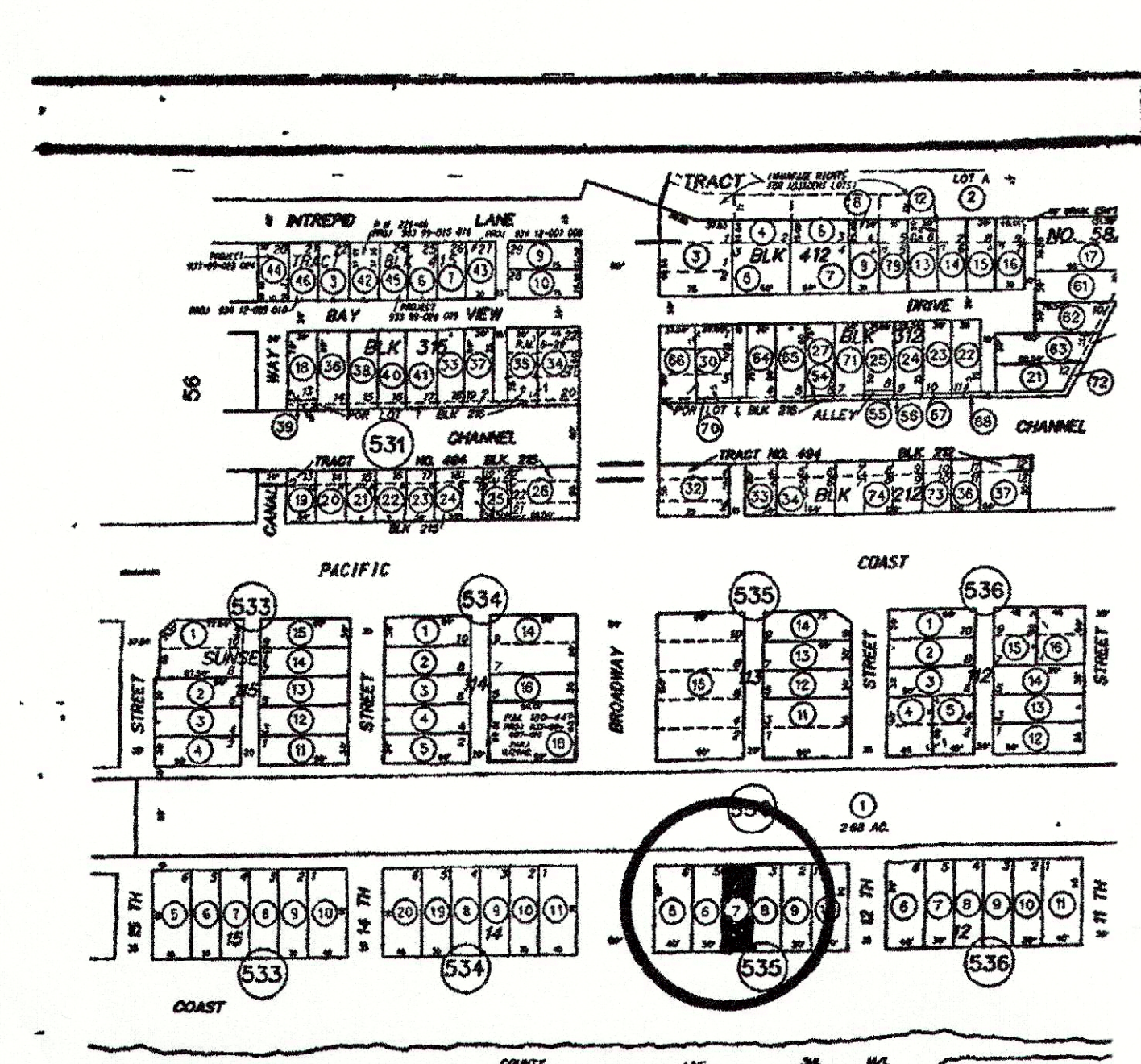
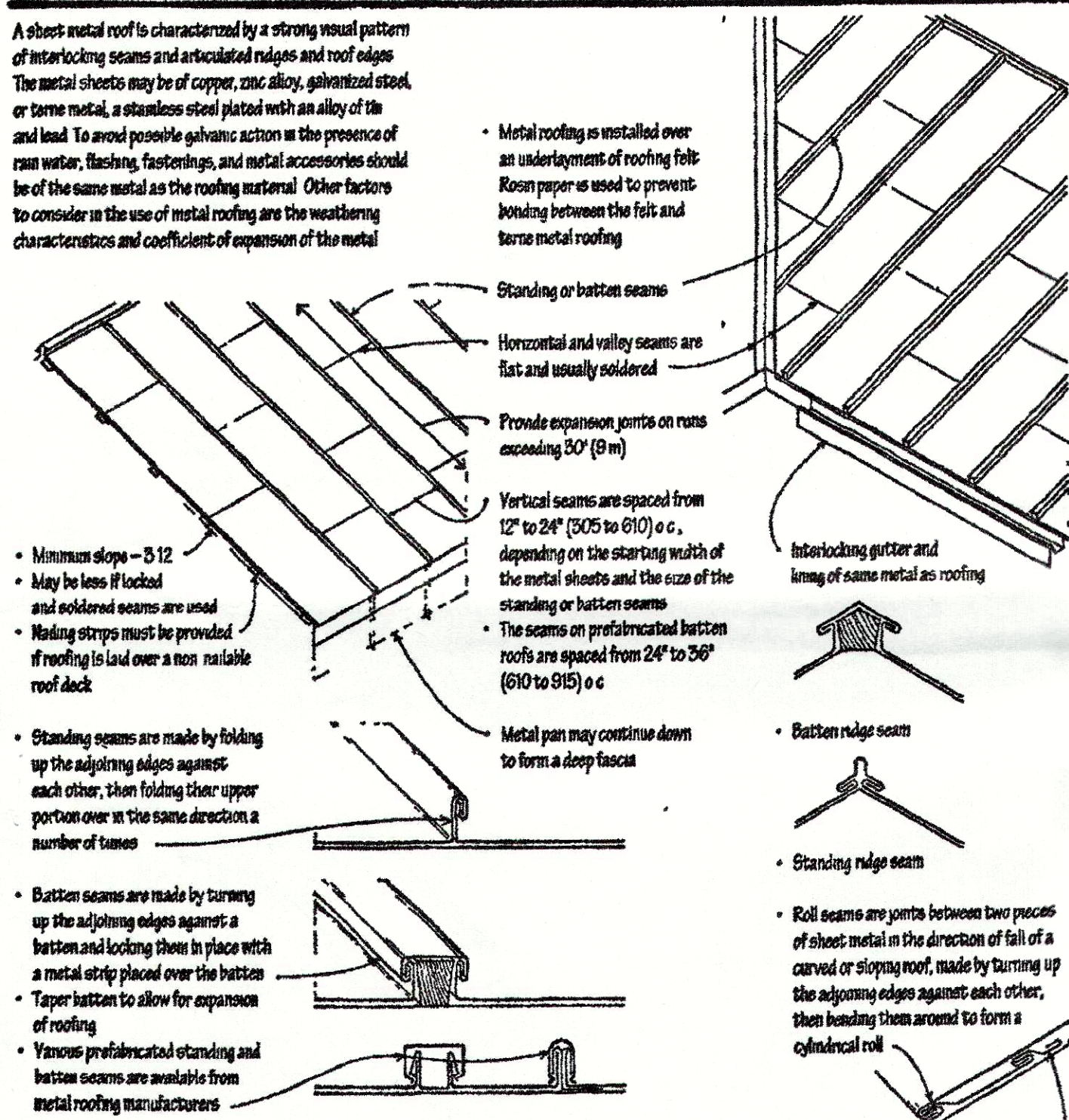


