

**CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT**

DATE: NOVEMBER 26, 2018

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
MATT SCHNEIDER, DIRECTOR OF COMMUNITY DEVELOPMENT
JOHN CIAMPA, SENIOR PLANNER

SUBJECT: COASTAL DEVELOPMENT PERMIT CDP18-0009 FOR A 320 SQUARE FOOT ADDITION AND REMODEL TO A LEGAL NONCONFORMING HOUSE IN THE RESIDENTIAL SINGLE FAMILY 4 (RSF-4) ZONE LOCATED AT 11 MONARCH BAY DRIVE.

RECOMMENDATION: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP18-0009 (Action Document 1).

APPLICANT: Dick and Andrea Burridge

OWNER: Dick and Andrea Burridge

REQUEST: A request for a remodel and an addition of 320 square feet to expand a legal nonconforming single-family dwelling (SFD) and garage to 3,776 gross square feet.

LOCATION: 11 Monarch Bay Drive (APN 670-131-40)

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on November 15, 2018, published within a newspaper of general circulation on November 8, 2018, and posted on November 15, 2018 at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, as well as the Dana Point Library.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that the project involves a 320 square foot addition and remodel to an existing house.

ISSUES:

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

- Project satisfaction of all findings required pursuant to the LCP and DPZC for approval of a Coastal Development Permit (CDP).
- Project compatibility with and enhancement of the site and surrounding neighborhood.

BACKGROUND:

The subject site is an 11,528 square foot lot located in the Monarch Bay private community in Dana Point. The property is improved with a one story, 3,027 square foot house, and 429 square foot attached garage that was originally constructed in 1963. As a result of modifications to the development standards over the years, the property is now considered legal nonconforming. The structure provides a rear yard setback of 22 feet when 25 feet is required, and the garage provides a depth of 19 feet when 20 feet is required.

The project site is located in the Residential Single Family 4 DU/AC (RSF-4) zoning district within the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission.

DISCUSSION:

The project proposes a 320 square foot addition and remodel that would expand the house and garage to 3,776 gross square feet. The addition would enclose the courtyard at the center of the house and convert it into a dining/office room. The project complies with all applicable development standards, including setbacks, lot coverage, and height limit.

Table 1 summarizes the applicable RSF-4 development standards and the project's conformance with those requirements:

Table 1: Compliance with RSF-4 Development Standards

Development Standard	Requirement	Proposed/ Existing	Compliant w/ Standard
Front Setback	20 ft minimum	20 ft	Yes
Side Setback Interior	5 ft minimum	5 ft (Interior);	Yes
Rear Setback	25 ft minimum	22 ft (Existing)*	No
Height	24 ft maximum (less than 3:12 pitch)	13.5 ft (no pitch)	Yes
Lot Coverage	45% maximum	32.7%	Yes
Parking Required	2 parking spaces	2 parking spaces**	No

*The structure was constructed in 1963 with a 22 foot rear yard setback; however, current standards require a 25 foot setback in the RSF-4 zoning district.

**The interior dimension for the garage is legal nonconforming because the garage does not provide the minimum depth of 20 feet per section 9.5.070.c.2 of the DPZC.

The project is permissible subject to the approval of the Coastal Development Permit. Per Section 9.63.030(a) a Minor Site Development Permit is not required for the proposed addition to the legal nonconforming structure because the addition is less than 10 percent (9.25 percent expansion proposed) of the gross square footage of the house. Since the addition and remodel does not demolish more than 50 percent of the linear walls the structure's legal nonconforming components can remain, per Section 9.63.040(b)(2).

The project maintains the structure's one story Modern architectural style, which is similar in design and scale to many other houses in the neighborhood. The enclosed courtyard would not be visible from the street since the courtyard is centrally located to the house and there is no increase to the roof height. The project would maintain the house's three bedroom and four bathroom configuration and result in the new office/dining room. The remodel would reconfigure the kitchen and family rooms to a more open floor plan.

The project was reviewed by the Monarch Bay Home Owners Association and approved prior to the submittal of the application for a CDP (Supporting Document 2).

COASTAL DEVELOPMENT PERMIT CDP18-0009

Pursuant to Section 9.69.040 of the Dana Point Zoning Code, the proposed addition to the SFD in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission requires the approval of a Coastal Development Permit (CDP). The proposed project complies with all of the applicable provisions of the Dana Point Zoning Code for the issuance of a Coastal Development Permit as the addition and remodel does not impact public access, or impact any Environmentally Sensitive Habitat Areas (ESHA) as the parcel is already developed.

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

- 1. Be in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 CA Code of Regulations/13096).*
- 2. If located between the nearest public roadway and the sea or shoreline of any body of water, be in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 CA Code of Regulations/13096).*
- 3. Conform with Public Resources Code Section 21000 and following, and there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 CA Code of Regulations/13096).*
- 4. Be sited and designed to prevent adverse impacts to environmentally sensitive*

habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources.

5. *Minimize the alterations of natural landforms and not result in undue risks from geologic and erosional forces and/or flood and fire hazards.*
6. *Be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas.*
7. *Conform to the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs.*

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

CORRESPONDENCE:

No correspondence received as of the publication date of this staff report.

CONCLUSION:

Staff finds that the proposed project is consistent with the policies and provisions of the City of Dana Point General Plan, Dana Point Zoning Code, and Local Coastal Program. As the project is found to comply with all standards of development, staff recommends the Planning Commission adopt the attached draft Resolution, approving Coastal Development Permit 18-0009 subject to the findings and conditions of approval contained therein.



John Ciampa, Senior Planner



Matt Schneider, Director
Community Development Department

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 18-11-26-xx

Supporting Documents

2. Approval Letter from Monarch Bay Association
3. Vicinity Map
4. Site Photos
5. Architectural Plans

Action Document 1 Draft Planning Commission Resolution No. 18-11-26-XX

RESOLUTION NO. 18-11-26-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP18-0009 FOR A 320 SQUARE FOOT ADDITION AND REMODEL FOR A LEGAL NONCONFORMING HOUSE IN THE RESIDENTIAL SINGLE FAMILY 4 (RSF-4) ZONING DISTRICT LOCATED AT 11 MONARCH BAY DRIVE.

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

WHEREAS, Gustavo Casillas (the "Representative") has filed an application on behalf of Dick and Andrea Burrige (collectively, the "Applicant"), the owners of real property commonly referred to as 11 Monarch Bay Drive (APN 670-131-40) (the "Property"); and

WHEREAS, the Representative filed a verified application for a Coastal Development Permit to allow the 320 square foot addition and remodel of the existing house at the Property; and

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

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that the project involves a 320 square foot addition and remodel to an existing house; and

WHEREAS, the Planning Commission did, on the 26th day of November, 2018, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP18-0009.

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

- A. That the above recitations are true and correct and incorporated herein by this reference.
- B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves CDP18-0009 subject to the following conditions of approval:

PLANNING COMMISSION RESOLUTION NO. 18-11-26-XX
CDP18-0009
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Findings:

Coastal Development Permit CDP18-0009

- A) Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves a Coastal Development Permit CDP18-0009, subject to conditions:
1. That the project is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 Cal. Code of Regulations/13096) **in that, the architectural design of the proposed addition and improvements are found to comply with all development standards of the Dana Point General Plan and Zoning Code (the latter acting as the Local Coastal Program Implementation Plan for the property). The project will further General Plan Urban Design Element Goal No. 2, which states that development should “*preserve the individual positive character and identity of the City’s communities*” in that the property is maintained as a single story house. The addition encloses the courtyard and is not visible from the street because it maintains the structure’s height to ensure the project design is compatible with the surrounding structures. The project also maintains the house’s established setbacks and height consistent with the surrounding development.**
 2. If located between the nearest public roadway and the sea or shoreline of any body of water, that the project is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 Cal. Code of Regulations/13096) **in that, while the project is located between the nearest public roadway and the sea or shoreline, the property is an already developed lot, zoned for residential use, located within a private, gated community that does not contain public access ways or areas of recreation. Moreover, adequate public access to public tidelands or areas of recreation exist nearby at City, County, and State beaches; therefore, the project conforms to the public access and recreation policies of Chapter Three of the California Coastal Act.**
 3. That the project conforms to Public Resources Code Section 21000 (the California Environmental Quality Act - CEQA) and following, that there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any potentially significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 Cal. Code of Regulations/13096) **in that, the project is qualified as Categorical Exempt from review under CEQA pursuant to Section 15301 (Class 1 – Existing Facilities) in that it proposes a 320 square foot addition and remodel to an existing house. The addition complies**

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with all applicable development standards and will not be visible from the street or surrounding residences to maintain the character of the house.

4. That the project has been located and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources **in that, the subject property is an already developed parcel containing no environmentally sensitive habitat area (ESHA) and the proposed improvements would not result in adverse impacts.**
5. That the project minimizes the alteration of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards **in that, the subject site is an already developed property located in an established area of residential uses with no natural landforms present. The proposed development will be constructed in conformance with applicable regulations for flood and fire, minimizing undue risks from these or other hazards.**
6. That the project is visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas **in that, the proposed project would enclose the courtyard of a single-family dwelling utilizing materials and methods that conform to the development and design standards of the Dana Point Zoning Code and result in development of the property in a manner that is complementary to surrounding development in terms of mass and size.**
7. That the project conforms with the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs **in that, the subject project was reviewed by Planning and Building/Safety Division staff as well as the Public Works/Engineering Department and found to conform with applicable requirements of the Dana Point Zoning Code (which serves as the implementing document for the General Plan and Local Coastal Program Implementation Plan for the subject property). There are no adopted specific plans that apply to the subject property.**

Conditions:

General:

1. Approval of this application permits a remodel and addition of 320 square feet which brings the gross square footage of the house and garage to 3,776 square

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feet, at 11 Monarch Bay Drive in accordance with the plans on file with the Community Development Department. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan, Local Coastal Program Implementation Plan and Zoning Code.

2. Approval of this application is valid for a period of 24 months (two years) from the noted date of determination. If the development approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.
3. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location of, or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director determines that the proposed change complies with the provisions, spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved site plan, he/she may approve the amendment without requiring a new public hearing.
4. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
5. The Applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding.
6. The Applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its officers, employees, or agents arising out of or resulting from the negligence of the Applicant or the Applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding. The Applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.
7. The Applicant, and their successors-in-interest, shall be fully responsible for

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knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.

8. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.
9. The Applicant, or Applicant's agent(s), shall be responsible for coordination with water district, sewer district, SDG&E, AT&T California and Cox Communication Services for the provision of water, sewer, electric, cable television and telephone and services. The Applicant, or Applicant's agent(s), shall be responsible for coordinating any potential conflicts or existing easements.
10. The applicant, property owner or successor in interest shall submit a standard Waste Reduction and Recycling Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance. The standard Waste Reduction and Recycling Plan shall be reviewed and approved and deposit posted prior to issuance of any permits.
11. This Resolution shall be copied in its entirety, placed directly onto a separate plan sheet behind the cover sheet of any plans submitted to the City of Dana Point Building/Safety Division for plan check.

Prior to Issuance of a Building Permit:

12. Building plan check submittal shall include the following construction documents:
 - Building Plans (4 sets)
 - Energy Calculations (2 sets)
 - Structural Calculations (2 sets)
 - Acoustical Report (2 sets)

All documents prepared by a registered-design-professional shall be wet-stamped & signed.

13. Minimum roofing classification is Class "A".
14. Fire sprinkler system is required for alterations of 50 percent or greater in a two year period. With Building Plan submittal provided calculations on the cover sheet if fire sprinklers are exempted. If it is determined that fire-sprinklers are not required, add a note on the cover sheet, "The depicted scope of work does not require an automatic sprinkler system installation. Work may trigger the City of Dana Point fire sprinkler system installation requirement."
15. If a soils report requirement is waived by Engineering Services, comply with the following recommendations in lieu of providing a soil report (see the handout titled "When a Soils Report is Required"):

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- a) Footings shall be founded a minimum of 24 inches below grade.
 - b) Provide continuous footings with 2- #5 reinforcement at top and bottom.
 - c) Concrete slabs shall be minimum 5" thick reinforced with #4 @ 18 inches on center each way, over 2" sand, over a minimum 10 mil moisture barrier, over 2 inches of sand.
 - d) Dowel new foundations and slabs into existing foundations and slabs with a minimum 6 inches into existing concrete and 24 inches into new concrete with #3 bars @18 inches on center.
 - e) Post-tensioned slabs are used in areas with expansive soil. Foundation work slab shall proceed with caution to prevent damage to the tendons. Please have the engineer or architect of record address this issue.
 - f) Concrete in contact with the soil shall have an ultimate compressive strength of 4,500 psi, water-cement ratio of 0.45 and Type V cement unless a soil report recommends otherwise.
16. Green Building: Plans shall show compliance & indicate method of verification of compliance with all CALGreen requirements. Third party or other methods shall demonstrate satisfactory conformance with mandatory measures.
17. All applicable supplemental/development impact fees shall be paid prior to building permit issuance.

Prior to issuance of a Certificate of Occupancy

18. Public Works final approval will be required for all permits.
19. All structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
20. The Applicant, or Applicant's agent(s), shall cause the scheduling of a final onsite inspection with the Community Development Department that shall include a review of landscaping, finish architecture/materials and compliance with any outstanding project conditions of approval.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 26th day of November, 2018 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Danni R. Murphy, Chairperson
Planning Commission

ATTEST:

Matt Schneider, Director
Community Development Department

Supporting Document 2 Approval Letter from Monarch Bay Association



Monarch Bay Association

June 1, 2018

Andrea and Richard Burridge
11 Monarch Bay Drive
Monarch Beach, CA 92629

via e-mail

RE: 11 MONARCH BAY DRIVE
APPROVAL OF HOME REMODEL PLANS DATED 5/30/18 BY PURSLEY DIXON ARCHITECTURE

Dear Mr. and Mrs. Burridge,

Thank you for submitting detailed, revised plans to the Monarch Bay Association Architectural Control Committee for your home remodel to include adding a retractable roof to the interior courtyard, redesign of the front door, adding sliding glass doors to the patio, adding skylights that are non-operable so as not to exceed the height of the parapets.

The Committee has reviewed and approved the plans as revised and submitted via email. Two sets of stamped approved plans will be provided to you upon receipt and stamping.

Please note that we have received your review retainer of \$1,500, but are still in need of your construction deposit of \$2,500 made payable to the Monarch Bay Association prior to the commencement of construction.

We thank you for your on-going cooperation. We wish you luck with your project.

Respectfully,

THE MONARCH BAY ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE

CC: Board
Mark Kline via email
Monarch Development via email
MB/011/arch/remodel approval/06.01.18

Supporting Document 3 Vicinity Map



Vicinity Map

11 Monarch Bay Dr, CDP18-0009



Supporting Document 4 Site Photos

#11



11



#11 ↓

#13 ↓





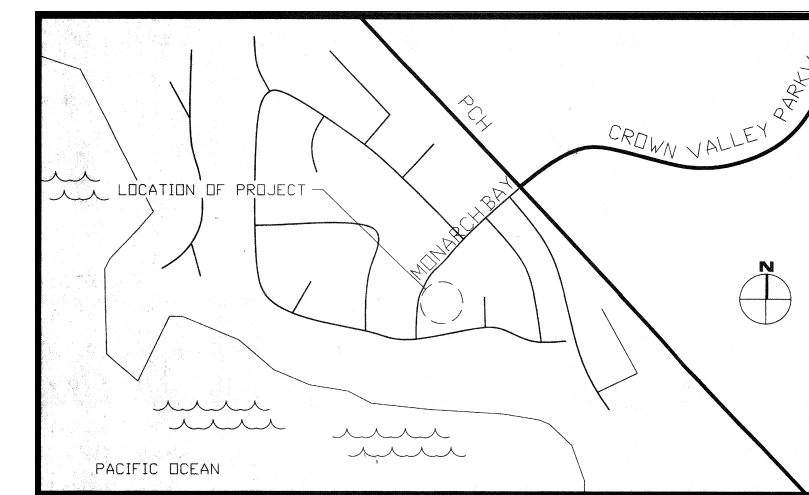
Supporting Document 5 Architectural Plans

ATTACHMENT

A Renovation for Dick and Andrea Burrige

11 Monarch Bay Drive Dana Point, CA 92629

VICINITY MAP



BUILDING DATA

Project Address:
11 Monarch Bay Drive,
Dana Point, CA 92629

Owner: Dick and Andrea Burrige
737 South Elm Street
Hinsdale, Ill 60521

Architect:
Pursley Dixon Architecture
311 Atherton St.,
Charlotte, NC 28203
704-334-6500
Project Architect: Mark Kline

Engineer of Record:
Burke Engineering
34167 Pacific Coast Highway,
Dana Point, CA 92629
949-226-7130

Legal Description / APN: 670-131-40

Occupancy Group: R-3

Construction Type: V-N

Floor Area Cales:
Existing Living Area: 3027 Sq.Ft.
New Living Area: 320 Sq.Ft.
New Total Area: 3347 Sq.Ft.
Garage Area: 429 Sq.Ft.

Site Area: 11,528 Sq.Ft.

Site Coverage: 32.7%

Fire Sprinkler: System is Currently Installed
in Existing House

Project Description/Scope of Work:
Demo 25 sq. ft. portion of existing residence floor area. Replace with
hardscape patio surface.
Enclose 345 sq. ft. of existing hardscape patio to make conditioned space.
Resulting in net additional living area of 320 sq. ft.
Minor Remodel finishes/fenestration within 1370 sq. ft. of existing living space.
(Living Room, Kitchen, Pantry, Hall, Entry)
Install new firepit onto existing hardscape patio.

KEY TO DRAWINGS:

SP100	SITE PLAN
SP101	EXISTING SITE PLAN
AB100	AS-BUILT PLAN
D100	DEMOLITION PLAN
SN-1	STRUCTURAL NOTES
S-1	STRUCTURAL PLANS
S-2	STRUCTURAL PLANS
SD-1	STRUCTURAL DETAILS
SD-2	STRUCTURAL DETAILS
SD-T	STRUCTURAL DETAILS
A100	FLOOR PLAN
A102	ROOF PLAN
A103	ROOF PLAN DETAILS
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A250	BUILDING SECTIONS
A400	FINISH / DOOR / WINDOW SCHEDULES
A450	JAMB / INTERIOR DETAILS
A451	JAMB / INTERIOR DETAILS
A500	INTERIOR ELEVATIONS
A501	INTERIOR ELEVATIONS
A502	INTERIOR ELEVATIONS
A503	INTERIOR ELEVATIONS
A600	CABINET DETAILS
A601	CABINET DETAILS
E100	LIGHTING/SWITCHING
E101	POWER/OUTLET
T100	TITLE 24 COMPLIANCE
T101	TITLE 24 COMPLIANCE
T102	TITLE 24 COMPLIANCE
T103	TITLE 24 COMPLIANCE

APPLICABLE CODES:

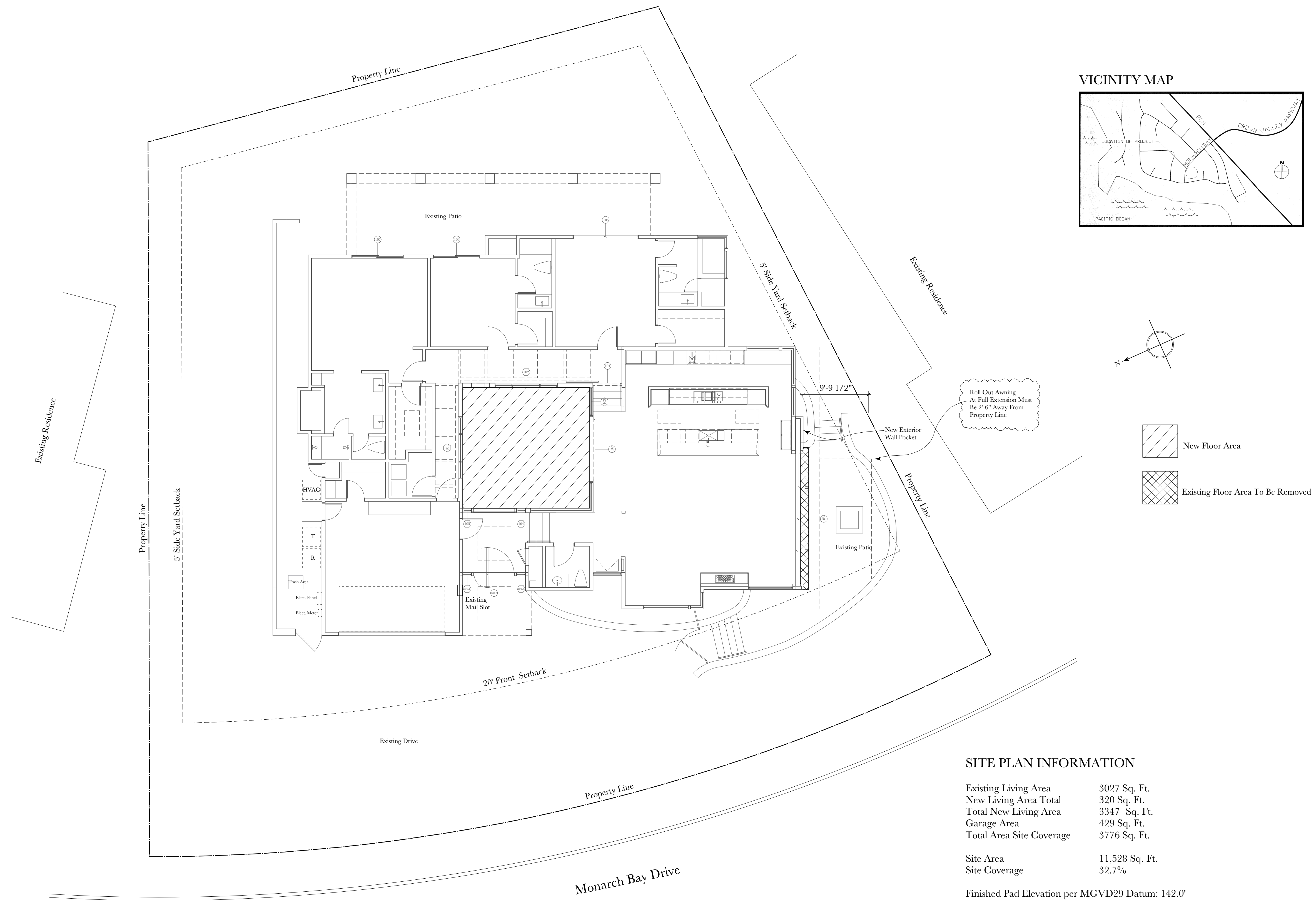
The International Building Code, 2015 edition
International Plumbing Code, 2015 edition
International Mechanical Code, 2015 edition
International Fuel Gas Code, 2015 edition
California Residential Code (CEC), 2016 edition
California Mechanical Code (CM), 2016 edition

California Plumbing Code (CPC), 2016 edition
California Electrical Code (CEC), 2016 edition
California Green Building Standards Code (CGBS), 2016 edition
California Energy Efficiency Standards (CEES), 2016 edition
City of Dana Point Regulations and Ordinances



P U R S L E Y D I X O N A R C H I T E C T U R E
3 1 1 A T H E R T O N S T R E E T
C H A R L O T T E , N O R T H C A R O L I N A 2 8 2 0 3
P : 7 0 4 . 3 3 4 . 6 5 0 0 F : 7 0 4 . 3 3 4 . 6 5 2 2

PERMIT SET 9-06-2018
REVISED 10-16-2018 For Resubmittal to City of Dana Point



SITE PLAN INFORMATION

Existing Living Area	3027 Sq. Ft.
New Living Area Total	320 Sq. Ft.
Total New Living Area	3347 Sq. Ft.
Garage Area	429 Sq. Ft.
Total Area Site Coverage	3776 Sq. Ft.

Site Area	11,528 Sq. Ft.
Site Coverage	32.7%

Finished Pad Elevation per MGVD29 Datum: 142.0'

1 SITE PLAN
1/8" = 1'-0"

***NPDES Note:** The discharge of pollutants to any storm drainage system is prohibited. No solid waste, petroleum byproducts, soil particulate, construction waste materials, or wastewater generated on construction sites or by the construction activities shall be placed, conveyed or discharged into the street, gutter or storm drain system.

PERMIT SET

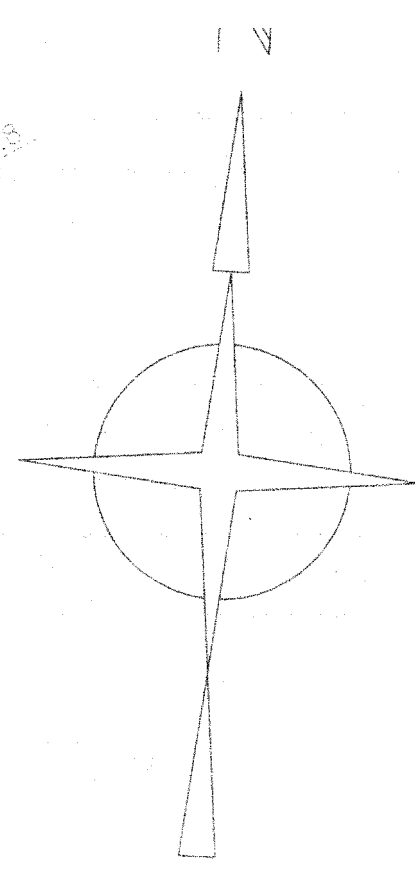
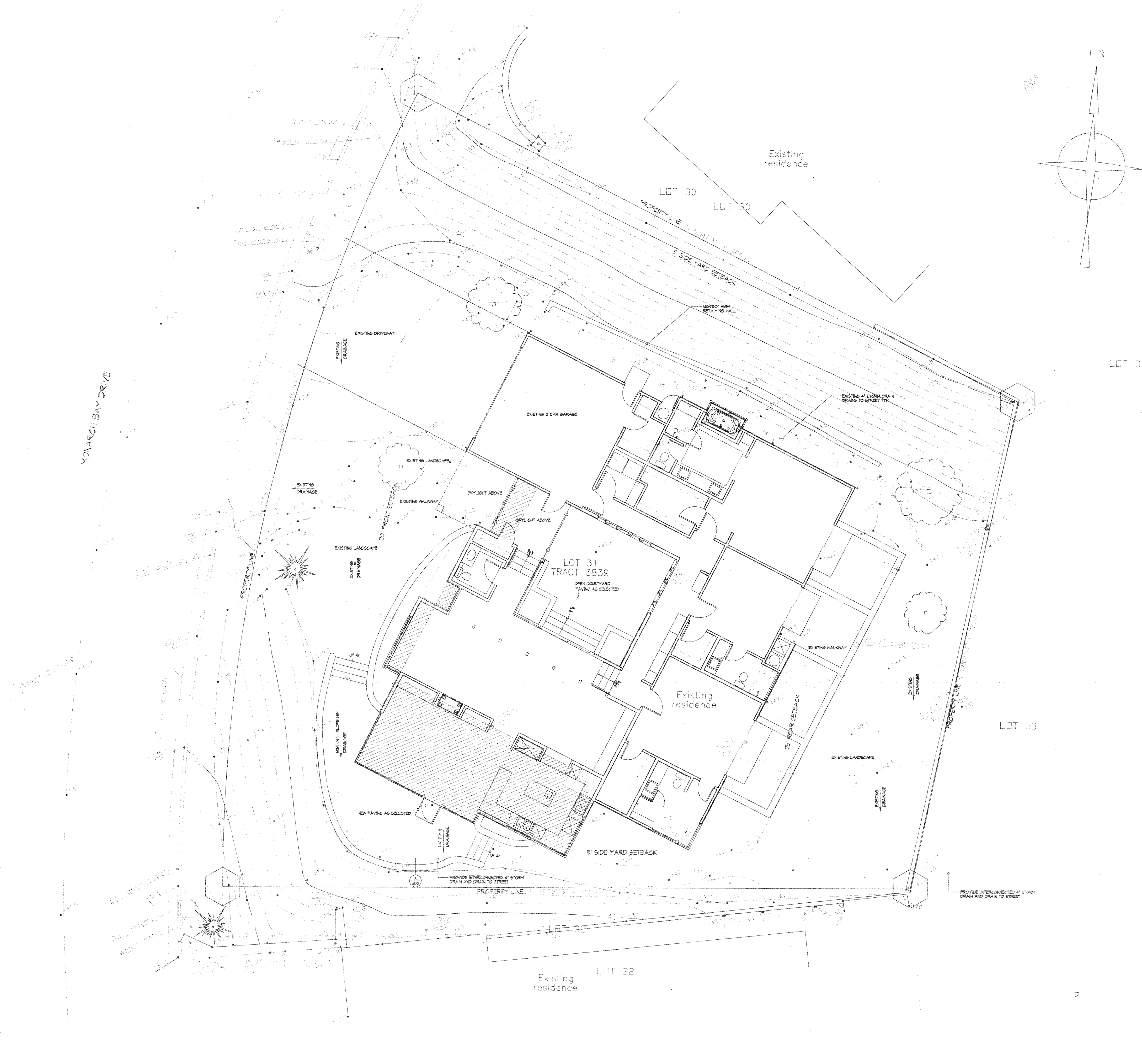
PURSLEY DIXON ARCHITECTURE
3111 Albemarle Street, Charlotte, NC 28203
P. 704.334.6500 F. 704.334.6522
WWW.PURSLEYDIXON.COM

A Renovation For
Dick and Andrea BurrIDGE
737 South Elm Street
Hinsdale, IL 60521

11 Monarch Bay Drive
Dana Point, California 92629
Lot 31 of Tract 3839

Date: September 06, 2018
REVISED 10-16-2018

Site Plan
SP100



KAMPS DESIGN GROUP
 4482 BARRANCA PKWY., SUITE 118
 IRVINE, CA 92604
 949.786.4597
 fax 949.786.4741

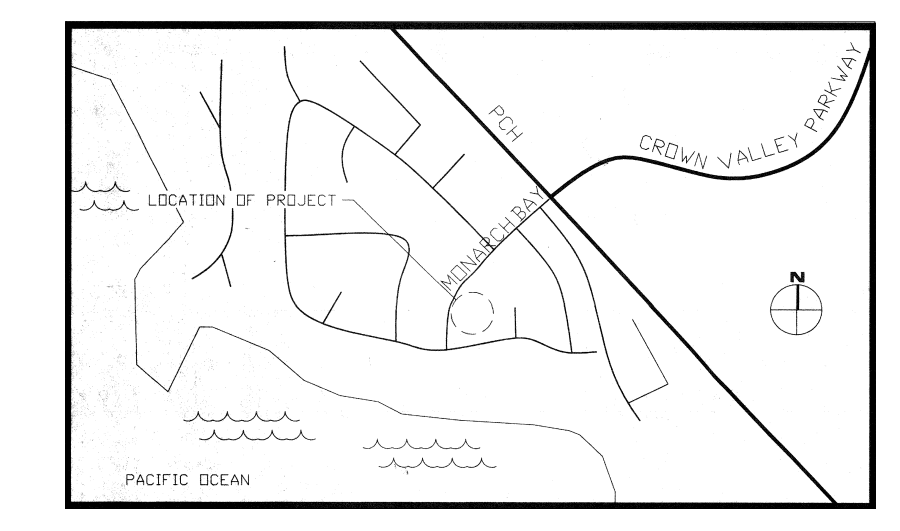
THE YOCCA RESIDENCE
 ADDITION & RENOVATION
 11 MONARCH BAY
 DANA POINT, CA
 LOT 31 OF TRACT 3839

SITE PLAN
 12.24.2001 PLAN CHECK CORRECTIONS
 1.25.2002 PLAN CHECK CORRECTIONS
 3.15.2002 clarifications
 10.03.2002 trellis replacement

A00

1 EXISTING SITE PLAN
 1/8" = 1'-0"

VICINITY MAP



PERMIT SET

PURSLEY DIXON ARCHITECTURE
 311 Albemarle Street, Charlotte, NC 28203
 P. 704.334.6500 F. 704.334.6522
 WWW.PURSLEYDIXON.COM

A Renovation For
Dick and Andrea Burridge
 737 South Elm Street
 Hinsdale, IL 60521

