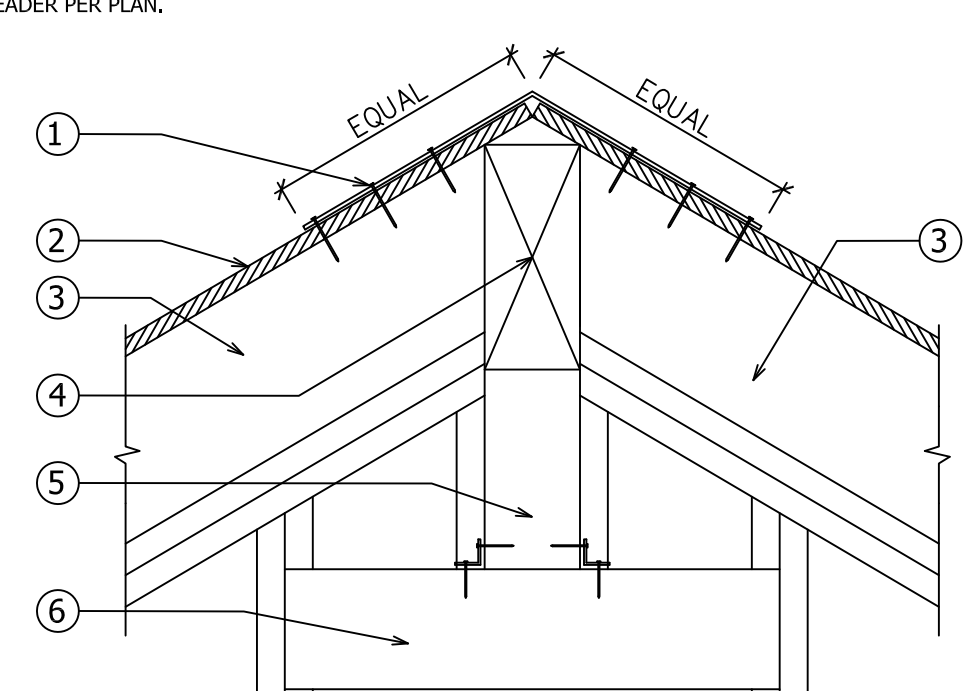
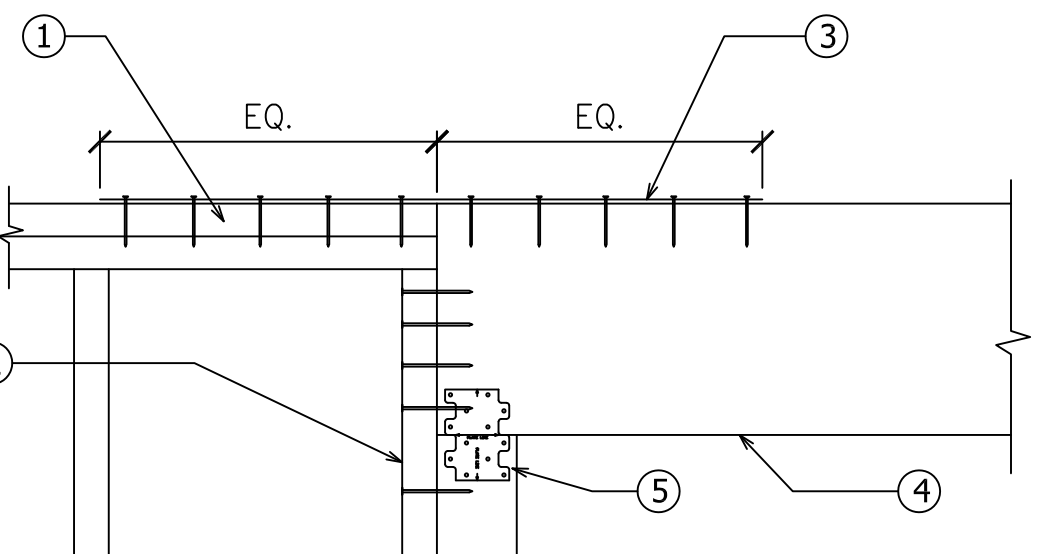
ARMSTRONG ENGINEERING & DRAFTING, INC.
 33504 Magnolia Street
 Menifee, CA 92584
 (714) 225-7056
 scott@armstrongengineering.net

CIRKS RESIDENCE
 3542 VENTURE DRIVE
 HUNTINGTON BEACH, CA. 92649

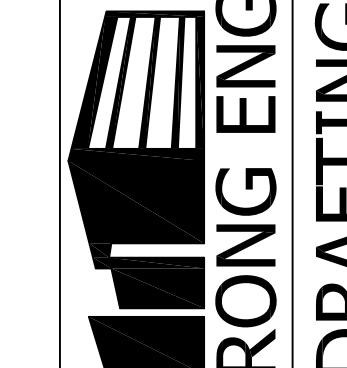



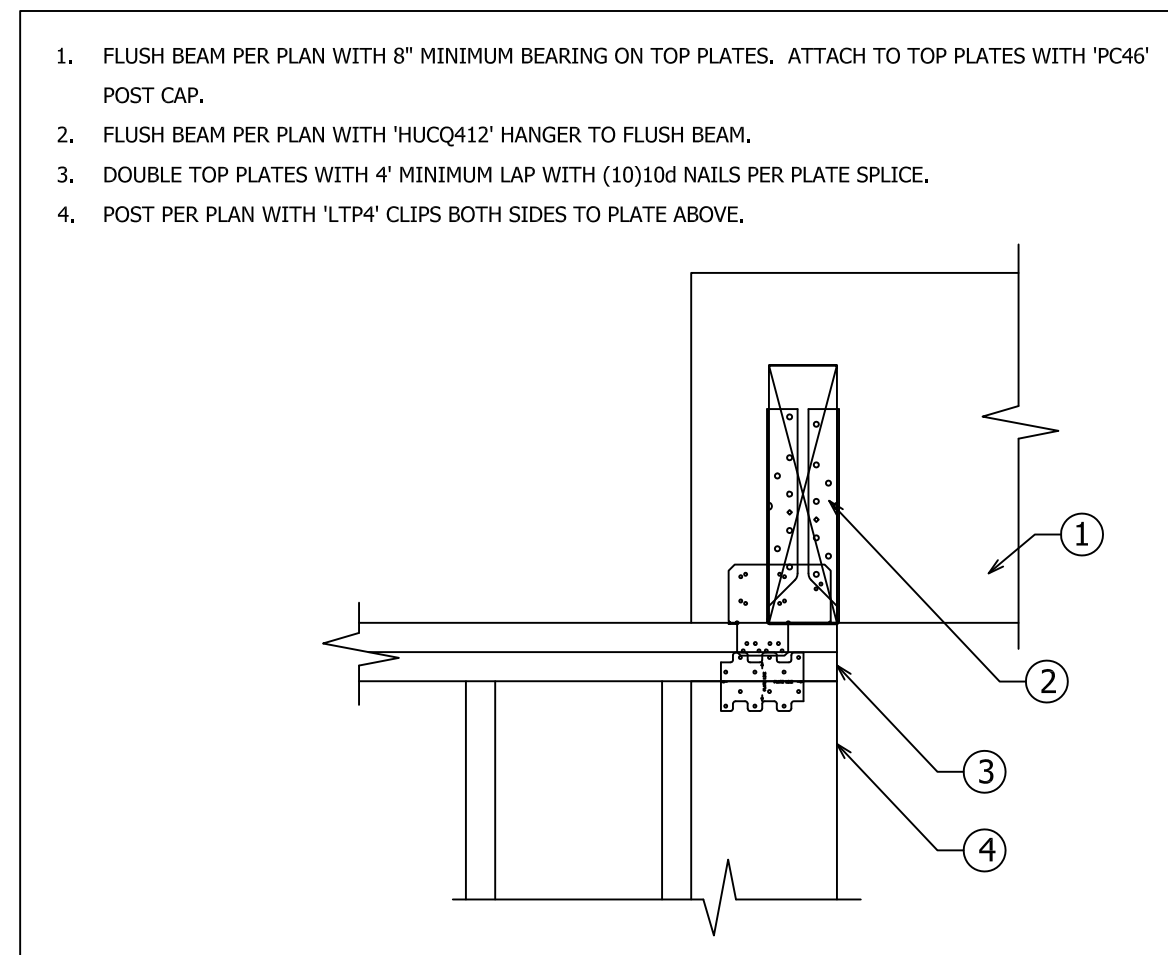
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 REVISION: #
 SHEET #:

S-3

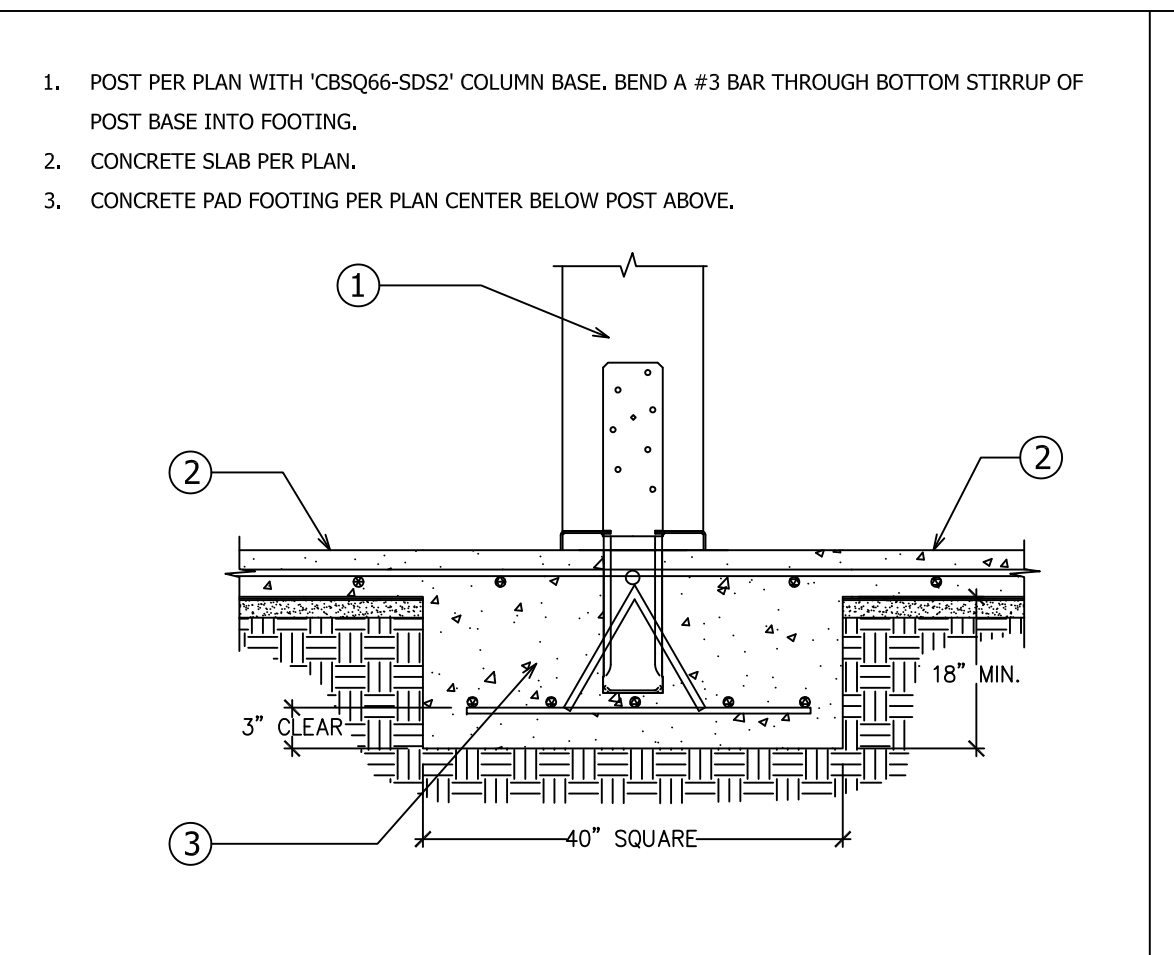
<ol style="list-style-type: none"> 1. FLUSH BEAM PER PLAN. OK TO BACK-CUT TOP TO MATCH SLOPE OF ROOF. 2. PROVIDE 'A35' CLIP EACH SIDE FROM FLUSH BEAM TO TOP PLATE. 3. DOUBLE TOP PLATES WITH MINIMUM 4" LAP WITH (10)16d NAILS PER SPLICE. 4. POST PER PLAN CENTER UNDER FLUSH BEAM. 	<ol style="list-style-type: none"> 1. ROOF RAFTERS PER PLAN. 2. INSTALL (4)10d FACE NAILS PER RAFTER INTO HIP/VALLEY. 3. HIP/VALLEY BEAM PER PLAN. 	<ol style="list-style-type: none"> 1. PROVIDE 'LSTA36' STRAP OVER SHEATHING FROM END ROOF RAFTER TO END ROOF RAFTER. 2. ROOF SHEATHING PER PLAN. 3. ROOF RAFTER PER PLAN OVER WALL WITH EDGE NAILING FROM ROOF SHEATHING. 4. FLUSH RIDGE BEAM PER PLAN. 5. FULL HEIGHT KINGPOST PER PLAN CENTER UNDER FLUSH RIDGE BEAM. 6. 2X4 STUDS @ 16" O.C. 	<ol style="list-style-type: none"> 1. ROOF SHEATHING OVER RAFTERS PER PLAN. 2. 8d NAILS @ 6" O.C. INTO FULL DEPTH BLOCKING. 3. OVERHANG AND FASCIA TO MATCH EXISTING. 4. PLYWOOD EDGE NAILING PER PLAN WHERE OCCURS. 5. PLYWOOD PER PLAN WHERE OCCURS OVER 2X4 STUDS SPACED AT 16" O.C. MAX. 6. PROVIDE 'A35' CLIPS SPACED AT 16" O.C. 7. CEILING JOIST PER PLAN WITH (5)16d NAILS INTO EACH RAFTER. 8. 2x4 TOP PLATES WITH MINIMUM 4" LAP WITH (10)16d NAILS PER SPLICE. 	<ol style="list-style-type: none"> 1. ROOF SHEATHING OVER RAFTERS PER PLAN. 2. 8d NAILS @ 6" O.C. INTO FULL DEPTH BLOCKING. 3. OVERHANG AND FASCIA TO MATCH EXISTING. 4. PLYWOOD EDGE NAILING PER PLAN WHERE OCCURS. 5. PLYWOOD PER PLAN WHERE OCCURS OVER 2X4 STUDS SPACED AT 16" O.C. MAX. 6. PROVIDE 'A35' CLIPS SPACED AT 16" O.C. 7. CEILING JOIST PER PLAN WITH (5)16d NAILS INTO EACH RAFTER. 8. 2x4 TOP PLATES WITH MINIMUM 4" LAP WITH (10)16d NAILS PER SPLICE. 
<ol style="list-style-type: none"> 1. HIP BEAM PER PLAN WITH 'A35' CLIP EACH SIDE TO PLATE BELOW. OK TO BACK-CUT BOTTOM OF HIP BEAM TO MATCH STAND OF RAFTERS. 2. DOUBLE TOP PLATES WITH 4" MINIMUM SPLICE WITH (10)16d NAILS PER SPLICE. 3. POST PER PLAN AT CORNER OR (3)STUDS IF NO POST CALLED OUT ON PLANS. 4. 2X4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE 	<ol style="list-style-type: none"> 1. PROVIDE 'CS16' COIL STRAP WITH 10d NAILS INTO FULL DEPTH BLOCKING OVER ROOF SHEATHING. 2. FULL DEPTH BLOCKING FOR LENGTH OF STRAP. 3. ROOF RAFTERS PER PLAN. 4. INSTALL DOUBLE RAFTERS FOR HEADOUT AT SKYLIGHT. 5. DOUBLE RAFTERS AT SKYLIGHT HEADOUT WITH 'HUA28-2' HANGER TO HEADOUT BEAM. 	<ol style="list-style-type: none"> 1. ROOF RAFTER PER PLAN WITH EDGE NAILING FROM ROOF SHEATHING. 2. PROVIDE 'LSTA36' STRAP WITH EQUAL NUMBER OF 10d NAILS INTO RAFTER AND PLATE. 3. ROOF RAFTERS PER PLAN WITH FULL DEPTH BLOCKING BETWEEN. 	<ol style="list-style-type: none"> 1. ROOF SHEATHING AND RAFTERS PER PLAN. 2. 8d COMMON NAILS @ 6" O.C. INTO END RAFTER. 3. 2X4 OUTLOOKERS AT 32" O.C. MAX FOR FASCIA. 4. PLYWOOD EDGE NAILING PER PLAN WHERE OCCURS. 5. PLYWOOD PER PLAN WHERE OCCURS. 6. DOUBLE TOP PLATE WITH 4" MINIMUM LAP. PROVIDE (10)16d NAILS PER SPLICE. 7. INSTALL 4X6 BLOCKING AT HORIZONTAL SPLICES IN SHEAR PANEL. 8. FULL HEIGHT 2X6 BALLOON FRAMED STUDS @ 16" O.C. 	<ol style="list-style-type: none"> 1. ROOF SHEATHING AND RAFTERS PER PLAN. 2. 8d COMMON NAILS @ 6" O.C. INTO END RAFTER. 3. 2X4 OUTLOOKERS AT 32" O.C. MAX FOR FASCIA. 4. PLYWOOD EDGE NAILING PER PLAN WHERE OCCURS. 5. PLYWOOD PER PLAN WHERE OCCURS. 6. SINGLE 2X4 TOP PLATE. 7. DOUBLE TOP PLATE WITH 4" MINIMUM LAP. PROVIDE (10)16d NAILS PER SPLICE. 8. 2X4 STUDS @ 16" O.C. 
<ol style="list-style-type: none"> 1. EXISTING RAFTERS AND ROOF SHEATHING TO REMAIN. 2. PROVIDE 2X4 BRACING @ 48" O.C. FOR 2X6 PURLIN. 3. NEW CEILING JOISTS PER PLAN WITH 'LUS26' HANGERS TO FLUSH BEAM. 4. NEW FLUSH BEAM PER PLAN. 5. ST22 @ 48" O.C. FROM RAFTER TO RAFTER. 6. EXISTING RIDGE BOARD TO REMAIN. 7. PROVIDE 2X4 KICKERS AT 48" O.C. FOR SUPPORT OF RIDGE BOARD. 	<ol style="list-style-type: none"> 1. HIP OR VALLEY BEAM PER PLAN. 2. KINGPOST PER PLAN WITH 'LTH4' CLIP EACH SIDE TO HIP AND 'A35' EACH SIDE TO FLUSH BEAM BELOW. 3. FLUSH BEAM PER PLAN. 	<ol style="list-style-type: none"> 1. FLUSH RIDGE BEAM PER PLAN. 2. PROVIDE 'LSTA36' STRAP FROM RAFTER TO RAFTER IN LINE WITH EXTERIOR WALL INSTALLED OVER ROOF SHEATHING. 3. ROOF SHEATHING PER PLAN. 4. ROOF RAFTERS IN LINE WITH WALL WITH EDGE NAILING FROM ROOF SHEATHING. 	<ol style="list-style-type: none"> 1. FLUSH RIDGE BEAM PER PLAN. 2. PROVIDE 'ST22' STRAPS @ 48" O.C. FROM RAFTER TO RAFTER INSTALLED OVER ROOF SHEATHING. 3. ROOF SHEATHING PER PLAN. 4. ROOF RAFTERS PER PLAN WITH 'LUS210' HANGERS TO FLUSH RIDGE BEAM. 	<ol style="list-style-type: none"> 1. EXISTING DOUBLE TOP PLATES TO REMAIN. 2. PROVIDE 'ST6224' STRAP FROM PLATE TO PLATE IF SPLICED. 3. 2X4 STUDS @ 16" O.C. 4. NEW DOUBLE TOP PLATES. 
<ol style="list-style-type: none"> 1. 2X STUDS @ 16" O.C. PROVIDE 3X STUDS AT PANEL EDGES WHERE REQUIRED PER PLAN (SHEAR WALL TYPES 12, 13, 14). 2. 4X4 BLOCKING FOR CS16 NAILING. 3. CONTINUOUS CS16 STRAP w/10d NAILS @ 4" O.C. 4. PLYWOOD SHEAR PER PLAN. APPLY EACH SIDE OF WINDOW AND ALSO ABOVE AND BELOW WINDOW OPENING. 5. SILL PLATE NAILING OR BOLTING PER PLAN. 6. PROVIDE EDGE NAILING PER PLAN INTO TOP AND BOTTOM PLATE. 7. PROVIDE PLYWOOD EDGE NAILING PER PLAN ALONG LENGTH OF KINGSTUD EACH SIDE OF OPENING. 	<ol style="list-style-type: none"> 1. ROOF RAFTERS PER PLAN. 2. 2X NAILER WITH (3) 16d NAILS INTO CENTER OF EACH RAFTER BELOW. 3. ROOF SHEATHING PER PLAN. 	<ol style="list-style-type: none"> 1. PROVIDE 'LSTA36' STRAP OVER SHEATHING FROM END ROOF RAFTER TO RAFTER. 2. NEW ROOF SHEATHING PER PLAN OVER NEW ROOF RAFTERS PER PLAN. 3. NEW ROOF RAFTER OVER WALL WITH EDGE NAILING FROM ROOF SHEATHING. 4. NEW FLUSH RIDGE BEAM PER PLAN. 5. NEW KING POST PER PLAN WITH 'A35' CLIP EACH SIDE TO HEADER BELOW. 6. NEW HEADER PER PLAN. 	<ol style="list-style-type: none"> 1. DOUBLE TOP PLATES WITH 4" MINIMUM PLATE SPLICE WITH (10)10d NAILS PER SPLICE. 2. KINGSTUD ALONGSIDE POST PER PLAN TO SUPPORT DROP BEAM. 3. INSTALL 'MST136' STRAP FROM BEAM TO PLATES. OK TO INSTALL AT FACE OF BEAM TO TOP PLATE. 4. DROP BEAM PER PLAN. 5. TRIMMER PER PLAN WITH 'LTH4' BOTH SIDES TO DROP BEAM. 	
<ol style="list-style-type: none"> 1. FLUSH BEAM PER PLAN. OK TO BACK-CUT TOP TO MATCH SLOPE OF ROOF. 2. PROVIDE 'A35' CLIP EACH SIDE FROM FLUSH BEAM TO TOP PLATE. 3. DOUBLE TOP PLATES WITH MINIMUM 4" LAP WITH (10)16d NAILS PER SPLICE. 4. POST PER PLAN CENTER UNDER FLUSH BEAM. 				

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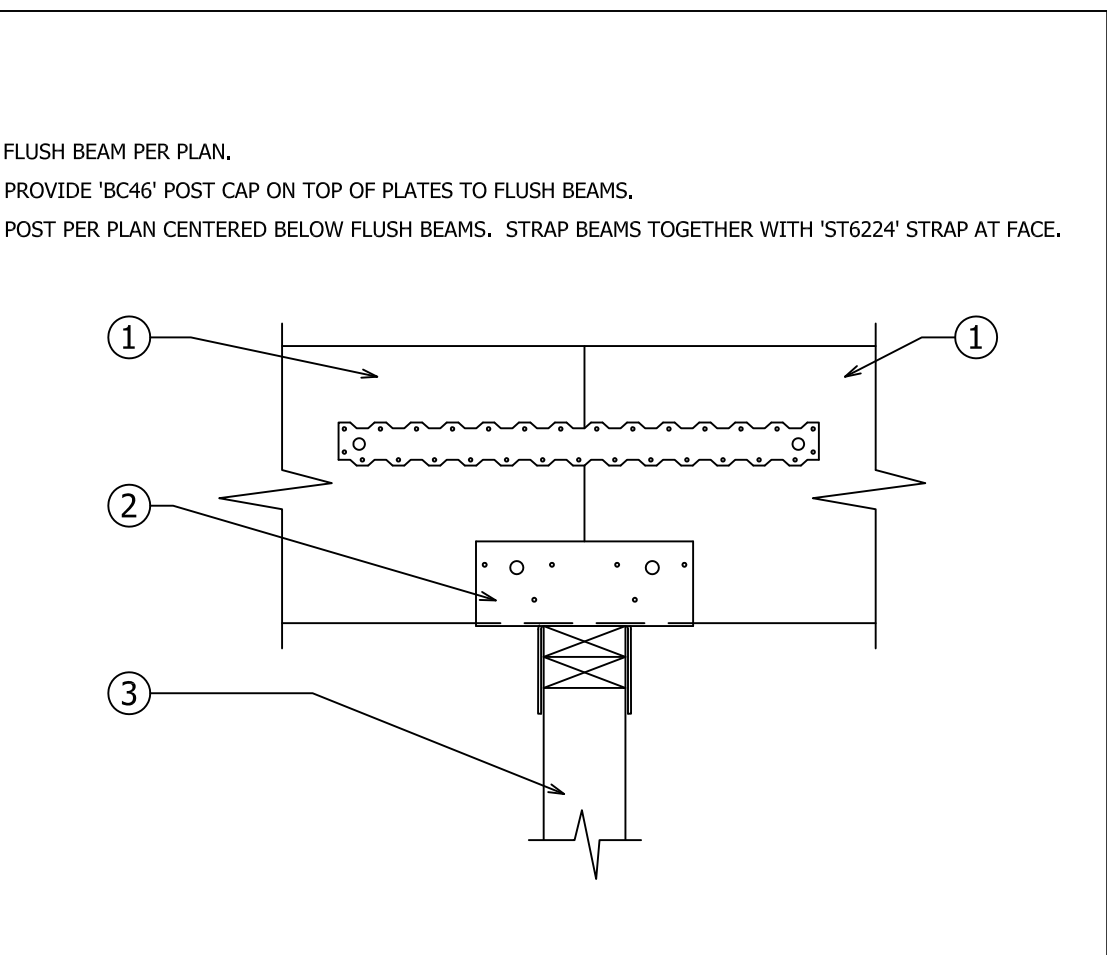
no.	REVISION	DATE
 <p>ARMSTRONG ENGINEERING & DRAFTING, INC. 33504 Magnette Street Merilee, CA. 95584 (714)225-7056 scott@armstrongengineering.net</p>		
<p>STRUCTURAL DETAILS</p> <p>CIRKS RESIDENCE 3542 VENTURE DRIVE HUNTINGTON BEACH, CA. 92649</p>		
		
<p>PLOT/SIGN DATE: 03/11/2024</p> <p>SCALE: N.T.S.</p> <p>JOB #: 2024-002</p> <p>REVISION: #</p> <p>SHEET #: S-4</p>		



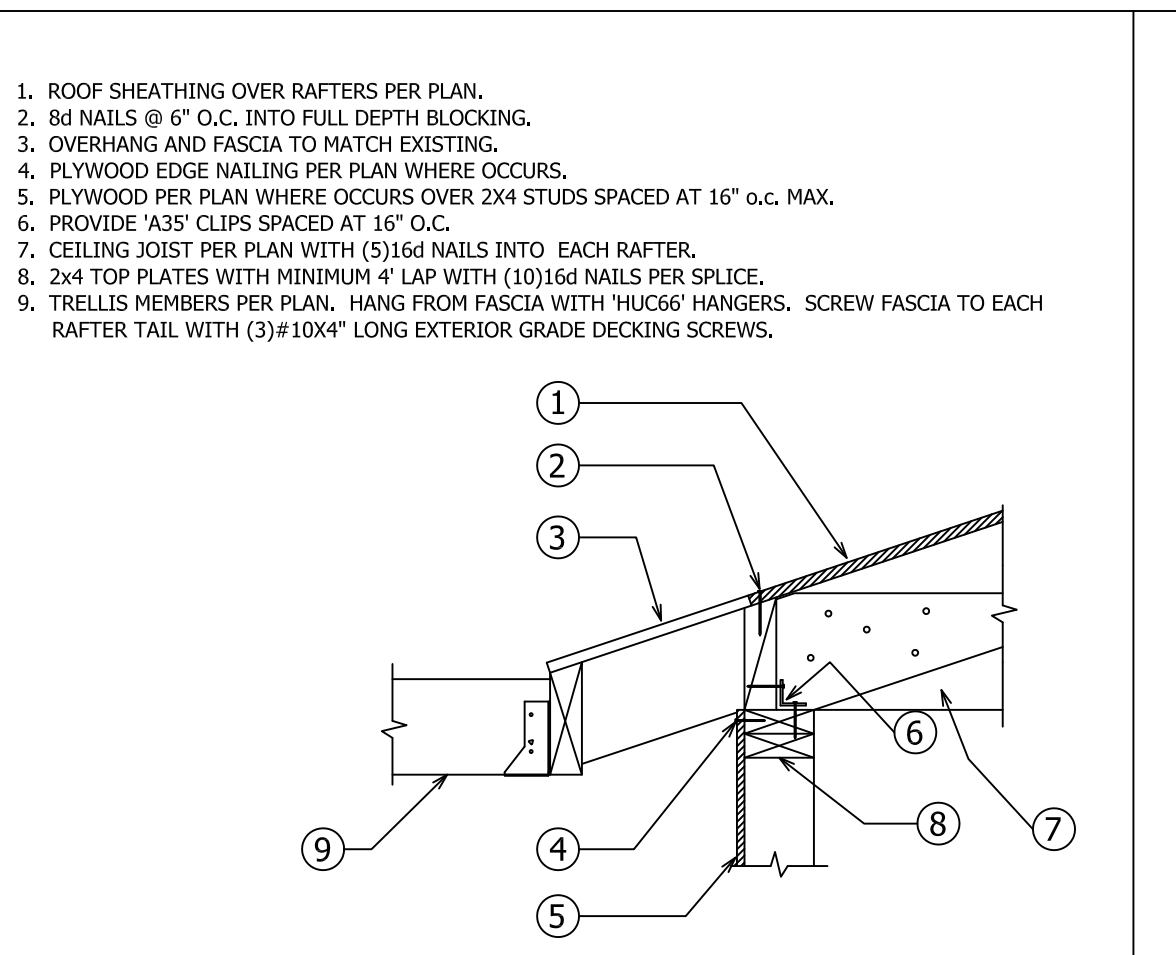
36 BEAM TO POST CONNECTION



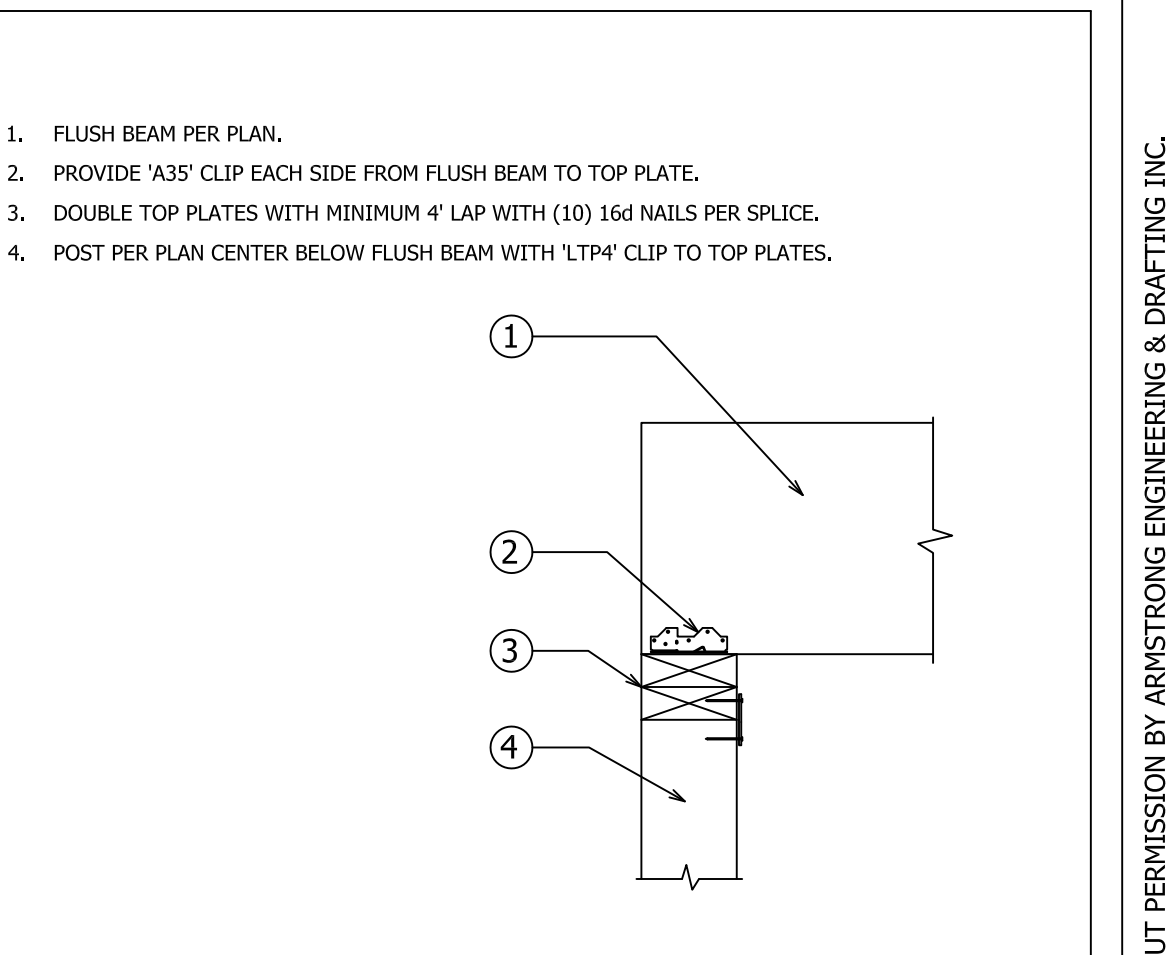
32 POST CONNECTION



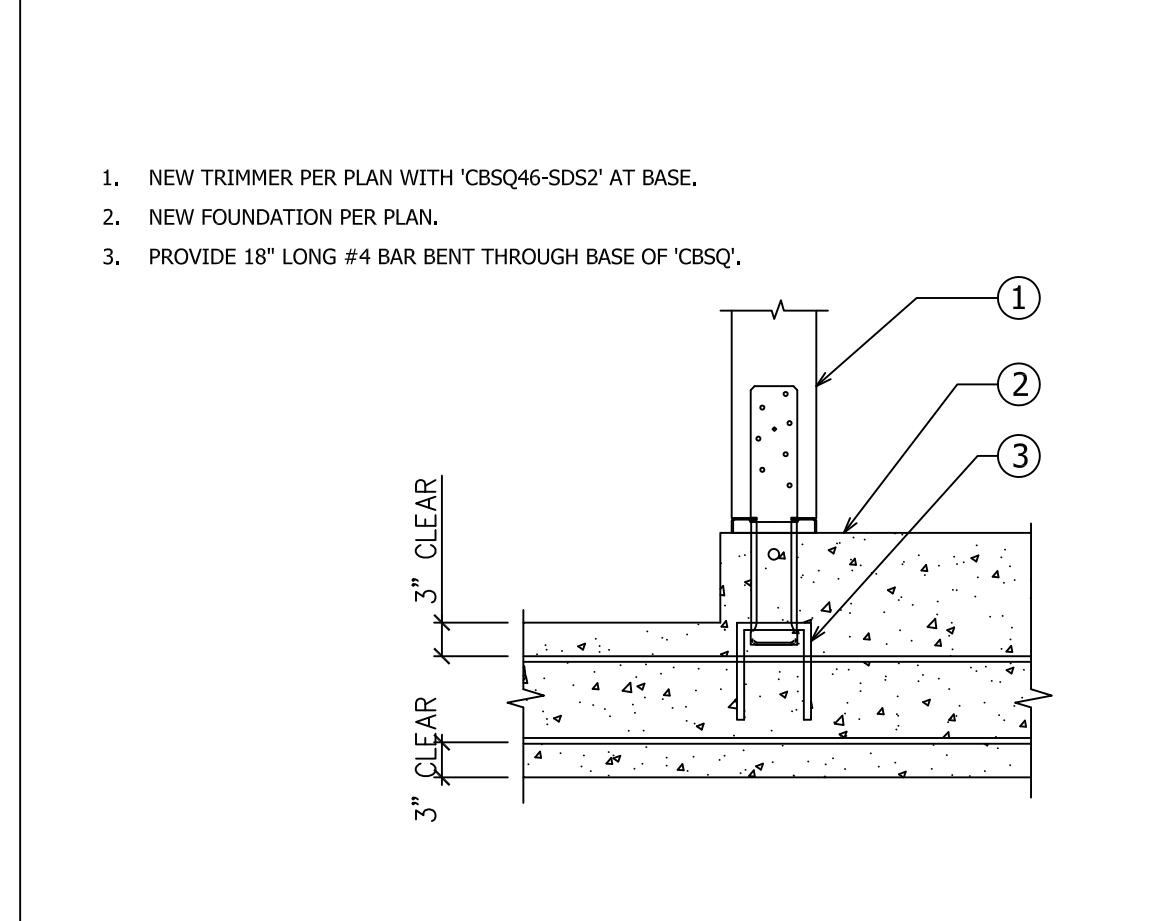
28 POST TO BEAM CONNECTION



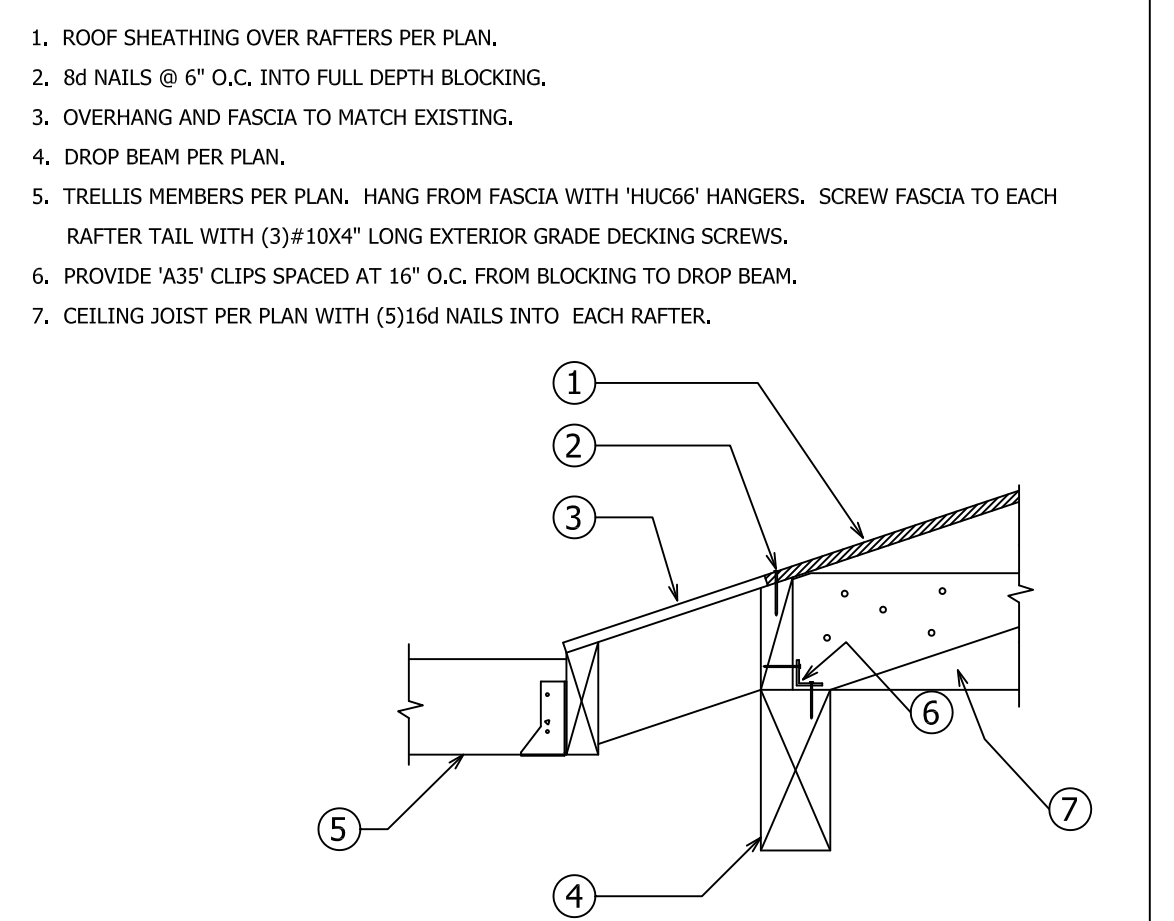
24 ROOF CONNECTION DETAIL



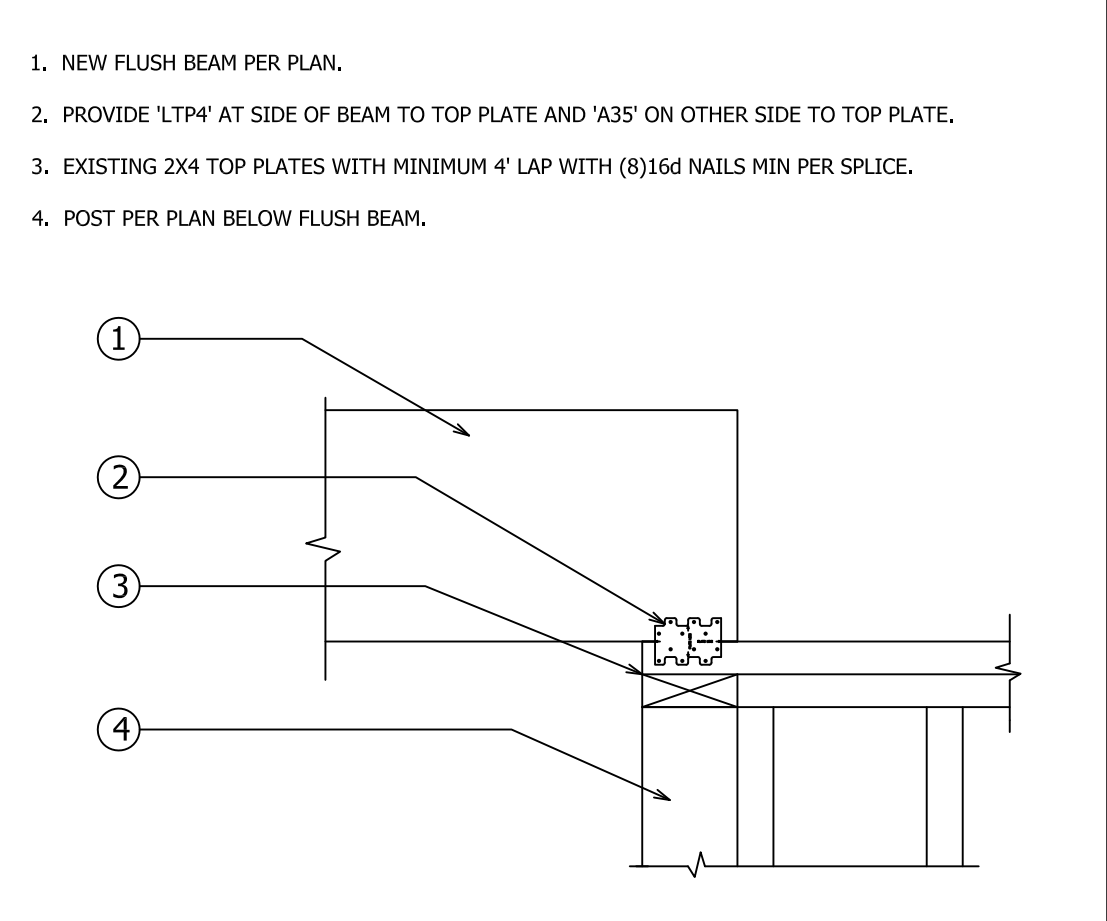
20 BEAM CONNECTION DETAIL



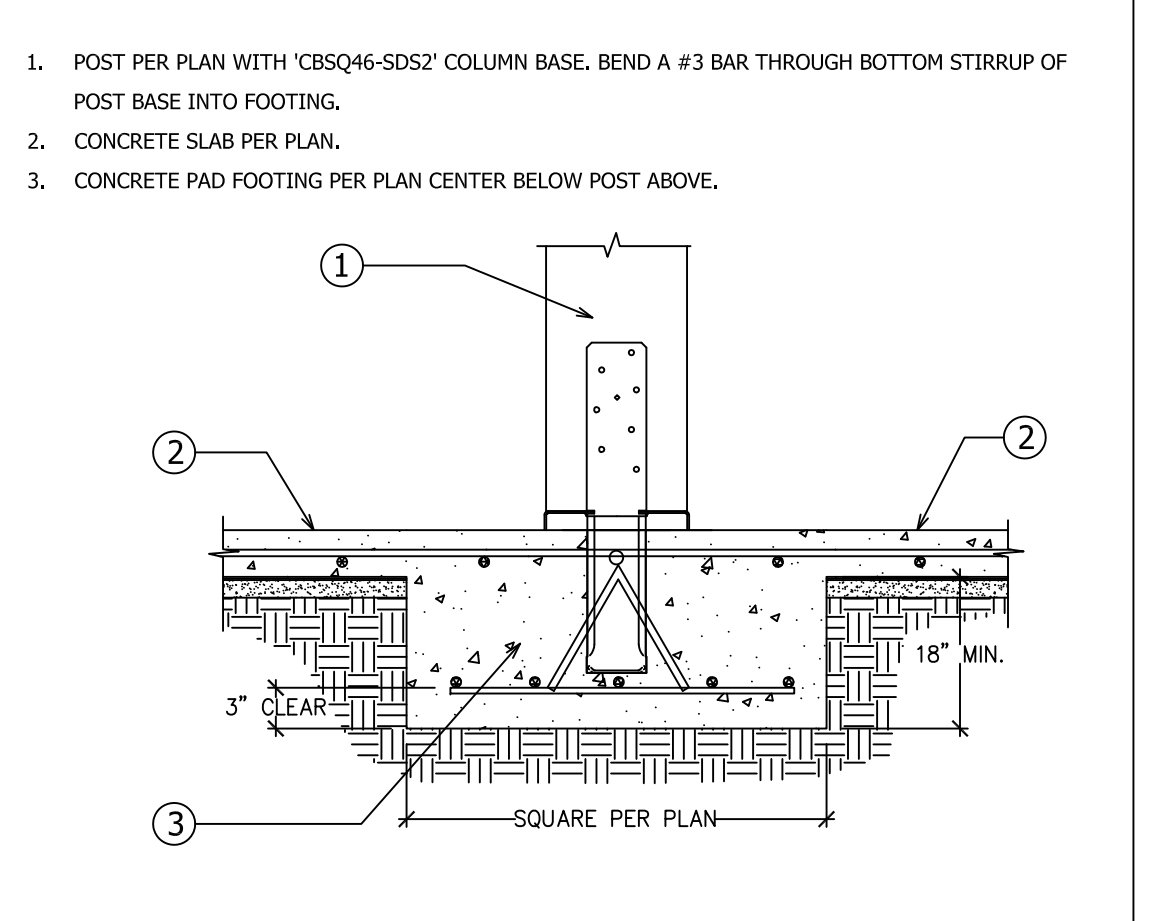
37 FOUNDATION CONNECTION



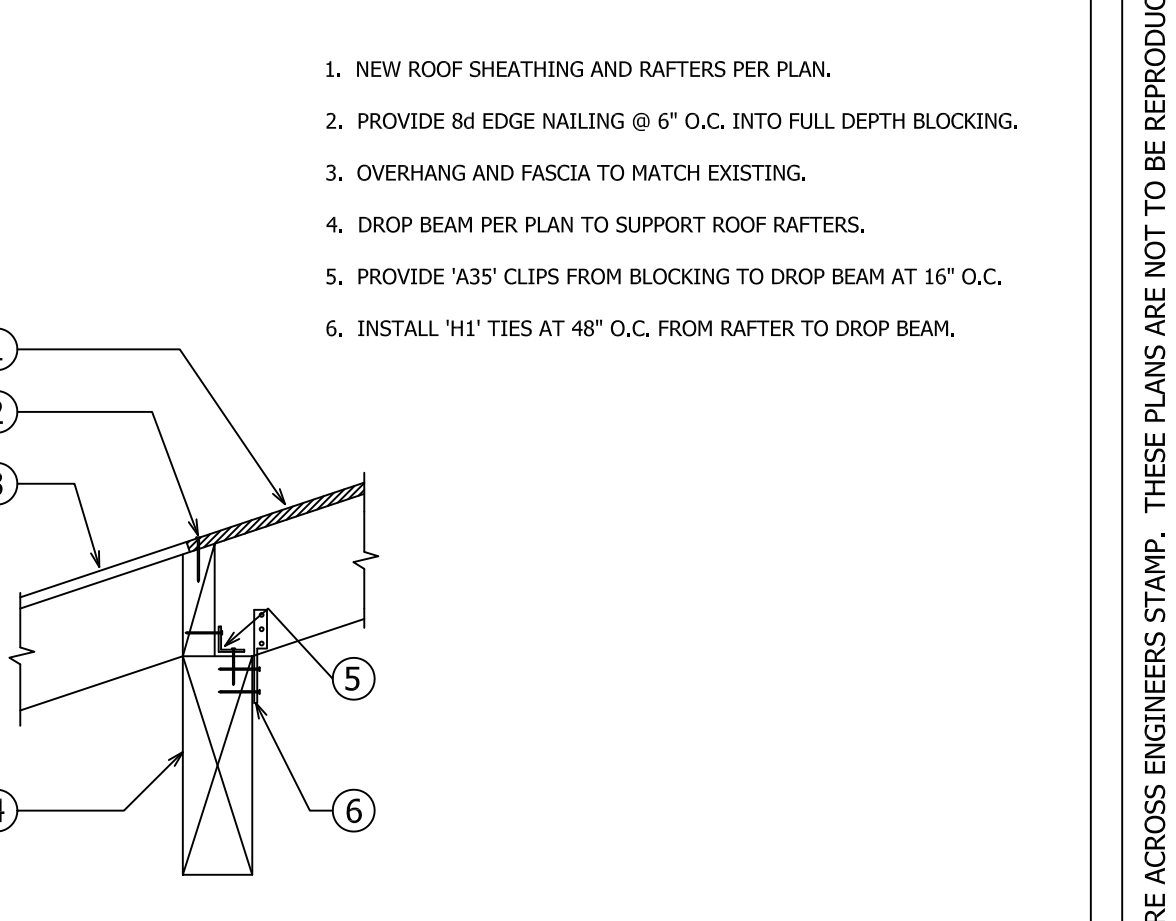
33 ROOF CONNECTION DETAIL



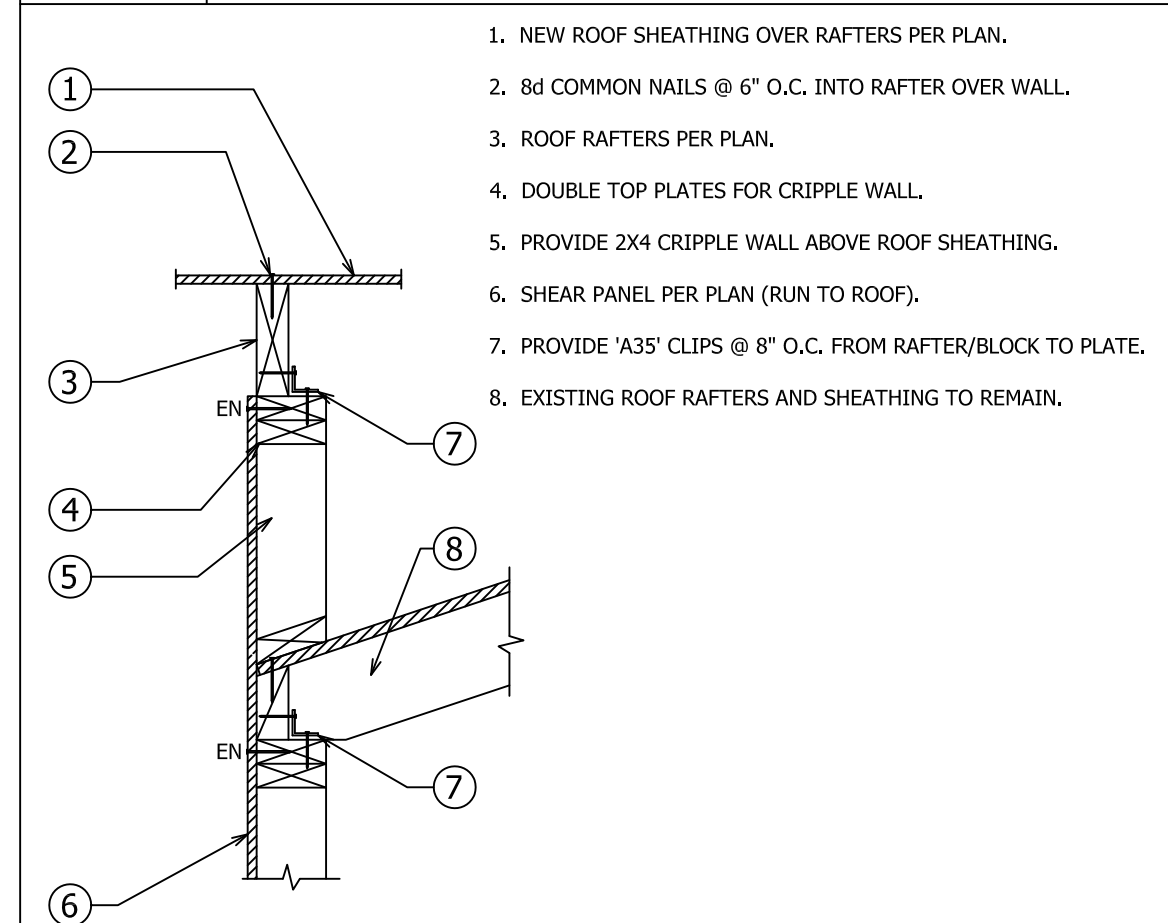
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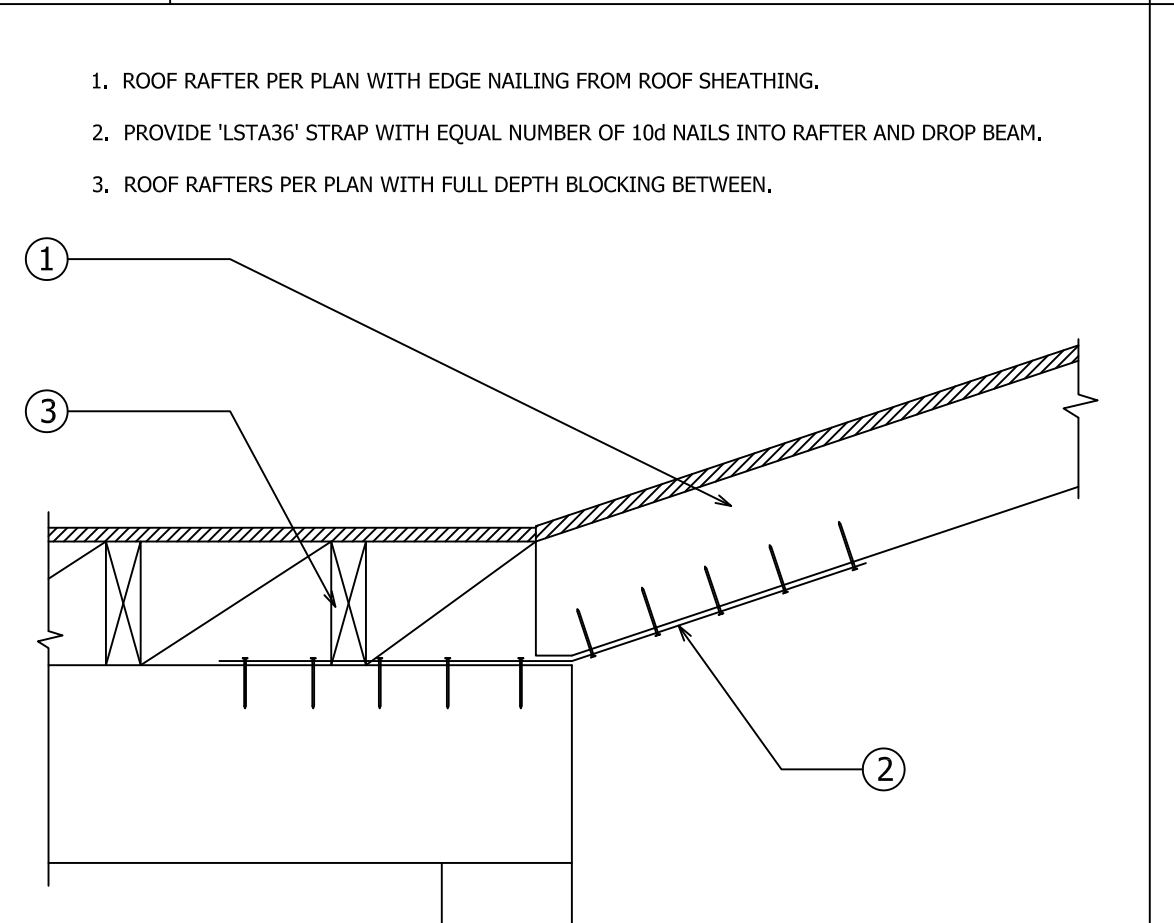
25 FOOTING CONNECTION