OWNER: MARK RESNIKOFF
 PROJECT: 16831 S. PACIFIC
 ADDRESS: SUNSET BEACH, CA
 LEGAL: TRACT: LOT:
 LOT SIZE: 2,700 #
 EXISTING FIRST FLOOR: 1,668
 DWELLING: 1,248
 GARAGE: 420
 NEW SECOND FLOOR ADDITION: 1,248

PROJECT DATA



NEIGHBORHOOD MAP

SECURITY ORDINANCE REQUIREMENTS

- Sliding glass doors and windows located less than 18 feet above any surface available for use by the public shall be capable of being locked securely. Movable panels shall not be easily removed from the frame.
- All main or front entry doors to dwellings shall be arranged so that the occupant has a view of the area immediately outside without opening the door. Such view may be provided by a door screen, a view pane, window, or other opening.
- Exterior wooden doors shall be of solid core construction or shall be covered on the outside face with 1/8 inch sheet metal attached with screws at 6 inch on center around the perimeter.
- All swinging doors shall be equipped with a dead bolt with a minimum throw of 1 inch and an embedment of not less than 5/8 inch.
- The inactive leaf of a pair of doors and the upper of Dutch doors shall be equipped with a dead bolt.
- Non-removable pins shall be used in pin type hinges which are accessible from the outside when the door is closed.
- Unframed glass doors shall be of fully tempered glass not less than 3/4 inch thick.
- Narrowed-framed glass doors shall be of fully tempered glass not less than 3/4 inch thick.
- Any glass that is located within 40 inches of the locking device on a door shall be fully tempered, or have approved metal bars, screens or grille.
- Solid wooden shutters less than 1-3/4 inches thick shall be covered on the inside with 1/8 inch sheet metal attached with screws at 6 inch 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 six square inches with a dimension of less than 6 inches, shall be secured by metal bars, screens or grille (exceptions: Non-openable skylights).
- In development which includes three or more dwelling units shall be provided with fully enclosed garages. Garage spaces for each tenant shall be separated by partitions of 5/8-inch plywood or equivalent with studs set no more than 24 inches on center.

- CONCRETE:**
 Concrete in footings and slabs on grade, unless otherwise noted, shall have min. ultimate compressive strength @ 28 days of 2500 psi.
 Reinforcement shall be deformed bars, ASTM A615, A616 or A617, min. grade 60.
- MASONRY:**
 Masonry units shall be grade N concrete blocks, laid in type S mortar. Masonry reinforcement shall be as for concrete, or approved patented type.
- LUMBER:** West Coast Douglas Fir-Larch
 a. 2 x Studs (DF#2) - Fb=1515psi/1510psi, Fv=95psi, E=1,600,000psi
 b. 2 x Joists and 4 x Beams (DF#2) - Fb=875psi/1095psi, (size adjusted) Fv=95psi, E=1,600,000psi
 c. 6 x, or larger Beams (DF#1) - Fb=1000psi/1150psi, (size adjusted) Fv=95psi, E=1,700,000psi
 (Select Stress) - Fb=1550psi, Fv=85psi, E=1,600,000psi
 d. Glue Laminated (24F-V8 DF/DF) - Fb=2400psi, Fv=165psi, E=1,800,000psi
- SOIL BEARING:**
 In the absence of a Soil Report, or special knowledge of soil conditions, the engineer assumes that the soil is capable of withstanding the following:
 Foundation soil pressure = 1000PSF
 Lateral Bearing Resistance = 100PSF
 Equiv. Fluid Pressure = 30 PCF
 NOTE: Notify this Engineer if soil at site is found to be incompetent.
- GENERAL:**
 a. All construction shall conform to the Building Code.
 b. It is the contractor's responsibility to ascertain that construction conform to the structural calculations. Contractor shall field verify all dimensions prior to construction. Any field conditions found to be unusual, or not addressed, shall be reported to this Engineer.
 c. Unless otherwise noted, use DF#2 grade for 2 x and 4 x lumber and DF#1 grade for 6 x, and 8 x Beams.
 d. Any specified shear wall sheathing shall extend continuously from the top to the bottom plates.
 e. All posts and columns shall be erected with ICC approved (Simpson, or equal) column caps and post bases, or as specified.
 f. Unless otherwise noted, use standard approved (Simpson, or equal) HU Joist hangers.
 g. Retaining walls must not be backfilled until concrete and mortar has achieved 28 day strength.