11 Monarch Bay Drive
 Dana Point, California 92629
 Lot 31 of Tract 3839

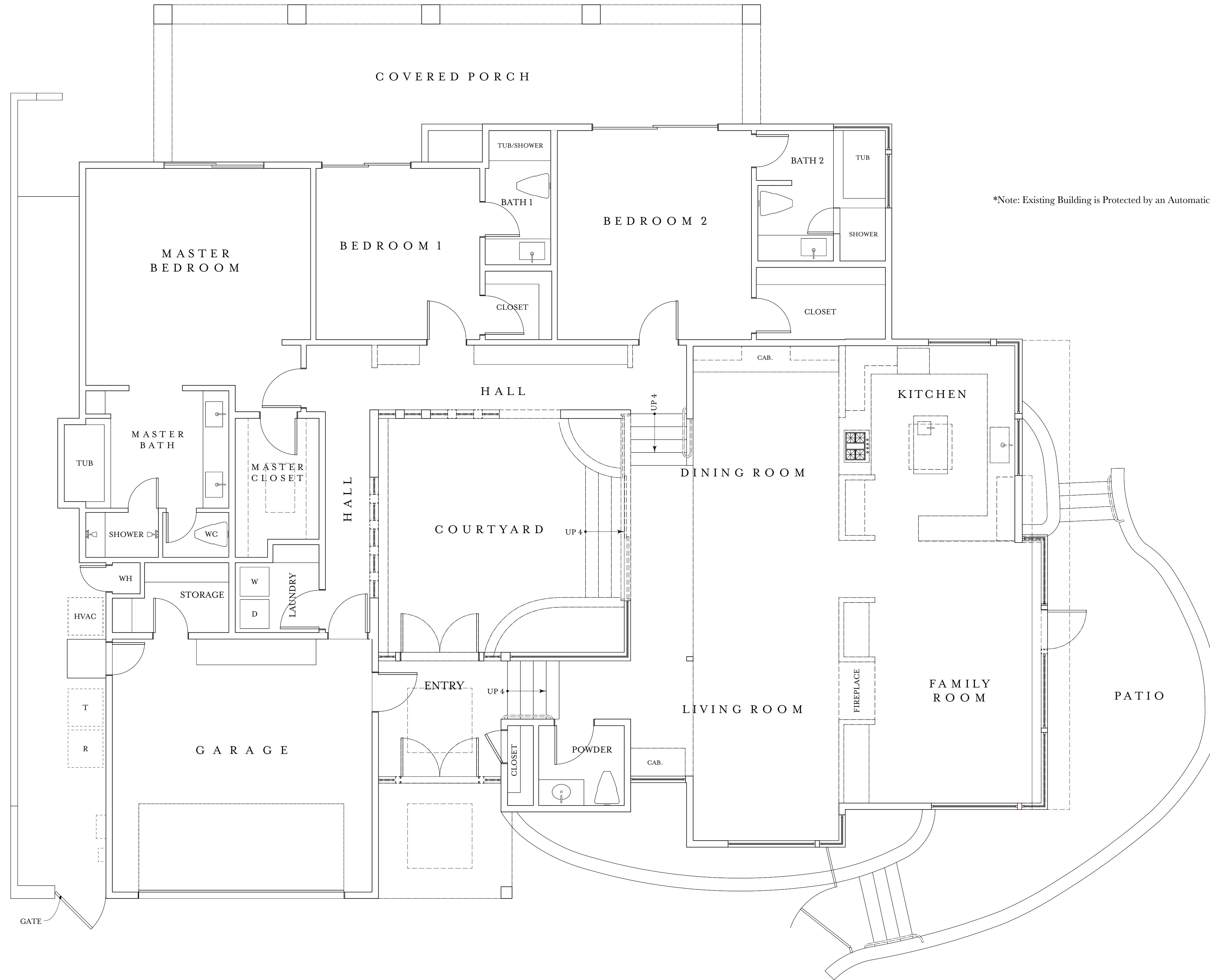
Date: September 06, 2018

Existing Site Plan
SP101

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DEC 13 2007

712002



1 FIRST FLOOR PLAN -- AS-BUILTS
1/4" = 1'-0"

PERMIT SET

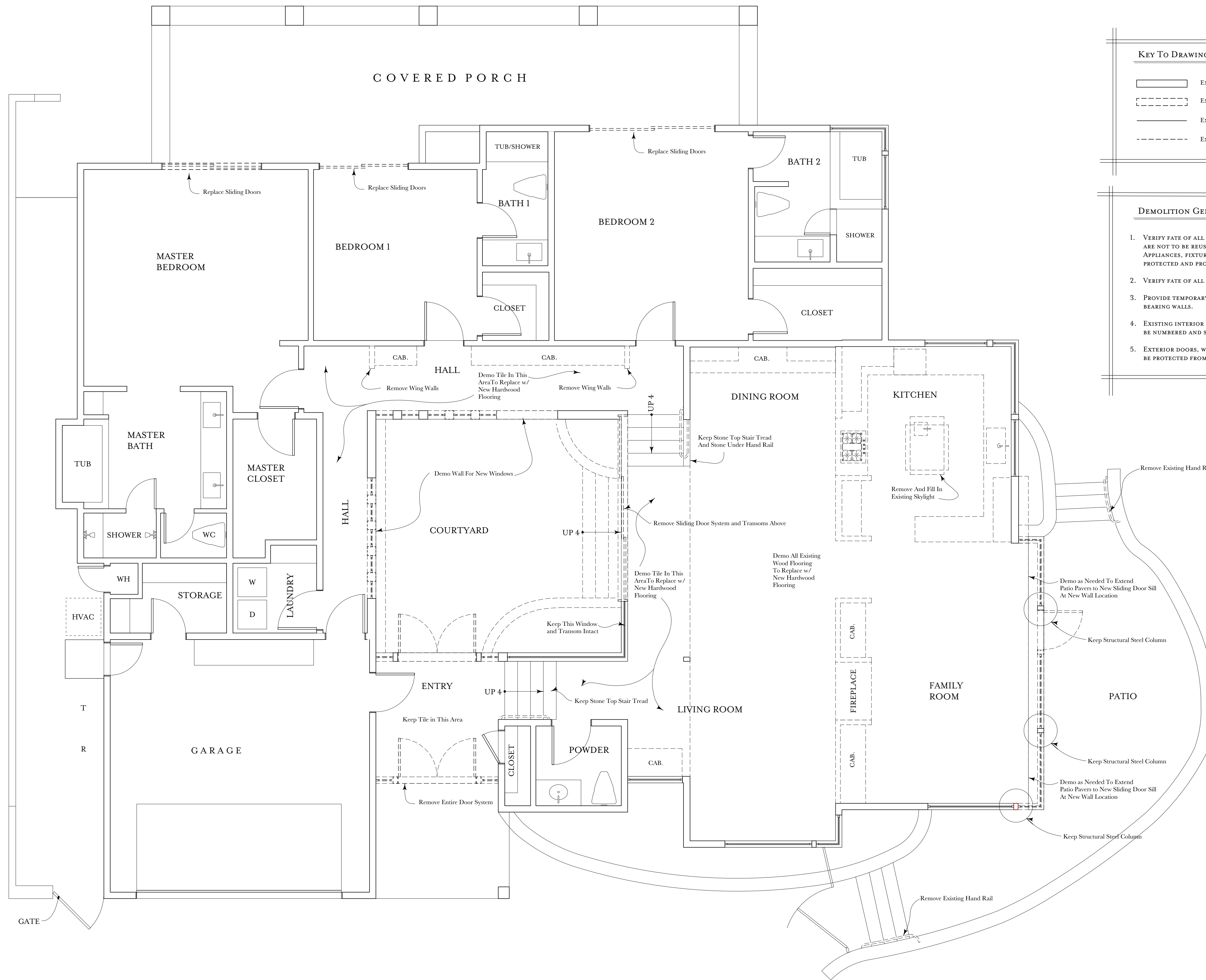

PURSLEY DIXON ARCHITECTURE
311 Atherton Street, Charlotte, NC 28203
P. 704.334.6300 F. 704.334.6322
WWW.PURSLEYDIXON.COM

A Renovation For
Dick and Andrea Burrige
737 South Elm Street
Hinsdale, IL 60521

11 Monarch Bay Drive
Dana Point, California 92629
Lot 31 of Tract 3839

Date: September 06, 2018

As Built Plan
AB100



KEY TO DRAWINGS

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING ARCHITECTURAL ELEMENT TO REMAIN
- EXISTING ARCHITECTURAL ELEMENT TO BE REMOVED

DEMOLITION GENERAL NOTES

1. VERIFY FATE OF ALL APPLIANCES, FIXTURES, AND FITTINGS THAT ARE NOT TO BE REUSED WITH OWNER AND ARCHITECT. APPLIANCES, FIXTURES, AND FITTINGS TO BE REUSED SHALL BE PROTECTED AND PROPERLY STORED IN SAFE LOCATION.
2. VERIFY FATE OF ALL CABINETS NOT TO BE REUSED.
3. PROVIDE TEMPORARY SUPPORT FOR REMOVAL OF ALL LOAD BEARING WALLS.
4. EXISTING INTERIOR DOORS AND HARDWARE TO BE REUSED SHALL BE NUMBERED AND STORED IN SAFE LOCATION UNTIL NEEDED.
5. EXTERIOR DOORS, WINDOWS, AND HARDWARE TO REMAIN SHALL BE PROTECTED FROM ALL CONSTRUCTION TRAFFIC.

1 DEMOLITION PLAN

1/4" = 1'-0"

PERMIT SET


PURSLEY DIXON ARCHITECTURE
 311 Atherton Street, Charlotte, NC 28203
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A Renovation For
Dick and Andrea Burrige
 737 South Elm Street
 Hinsdale, IL 60521

11 Monarch Bay Drive
 Dana Point, California 92629
 Lot 31 of Tract 3839

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Demolition Plan
D100

WORK REQUIRING SPECIAL INSPECTION AND STRUCTURAL OBSERVATION:			TYPE OF INSPECTION		STRUCT OBSERVATION
			CONTINUOUS	PERIODIC	
SOILS	1.a	VERIFY MATERIALS BELOW FOOTINGS FOR DESIGN BEARING CAPACITY			X GEO ENG.
	b	VERIFY DEPTH OF EXCAVATION AND TYPE OF MATERIALS REACHED			X GEO ENG.
SEISMIC RESISTANCE	2.a	INSTALLATION OF (CHEMICAL & EPOXY) ADHESIVE ANCHORS, RODS AND DOWELS	X		

GENERAL NOTES

- WORK SHALL COMPLY WITH THESE STRUCTURAL SPECIFICATIONS, NOTES, AND DRAWINGS, TOGETHER WITH ASSOCIATED SPECIFICATIONS, NOTES, AND DRAWINGS—COLLECTIVELY REFERRED TO AS THE CONSTRUCTION DOCUMENTS, WHERE THE CONSTRUCTION DOCUMENTS DO NOT HAVE SPECIFIC INSTRUCTION, WORK SHALL BE IN ACCORDANCE WITH ACCEPTED TRADE STANDARDS FOR GOOD AND WORKMANLIKE CONSTRUCTION.
- ALL CONSTRUCTION, INCLUDING MATERIAL AND WORKMANSHIP, SHALL CONFORM TO THE PROVISIONS OF THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (2016 CBC) WITH THE GOVERNING AGENCY AMENDMENTS, AND STANDARDS REFERENCED THEREIN. WHEREVER THE CALIFORNIA BUILDING CODE IS REFERENCED IT SHALL IMPLY THE CBC CODE ALONG WITH GOVERNING AMENDMENTS.
- WORK SHALL COMPLY WITH APPLICABLE FEDERAL LAWS, STATE STATUTES, LOCAL ORDINANCES, AND THE REGULATIONS OF AGENCIES HAVING JURISDICTION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COMPLYING WITH THE CONSTRUCTION SAFETY ORDERS AND THE GENERAL INDUSTRIAL SAFETY ORDERS OF THE STATE DIVISION OF INDUSTRIAL SAFETY, THE REGULATIONS OF THE FEDERAL AND STATE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS, AND SUCH OTHER AGENCIES GOVERNING THE CONTRACTOR'S ACTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND HOLD HARMLESS THE STRUCTURAL ENGINEER FOR ANY DAMAGES AND PENALTIES OR BOTH RESULTING FROM HIS FAILURE TO COMPLY WITH SAID LAWS, STATUTES, ORDINANCES, AND REGULATIONS.
- THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER OF HIS DESIGNEE SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
- ALL ASTM STANDARDS LISTED HEREIN, SHALL BE AS REFERENCED IN THE LATEST ISSUE OF THE ANNUAL BOOK OF STANDARDS OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITION BEFORE STARTING WORK. THE DESIGNER AND STRUCTURAL ENGINEER SHALL BE IMMEDIATELY NOTIFIED, IN WRITING, OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS FOR WORKING DIMENSIONS.
- ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE FIELD INSPECTOR, AND A SOLUTION GIVEN BY THE DESIGNER AND STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.

CONCRETE NOTES

- ANCHOR BOLTS, BARS, AND TOOLS SHALL CONFORM WITH THE ASTM A307, LOW CARBON EXTERNALLY AND INTERNALLY THREADED STANDARD FASTENERS. ADDITIONALLY THREADS SHALL BE CUT INTO FULL-SIZE BAR STOCK, ROLLED THREADS MAY NOT BE USED.
- CONCRETE SHALL BE NORMAL WEIGHT (U.N.O.), AND CONFORM TO THE REQUIREMENTS OF ACI-318-I, CHAPTER 5.
- CEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C150 TYPE V, AND AGGREGATE TO ASTM C33 FOR NORMAL WEIGHT AND ASTM C330 FOR LIGHTWEIGHT CONCRETE.
- COMPRESSIVE STRENGTH: THE MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF ALL CONCRETE UNLESS NOTED OTHERWISE SHALL BE 4500PSI AT 28 DAYS. WATER/CEMENT RATIO SHALL BE 0.45 AND TYPE V CEMENT UNLESS A SOILS REPORT RECOMMENDS OTHERWISE. DESIGN OF MIXES SHALL BE BY AN APPROVED TESTING LABORATORY AND SIGNED BY A REGISTERED ENGINEER.
- NO SPECIAL INSPECTION SHALL BE REQUIRED AS CALCULATIONS ARE BASED ON 2500 PSI CONCRETE.
- ADMIXTURES SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS AND APPROVED BY THE ENGINEER OF RECORD.
- MINIMUM CONCRETE COVER FOR REINFORCING STEEL IN NON-PRESTRESSED CAST-IN-PLACE CONCRETE SHALL BE AS FOLLOWS, U.N.O.:
A. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH - 3"
B. FORMED SURFACES EXPOSED TO EARTH OR WEATHER
#5 BARS OR LARGER - 2"
#5 BARS, 3/4" WIRE, AND SMALLER - 1-1/2"
SLAB ON GRADE- CENTER LINE OF SLAB
- ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCING, DOWELS, BOLTS, ANCHORS, PIPES, SLEEVES, ETC., SHALL BE SECURELY POSITIONED IN THE FORMS PRIOR TO THE PLACEMENT OF CONCRETE.

REINFORCING STEEL NOTES

- GRADE: ALL REINFORCING STEEL SHALL BE DEFORMED BARS WHICH SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF ASTM A-615 GRADE 60 FOR #4 OR LARGER BARS, AND #3 BARS TO BE ASTM A-615 GRADE 40.
- WELDING: LOW HYDROGEN WELDING RODS SHALL BE USED FOR ALL WELDING TO REINFORCING BARS, BUT ONLY WHERE SHOWN OR NOTED BY THE STRUCTURAL ENGINEER.
- WELDING: GRADE 60 BARS SHALL BE PREHEATED, WHEN WELDING, AS PRESCRIBED BY AWS D1.4 FOR VARIOUS SIZE BARS.
- MINIMUM LAP: REINFORCING STEEL SHALL BE SPLICED WITH A MINIMUM LAP OF 30 BAR DIAMETERS IN CONCRETE AND 40 DIAMETERS IN MASONRY, EXCEPT WHEN SHOWN OR NOTED OTHERWISE.
- WELDED WIRE MESH: ELECTRIC WELDED WIRE MESH SHALL CONFORM TO ASTM A-185. SIZE SHALL BE AS SHOWN ON THE DRAWINGS. MINIMUM LAP TO BE 12".
- DOWELS SHALL BE PROVIDED AT CONSTRUCTION JOINTS AND SHALL BE THE SAME SIZE AND SPACING AS DETAIL OR #3 @ 12" O.C X 3'-0" LONG.
- ALL REINFORCING SHALL BE SECURELY TIED IN PLACE BEFORE PLACING CONCRETE OR GROUT.

WOOD NOTES

- SAWN WOOD MEMBERS SHALL BE DOUGLAS FIR-LARCH (U.N.O.), CONFORM TO THE 2016 CALIFORNIA BUILDING CODE, SEC 2303, AND SHALL BE GRADE MARKED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC P520 DOUGLAS FIR-LARCH OR EQUIVALENT.
- WOOD GRADES SHALL BE AS FOLLOWS (U.N.O.):
WALLS 2 X 4 (8'-0") - CONSTRUCTION GRADE
WALLS 2 X 4 (8'-1" TO 12'-0") - #2
WALLS 2 X 6 (12'-0" TO 16'-0") - #2
TOP AND BOTTOM PLATES - MATCH WALLS
2X JOISTS AND RAFTERS - #2
4X6 AND 4X8 HEADER BEAMS - #2
4X10 BEAMS OR LARGER - #1
6X8, 8X8, 10X8, AND DEEPER BEAMS - #1
- ALL WOOD THAT RESTS ON EXTERIOR FOUNDATIONS, FOUNDATION WALLS, AND ARE LESS THAN 8" FROM EXPOSED EARTH, ALL WOOD ATTACHED DIRECTLY TO INTERIOR OR EXTERIOR, MASONRY OR CONCRETE, AND ALL WOOD SLEEPERS AND SILLS ON CONCRETE THAT IS IN DIRECT CONTACT WITH EARTH SHALL BE PRESERVATIVE TREATED DOUGLAS-FIR.
- ALL SILLS OR PLATES BEARING ON CONCRETE OR MASONRY SHALL HAVE ANCHOR BOLTS THAT ARE NOT LESS THAN 3/4" DIA, EMBEDDED 7" MIN., 6'-0" MAX SPACING, OR TWO BOLTS PER PIECE, AND SIZED AND SPACED PER DIVCS WHERE INDICATED.
- WOOD STRUCTURAL PANELS SHALL CONFORM TO THE 2016 CALIFORNIA BUILDING CODE, SEC 2303, AND SHALL CONFORM TO THE REQUIREMENTS BASED ON U.S. PRODUCT STANDARD DOC P51 OR DOC P52. EACH PANEL SHALL BE IDENTIFIED FOR GRADE AND GLUE TYPE BY THE TRADEMARKS OF AN APPROVED TESTING AND GRADING AGENCY. WOOD STRUCTURAL PANELS THAT ARE PERMANENTLY EXPOSED IN OUTDOOR APPLICATIONS SHALL BE OF EXTERIOR TYPE (EXO). ALL WOOD STRUCTURAL PANELS SHALL BE OF THE FOLLOWING GRADES AND PANEL IDENTIFICATION INDICIES (U.N.O. ON DRAWINGS):
ROOF SHEATHING - CDX, 24 / 0
FLOOR SHEATHING - APA, 48 / 24
SHEAR PANELS - CDX (U.N.O.), 24 / 0
- GLULAM TIMBERS SHALL BE MANUFACTURED AND IDENTIFIED AS REQUIRED IN AITC A1901.1 AND ASTM D 3737, USING DOUGLAS FIR INDUSTRIAL APPEARANCE GRADE WOOD AND EXTERIOR GLUE WITH THE INTENDED DRY USE CONDITION AND USE SHALL BE AS FOLLOWS:
SIMPLE SPANS - 24F-V4, AND CANTILEVERED CONDITION - 24F-V8.
- FRAMING ANCHORS, POST CAPS, COLUMN BASES, AND OTHER CONNECTORS SPECIFIED ON DRAWINGS SHALL BE AS MANUFACTURED BY "SIMPSON" OR EQUAL.
- BARS, PLATES, UNHEADED BOLTS, WASHERS AND DRIFT BOLTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM 36.
- NUTS SHALL CONFORM TO REQUIREMENTS OF ASTM A563, GRADE A.
- ALL BOLTS HEADS, NUTS, AND LAG SCREWS BEARING ON WOOD SHALL HAVE CUT WASHERS U.N.O.
- BOLT HOLES SHALL BE DRILLED A MAXIMUM OF 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER, BOLT HOLES SHALL BE ACCURATELY ALIGNED AND NOT FORCIBLY DRIVEN.
- SPECIAL CONNECTORS FOR CONNECTING WOOD OR GLUED LAMINATED TIMBER SHALL BE FABRICATED FROM STEEL CONFORMING TO ASTM A36. WELDS SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1-B5.
- DIAPHRAGM NAILING SHALL CONFORM TO THE SHEAR WALL SCHEDULE BASED ON THE 2008 EDITION AWC SDPWS-2008:
B.N. = NAILING AT DIAPHRAGM BOUNDARIES, CONTINUOUS PANEL EDGES, AND AT EDGES OF OPENINGS.
E.N. = EDGE NAILING
F.N. = FIELD NAILING
- WHERE DIAPHRAGM BLOCKING IS SPECIFIED, USE 2X4 FLAT BLOCKING WITH "Z" CLIPS.
- SIMPLE SPAN WOOD MEMBERS, NOT SHOP CAMBERED, SHALL BE ERECTED WITH THE NATURAL CAMBER UP, FOR CANTILEVERED WOOD MEMBERS.
- LEAD HOLES FOR LAG SCREWS IN WOOD SHALL BE BORED AS FOLLOWS:
SHANK: SAME DIAMETER AND LENGTH AS UNTHREADED SHANK
THREADED PORTION: 50% TO 75% OF SHANK DIAMETER AND LENGTH EQUAL TO THE THREADED PORTION.
- SPECIAL PROVISIONS FOR SHEARWALLS ON BOTH SIDES:
A. SILL PLATE SHALL BE 3X P.T. D.F.-L
B. ALL STUDS AND BLOCKING AT PANEL EDGES SHALL BE 4X.
C. ALL OTHER STUDS SHALL BE 3X @ 16" O.C.
D. BOTH VERTICAL AND HORIZONTAL INTERIOR PANEL JOISTS ON OPPOSITE SIDES OF THE WALL SHALL BE STAGGERED.
E. THE PLYWOOD ON ONE SIDE MUST BE NAILED BEFORE THE FRAMING INSPECTION. THE PLYWOOD ON THE OTHER SIDE MUST BE INSTALL AND INSPECTED PRIOR TO THE INSTALLATION OF WALL SURFACE COVERING.
F. NO PENETRATIONS OR NOTCHES ARE PERMITTED OTHER THAN THOSE SHOWN ON STRUCTURAL DRAWINGS.
- PROVIDE DOUBLE STUD SUPPORTS AT ALL BEAM UNLESS POSTS ARE SPECIFIED.
- DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS UNLESS OTHERWISE SPECIFIED.
- MOISTURE CONTENT OF WOOD AT TIME OF PLACEMENT SHALL NOT EXCEED 19%.
- PROVIDE STG23G AT ALL DISCONTINUOUS TOP PLATES.
- THE NUMBER AND SIZE OF NAILING SHALL CONFORM WITH THE FOLLOWING TABLE (PER CBC 2016, TABLE 2304.10.3. WHEN NECESSARY TO PREVENT THE SPLITTING OF WOOD, A PREBORED PILOT HOLE SHALL BE DRILLED.
JOIST TO SILL : 3-8d
BLOCKING TO JOIST, TOENAIL EA END: (2) 8d
1" X 6" SUBFLOOR (OR SMALLER) TO EACH JOIST, FACE NAIL: (2) 8d
WIDE THAN 6" SUBFLOOR TO EA JOIST, FACE NAIL: (3) 8d
2" SUBFLOOR TO JOIST OR GIRDER BLIND AND FACE NAIL: (2) 16d
SOLE PLATE TO JOIST OR BLKG, TYP FACE NAIL: 16d @ 16" O.C.
SOLE PLATE TO JOIST OR BLKG @ BRACE WALL PANELS: (3) 16d per 16"
TOP PLATE TO STUD, END NAIL: (2) 16d
STUD TO SOLE PLATE, TOE NAIL: (4) 16d
OR NAIL END NAIL: (2) 16d
DOUBLE STUDS, FACE NAIL: 16d @ 24" O.C.
DOUBLE TOP PLATES, TYP, FACE NAIL: 16d @ 16" O.C.
DOUBLE TOP PLATES, LAP SPICE: (8) 16d
BLKG BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL: (3) 8d
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL: (2) 16d
CONTINUOUS HEADER, TWO PIECES: 16d @ 16" O.C. (EA EDGE)
CEILING JOISTS TO PLATE, TOENAIL: (3) 8d
CONTINUOUS HEADER TO STUD, TOENAIL: (4) 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL: (3) 8d
CONTINUOUS HEADER TO STUD, TOENAIL: (4) 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL: (3) 16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL: (3) 16d
RAFTER TO PLATE, TOENAIL: (3) 8d
1" X 8" SHEATHING (OR SMALLER) TO EACH BEARING, FACE NAIL: (3) 8d
WIDER THAN 1" X 8" SHEATHING TO EACH BEARING, FACE NAIL: (3) 8d
BUILT-UP CORNER STUDS: 16d @ 24" O.C.
BUILT-UP GIRDERS AND BEAMS: 20d @ 32" O.C. (TOP AND BOT. STAGGRED)
2" FLANKS TO EACH BEARING: (2) 16d
COLLAR TIE TO RAFTER, FACENAIL: (3) 10d
JACK RAFTER TO HIP, TOENAIL: (3) 10d
OR FACENAIL: (2) 16d
ROOF RAFTERS TO 2X RIDGE BEAM, TOENAIL: (2) 16d
OR FACENAIL: (2) 16d
JOIST TO BAND JOIST, FACENAIL: (2) 16d
- FASTENERS IN P.T. WOOD MUST BE HOT-DIPPED ZINC-COATED, GALVANIZED STEEL OR STAINLESS STEEL.

DESIGN DATA

ROOF MATERIAL SHALL NOT EXCEED	10 PSF
TOTAL ROOF DEAD LOAD:	20 PSF
ROOF LIVE LOAD:	20 PSF
TOTAL FLOOR DEAD LOAD:	20 PSF
FLOOR LIVE LOAD:	40 PSF

WIND DESIGN:

ULTIMATE DESIGN WIND SPEED:	110 MPH
NOMINAL DESIGN WIND SPEED:	85 MPH
EXPOSURE:	C
IMPORTANCE FACTOR:	I=1.0
RISK CATEGORY:	II
TOPOGRAPHIC FACTOR:	1.0
DIRECTIONAL FACTOR:	0.85

SEISMIC DESIGN:

SITE CLASS	D
FORCE RESISTING SYSTEM-PLYWOOD SHEARWALL	6.5
SHORT PERIOD SPECTRAL RESPONSE	1.547
1-SECOND SPECTRAL RESPONSE	0.577
SEISMIC DESIGN CATEGORY	D
Sds=	1.031
sd1=	0.577
LIGHT FRAMED SHEAR PANELS	
R=	6.5
Cs=	211
SOIL DESIGN LOAS BEARING=	1500PSF

STRUCTURAL COMPOSITE LUMBER

- MANUFACTURED LAMINATED VENEER LUMBER (LVL) AND PARALLEL STRAND LUMBER (PSL), AND LAMINATED STRAND LUMBER (LSL) SHALL BE THE FOLLOWING: (ALTERNATIVES MAY BE USED ONLY WITH SPECIFIC APPROVAL OF THE STRUCTURAL ENGINEER)
A) TRUS JOIST MACMILLAN PRODUCTS, BOISE, IDAHO (ICC ES ESR-1387)

LVL & PSL GRADE SCHEDULE:

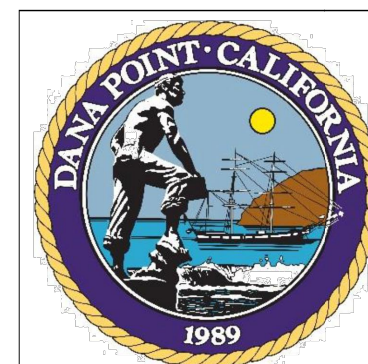
SIZE NOTED ON PLAN	GRADE & GRADE MARK	Fo	Fv	E
1 3/4 inch wide	Microlam LVL	2600 psi	285 psi	1,800,000 psi
2 11/16 inch wide	Parallam PSL	2900 psi	290 psi	2,000,000 psi
3 1/2 inch wide	Parallam PSL	2900 psi	290 psi	2,000,000 psi
5 1/4 inch wide	Parallam PSL	2900 psi	290 psi	2,000,000 psi
7 inch wide	Parallam PSL	2900 psi	290 psi	2,000,000 psi

- MANUFACTURED LAMINATED VENEER LUMBER (LVL) AND PARALLEL STRAND LUMBER (PSL) SHALL BE FABRICATED IN THE SHOP OF A LICENSED FABRICATOR. ALL PIECES SHALL BE STAMPED WITH THE MANUFACTURER'S LOGO.

- PARALLEL STRAND LUMBER (PSL) ESPOSED TO WEATHER SHALL BE PRESERVATIVE TREATED LAMINATED VENEER LUMBER (LVL) AND LAMINATED STRAND LUMBER (LSL) SHALL NOT BE EXPOSED TO WEATHER. TREATMENT SHALL BE IN ACCORDANCE WITH AWPA STANDARD C-9 FOR ABOVE GROUND USE EXPOSED TO WEATHER. TREATMENT SHALL BE CHROMATED COPPER ARSENATE WITH A RETENTION LEVEL OF NOT LESS THAN 0.40 LB/CU FT. TO A DEPTH 0.50 IN. AFTER INSTALLATION. EXTERIOR EXPOSED SURFACES SHALL BE PROTECTED WITH A MINIMUM OF TWO COATS OF SEALER. INTERIOR SURFACES SHALL BE COVERED BY FRAMING OR DRYWALL. A CERTIFICATE INDICATING CONFORMANCE TO AWPA C-9, AND THE TYPE OF TREATMENT SHALL BE MADE BY THE TREATER. A COPY OF THE CERTIFICATE SHALL BE PROVIDED TOT THE BUILDING OFFICIAL PRIOR TO ERECTION OF THE FRAMING AND TO THE ARCHITECT AND STRUCTURAL ENGINEER.

STRUCTURAL STEEL NOTES

- THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH AISC 360 (13TH EDITION)
- ALL STRUCTURAL STEEL TO BE THE FOLLOWING:
 - W-SHAPES ASTM A992, Fy=50ksi
 - HSS SHAPES (RECTANGULAR) ASTM A500, GRADE B, Fy=46ksi
 - HSS SHAPES (ROUND) ASTM A500, GRADE B, Fy = 42 ksi
 - PIPES SHAPES ASTM A53, GRADE B, Fy = 35 ksi
 - ALL OTHER STEEL ASTM A36, Fy = 36 ksi
- ALL STRUCTURAL WELDS TO BE THE FOLLOWING:
E70 SERIES- TYP
E90 SERIES - FOR A615 GRADE 60 REINFORCING BARS
- FULL PENETRATION AND PARTIAL PENETRATION WELDS SHALL BE CONTINUOUSLY INSPECTED BY A SPECIAL INSPECTOR AND BE ULTRASONICALLY NON-DESTRUCTIVELY TESTED. ULTRASONIC TESTING SHALL BE IN ACCORDANCE WITH ANSI/AWS D11 CHPT 6.
- FIELD WELDS SHALL BE CONTINUOUSLY INSPECTED BY A SPECIAL INSPECTOR.
- HOLES FOR BOLTS IN STRUCTURAL STEEL SHALL BE DRILLED OR PUNCHED. BURNING OF HOLES SHALL NOT BE PERMITTED. U.N.O. HOLES SHALL BE STANDARD SIZE, 1/16" LARGER THAN THE BOLT.
- ALL STRUCTURAL STEEL SHAPES SHALL BE PRIMED WITH A RUST RESISTANT PRIMER BEFORE SHIPMENT TO THE PROJECT SITE. PRIMER SHALL NOT BE APPLIED TO THE IMMEDIATE AREA OF STEEL INTENDED TO RECEIVE SLIP CRITICAL BOLTED CONNECTIONS. AFTER ERECTION IS COMPLETE, TOUCH-UP ALL SHOP PRIMING COATS DAMAGED DURING TRANSPORTATION AND ERECTION.
- PRIOR TO THE FABRICATION OF STRUCTURAL STEEL, SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW FOR GENERAL COMPLIANCE.



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A040 – SCHEDULE
2016 CALIFORNIA CODES <small>CODE TITLE</small>
01/01/2017 <small>EFFECTIVE DATE</small>

SCHEDULE OF SPECIAL INSPECTIONS & STRUCTURAL OBSERVATIONS

ADDRESS: 11 MONARCH PERMIT NUMBER _____

OWNER: BURRIDGE RESIDENCE

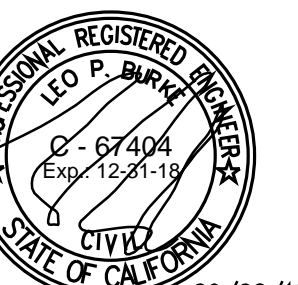
RDP: LEO BURKE

* Registered Design Professional or Engineer of Record

THE FOLLOWING TABLE SHALL BE MADE A PART OF THE PLANS

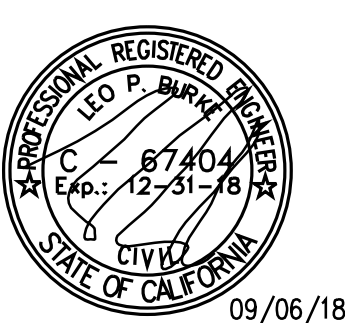
* CONCRETE
Concrete Beams, Grade Beams Tie Beams steel reinforcement
Calsson steel reinforcement.
Reinforcing steel and placement in footings
Reinforcing steel and placement in Walls and Retaining Walls
X Adhesive or Expansion anchors (SIMP "SET-XP")
Flagpole foundations
Concrete Deck & supports
* MASONRY
Retaining walls
Pilasters
Reinforcing steel and placement
Adhesive or Expansion anchors
* WOOD
Connections including nailing, bolting, tie downs, beam hangers, framing hangers
Prefabricated wood shear panels per the <i>ES Report</i> for the product
Load path connections, drag struts, collectors, A34/A35, blocking, etc.
Thickness and nail spacing of diaphragms
Shear wall type, length, nailing, 3X members and holdowns
Guardrail/handrail support post attachment details
* STRUCTURAL STEEL
X Field welding (AS OCCURS)
Moment Frame connections & attachments

* mark this column for items applicable to the project



DATE:	09/06/18
SCALE:	VARIES
DESIGNED BY:	DAK
DRAWN BY:	DAK
APPROVED BY:	LPB
PROJECT NUMBER:	18140

STRUCTURAL NOTES



09/06/18
 BURRIDGE RESIDENCE
 11 MONARCH
 DANA POINT, CA

DATE:	09/06/18
SCALE:	VARIABLES
DESIGNED BY:	DAK
DRAWN BY:	DAK
APPROVED BY:	LPB
PROJECT NUMBER:	18175

STRUCTURAL PLANS

SHEET NUMBER: S-1
 REVISION: 0

SHEARSHEAR WALL SCHEDULE BASED ON THE 2008 EDITION AWC SDPWS-2008					
S.W. TYPE	SHEAR PANEL DESCRIPTION	ALLOWABLE SHEAR (PLF)	SILL BOLT @ FOUNDATION	TOP PLATE TO BLOCK/G	SILL NAILING UPPER STORIES
9	3/8" STRUCT. PLYWD. W/8d COMMON NAILS @ 6" O.C. AT EDGES & 12" O.C. FIELD (TABLE 2306.3 CBC) SEE NOTES 1, 2, 4, 5, 8, 9 & 10 BELOW	240	5/8" @ 29" O.C.	A35 @ 16"	16d @ 6" O.C.
10	3/8" STRUCT. PLYWD. W/8d COMMON NAILS @ 4" O.C. AT EDGES & 12" O.C. FIELD (TABLE 2306.3 CBC) SEE NOTES 1, 2, 4, 5, 8, 9 & 10 BELOW	360	5/8" @ 19" O.C.	A35 @ 8"	20d @ 3" O.C. STAGGERD
11	3/8" STRUCT. PLYWD. W/8d COMMON NAILS @ 3" O.C. AT EDGES & 12" O.C. FIELD (TABLE 2306.3 CBC) SEE NOTES 1, 2, 4, 5, 8, 9 & 10 BELOW	460	5/8" @ 15" O.C.	A35 @ 8"	20d @ 2" O.C. STAGGERD
12	3/8" STRUCT. PLYWD. W/8d COMMON NAILS @ 2" O.C. AT EDGES & 12" O.C. FIELD (TABLE 2306.3 CBC) SEE NOTES 1, 2, 4, 5, 8, 9 & 10 BELOW	610	5/8" @ 11" O.C.	A35 @ 8"	20d @ 2" O.C. STAGGERD
13	1 5/8" STRUCT. PLYWD. W/10d COMMON NAILS @ 2" O.C. AT EDGES & 12" O.C. FIELD OVER 3X STUDS (TABLE 2306.3 CBC) SEE NOTES 1, 4, 5, 8, 9 & 10 BELOW	870	5/8" @ 7" O.C.	A35 @ 6"	505/14x4.5 @ 4" O.C.