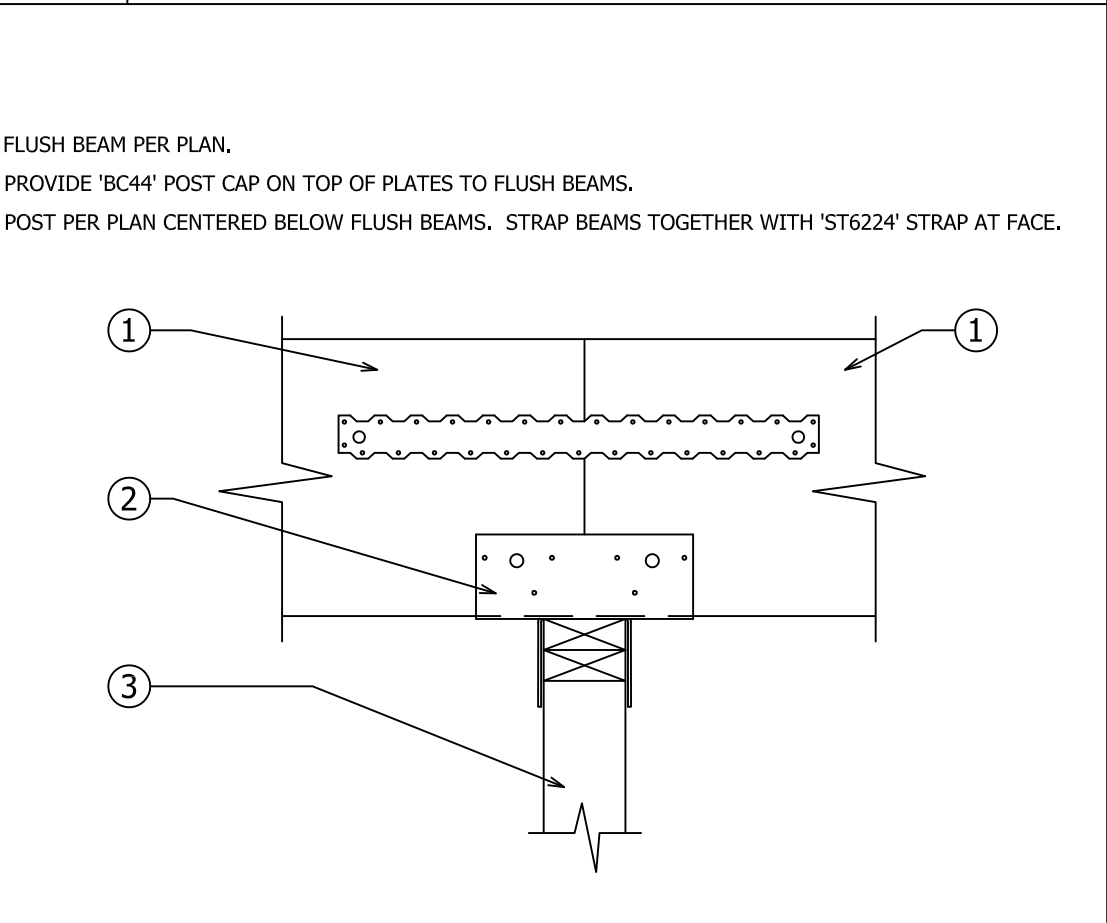
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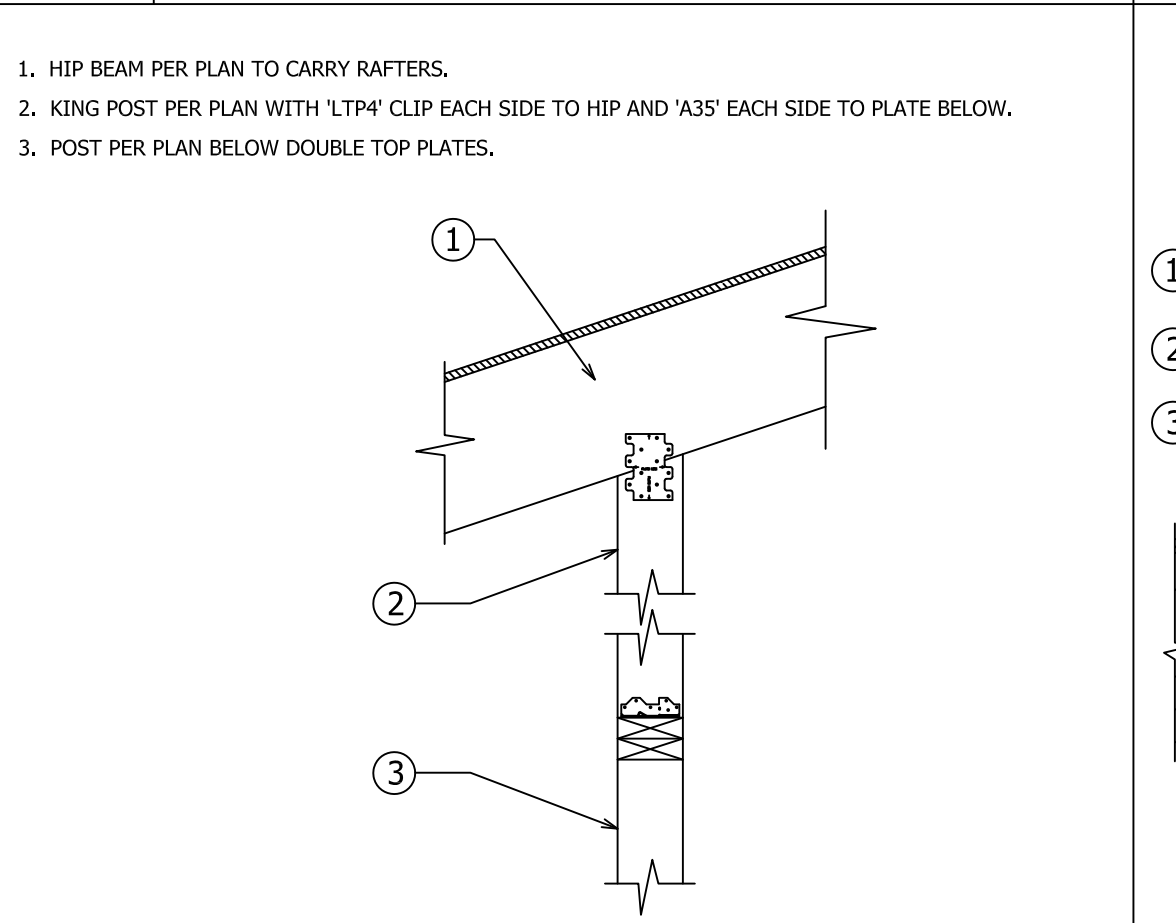
38 SHEAR TRANSFER DETAIL



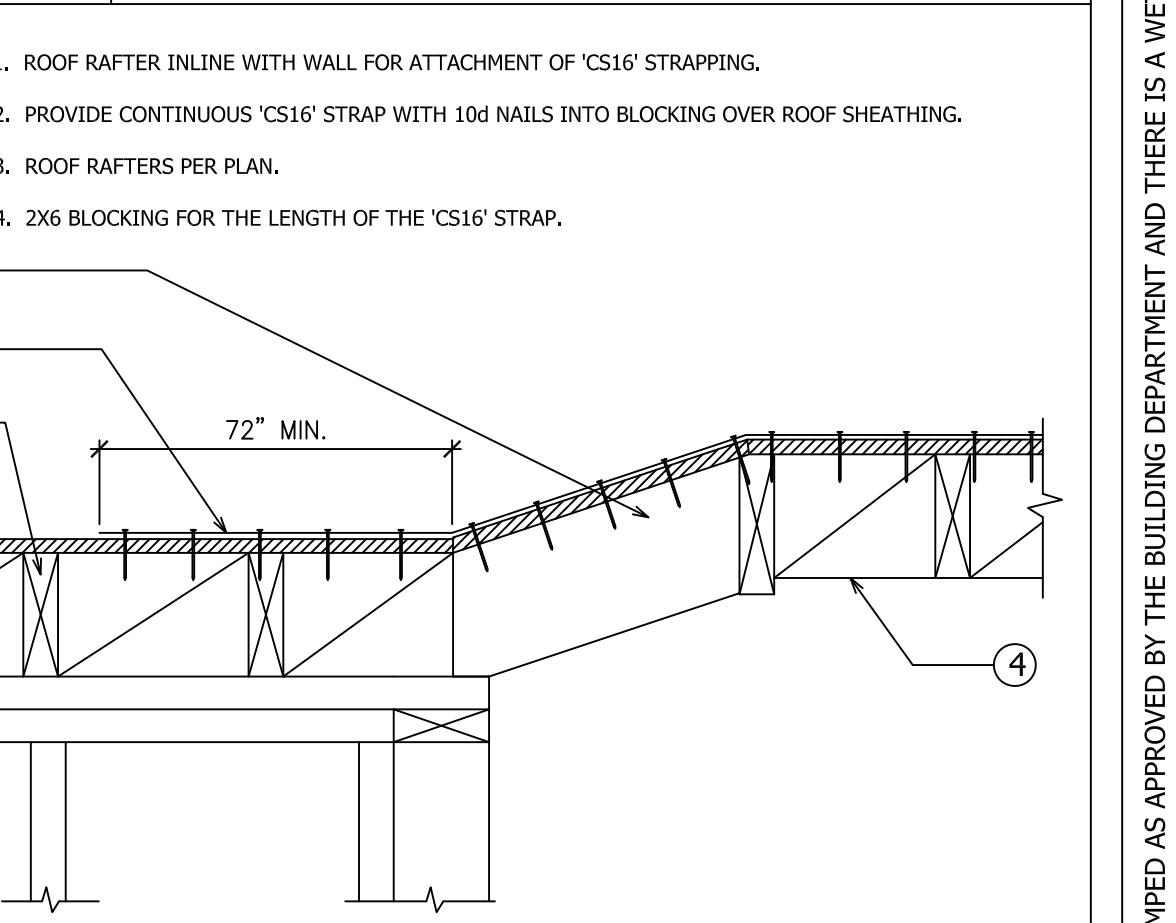
34 DRAG TIE CONNECTION



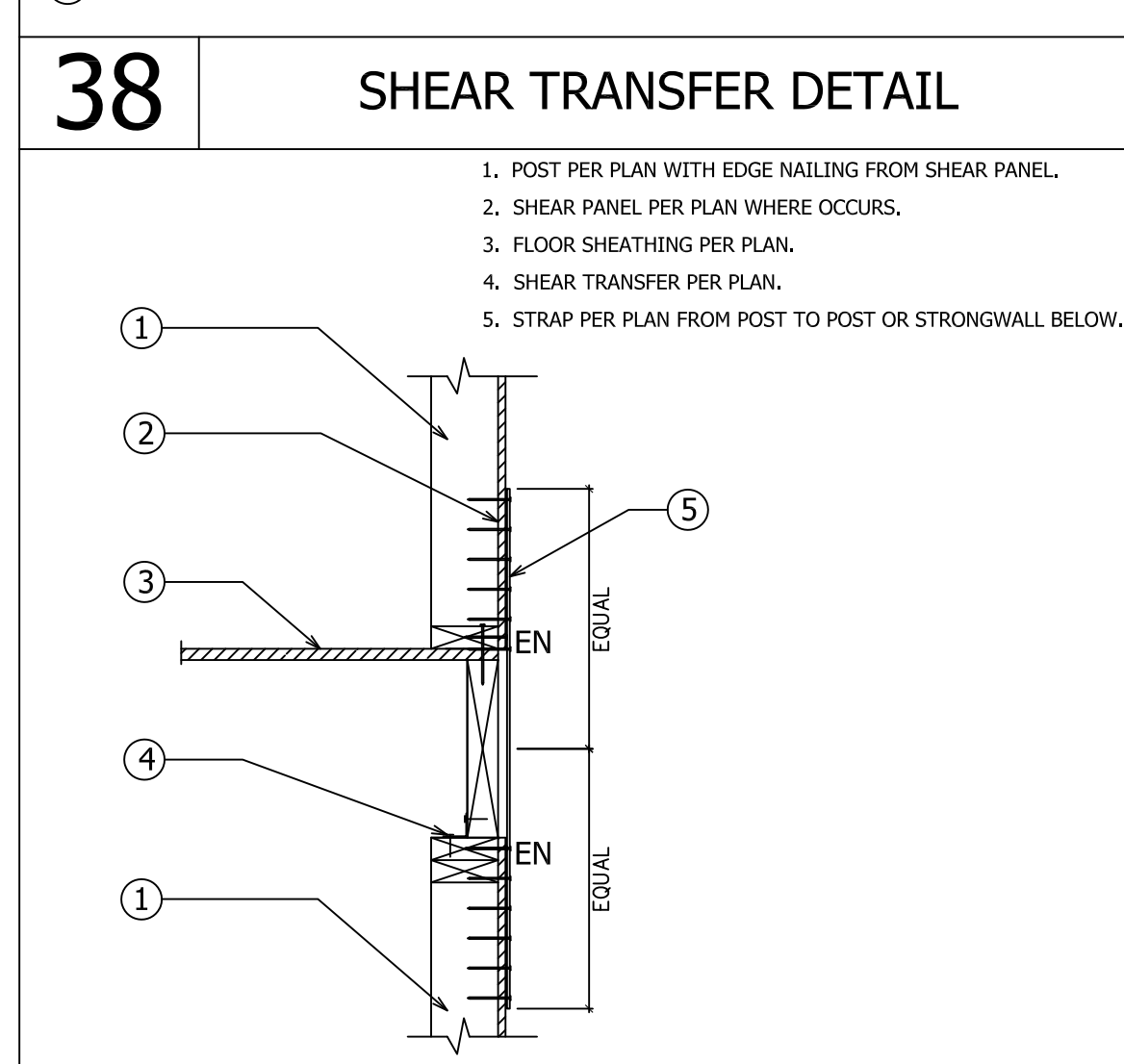
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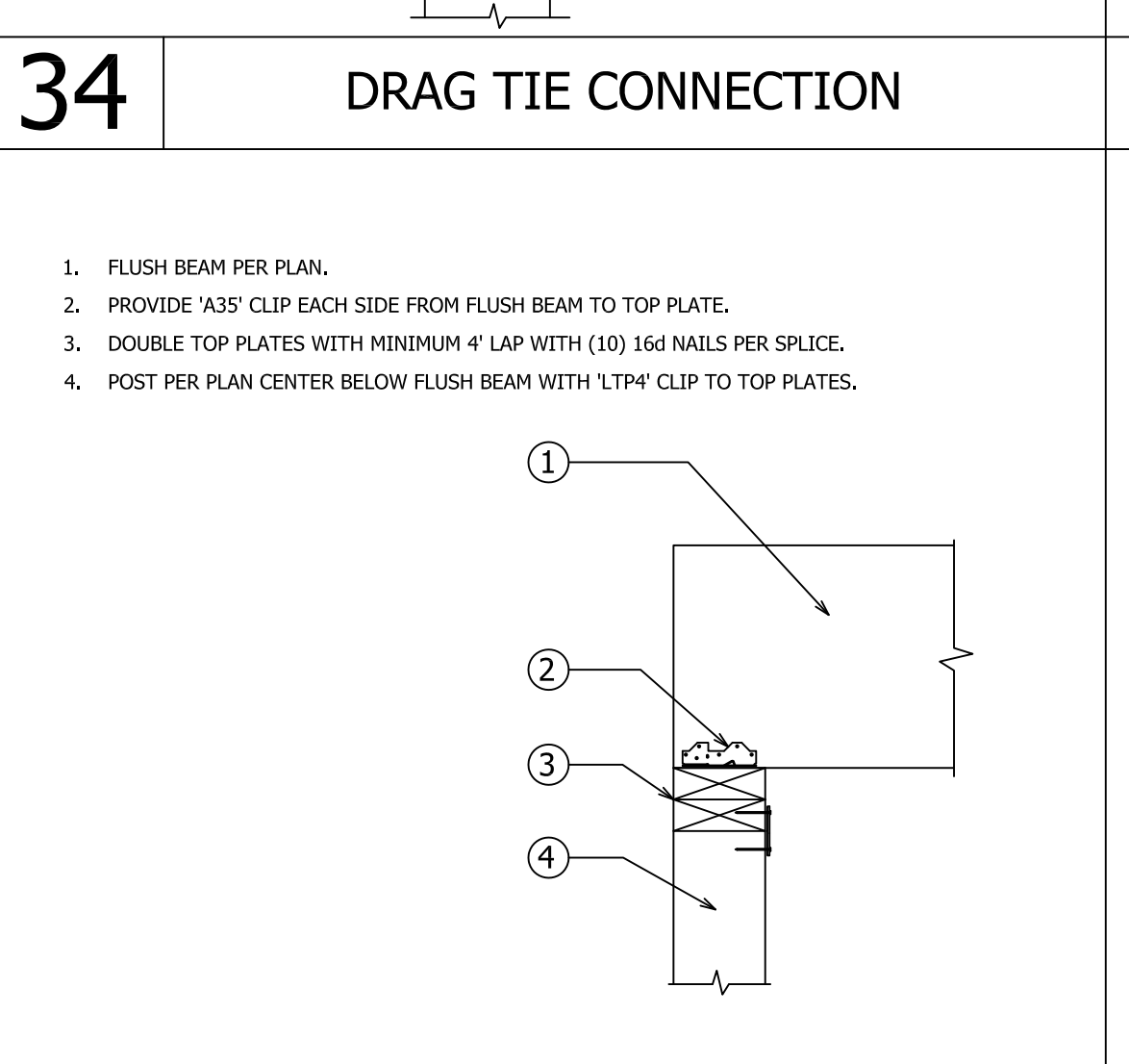
26 KINGPOST CONNECTION



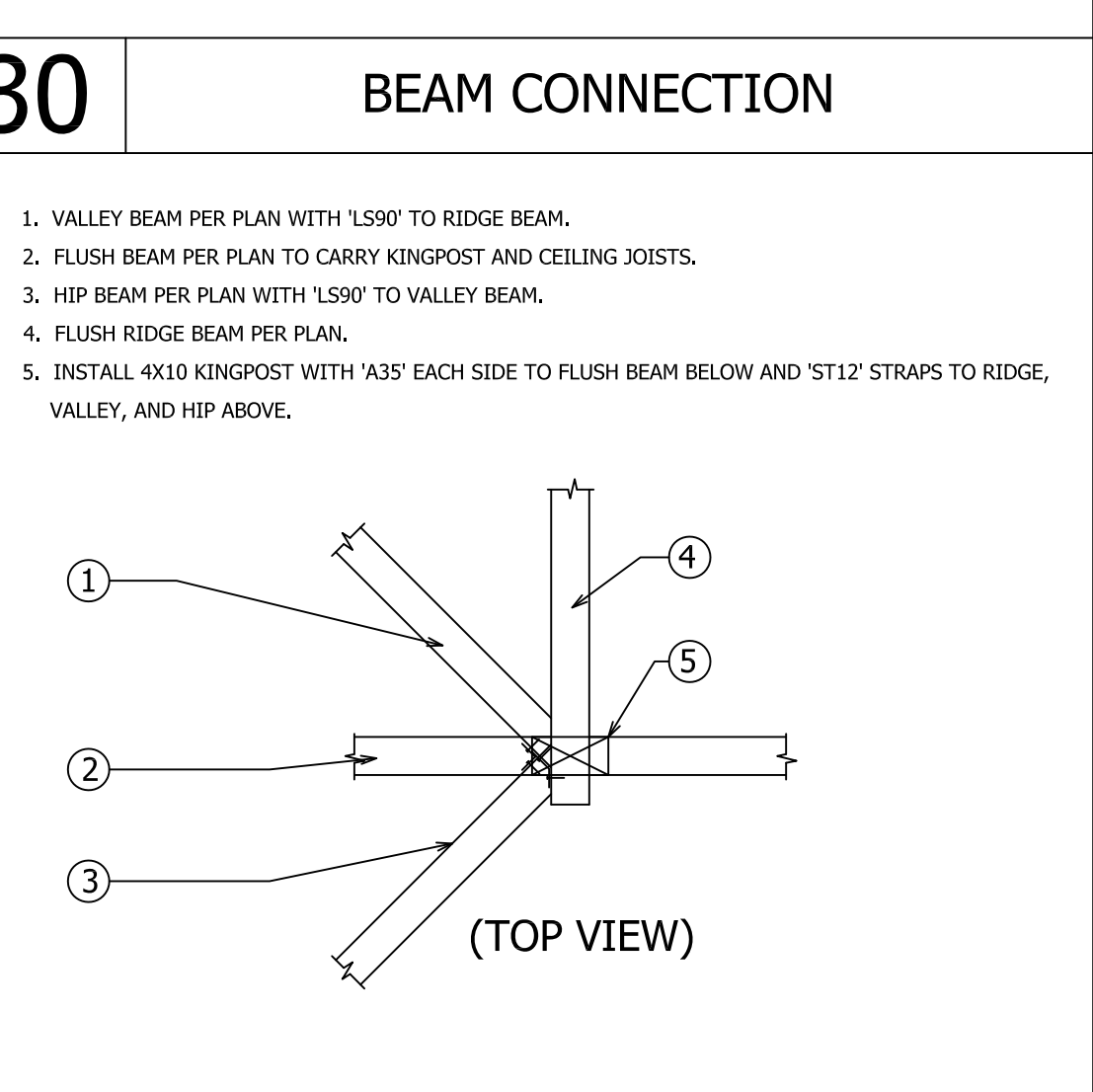
22 DRAG TIE CONNECTION



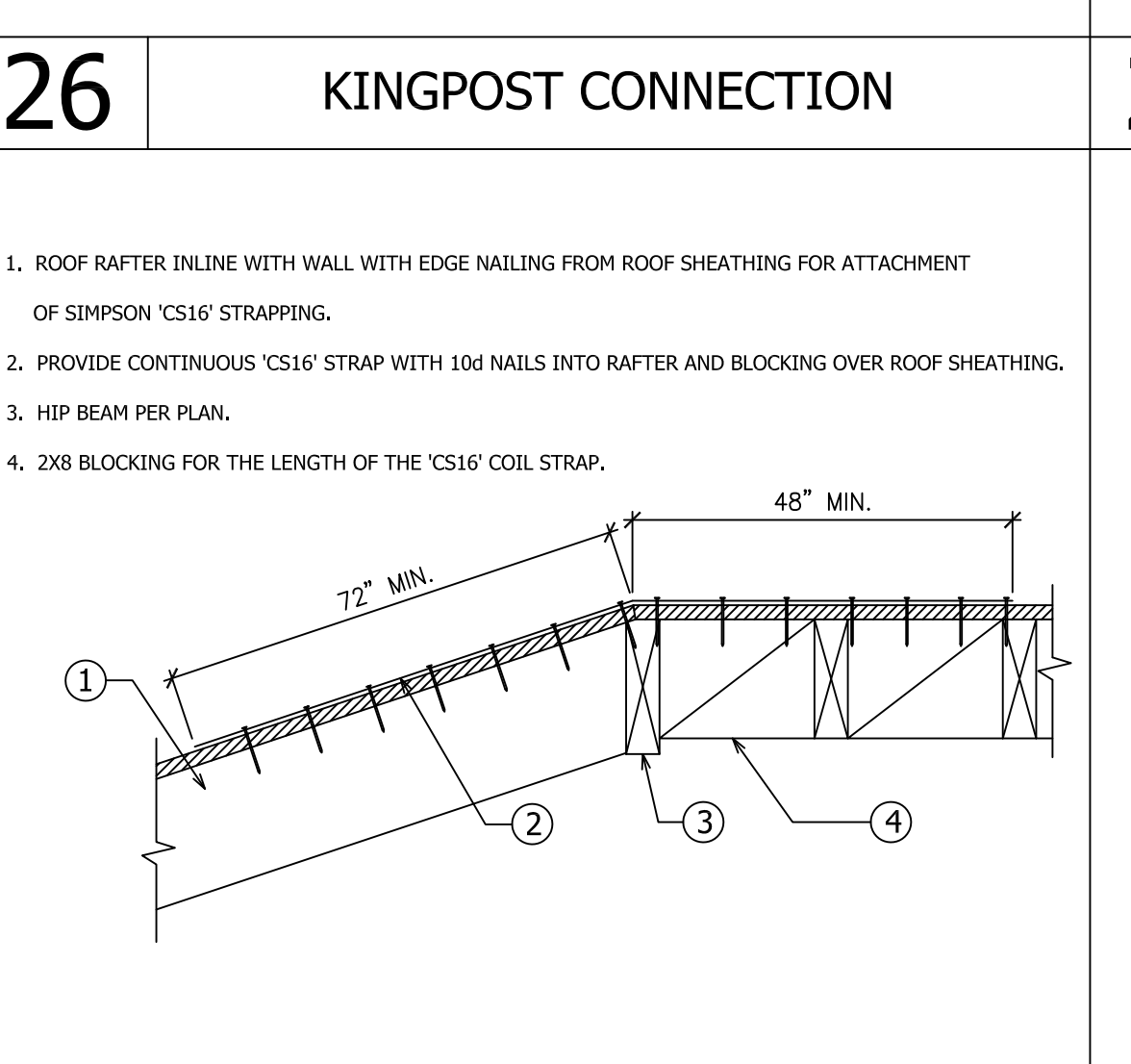
39 STRAP AT POST



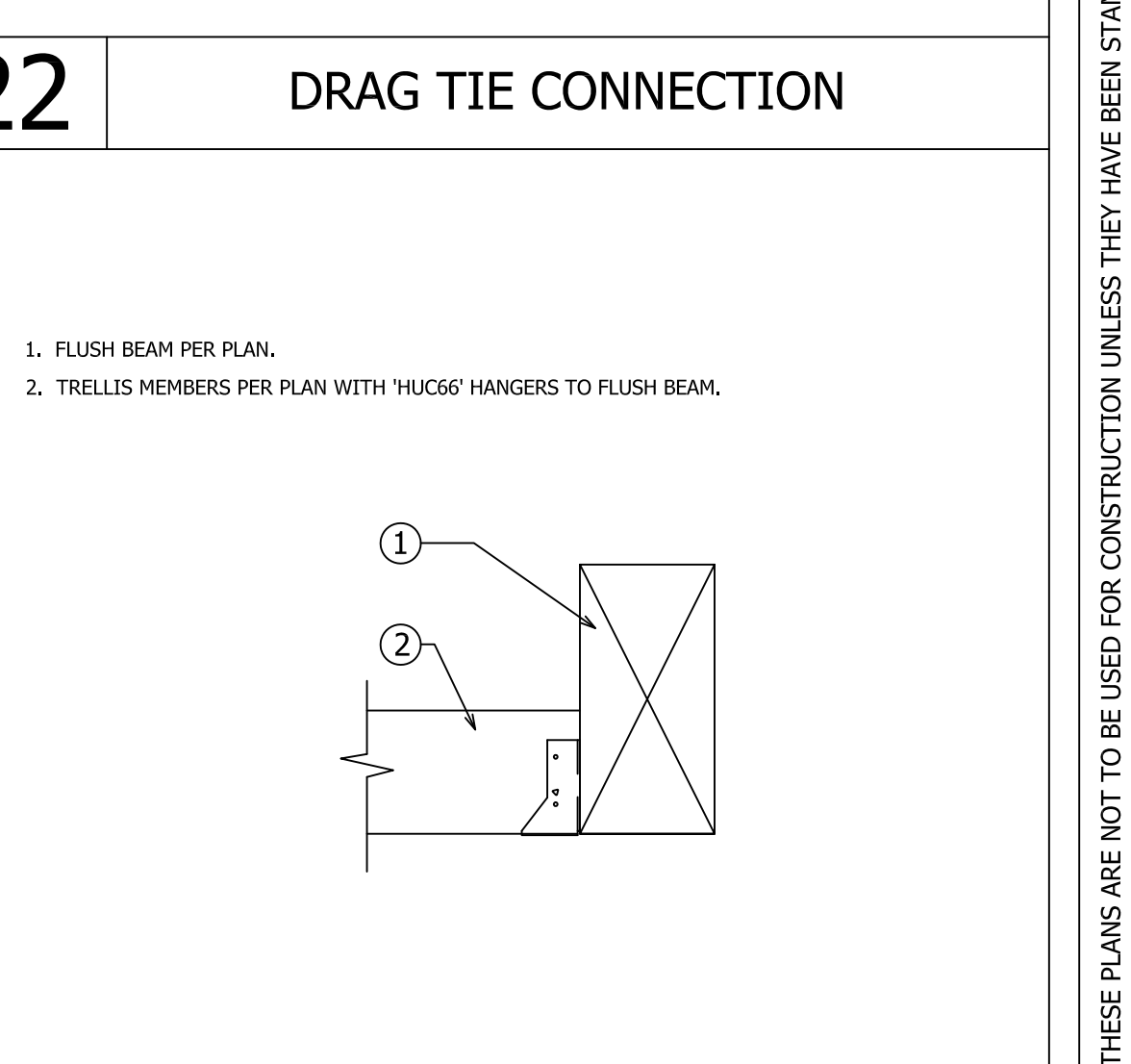
35 BEAM CONNECTION DETAIL



31 BEAM CONNECTION



27 DRAG TIE CONNECTION



23 ROOF CONNECTION

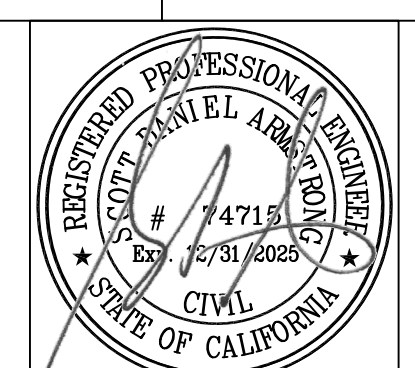
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no.	REVISION	DATE

STRUCTURAL DETAILS

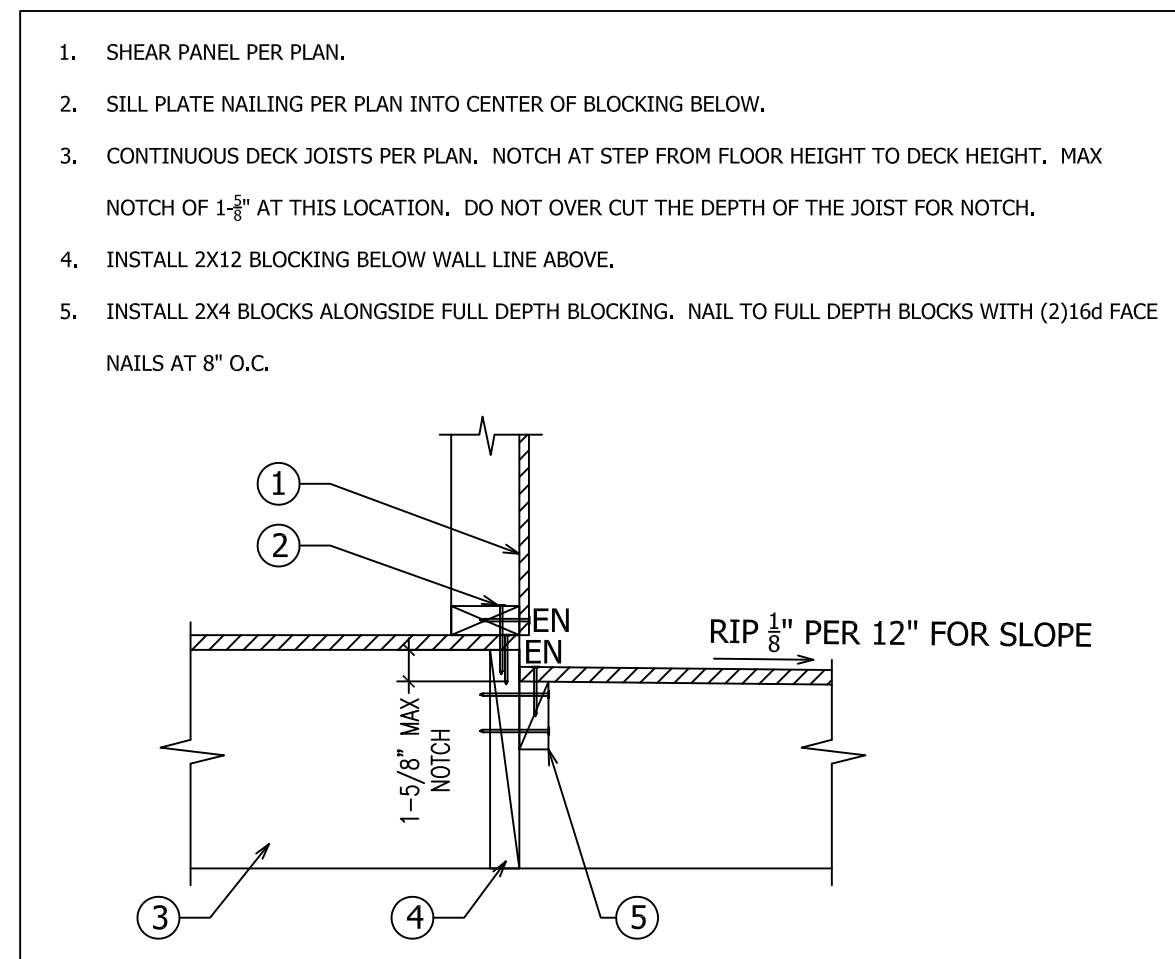
ARMSTRONG ENGINEERING & DRAFTING, INC.
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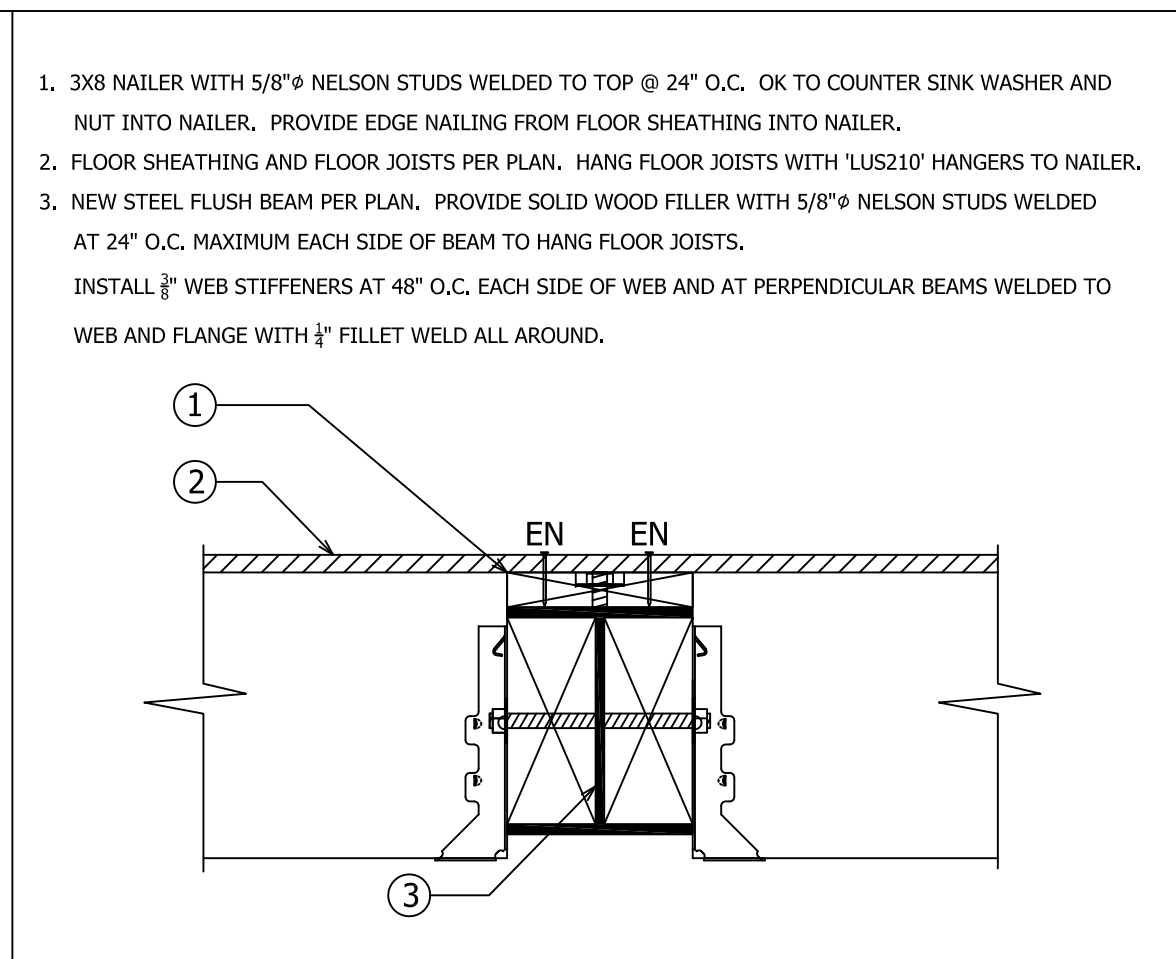


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 SCALE: N.T.S.
 JOB #: 2024-002
 REVISION: #
 SHEET #:

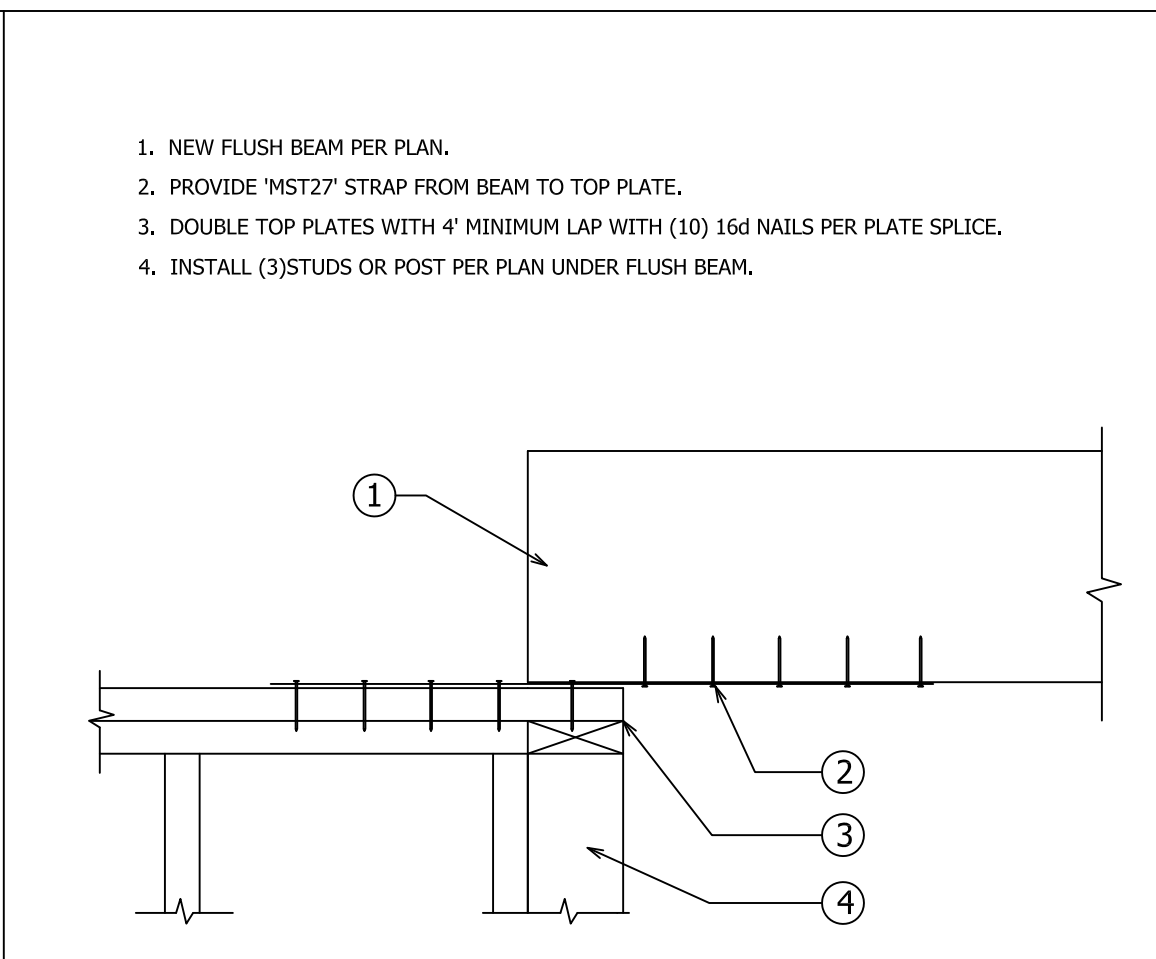
S-5



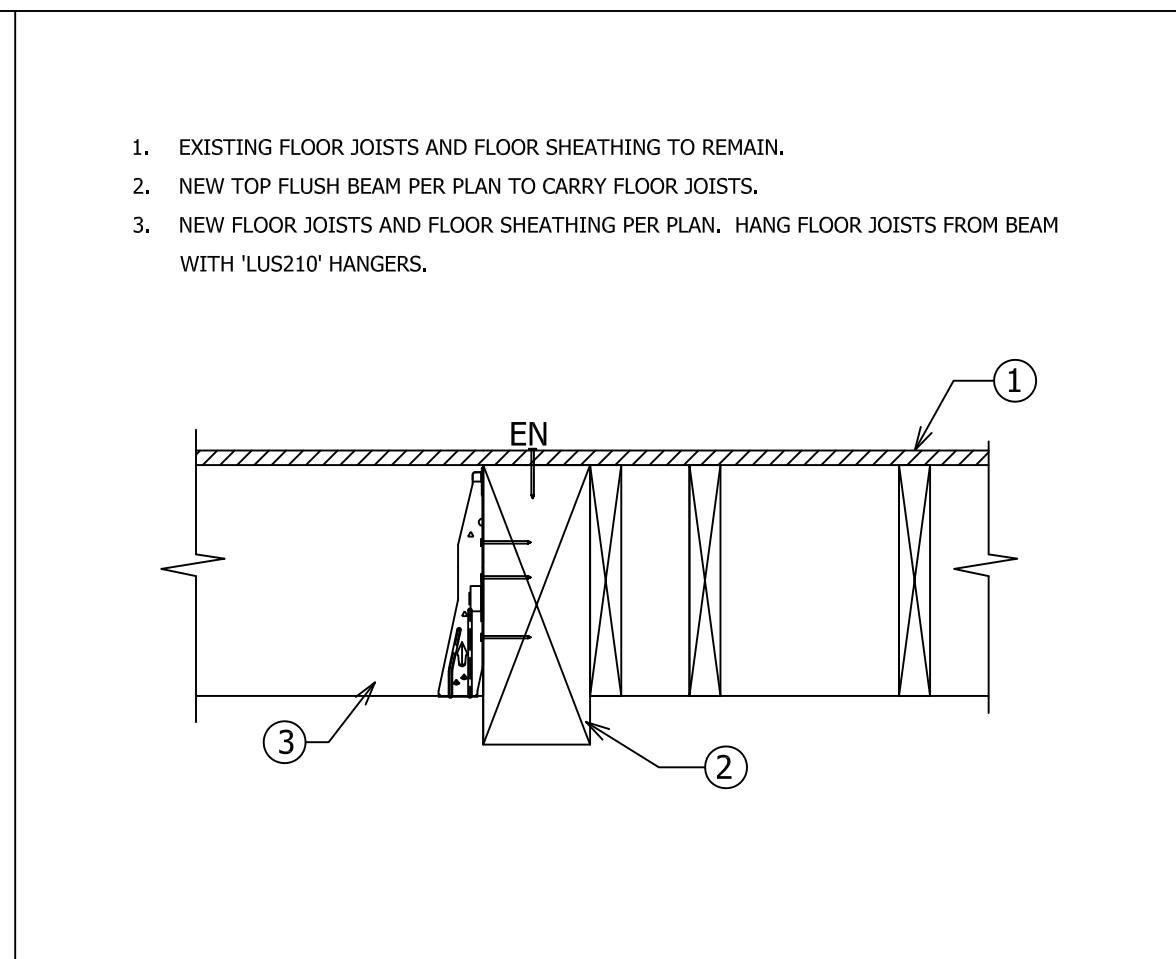
56 DECK JOIST CONNECTION



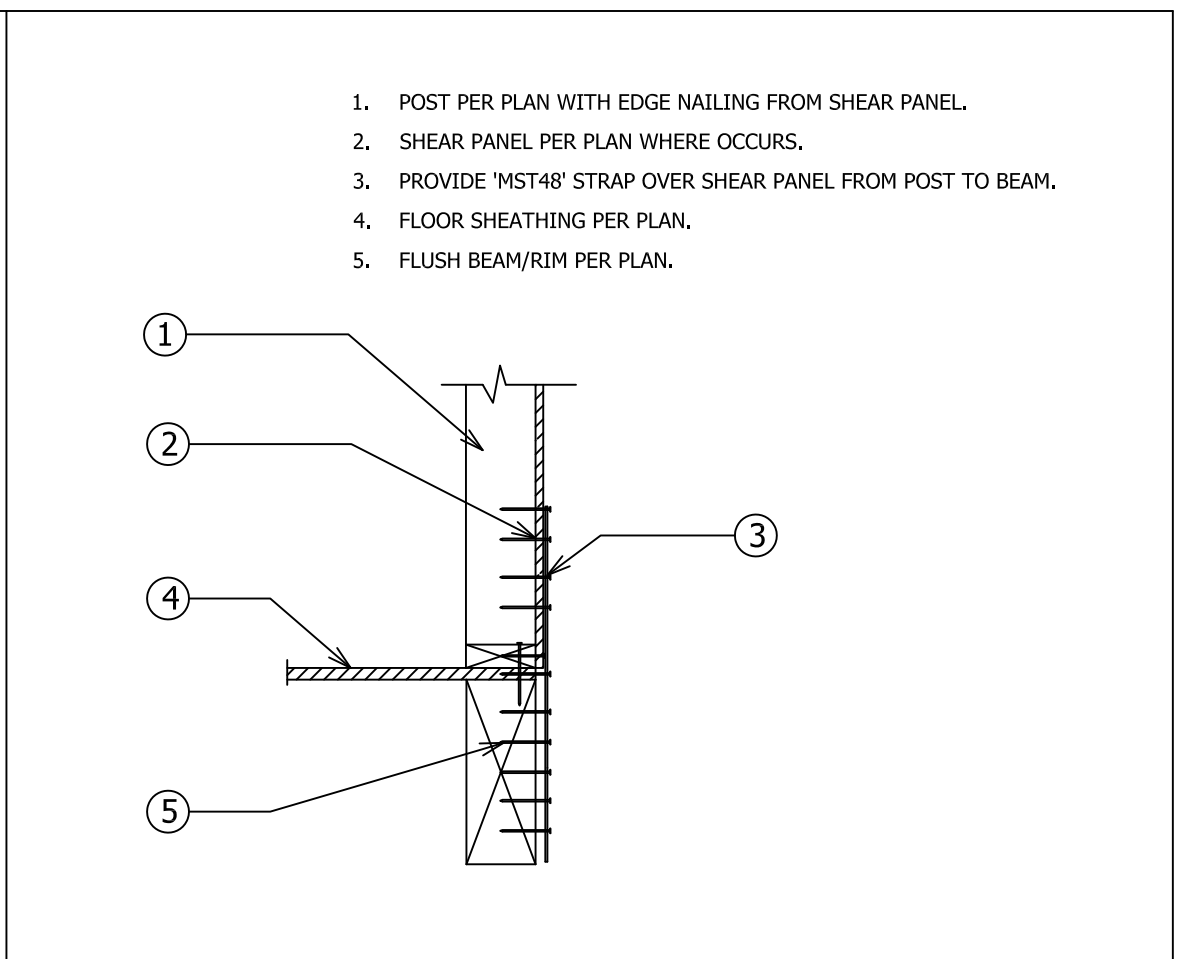
52 BEAM CONNECTION AT FLOOR



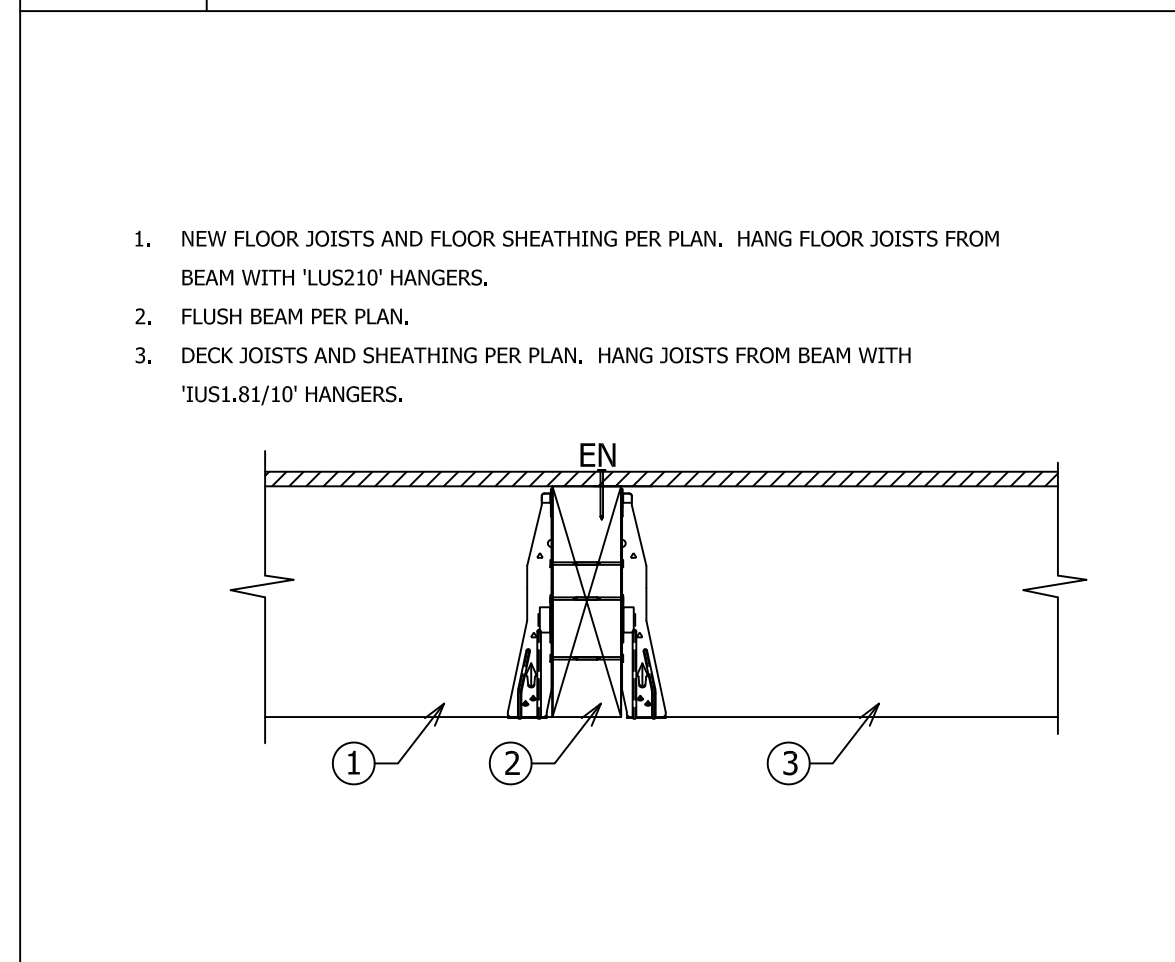
48 STRAP AT BEAM



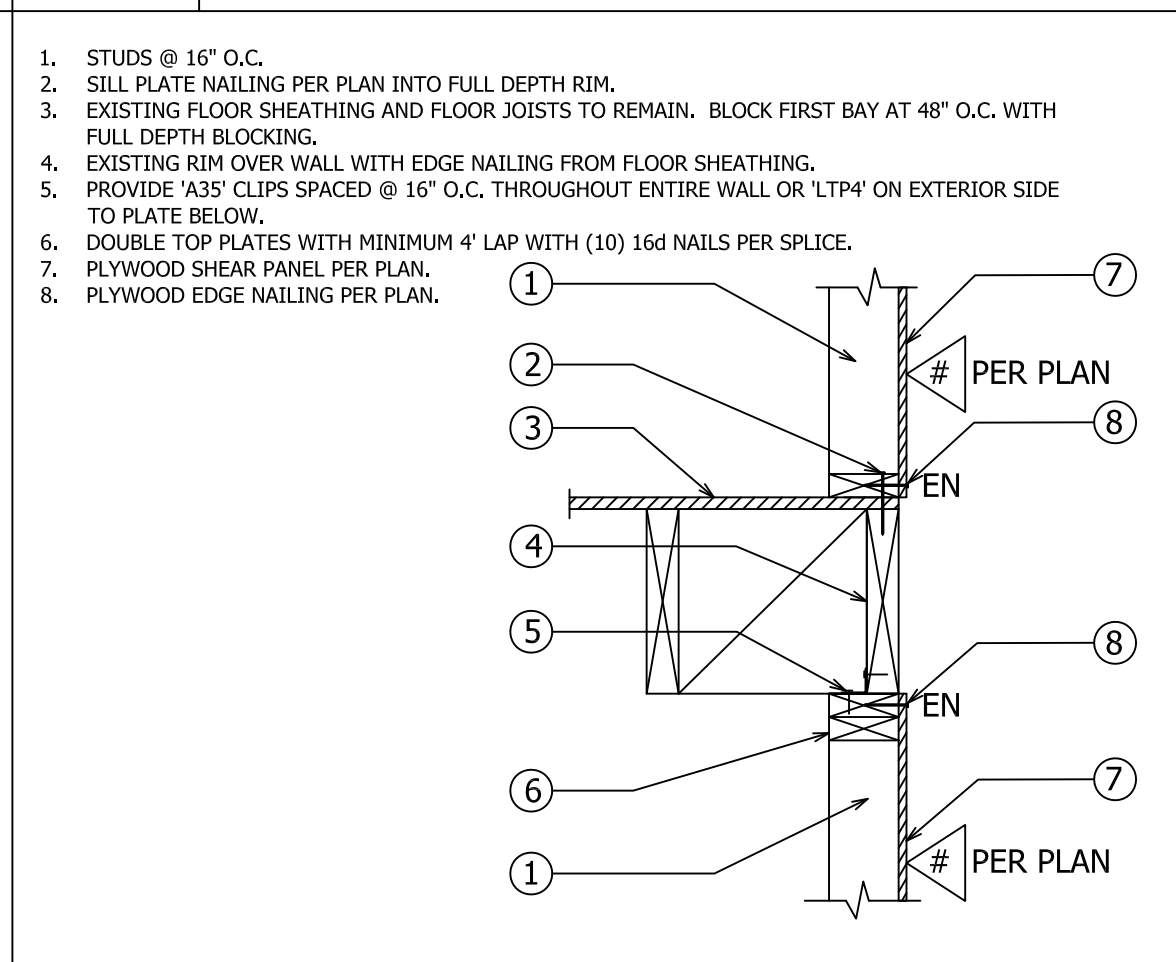
44 BEAM CONNECTION



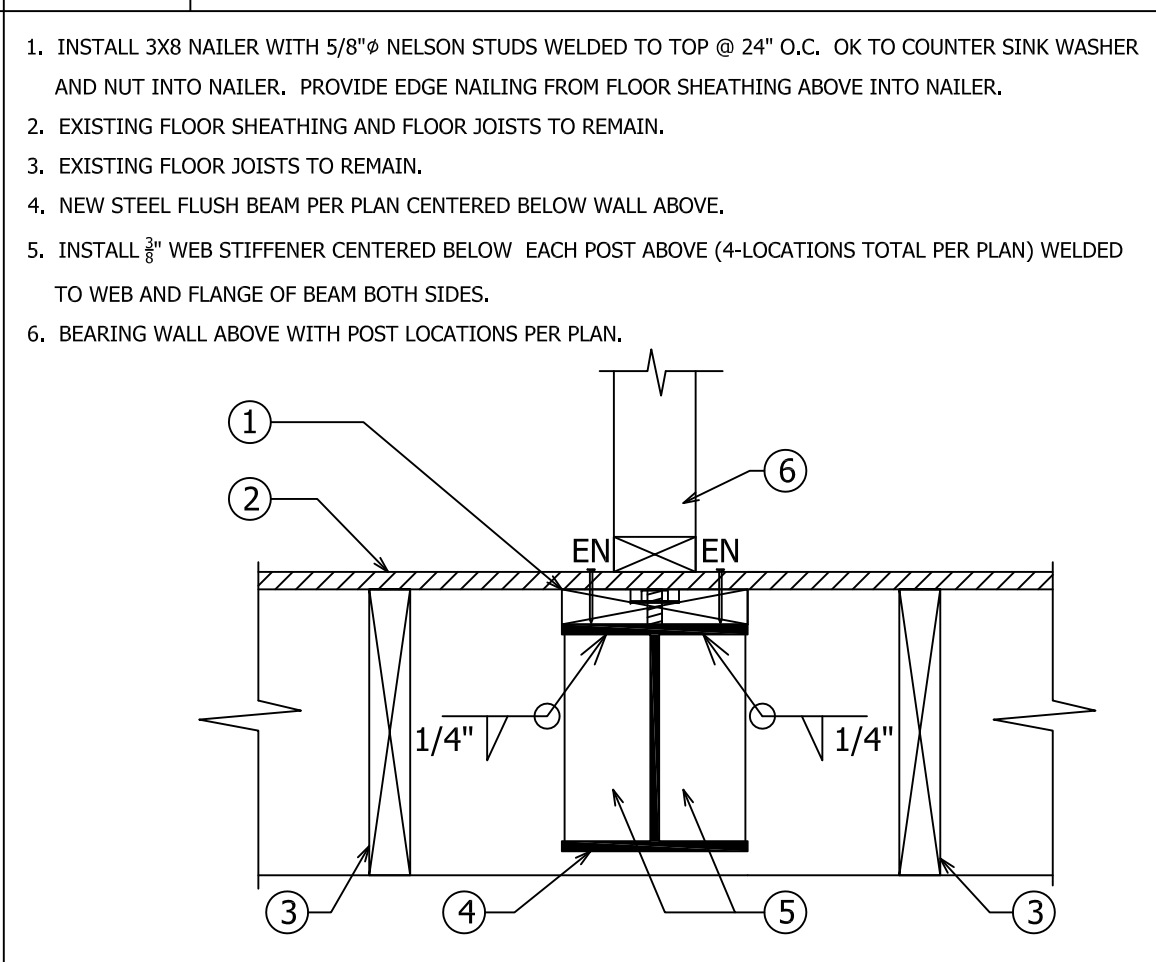
40 STRAP AT POST



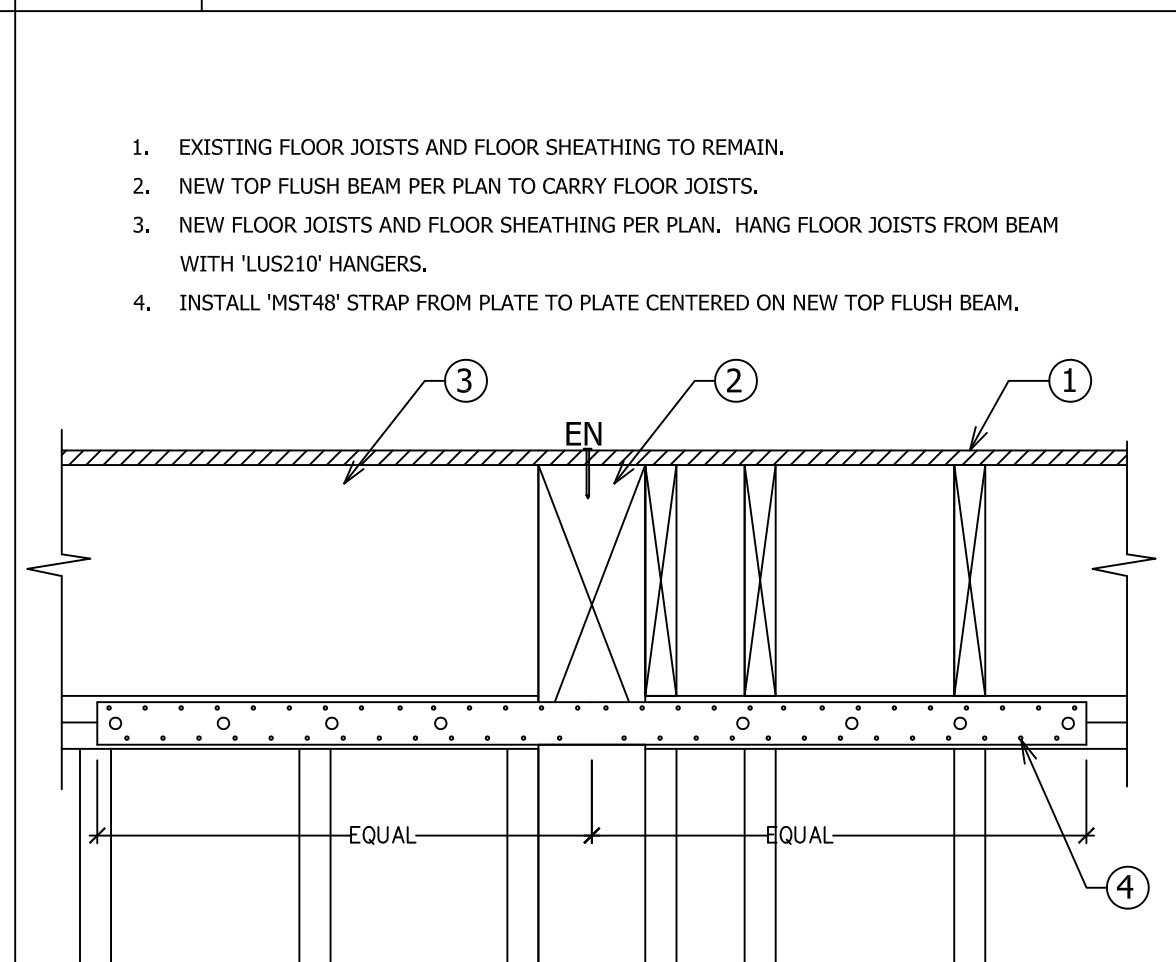
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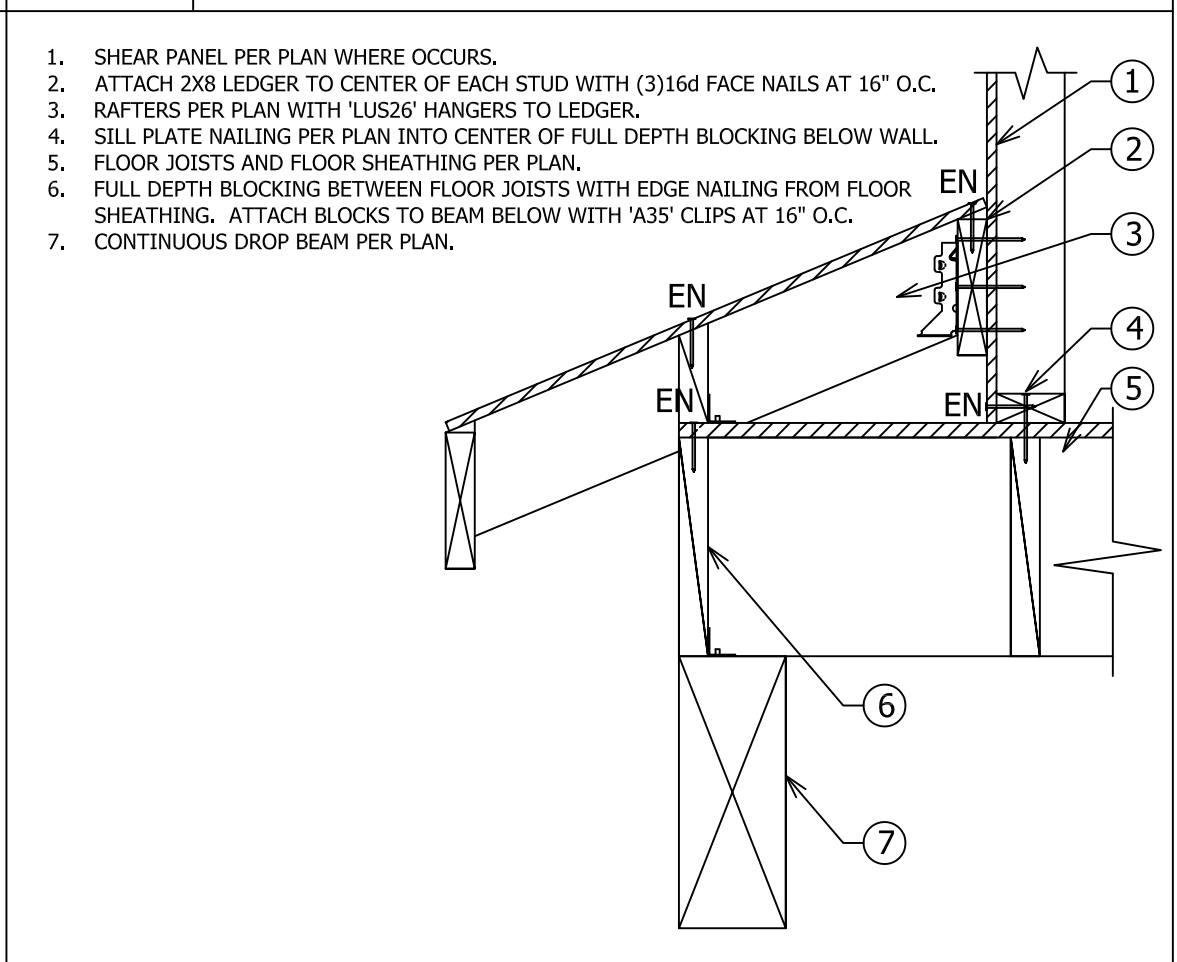
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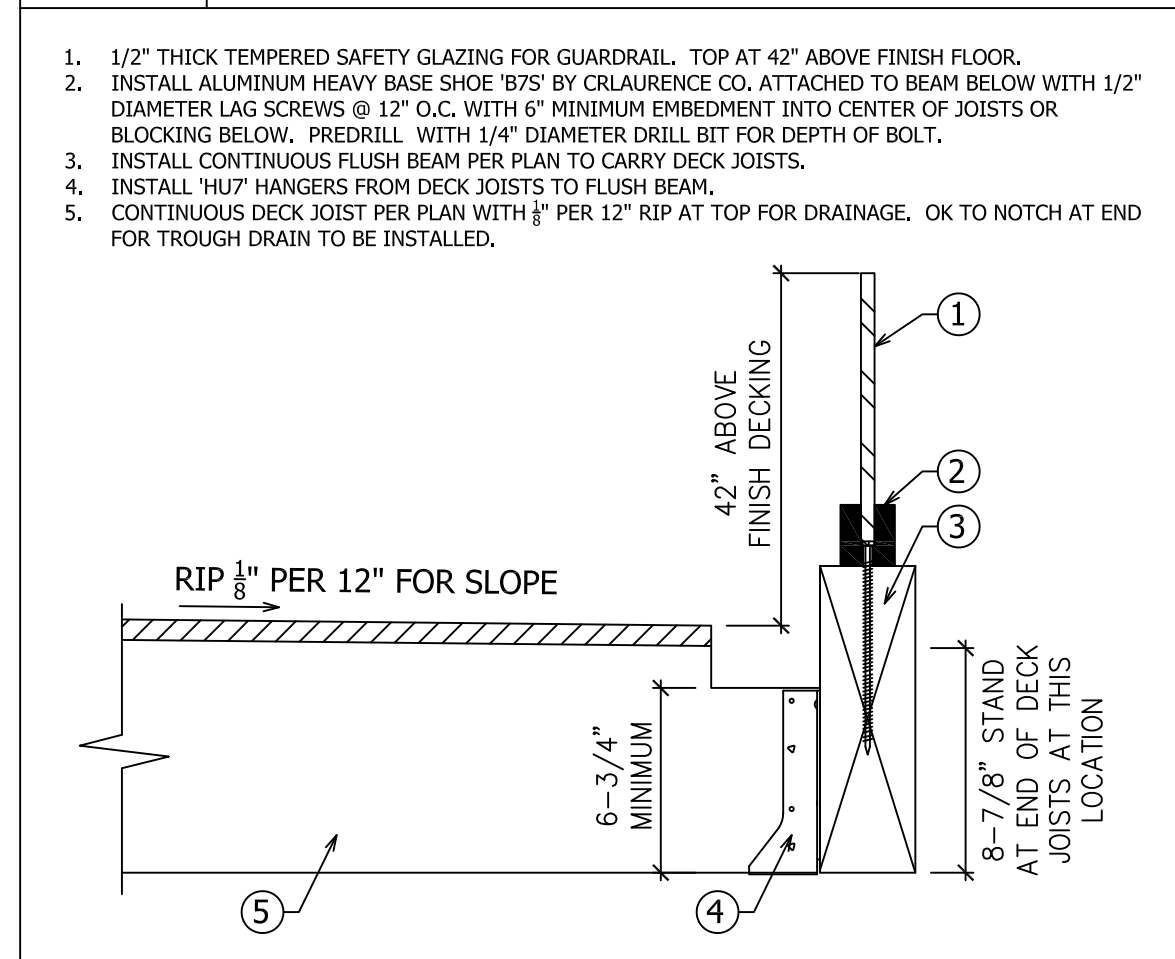
49 BEAM CONNECTION