CODE ANALYSIS

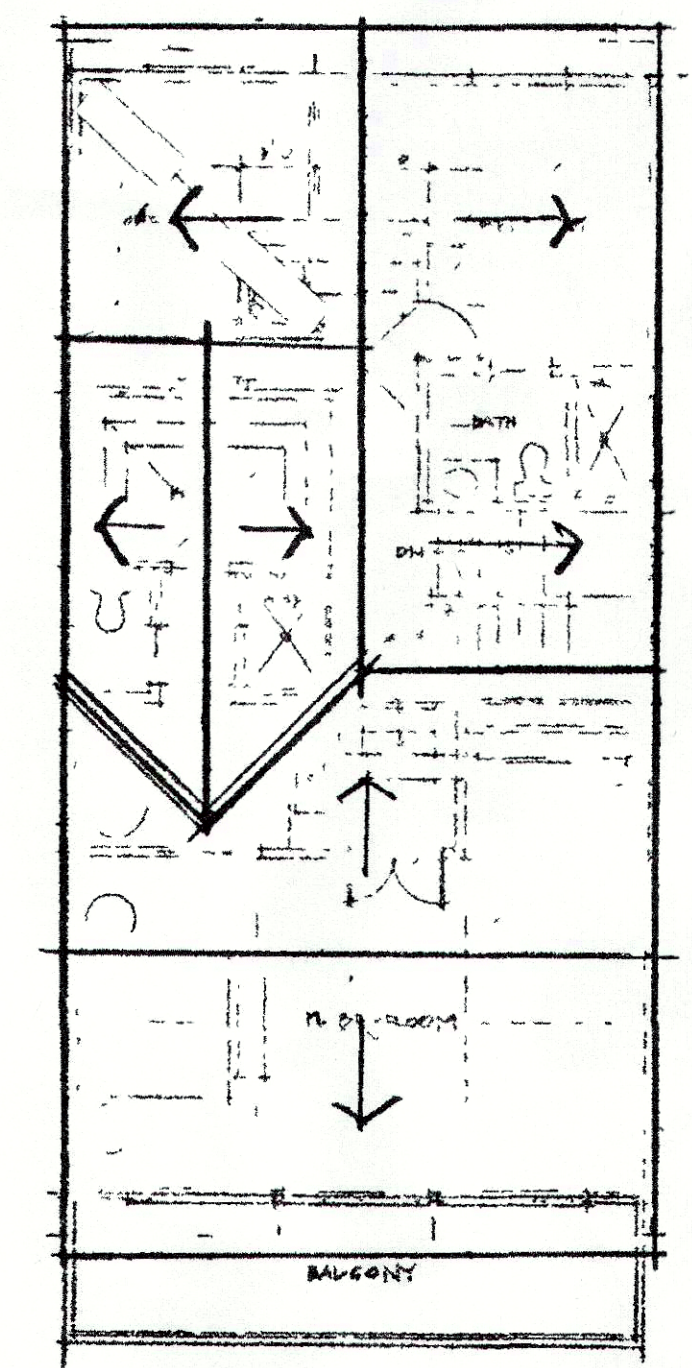
OCCUPANCY TYPE: R-3/U
 CONSTRUCTION TYPE: Y D
 CALIFORNIA CODE: 2016 CALIFORNIA RESIDENTIAL CODES
 CALIFORNIA PLUMBING CODE: 2016
 CALIFORNIA MECHANICAL CODE: 2016
 CALIFORNIA ELECTRICAL CODE: 2016
 TIT 24 ENERGY CODE: 2016

SEPARATE PERMITS ARE REQUIRED FOR ACCESSORY BUILDINGS, PATIO COVERS, FENCES, POOLS, RETAINING WALLS, DEMOLITION, ETC.

THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. ON SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

NOTES

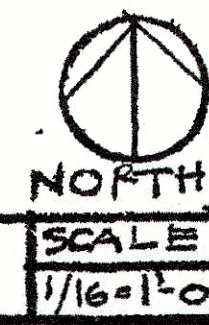
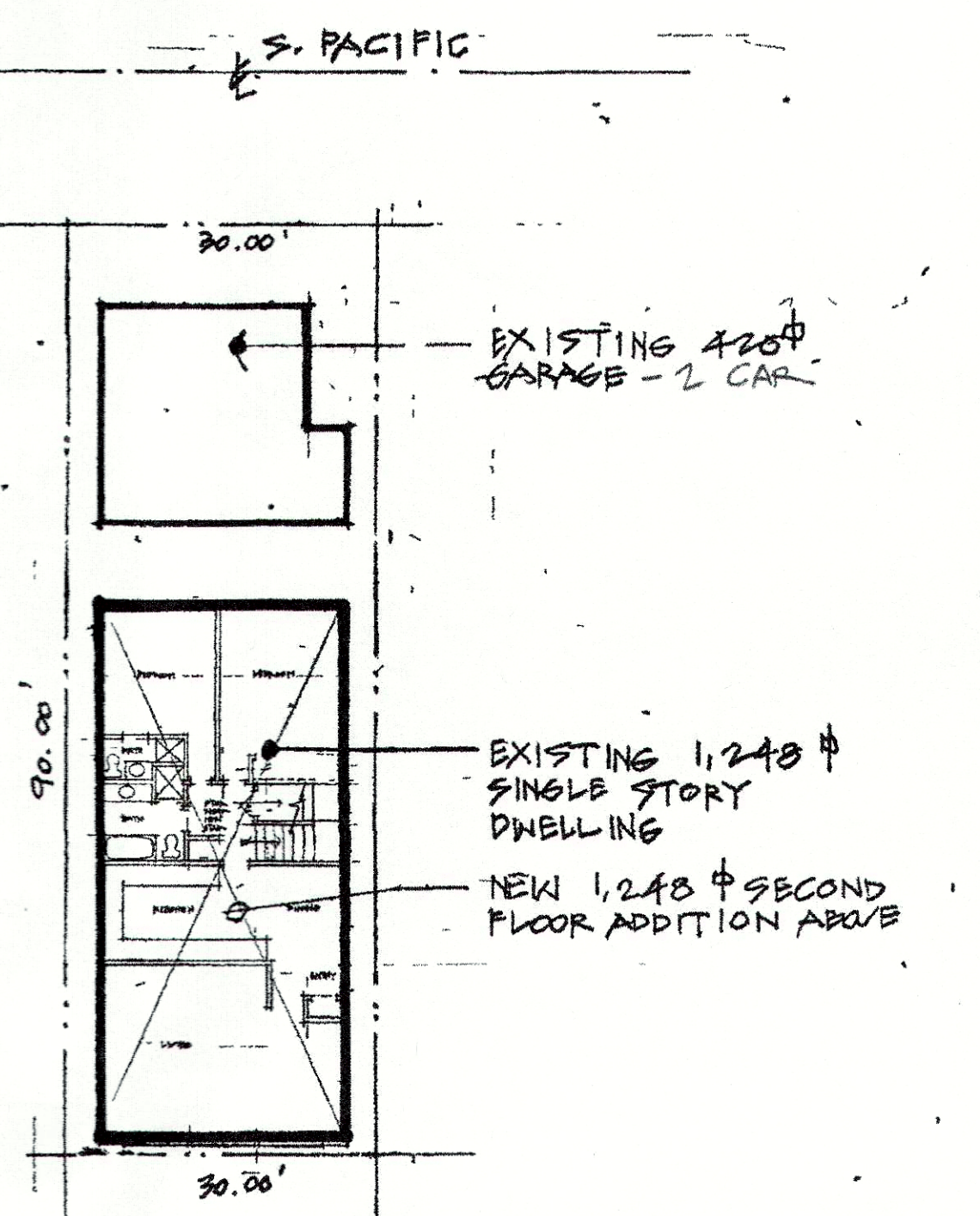
- NOTE: 1. SMOKE DETECTORS SHALL SOUND AN AUDIBLE IN ALL SLEEPING AREAS.
 2. ALL NEW SMOKE DETECTORS SHALL BE HARDWIRED & EQUIPPED WITH BATTERY BACK UP.
 3. BATTERY OPERATED SMOKE DETECTORS ARE PERMISSABLE IN EXISTING CONSTRUCTION.
 ALL CONSTRUCTION SHALL COMPLY WITH 2016 C.B.C., C.P.C., C.M.C.
- NOTE: STRUCTURAL OBSERVATIONS PER SEC 1702 OF CBC SHALL BE PROVIDED WHEN SO DESIGNATED BY THE ARCHITECT OR ENGINEER OF RECORDED OR WHEN OBSERVATION IS REQUIRED BY BUILDING OFFICIAL.
- NOTE: HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- ALL A.B. PLATE WASHERS SHALL BE MIN. 3" x 3" x 0.225" @ ALL NEW A.B. LOCATIONS
- NOTE: SPECIAL INSPECTION REQUIRED FOR EPOXY ANCHOR APPLICATIONS.
- NOTE: DWELLING UNITS SHALL HAVE HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68 DEGREES FAHRENHEIT @ A POINT 3' ABOVE THE FLOOR IN ALL HABITABLE ROOMS