- NOTES:
- ALL EDGES OF PLYWOOD SHEARWALLS MUST BE BLOCKED WITH 2X SOLID BLOCKING
 - EDGE DISTANCE REQUIRED FOR PLYWOOD BOUNDARY NAILING.
 - ALL END FRAMING MEMBERS OF SHEARWALLS SHALL BE 4X MEMBERS.
 - FRAMING AT ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED. USE 3X SILL PLATE @ FOUNDATION FOR SHEAR LOADS LESS THAN 350 PLF. 2X SILL PLATE MAY BE USED.)
 - WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER & NAILS ON EACH SIDE SHALL BE STAGGERED. (USE 3X SILL PLATE @ FOUNDATION.)
 - RETROFIT SHEARWALLS MAY USE 2X BLKG of (E) 2X 2X IN LIEU OF 3X SILL PLATE.
 - ALL CONTINUOUS EXTERIOR AND INTERIOR BEARING WALL FOOTINGS TO HAVE 5/8" X 7" EMBED. A 3" @ 48" O.C. WITH 3 X 3 X 1/4" PLATE WASHERS U.N.O.
 - ALL INTERIOR NON-BEARING FOOTINGS TO HAVE 3/16" DIA. SHOT PINS AT 32" O.C. RAMSET ITW (ICC-ESR-2690).
 - USE 3 X 3 X 1/4" PLATE WASHERS FOR ALL ANCHOR BOLTS.
 - AT EXISTING FOOTINGS, USE THREADED RODS W/ 7" EMBED. INSTALL W/ SAMP SET XP EPOXY (ICC-ESR 2508)

SYMBOL LEGEND

- (E) 2X STUD WALL
- (E) STUD WALL TO BE REMOVED
- (N) 2x STUD WALL W/ STUDS @ 16" O.C.
- INDICATES SPAN AND DIRECTION OF FLOOR JOIST
- INDICATES SPAN AND DIRECTION OF ROOF RAFTERS
- INDICATES SPAN OF STRUCTURAL BEAM
- INDICATES CANTILEVER IN STRUCTURAL BEAM
- 4x4 POST U.N.O.
- (RD-1) CALCULATION REFERENCE
- (N) SHEARWALLS

STUD and POST LEGEND

(P) - (E) POST	(C) - (E) T56X4 STL COLUMN
(F) - (N) 4 x 4 POST	(N) - (N) H556X3X3/8 STL COLUMN
(S) - (N) 3-1/2 X 5-1/4 PSL	(C) - (N) H557X3X3/8 STL COLUMN
(T) - (N) 3-1/2 X 7 PSL POST	(S) - (N) H556X3X3/8 STL COLUMN

STRAP SCHEDULE

NOTE: MIN. NAILING MEMBER THICKNESSES

MSTA, 1-1/3" MIN.	
MST, 3-5/16" MIN.	
CS16, 1-1/3" MIN.	
CMSTC, 3" MIN.	

(S) - (N) MST37 w/ (42) 16d
 (C) - (N) MST27 w/ (42) 16d

SIMPSON HOLDOWN LEGEND

37 - MST37	2 - HDU2 - ICC-ESR-2330
48 - MST48	5 - HDU5 - ICC-ESR-2330
60 - MST60	8 - HDU8 - ICC-ESR-2330

HOLDOWN NOTE:
 1) USE HDU5 @ CONCRETE & STEEL APPLICATIONS; AND STRAPS AT WOOD FRAMING APPLICATIONS.
 2) DBL STUDS SHALL BE PLACED @ ENDS OF ALL SHEAR WALLS
 3) DBL STUDS @ ALL HOLDOWNS REQ.

FOUNDATION SCHEDULE

SLAB-1	EXISTING SLAB ON GRADE
CF-EX	(E) CONTINUOUS CONCRETE FOOTING.
CF-12	(N) CONT. STEM FTG. 12"W X 24" EMBED. w/ (2) #5 TOP @ BOT. SEE DETAIL FOR MORE INFO
PF-EX	(E) CONC. FOOTING
PF-20	(N) 20" SQ. CONC. PAD X 12" THK W/ #4 EA. WAY @ 12" OC (24" EMBED.)
PF-26	(N) 26" SQ. CONC. PAD X 12" THK W/ #4 EA. WAY @ 12" OC (24" EMBED.)

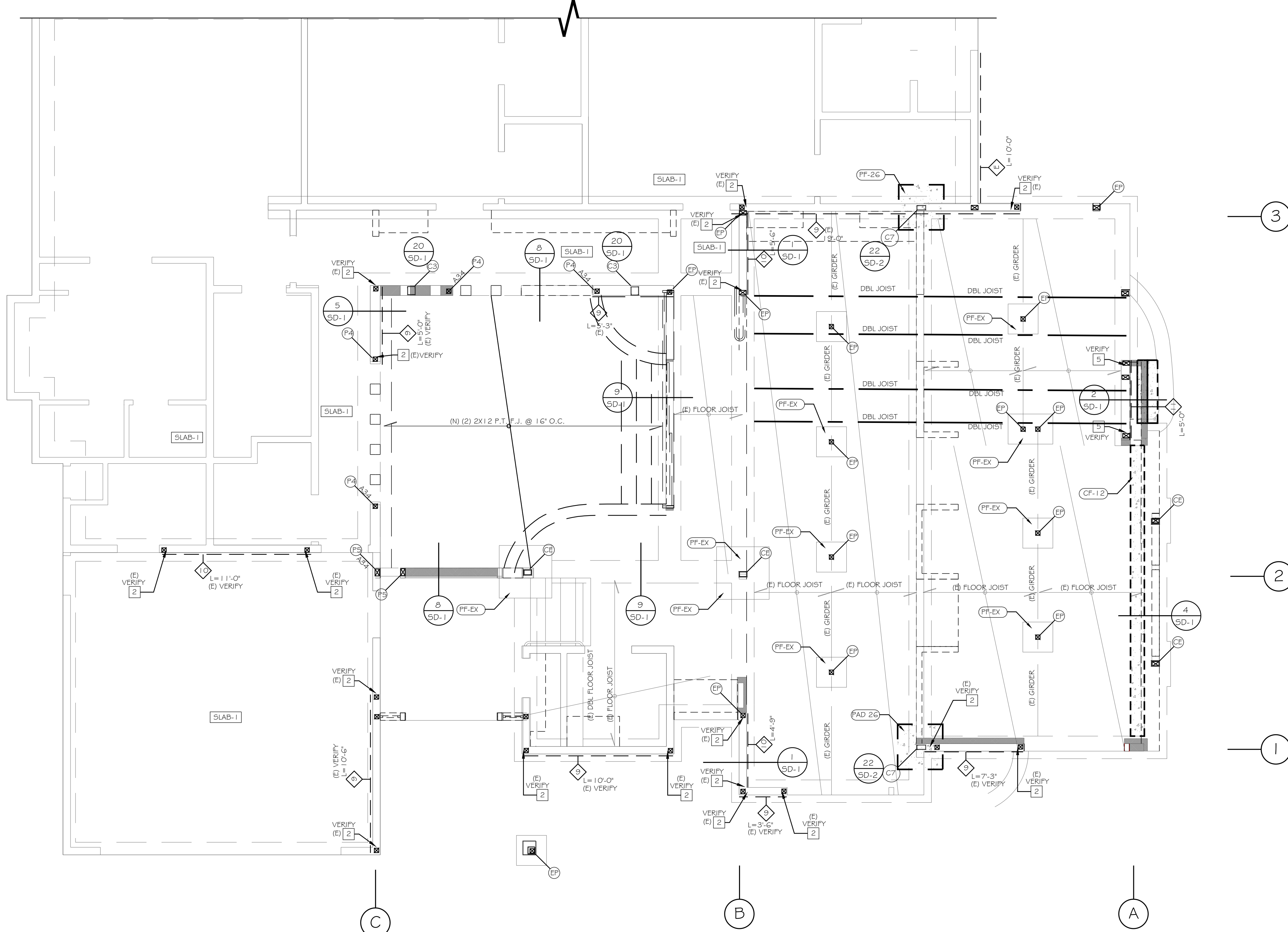
ALL WATERPROOFING DETAILS SHALL BE DESIGNED BY A WATERPROOFING EXPERT.

NOTE: ROOFING MATERIAL ON THE ROOF SHALL NOT EXCEED 10 POUNDS PER SQUARE FOOT.

NOTE: DEPUTY INSPECTOR ARE REQUIRED TO BE LISTED BY THE CITY OF NEWPORT BEACH

NOTE: ROOFING MATERIAL ON ROOF SHALL NOT EXCEED 10 POUNDS PER SQUARE FOOT.

- NOTES:**
- CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS ARE AS REQUIRED ON THESE PLANS PRIOR TO COMMENCEMENT OF ALL WORK (i.e. PRIOR TO DEMOLITION/CONSTRUCTION), INCLUDING BUT NOT LIMITED TO FOOTINGS AND FRAMING.
 - CONTRACTOR TO VERIFY PLATE HEIGHT & JOIST DEPTHS IN AREA OF REMODEL/ADDITION.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS.
 - NOTIFY THE ARCHITECT/ENGINEER IF SITE CONDITIONS ARE DIFFERENT THAN SHOWN ON THESE PLANS.
 - PRIOR TO ANY FOUNDATION WORK IN EXISTING RESIDENCE, CONTRACTOR SHALL FIND THE EXACT LOCATION OF (E) TENDONS. DO NOT CUT OR DAMAGE ANY POST-TENSION SLAB TENDONS
 - STRUCTURAL OBSERVATION WILL BE PERFORMED WHEN REQUIRED BY THE BUILDING OFFICIAL.
 - ANY PLUMBING DRAINPIPE OR VENT PIPE CUT THROUGH STUD WALL SHALL BE 2X6 STUD WALLS OR TWO 2 X 4 WALLS WITH PLYWOOD SHEAR PANEL ON NON-PLUMBING WALL.



PARTIAL FOUNDATION PLAN
 SCALE 1/4" = 1'-0"



09/06/18
 BURRIDGE RESIDENCE
 11 MONARCH
 DANA POINT, CA

DATE: 09/06/18
 SCALE: VARIES
 DESIGNED BY: DAK
 DRAWN BY: DAK
 APPROVED BY: LPB
 PROJECT NUMBER: 18175

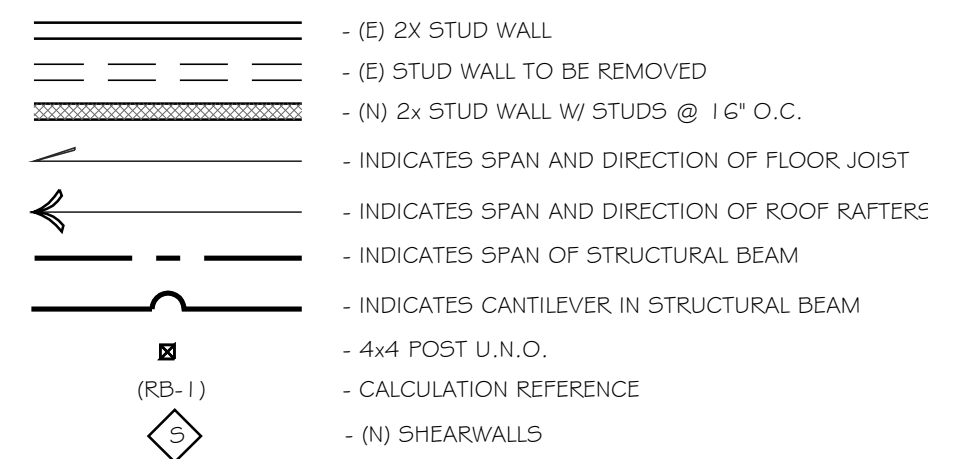
STRUCTURAL PLANS

SHEET NUMBER: S-2
 REVISION: 0

SHEARWALL SCHEDULE BASED ON THE 2008 EDITION AWC SDPWS-2008					
S/W TYPE	SHEAR PANEL DESCRIPTION	ALLOWABLE SHEAR (PLF)	SILL BOLT @ FOUNDATION	TOP PLATE TO BLOCK	SILL NAILING UPPER STORIES
9	3/8" STRUCT. PLYWD. W/ 6d COMMON NAILS @ 6" O.C. AT EDGES & 12" O.C. FIELD (TABLE 2306.3 CBC) SEE NOTES 1, 2, 8, 9 & 10 BELOW	240	5/8" @ 29" O.C.	A35 @ 16"	16d @ 6" O.C.
10	3/8" STRUCT. PLYWD. W/ 6d COMMON NAILS @ 4" O.C. AT EDGES & 12" O.C. FIELD (TABLE 2306.3 CBC) SEE NOTES 1, 2, 4, 5, 8, 9 & 10 BELOW	360	5/8" @ 19" O.C.	A35 @ 8"	20d @ 3" O.C. STAGGERD
11	3/8" STRUCT. PLYWD. W/ 6d COMMON NAILS @ 3" O.C. AT EDGES & 12" O.C. FIELD (TABLE 2306.3 CBC) SEE NOTES 1, 2, 4, 5, 8, 9 & 10 BELOW	480	5/8" @ 15" O.C.	A35 @ 8"	20d @ 2" O.C. STAGGERD
12	3/8" STRUCT. PLYWD. W/ 6d COMMON NAILS @ 2" O.C. AT EDGES & 12" O.C. FIELD (TABLE 2306.3 CBC) SEE NOTES 1, 2, 4, 5, 8, 9 & 10 BELOW	610	5/8" @ 11" O.C.	A35 @ 8"	20d @ 2" O.C. STAGGERD
13	15/32" STRUCT. PLYWD. W/ 10d COMMON NAILS @ 2" O.C. AT EDGES & 12" O.C. FIELD OVER 3X STUDS (TABLE 2306.3 CBC) SEE NOTES 1, 4, 5, 8, 9 & 10 BELOW	870	5/8" @ 7" O.C.	A35 @ 6"	505/144.5 @ 4" O.C.

- NOTES:
- ALL EDGES OF PLYWOOD SHEARWALLS MUST BE BLOCKED WITH 2x SOLID BLOCKING
 - EDGE DISTANCE REQUIRED FOR PLYWOOD BOUNDARY NAILING.
 - ALL END FRAMING MEMBERS OF SHEARWALLS SHALL BE 4x MEMBERS.
 - FRAMING AT ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED. USE 3x SILL PLATE @ FOUNDATION, (FOR SHEAR LOADS LESS THAN 350 PLF, 2x SILL PLATE MAY BE USED.)
 - WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER & NAILS ON EACH SIDE SHALL BE STAGGERED. (USE 3x SILL PLATE @ FOUNDATION.)
 - RETROFIT SHEARWALLS MAY USE 2x BLOCK OF (E) 2x SILL IN LIEU OF 3x SILL PLATE.
 - ALL CONTINUOUS EXTERIOR AND INTERIOR BEARING WALL FOOTINGS TO HAVE 5/8" X 7" EMBED. A, B, 5 @ 48" O.C. WITH 3 X 3 X 1/4" PLATE WASHERS U.N.O.
 - ALL INTERIOR NON-BEARING FOOTINGS TO HAVE 3/16" DIA. SHOT PINS AT 32" O.C. RAMSET (W/ ICC-ESR-2630).
 - USE 3 X 3 X 1/4" PLATE WASHERS FOR ALL ANCHOR BOLTS.
 - AT EXISTING FOOTINGS, USE THREADED RODS W/ 7" EMBED. INSTALL W/ SIMP SET XP EPOXY (ICC-ESR-2508)

SYMBOL LEGEND



STUD and POST LEGEND

- | | | | |
|-----|------------------------|-----|-------------------------|
| (P) | (E) POST | (Z) | (E) T56X4 STL COLUMN |
| (N) | (N) 4 x 4 POST | (C) | (N) H556X3X3 STL COLUMN |
| (S) | (N) 3-1/2 X 5-1/4 PSL | (T) | (N) H557X3X3 STL COLUMN |
| (P) | (N) 3-1/2 X 7 PSL POST | (L) | (N) H556X3X3 STL COLUMN |

STRAP SCHEDULE

NOTE: MIN. NAILING MEMBER THICKNESSES
 MSTA, 1-1/3" MIN.
 MST, 3-5/16" MIN.
 CS15, 1-1/3" MIN.
 CMSTC, 3" MIN.

- (S) - (N) MST37 w/ (42) 16d
 (S) - (N) MST27 w/ (42) 16d

SIMPSON HOLDOWN LEGEND

- | | | | |
|----|-------|---|--------------|
| 37 | MST37 | 2 | HDU5 |
| 48 | MST48 | 5 | ICC-ESR-2330 |
| 60 | MST60 | 8 | ICC-ESR-2330 |

HOLDOWN NOTE:
 1) USE HDU5 @ CONCRETE & STEEL APPLICATIONS; AND STRAPS AT WOOD FRAMING APPLICATIONS.
 2) DBL STUDS SHALL BE PLACED @ ENDS OF ALL SHEAR WALLS
 3) DBL STUDS @ ALL HOLDOWNS REQ.

FOUNDATION SCHEDULE

- SLAB-1 EXISTING SLAB ON GRADE
 CF-EX (E) CONTINUOUS CONCRETE FOOTING.
 CF-12 (N) CONT. STEM FTG. 12" W X 24" EMBED. W/ (2) #5 TOP @ BOT. SEE DETAIL FOR MORE INFO
 PF-EX (E) CONC. FOOTING
 (N) 20" SQ. CONC. PAD X 12" THK W/ #4 EA. WAY @ 12" OC (24" EMBED.)
 PF-20 (N) 20" SQ. CONC. PAD X 12" THK W/ #4 EA. WAY @ 12" OC (24" EMBED.)
 PF-26 (N) 26" SQ. CONC. PAD X 12" THK W/ #4 EA. WAY @ 12" OC (24" EMBED.)

ALL WATERPROOFING DETAILS SHALL BE DESIGNED BY A WATERPROOFING EXPERT.

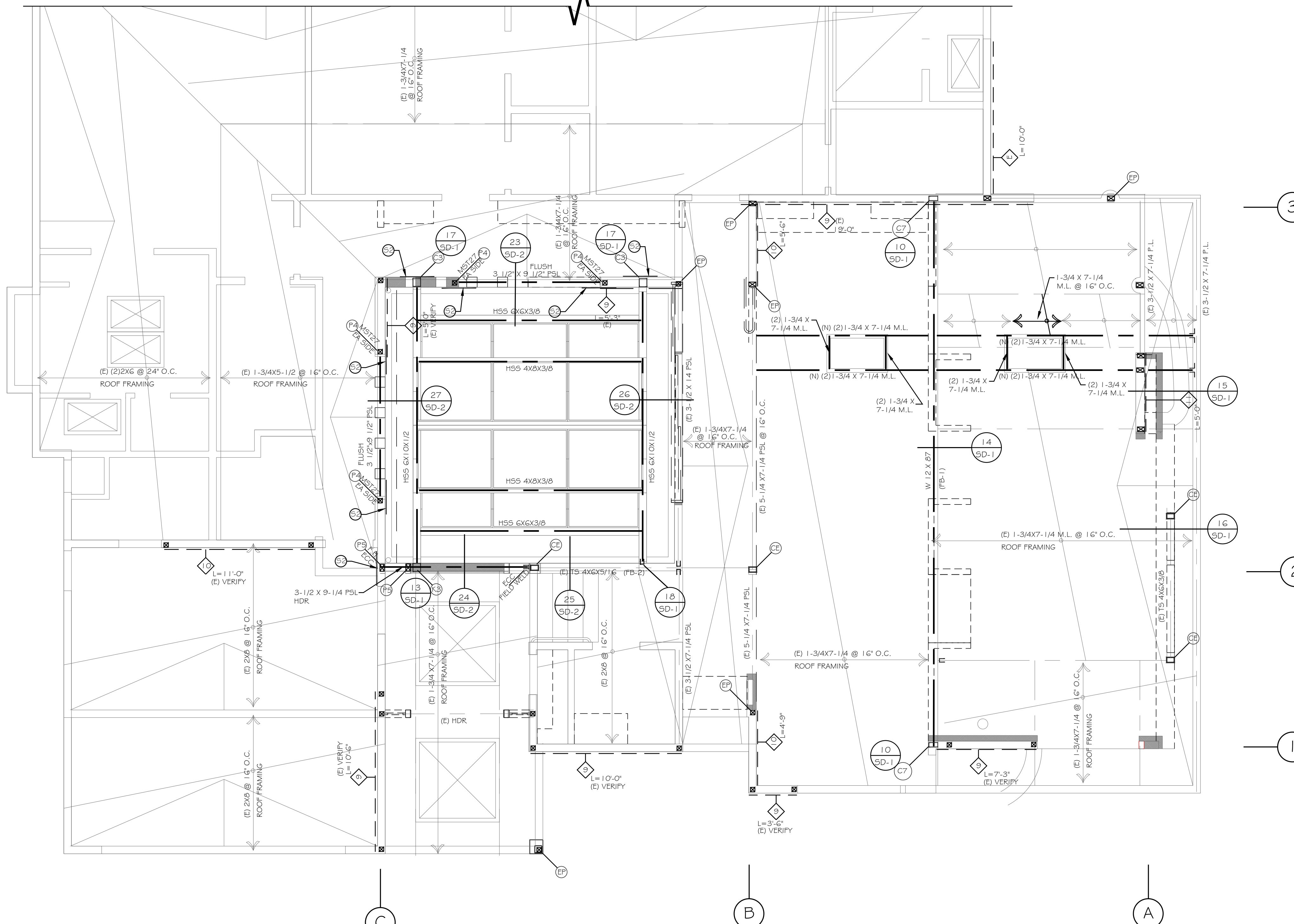
NOTE: ROOFING MATERIAL ON THE ROOF SHALL NOT EXCEED 10 POUNDS PER SQUARE FOOT.

NOTE: DEPUTY INSPECTOR ARE REQUIRED TO BE LISTED BY THE CITY OF NEWPORT BEACH.

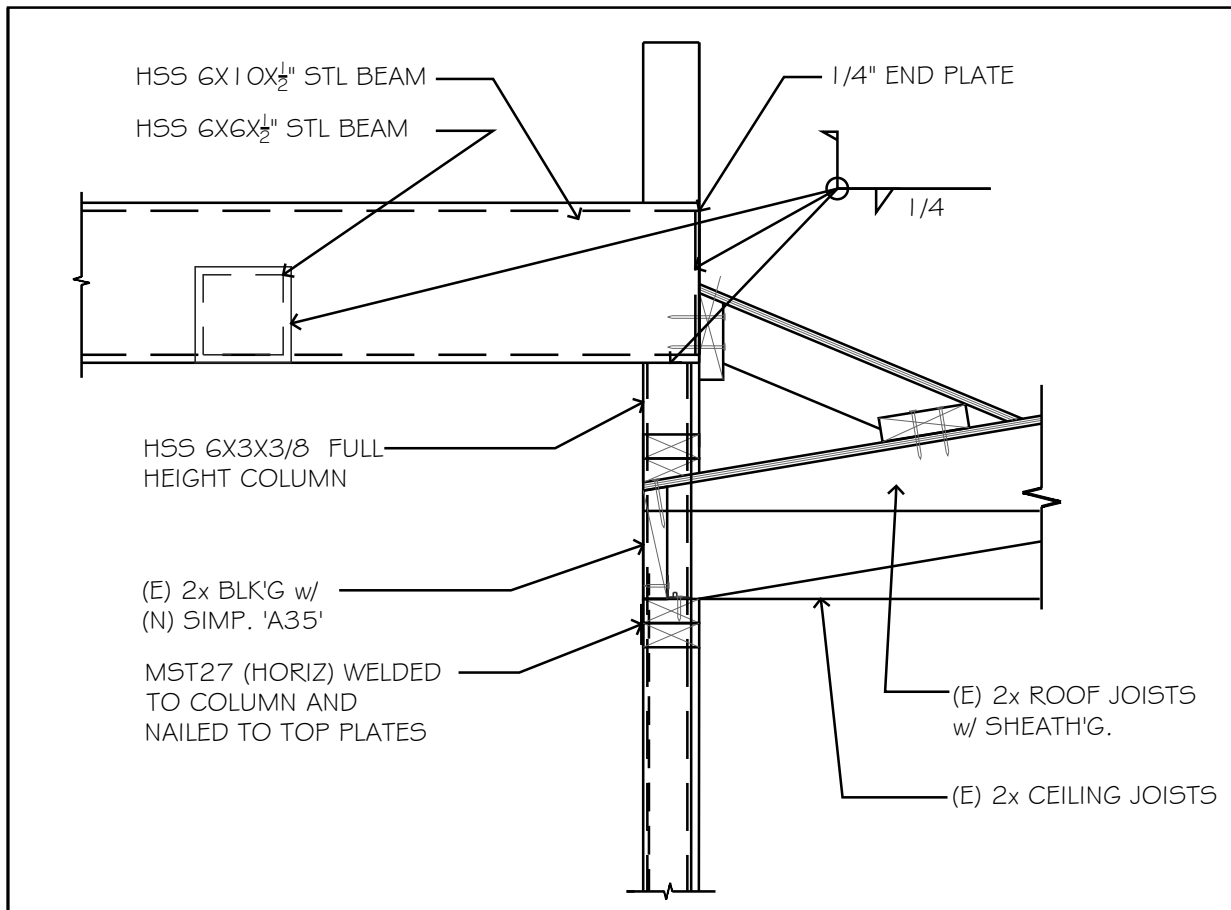
NOTE: ROOFING MATERIAL ON ROOF SHALL NOT EXCEED 10 POUNDS PER SQUARE FOOT.

NOTES:

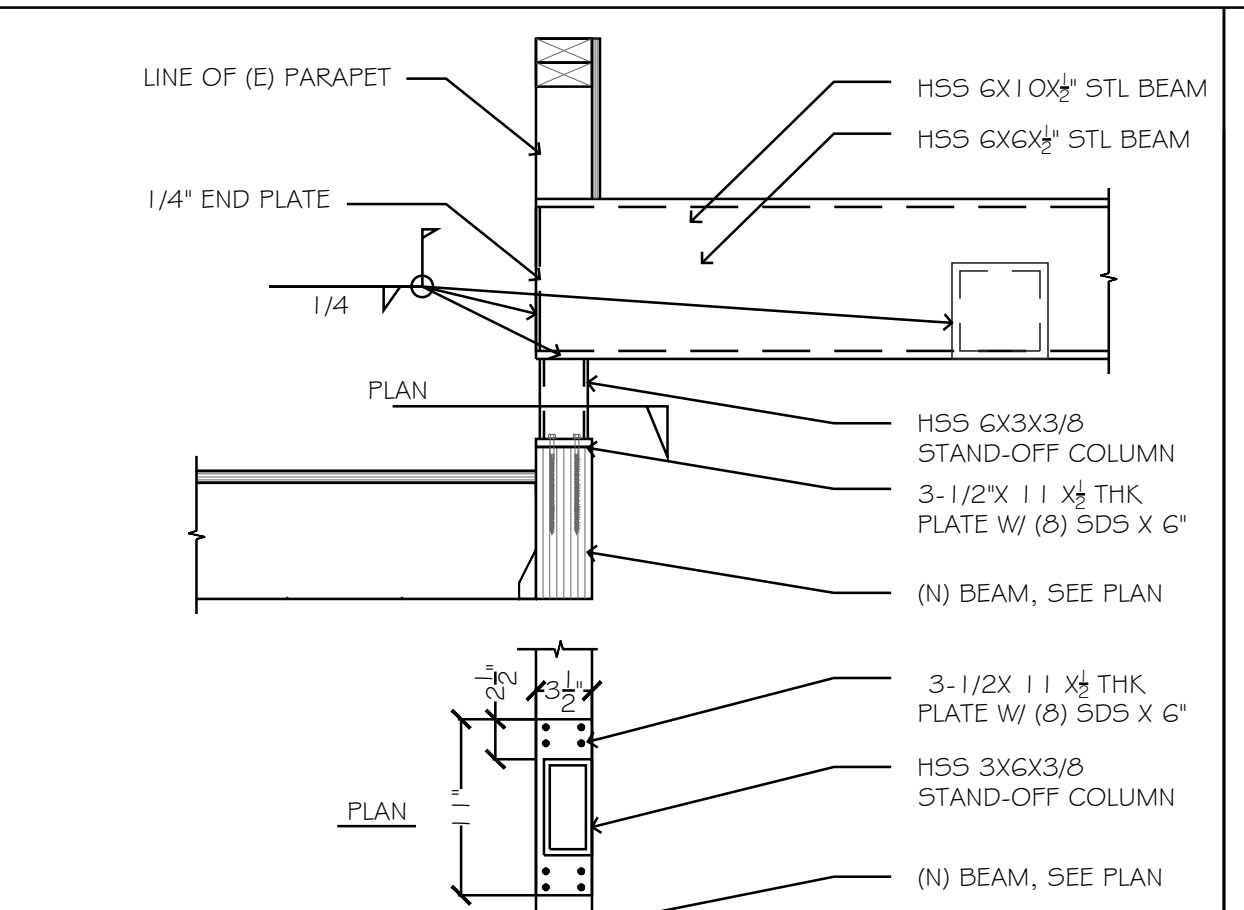
- CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS ARE AS REQUIRED ON THESE PLANS PRIOR TO COMMENCEMENT OF ALL WORK (i.e. PRIOR TO DEMOLITION/CONSTRUCTION), INCLUDING BUT NOT LIMITED TO FOOTINGS AND FRAMING.
- CONTRACTOR TO VERIFY PLATE HEIGHT 4 JOIST DEPTHS IN AREA OF REMODEL/ADDITION.
- CONTRACTOR TO VERIFY ALL DIMENSIONS.
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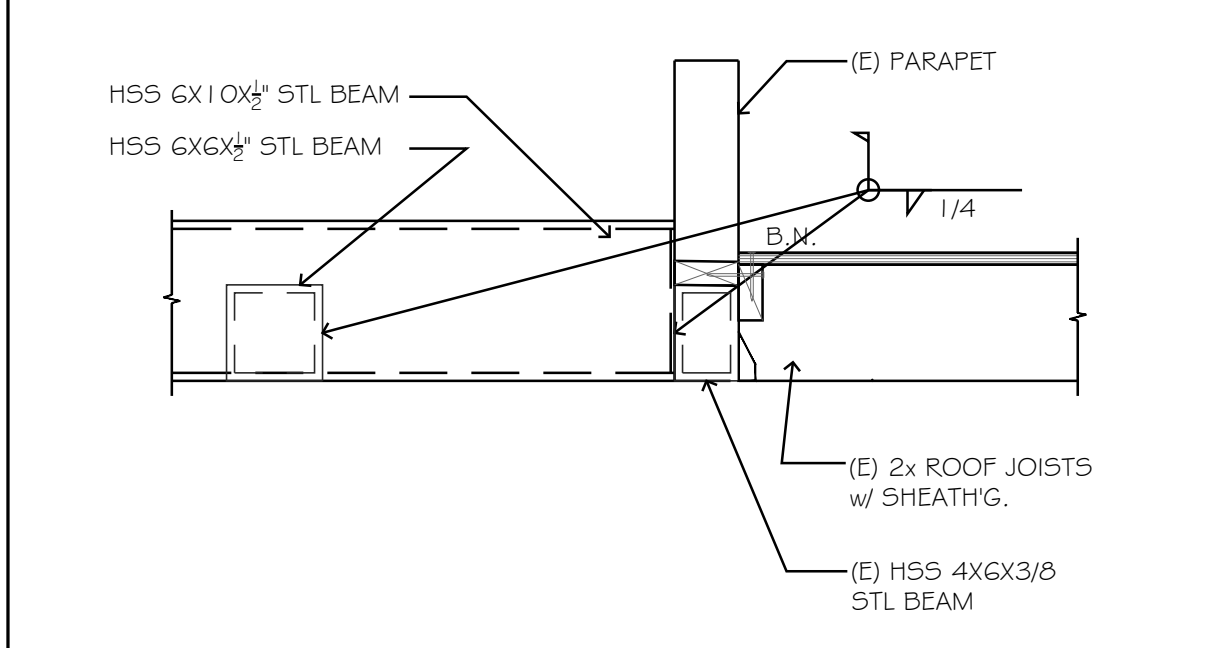
PARTIAL ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"



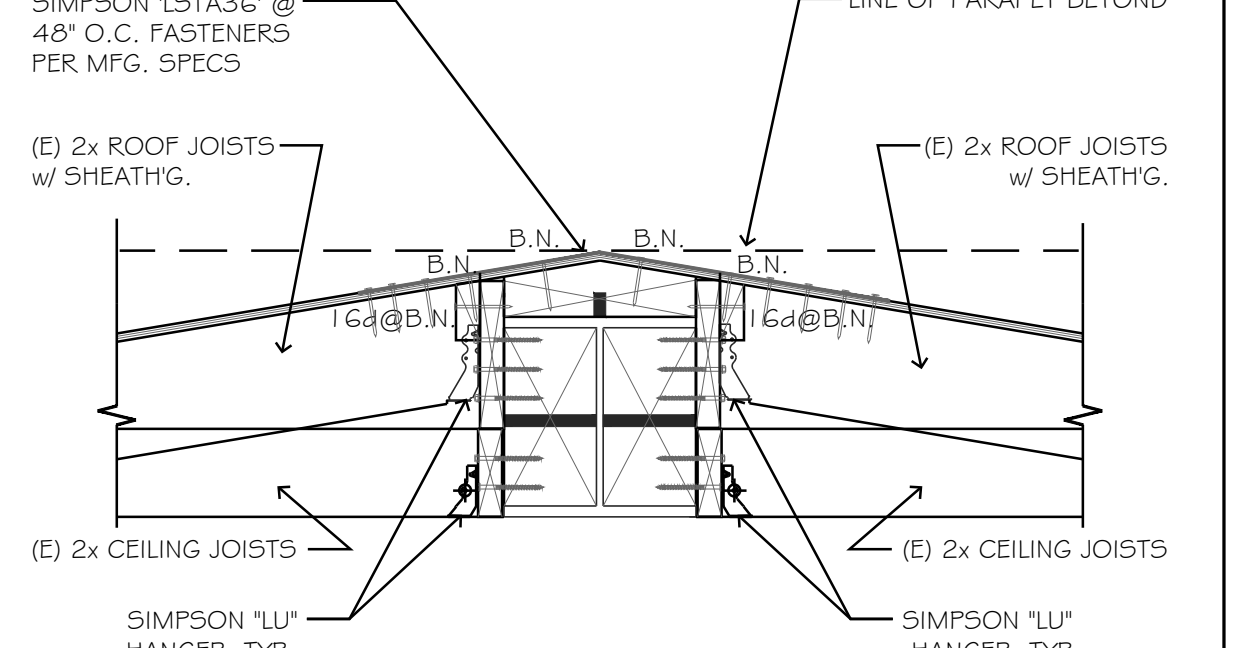
FRAMING DETAIL 17
SCALE: 1" = 1'-0"