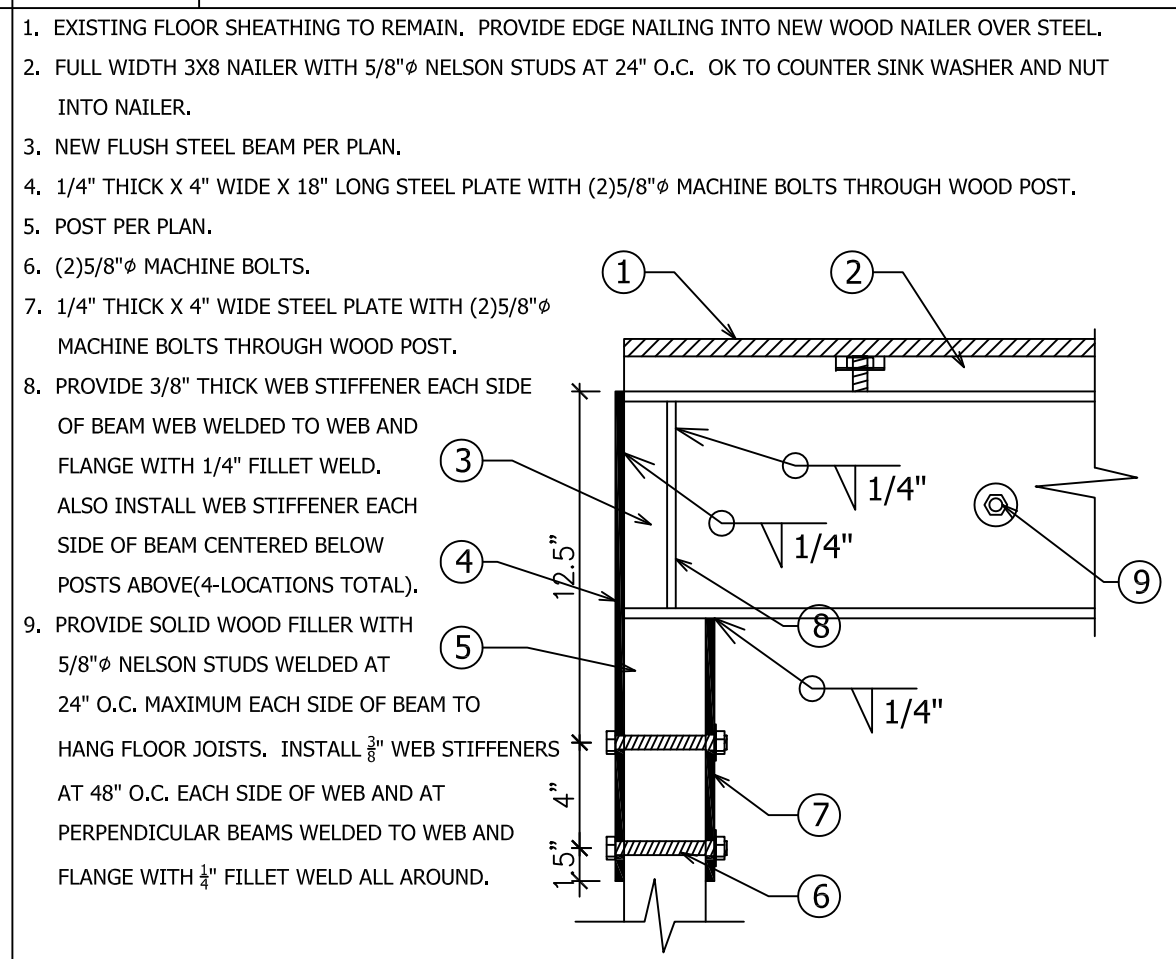
45 BEAM CONNECTION DETAIL



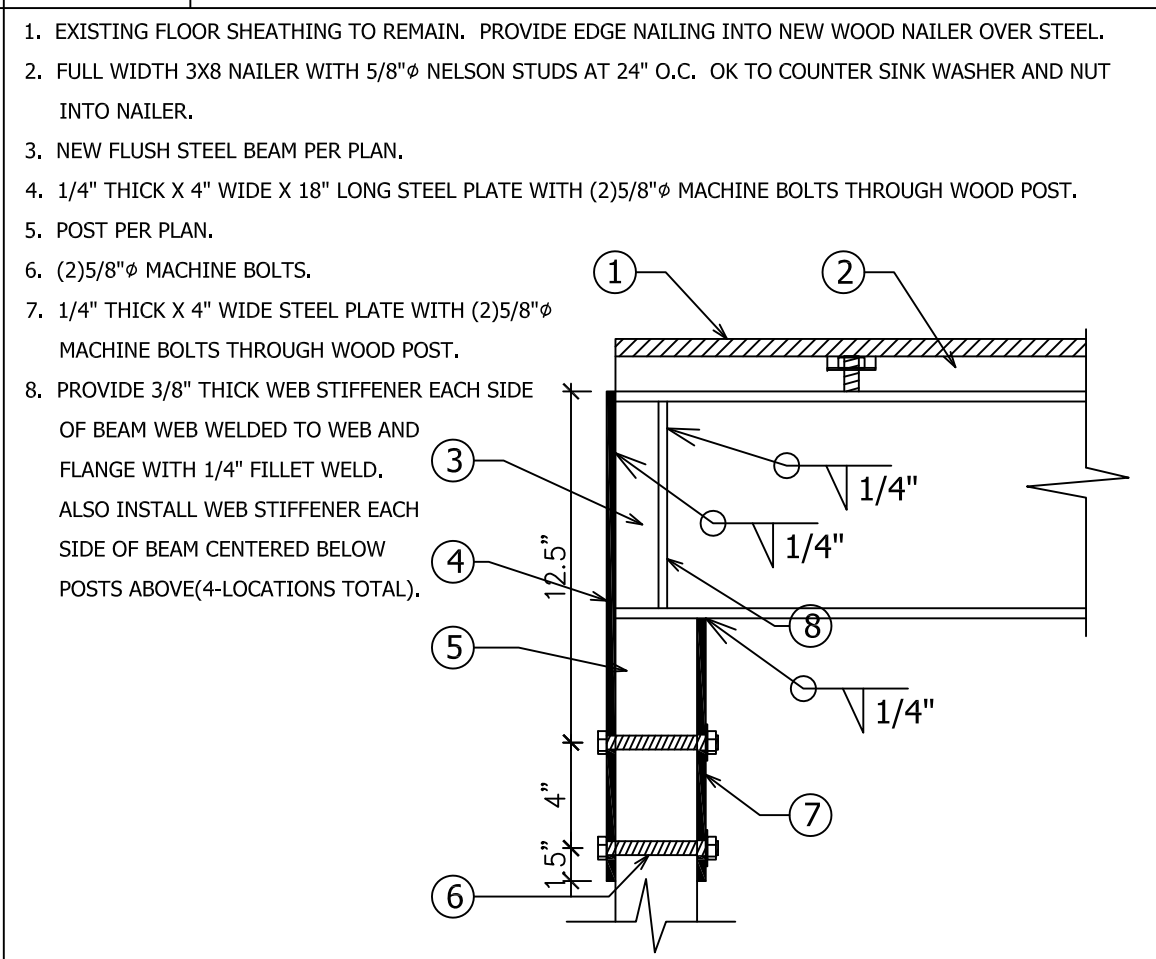
41 ROOF CONNECTION DETAIL



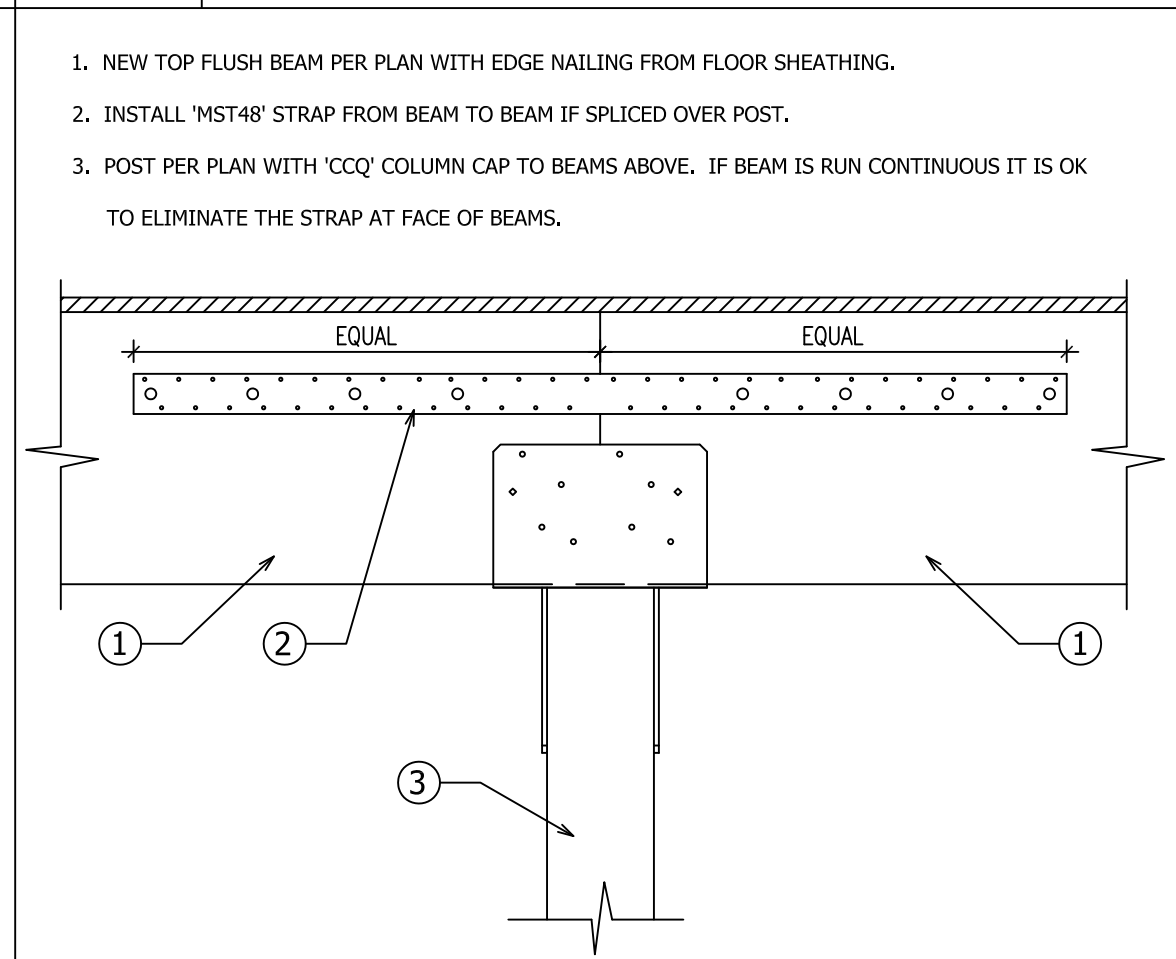
58 DECK JOIST CONNECTION



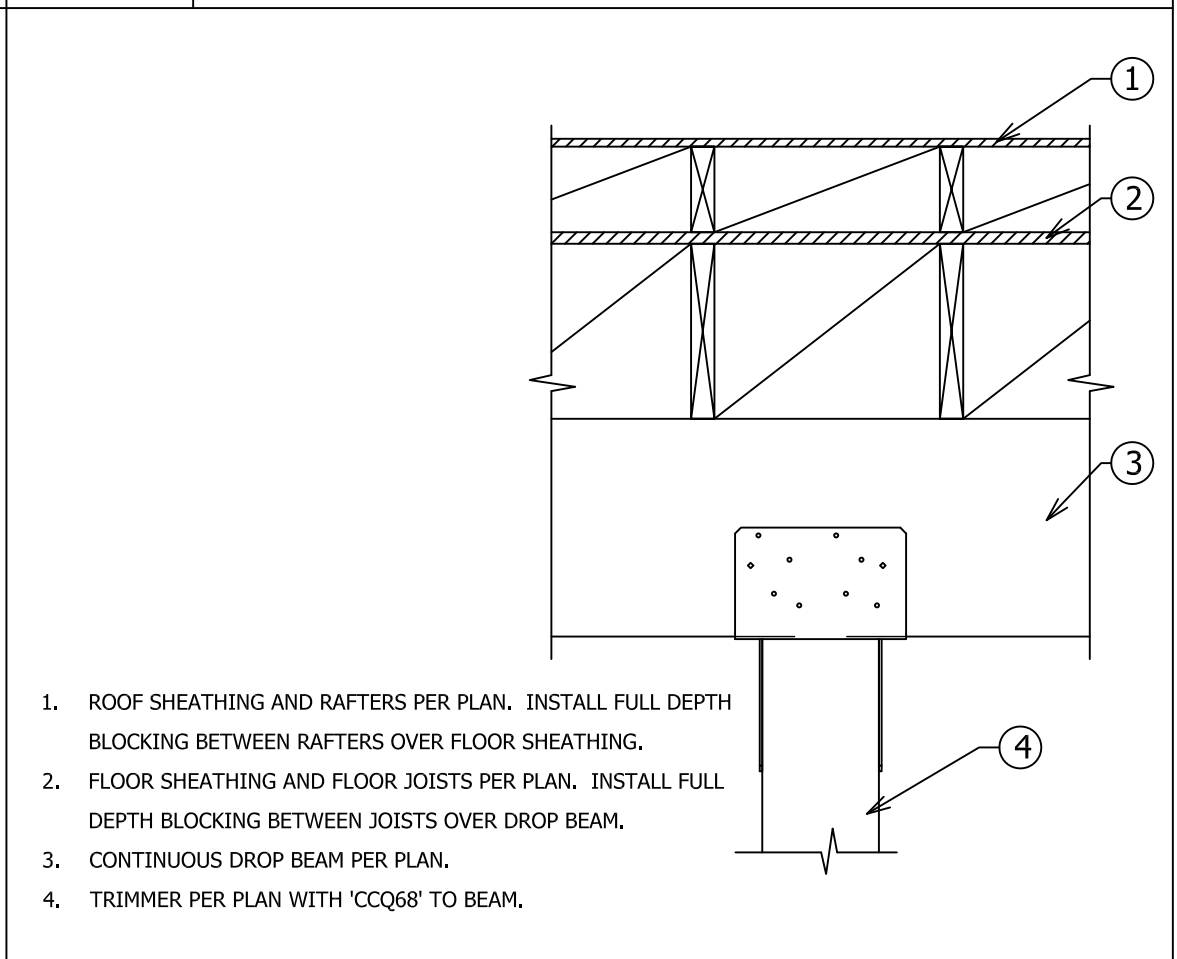
54 BEAM TO POST



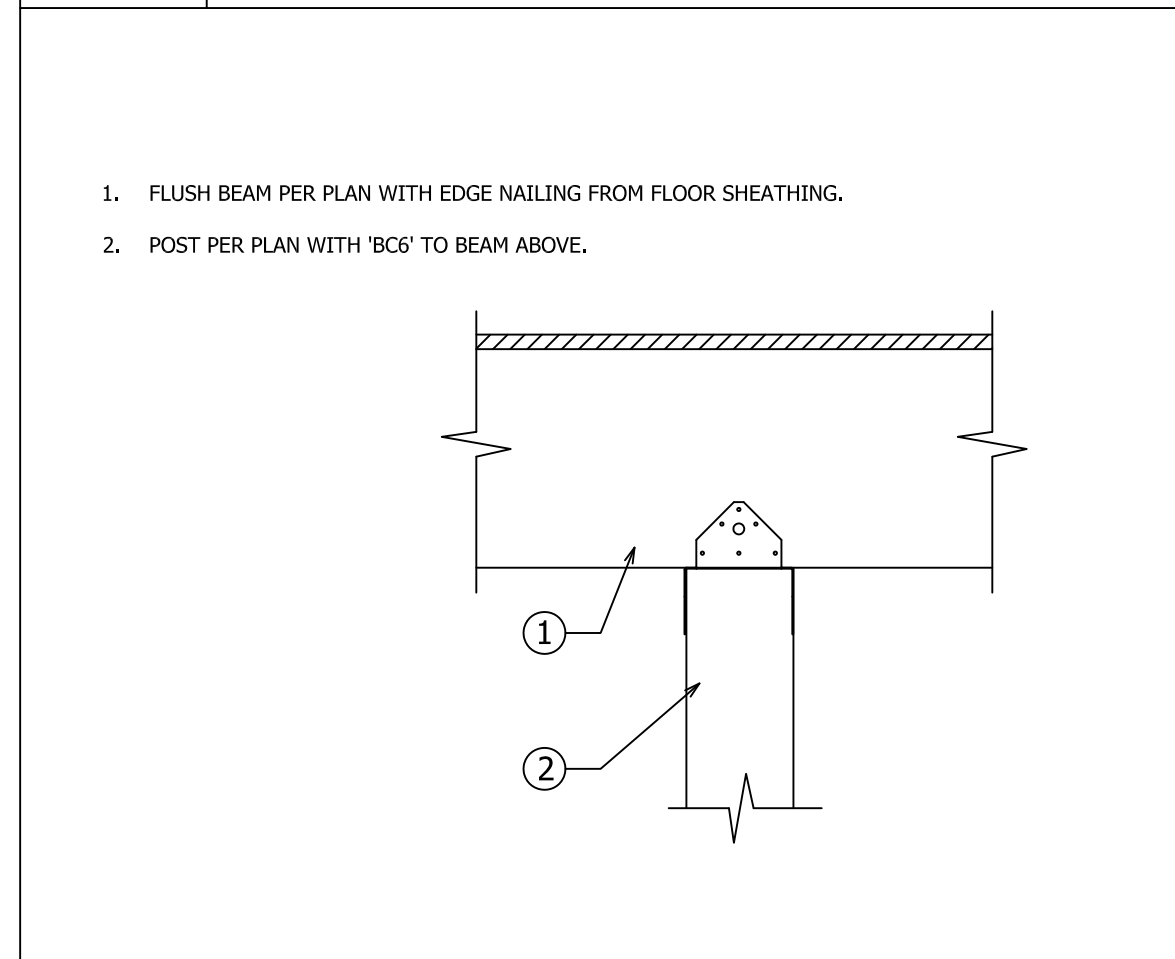
50 BEAM CONNECTION



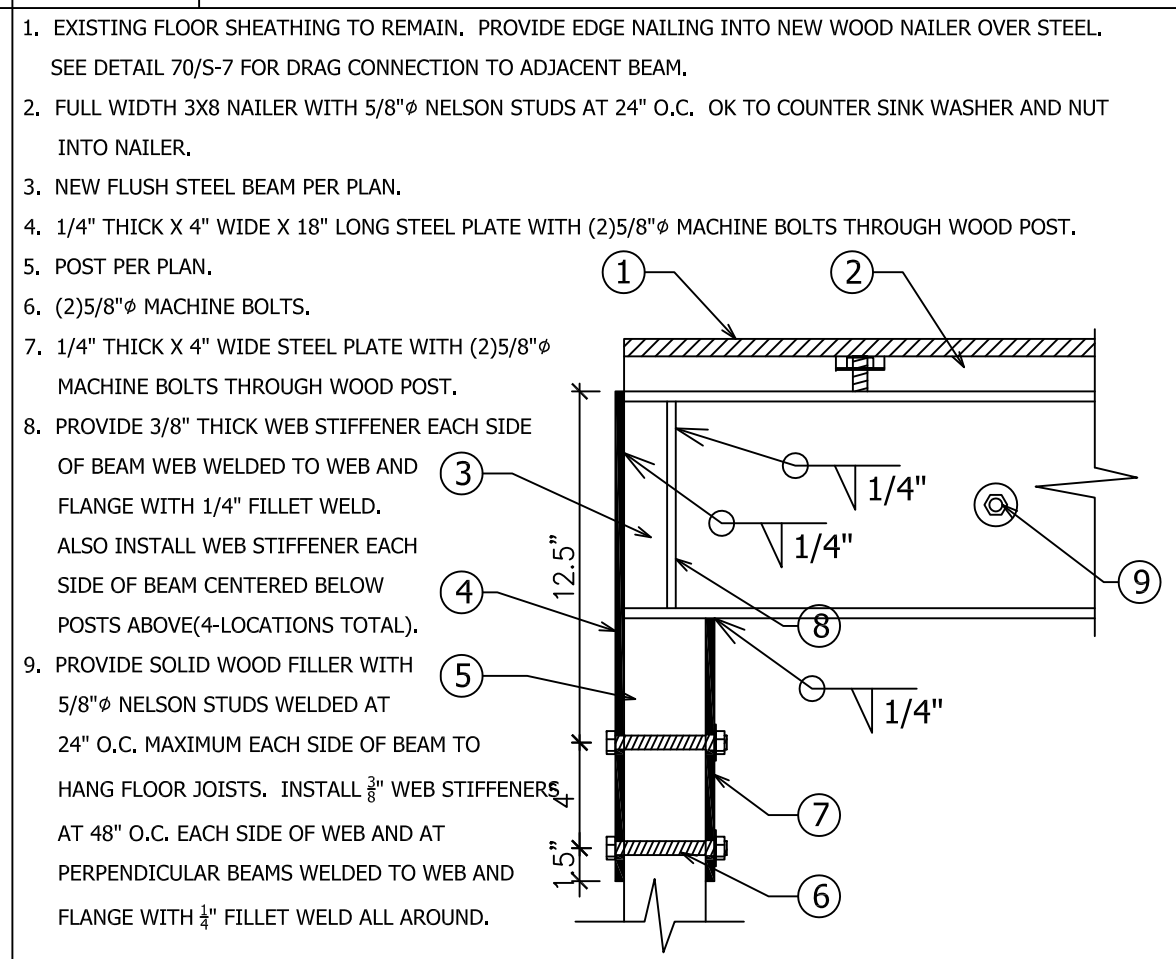
46 BEAM TO POST CONNECTION



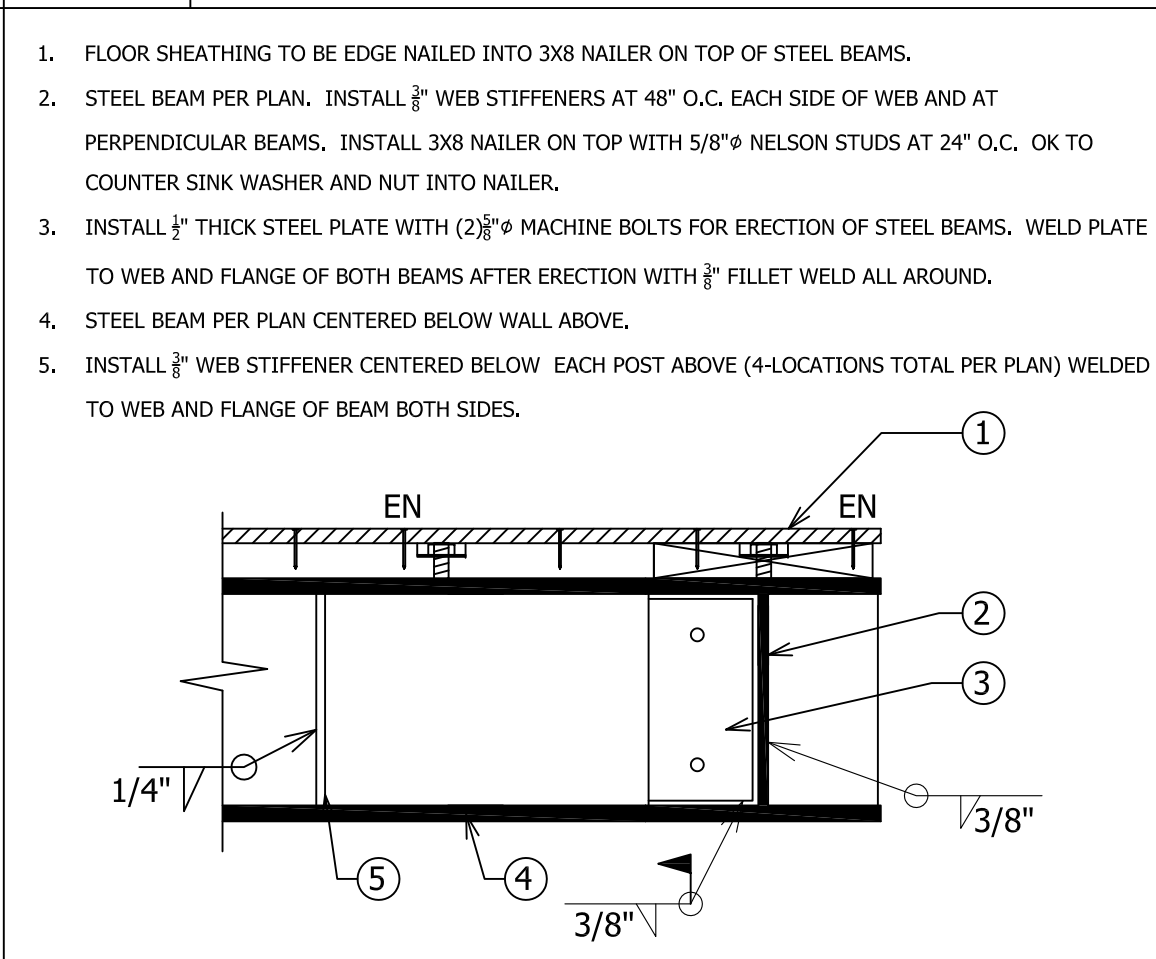
42 TRIMMER CONNECTION



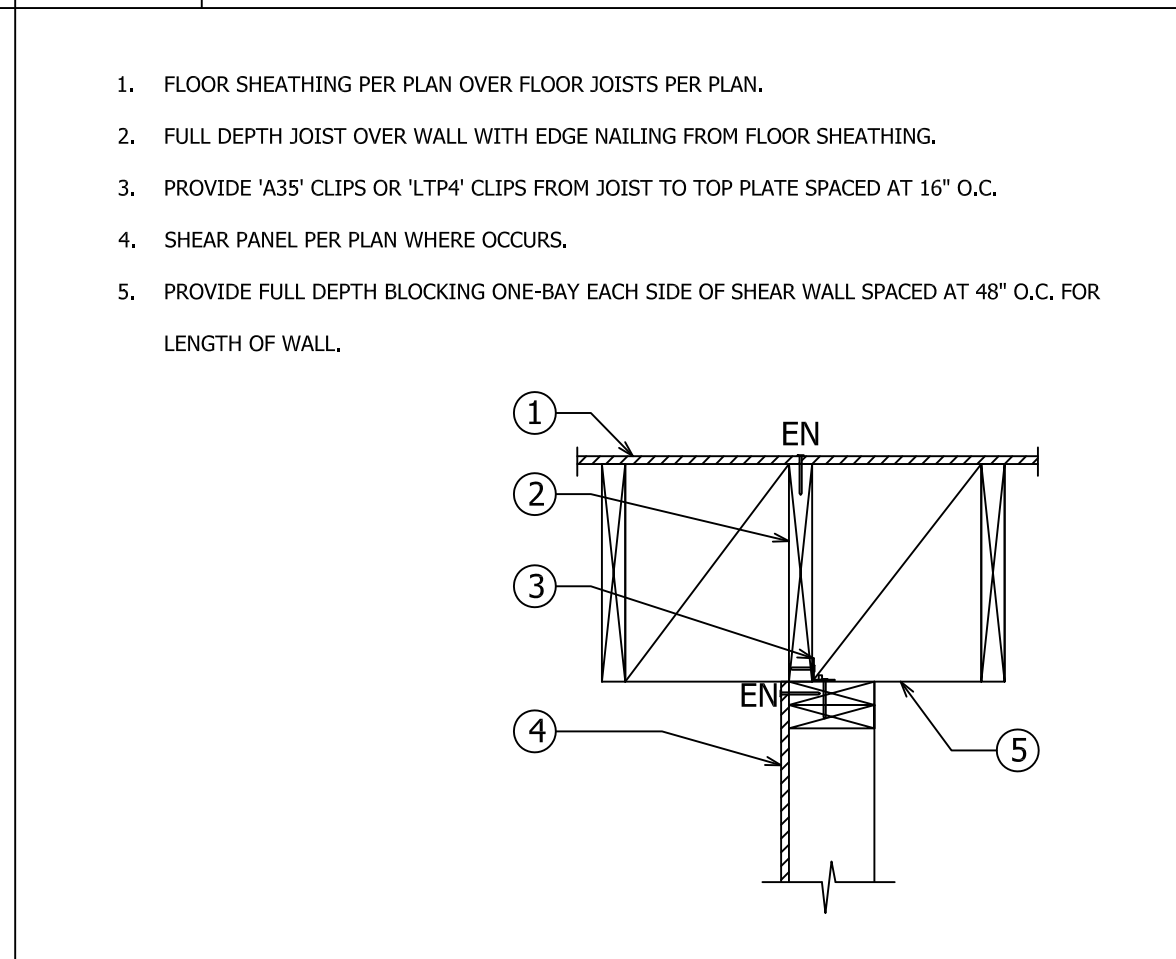
59 POST CONNECTION DETAIL



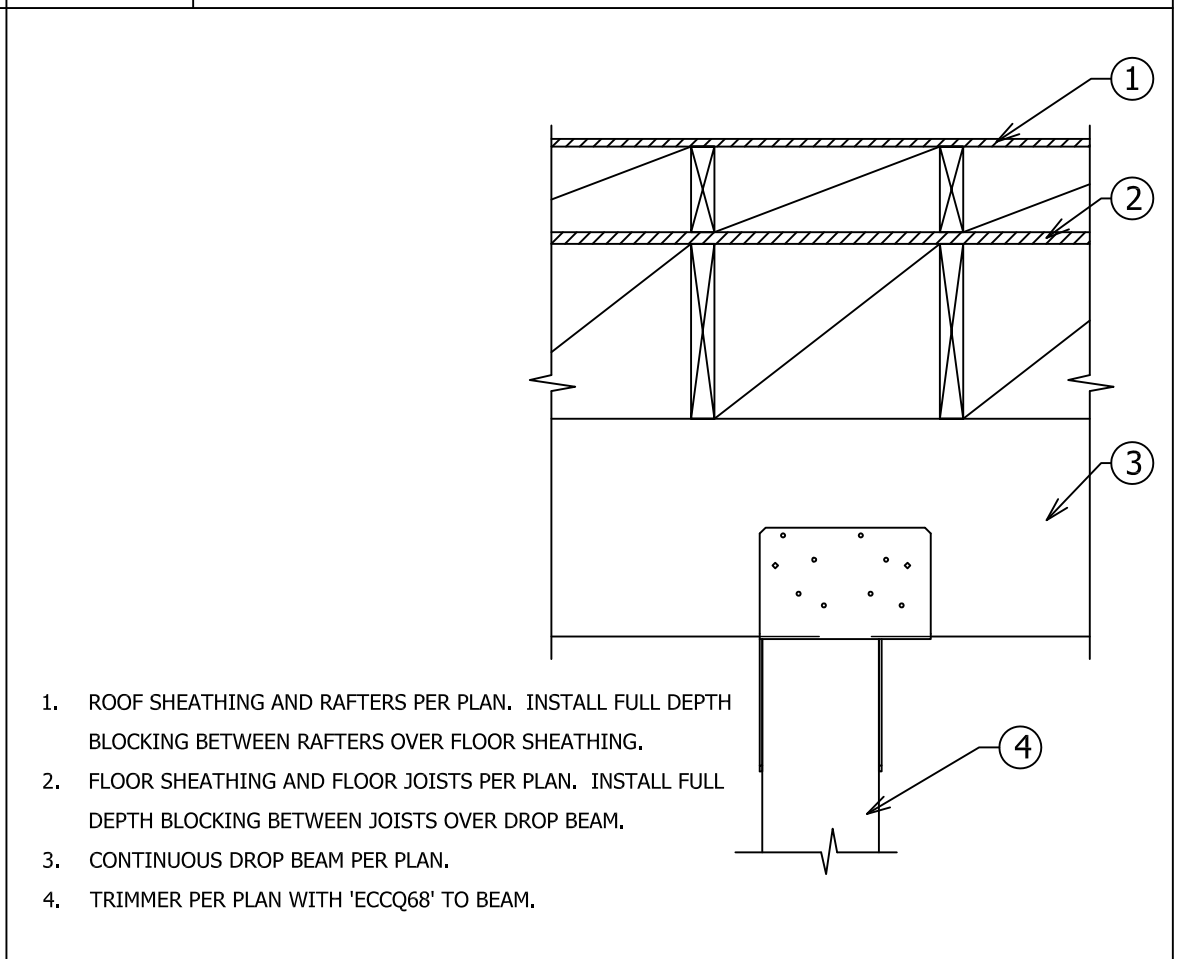
55 BEAM TO POST



51 BEAM CONNECTION



47 SHEAR TRANSFER DETAIL



43 TRIMMER CONNECTION

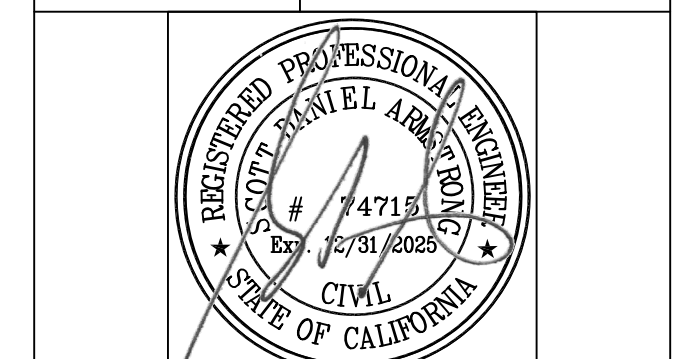
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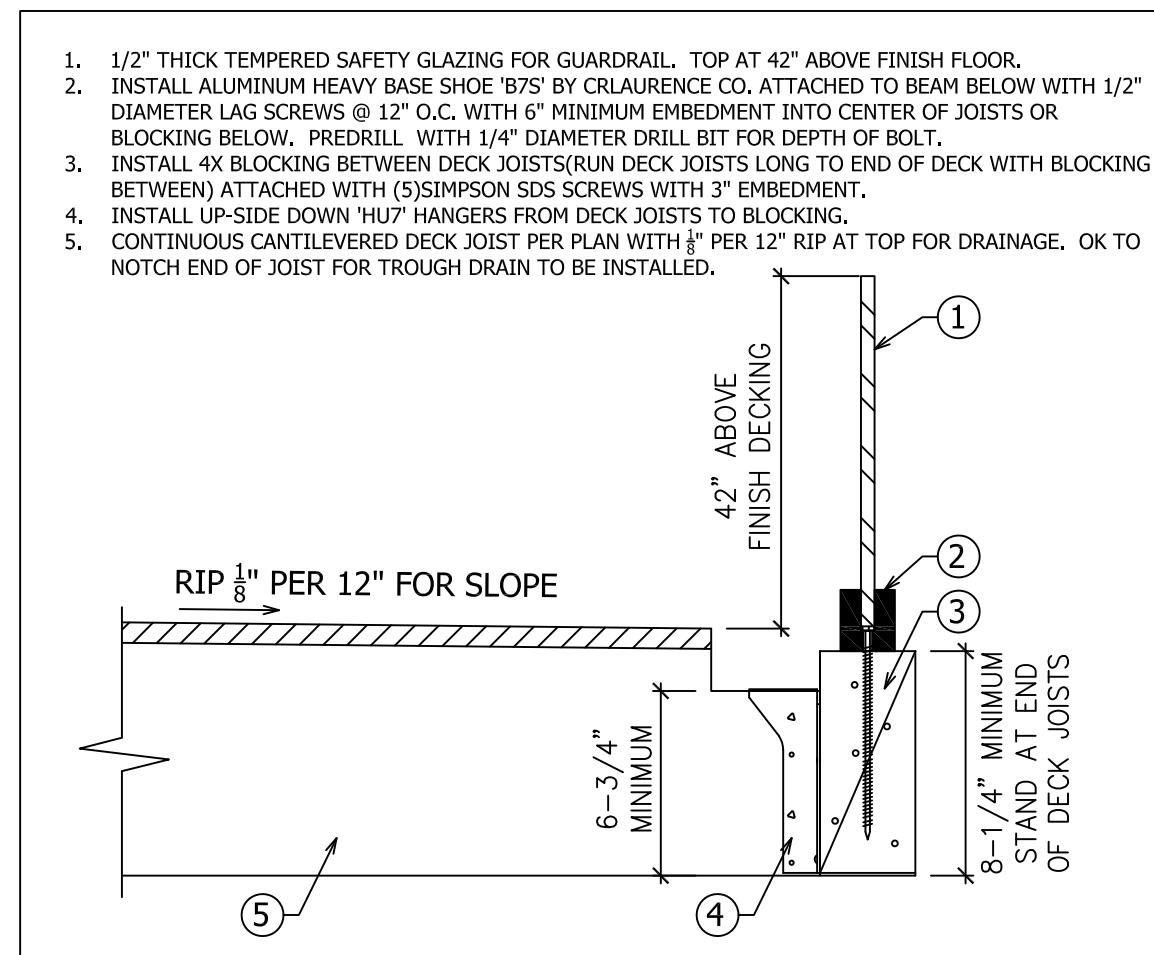
STRUCTURAL DETAILS

ARMSTRONG ENGINEERING & DRAFTING, INC.
33504 Magnette Street
Merilee, CA 92584
(714) 225-7056
scott@armstrongengineering.net

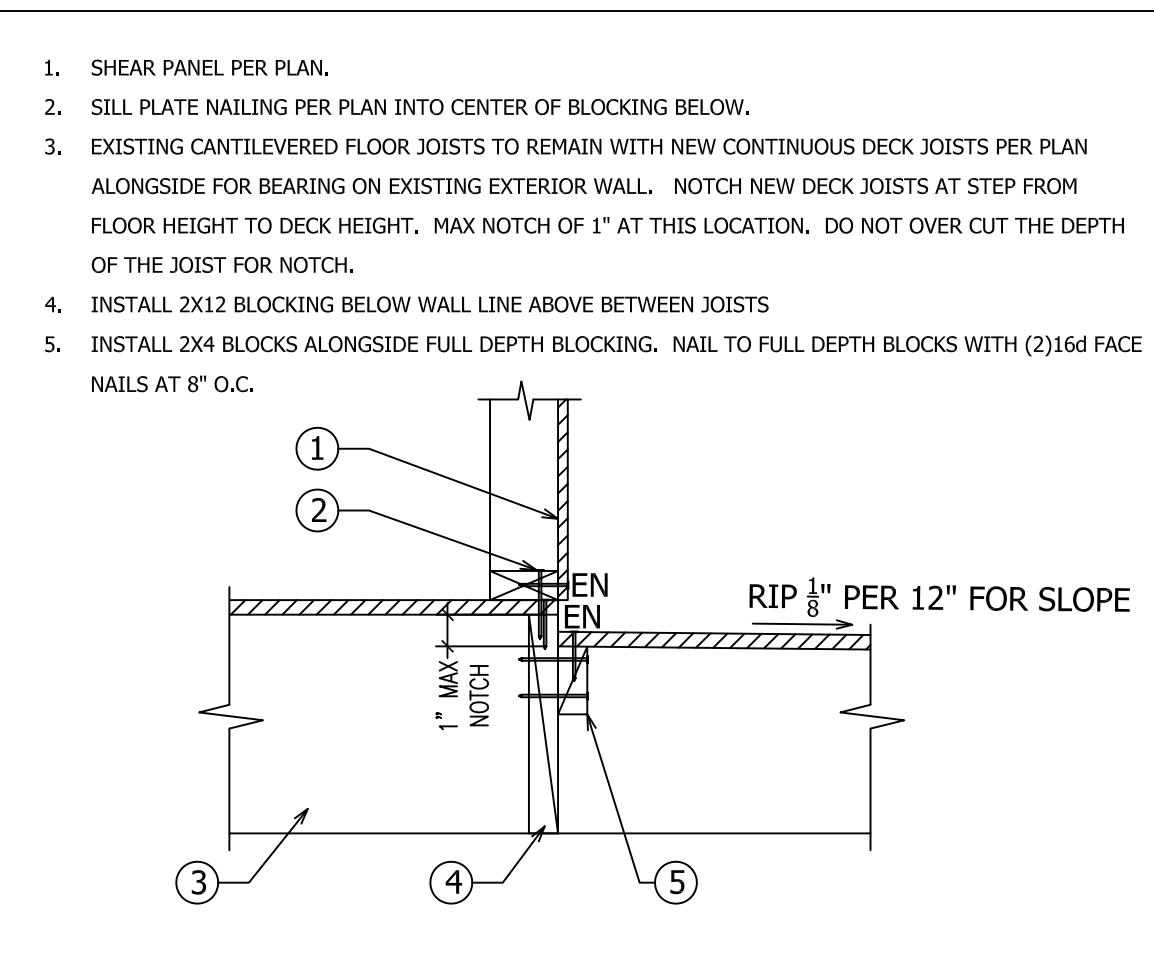
CIRKS RESIDENCE
3542 VENTURE DRIVE
HUNTINGTON BEACH, CA. 92649



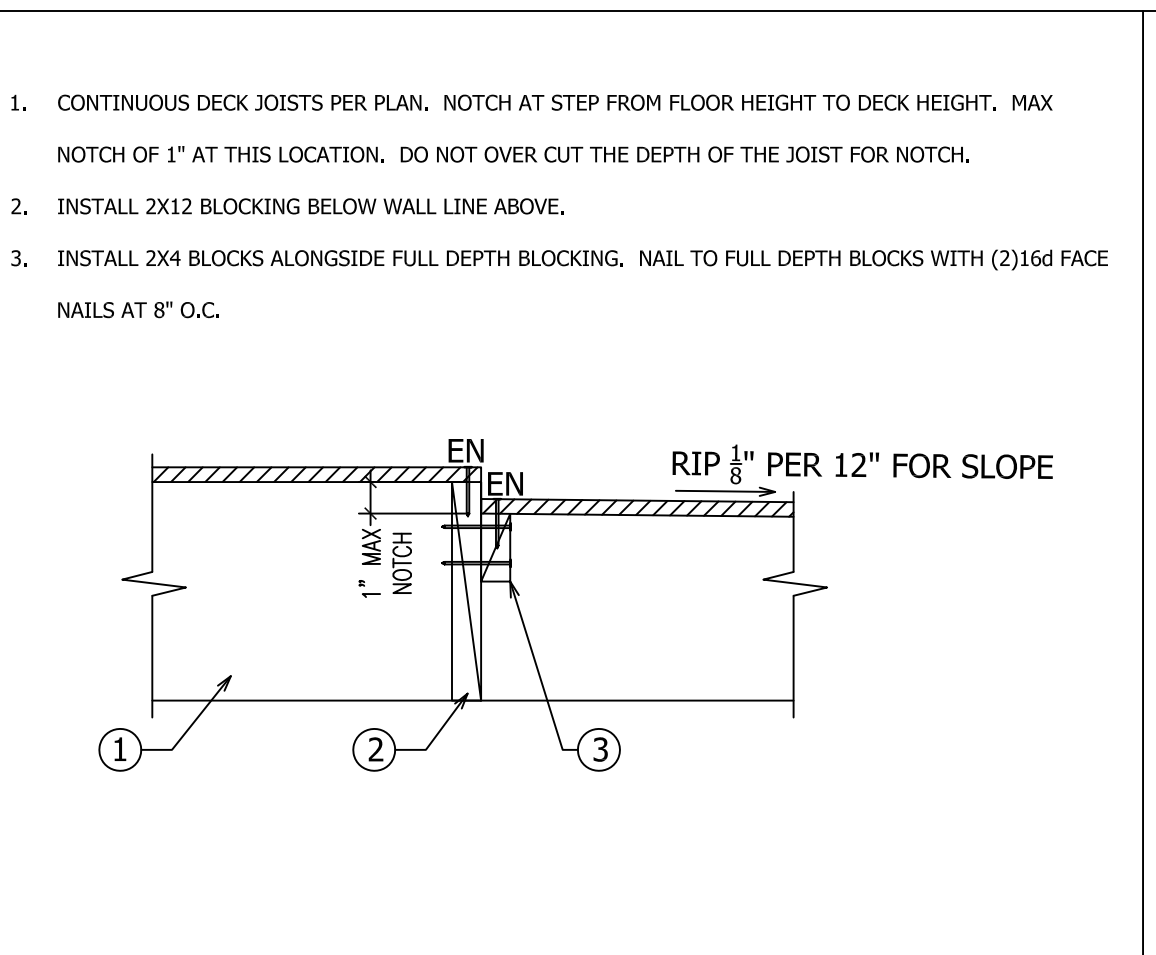
PLOT/SIGN DATE: 03/11/2024
SCALE: N.T.S.
JOB #: 2024-002
REVISION: #
SHEET #: **S-6**