- Applications for which no permit is issued within 180 days following the date of application shall automatically expire. (R105 3.2 CRC)
- Every permit issued shall become invalid unless work authorized is commenced within 180 days or if the work author is suspended or abandoned for a period of 180 days. A successful inspection must be obtained within 180 days. A permit extended if a written request stating justification for extension and an extension fee is received prior to expiration. A permit and granted by the Building Official. No more than one (1) extension may be granted. Permits which have been invalid shall pay a reactivation fee of approximately 50% of the original permit fee amount when the permit has been for up to six (6) months. When a permit has been expired for a period in excess of one (1) year, the reactivation fee is approximately 100% of the original permit fee. (R105 5 CRC)
- Fire sprinkler plans stamped approved by the City of Huntington Beach Fire Department shall be provided at the site framing inspection.
- Water closets shall have an average water consumption of not more than 1.6 gallons of water per flush, 1.28 gallons after July 1, 2011. (402.2 CPC)
- Shower heads shall have a water flow not to exceed 2.0 gallons per minute. (402.1.1 CPC)
- Faucets in kitchens, wet bars, lavatories, laundry sinks, etc. shall have a water flow not to exceed 1.2 gallons per minute. (402.1.2 CPC)
- Water piping materials within a building shall be in accordance with Sec. 604.1 of the California Plumbing Code, Per, 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 require a Certification of Compliance as specified in Sec 604.1.1 of the CPC prior to permit issuance.

- Note: Per sec. 301.1.1 of 2013 CGBSC existing noncompliant plumbing fixtures shall be replaced with water-conserving plumbing fixtures for a residential building undergoing addition or alteration.
- Certificates of installation (CF2R-ENV, CF2R-LTG and CF2R-MECH) shall be completed by the applicable contractors installing energy features. When compliance requires HERS field verification and/or testing, all CF2R forms shall be submitted electronically to an approved HERS provider data registry. The CF2R forms shall be posted at the job site in a conspicuous location. Certificate of verification (CF3R) shall be completed, registered, and signed/certified by the HERS rater. The registered CF3R form shall be made available to the Building Department and builder.

- NOTE: Garage Door Springs (per Sect R309.5)
- Spring shall be fabricated from either hard-drawn spring wire (per ASTM A227-21) or oil-tempered wire (per ASTM A229-71).
 - Minimum design standard shall be 9,000 cycles.
 - Physical cycling tests shall be performed and certified by an approved testing agency.
 - Each spring shall be equipped with an approved device capable of restraining the spring or any part thereof in the event it breaks. Containment device shall be tested and certified by an approved testing agency.
- In bathrooms: locate on plan at least one high efficacy luminaire; all other lighting installed shall be high efficacy luminaire or shall be controlled by either dimmers or vacancy sensors - per Section 150.0(k)5. **NOTED AS H.E. IN BATHROOM**
 - In garage, laundry room and utility room: all lighting shall be high efficacy AND controlled by vacancy sensors - per Section 150.0(k)6. Locate such lighting on plan.
 - In habitable rooms and hallways: all lighting installed shall be high efficacy or shall be controlled by either dimmers or vacancy sensors - per Section 150.0(k)7. Show compliance on plan.
 - "All receptacle outlets shall be listed tamper-resistant receptacle per CEC Section 406.11".
 - "Bathroom receptacles shall be served by a dedicated 20 amp circuit - per CEC Sect 210.11 (c)3"