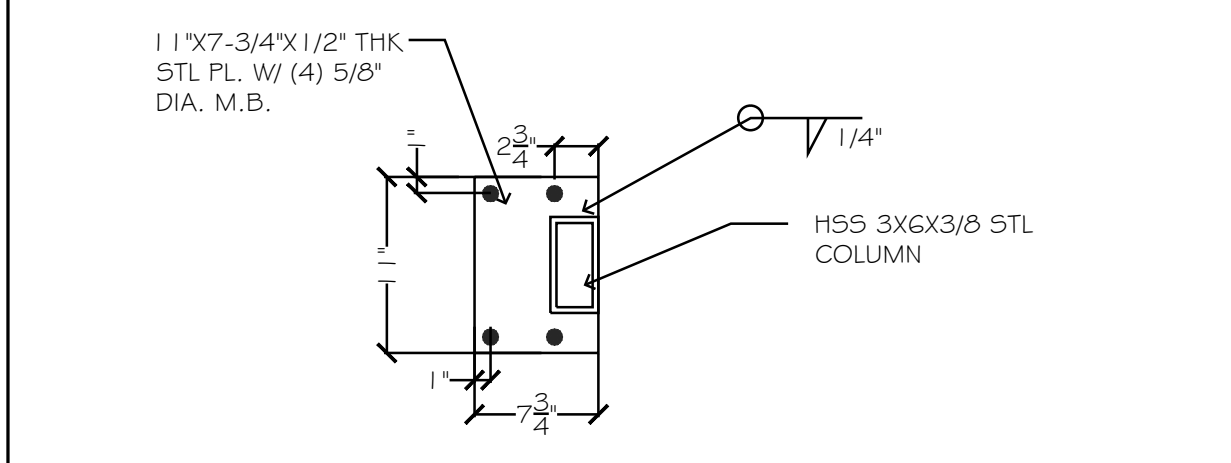
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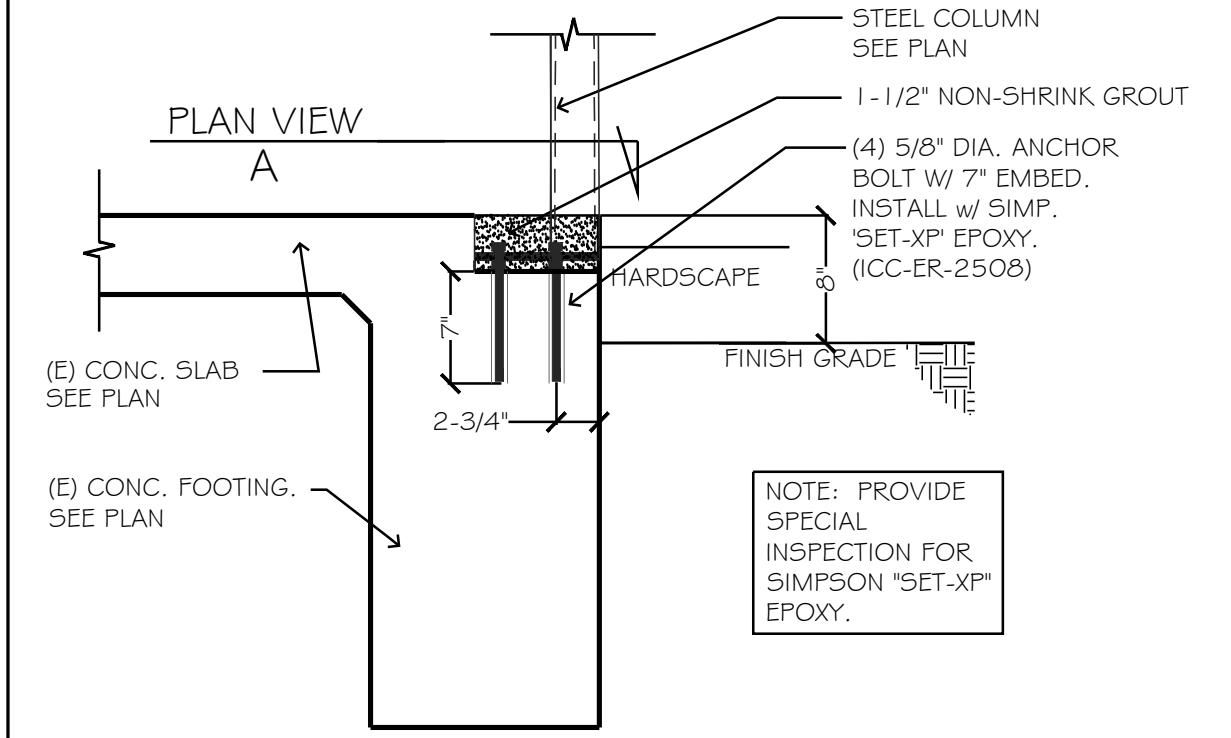
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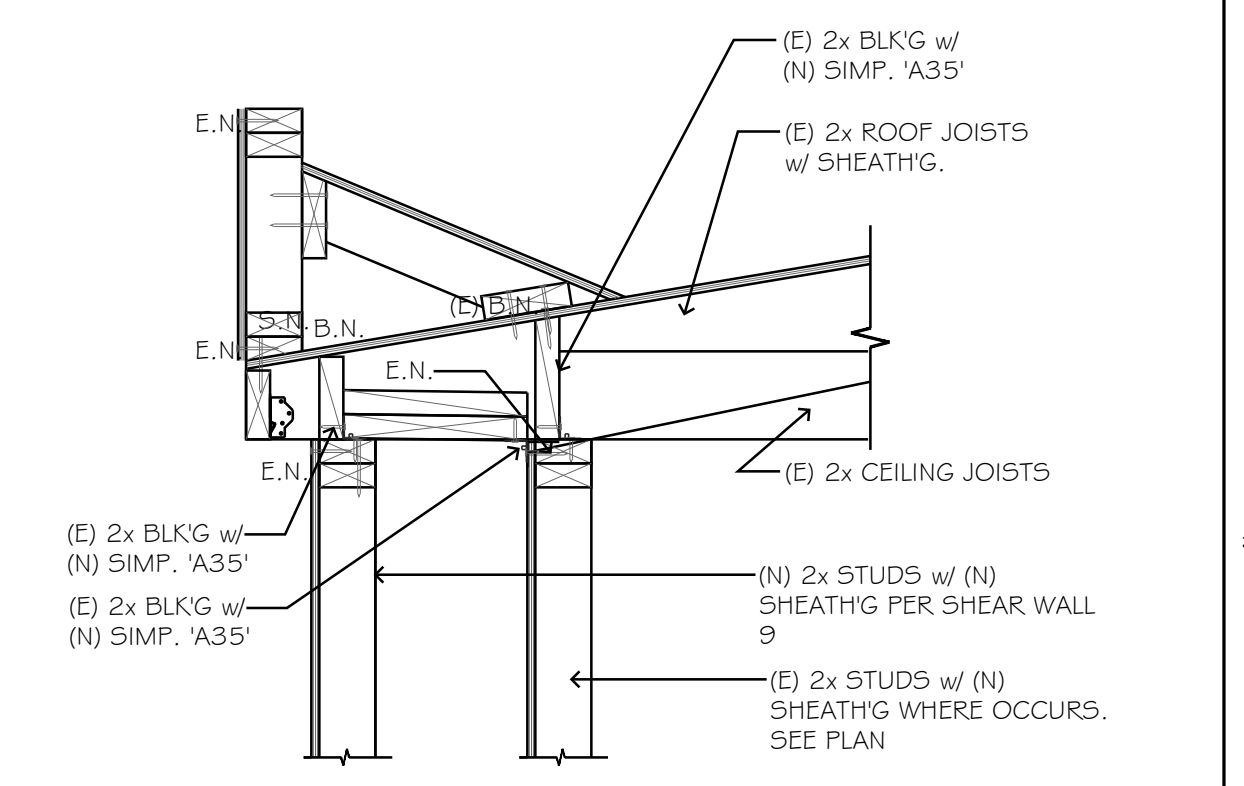
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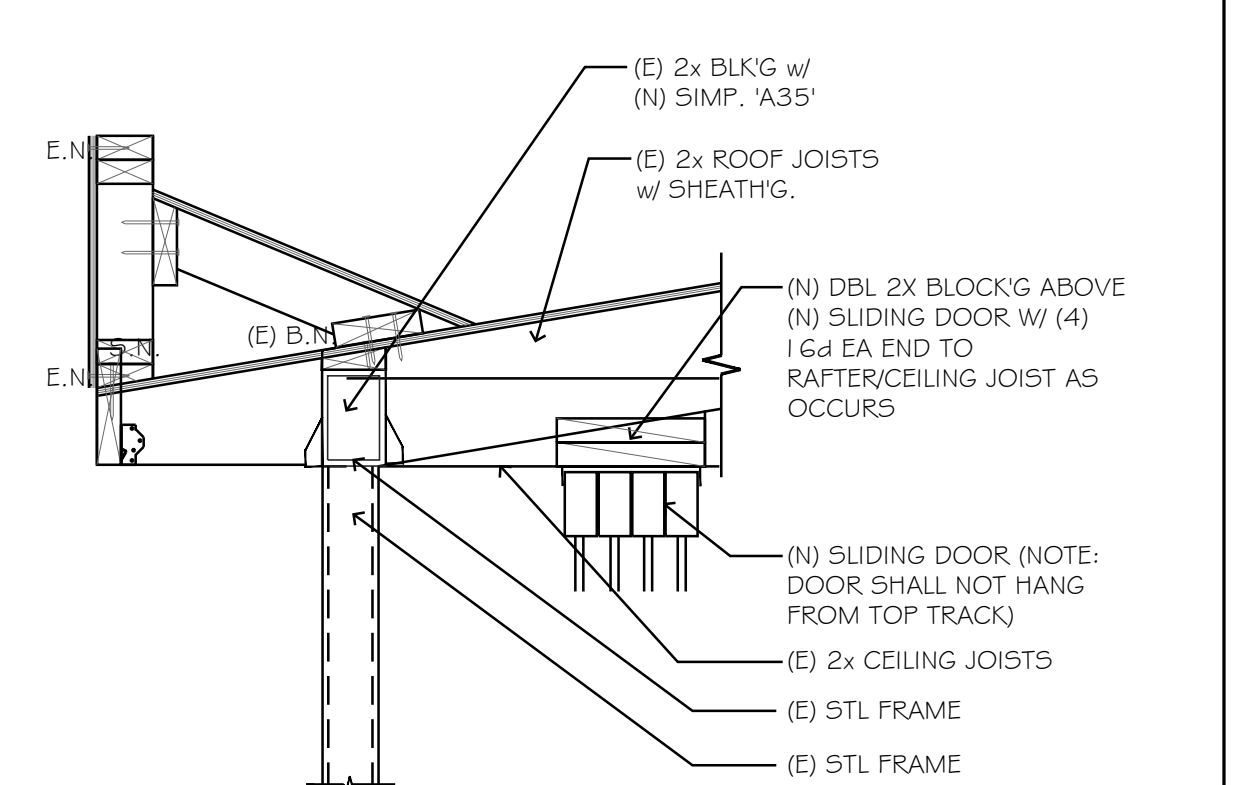
PLAN VIEW A



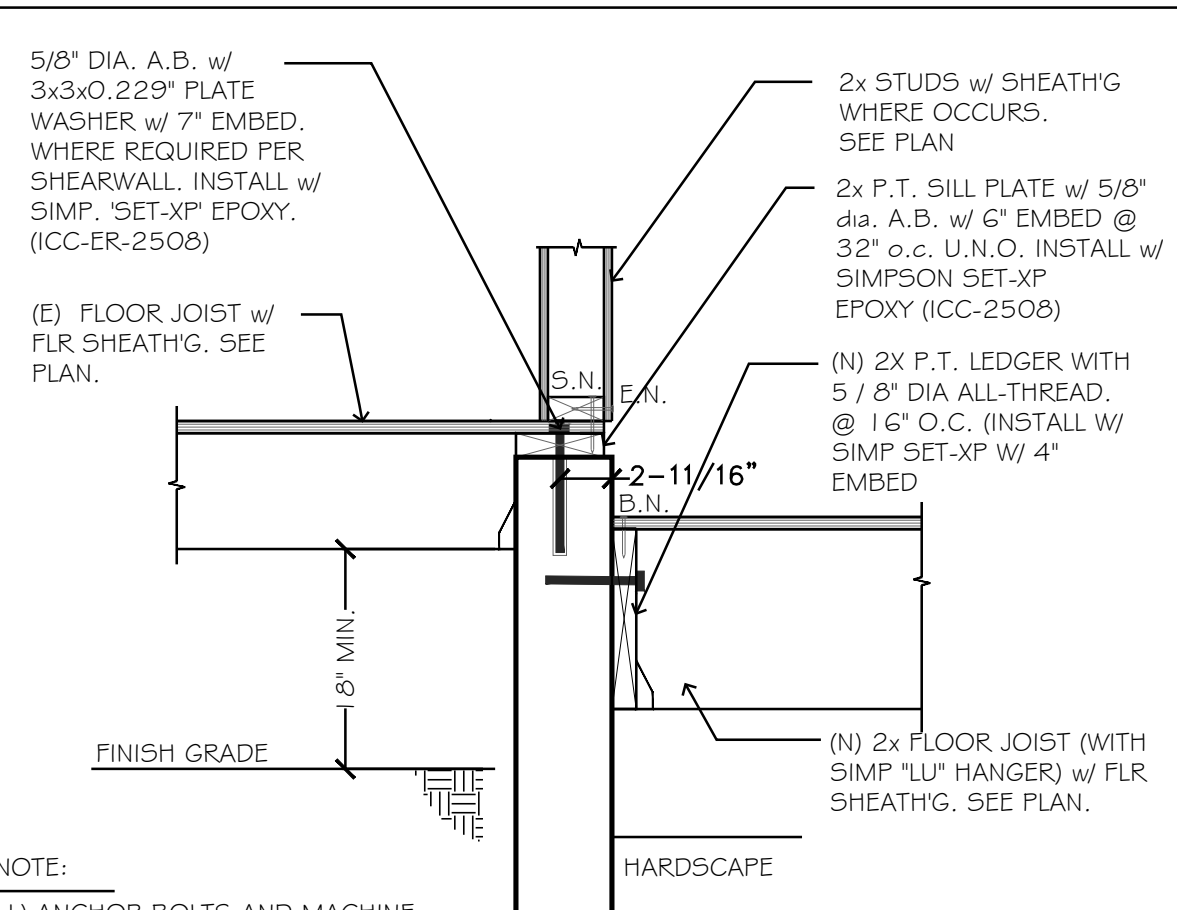
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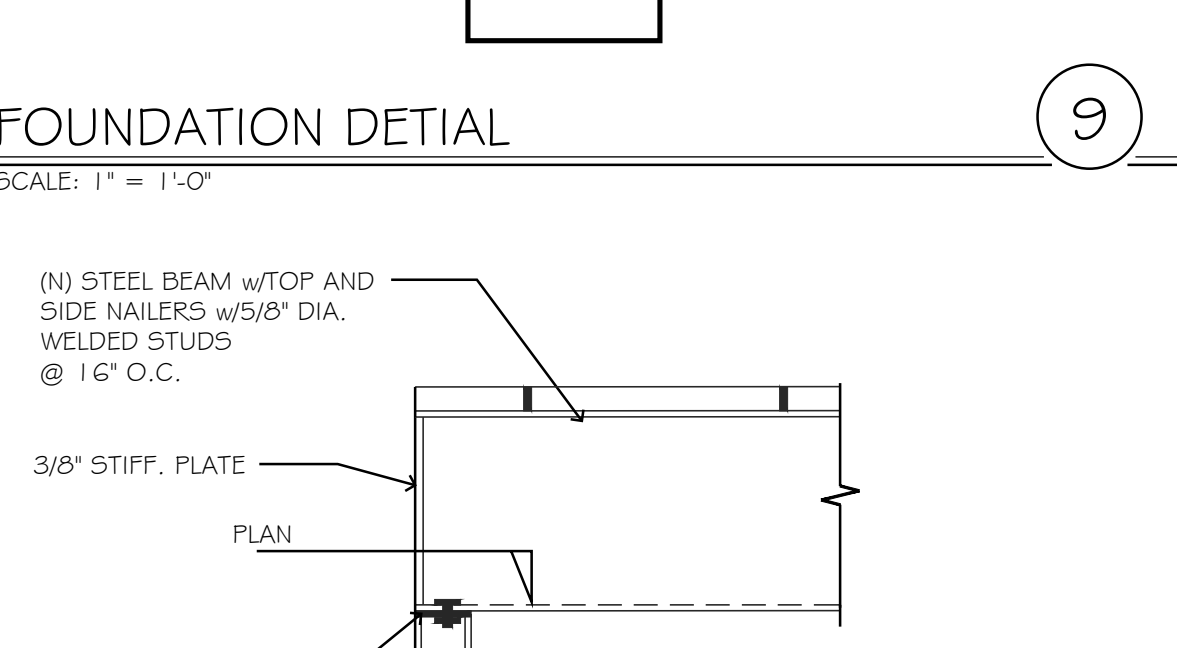
FRAMING DETAIL 15
SCALE: 1" = 1'-0"



FRAMING DETAIL 16
SCALE: 1" = 1'-0"



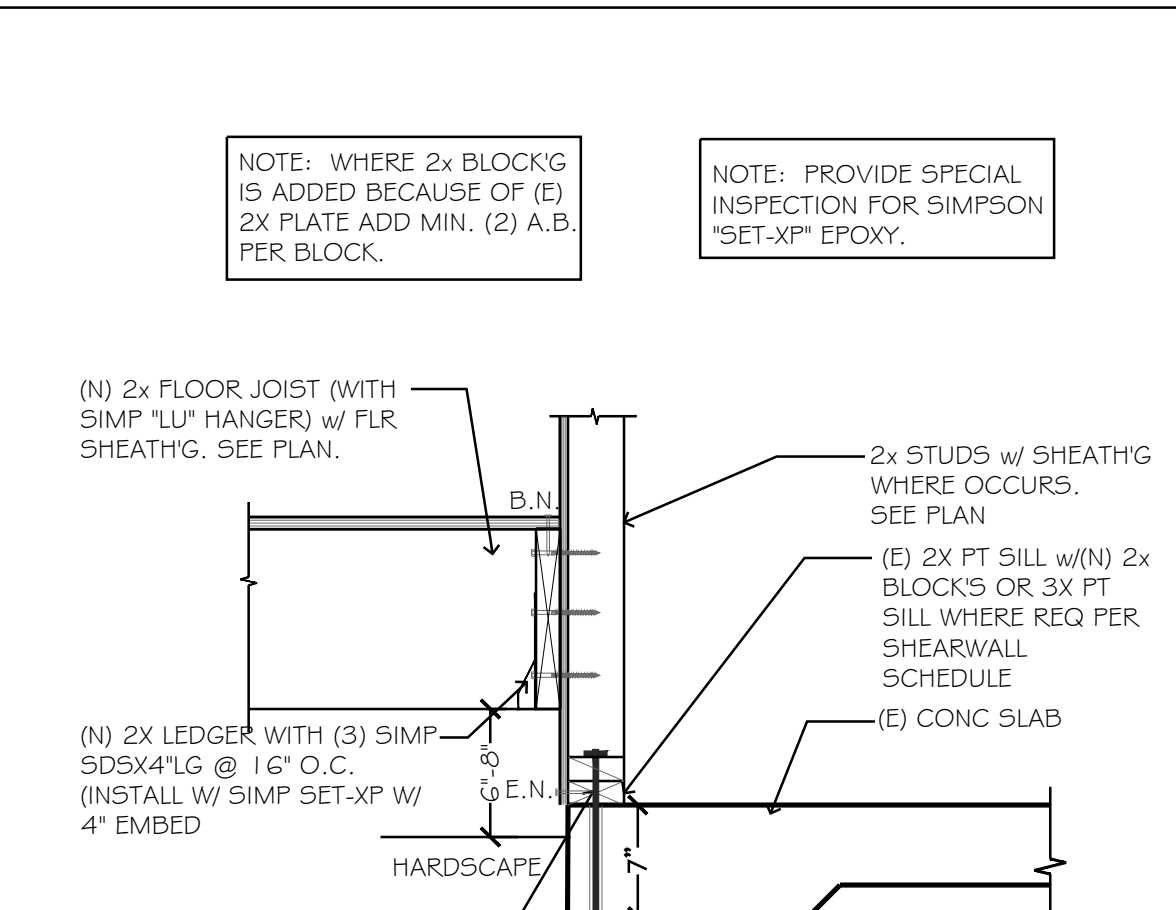
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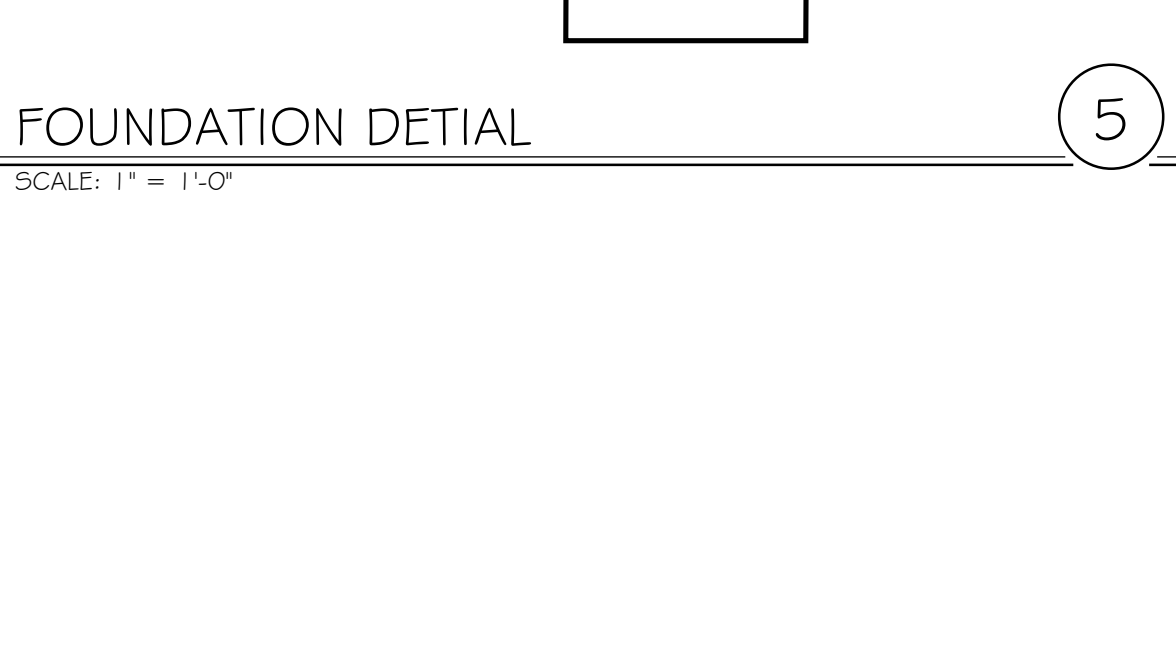
STEEL DETAIL 10
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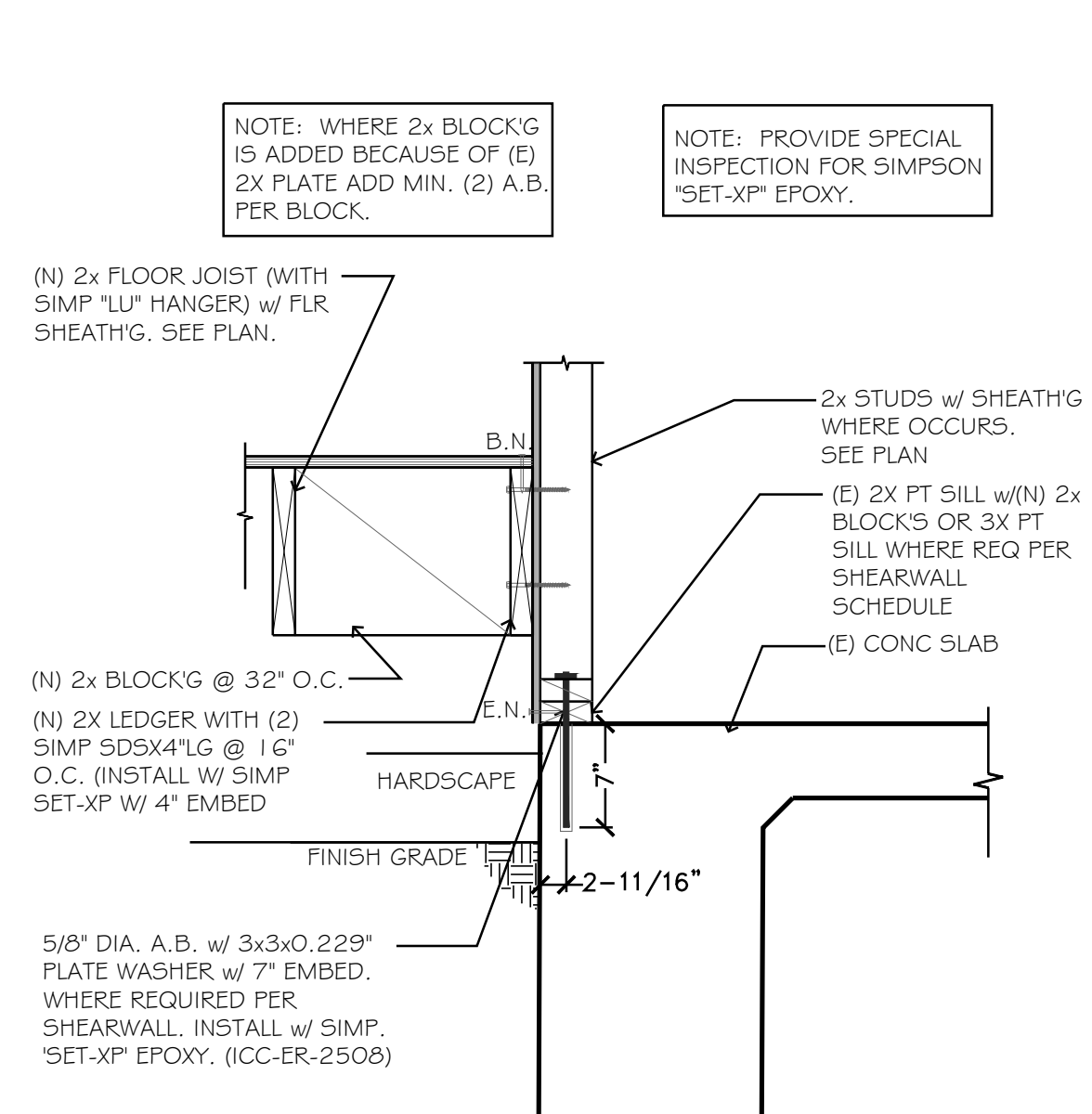
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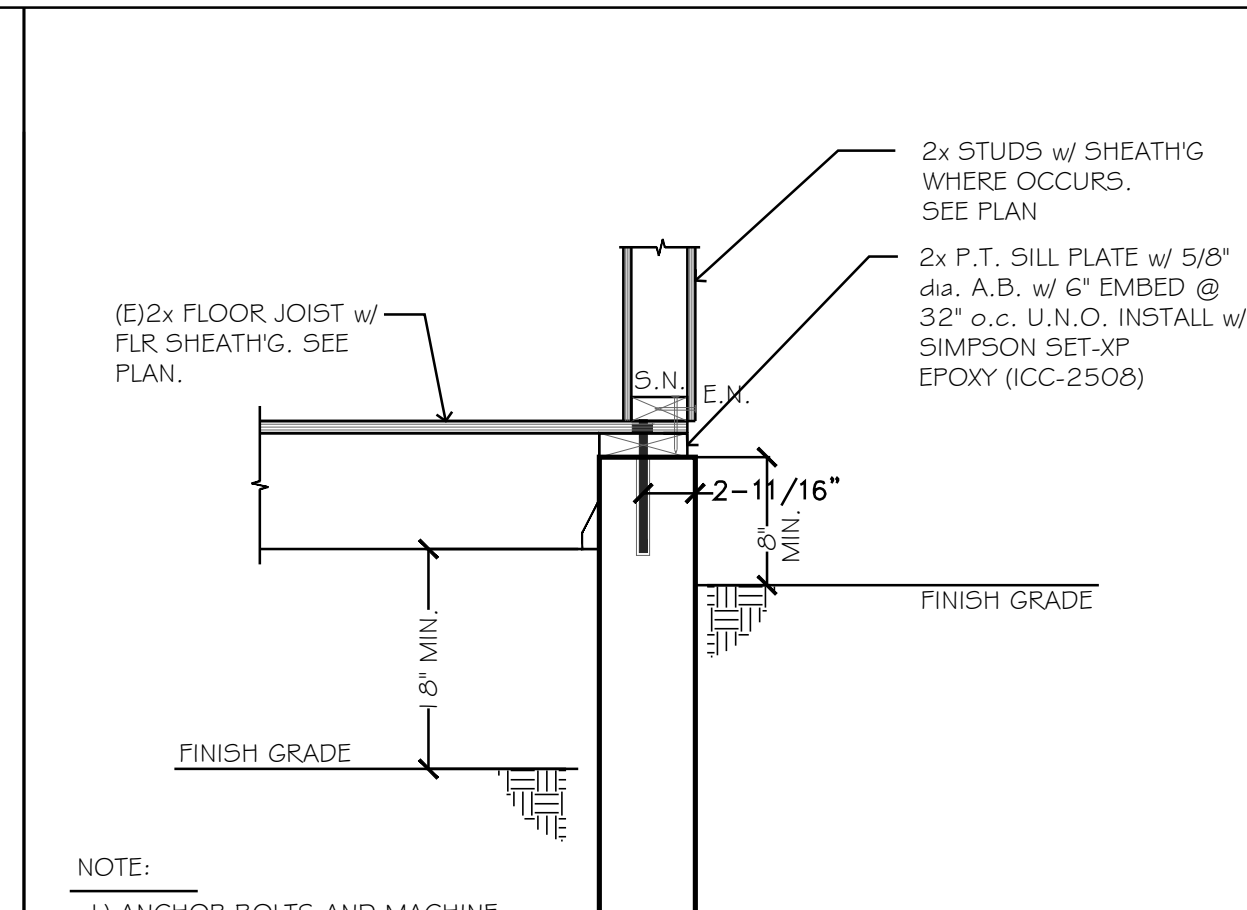
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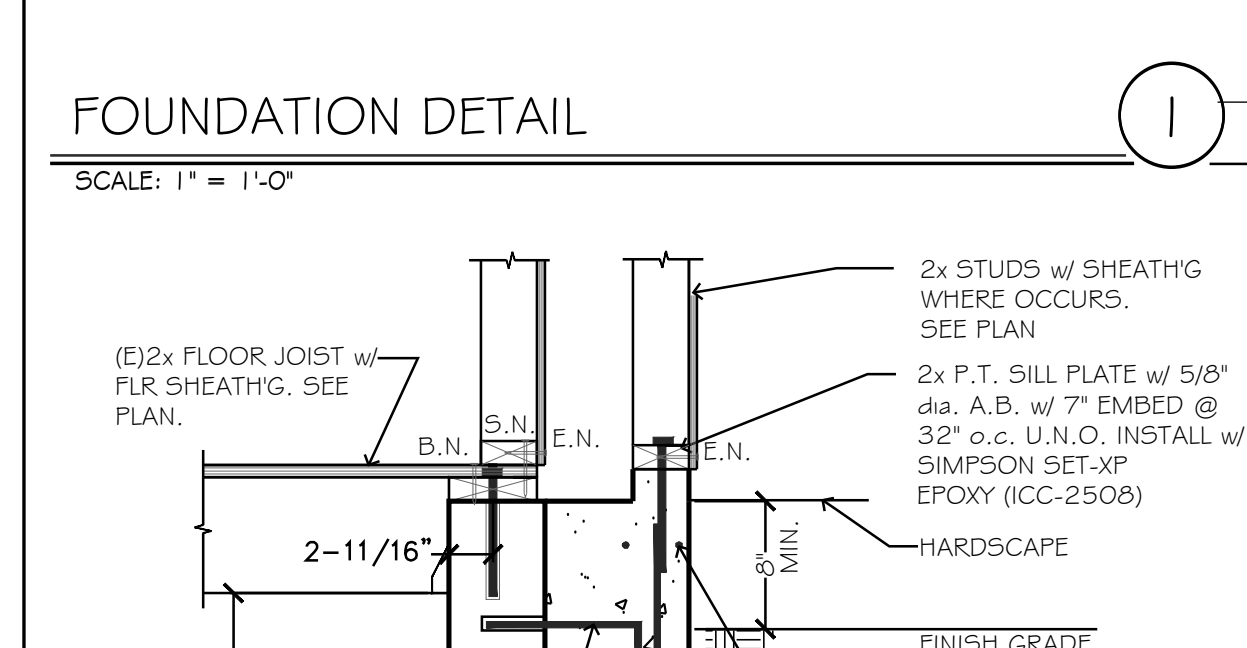
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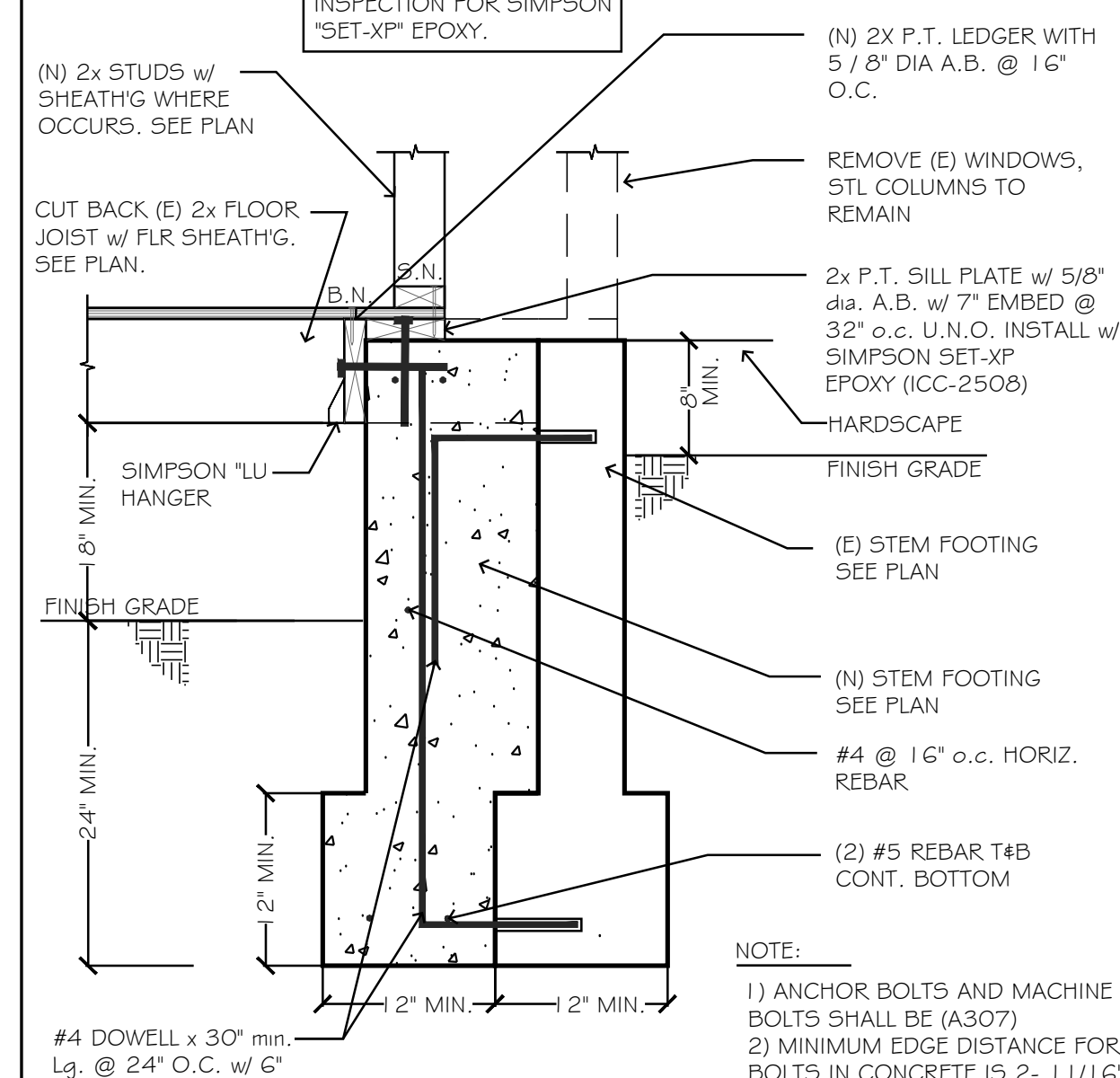
FOUNDATION DETAIL 8
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FOUNDATION DETAIL 1
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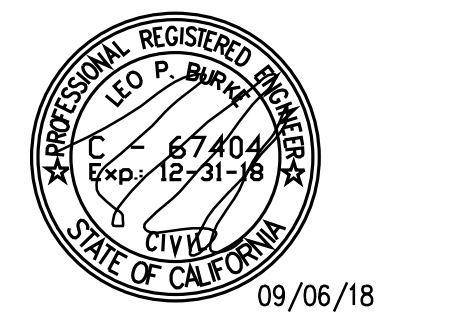
FOUNDATION DETAIL 2
SCALE: 1" = 1'-0"



FOUNDATION DETAIL 4
SCALE: 1" = 1'-0"

34167 PACIFIC COAST HIGHWAY
DANA POINT, CA. 92629
PH: (949) 226-7130 FAX: (949) 226-7140
BURKE ENGINEERING

BURRIDGE RESIDENCE



BURRIDGE RESIDENCE
11 MONARCH
DANA POINT, CA.