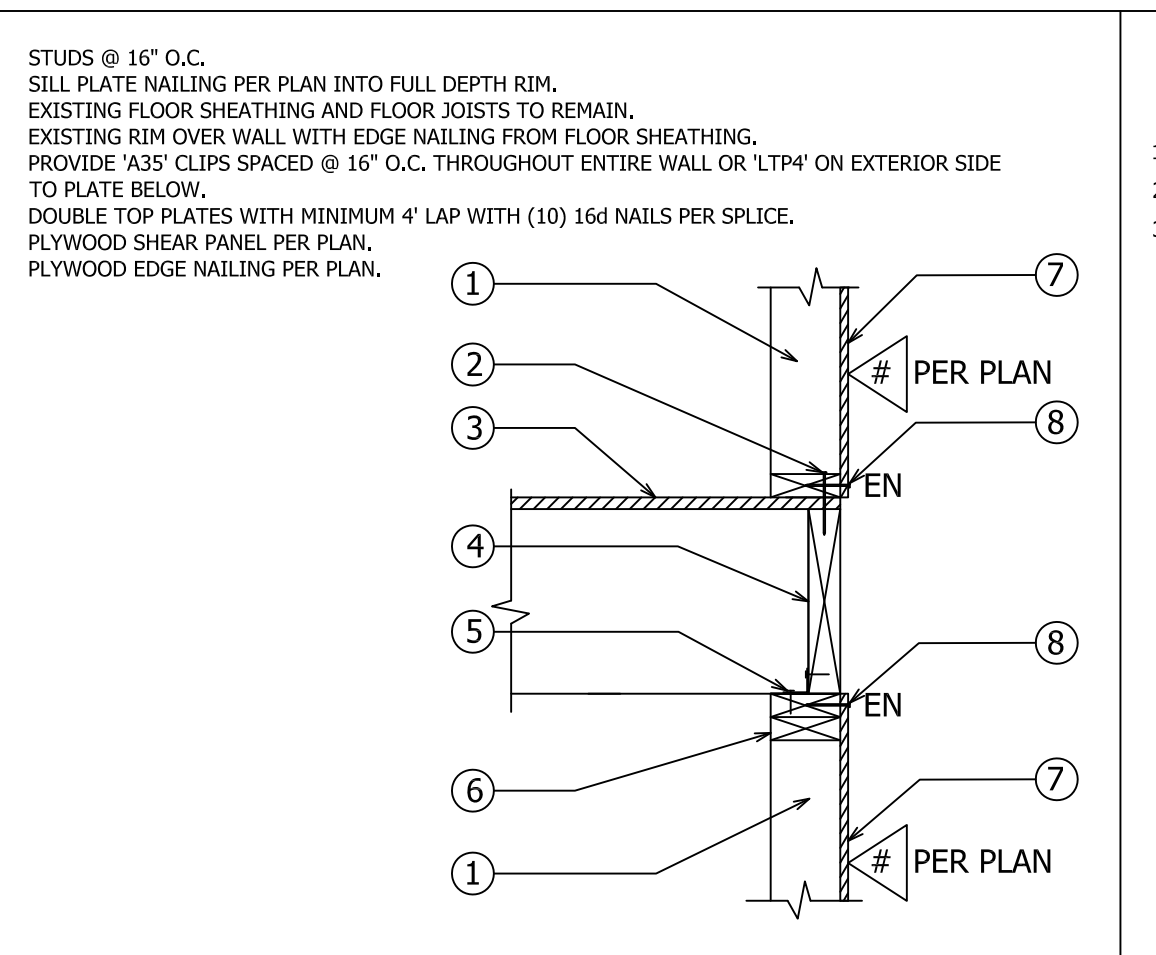
76 DECK CONNECTION



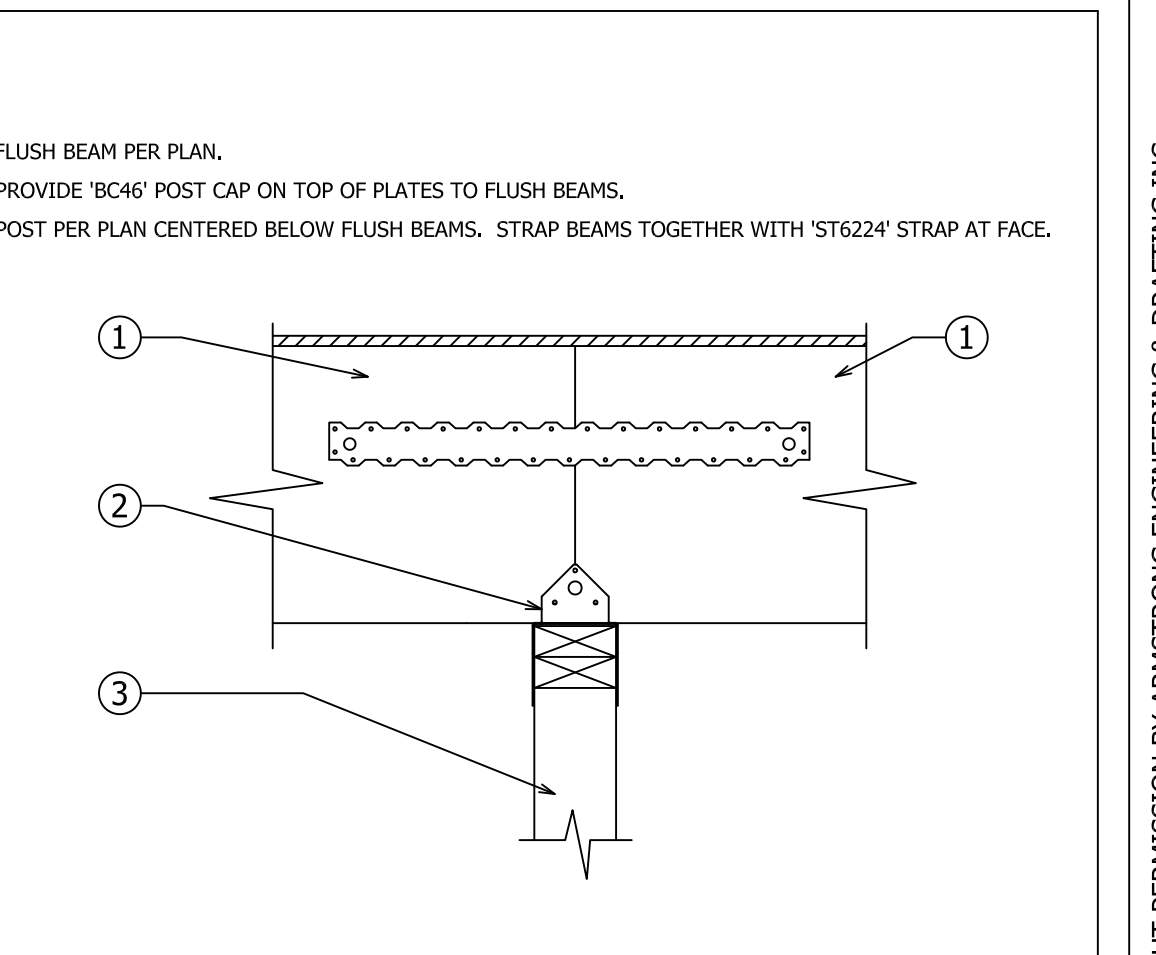
72 FLOOR CONNECTION



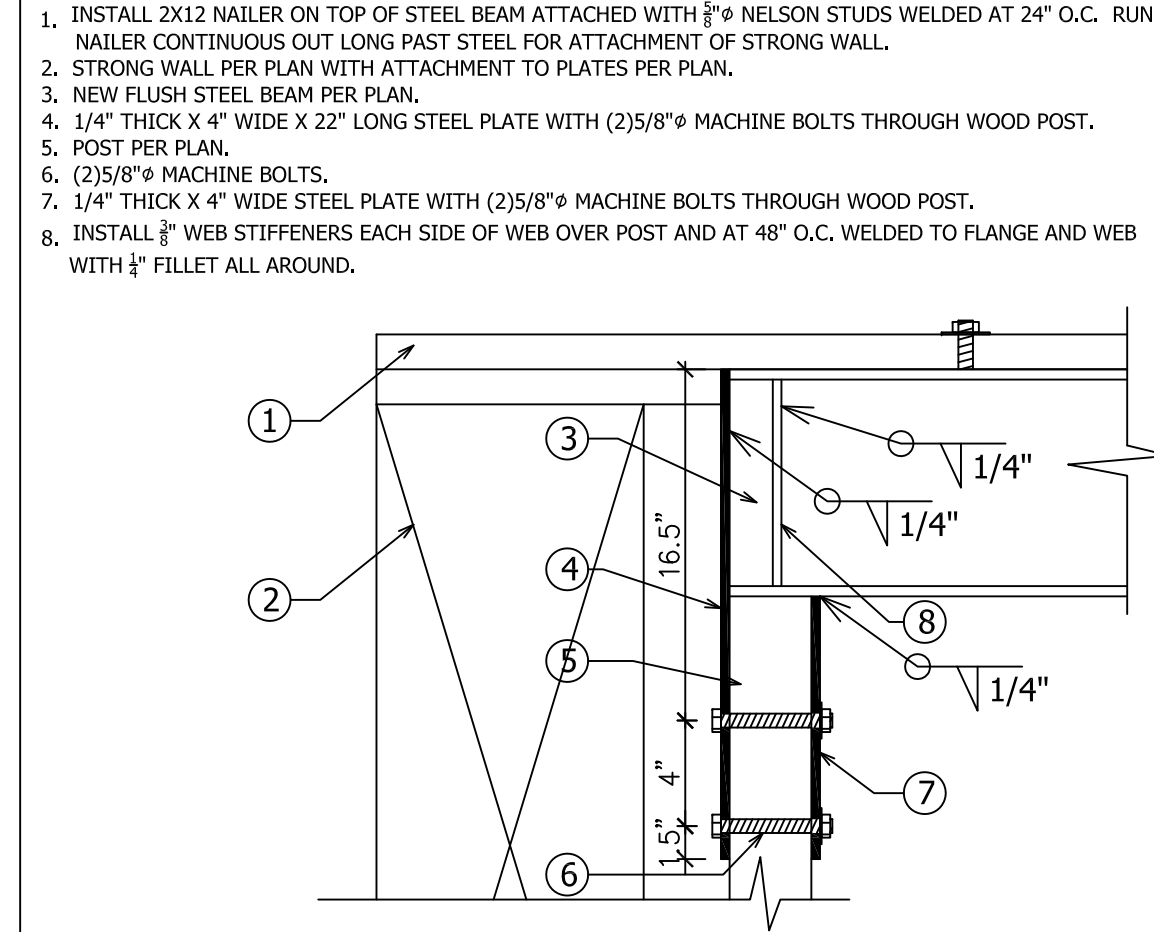
68 FLOOR CONNECTION



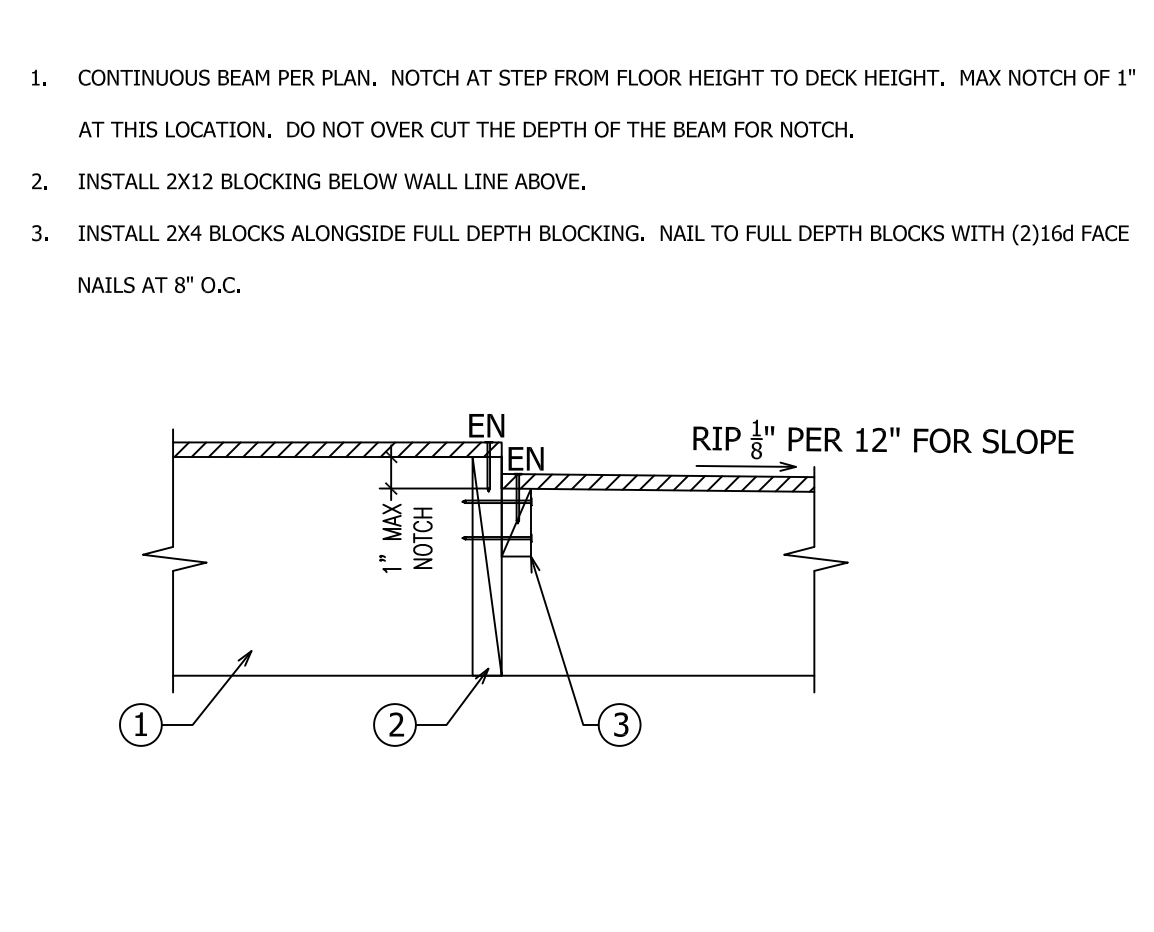
64 SHEAR TRANSFER CONNECTION



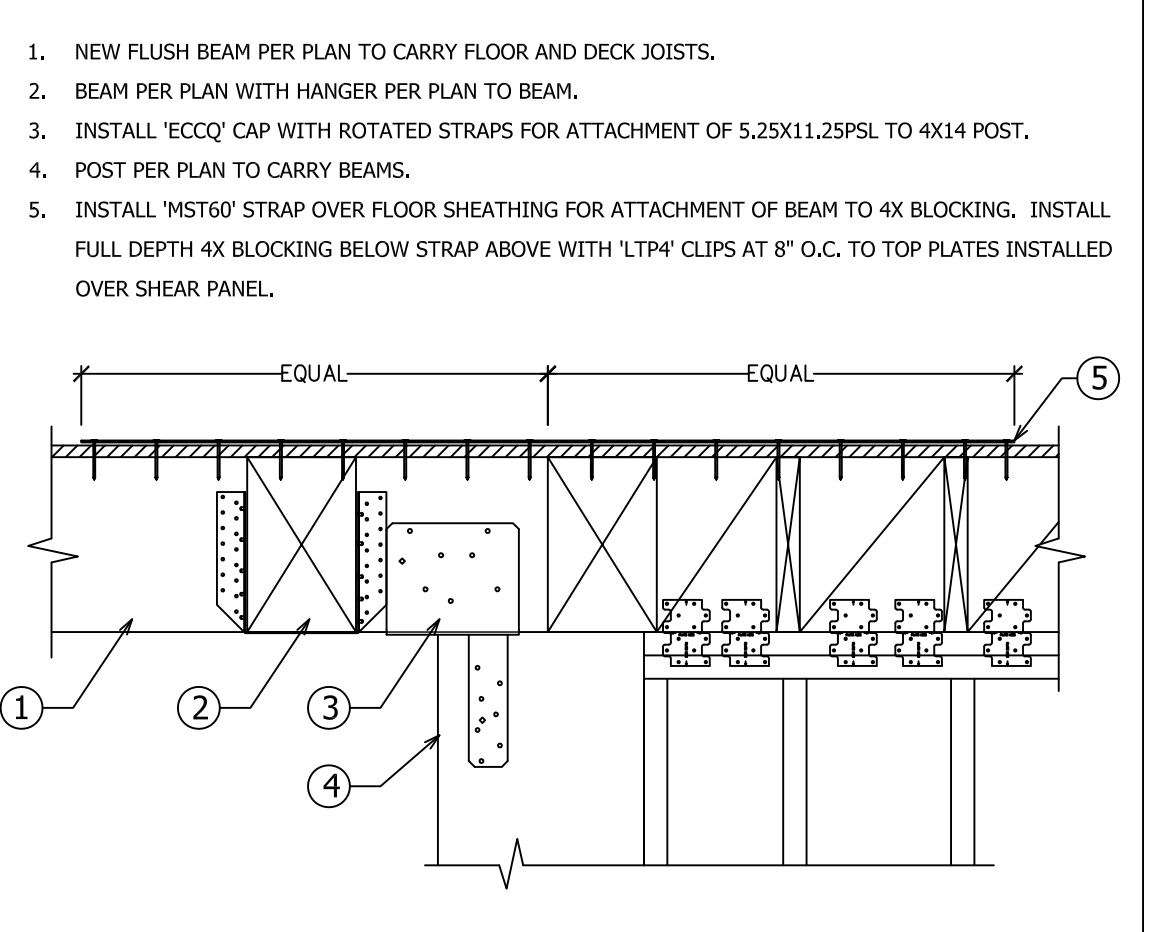
60 BEAM CONNECTION DETAIL



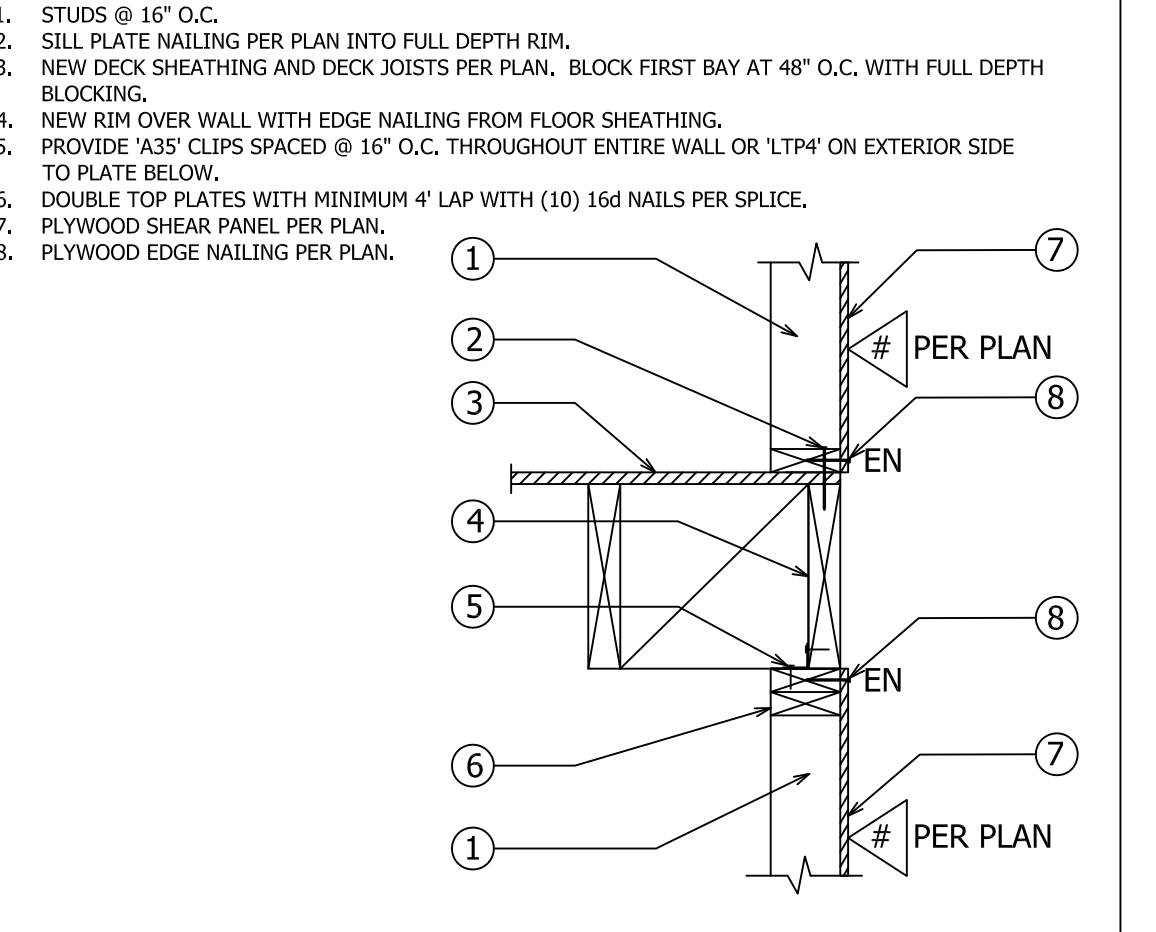
77 POST TO BEAM CONNECTION



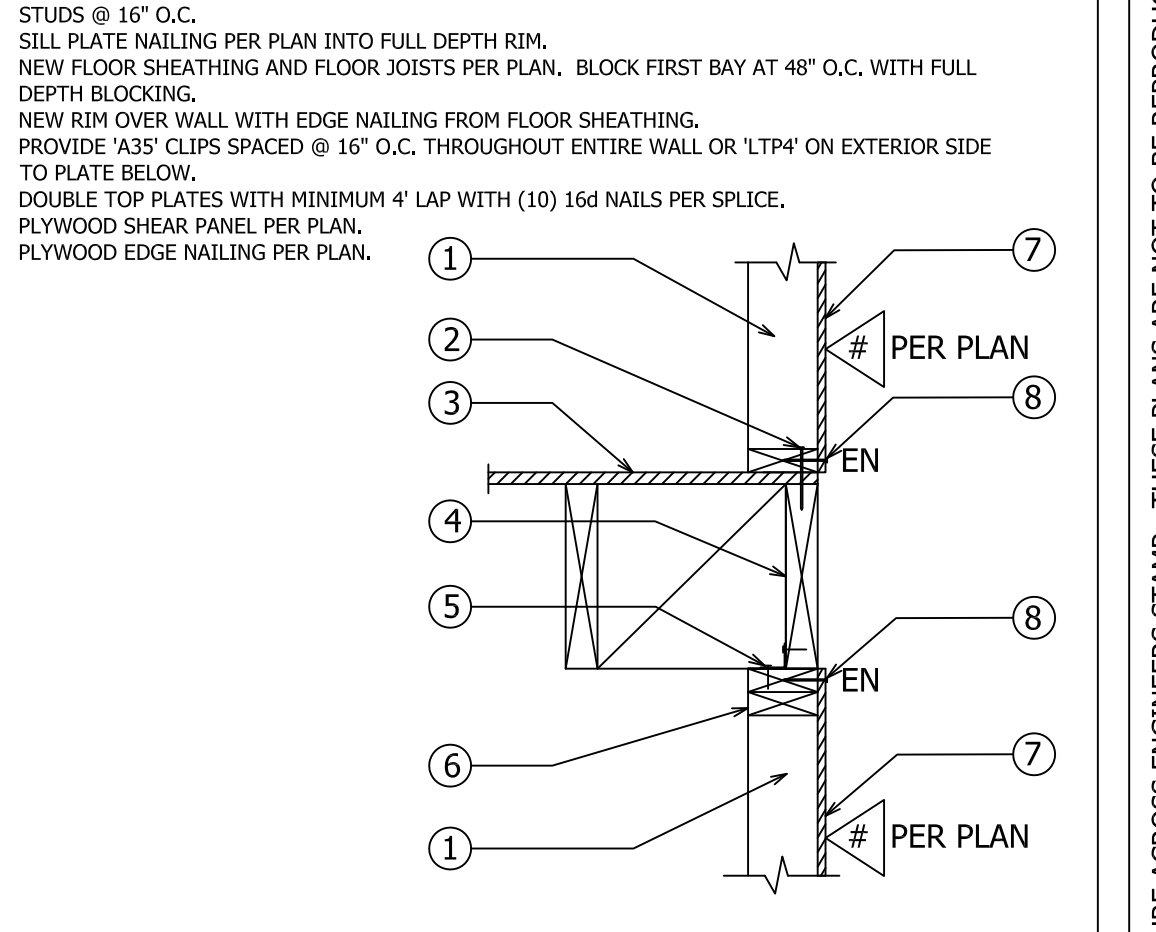
73 BEAM DETAIL



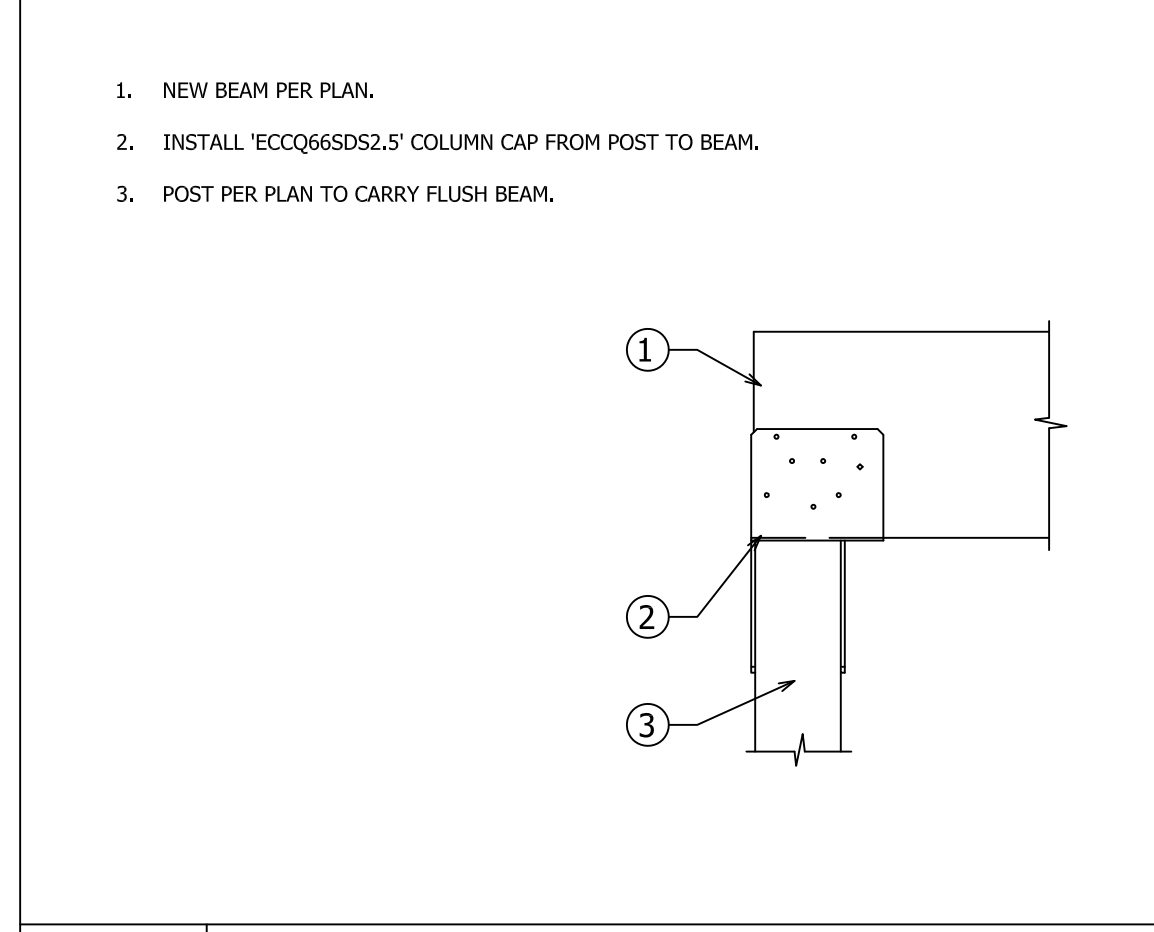
69 BEAM CONNECTION



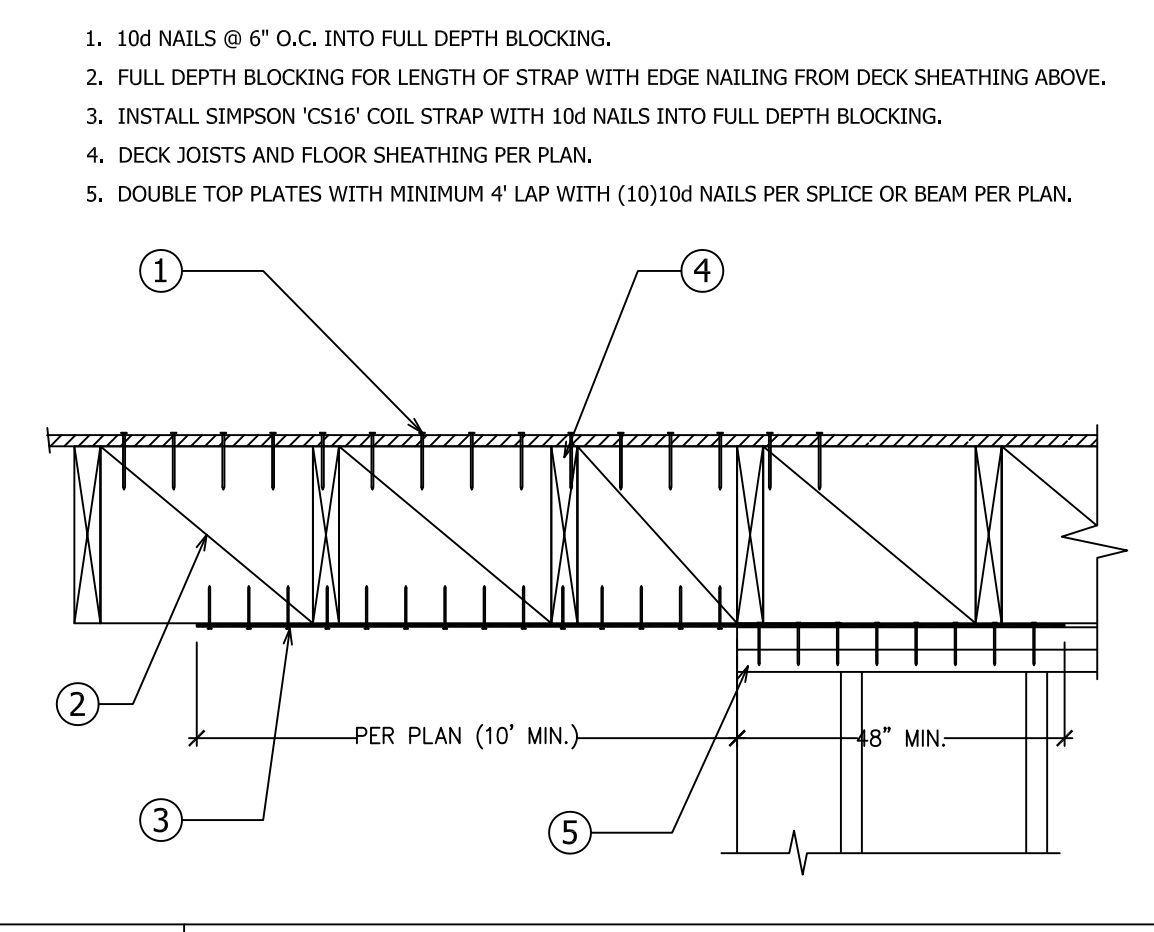
65 SHEAR TRANSFER DETAIL



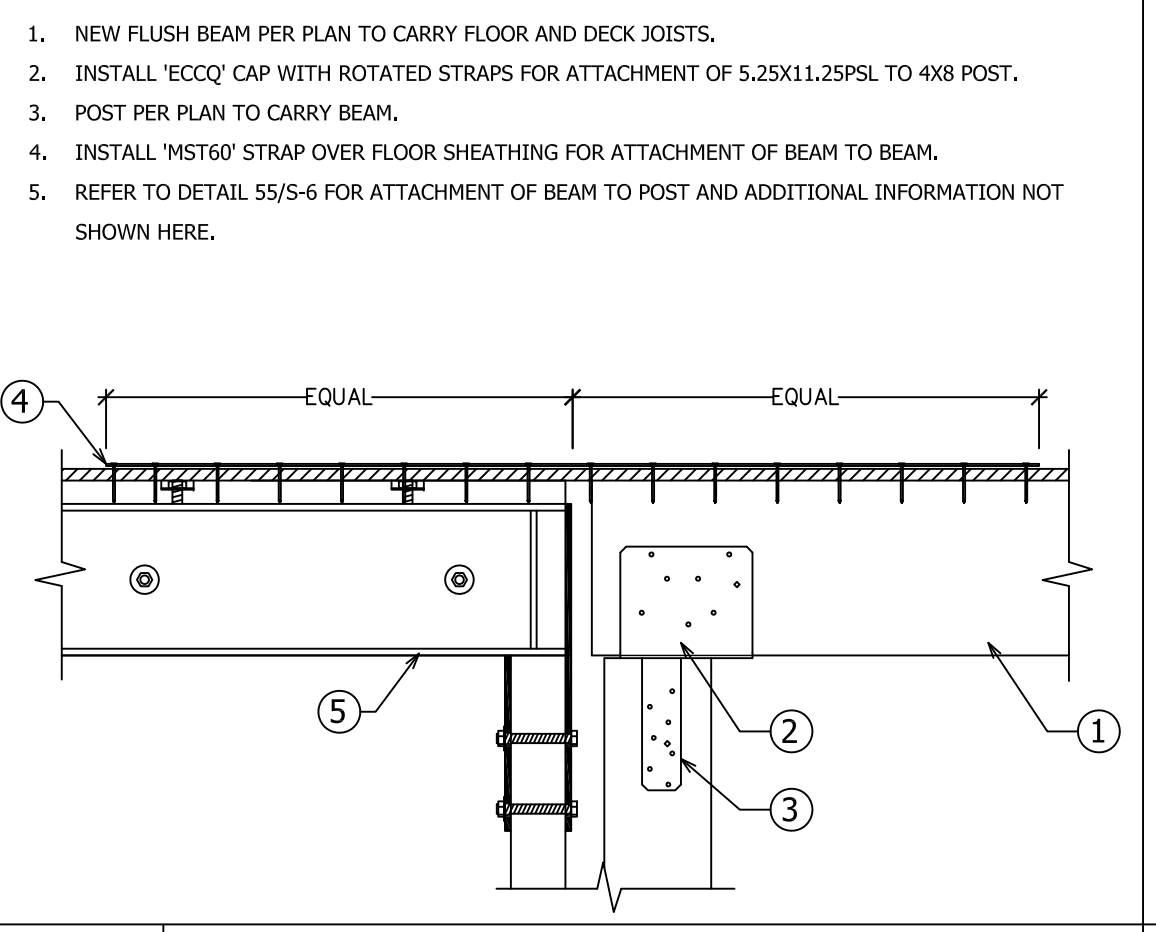
61 SHEAR TRANSFER DETAIL



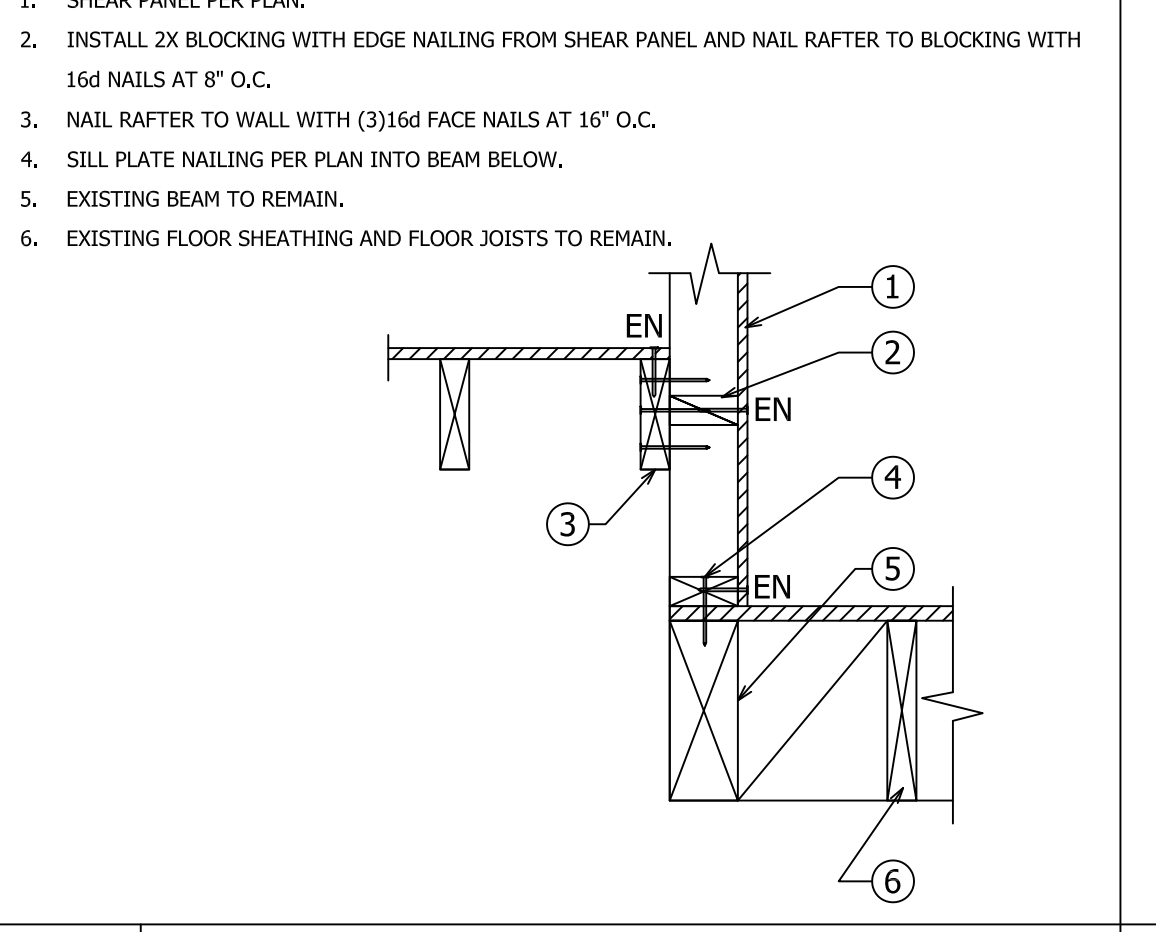
78 BEAM CONNECTION DETAIL



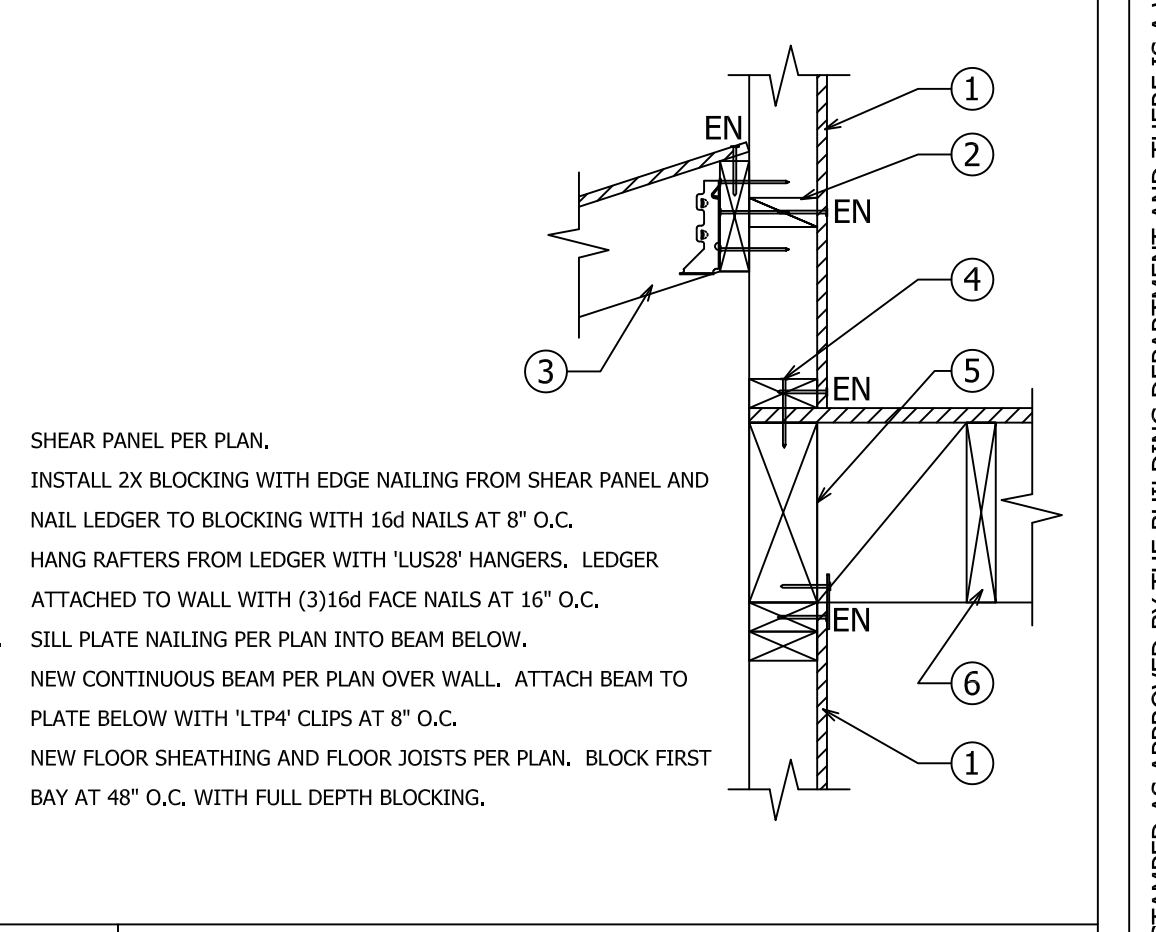
74 DRAG TIE DETAIL



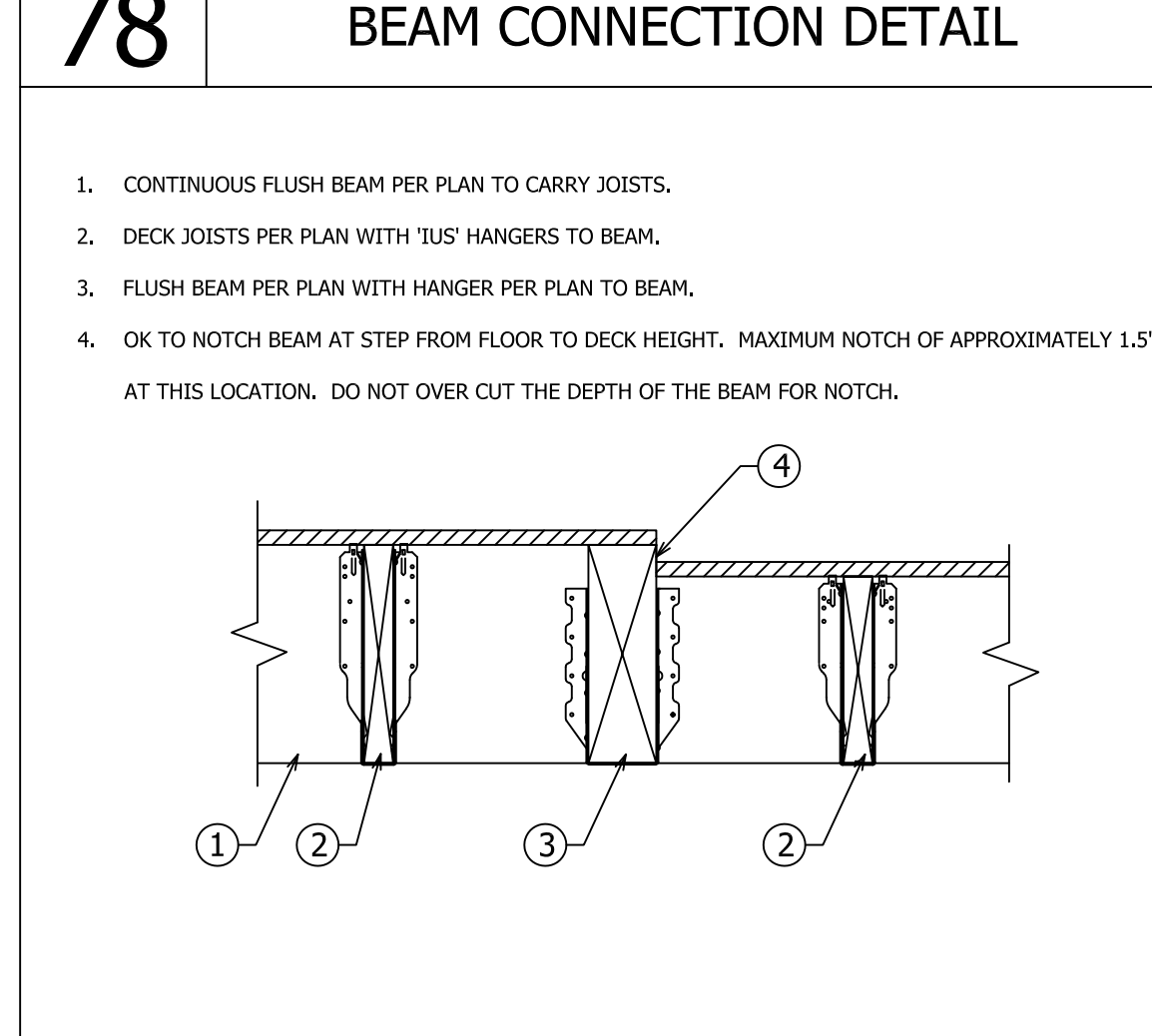
70 BEAM CONNECTION DETAIL



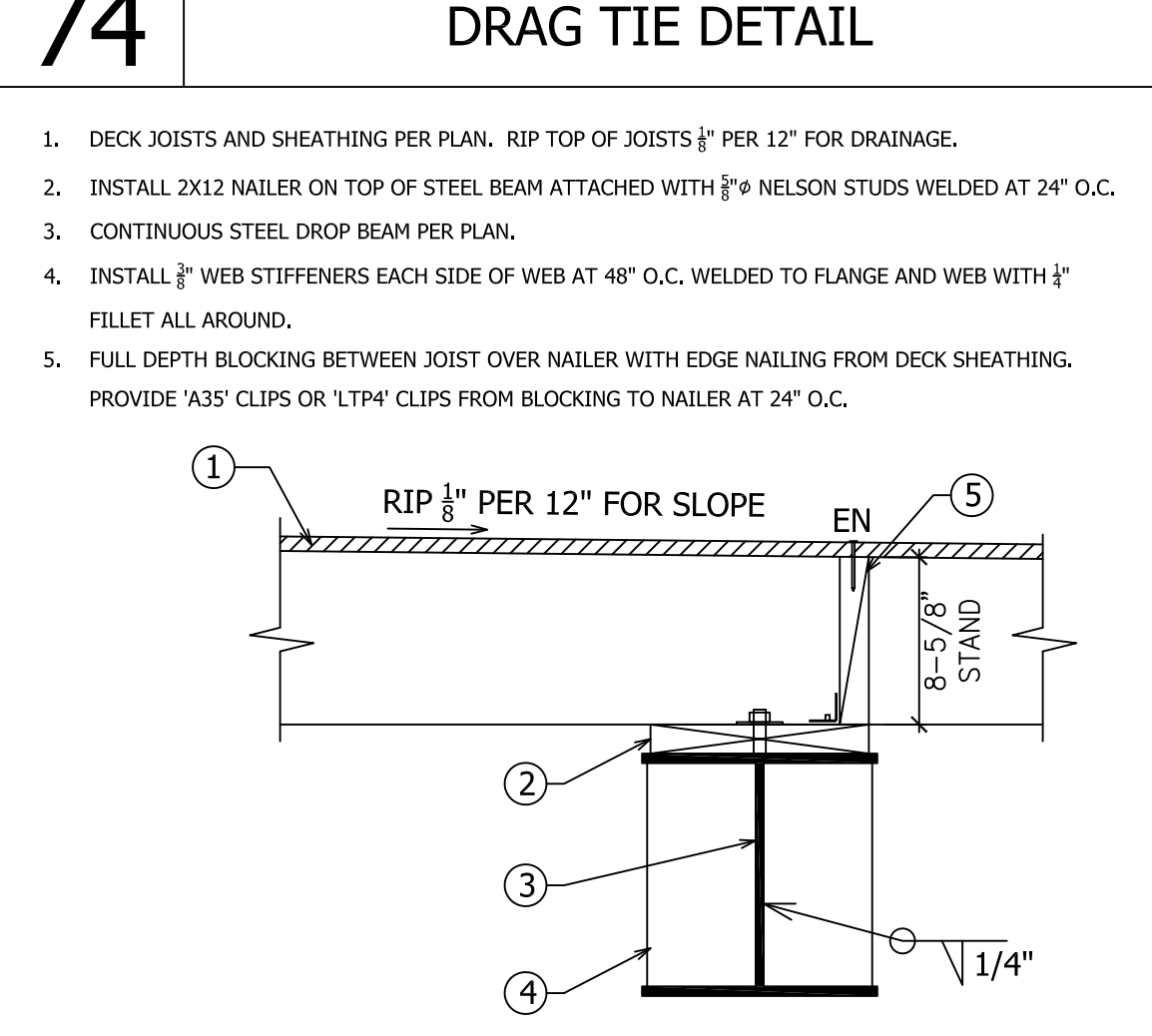
66 SHEAR TRANSFER CONNECTION



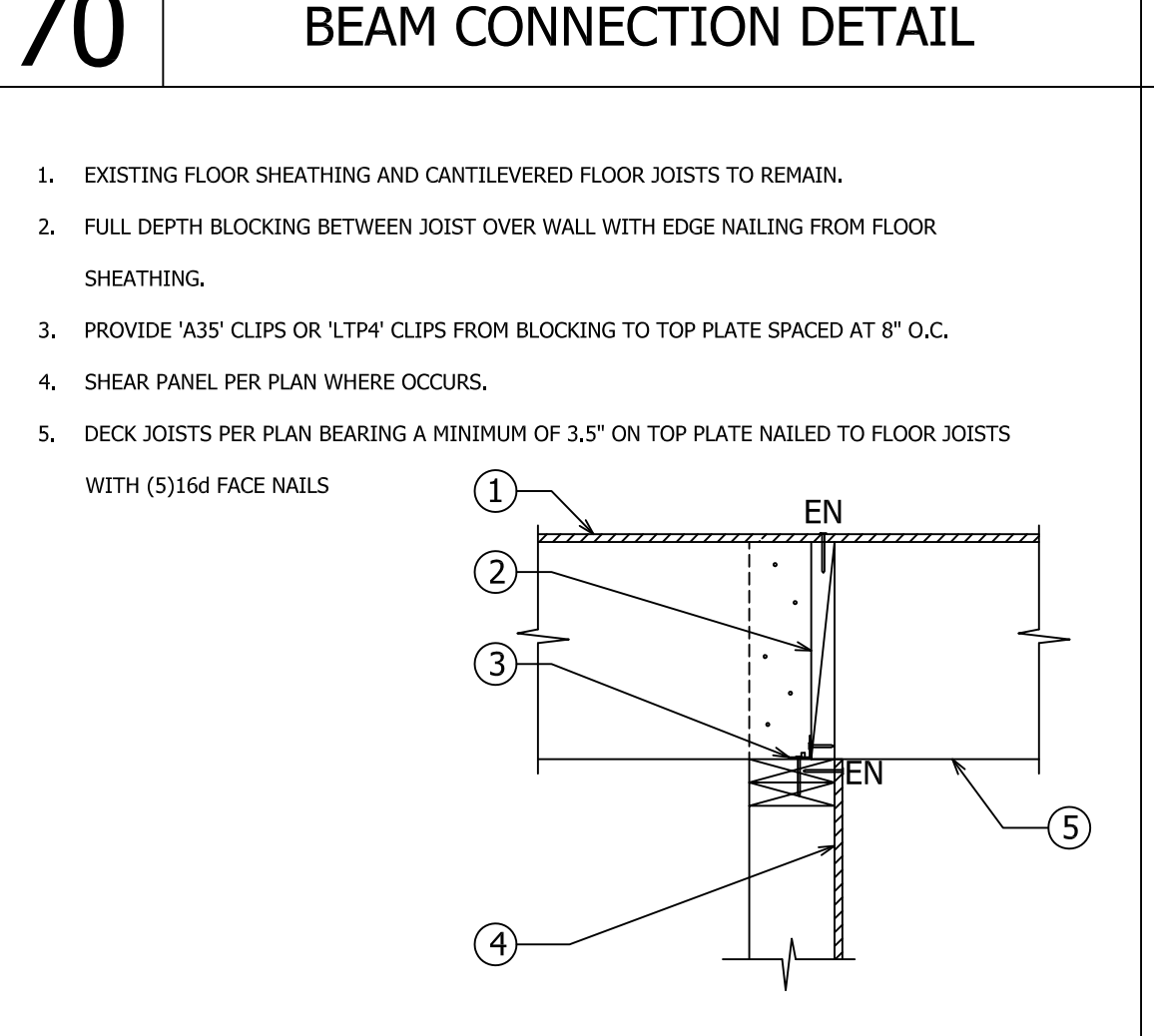
62 SHEAR TRANSFER DETAIL



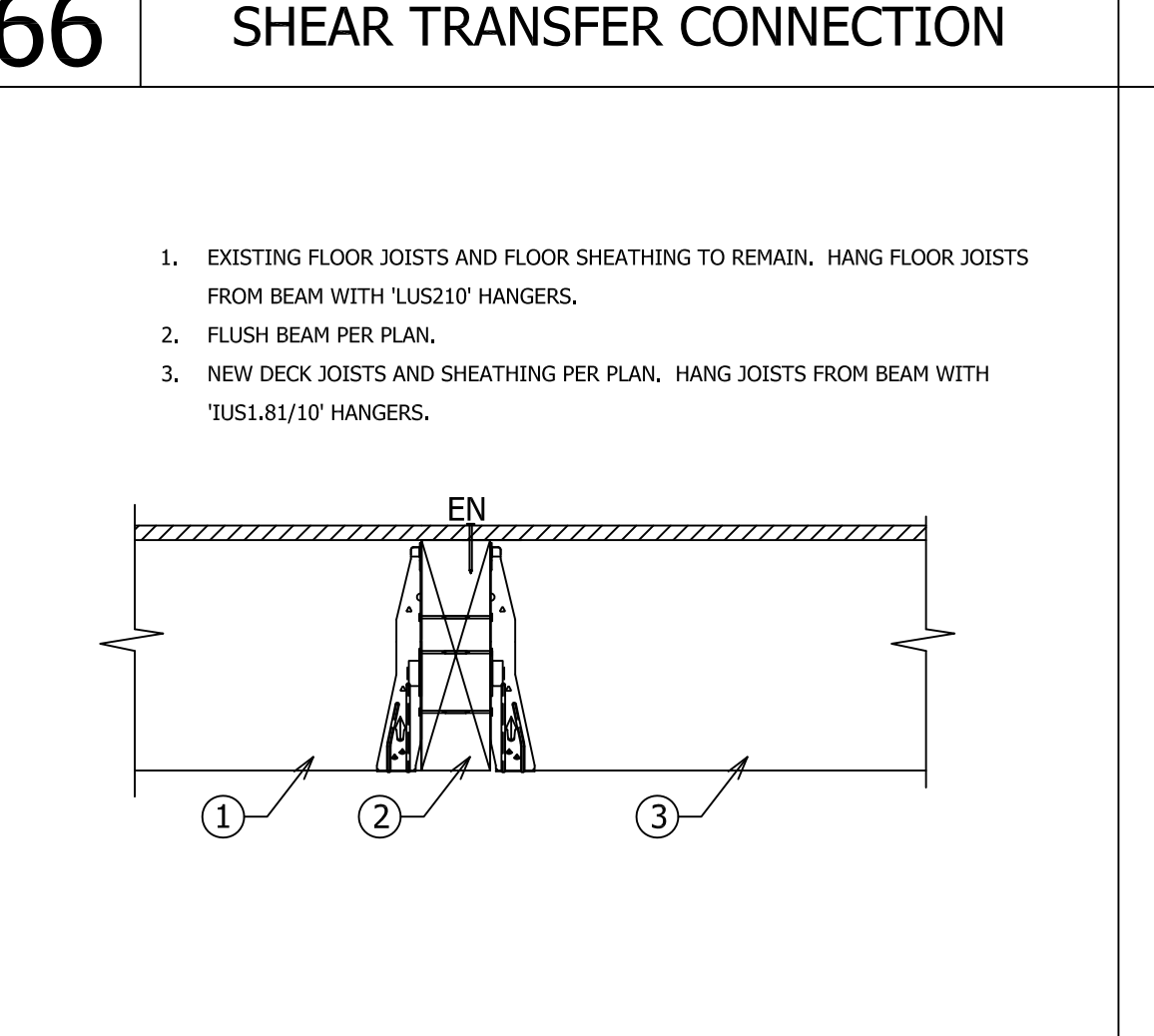
79 NOTCH DETAIL



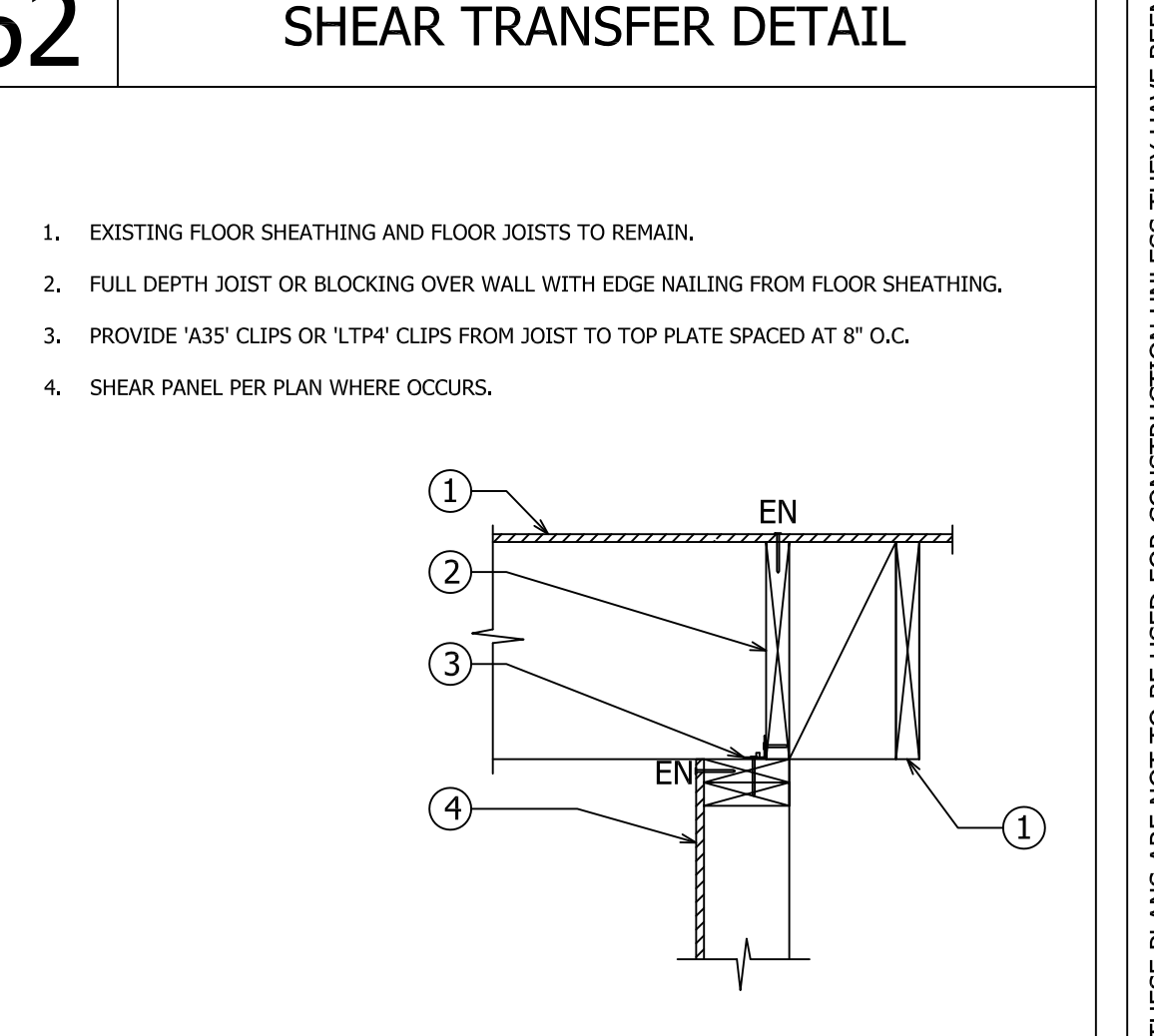
75 DECK CONNECTION DETAIL



71 BEAM TO WALL DETAIL



67 BEAM CONNECTION DETAIL



63 SHEAR TRANSFER DETAIL

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no.	REVISION	DATE

STRUCTURAL DETAILS

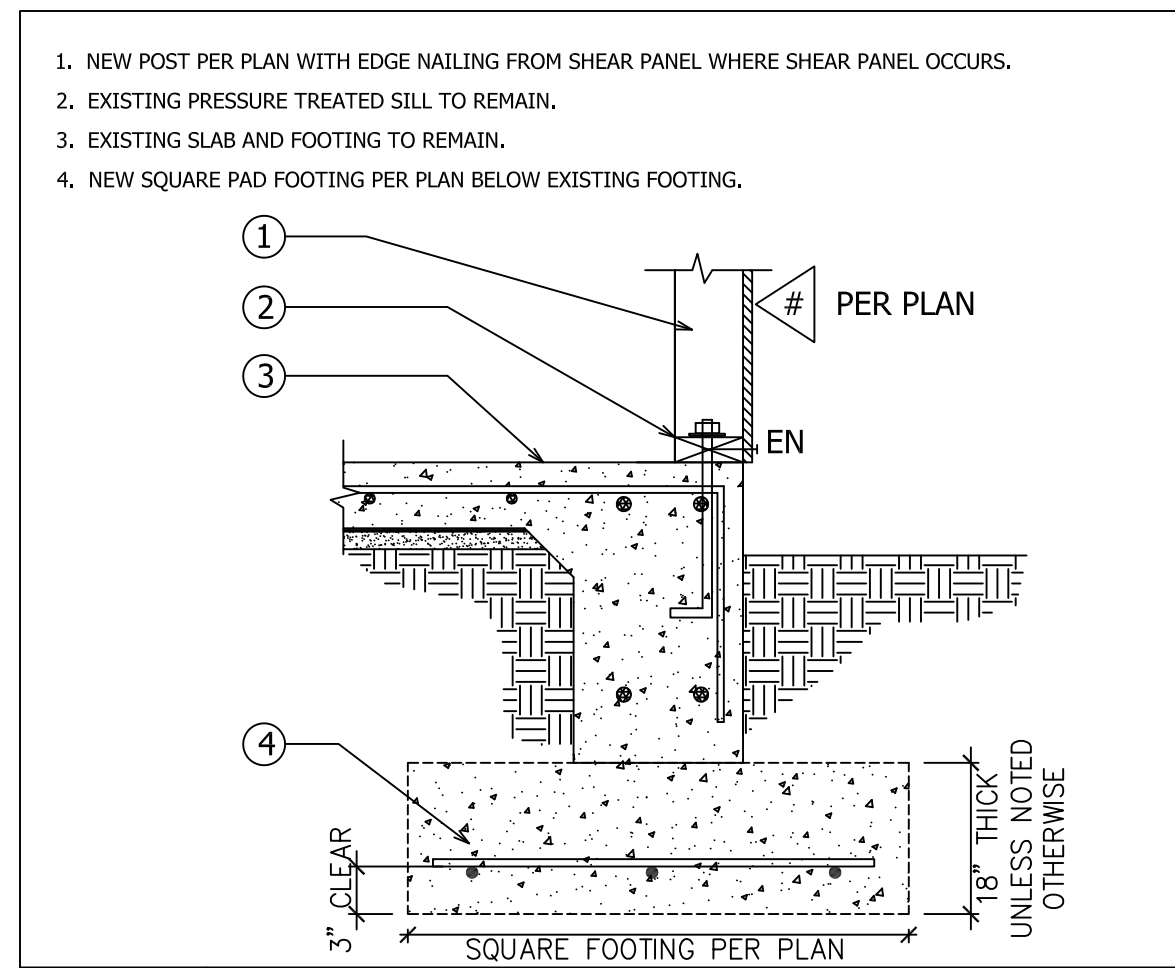
ARMSTRONG ENGINEERING & DRAFTING, INC.
33504 Magnolia Street
Merilee, CA. 92584
(714) 225-7056
scott@armstrongengineering.net

CIRKS RESIDENCE
3542 VENTURE DRIVE
HUNTINGTON BEACH, CA. 92649

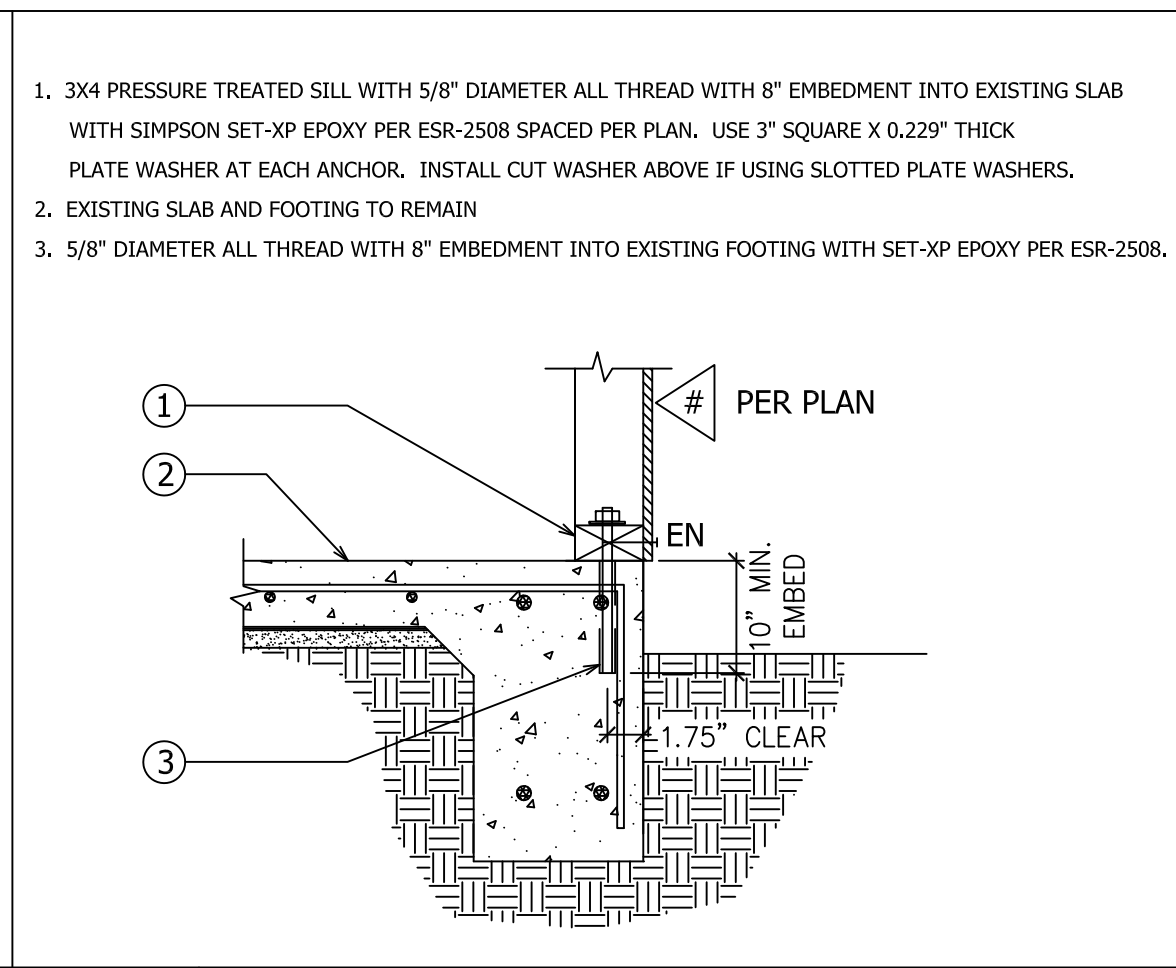


PLOT/SIGN DATE:	03/11/2024
SCALE:	N.T.S.
JOB #:	2024-002
REVISION:	#
SHEET #:	