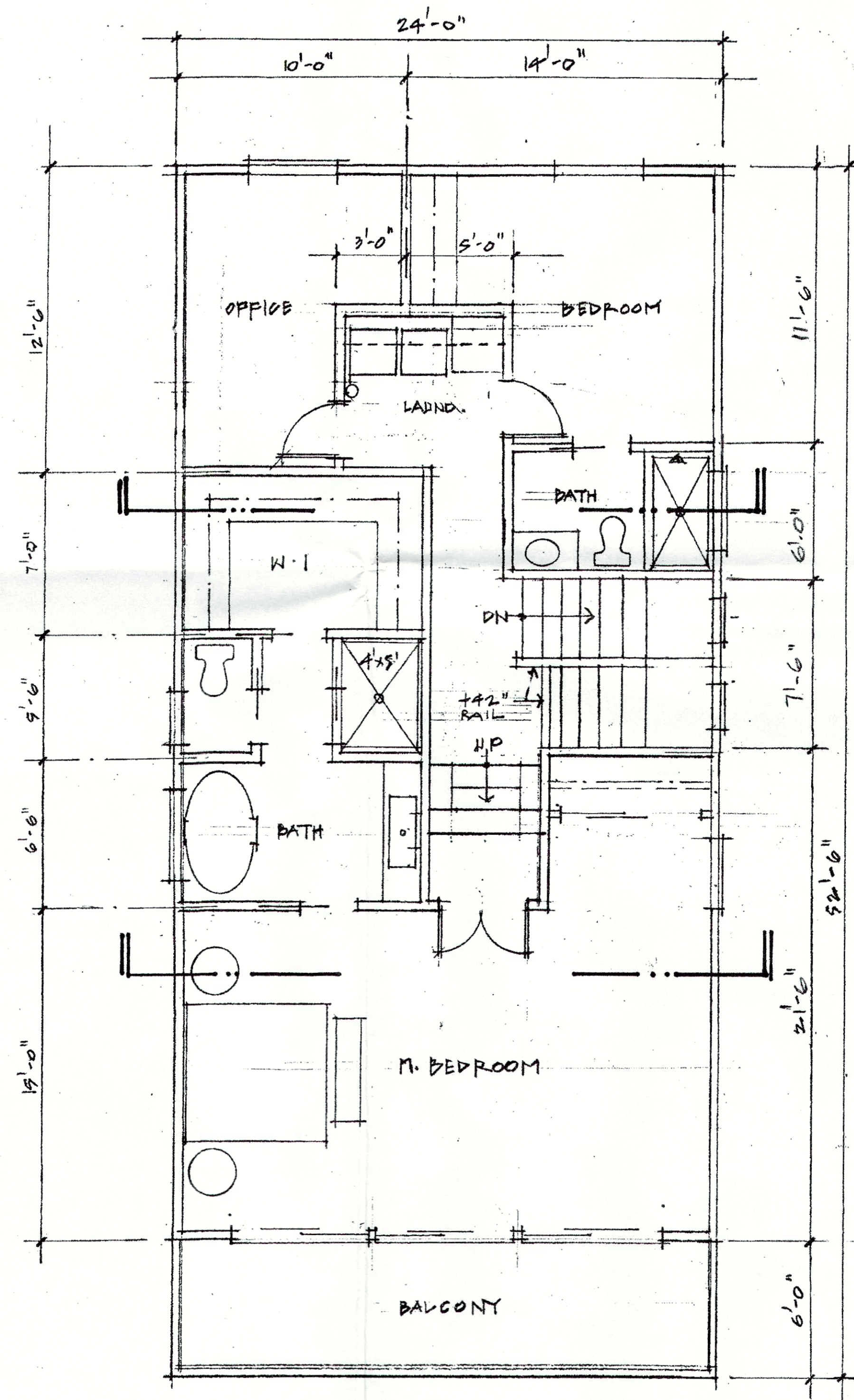


SITE PLAN

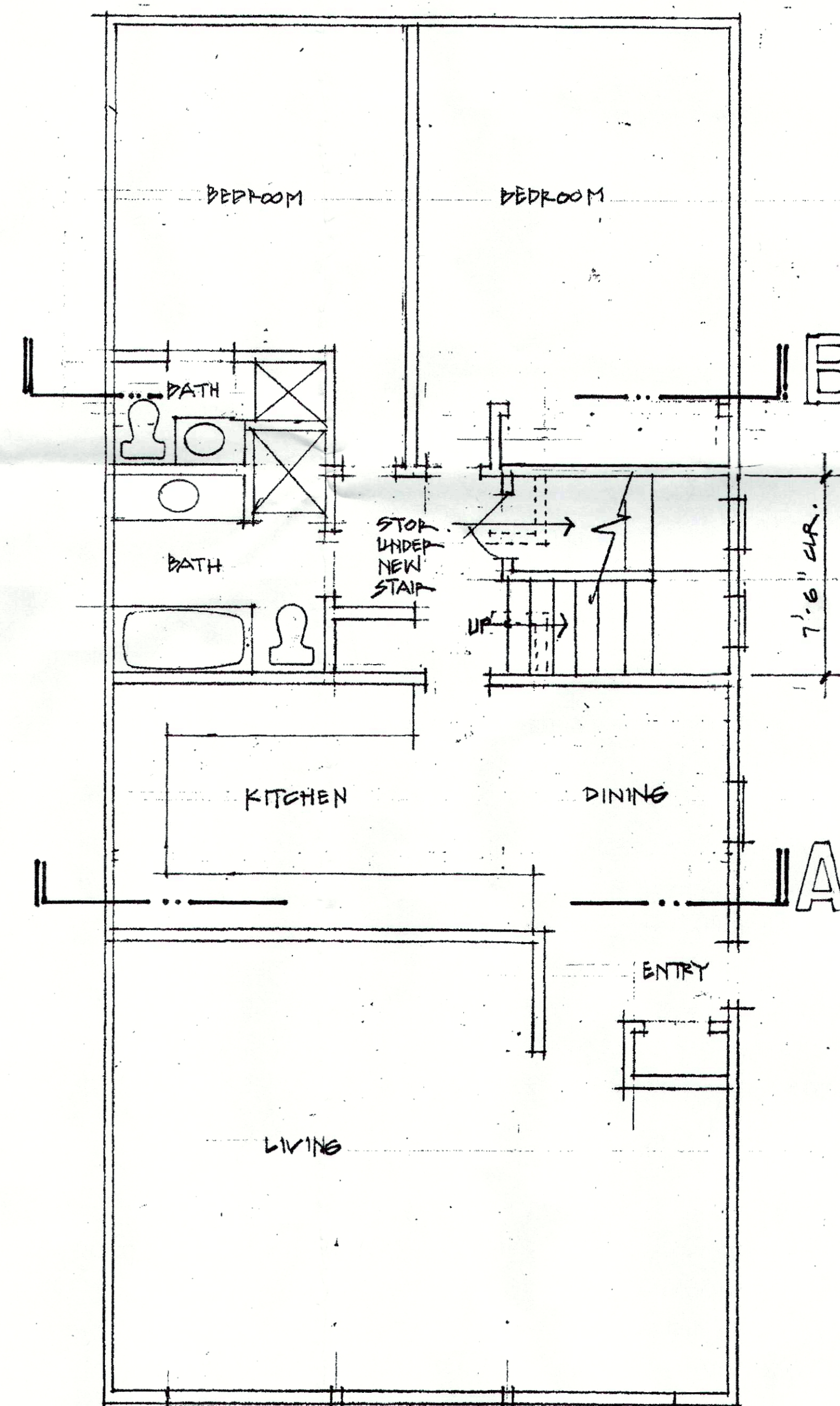
MARK 16831 S. PACIFIC
 SUNSET BEACH, CA

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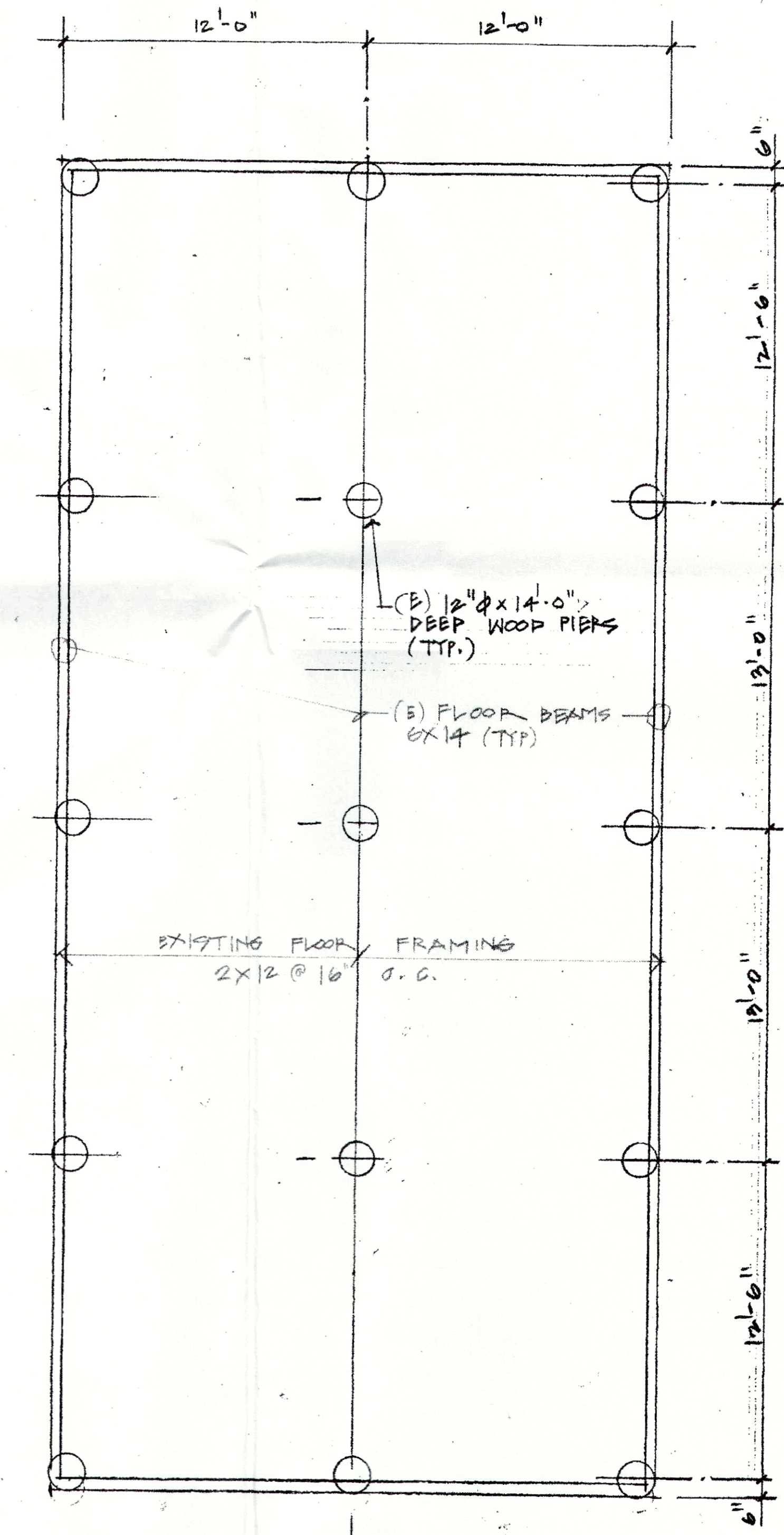
NOTE:
 New lighting or receptacles added may not overload existing circuits.
 Receptacles installed in the following locations must be GFCI protected: exterior, garage, bathrooms, and above the kitchen countertop. (2010 CEC 210.12)
 New outlets (including receptacles, switches, lighting, and hard-wired smoke detectors) in bedrooms must be on circuits protected with a combination arc-fault breaker. (2010 CEC 210.12)
 All new outlets (receptacles, switches, lighting, etc.) in the family, dining, living, bedrooms, hallways, etc. shall be on circuits protected with a combination arc-fault circuit interrupter (CEC 210.12)
 All new receptacles shall be tamper-resistant (TR). (CEC 406.11)
 Closet lights shall be fluorescent, have a sealed lens, or LED listed for storage area. (CEC 410.16)
 Newly installed lighting in bedrooms, family room, living rooms, hallways, dining rooms, etc. shall be high efficiency fixtures (e.g. fluorescent), or all switches shall be dimmer switches, or be controlled with an vacancy sensor switch that requires a manual on activation (does not automatically turn on) and automatically turns off within 30 minutes after the room is vacated. (2013 CA Title 24 Section 150)
 Recessed lighting fixtures shall be rated as air-tight (AT) and, when installed in an insulated ceiling shall have an approved zero clearance insulation cover (IC). (2013 CA Title 24 Section 150)