DATE: 09/06/18
SCALE: 1" = 1'-0"
DESIGNED BY: RTS
DRAWN BY: DAK
APPROVED BY: LPB
PROJECT NUMBER: 18175

STRUCT. DETAIL
SHEET NUMBER: SD-1 REVISION: 0

DETAIL

SCALE: 1" = 1'-0"

33

DETAIL

SCALE: 1" = 1'-0"

34

DETAIL

SCALE: 1" = 1'-0"

35

DETAIL

SCALE: 1" = 1'-0"

36

DETAIL

SCALE: 1" = 1'-0"

39

DETAIL

SCALE: 1" = 1'-0"

30

DETAIL

SCALE: 1" = 1'-0"

31

DETAIL

SCALE: 1" = 1'-0"

32

FRAMING DETAIL

SCALE: 1" = 1'-0"

25

FRAMING DETAIL

SCALE: N.T.S. U.N.O.

26

FRAMING DETAIL

SCALE: 1" = 1'-0"

27

DETAIL

SCALE: 1" = 1'-0"

28

FOUNDATION DETAIL

SCALE: 1" = 1'-0"

22

FRAMING DETAIL

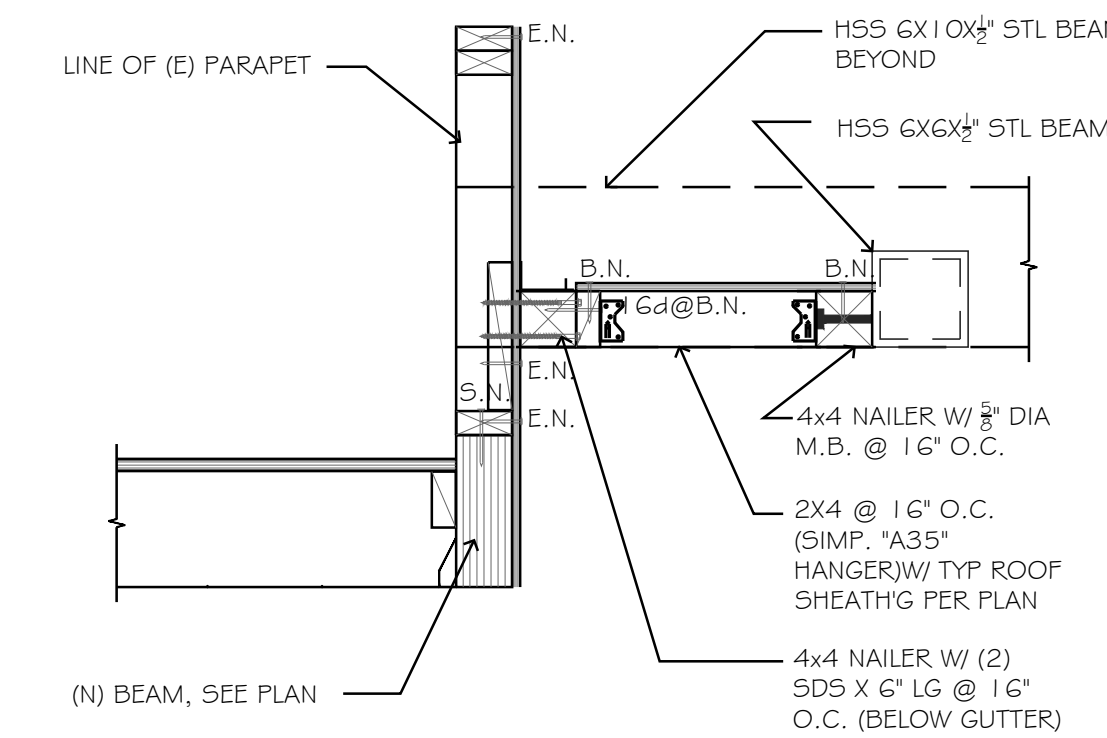
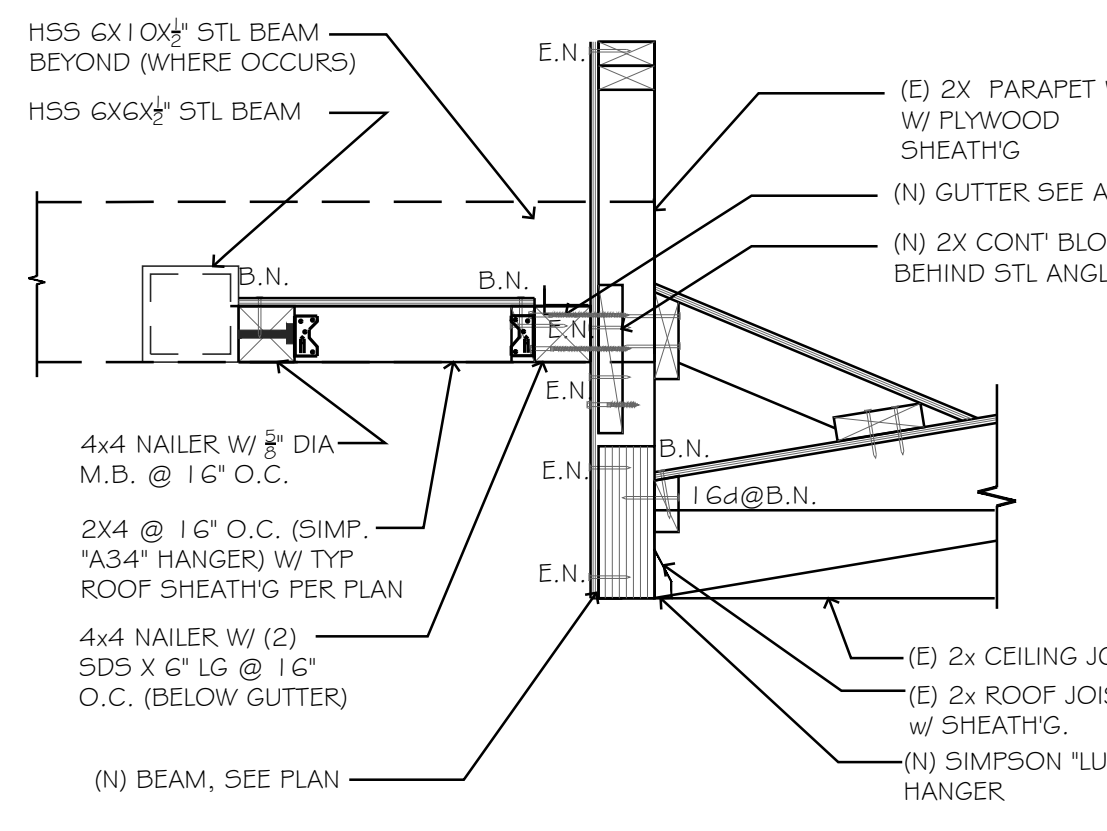
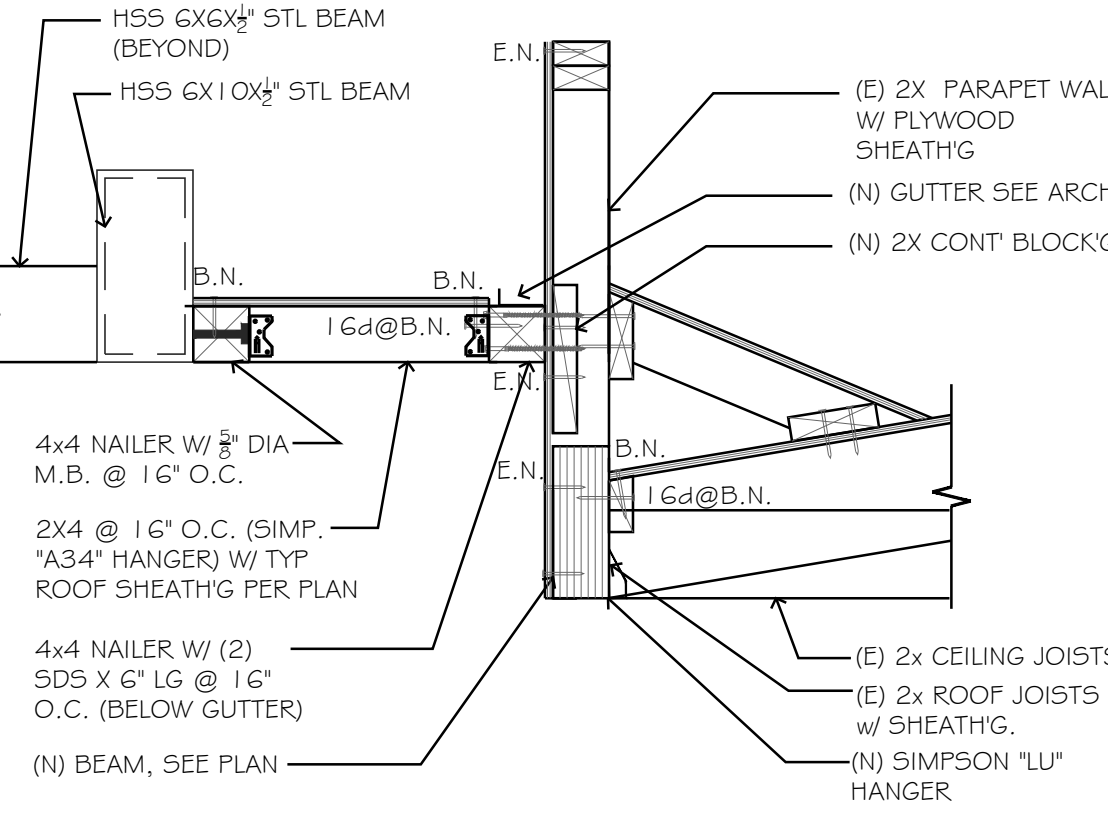
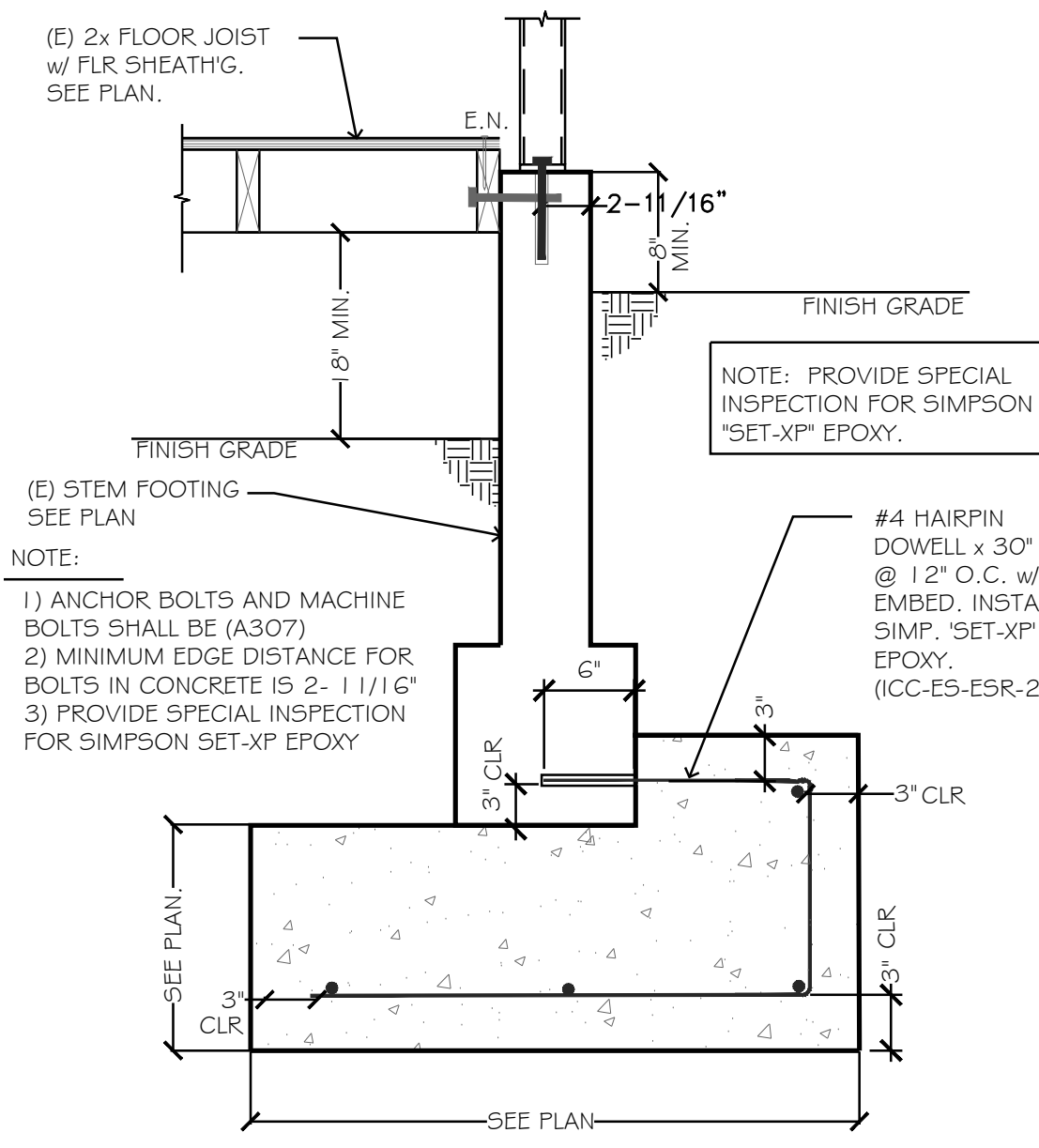
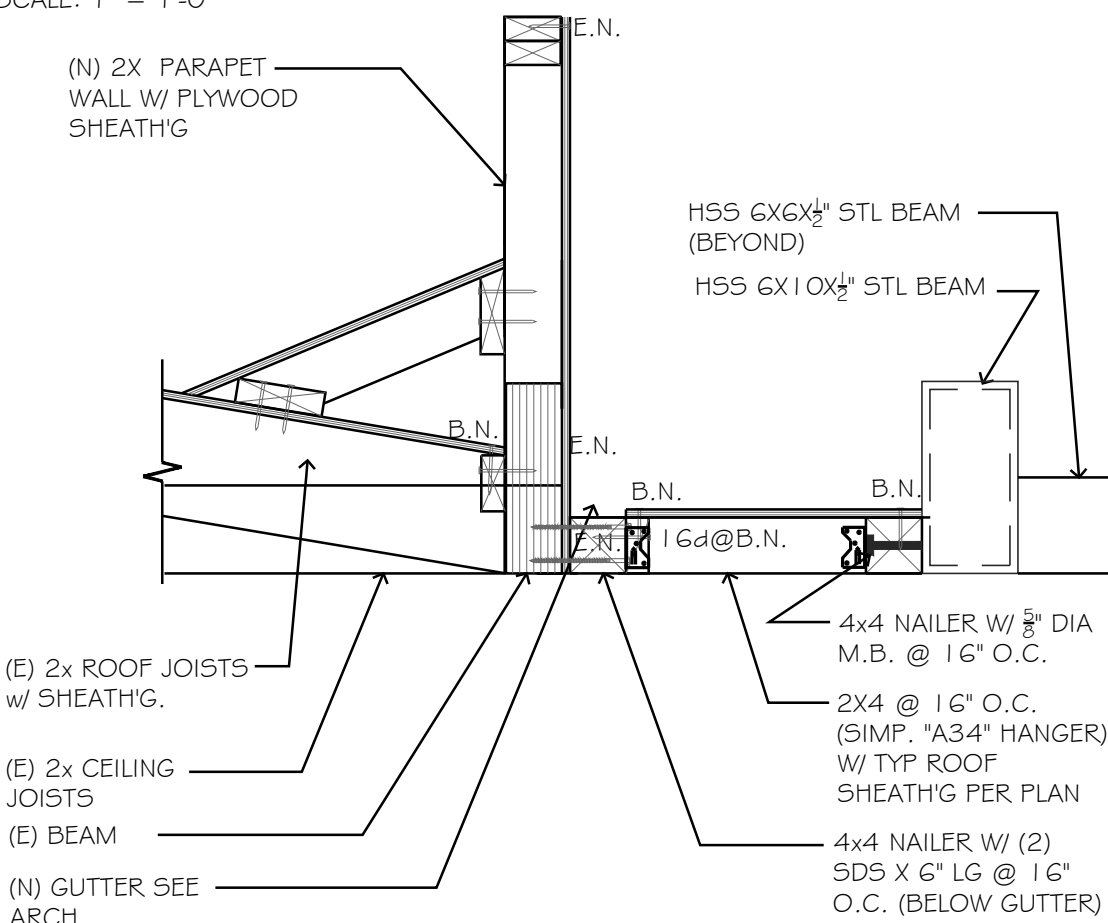
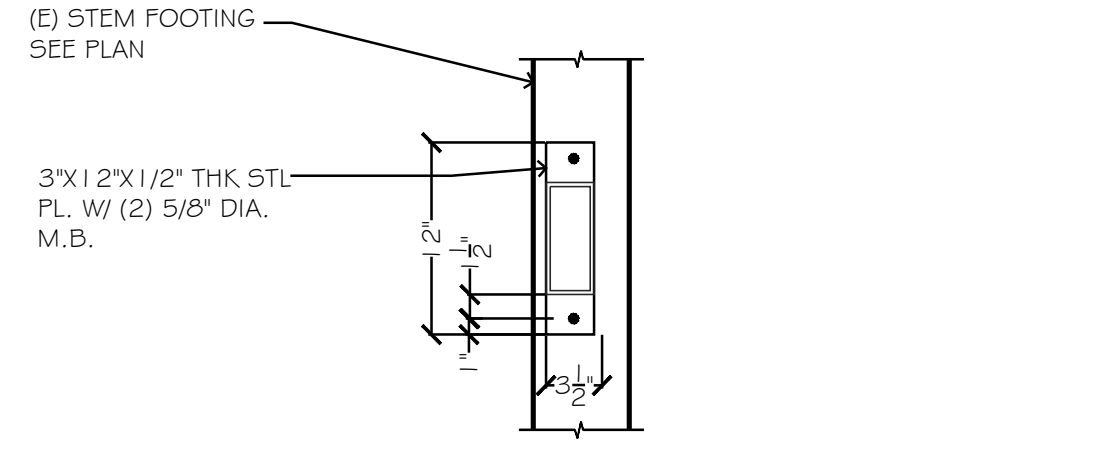
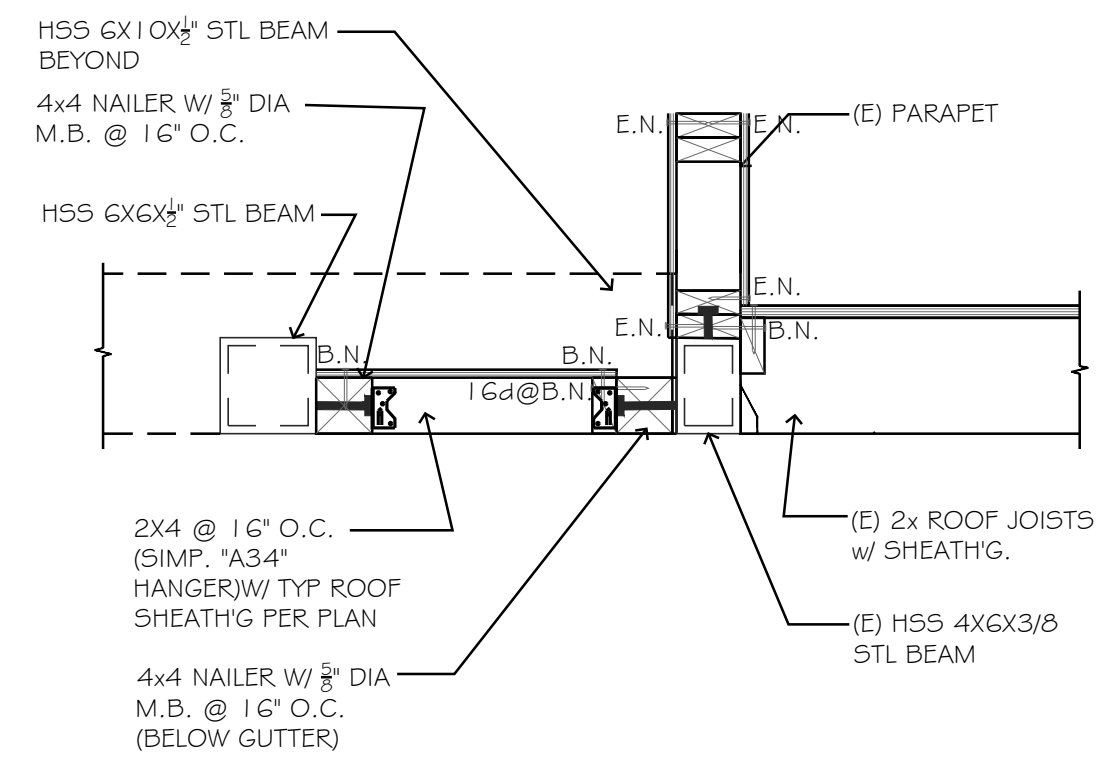
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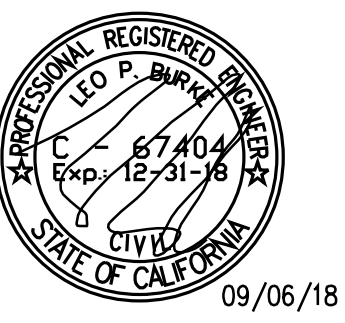
FRAMING DETAIL

SCALE: 1" = 1'-0"

24



BURRIDGE RESIDENCE



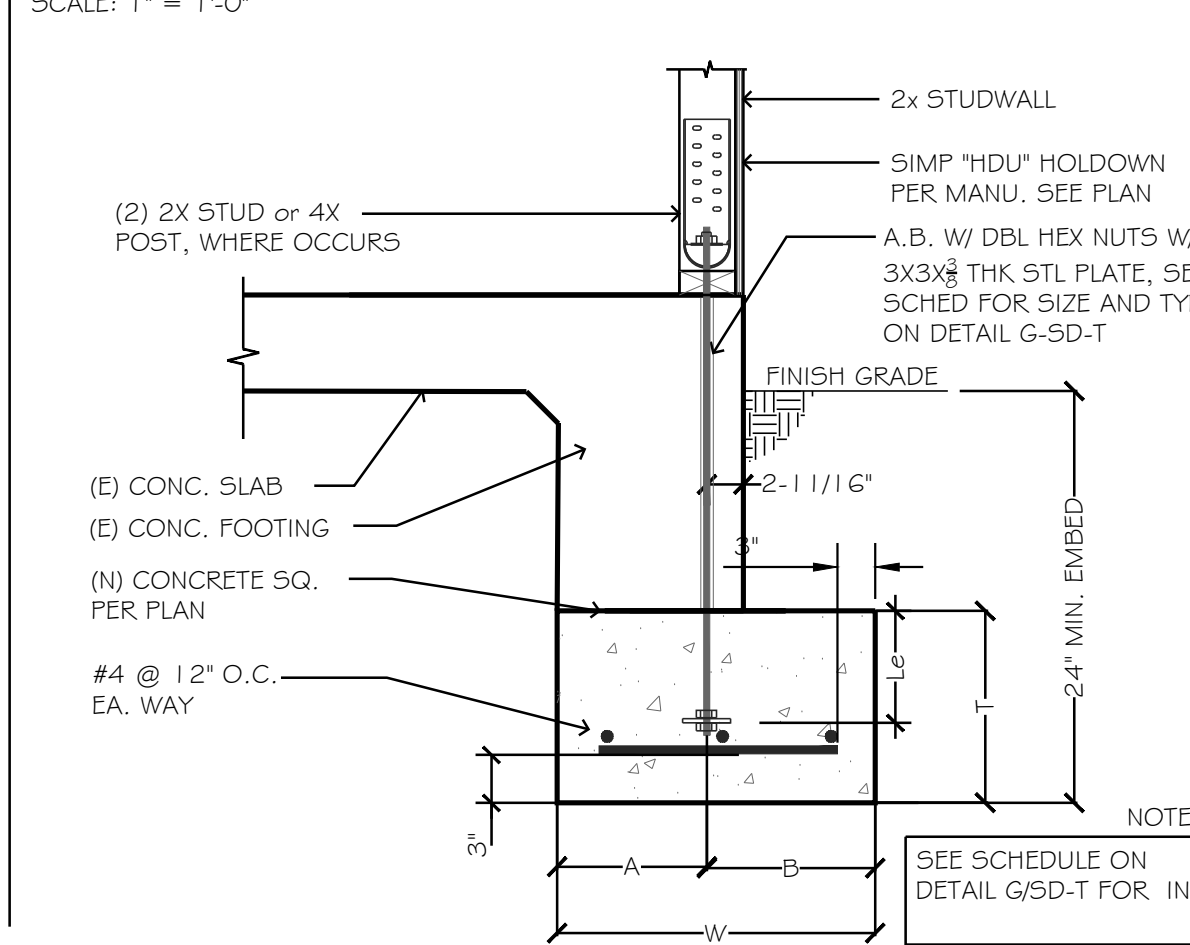
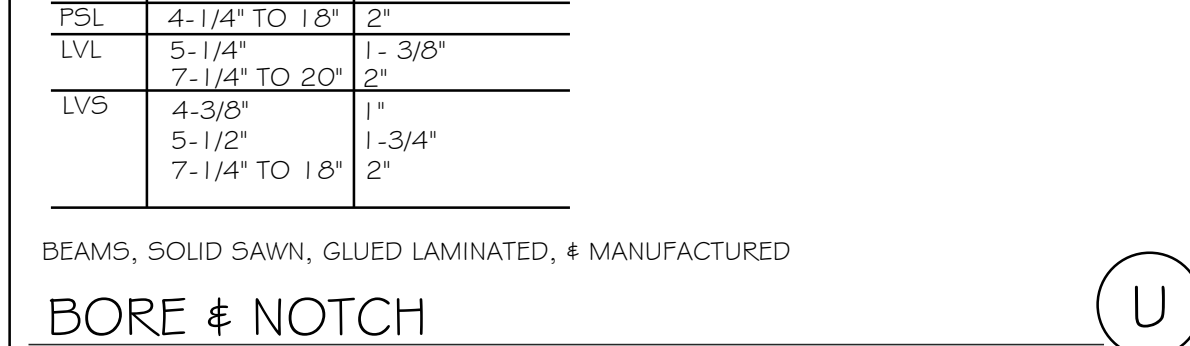
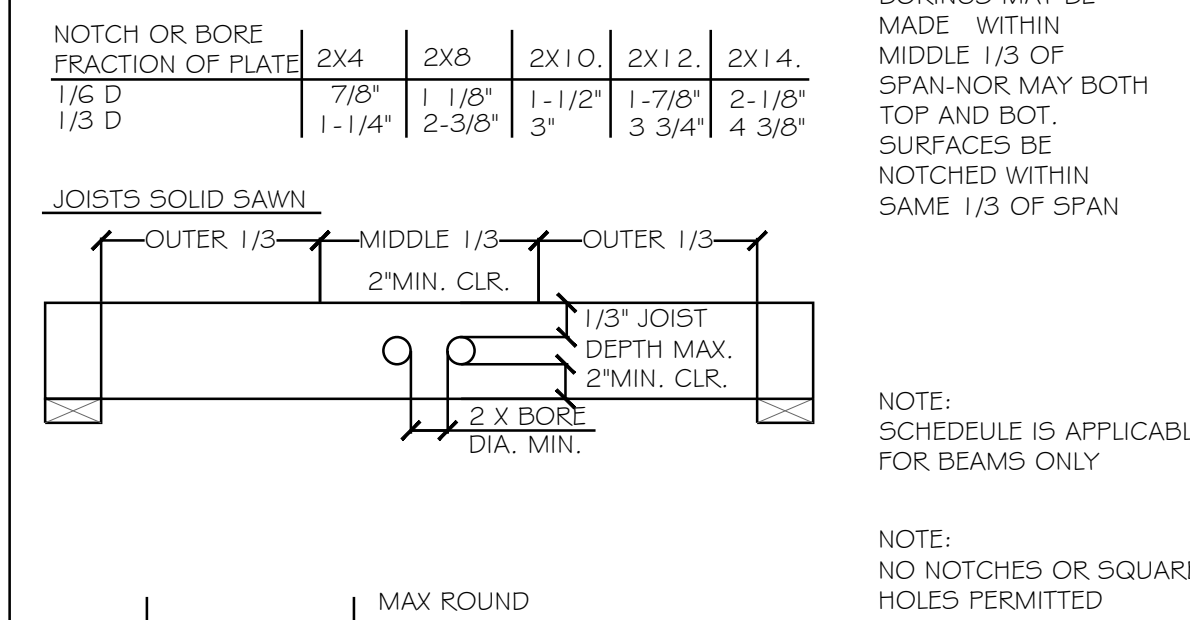
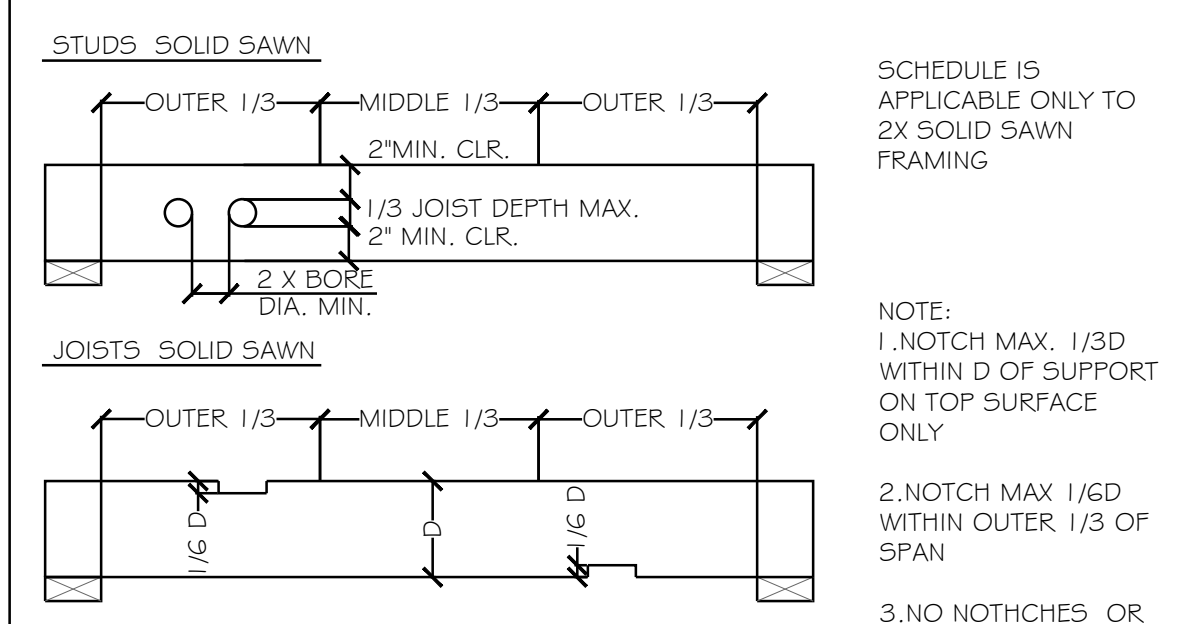
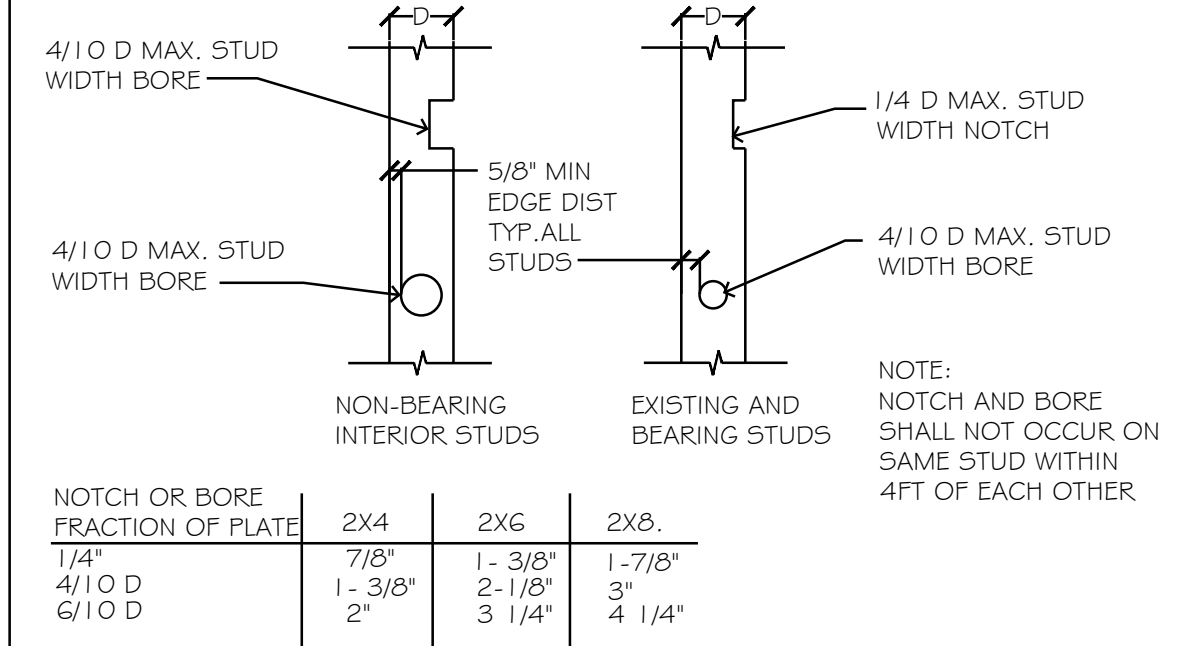
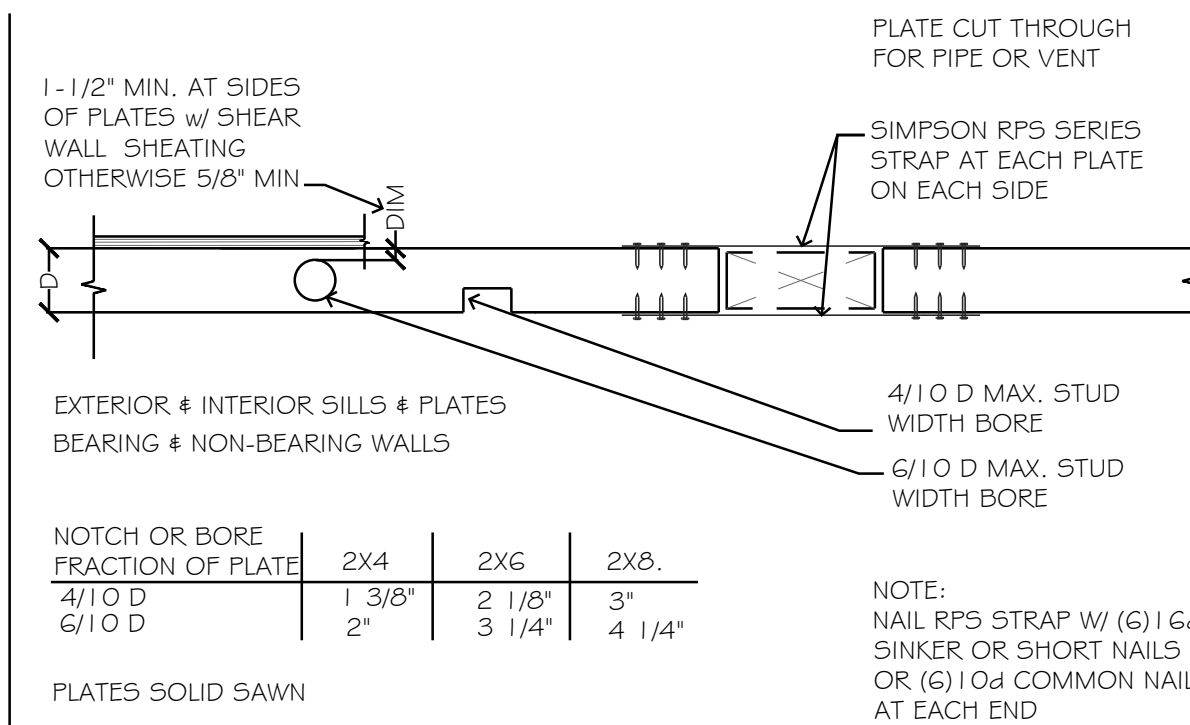
BURRIDGE RESIDENCE
 11 MONARCH
 DANA POINT, CA.