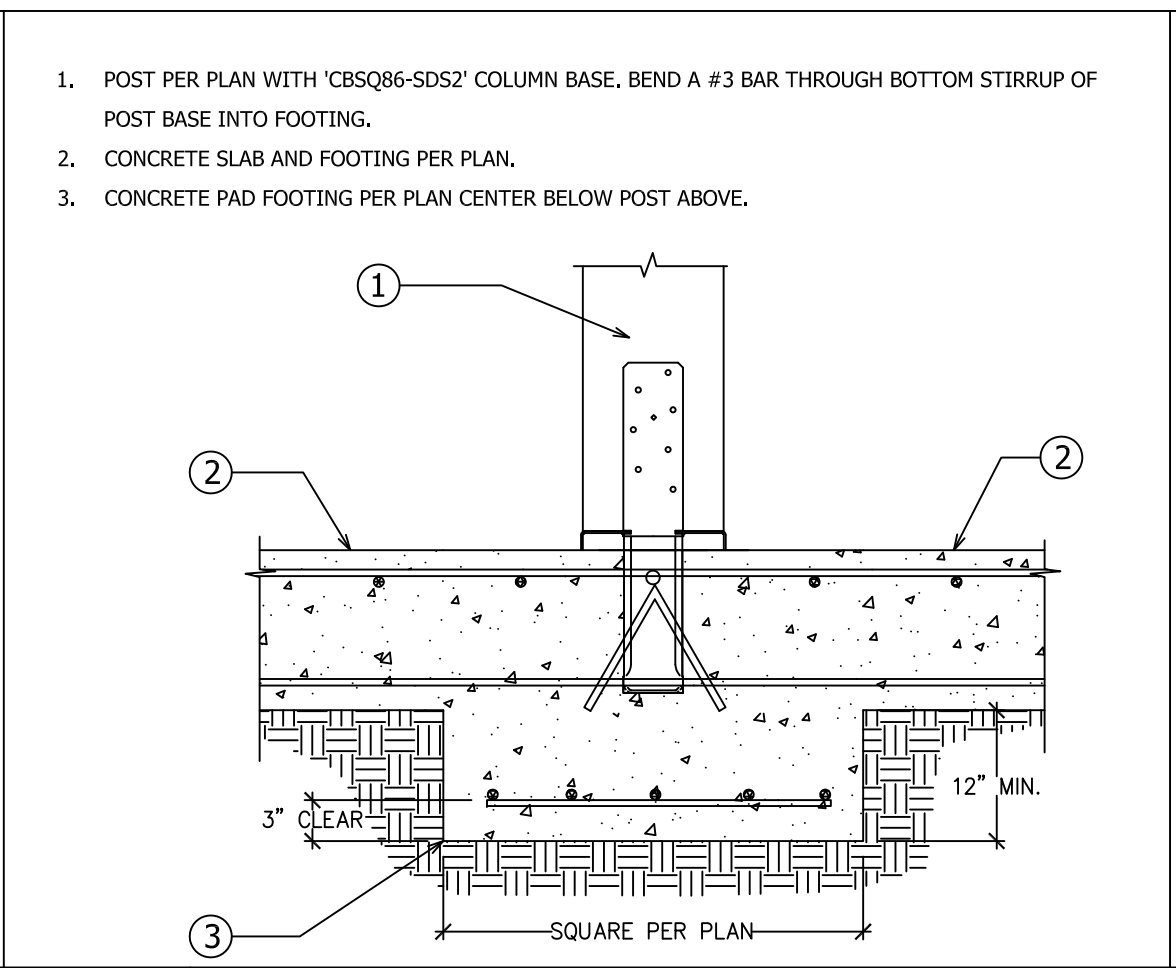
S-7



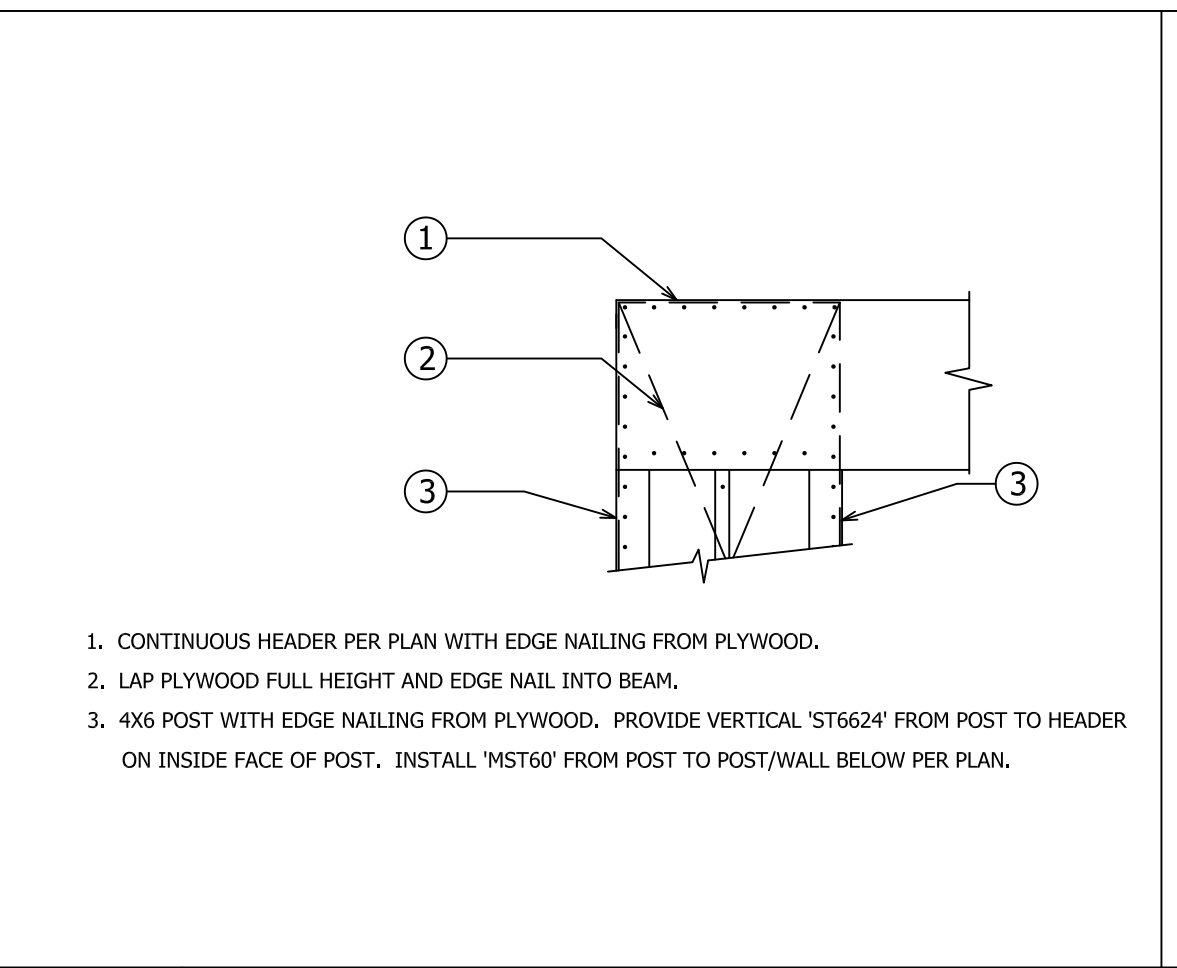
95 FOUNDATION CONNECTION



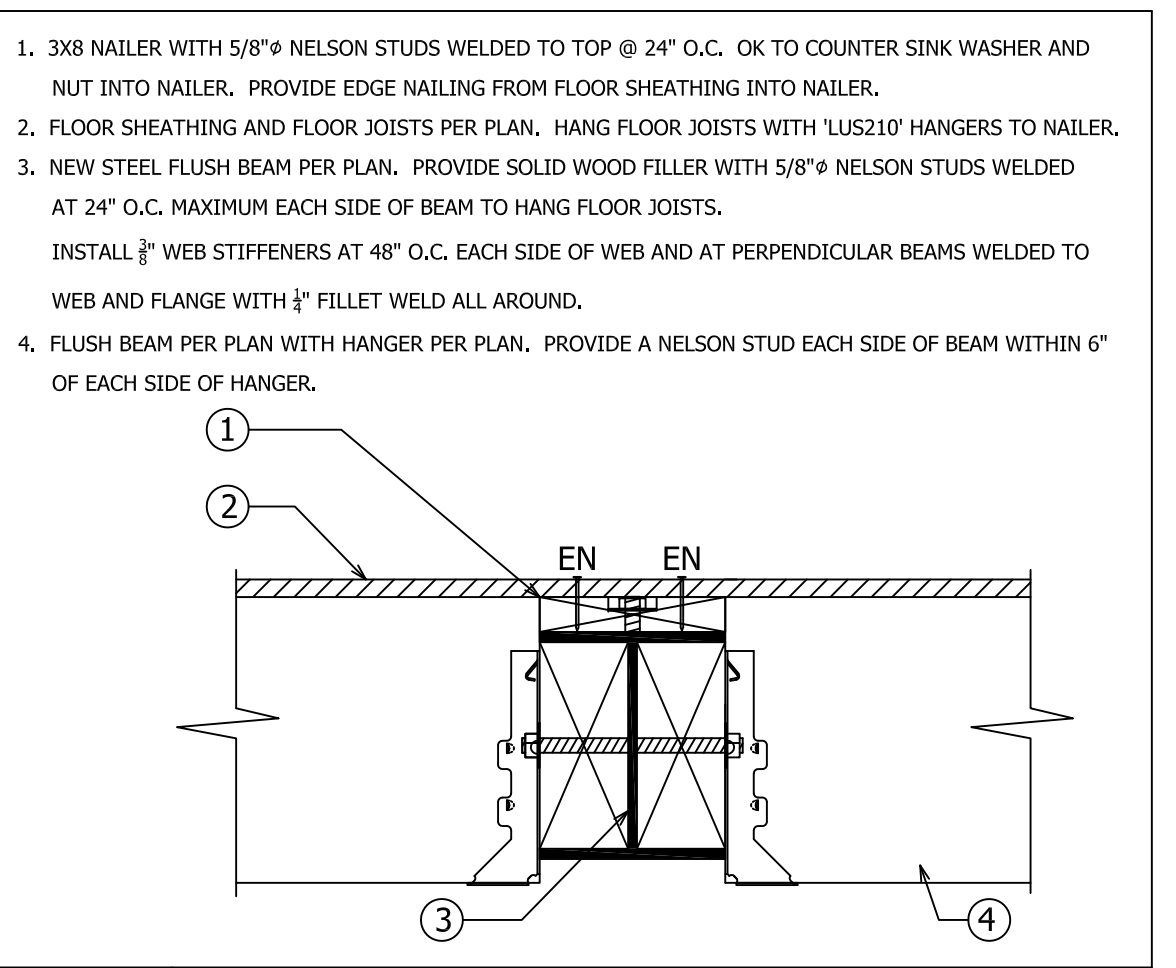
91 FOUNDATION CONNECTION



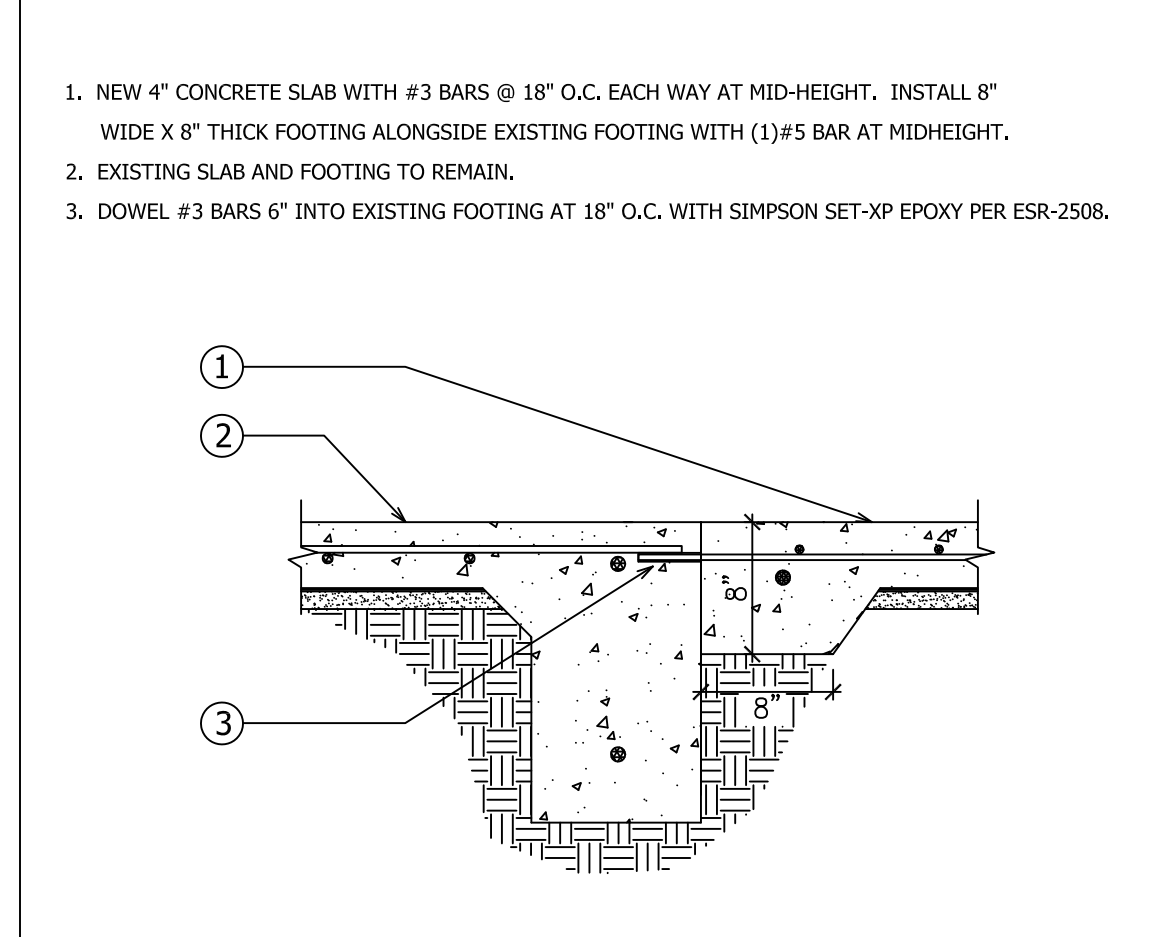
87 TRIMMER CONNECTION DETAIL



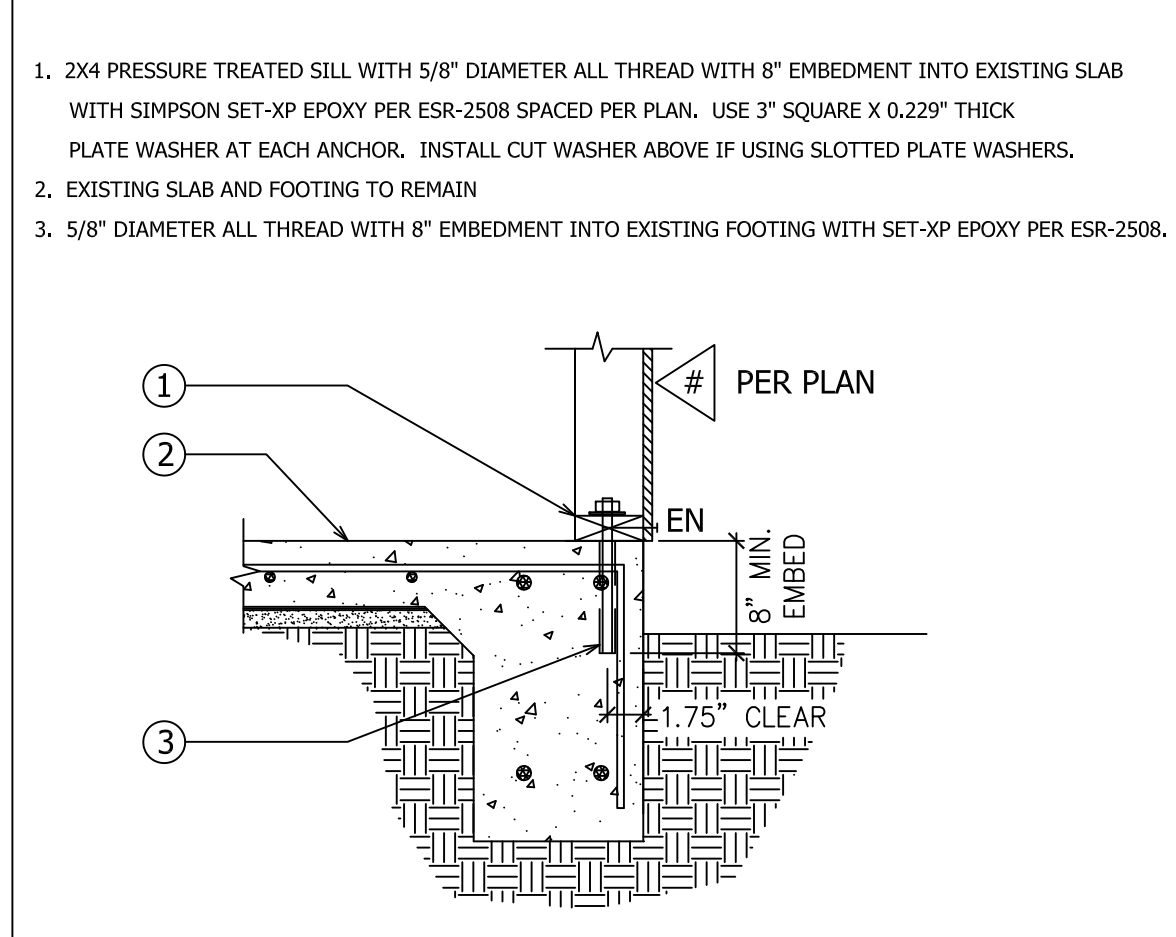
84 SHEAR TRANSFER DETAIL



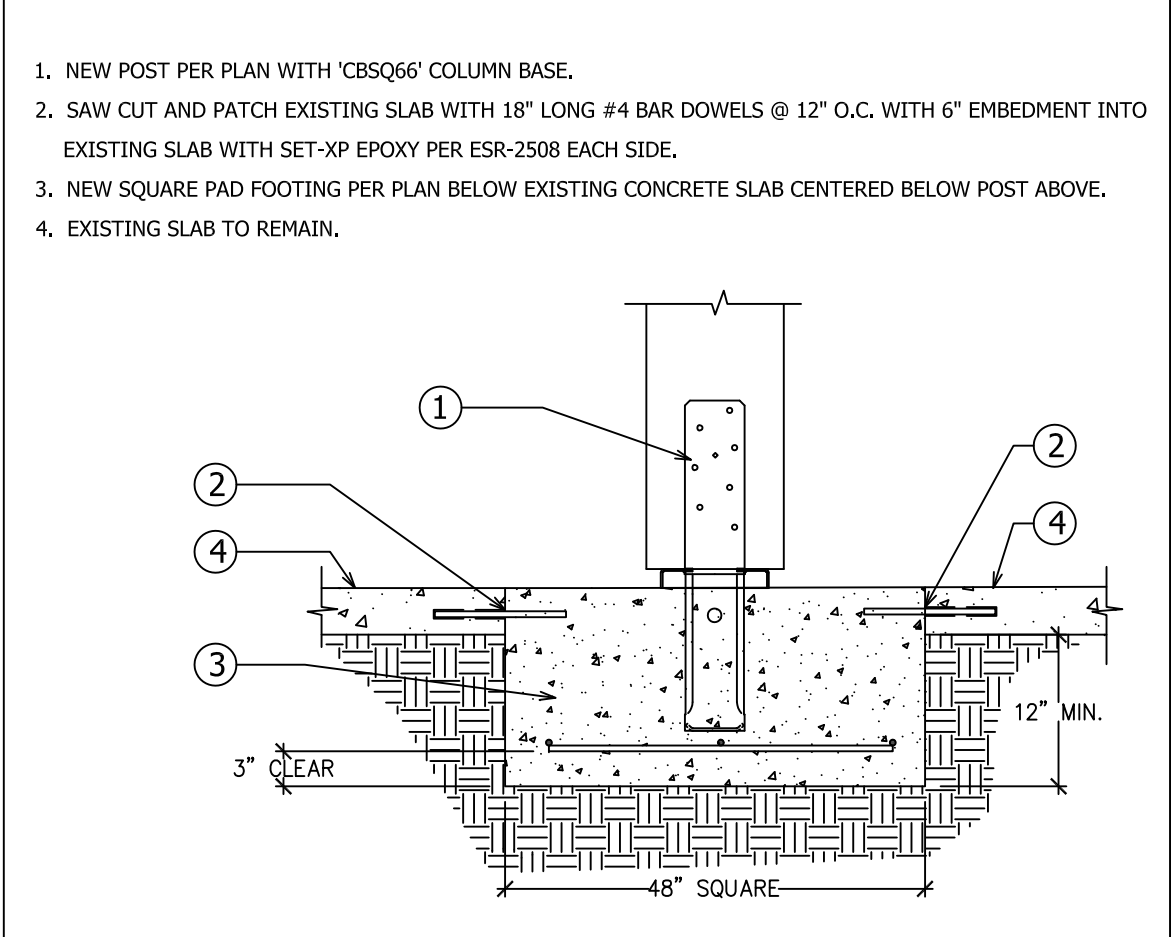
80 BEAM CONNECTION



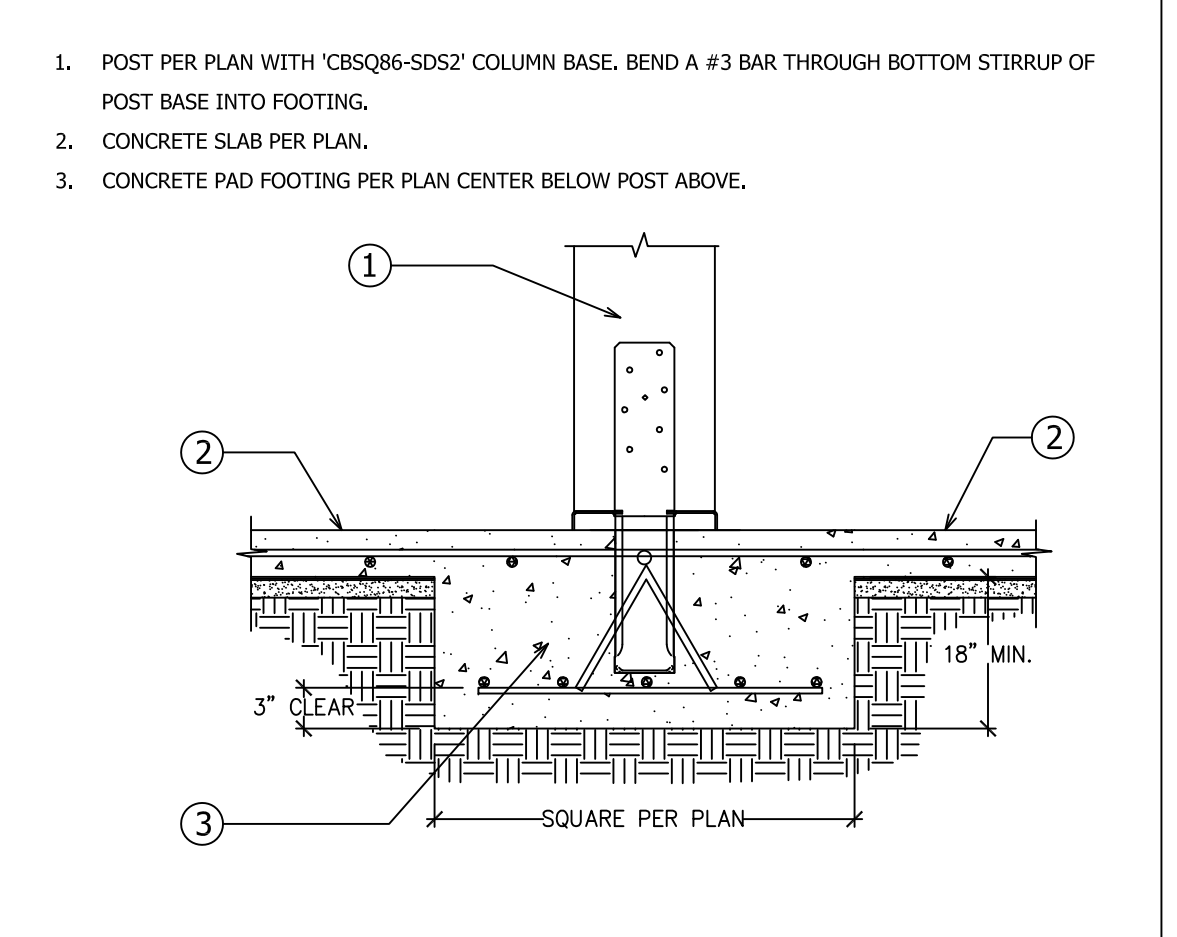
96 DOWELS AT FOUNDATION



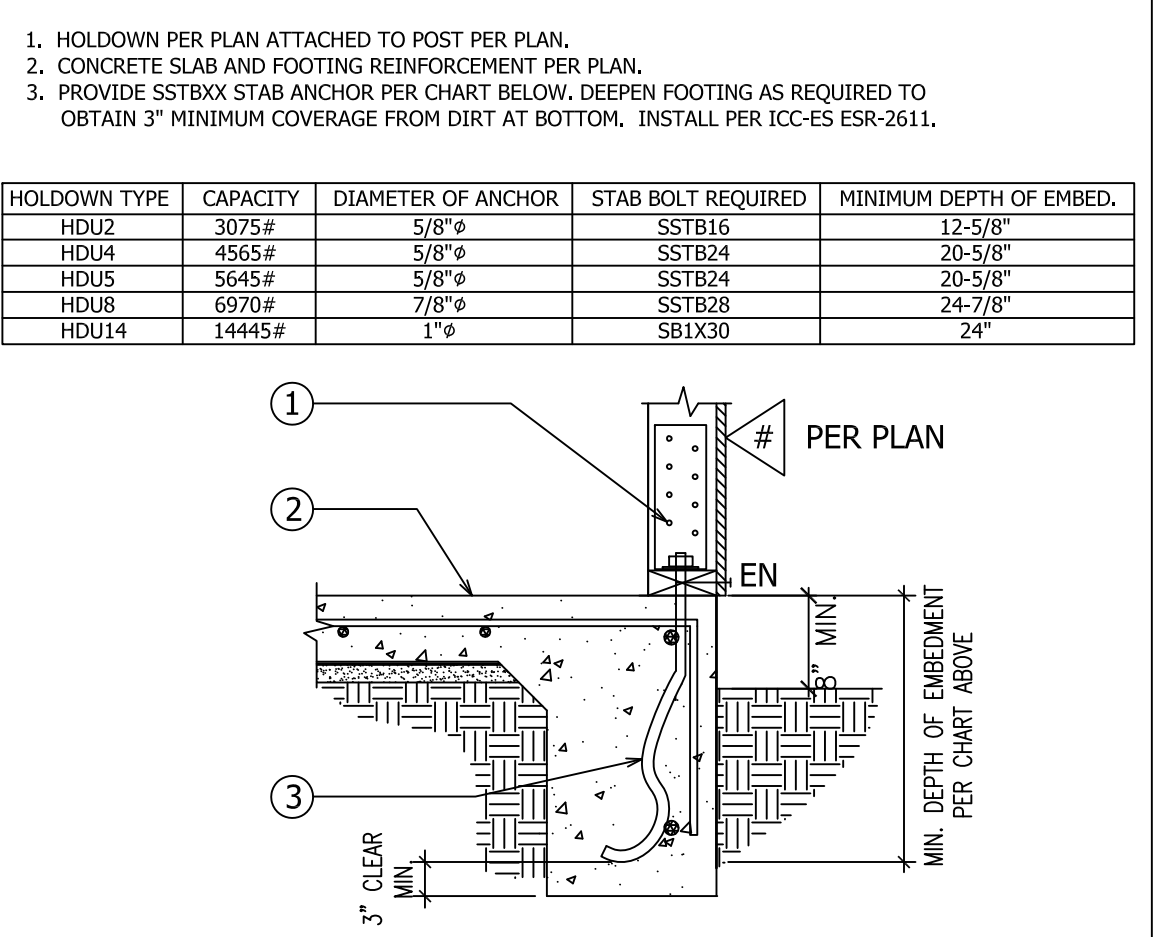
92 SHEAR TRANSFER DETAIL



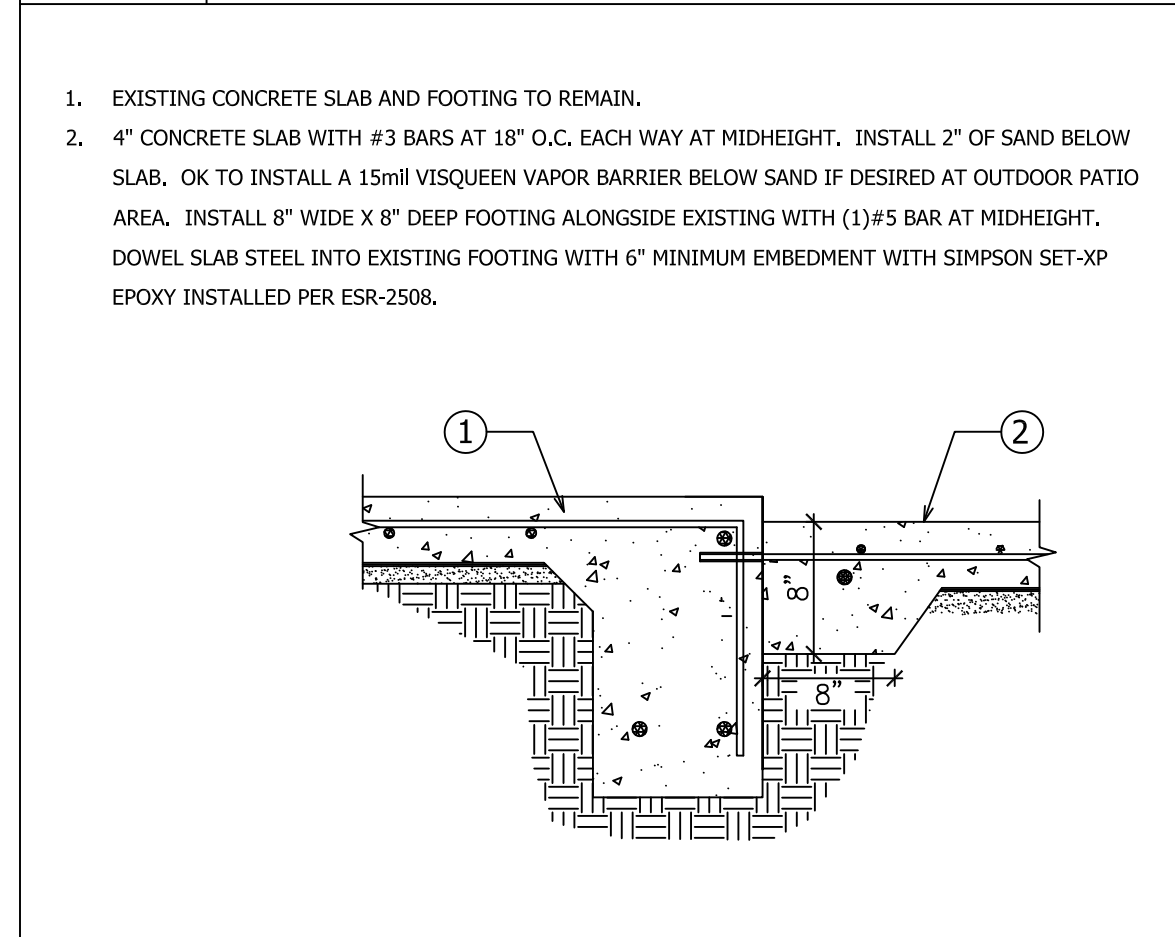
88 POST CONNECTION DETAIL



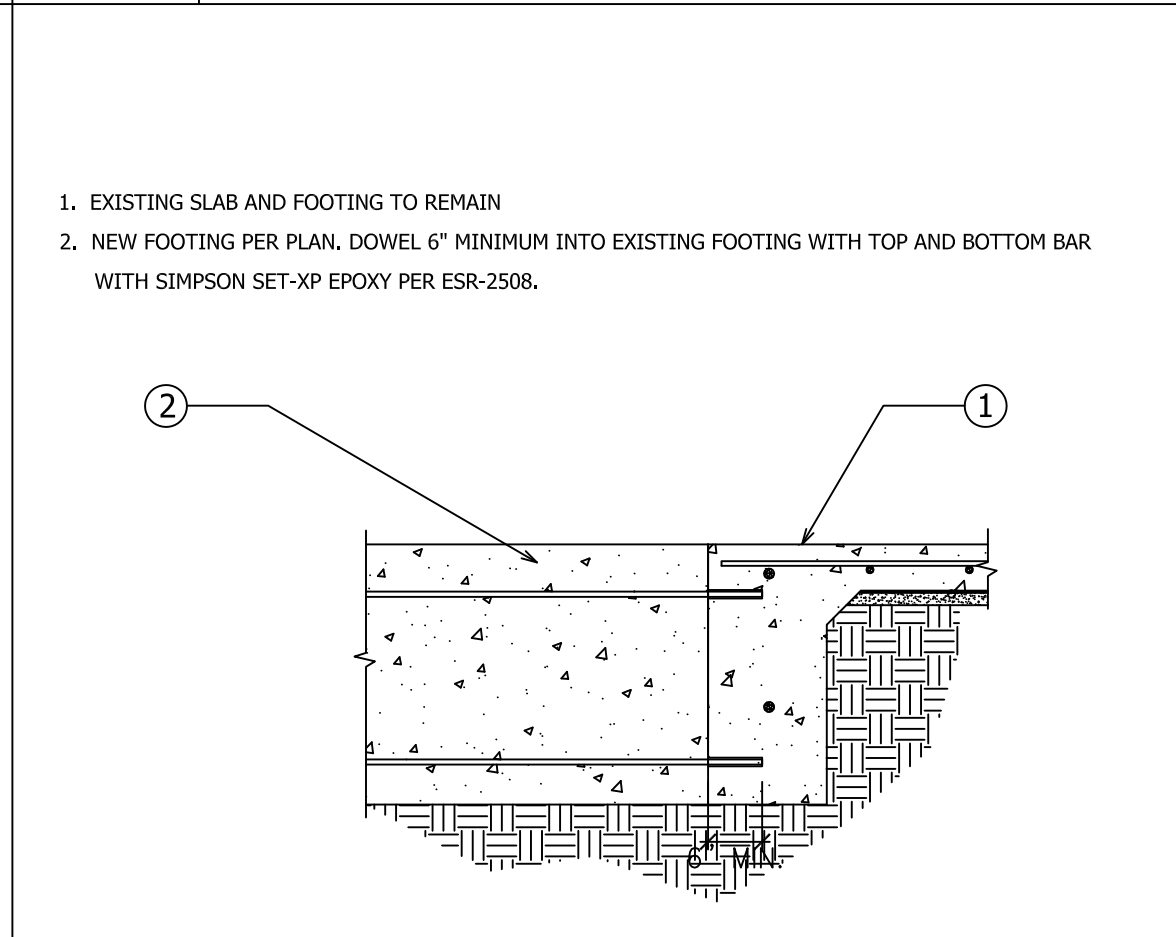
85 FOUNDATION CONNECTION



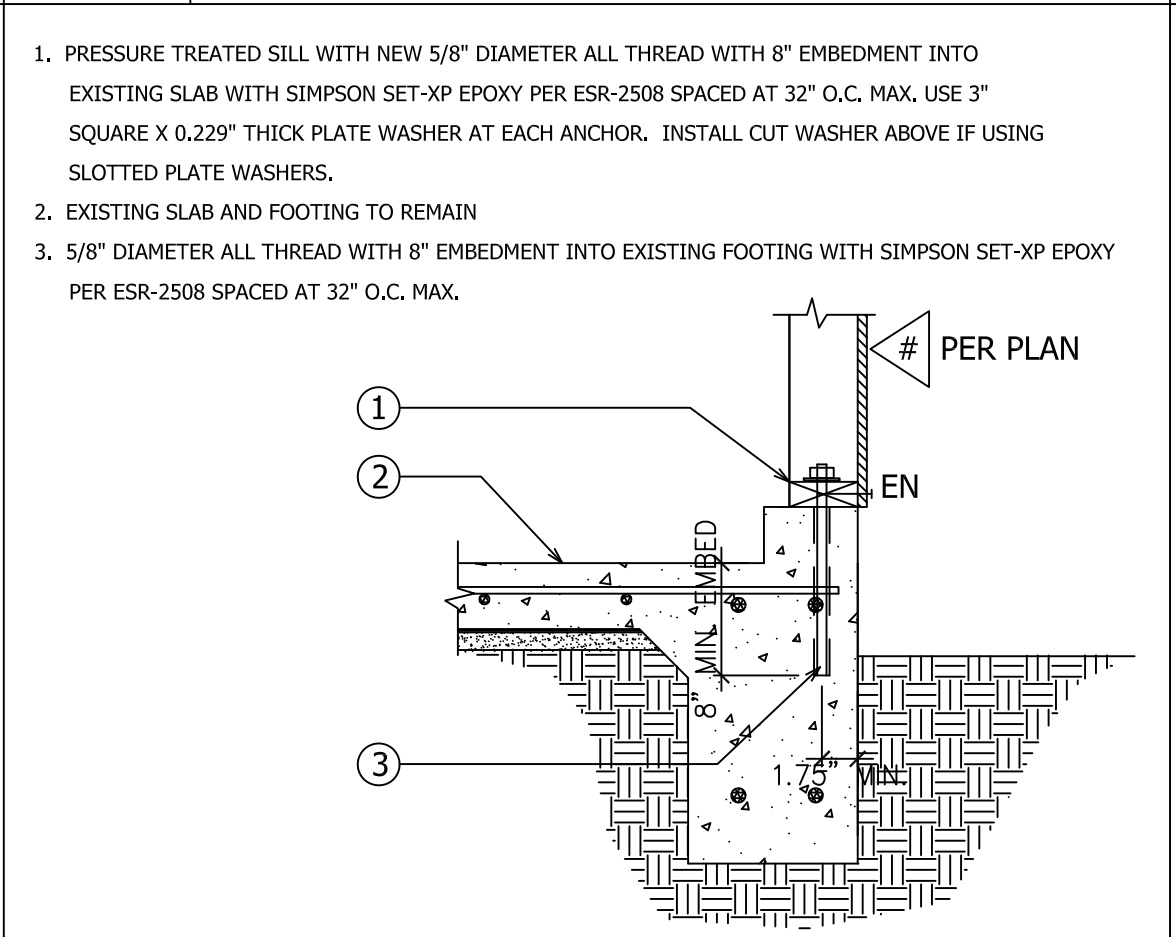
81 HOLDOWN CONNECTION DETAIL



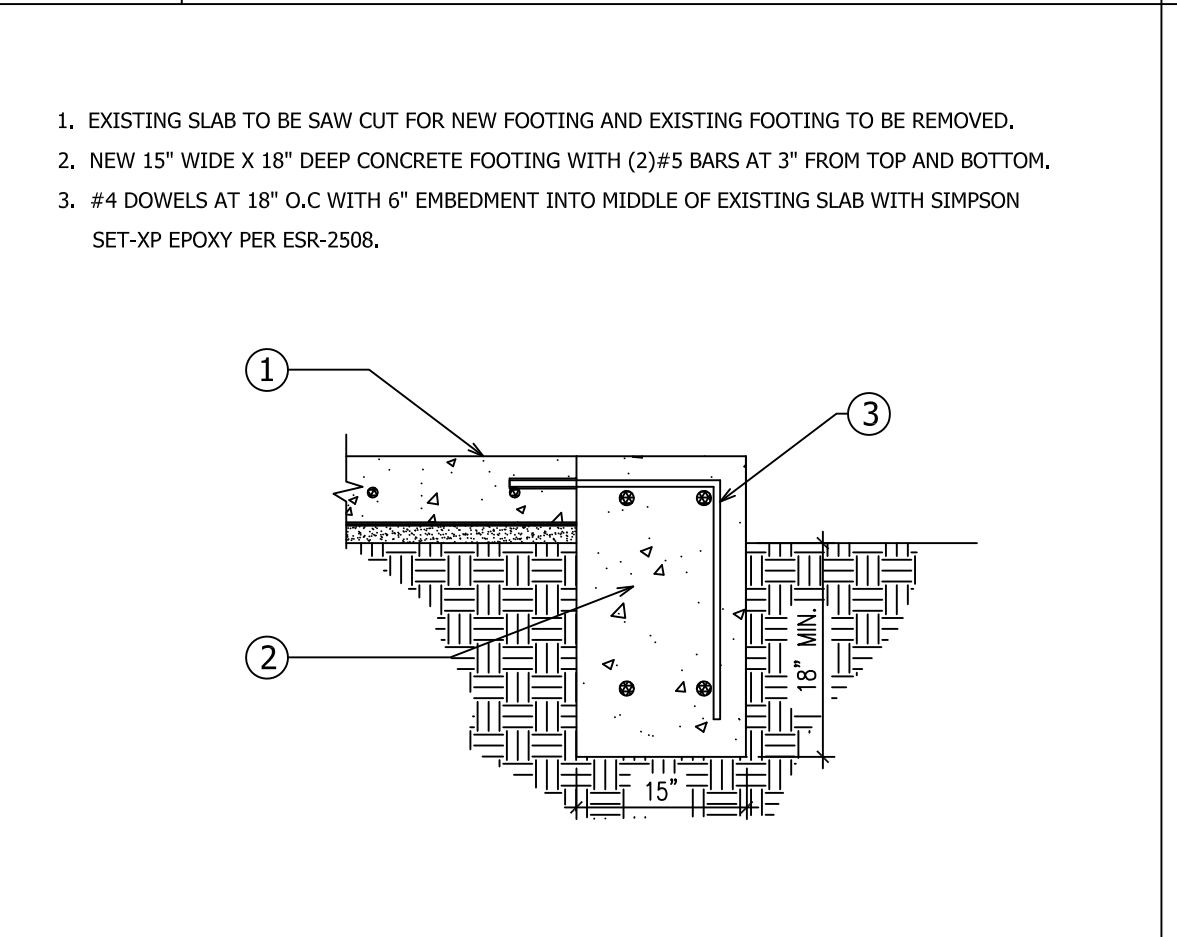
97 DOWELS AT FOUNDATION



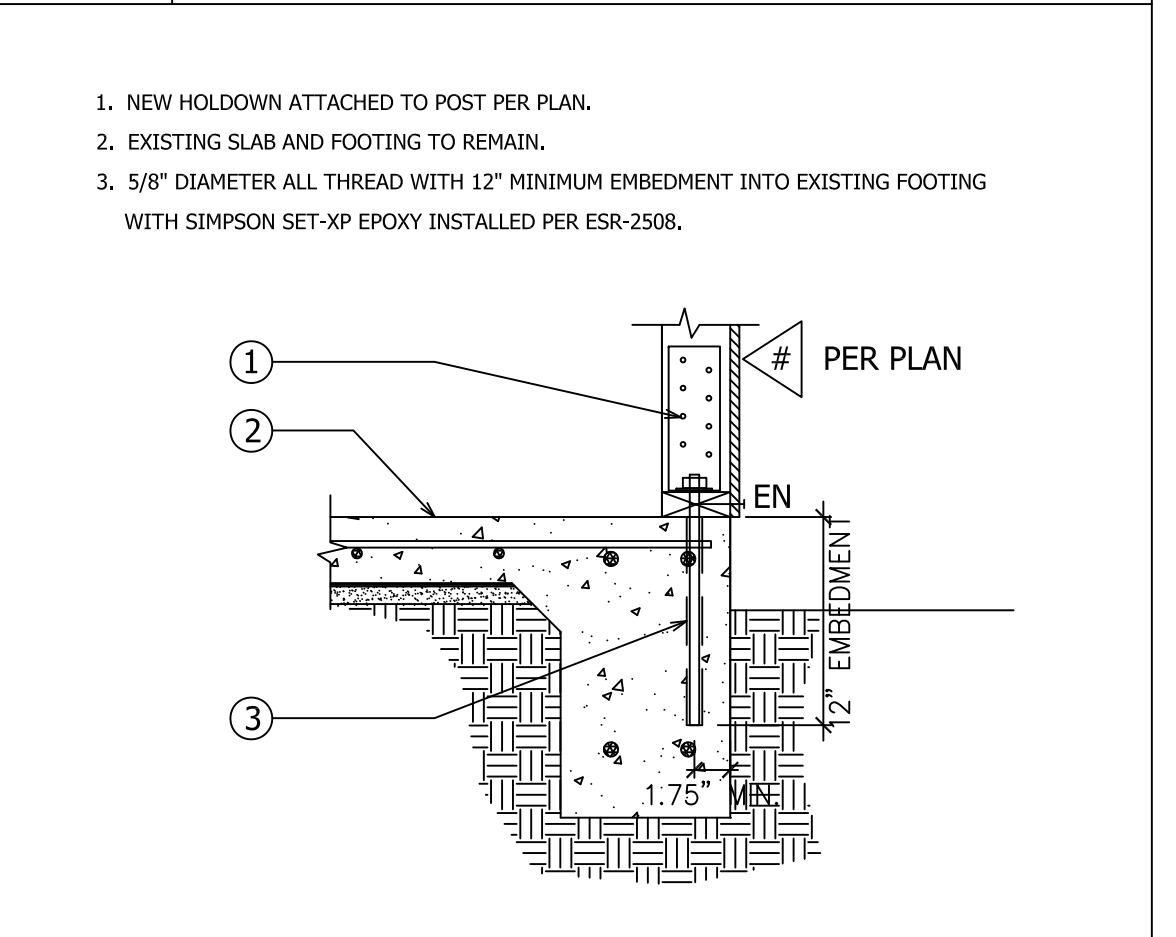
93 DOWELS AT FOUNDATION



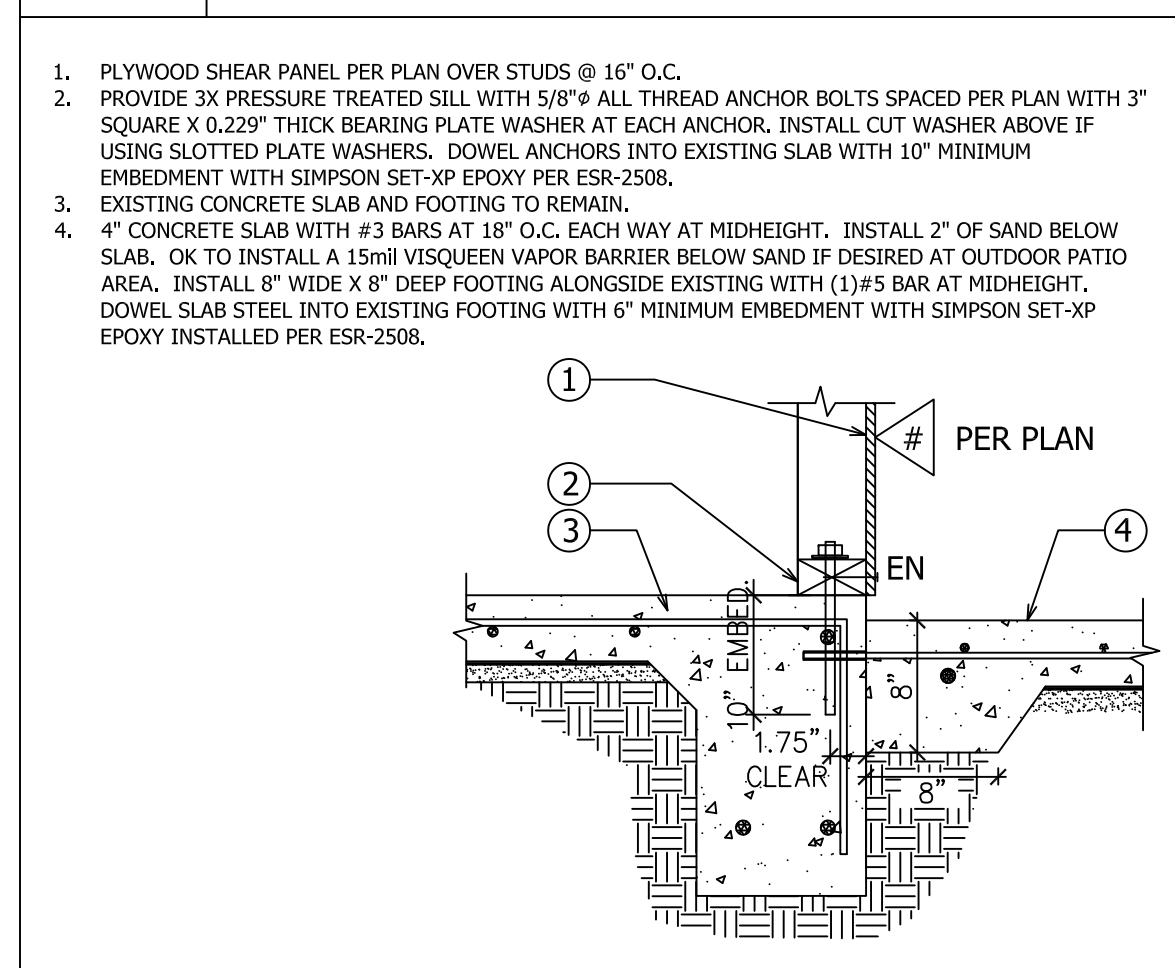
89 SHEAR TRANSFER DETAIL



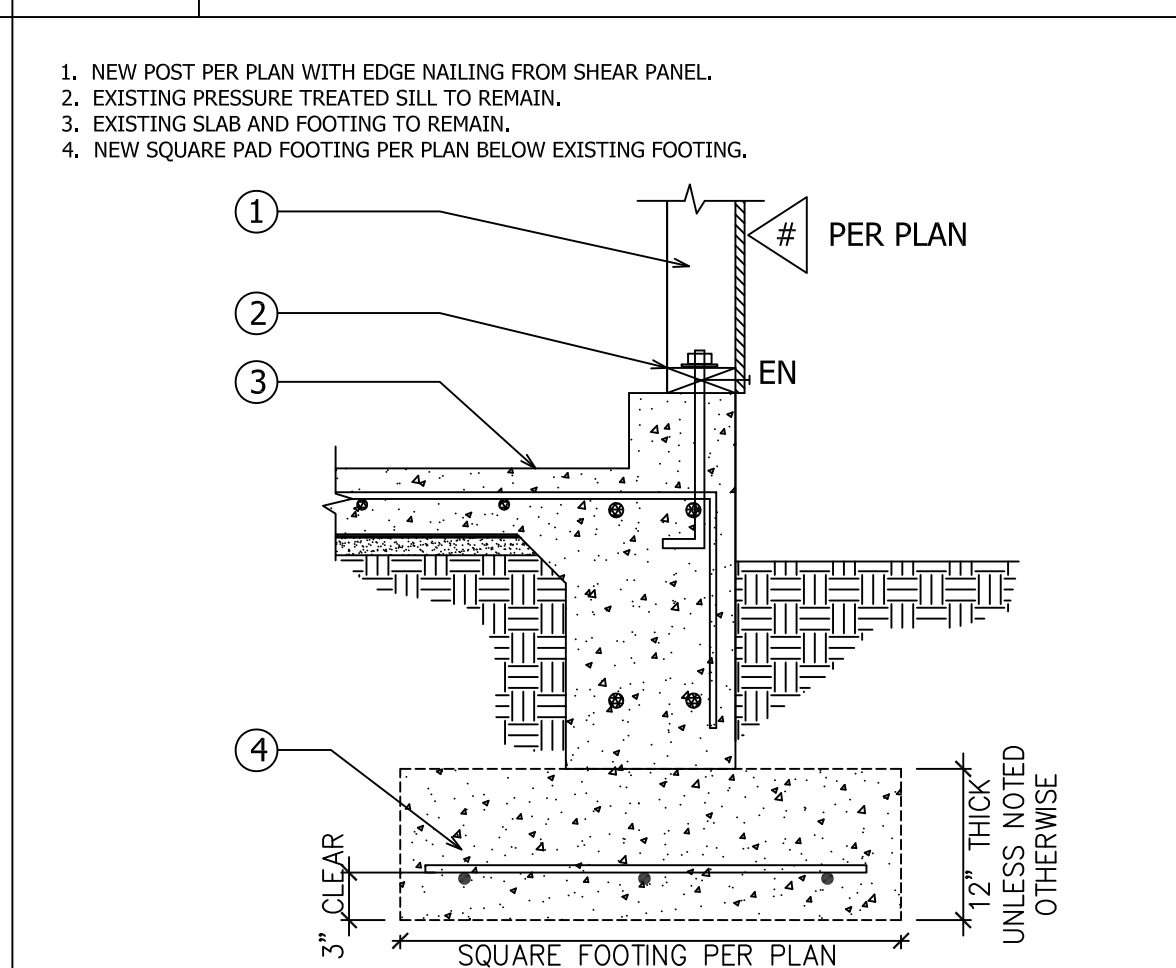
86 FOUNDATION CONNECTION



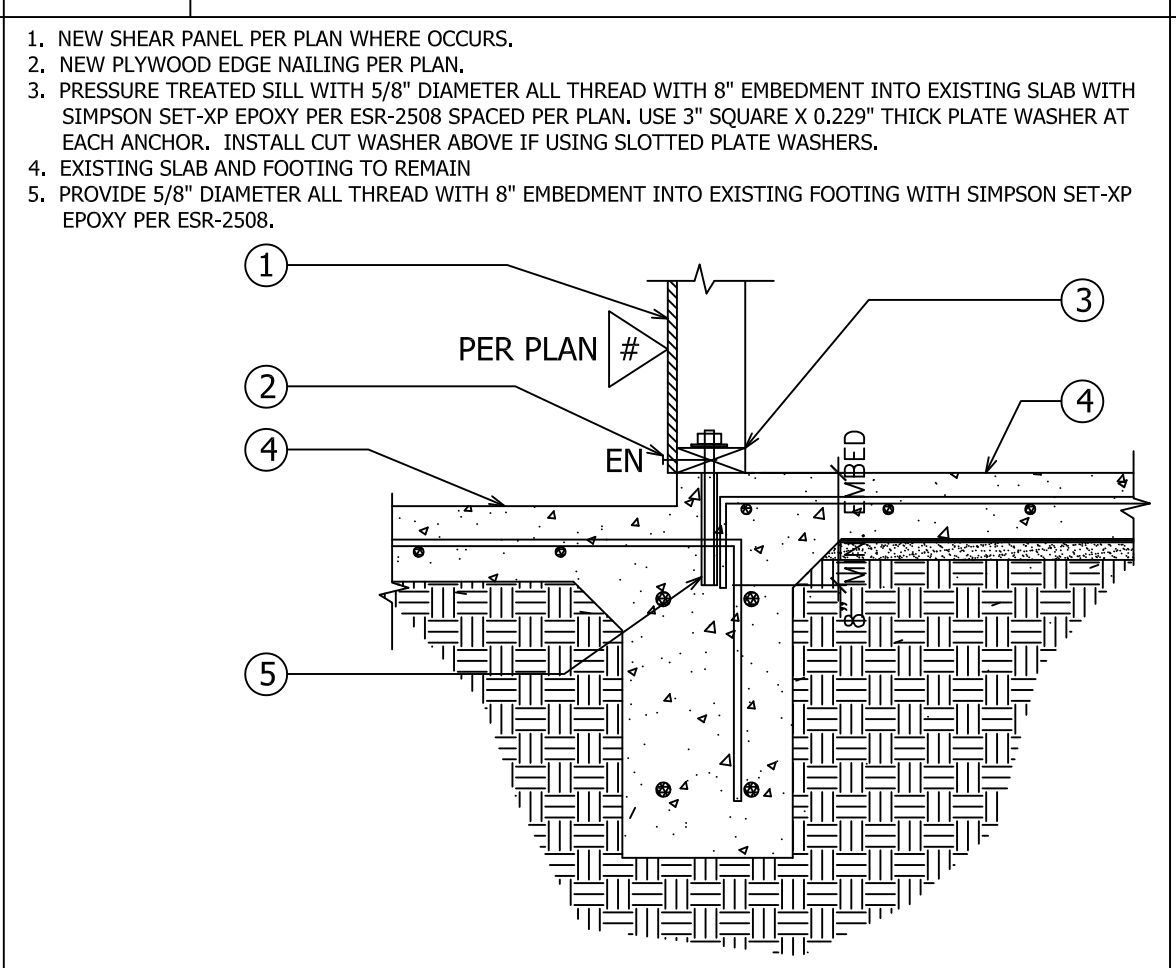
82 HOLDOWN CONNECTION DETAIL



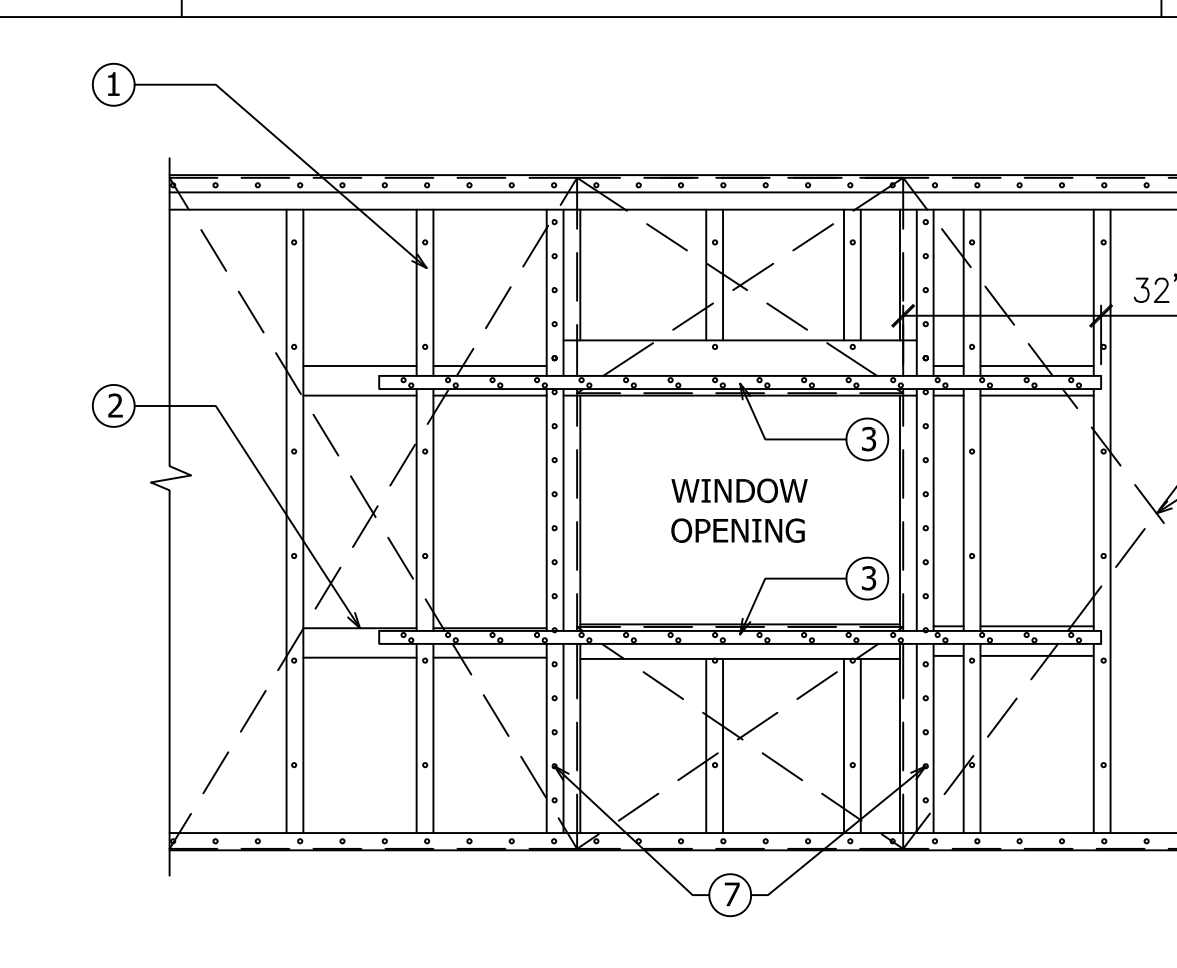
98 SHEAR TRANSFER DETAIL



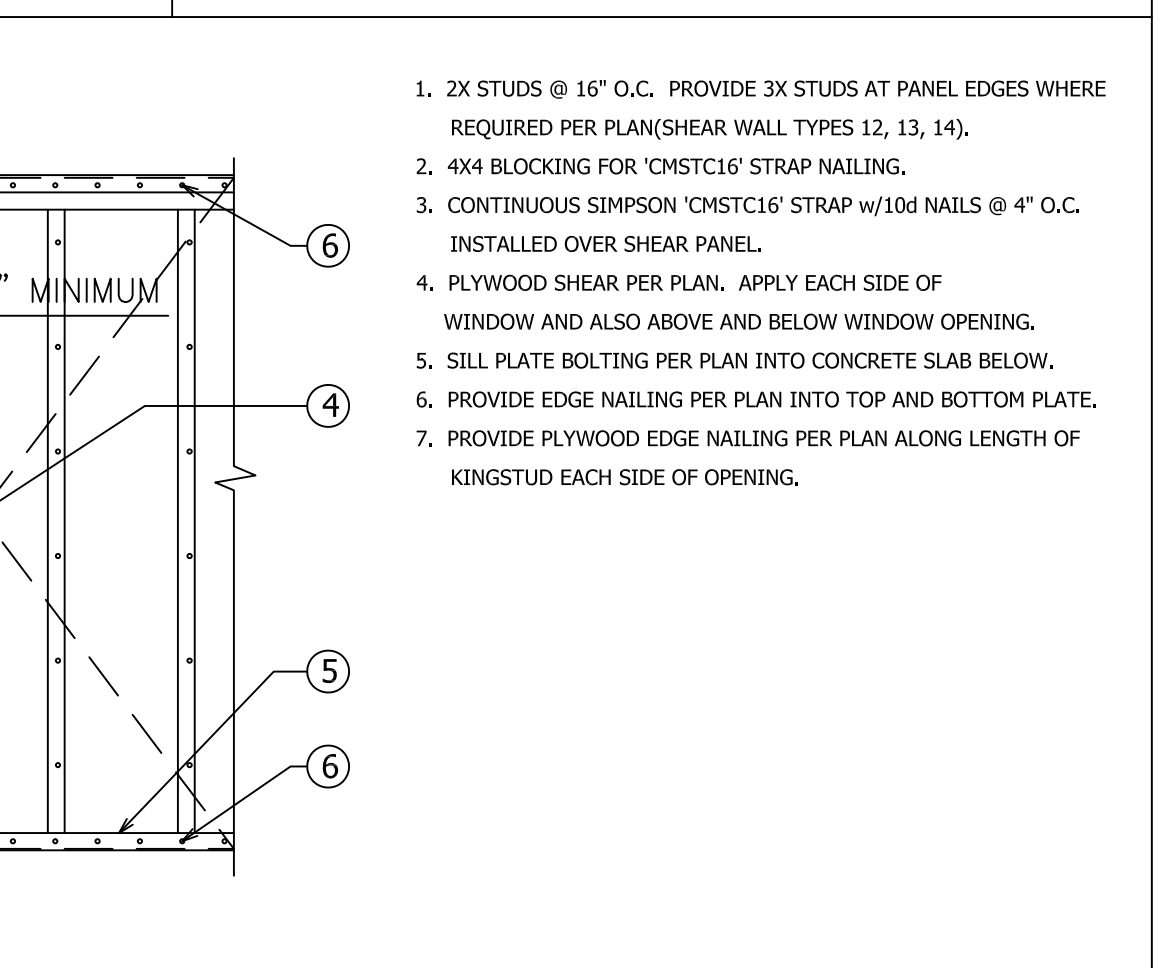
94 FOOTING CONNECTION DETAIL



90 SHEAR TRANSFER DETAIL



83 SHEAR TRANSFER AROUND WINDOW OPENING



82 HOLDOWN CONNECTION DETAIL

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no.	REVISION	DATE

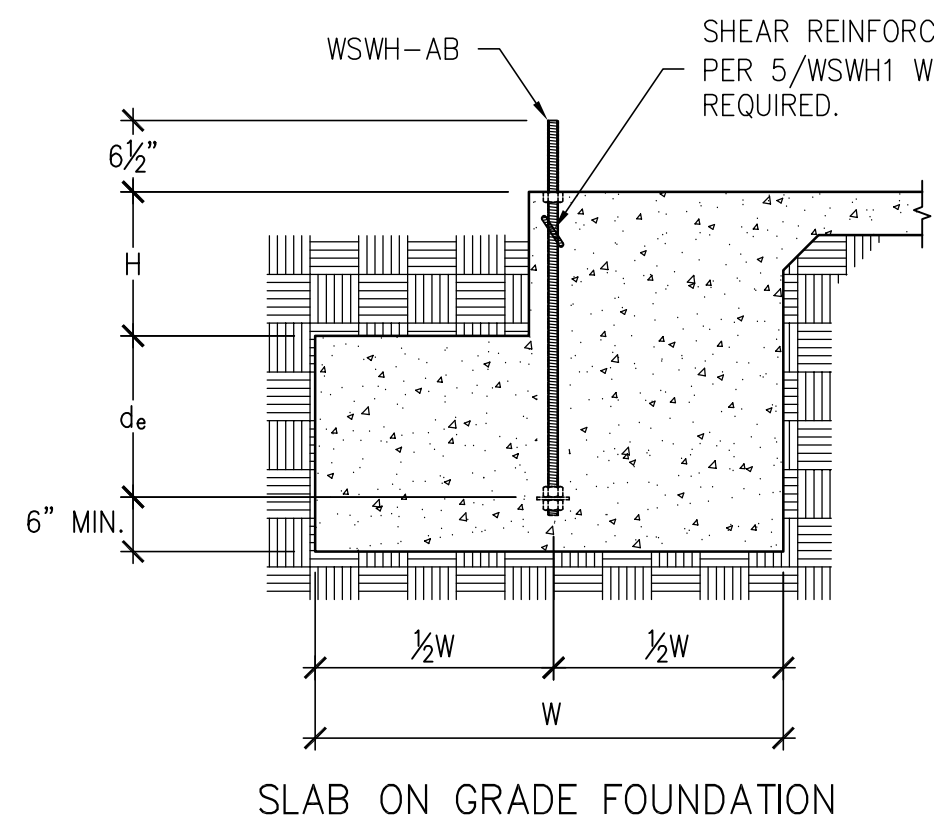
STRUCTURAL DETAILS

ARMSTRONG ENGINEERING & DRAFTING, INC.
 33504 Magnolia Street
 Menifee, CA 92584
 (714) 225-7056
 scott@armstrongengineering.net

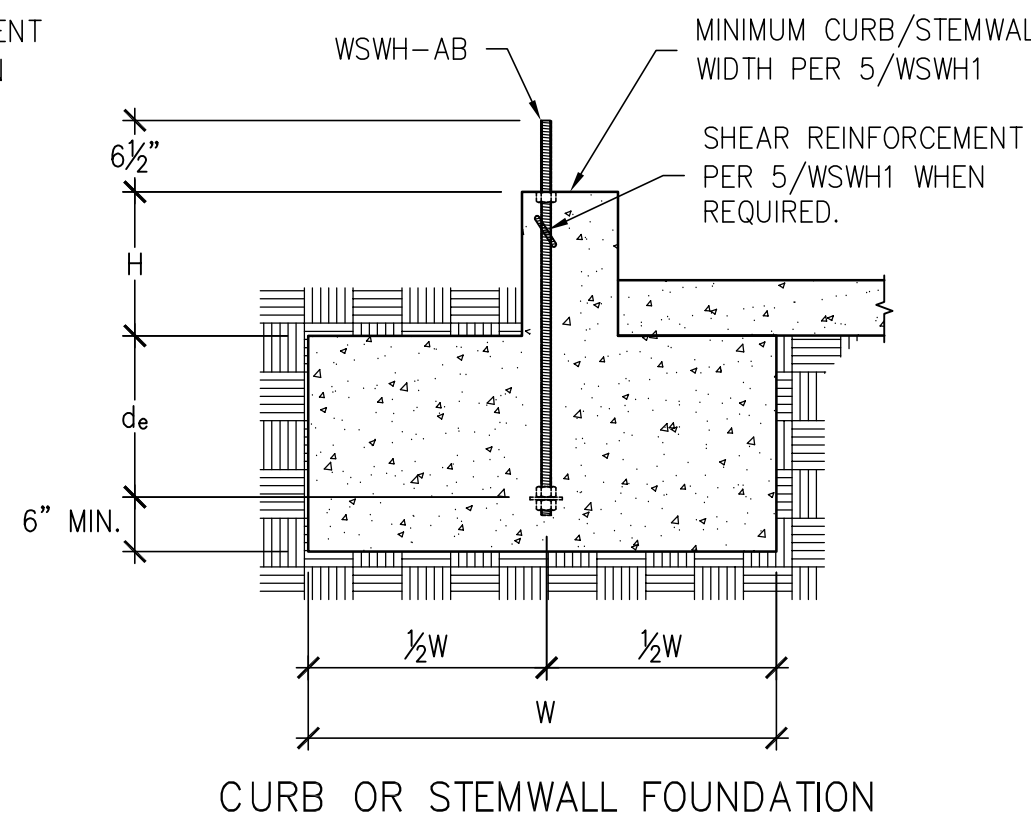
CIRKS RESIDENCE
 3542 VENTURE DRIVE
 HUNTINGTON BEACH, CA. 92649