NEW SECOND FLOOR PLAN - 1,116 #



EXISTING FIRST FLOOR PLAN - 1,260 #



EXISTING GROUND PLAN

REMOVE WALL
 EXISTING WALL
 NEW WALL



SCALE
 1/4" = 1'-0"

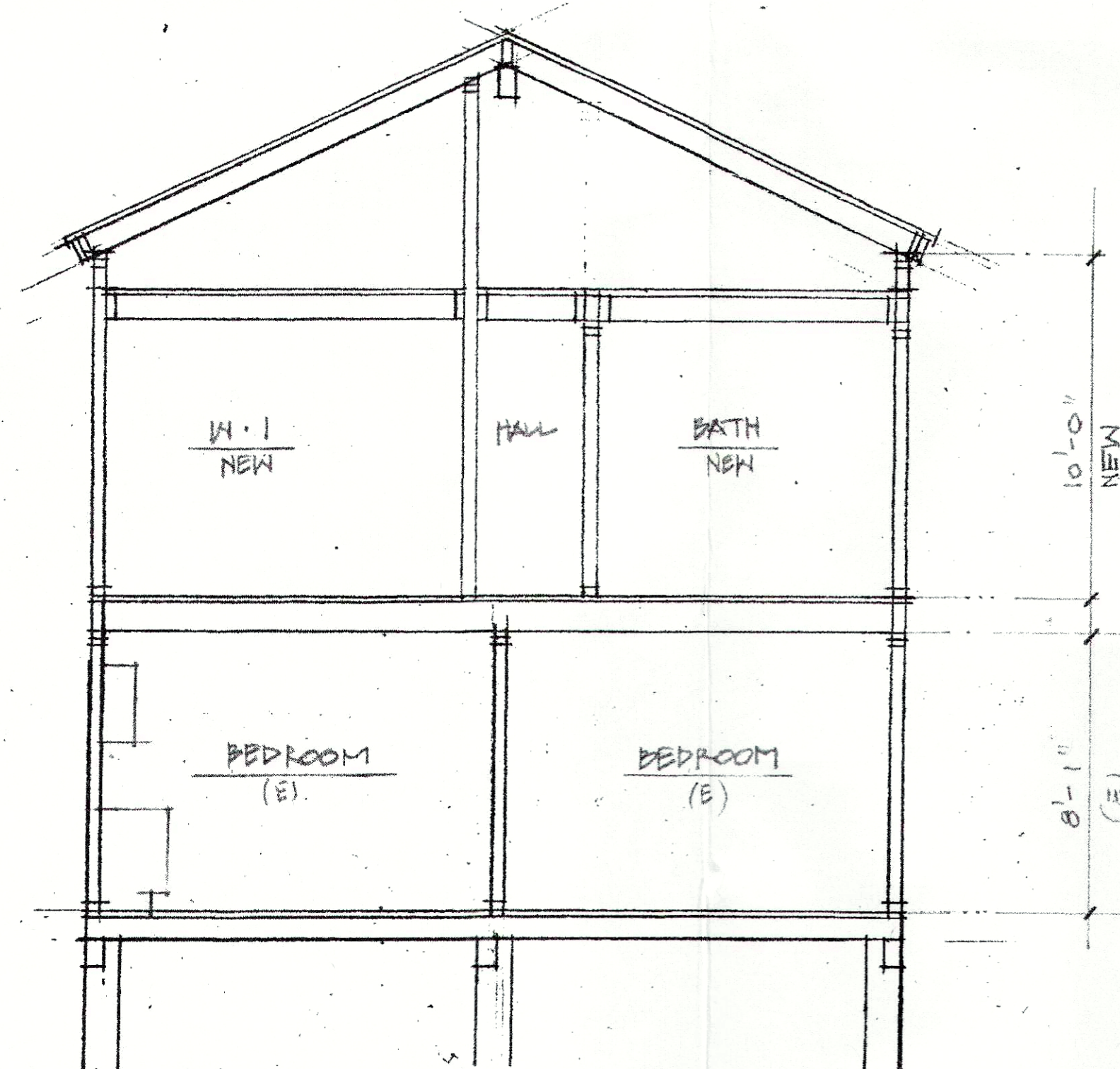


ARTHUR F. KENT