DATE:	09/06/18
SCALE:	1" = 1'-0"
DESIGNED BY:	RTS
DRAWN BY:	DAK
APPROVED BY:	LPB
PROJECT NUMBER:	18175

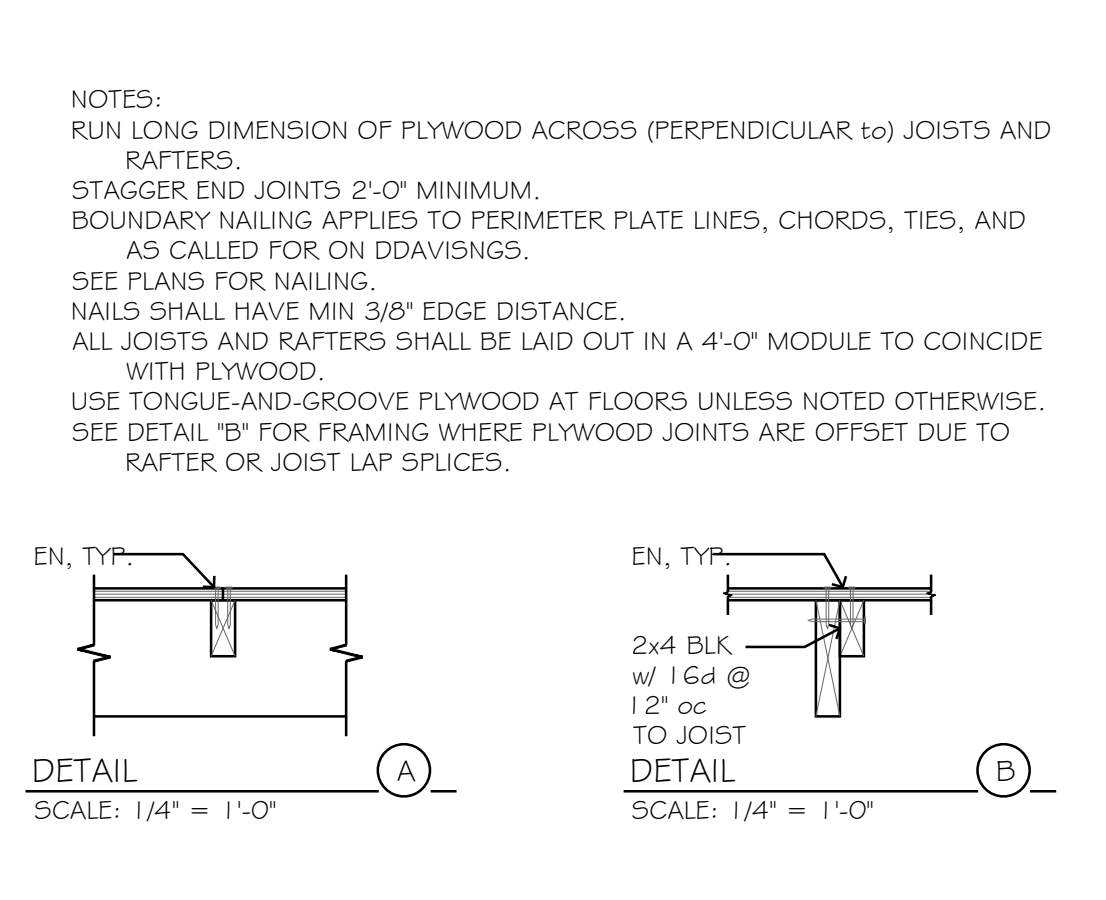
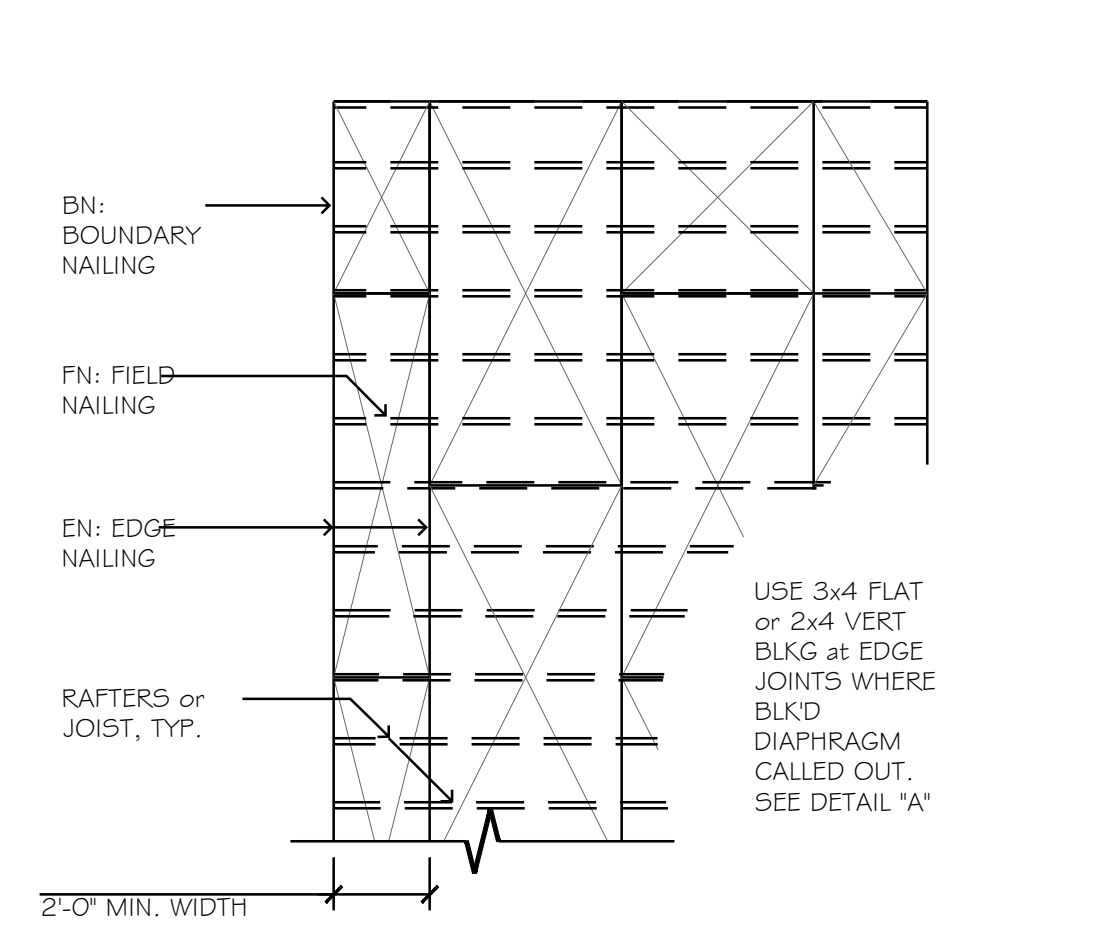
STRUCT. DETAIL

SHEET NUMBER: SD-2
 REVISION: 0

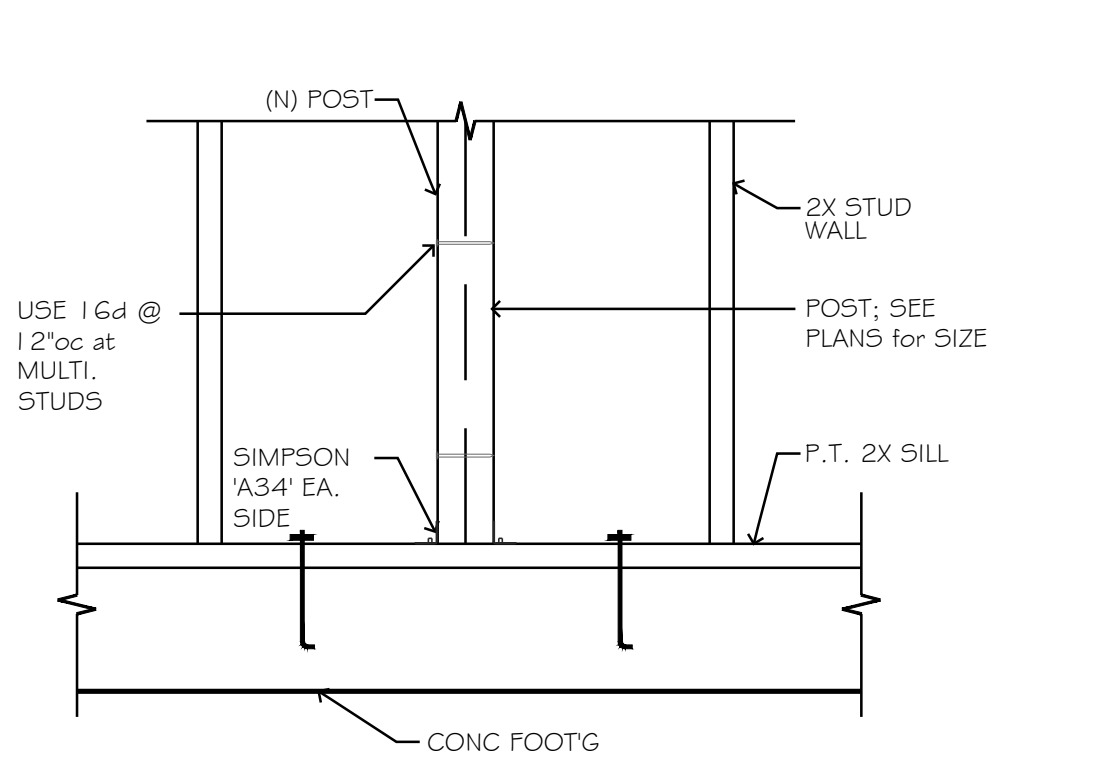
NOTE: Plates shall not be cut through shear wall



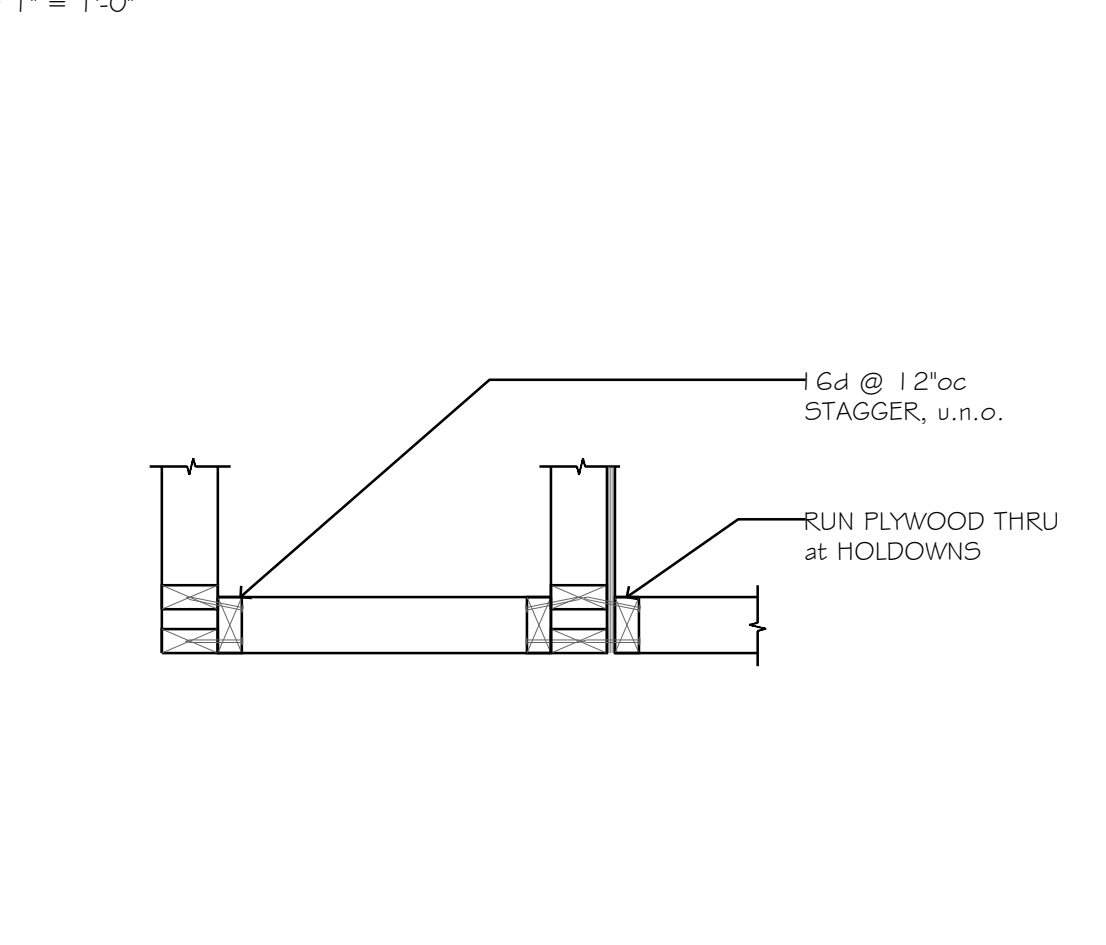
HOLDOWN DETAIL
SCALE: N.T.S.



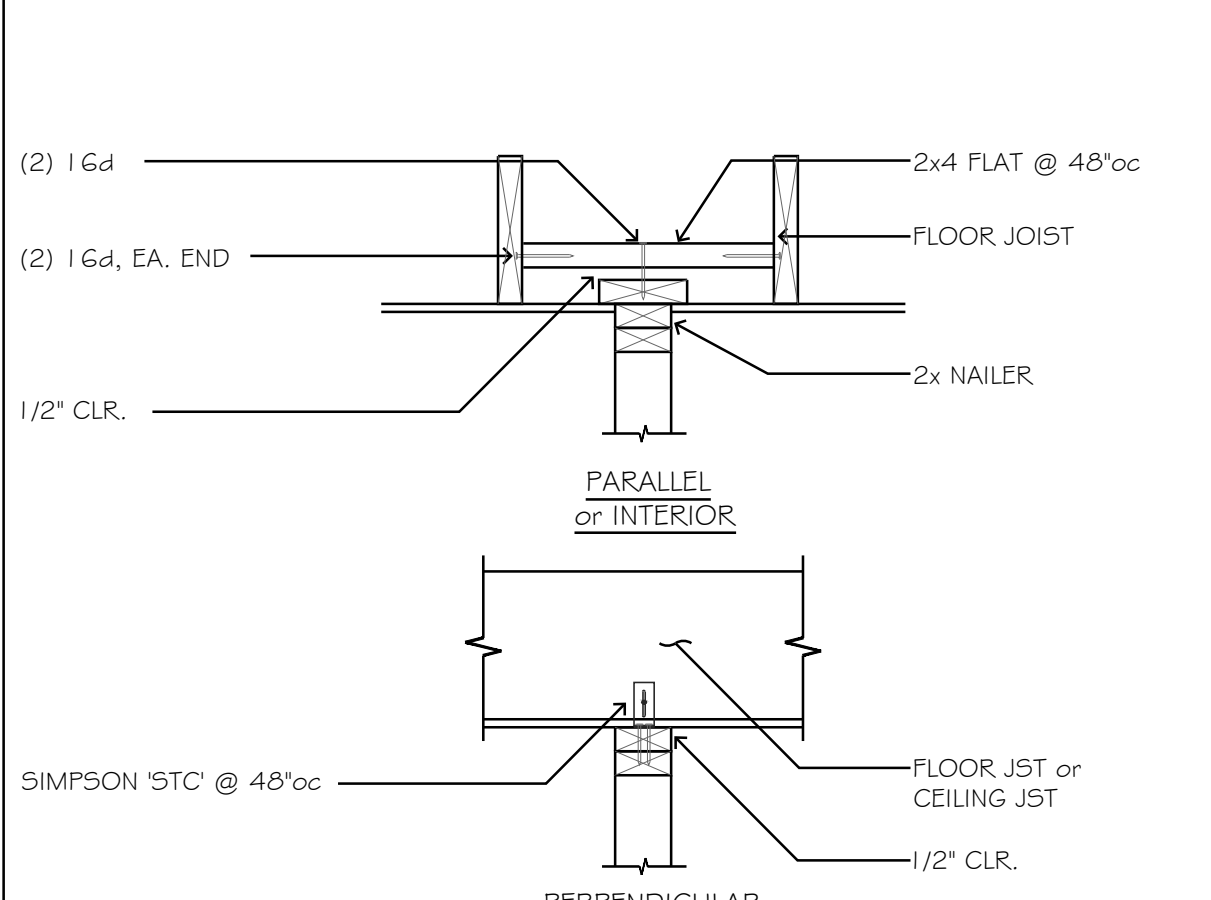
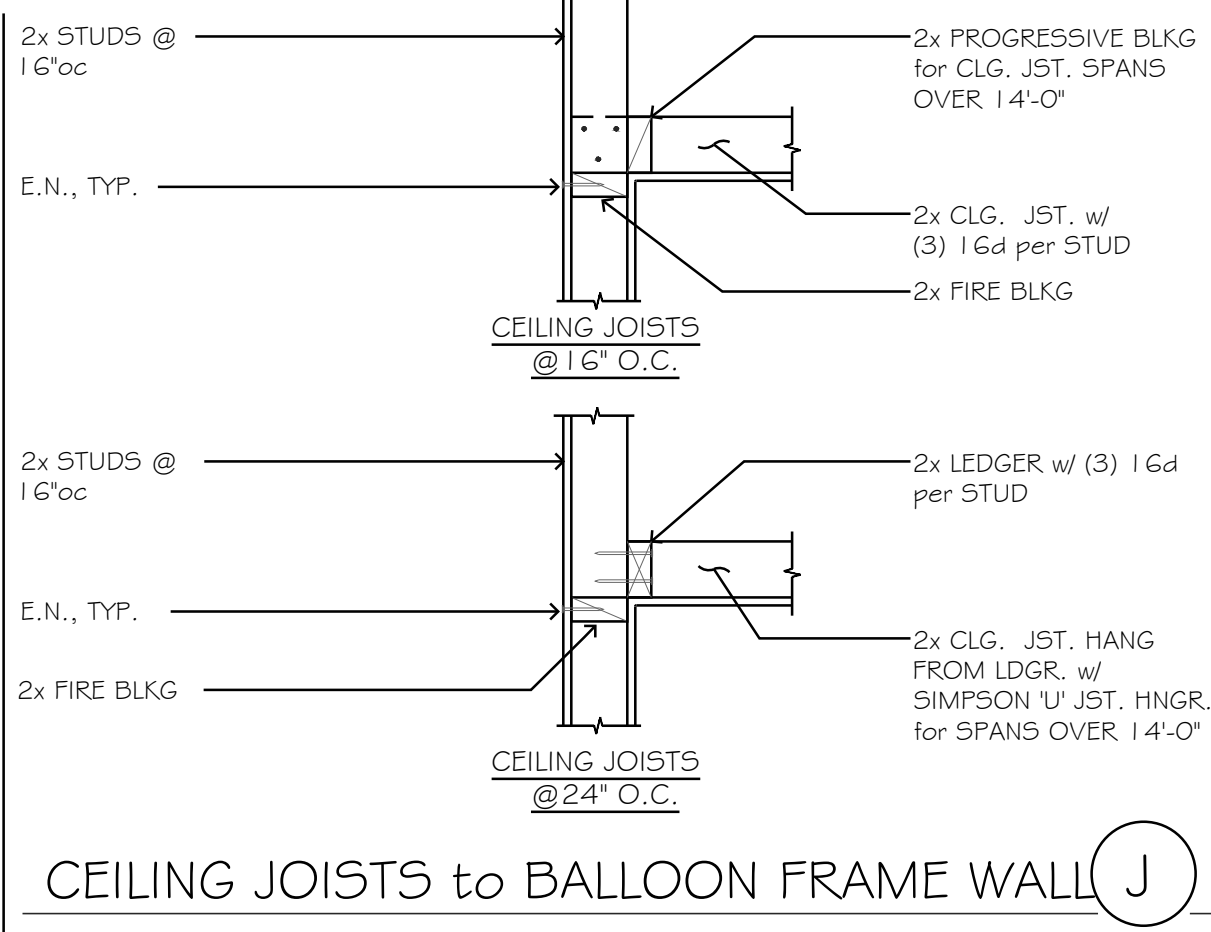
PLYWOOD DIAPHRAGM DETAIL
SCALE: N.T.S. U.N.O.



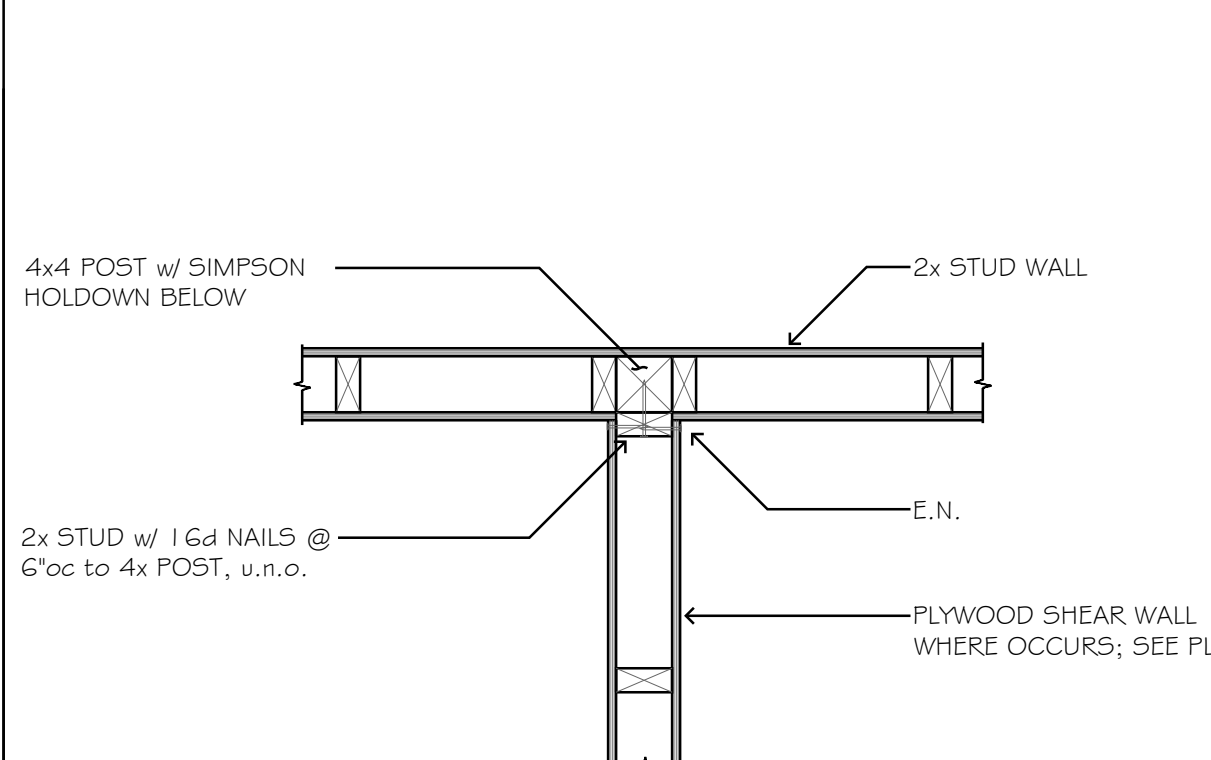
POST CONNECTION
SCALE: 1" = 1'-0"



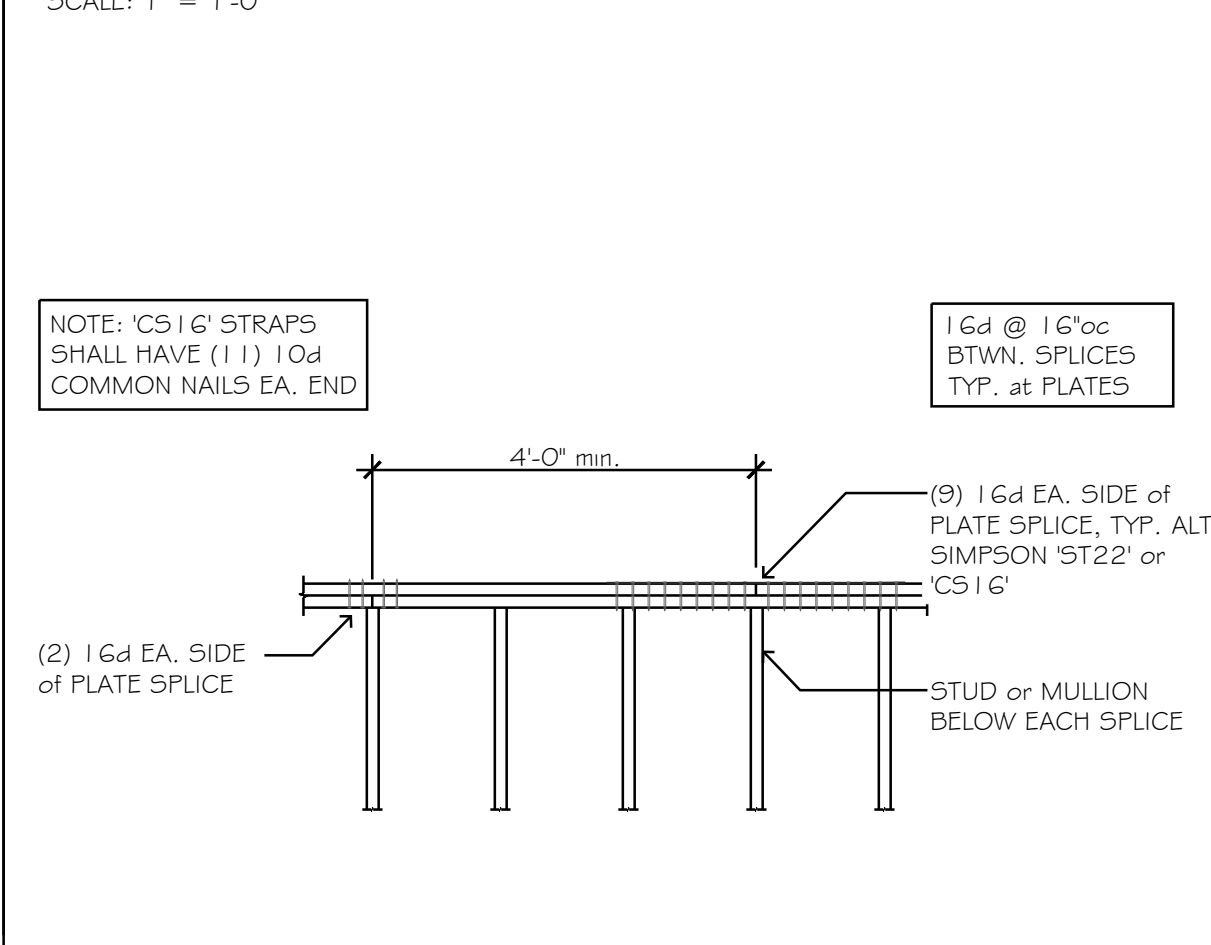
TYPICAL STUD WALL CONNECTIONS
SCALE: 1" = 1'-0"