REGISTERED PROFESSIONAL ENGINEER
 SCOTT W. ARMSTRONG
 LICENSE NO. 4715
 CIVIL
 STATE OF CALIFORNIA

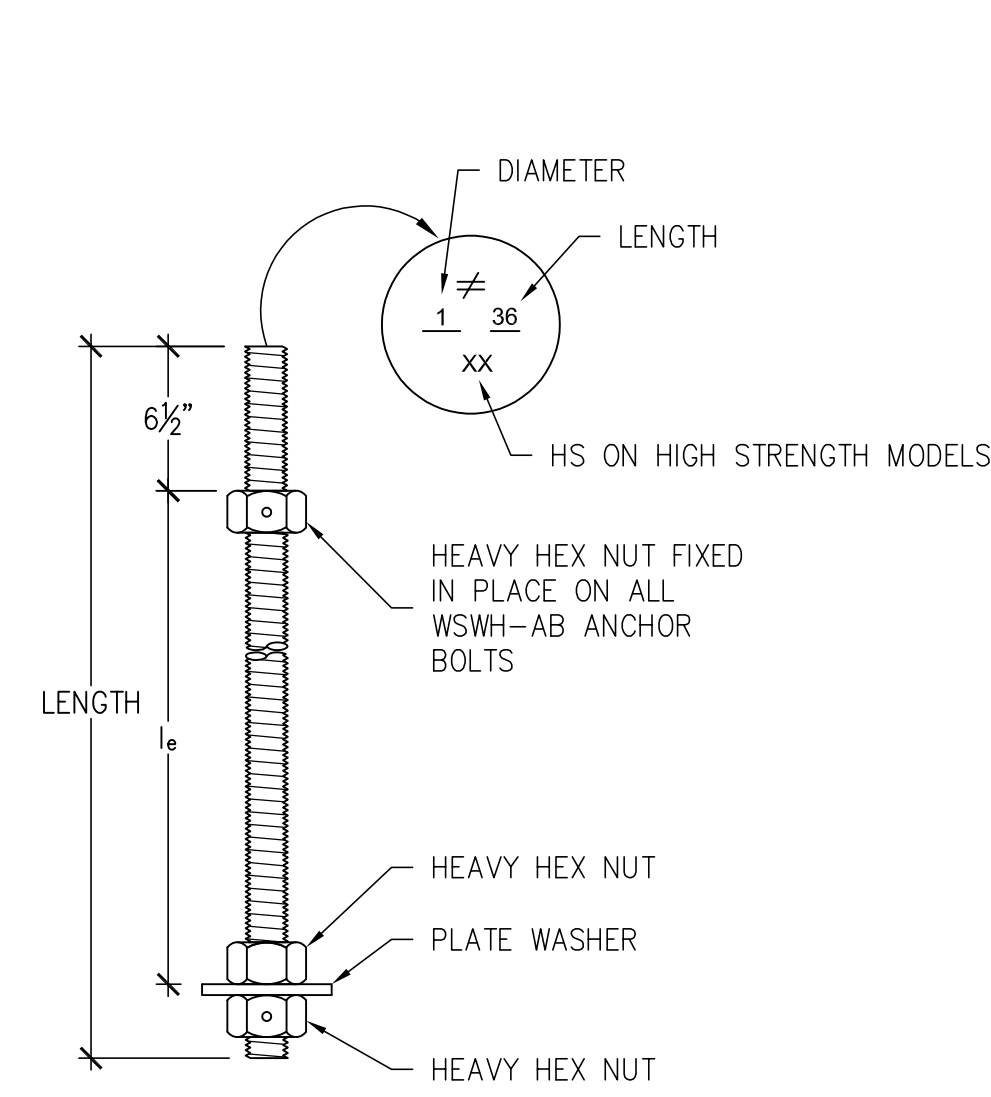
PLOT/SIGN DATE: 03/11/2024
 SCALE: N.T.S.
 JOB #: 2024-002
 REVISION: #
 SHEET #: **S-8**



SLAB ON GRADE FOUNDATION

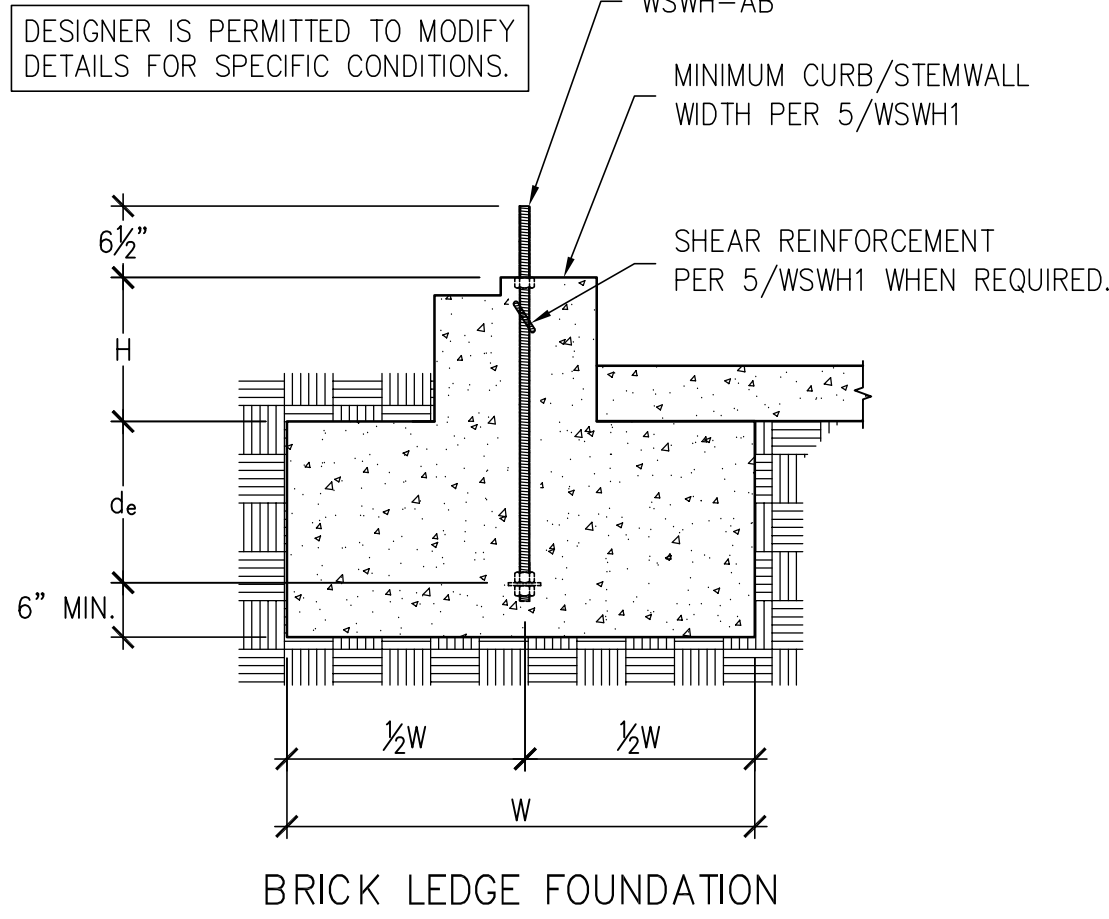


CURB OR STEMWALL FOUNDATION

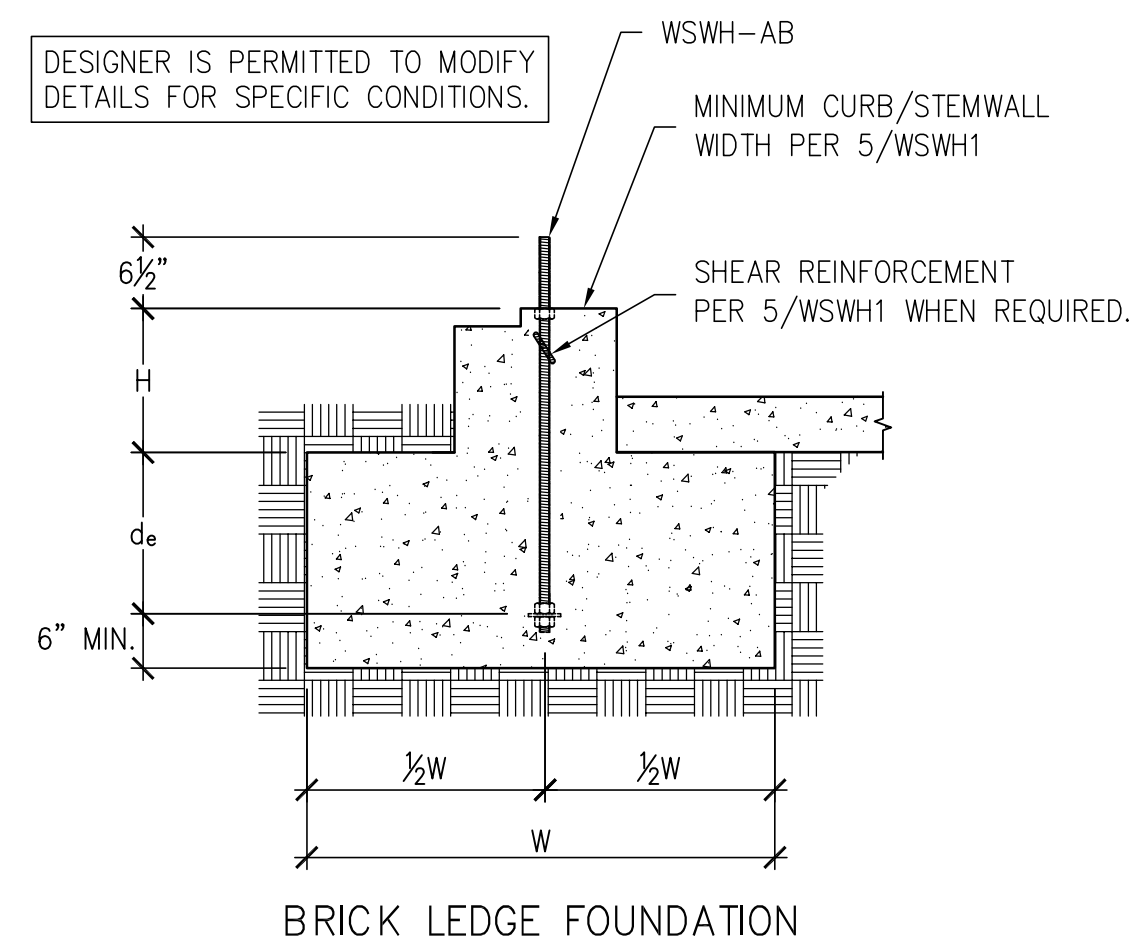


WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l _a
WSWH12, WSWH18 AND WSWH24	WSWH-AB1x24	1"	24"	15 1/2"
	WSWH-AB1x24HS	1"	24"	15 1/2"
	WSWH-AB1x30	1"	30"	21 1/2"
	WSWH-AB1x30HS	1"	30"	21 1/2"
	WSWH-AB1x36	1"	36"	27 1/2"
	WSWH-AB1x36HS	1"	36"	27 1/2"

- NOTES:
- SEE 2/WSWH1 FOR DIMENSIONS AND ADDITIONAL NOTES.
 - SEE 5/WSWH1 FOR SHEAR REINFORCEMENT WHEN REQUIRED.
 - MAXIMUM H = l_a - d_e. SEE 3/WSWH1 AND 4/WSWH1 FOR l_a.



INTERIOR FOUNDATION



BRICK LEDGE FOUNDATION

STRONG-WALL® WSWH ANCHORAGE – TYPICAL SECTIONS

1

WSWH ANCHOR BOLTS

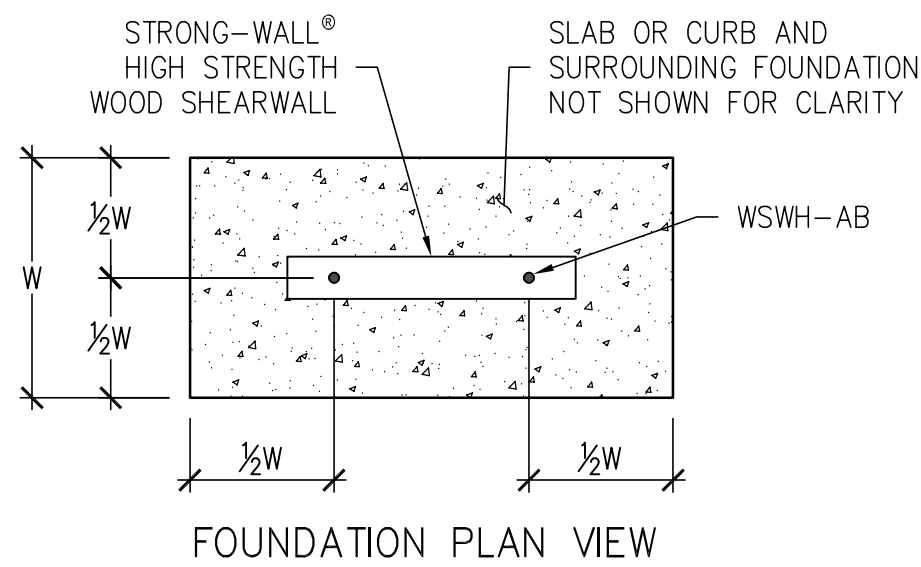
3

WSWH ANCHOR BOLT EXTENSION

4

WSWH ANCHOR BOLT TEMPLATES

6



FOUNDATION PLAN VIEW

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

WSWH ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE

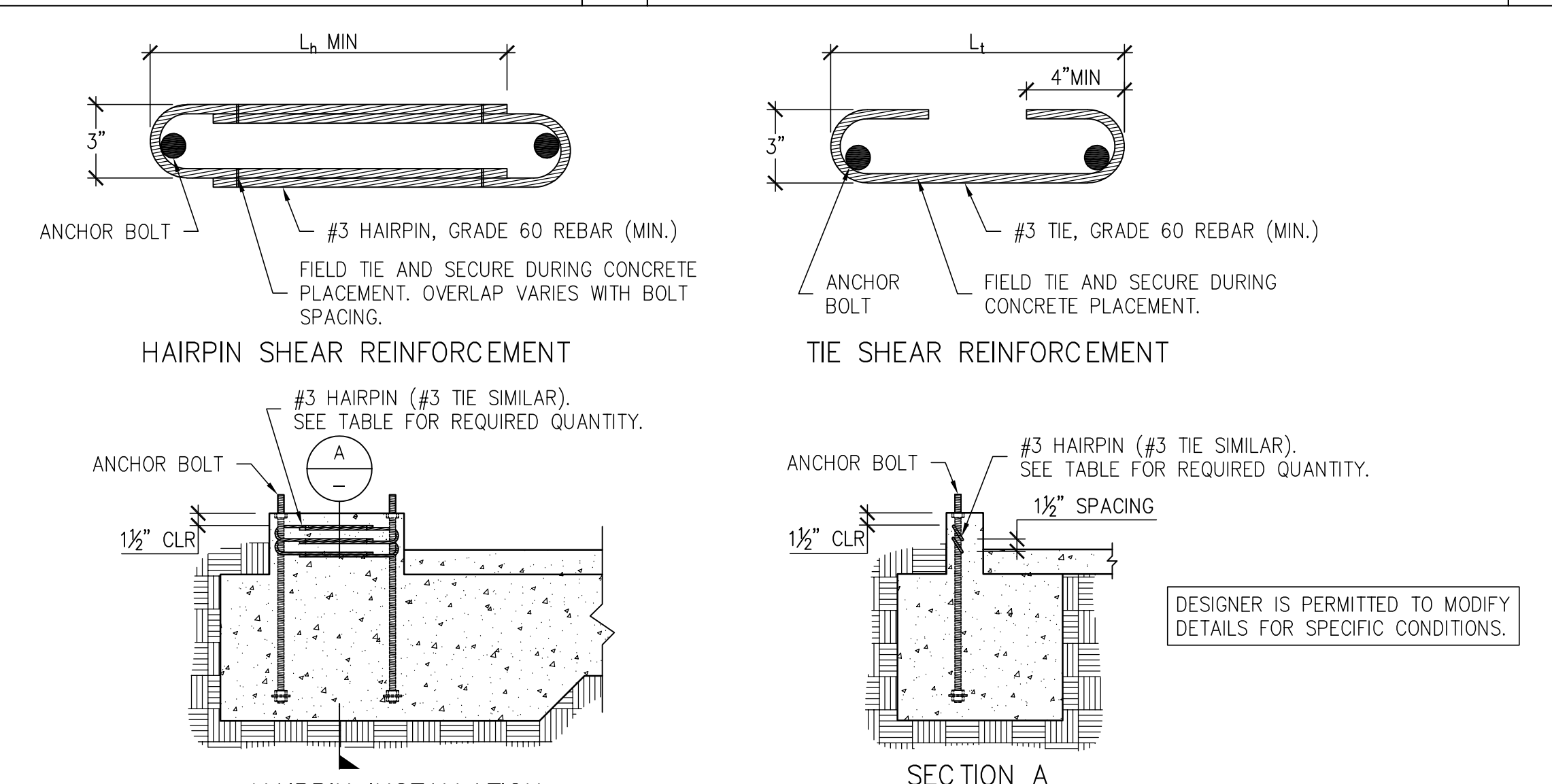
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in.)	d _e (in.)
SEISMIC	CRACKED	STANDARD	16,000	33	11
			17,100	35	12
			34,100	52	18
	HIGH STRENGTH		36,800	55	19
			15,700	28	10
			17,100	30	10
UNCRAKED	STANDARD		33,500	45	15
			36,800	48	16
			6,200	16	6
	HIGH STRENGTH		11,400	24	8
			17,100	32	11
			21,100	36	12
WIND	CRACKED		27,300	42	14
			34,100	48	16
			36,800	51	17
	STANDARD		6,400	14	6
			12,500	22	8
			17,100	28	10
UNCRAKED	STANDARD		22,900	33	11
			28,400	36	12
			34,200	42	14
	HIGH STRENGTH		36,800	44	15

WSWH ANCHORAGE SOLUTIONS FOR 3000 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in.)	d _e (in.)
SEISMIC	CRACKED	STANDARD	16,000	31	11
			17,100	33	11
			33,900	49	17
	HIGH STRENGTH		36,800	52	18
			16,300	27	9
			17,100	28	10
UNCRAKED	STANDARD		34,000	43	15
			36,800	46	16
			5,600	14	6
	HIGH STRENGTH		10,200	21	7
			17,100	30	10
			20,000	33	11
WIND	CRACKED		26,500	39	13
			33,600	45	15
			36,800	48	16
	STANDARD		6,200	13	6
			12,800	21	7
			17,100	26	9
UNCRAKED	STANDARD		21,800	30	10
			28,900	36	12
			33,100	39	13
	HIGH STRENGTH		36,800	42	14

WSWH ANCHORAGE SOLUTIONS FOR 4500 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in.)	d _e (in.)
SEISMIC	CRACKED	STANDARD	16,000	27	9
			17,100	29	10
			34,700	44	15
	HIGH STRENGTH		36,800	46	16
			15,700	23	8
			17,100	25	9
UNCRAKED	STANDARD		33,900	38	13
			36,800	40	14
			6,800	14	6
	HIGH STRENGTH		11,600	20	7
			17,100	26	9
			21,400	30	10
WIND	CRACKED		28,400	36	12
			32,400	39	13
			36,800	43	15
	STANDARD		6,800	12	6
			12,400	18	6
			17,100	23	8
UNCRAKED	STANDARD		22,800	27	9
			28,700	30	10
			30,700	33	11
	HIGH STRENGTH		36,800	37	13



STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL SHEAR ANCHORAGE							
MODEL	L ₄ OR L _h (in.)	SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in.)	SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in.)	ASD ALLOWABLE SHEAR LOAD, V (lb.)	
						UNCRAKED	CRACKED
						WSWH12	10 1/2
WSWH18	15	(2) #3 HAIRPINS ^{5,6}	6	(1) #3 HAIRPIN	6	HAIRPIN REINF. ACHIEVES MAX. ALLOW SHEAR LOAD OF THE WSWH	
WSWH24	19	(2) #3 HAIRPINS ⁵	6	(2) #3 HAIRPINS ⁵	6		

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

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

STRONG-WALL® WSWH SHEAR ANCHORAGE SCHEDULE AND DETAILS

2

5

REVISIONS

DATE 02-26-2021 03-16-2021

NO. 0 1

FIRST RELEASE - 2018 IBC

2021 IBC REVISIONS

SIMPSON Strong-Tie

STRONG-WALL® WSWH ANCHORAGE DETAILS ENGINEERED DESIGNS

THESE IS NO EQUAL

STRONG-WALL® WSWH ANCHORAGE DETAILS ENGINEERED DESIGNS

SIMPSON Strong-Tie

THESE IS NO EQUAL

NAME

DATE 03-16-2021

SCALE N.T.S.

CHECKED

SHEET

WSWH1

OF SHEETS

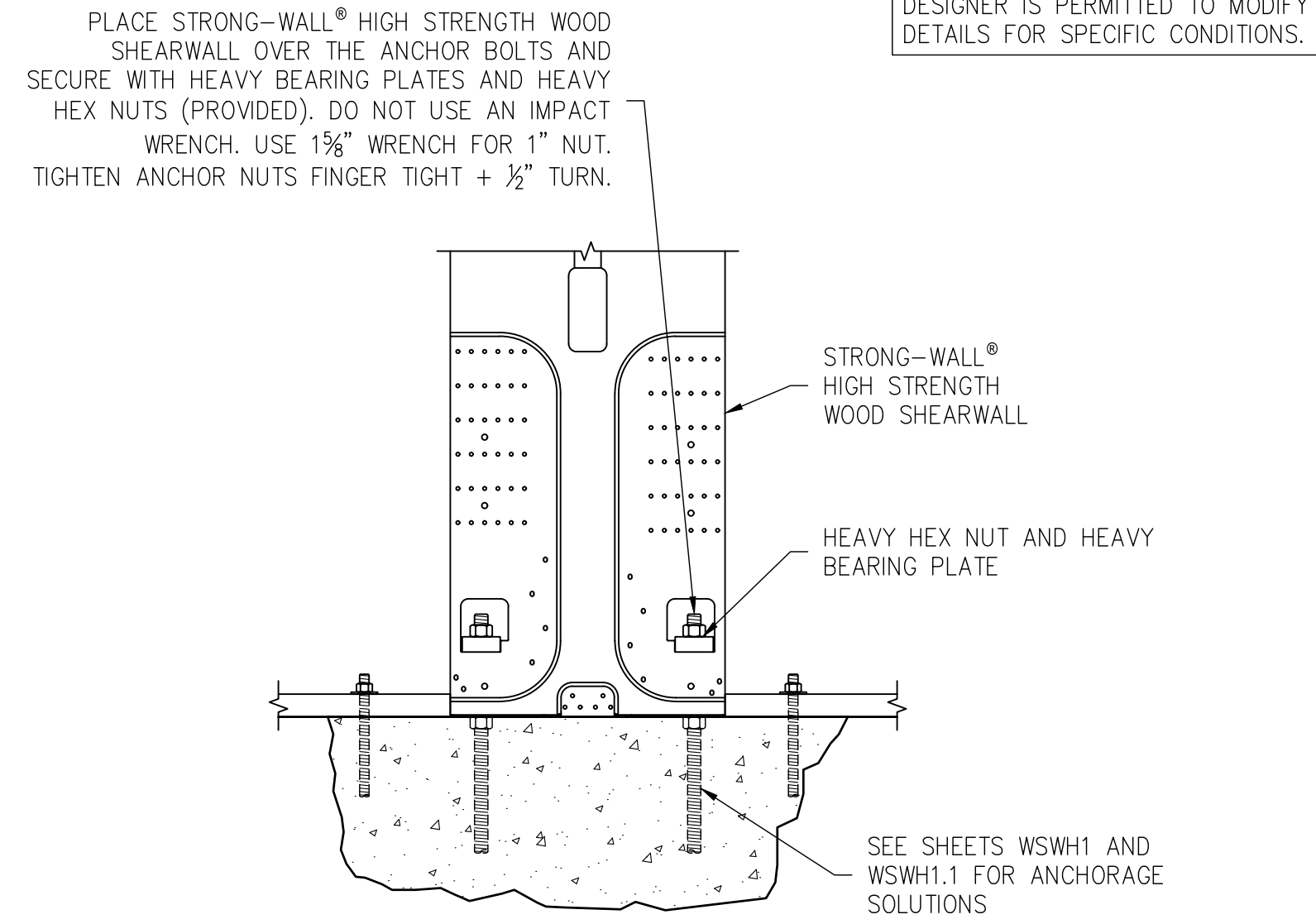
JOB NO.

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS

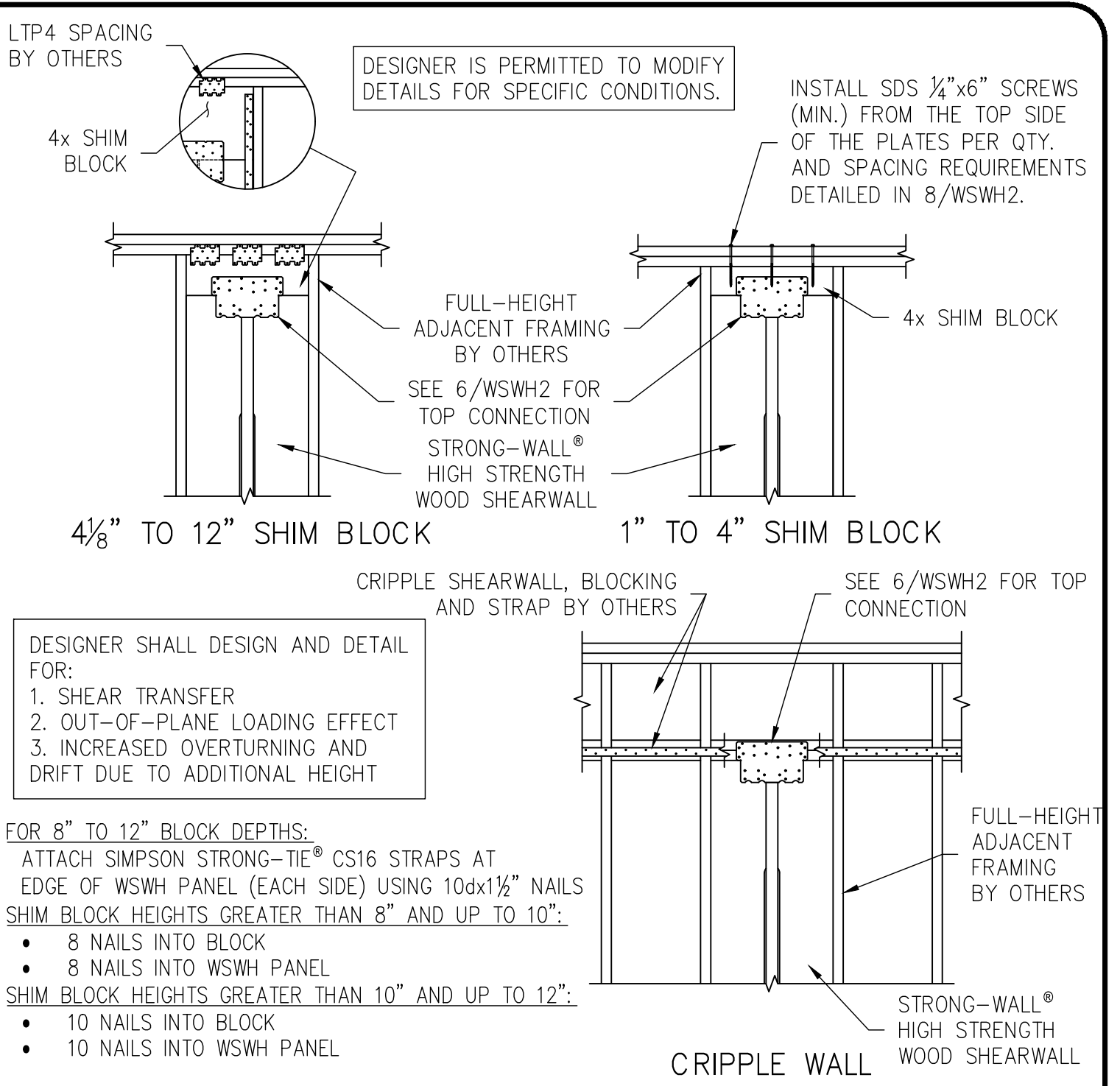
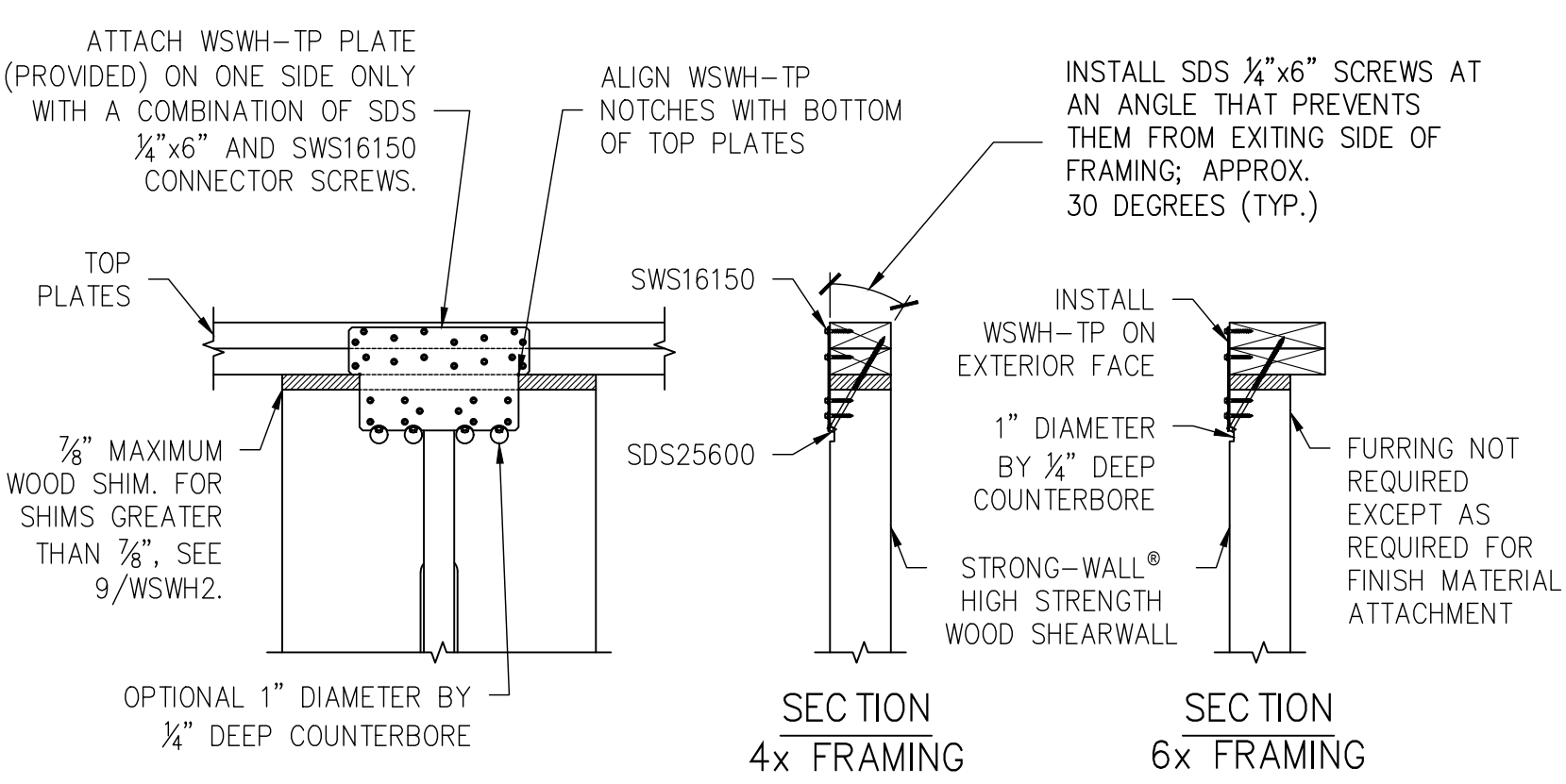
MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS		TOTAL WALL WEIGHT (lb.)
			QUANTITY	DIA. (in.)	
WSWH12x7	12	84	2	1	105
WSWH18x7	18	84	2	1	155
WSWH12x8	12	96	2	1	120
WSWH18x8	18	96	2	1	175
WSWH24x8	24	96	2	1	225
WSWH12x9	12	108	2	1	130
WSWH18x9	18	108	2	1	195
WSWH24x9	24	108	2	1	250
WSWH12x10	12	120	2	1	145
WSWH18x10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

- NOTES :**
- FOR HEIGHTS NOT LISTED, ORDER THE NEXT TALLEST PANEL AND TRIM TO FIT. MINIMUM TRIMMED HEIGHT FOR ALL PANELS IS 74 1/2".
 - ALL PANELS COME WITH PRE-ATTACHED HOLD-DOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
 - ALL PANELS ARE 3/4" THICK.

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



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

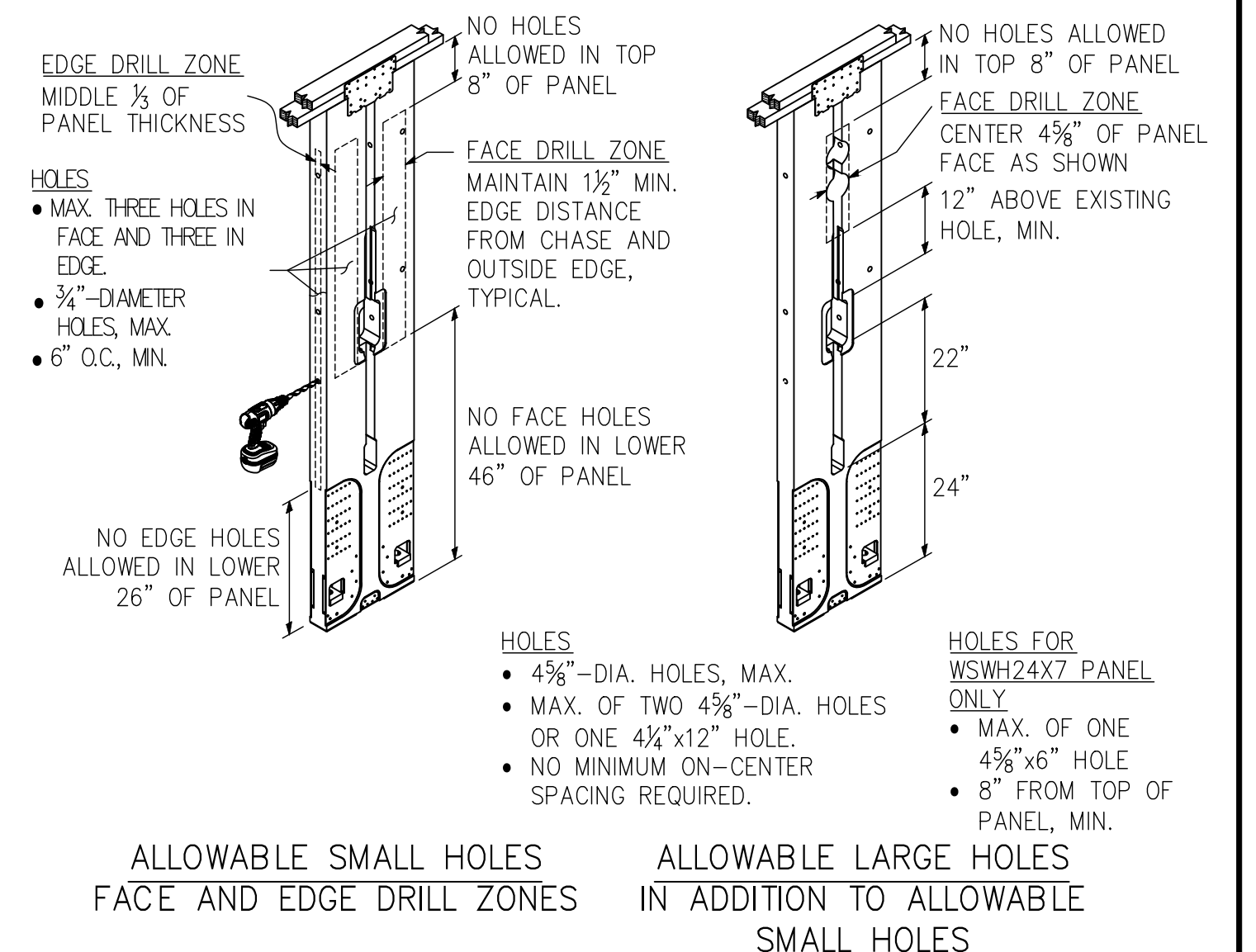
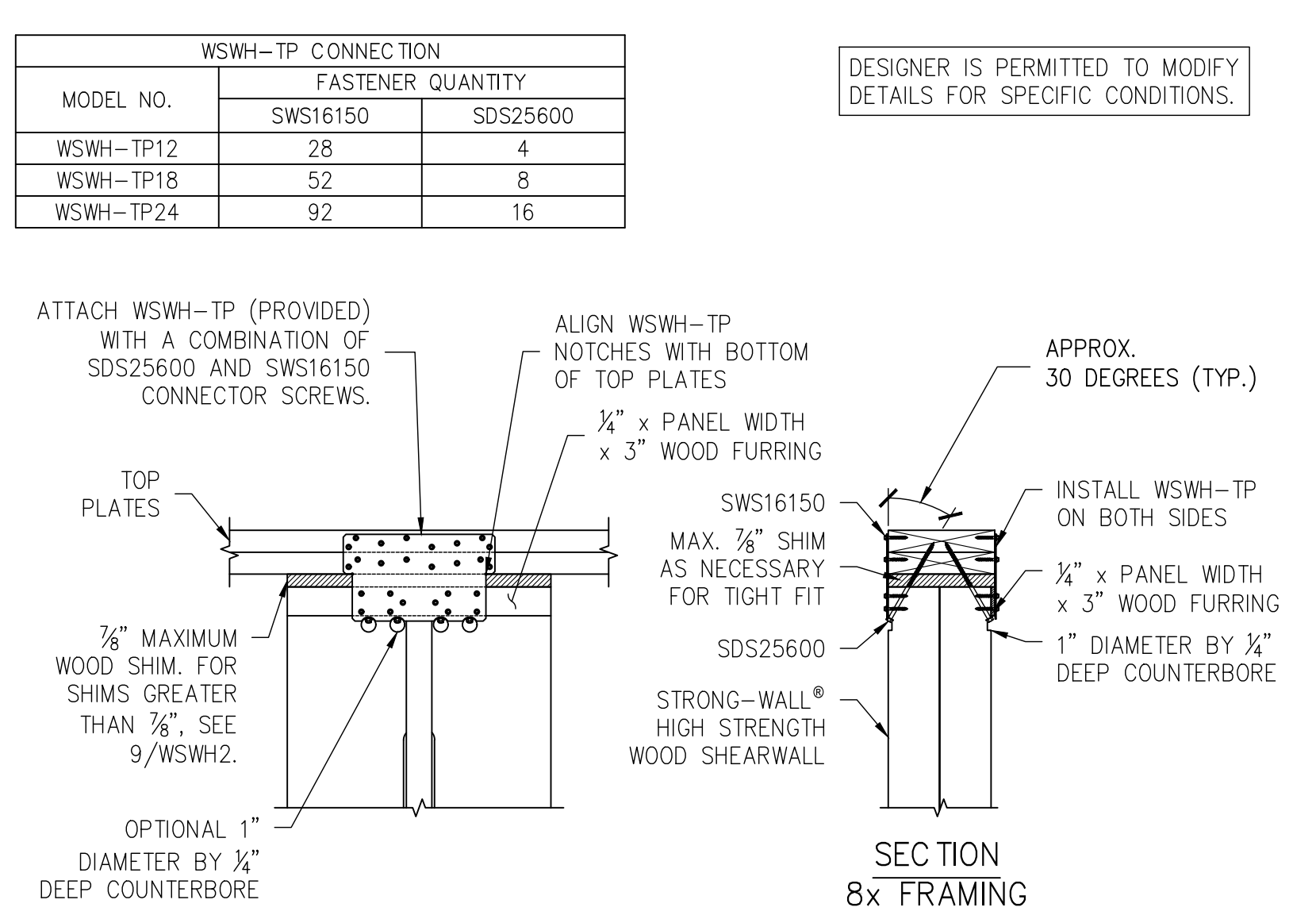
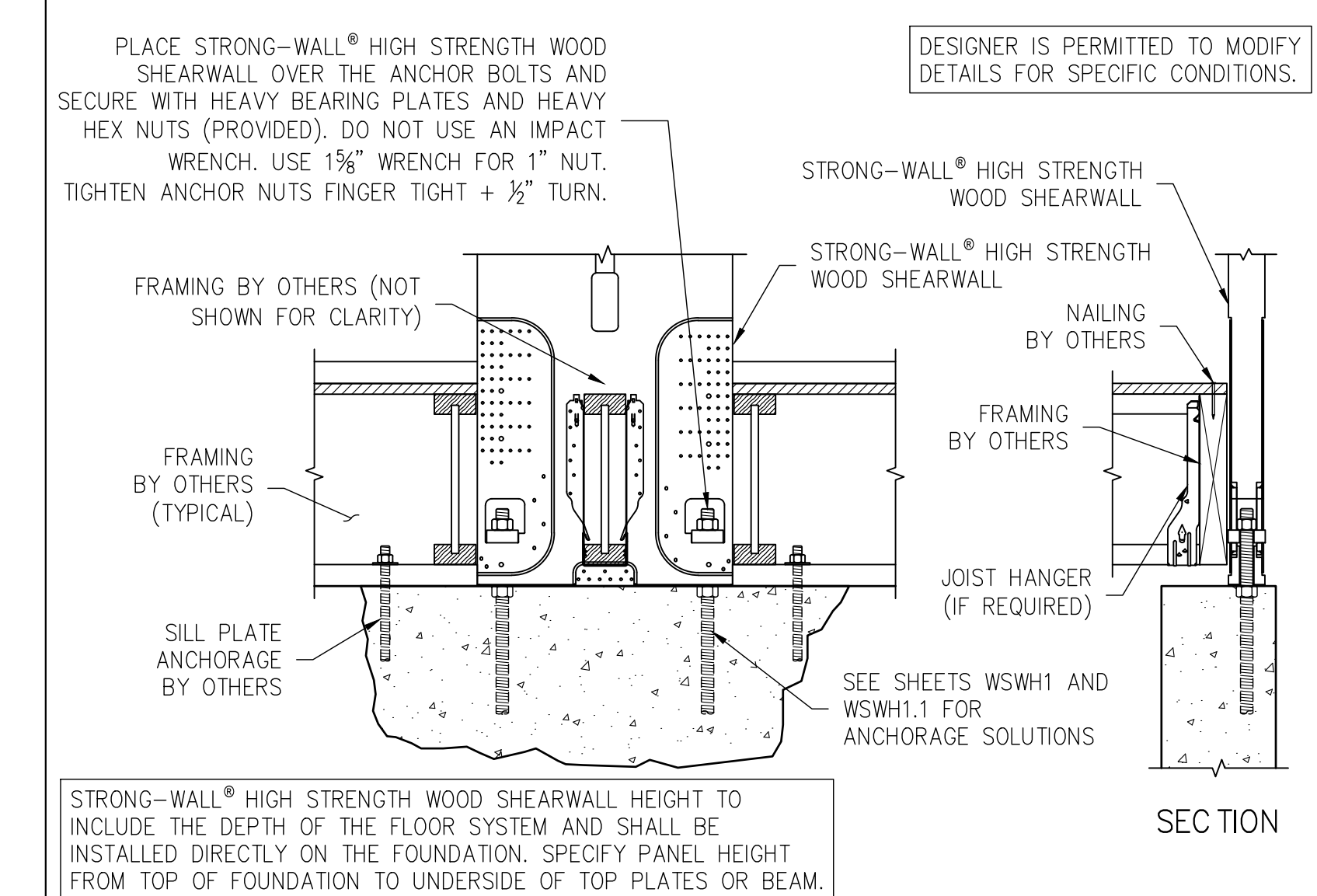
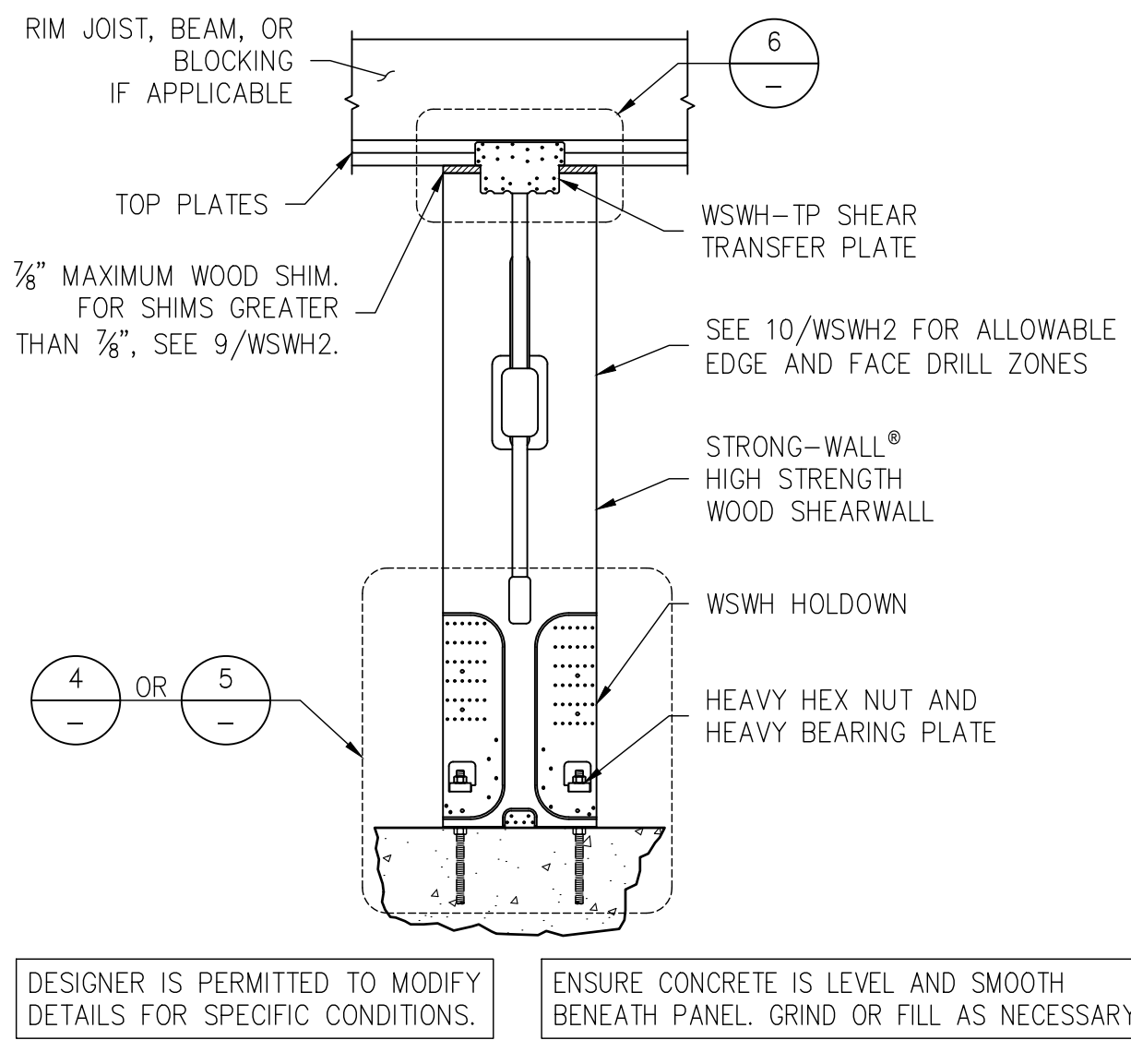


STRONG-WALL® WSWH MODELS

STANDARD INSTALLATION BASE CONNECTION

TOP CONNECTION

TOP OF WALL HEIGHT ADJUSTMENTS

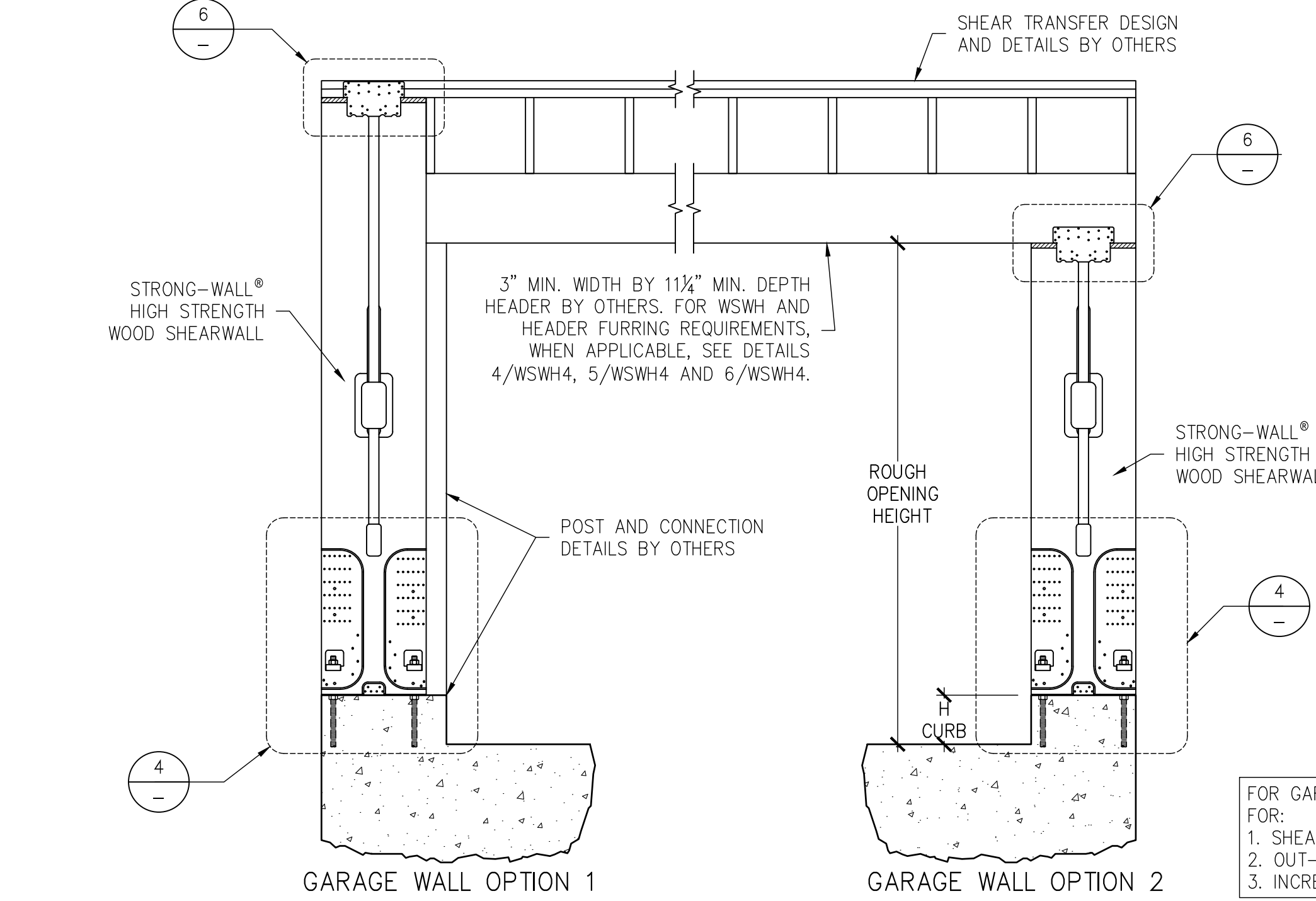


SINGLE STORY WSWH ON CONCRETE

WOOD FLOOR SYSTEM BASE CONNECTION

BACK-TO-BACK TOP CONNECTION

TRIM ZONE AND ALLOWABLE HOLES



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

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

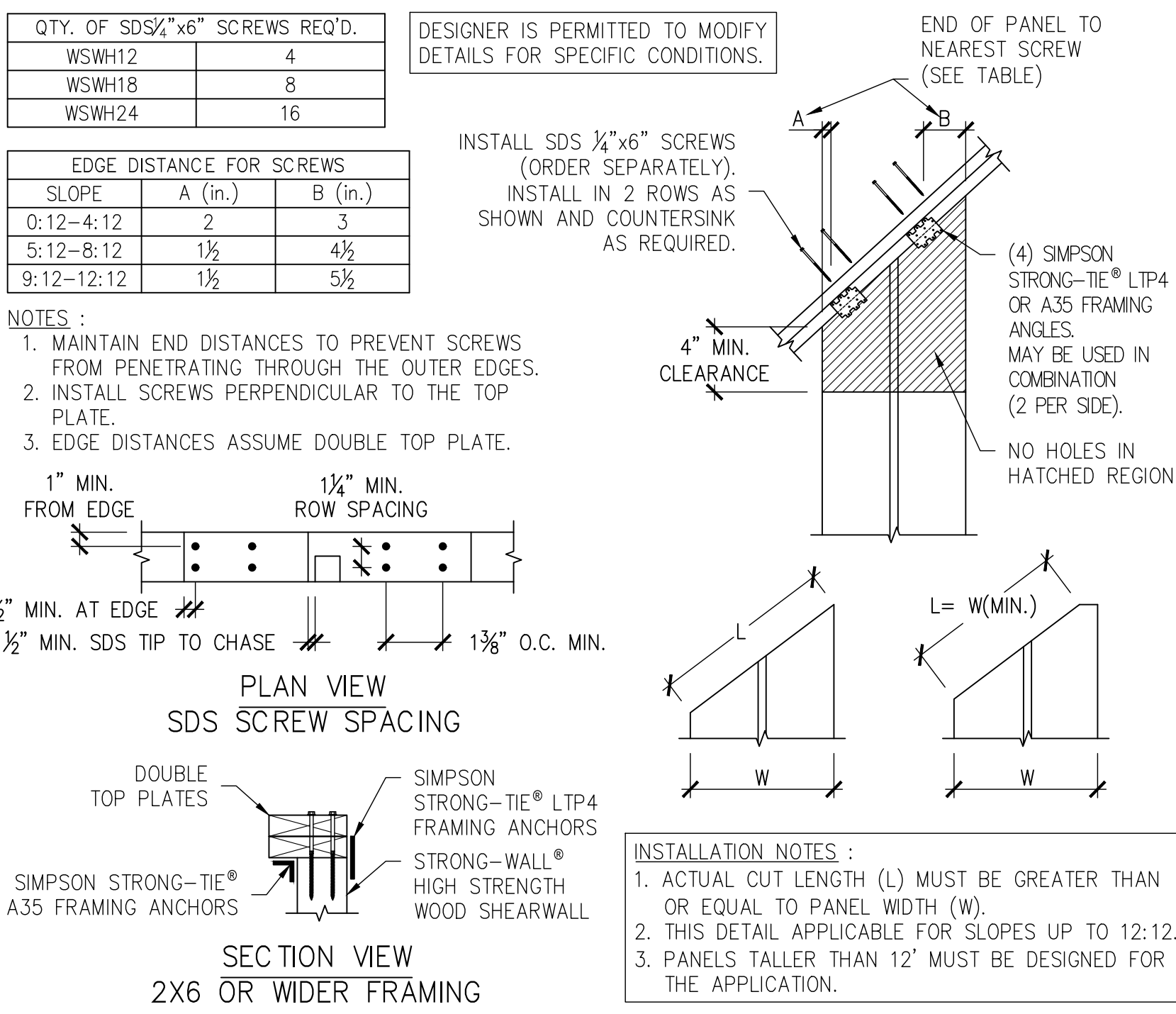
GARAGE HEADER ROUGH OPENING HEIGHT			
MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7	78"	5 1/2"	6'-11 1/2"
WSWH18x7		6"	7'-0"
WSWH24x7		6"	7'-0"
WSWH12x8	85 1/2"	0"	7'-1 1/2"
WSWH18x8		5 1/2"	8'-2 3/4"
WSWH24x8	93 1/4"	6"	8'-3 3/4"