714/272-1624

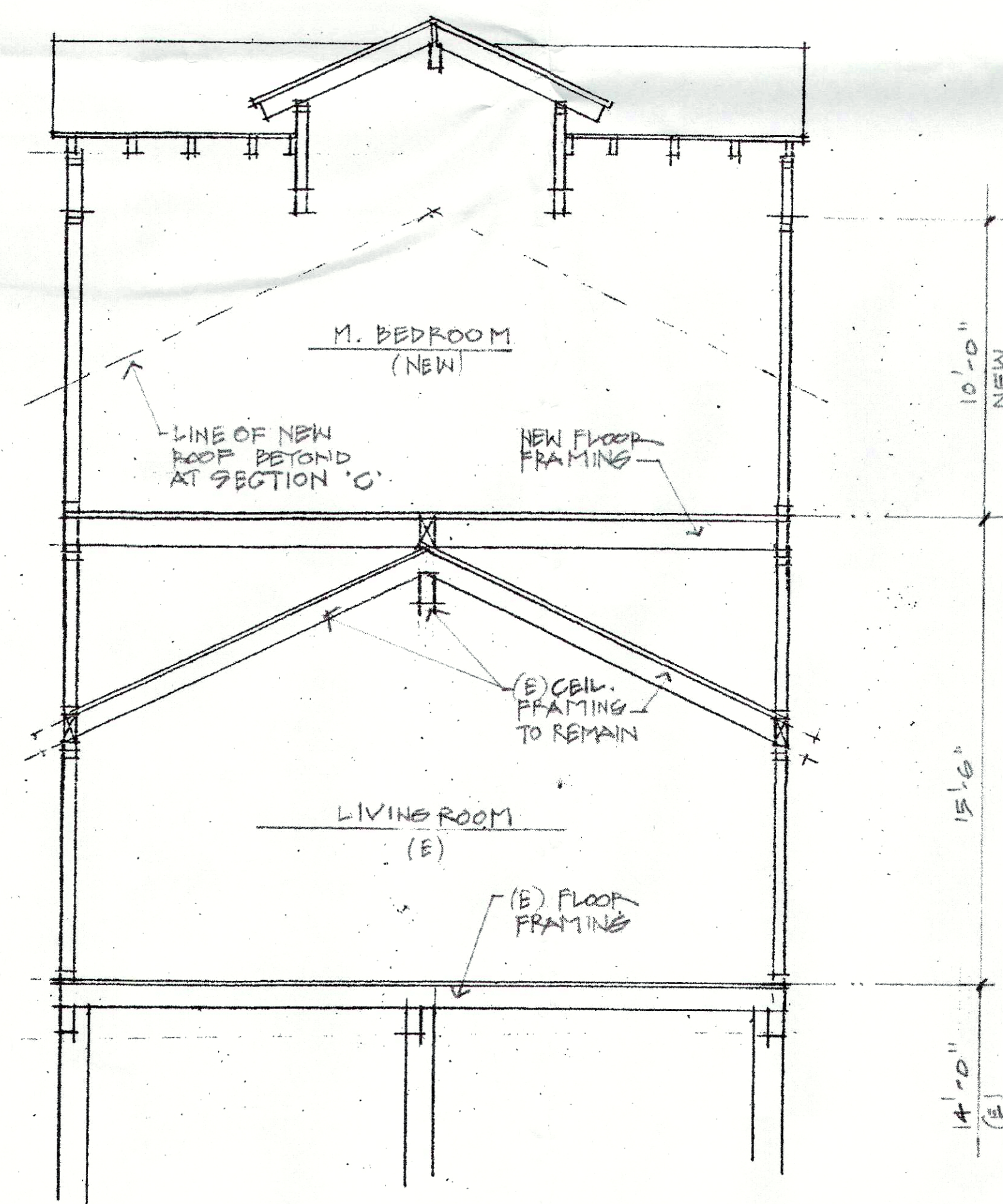
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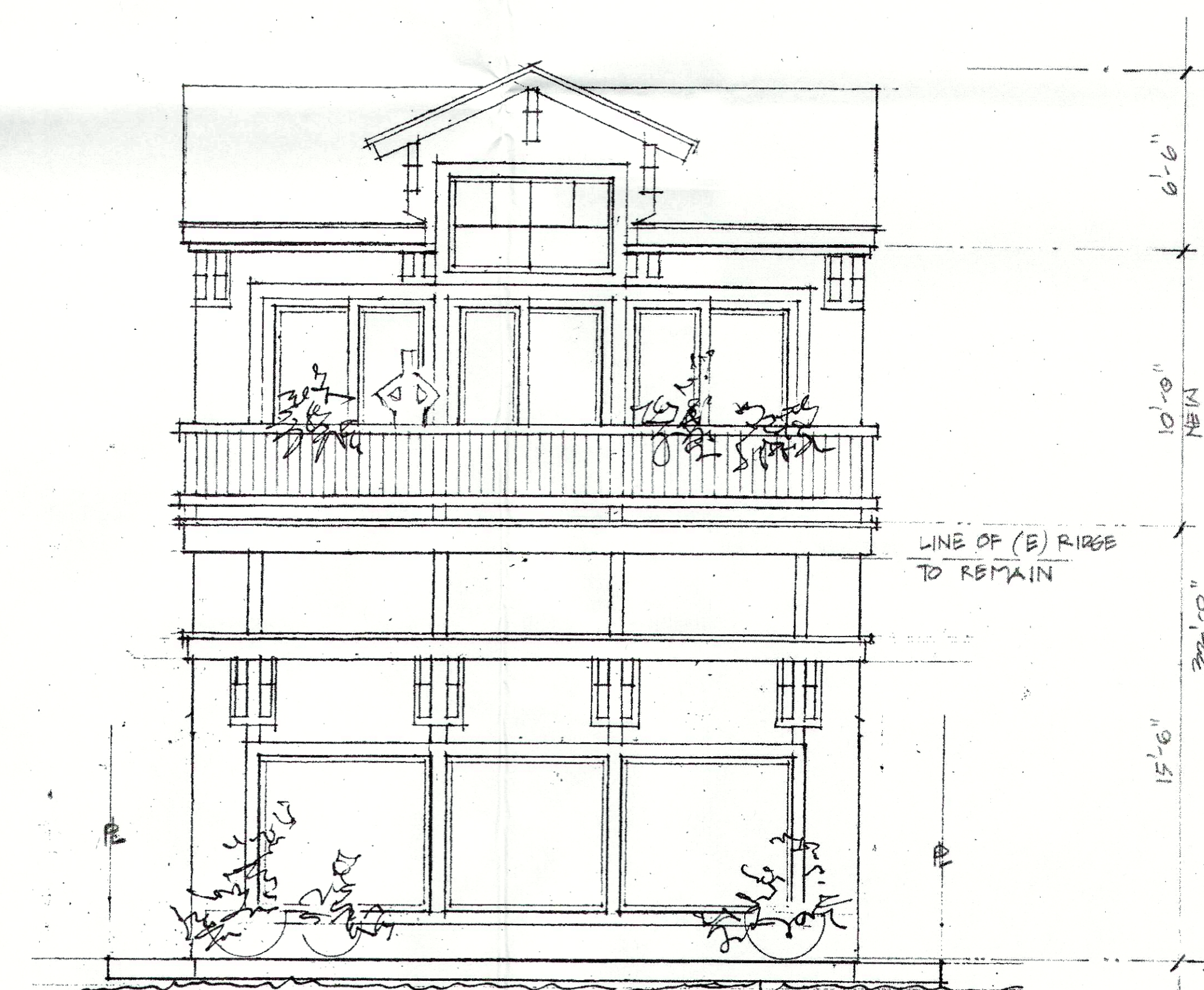
SECTION

B



SECTION

A



SOUTH SAND VIEW ELEVATION

SCALE
1/4" = 1'-0"