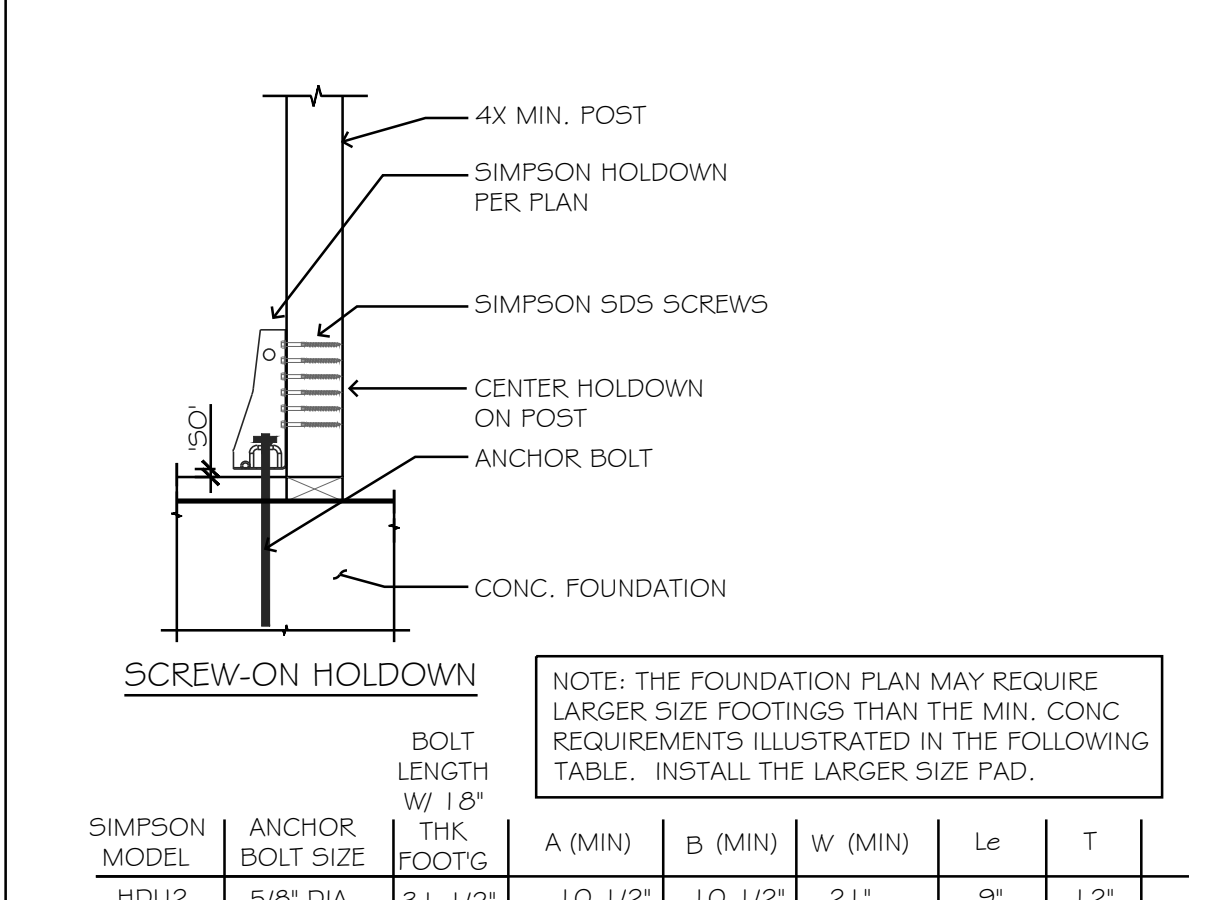
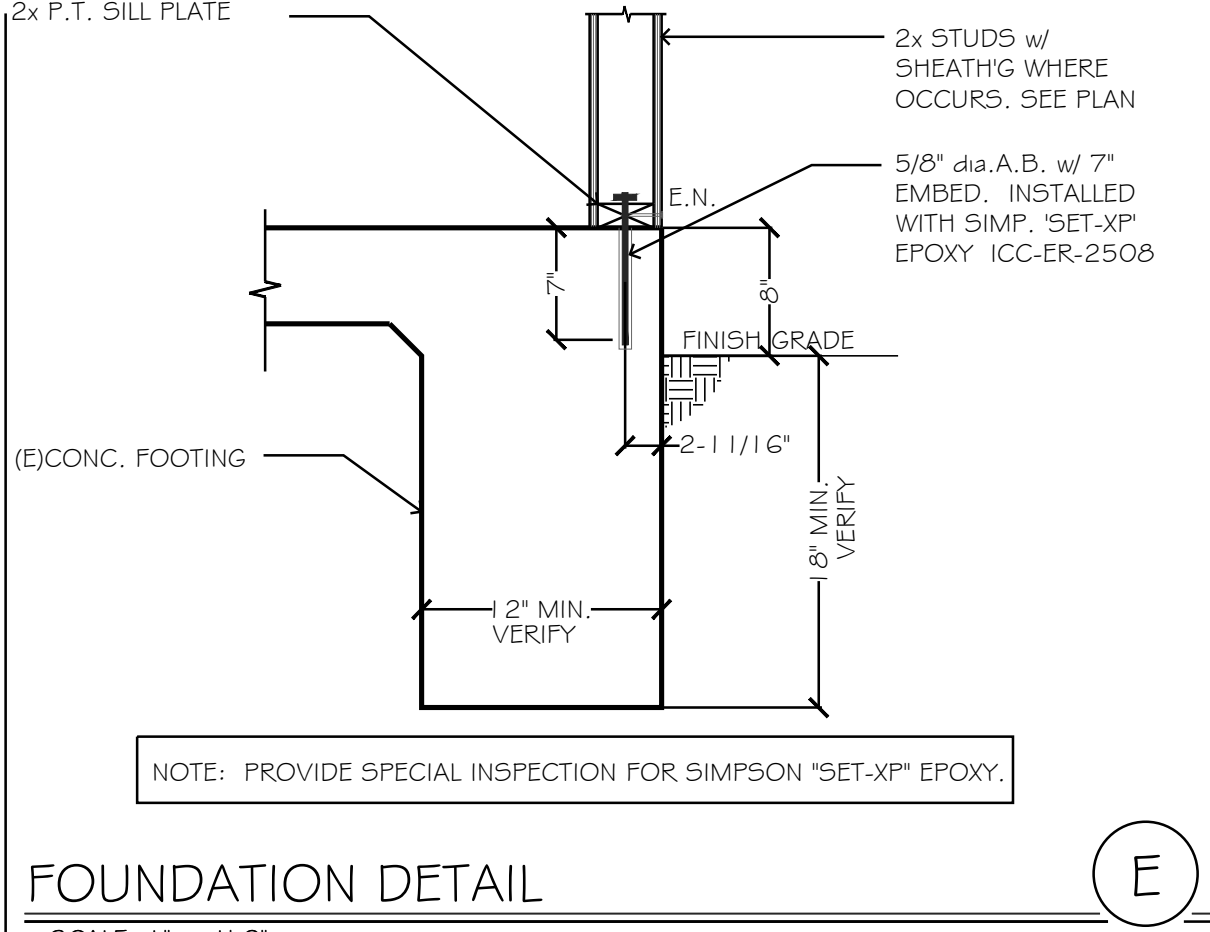
TYPICAL SHEAR WALL AT INTERSECTION
SCALE: 1" = 1'-0"



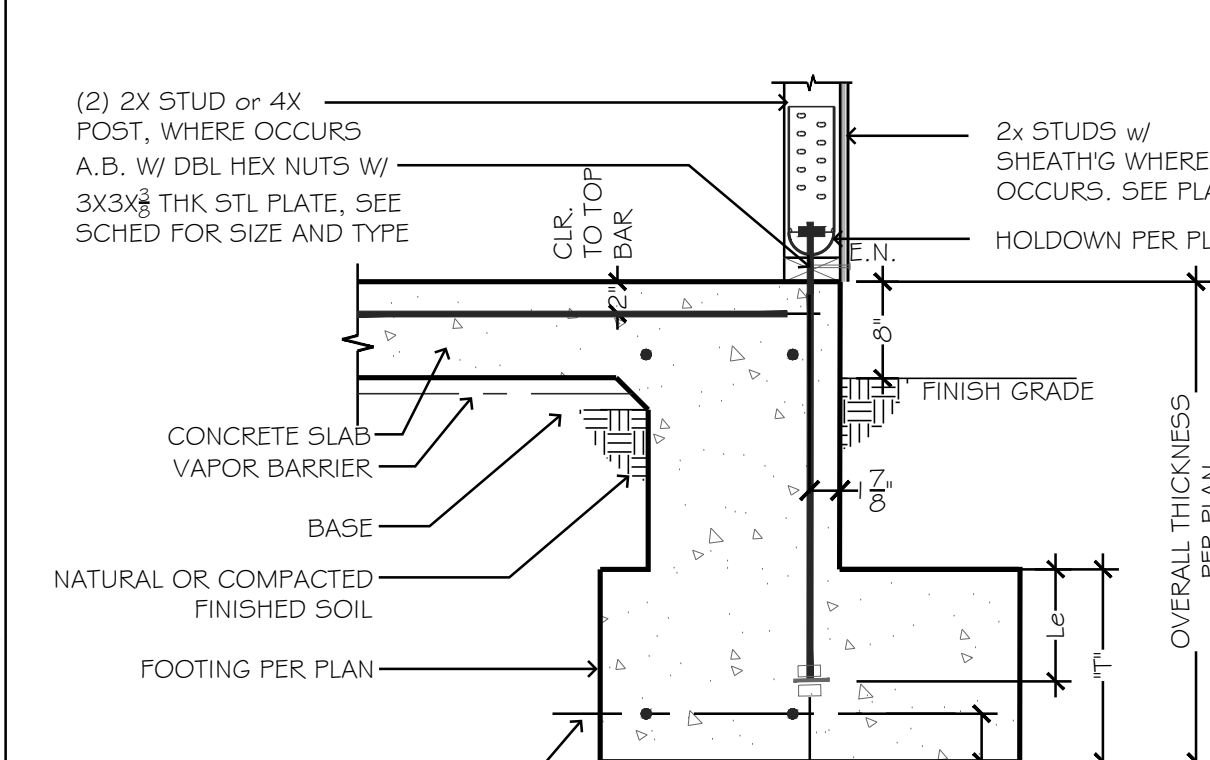
TYPICAL PLATE SPLICE
SCALE: 1" = 1'-0"



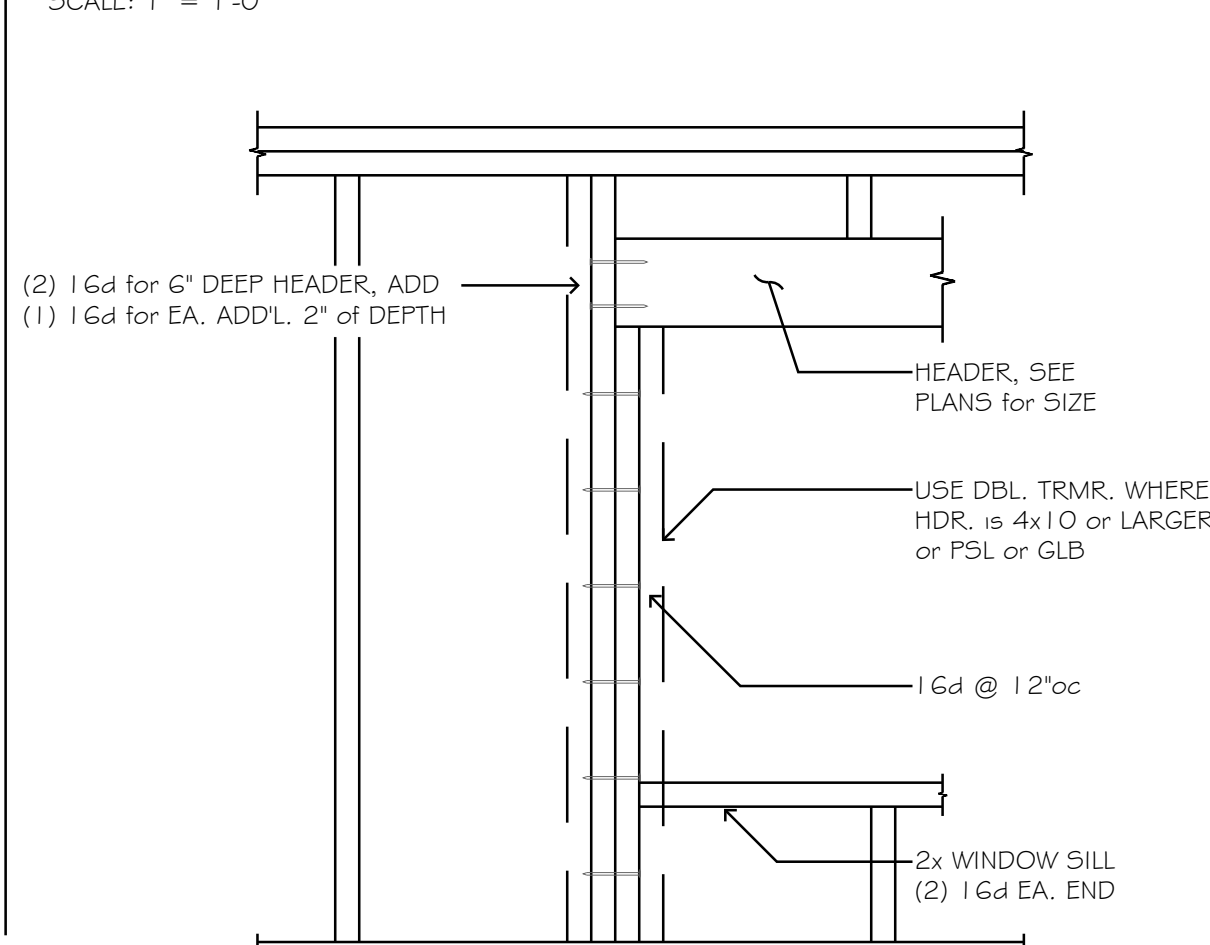
TYPICAL STUD WALL OPENING
SCALE: N.T.S.



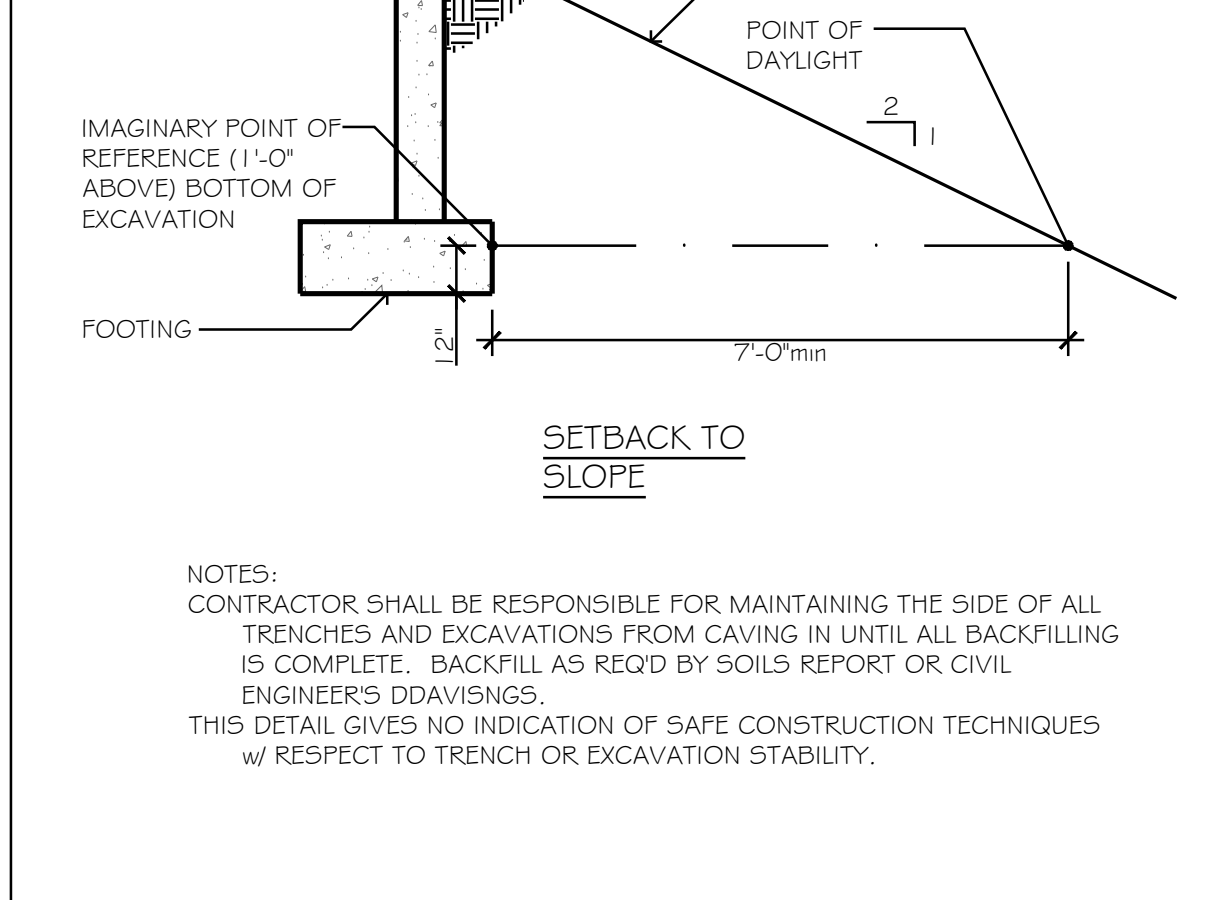
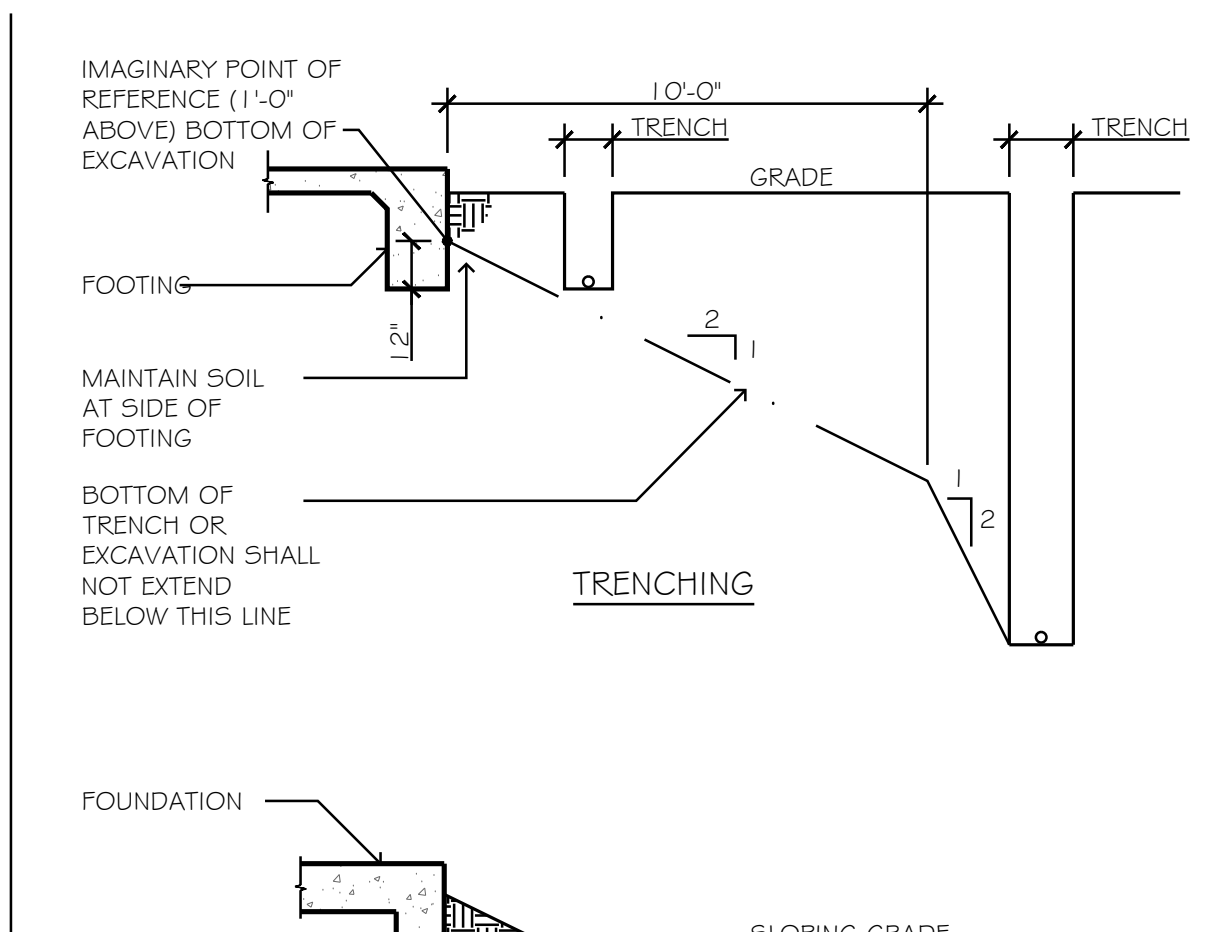
HOLDOWN @ (N) CONCRETE
SCALE: 1" = 1'-0"



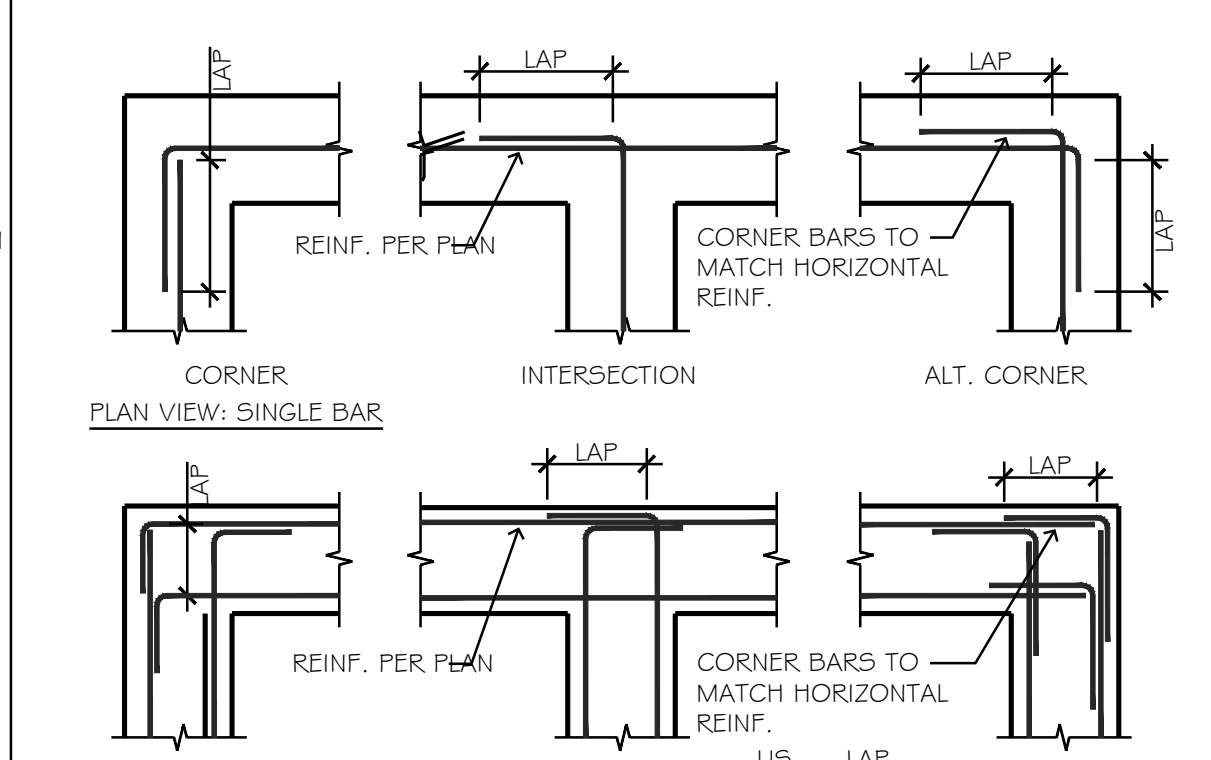
FOOTING REINFORCEMENT AT INTERSECTIONS and CORNERS
SCALE: N.T.S.



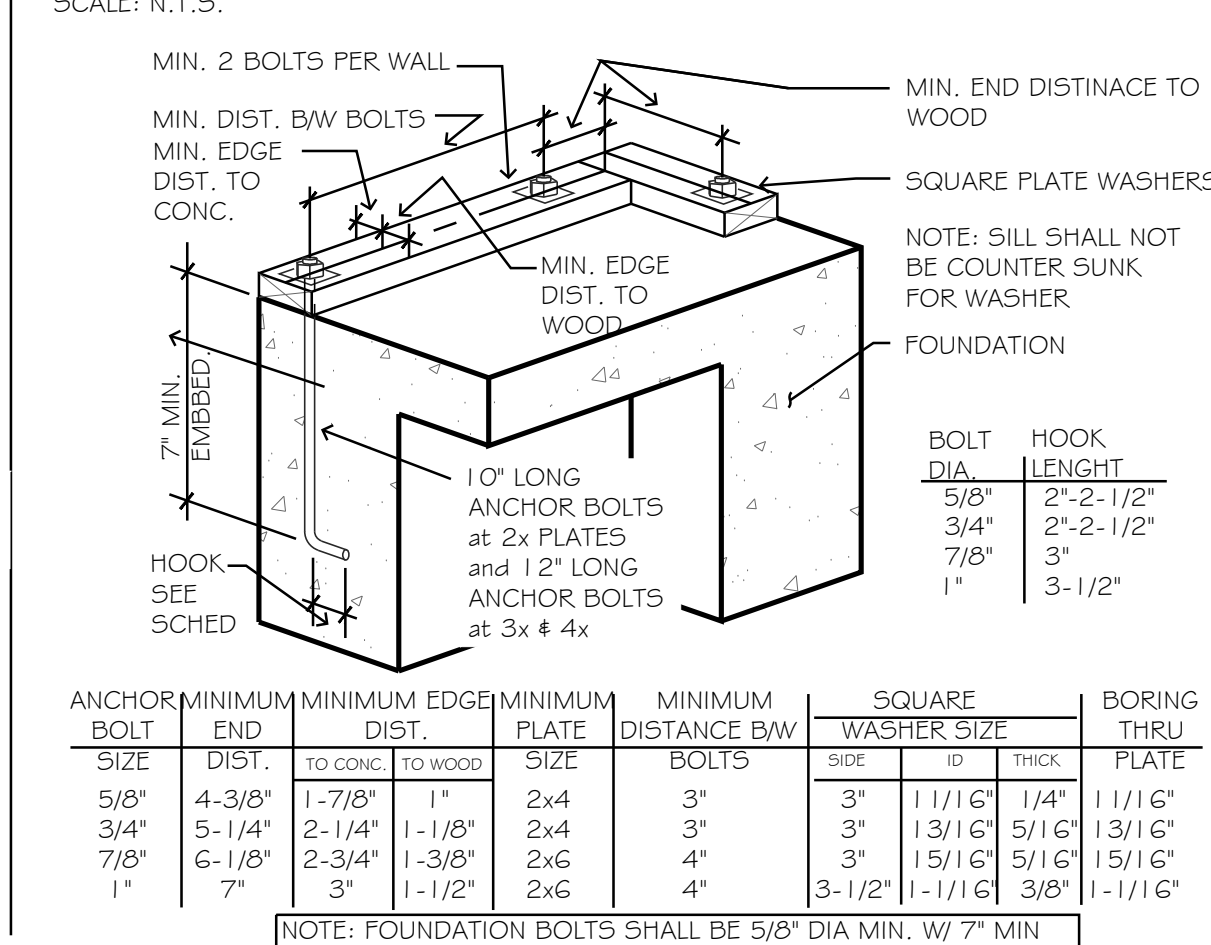
ANCHOR BOLT
SCALE: N.T.S.



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



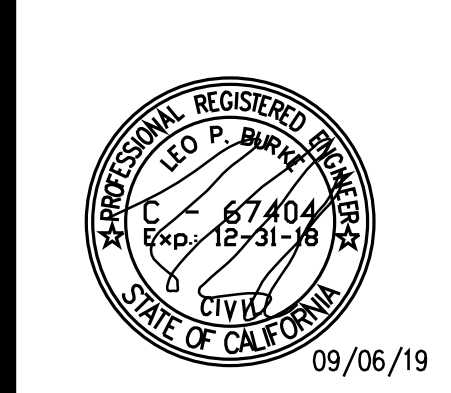
FOOTING REINFORCEMENT AT INTERSECTIONS and CORNERS
SCALE: N.T.S.



ANCHOR BOLT
SCALE: N.T.S.

34167 PACIFIC COAST HIGHWAY
DANA POINT, CA. 92629
PH: (949) 226-7130 FAX: (949) 226-7140
BURKE ENGINEERING

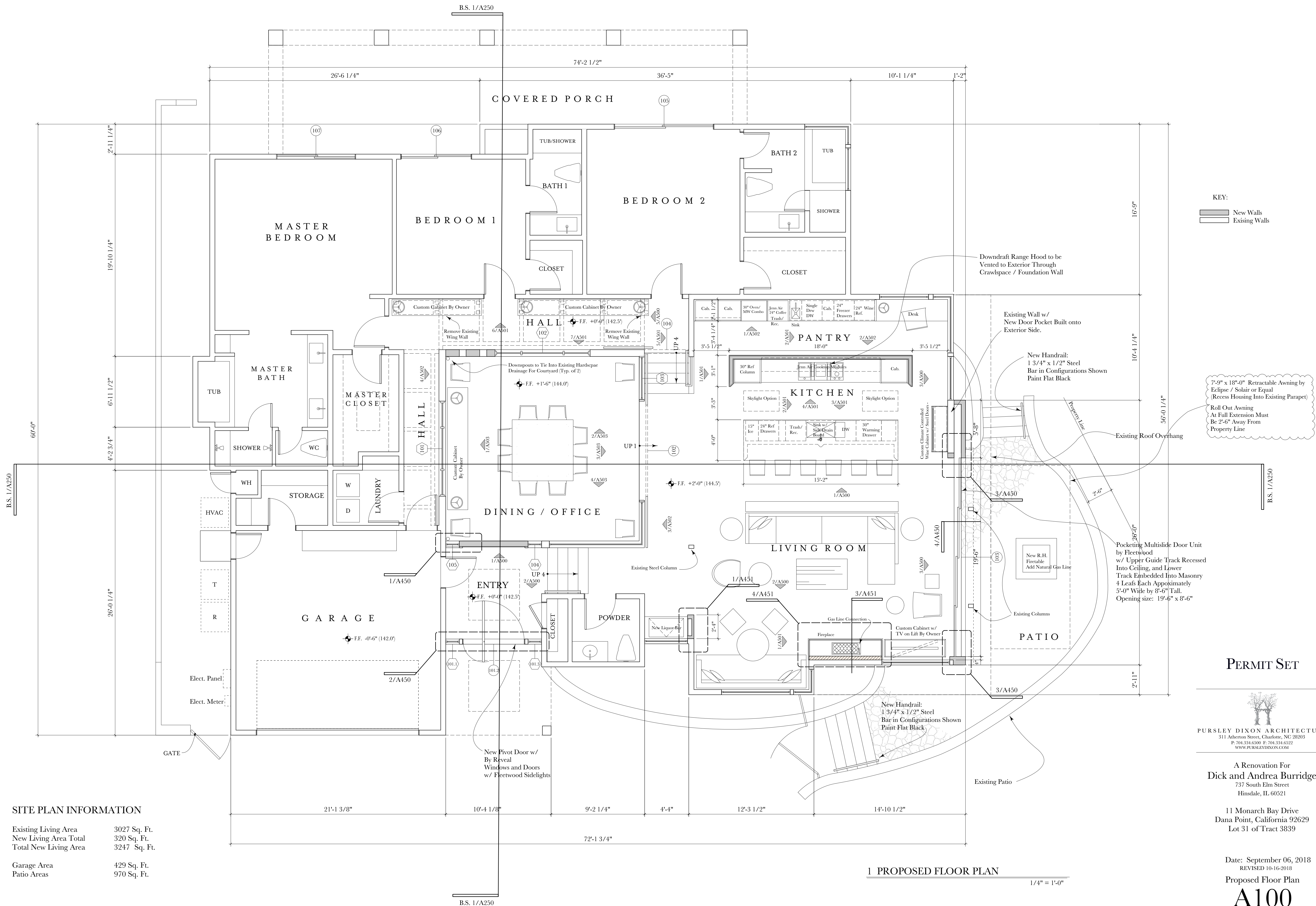
BURRIDGE RESIDENCE



BURRIDGE RESIDENCE
11 MONARCH
DANA POINT, CA.

DATE: 09/06/18
SCALE: 1" = 1'-0"
DESIGNED BY: RTS
DRAWN BY: DAK
APPROVED BY: LPB
PROJECT NUMBER: 18175

STRUCT. DETAIL
SHEET NUMBER: SD-T 0
REVISION:

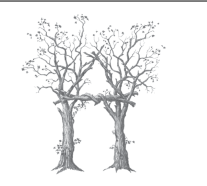


SITE PLAN INFORMATION

Existing Living Area	3027 Sq. Ft.
New Living Area Total	320 Sq. Ft.
Total New Living Area	3247 Sq. Ft.
Garage Area	429 Sq. Ft.
Patio Areas	970 Sq. Ft.