NOTES :

- IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74 1/2".
- FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

FOR GARAGE WALL OPTION 2, DESIGNER SHALL DESIGN AND DETAIL FOR:

- SHEAR TRANSFER
- OUT-OF-PLANE LOADING EFFECT
- INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT



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

ALTERNATE WSWH GARAGE FRONT OPTIONS

RAKE WALL

NOTES

NO.	DATE	REVISIONS
0	11-20-2020	FIRST RELEASE - 2018 IBC
1	03-16-2021	2021 IBC REVISIONS

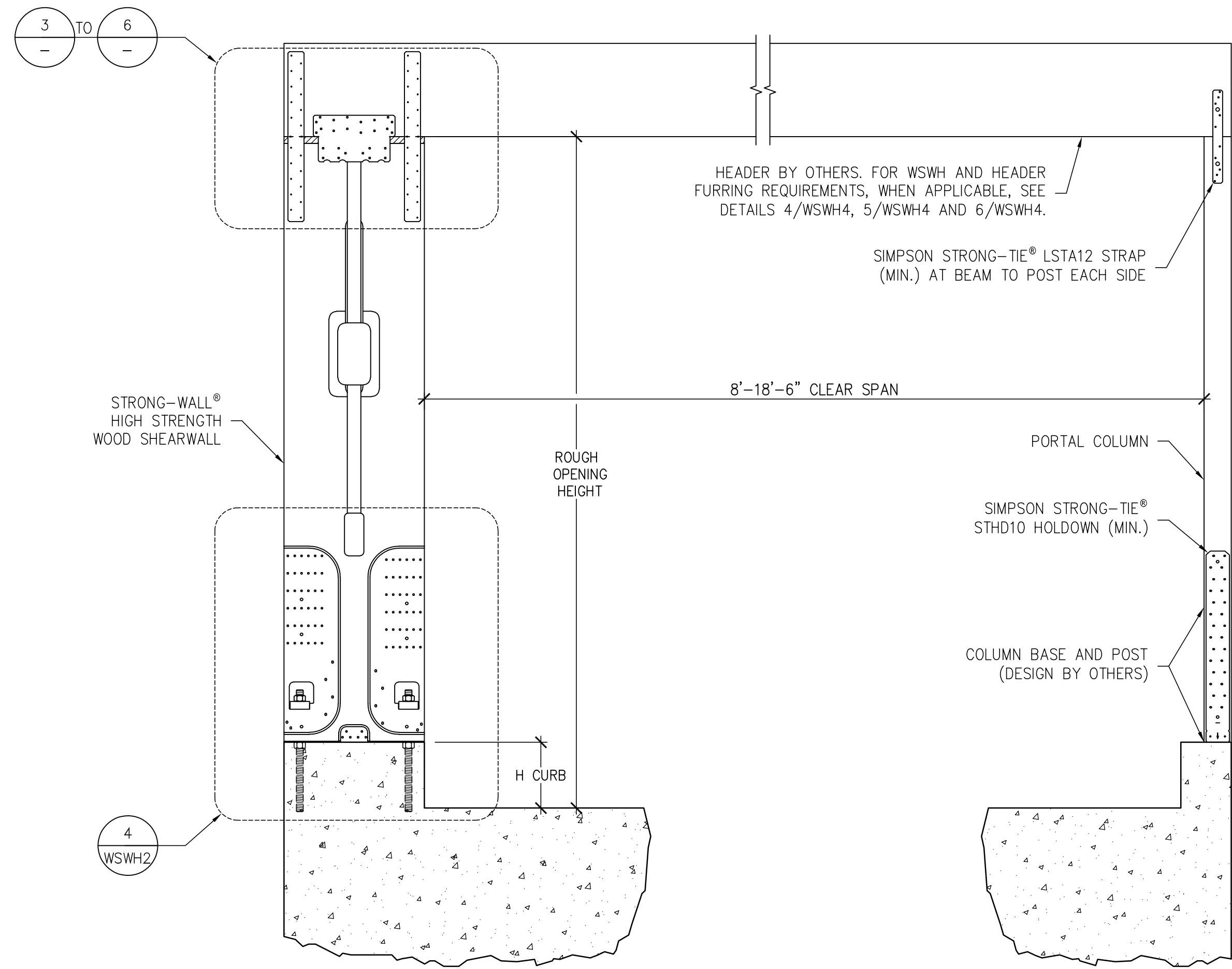
SIMPSON Strong-Tie Co. Inc.
 5956 W. Las Positas Blvd.
 Pleasanton, CA 94588
 Tel: (800) 999-5099
 Website: www.strongtie.com

SIMPSON Strong-Tie
 THERE IS NO EQUAL

STRONG-WALL® WSWH
 FRAMING DETAILS
 ENGINEERED DESIGNS

SIMPSON Strong-Tie
 THERE IS NO EQUAL

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



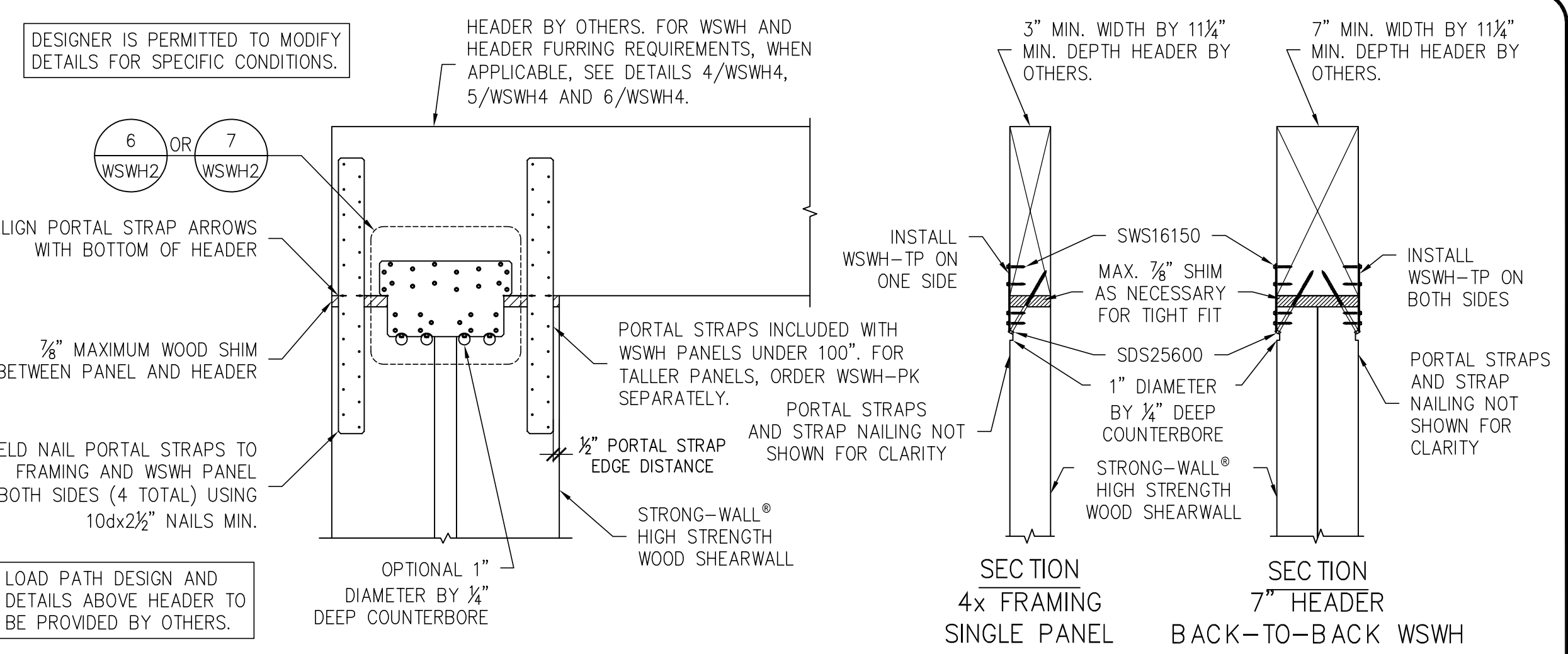
GARAGE HEADER ROUGH OPENING HEIGHT

MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7 WSWH18x7 WSWH24x7	78"	5½"	6'-11½"
		6"	7'-0"
WSWH12x8 WSWH18x8 WSWH24x8	85½"	0"	7'-1½"
		5½"	8'-2¾"
	93¾"	6"	8'-3¼"

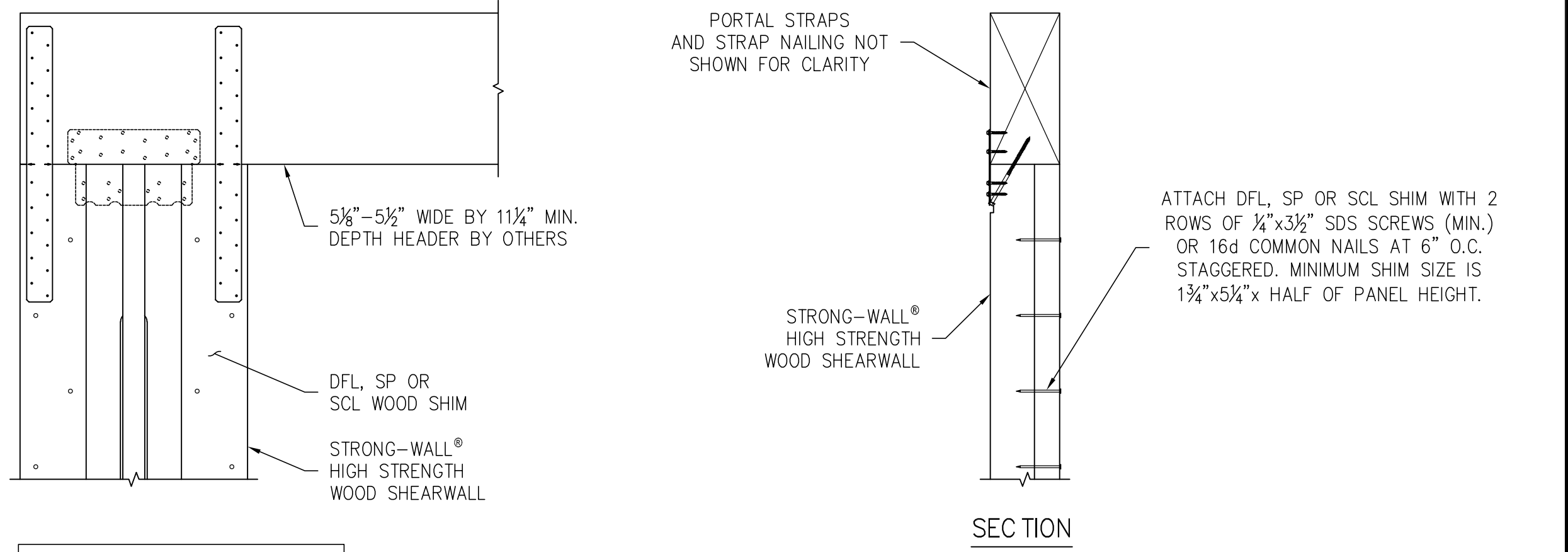
NOTES:
 1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74½".
 2. FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

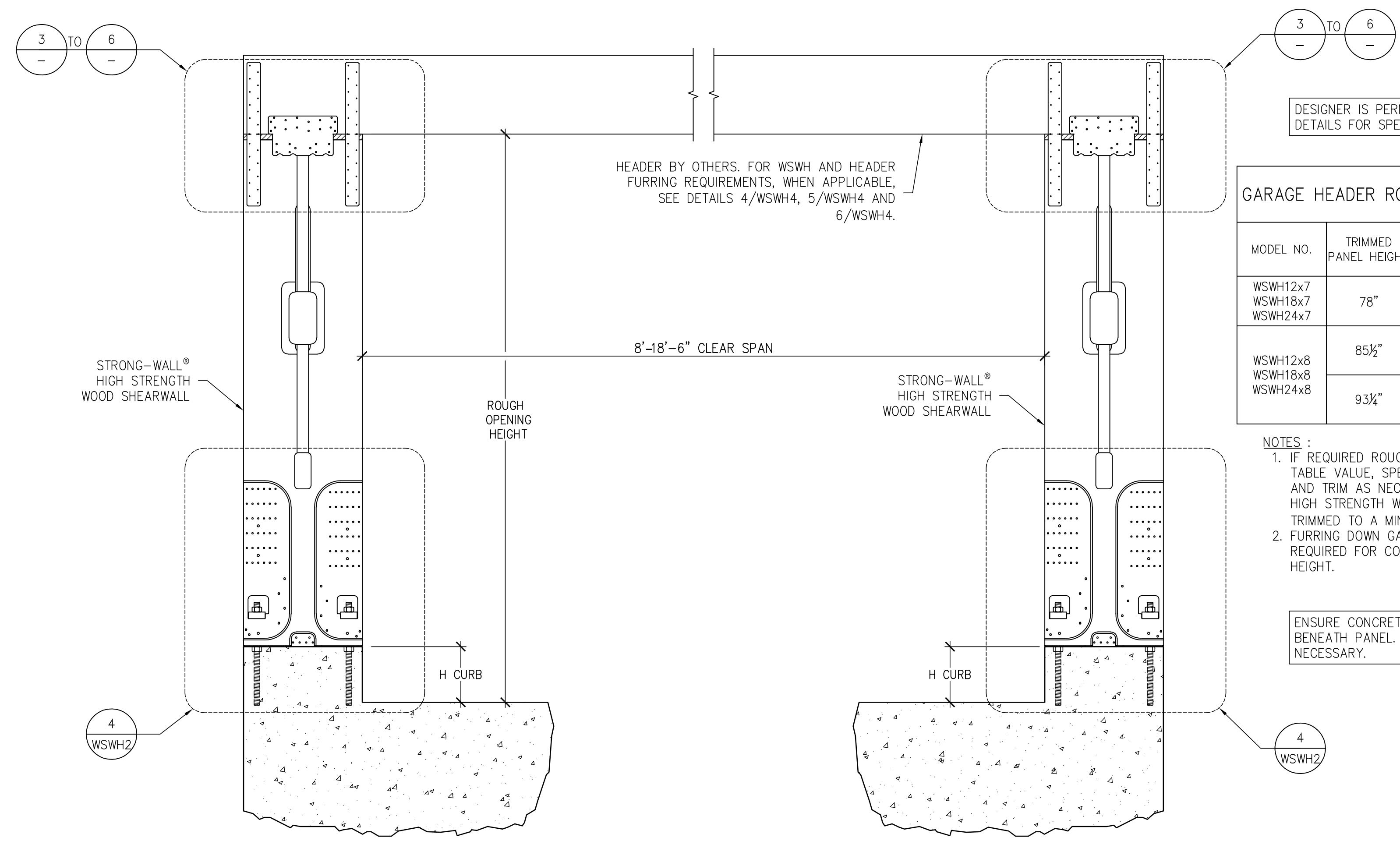
ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.



PORTAL TOP CONNECTION 3



STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL SINGLE PORTAL ASSEMBLY 1



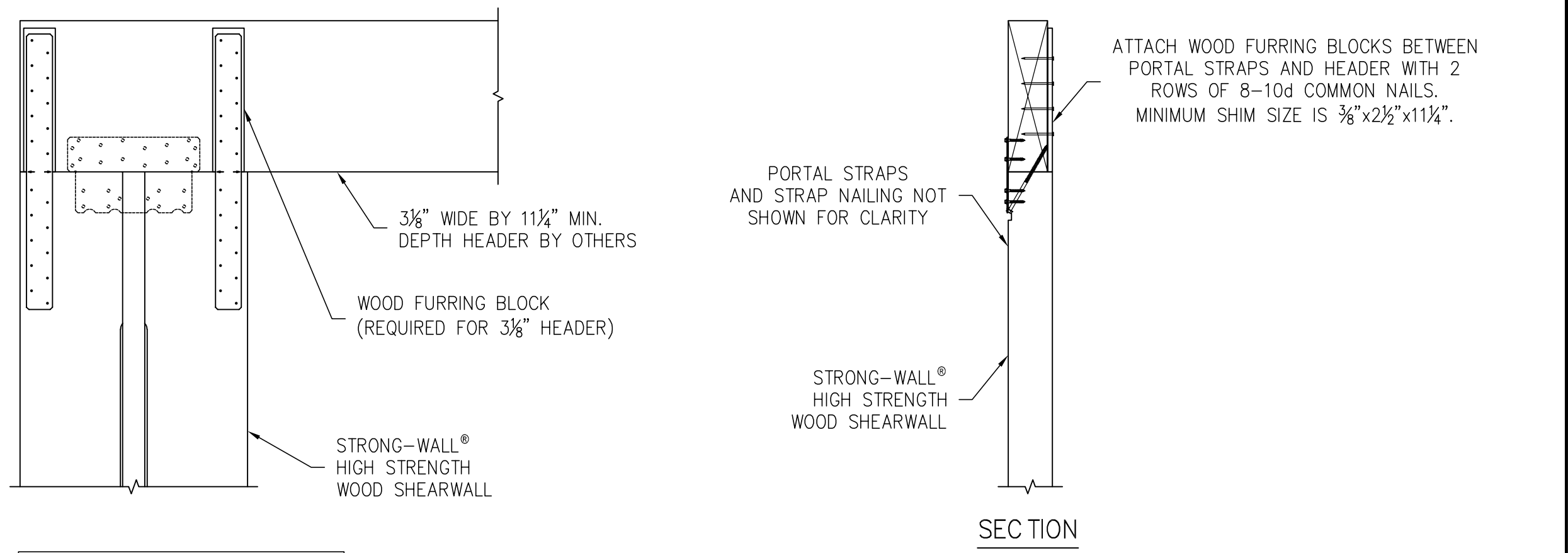
GARAGE HEADER ROUGH OPENING HEIGHT

MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7 WSWH18x7 WSWH24x7	78"	5½"	6'-11½"
		6"	7'-0"
WSWH12x8 WSWH18x8 WSWH24x8	85½"	0"	7'-1½"
		5½"	8'-2¾"
	93¾"	6"	8'-3¼"

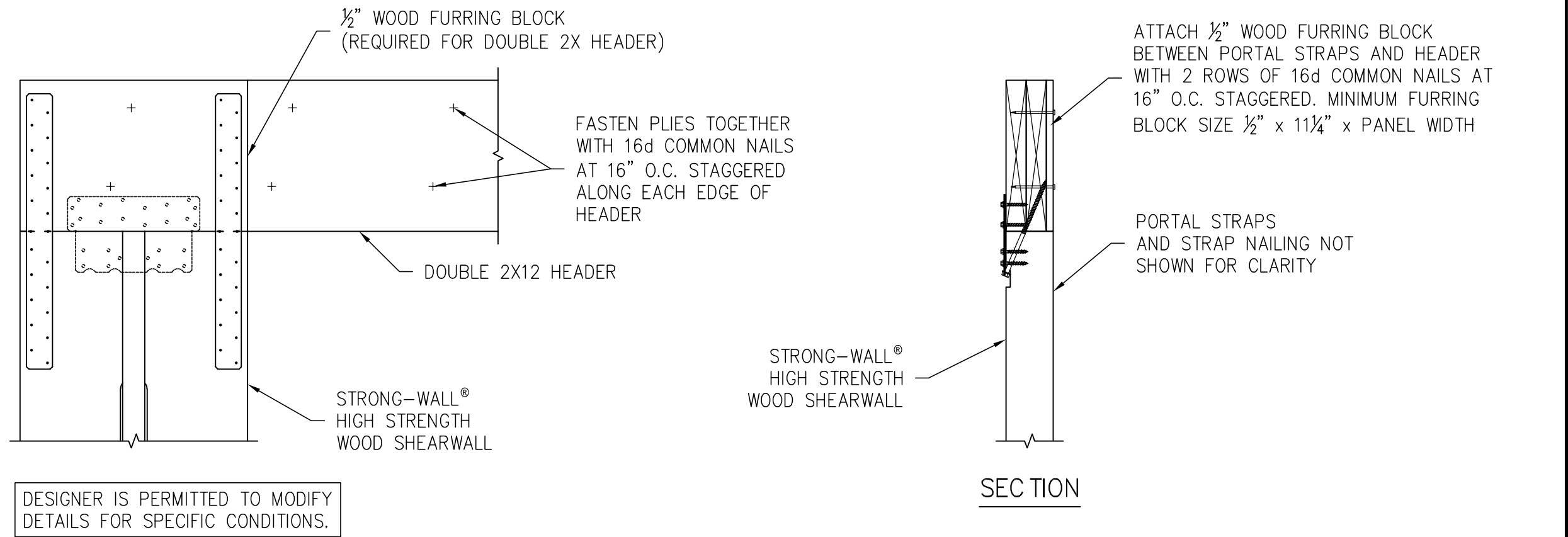
NOTES:
 1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74½".
 2. FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

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

FURRING FOR 5/8" TO 5/2" HEADER 4



FURRING FOR 3/8" HEADER 5



STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL DOUBLE PORTAL ASSEMBLY 2

FURRING FOR DOUBLE 2X12 HEADERS 6

REVISIONS

NO.	DATE	DESCRIPTION
0	11-23-2020	FIRST RELEASE - 2018 IBC
1	03-16-2021	2021 IBC REVISIONS

SIMPSON Strong-Tie, Co. Inc.
 • 9956 W. Las Positas Blvd.
 Pleasanton, CA 94588
 • Tel: (800) 999-5099
 • Website: www.strongtie.com

SIMPSON Strong-Tie

THERE IS NO EQUAL

STRONG-WALL® WSWH
 PORTAL SYSTEM
 FRAMING DETAILS
 ENGINEERED DESIGNS

SIMPSON Strong-Tie

THERE IS NO EQUAL

NAME

DATE 03-16-2021

SCALE N.T.S.

CHECKED

SHEET

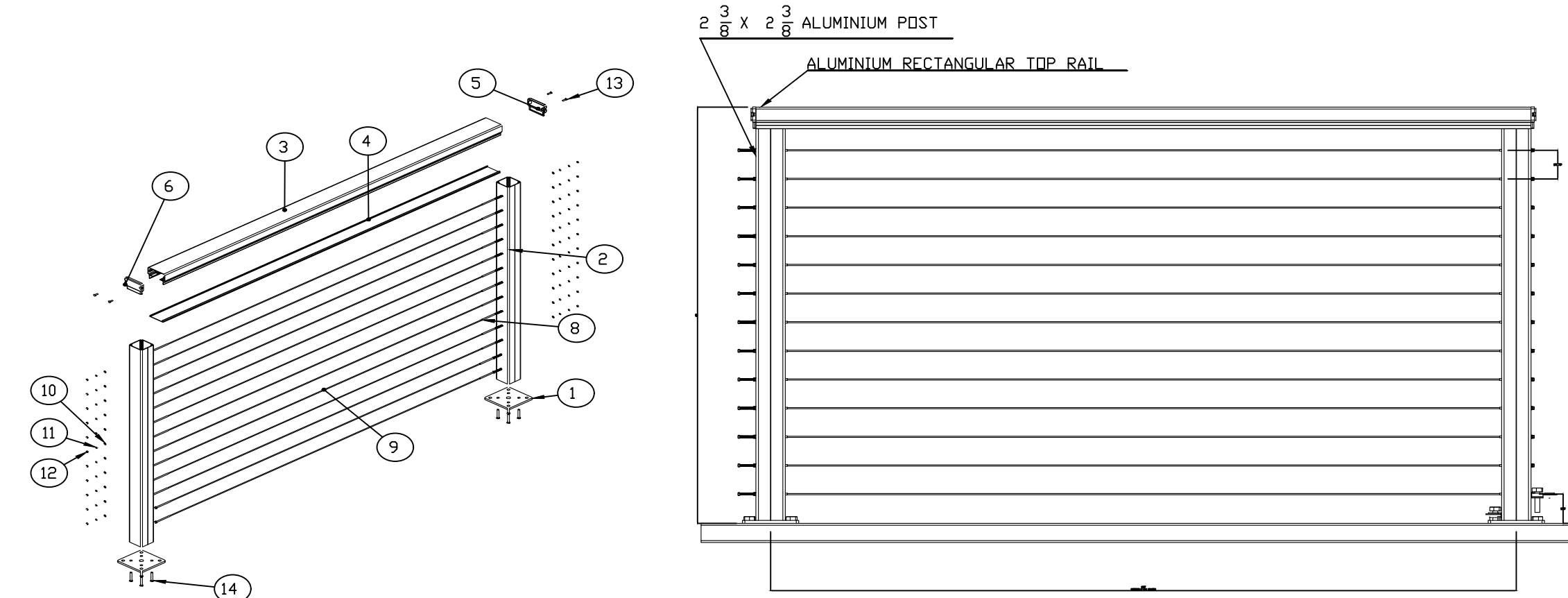
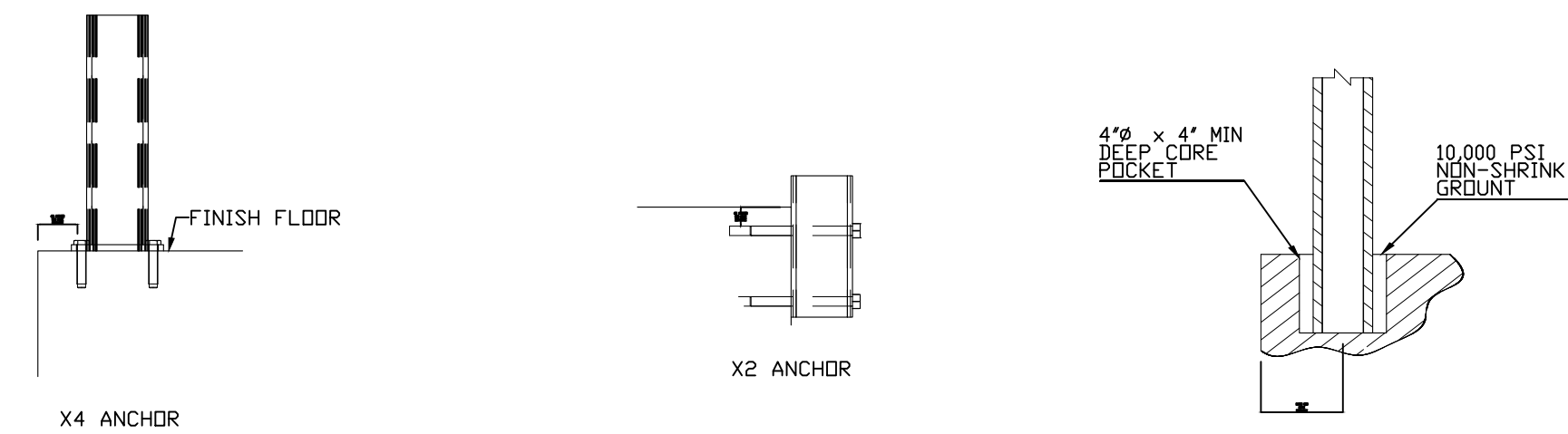
WSWH4

OF SHEETS

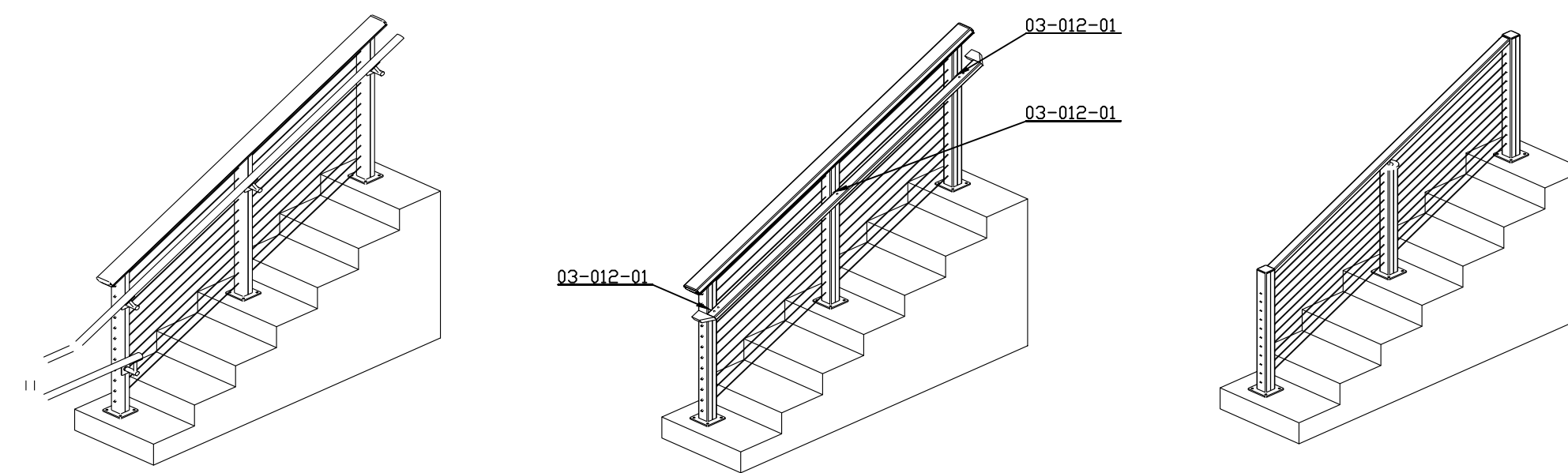
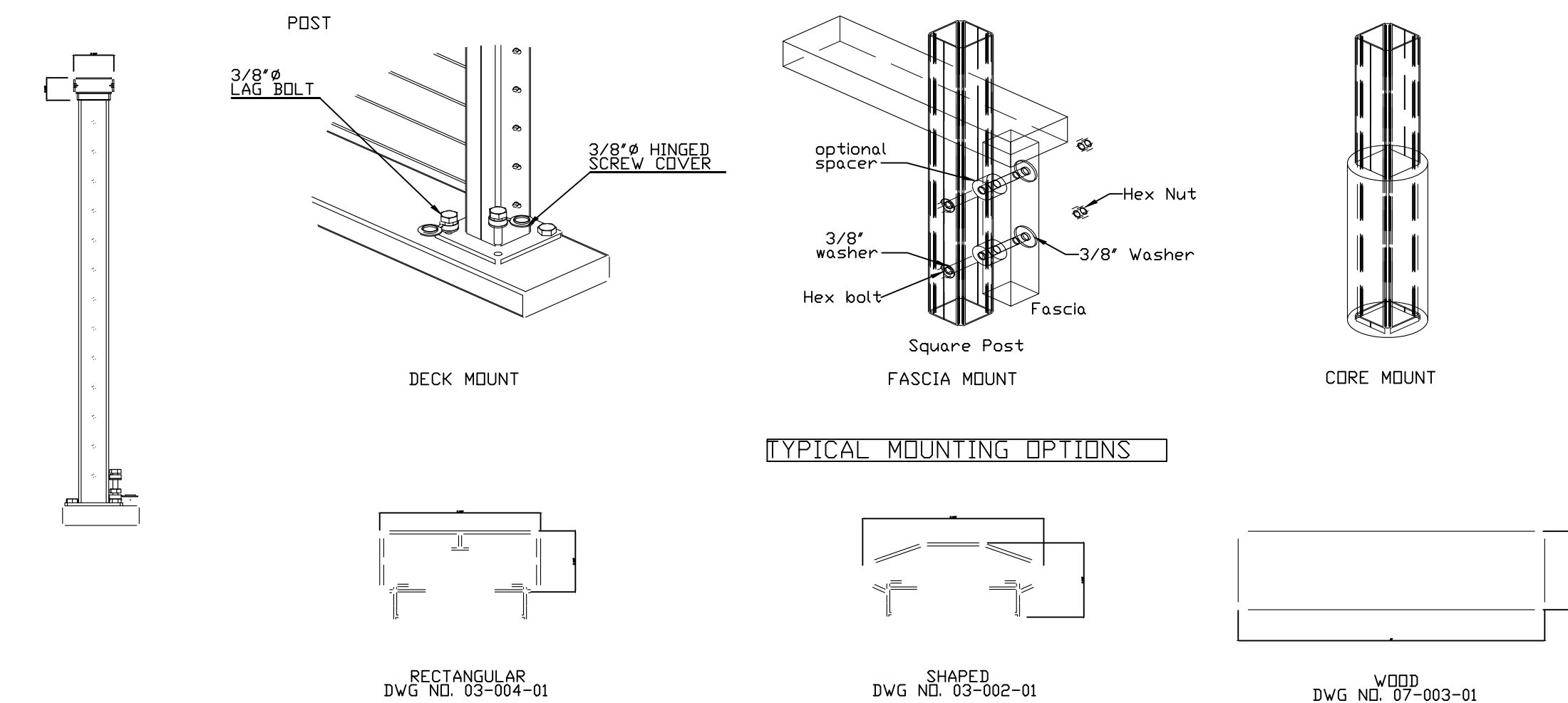
JOB NO.

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	03-009-01	BASE PLATE	2
2	03-001-01	TERMINAL POST (6005 TS ALUM)	2
3	03-004-01	RECTANGULAR TOP RAIL (6082 T6 ALUM)	1
4	03-006-01	TOP RAIL SNAP COVER (6082 T6 ALUM)	1
5	03-005-01	RECTANGULAR RAIL END	1
6	Mirror 03-005-01	RECTANGULAR RAIL END (ADC12 ALUM)	1
7	01-0085-01 DR 01-0285-01	FIELD THREADED TERMINAL	13
8	01-0008-01 DR 01-0288-01	FIELD THREADED TENSIONER	13
9	Stainless Cable	1/8" or 3/16" DIA.	13
10	Stainless Washer	STD	26
11	Stainless Hex Nut	STD	26
12	Stainless Acorn Nut	STD	4
13	6-32 SS TYPE	STD	4
14	1/4-20x2 1/2 PHIL FH 1/4 410 SS	STD	8
15	LAG BOLT	STD	8

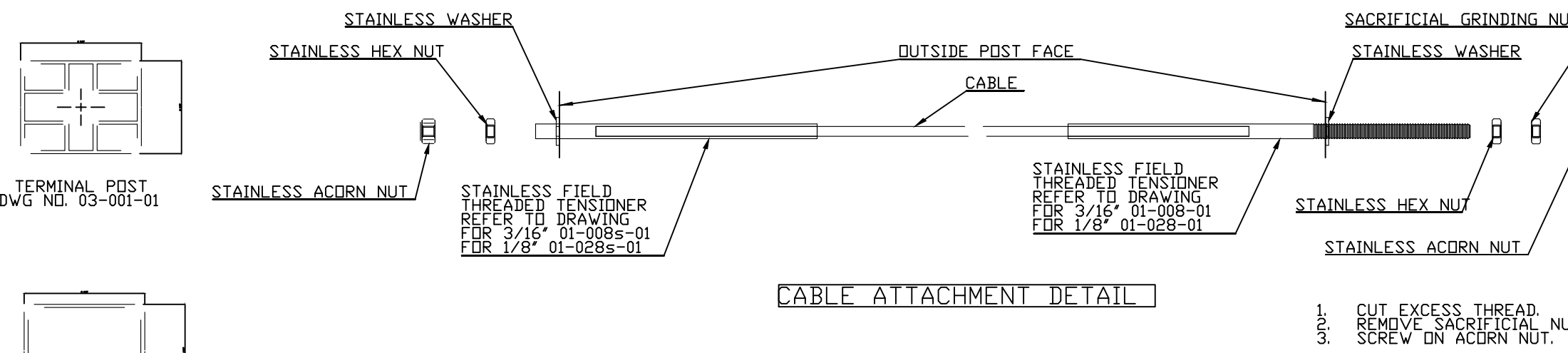
*NOTE:
GUARDRAIL SHALL WITHSTAND 200 LBS
PER LINEAL FT. AT RIGHT ANGLE
TO THE TOP OF THE RAIL



LEVEL 42" STANDARD GUARD RAILING

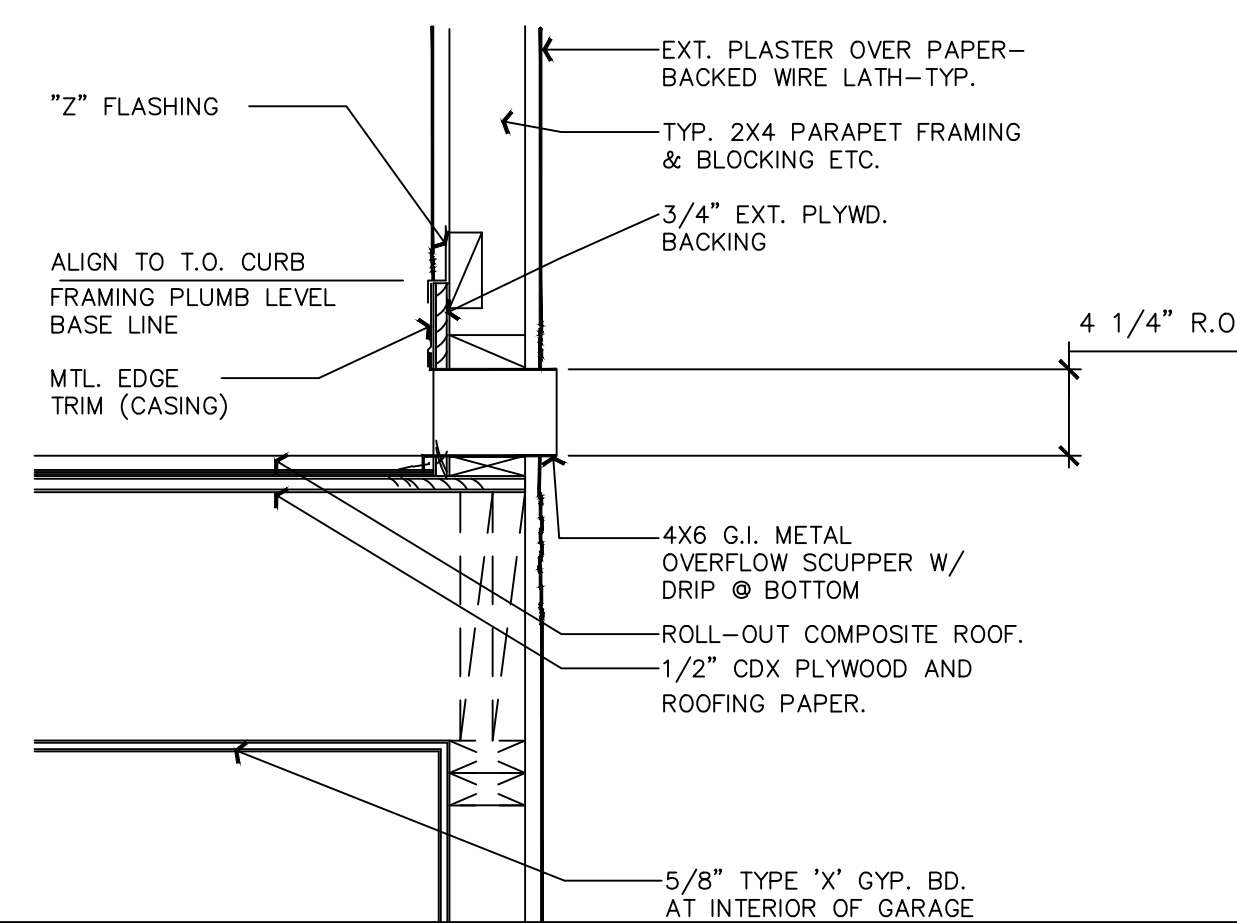


STAIRS 42" STANDARD GUARD RAILING

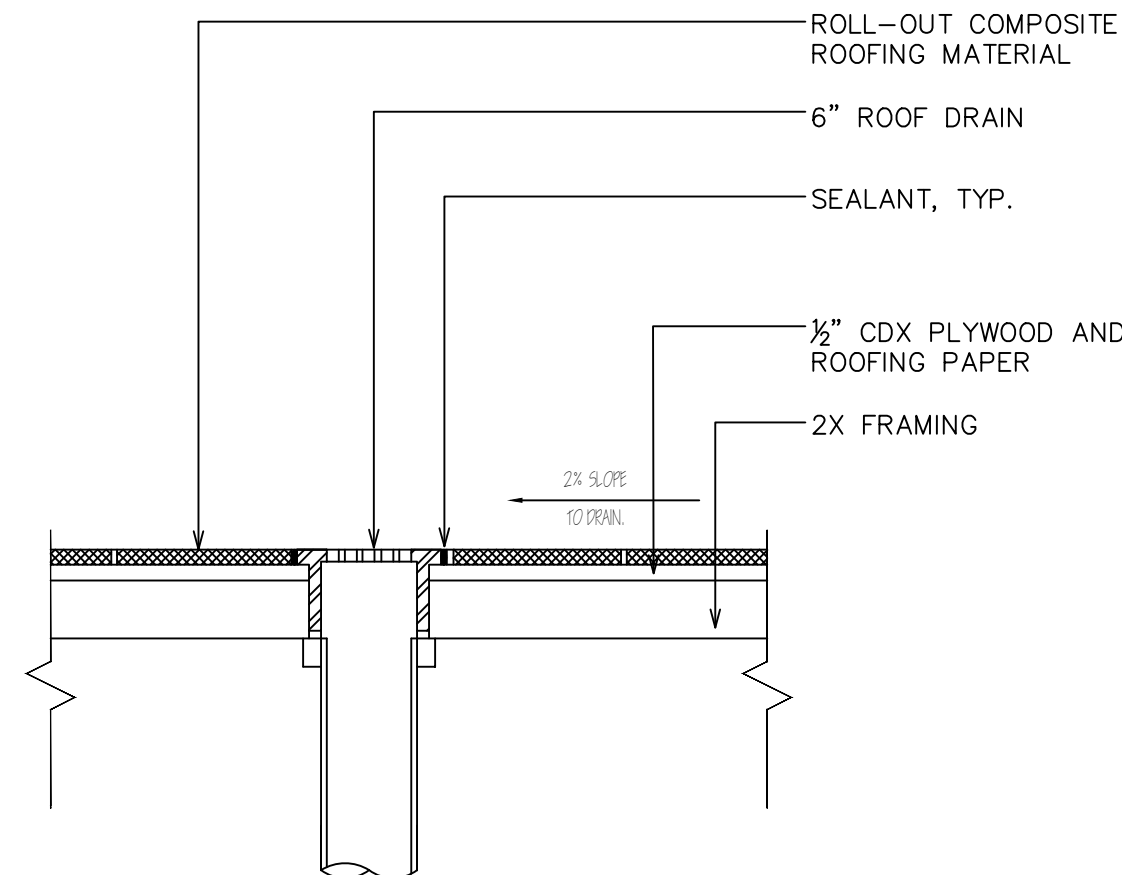


POWDER COAT OPTION :		BLACK	BRONZE	WHITE	CLAX	NATURAL
REV	DATE	DESCRIPTION OF CHANGE			ECN	BY
DRAWN BY: PA		DATE: **		PROJECT: **		TITLE: CABLEVIEW ALUMINIUM 42" RAILING

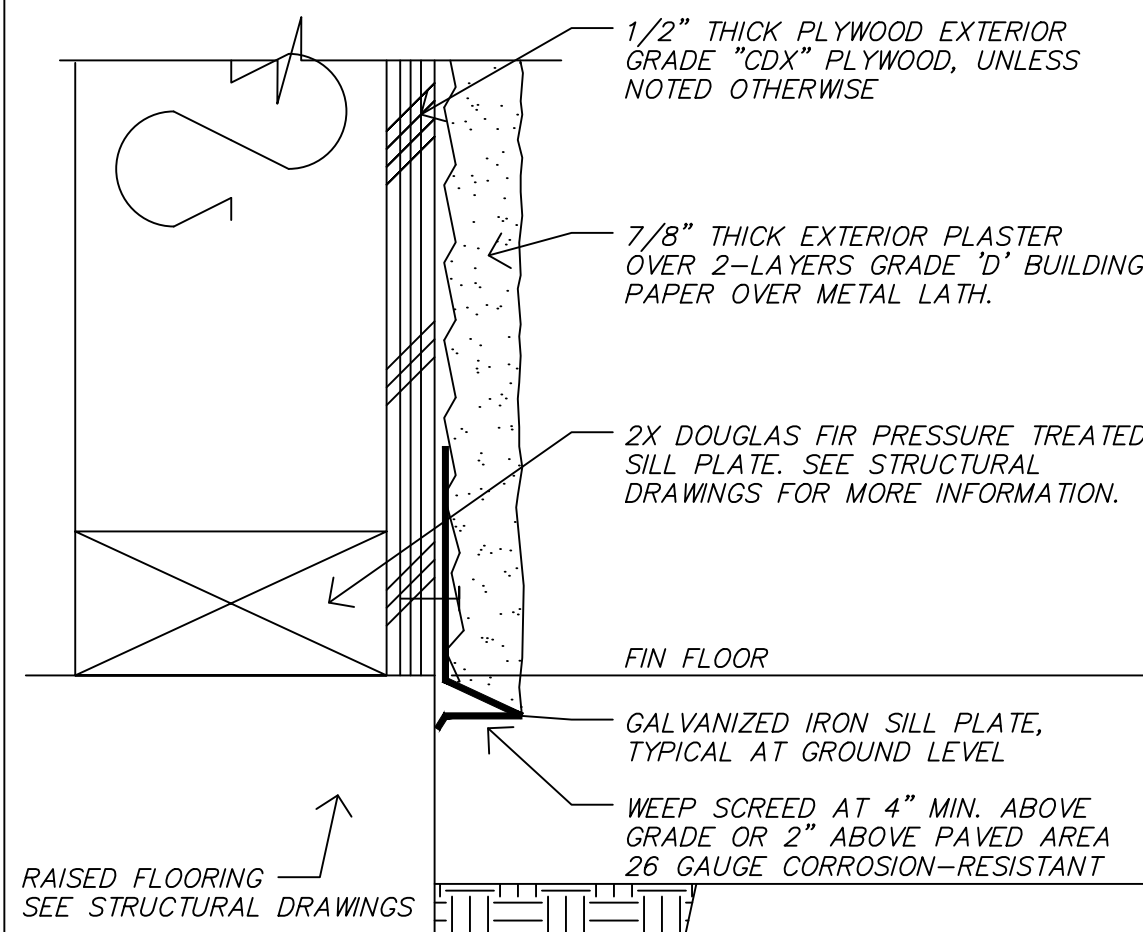
3 CABLE HANDRAIL DETAILS



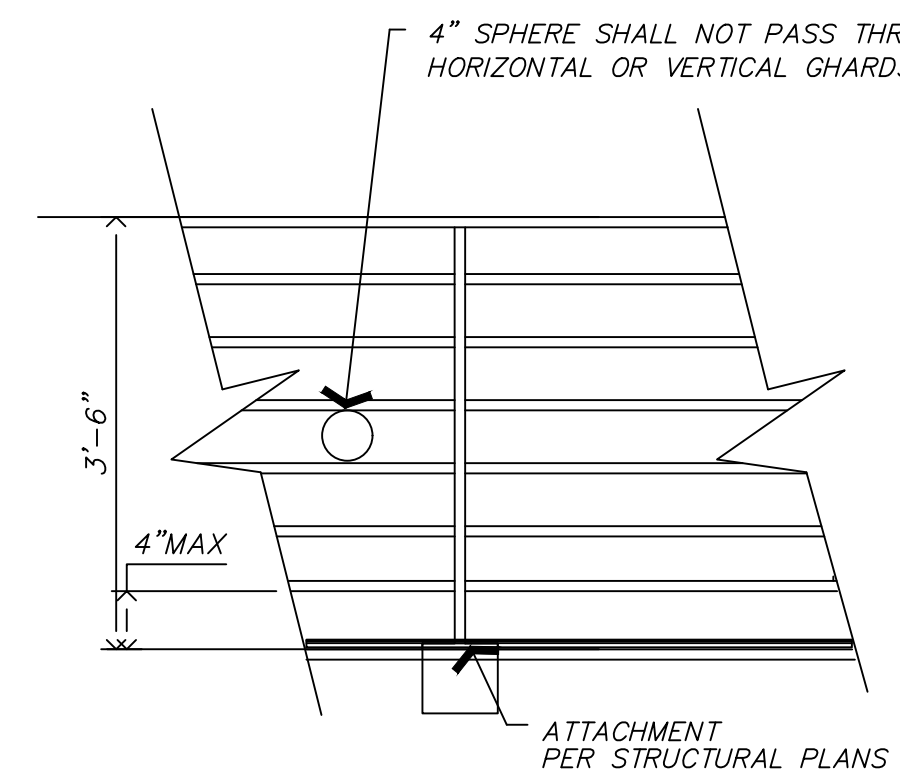
DRAINAGE/PARAPET NOT TO SCALE



ROOF DRAIN NOT TO SCALE



8 FTG. WATERPROOFING SCALE 3\"/>



GUARDRAIL SCALE N.T.S.

REVISIONS	

The Cirks Residence
 3542 VENTURE DRIVE ~ TRINIDAD ISLAND ~ HUNTINGTON BEACH, 92648
 325 ROYCROFT AVENUE
 LONG BEACH, CA 90814
 562-856-5665
 562-619-3990
 562-684-0570

mark wheeler
 RESIDENTIAL DESIGN

DATE: 4-1-24
 SCALE: 1/4"=1'-0"
 DRAWN:
 JOB:
 SHEET:
A-8.0
 OF - SHEETS

Mark M. Wheeler
 April 1, 2024