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

PERMIT SET



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311 Atherton Street, Charlotte, NC 28203
P. 704.334.6300 F. 704.334.6322
WWW.PURSLEYDIXON.COM

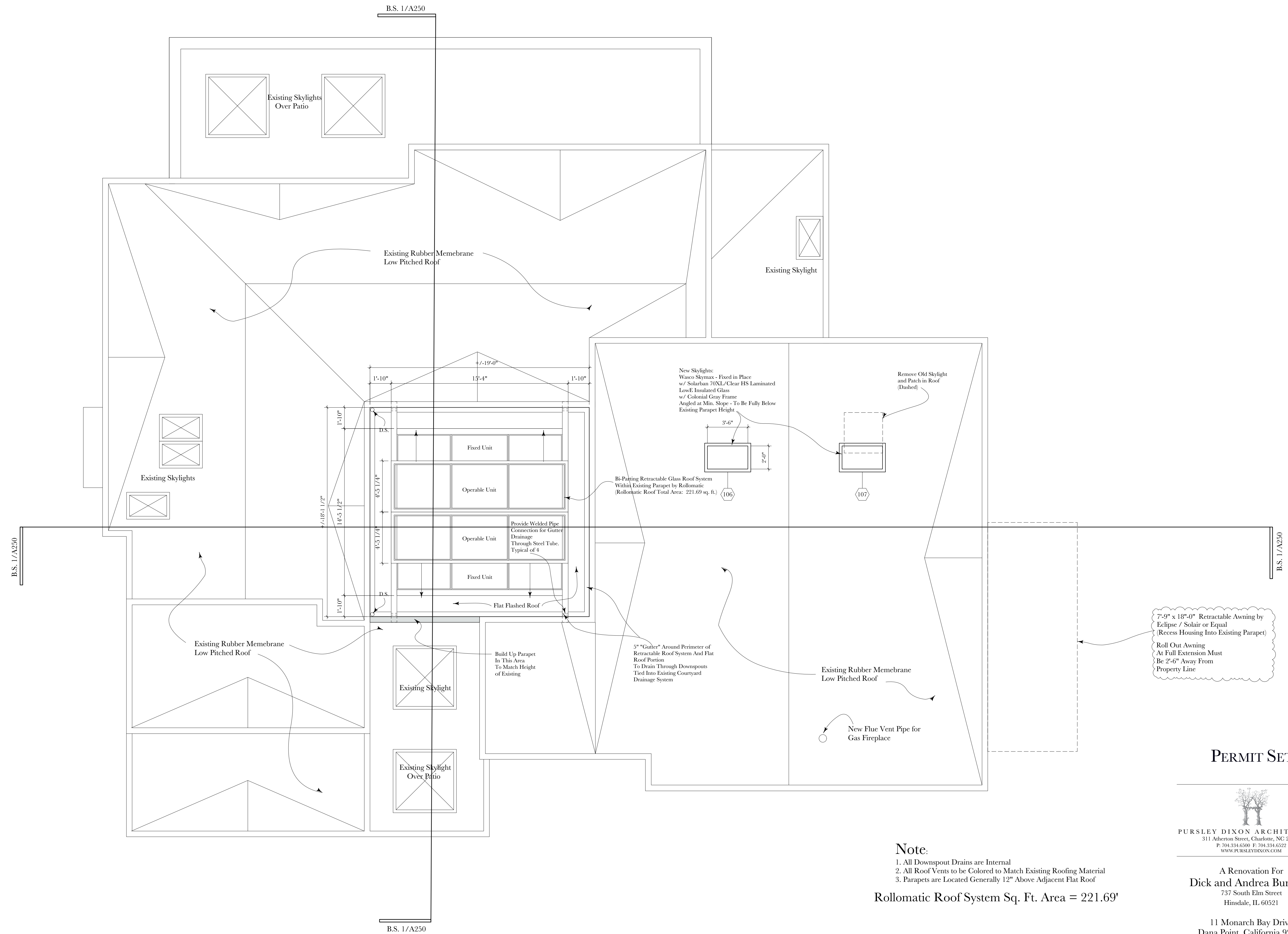
A Renovation For
Dick and Andrea Burrige
737 South Elm Street
Hinsdale, IL 60521

11 Monarch Bay Drive
Dana Point, California 92629
Lot 31 of Tract 3839

Date: September 06, 2018
REVISED 10-16-2018

Proposed Floor Plan
A100

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Note:
 1. All Downspout Drains are Internal
 2. All Roof Vents to be Colored to Match Existing Roofing Material
 3. Parapets are Located Generally 12" Above Adjacent Flat Roof

Rollomatic Roof System Sq. Ft. Area = 221.69'

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


PERMIT SET

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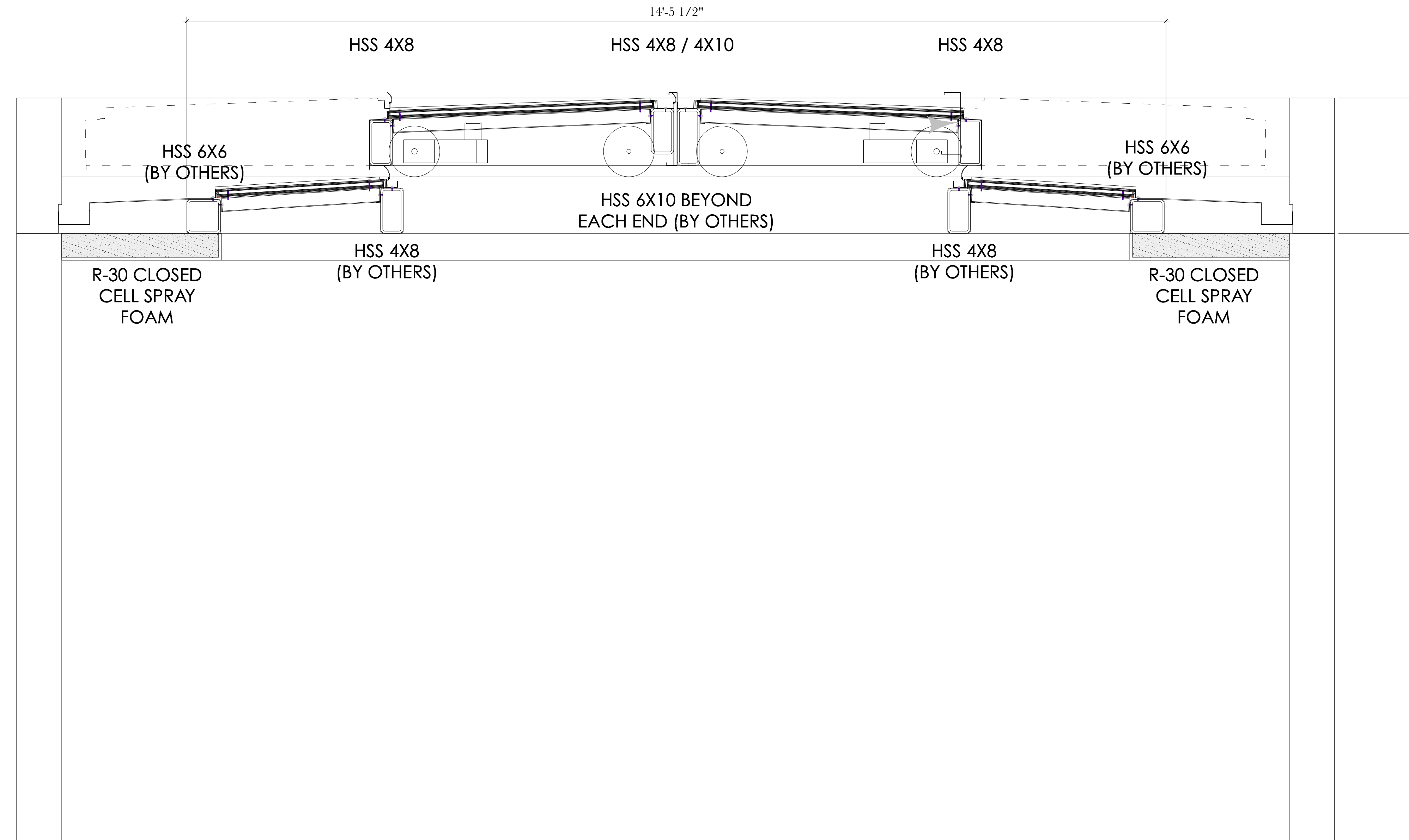
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Date: September 06, 2018
 REVISED 10-16-2018
Roof Plan
A102

		3251 FRANKLIN CANYON ROAD, RODEO, CA 94572 PH: 415-822-5655 / FAX 415-822-5678 www.rollamatic.com	
PROJECT: BURRIDGE RETREAT 11 MONARCH BAY DRIVE DANA POINT, CA 92629	ARCHITECT: PURSLEY DIXON ARCHITECTURE 311 AHERTON STREET CHARLOTTE, NC 28203 P: 704.334.6500 WWW.PURSLEYDIXON.COM	DATE: 03 MAY 18 REVISIONS: SHEET: R1	SCHEMATIC DESIGN (1)
DRAWN BY: CDO	JOB NO.: 18-04-04	COPYRIGHT 2018 RRI	

NOTE: Install with Solarban90 LowE Insulated Glass



A CLOSED POSITION
ROLLAMATIC ROOF CROSS SECTION

1"=1'-0"

<p>SITE PREPARATION (N.I.C.)</p> <p>PROVIDE A 4X HSS STRUCTURAL PERIMETER FRAME SET 5" CLEAR IN FULL PERIMETER AS SHOWN CAPABLE OF SUPPORTING THE ROLLAMATIC ROOF LOAD. PERIMETER DRAINAGE AND POWER BY OTHERS.</p>	<p>ENVIRONMENTAL PROTECTION (N.I.C.)</p> <p>ALL EXPOSED STEEL TO BE STAINLESS OR HOT DIPPED GALVANIZED AFTER FABRICATION</p>
--	---

1 ROOF PLAN DETAILS

1/4" = 1'-0"

PERMIT SET


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 311 Aherton Street, Charlotte, NC 28203
 P: 704.334.6500 F: 704.334.6522
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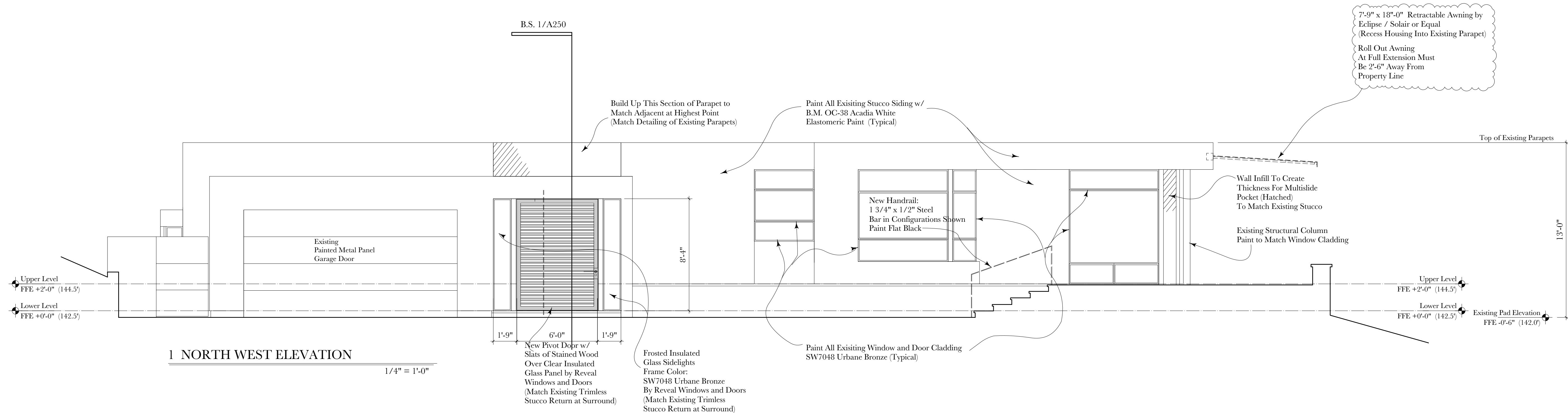
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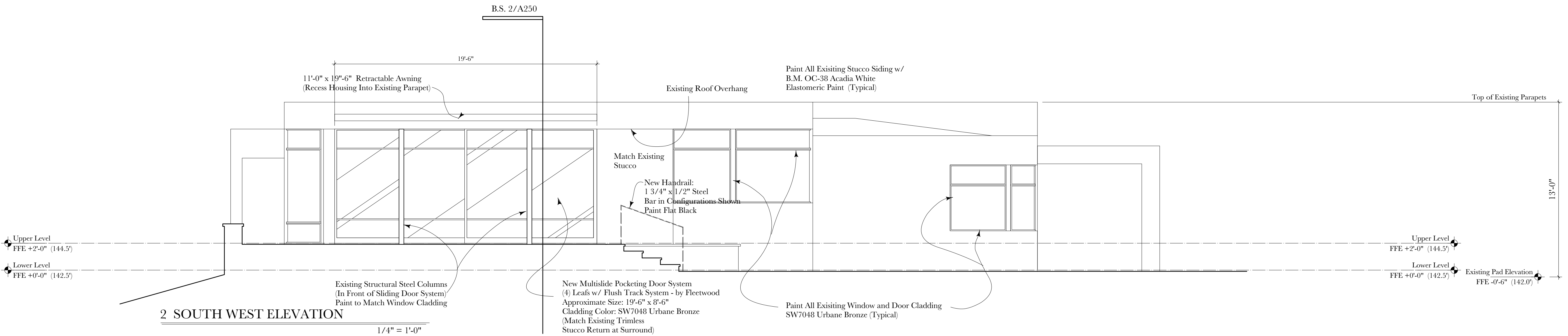
Date: September 06, 2018

Roof Plan Details
A103

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1 NORTH WEST ELEVATION
1/4" = 1'-0"



2 SOUTH WEST ELEVATION
1/4" = 1'-0"

7'-9" x 18'-0" Retractable Awning by Eclipse / Solair or Equal (Recess Housing Into Existing Parapet)
Roll Out Awning At Full Extension Must Be 2'-6" Away From Property Line

PERMIT SET

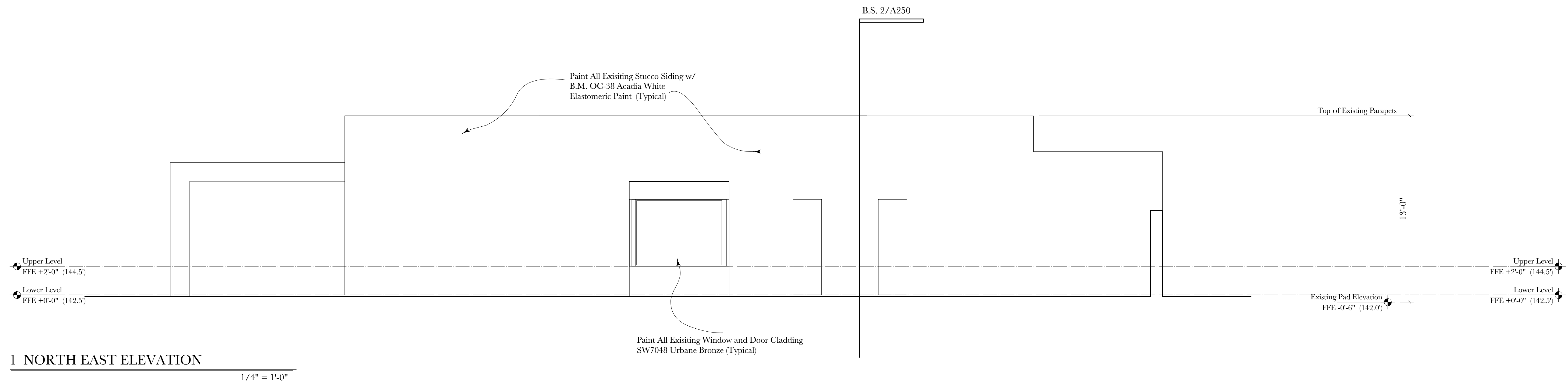
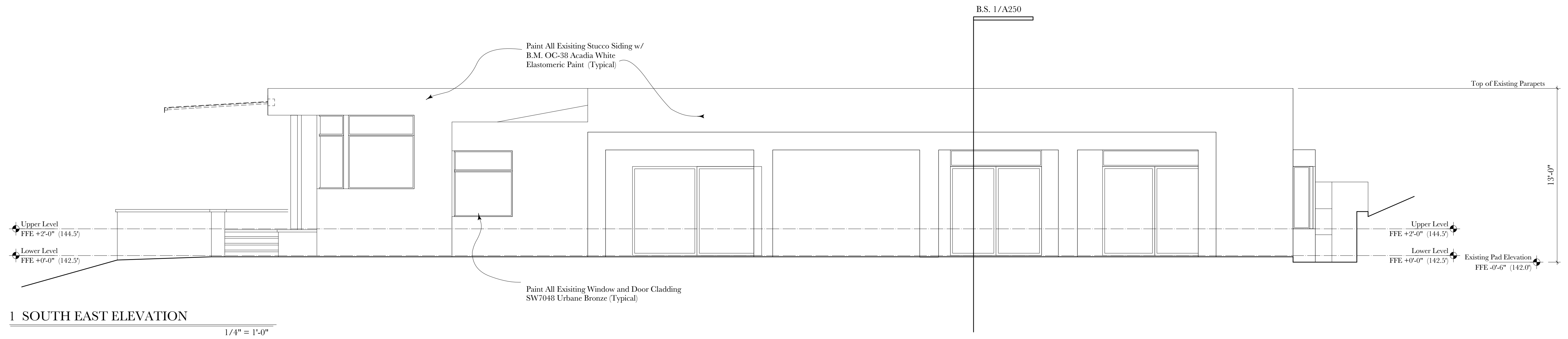
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Exterior Elevations
A200



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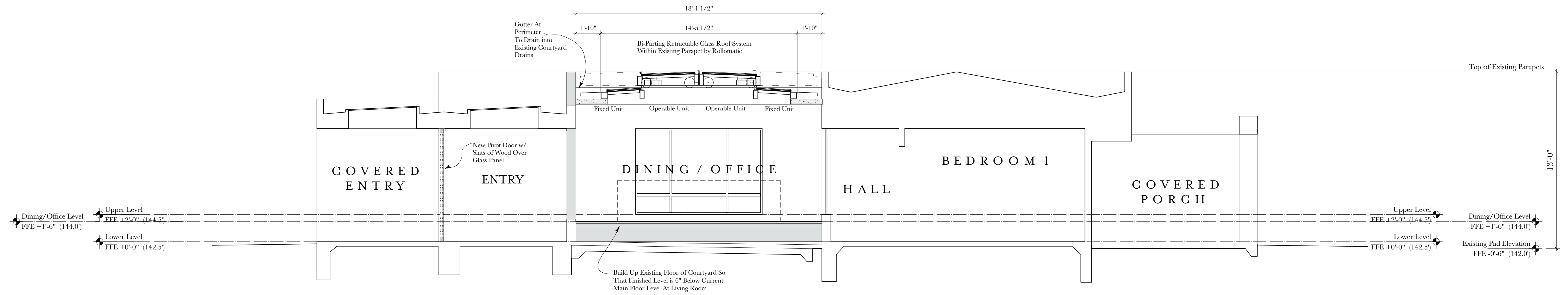
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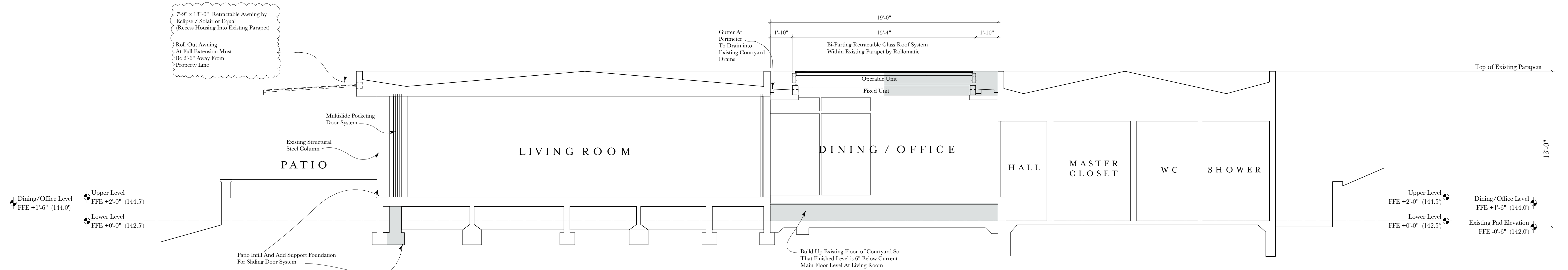
Exterior Elevations

A201



1 BUILDING SECTION

1/4" = 1'-0"



2 BUILDING SECTION

1/4" = 1'-0"

PERMIT SET



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REVISED 10-16-2018

Building Sections

A250

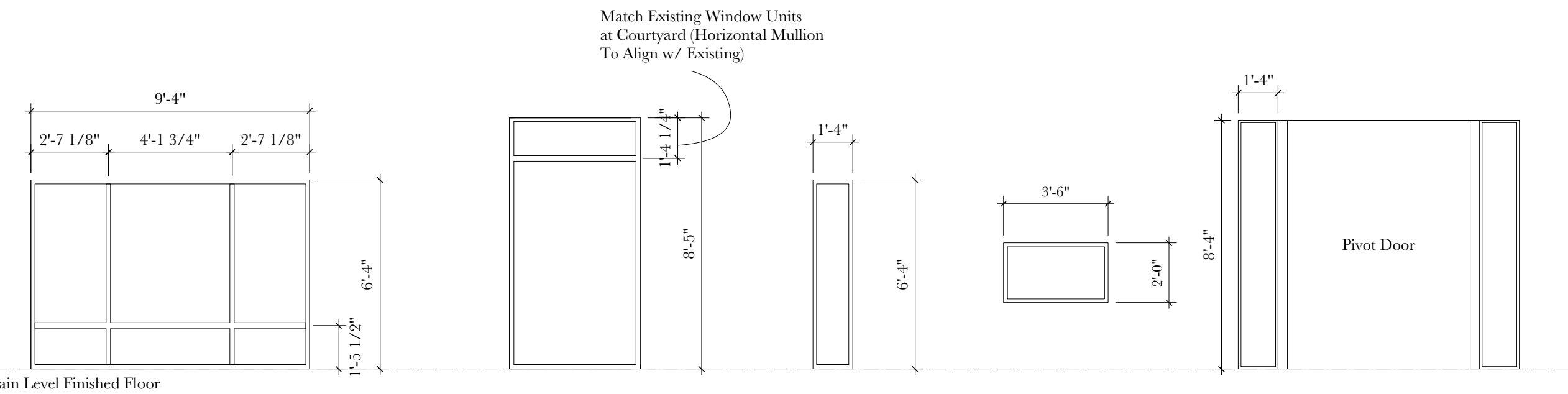
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1 - WINDOW SCHEDULE -

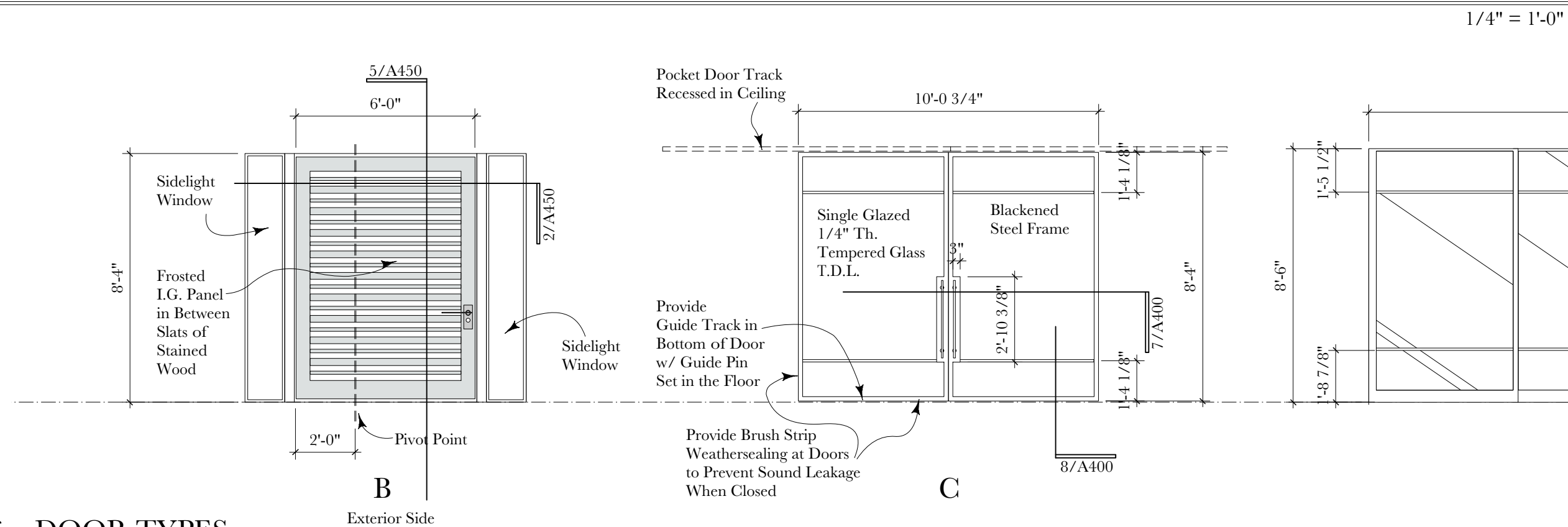
Window No.	Window Type	Sash / Operation	Frame Height	Frame Width	Top of Frame (A.F.F.)	Description
101	A	Fixed	6'4"	9'4"	8'4" @ Hall	Fleetwood Window Assembly To Match Existing - 6 Units Mull'd Together - Clear Single Glazed Panels - No LowE Coating (Series 250-T)
102	A	Fixed	6'4"	9'4"	8'4" @ Hall	Fleetwood Window Assembly To Match Existing - 6 Units Mull'd Together - Clear Single Glazed Panels - No LowE Coating (Series 250-T)
103	B	Fixed	8'5"	4'4 1/2"	8'5" @ Living	Fleetwood Window Assembly To Match Existing - 2 Units Mull'd Together - Clear Single Glazed Panels - No LowE Coating (Series 250-T)
104	C	Fixed	6'4"	1'4"	8'4" @ Entry	Fleetwood Window Assembly To Match Existing - 1 Clear Single Glazed Panel - No LowE Coating (Series 250-T)
105	C	Fixed	6'4"	1'4"	8'4" @ Entry	Fleetwood Window Assembly To Match Existing - 1 Clear Single Glazed Panel - No LowE Coating (Series 250-T)
106	D	Fixed in Place Flat Glass Skylight	3'6"	2'0"	N/A	Wasco Skymax w/ Colonial Gray Frame w/ Solarban 70XL/Clear HS Laminated - LowE Insulated Glass
107	D	Fixed in Place Flat Glass Skylight	3'6"	2'0"	N/A	Wasco Skymax w/ Colonial Gray Frame w/ Solarban 70XL/Clear HS Laminated - LowE Insulated Glass
101.1	E	Fixed	8'4" (Field Verify)	1'4"	8'4"	Sidelight Unit - Fleetwood Series 250-T (To Match Existing) w/ LowE 366 Argon Filled Insulated Glass -w/ Frosted Glass at Interior Side. - Tempered as Req'd
101.3	E	Fixed	8'4" (Field Verify)	1'4"	8'4"	Sidelight Unit - Fleetwood Series 250-T (To Match Existing) w/ LowE 366 Argon Filled Insulated Glass -w/ Frosted Glass at Interior Side. - Tempered as Req'd

2 - DOOR SCHEDULE -

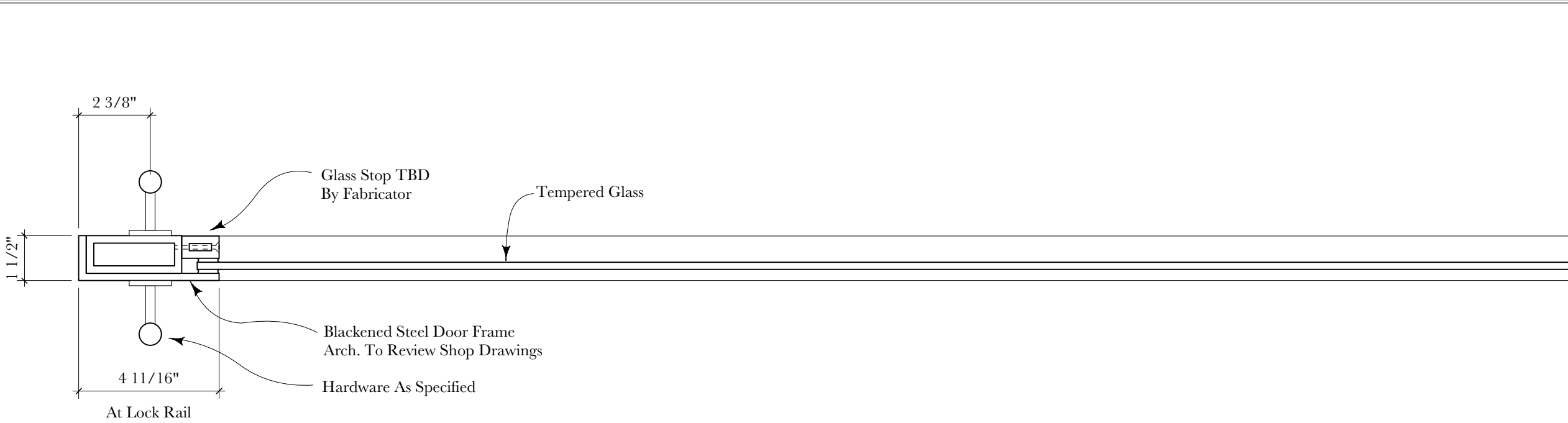
Door No.	Door Type	Door Width	Door Height	Thickness	Description
101.2	B	6'-1 1/2" Frame Size	8'4" Frame Size (+/-) Field Verify	2 1/4"	Pivot Door w/ LowE 366 Argon Filled w/ Frosted Glass @ Int. Face, Overlaid w/ Stained Wood Slats By Reveal - #1 Douglas Fir Quarter Sawn - Tempered as Req'd
102	C	10'0 3/4" (2 Leafs) Verify	8'4" (+/-) Field Verify	1 1/2"	Bi Parting Top Hung Steel Sliding Doors - Custom - Blackened Steel Frame / Single 1/4" Tempered Glazing
103	D	19'6" Frame Size	8'5" Frame Size (+/-) Field Verify	7.632" (Frame Assembly)	Fleetwood Series 3070-T Multislide Pocketing Door System - 4 Panels Clad Frame w/ LowE 366 Argon Filled I.G. - Thermally Broken
104	E	4'6" Slab Size	7'8 1/2" Slab Size	2 3/8"	Custom Sliding Barn Door - Stained Timber Planks (#1 Douglas Fir Quarter Sawn) - Rough Cut w/ Saw Marks, Applied to 1 3/8" Solid Core Slab
105	F	8'-9" (Verify to Match Existing)	7'-0" (Verify to Match Existing)	4 1/2" (Frame Assembly)	Replacement w/ Sierra Pacific Clad Ext. / Wood Int. Sliding Glass Door Unit - w/ LowE 366 Argon Filled Glass
106	F	6'-8" (Verify to Match Existing)	7'-0" (Verify to Match Existing)	4 1/2" (Frame Assembly)	Replacement w/ Sierra Pacific Clad Ext. / Wood Int. Sliding Glass Door Unit - w/ LowE 366 Argon Filled Glass
107	F	7'-8" (Verify to Match Existing)	7'-0" (Verify to Match Existing)	4 1/2" (Frame Assembly)	Replacement w/ Sierra Pacific Clad Ext. / Wood Int. Sliding Glass Door Unit - w/ LowE 366 Argon Filled Glass



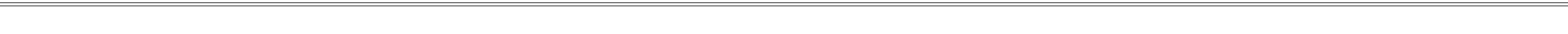
5 - WINDOW TYPES -



6 - DOOR TYPES -



7 - STEEL SLIDING DOOR HORIZONTAL DETAIL -



8 - STEEL SLIDING DOOR VERTICAL DETAIL -

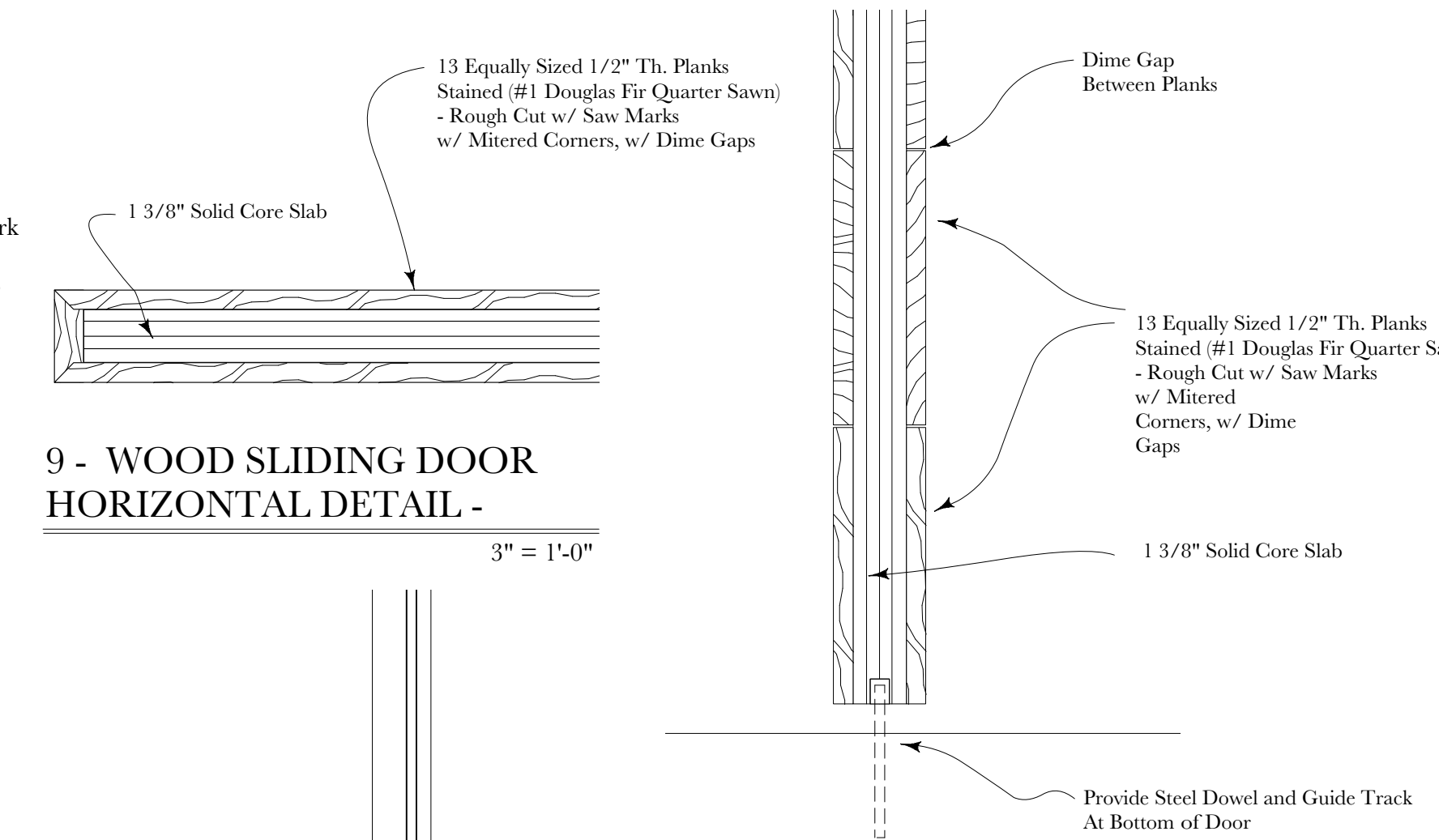


3 - FINISH SCHEDULE -

ROOM NAME	FLOORS	BASE	WALLS	CEILING	CLG. HEIGHT	CROWN
MAIN LEVEL						
Entry	Existing Stone Pavers - Protect During Construction	Existing 4" Inset Stained Base Board - Patch as Required	Existing Gyp Brd - Paint. At Courtyard Wall Between Windows. Stained D.F. Rough Cut Planks w/ Bandhau Marks. Equally spaced per Elevation.	Gyp. Brd. - Paint	8'4" (Existing)	None
Steps From Entry to Living Room	Existing Stone Treads, Risers, and Side Wall - Protect During Construction	Existing 4" Inset Stained Base Board - Patch as Required	Gyp. Brd. - Paint	Gyp. Brd. - Paint		None
Living Room	Hardwood Flooring by Hakwood or Equal (Engineered, Light French Oak, Rift and Quarter Sawn), (Replace existing Tile w/ Hardwood Flooring)	Existing 4" Inset Stained Base Board - Patch as Required	Gyp. Brd. - Paint. At Fireplace: Random Rubble Stone Veneer as Spec. w/ Mitered Corners, Blackened Steel, and Firebrick as Spec Stained Dark w/ Ebony Wood Stain.	Gyp. Brd. - Paint	8'5" (Existing)	None
Kitchen	Hardwood Flooring by Hakwood or Equal (Engineered, Light French Oak, Rift and Quarter Sawn)	Existing 4" Inset Stained Base Board - Patch as Required	Gyp. Brd. - Paint. At Island: Stone Slab as Spec, Mirror Back Panel at Island Seating, Painted Cabinetry at Sink Side and at Range, w/ Stained Shelves, 3cm Backsplash- See Int. Elevations.	Gyp. Brd. - Paint	8'5" (Existing)	None
Pantry	Hardwood Flooring by Hakwood or Equal (Engineered, Light French Oak, Rift and Quarter Sawn)	Existing 4" Inset Stained Base Board - Patch as Required	Gyp. Brd. - Paint, Stained White Oak Surround at Range, w/ Inset Cork Pattern, Painted Cabinetry/Desk - See Int. Elevations.	Gyp. Brd. - Paint	8'5" (Existing)	None
Steps From Living Room to Hall	Existing Stone Treads, Risers, and Side Wall - Protect During Construction	Existing 4" Inset Stained Base Board - Patch as Required	Gyp. Brd. - Paint	Gyp. Brd. - Paint		None
Hall	Hardwood Flooring by Hakwood or Equal (Engineered, Light French Oak, Rift and Quarter Sawn), (Replace existing Tile w/ Hardwood Flooring)	Existing 4" Inset Stained Base Board - Patch as Required	Gyp. Brd. - Paint	Gyp. Brd. - Paint w/ Built Up 4 1/2" x 7 1/4" Stained White Oak Beams	8'4" (Existing)	None
Dining/Office	Hardwood Flooring by Hakwood or Equal (Engineered, Light French Oak, Rift and Quarter Sawn)	Projected 1 1/2" Tall Nosing to Match Wood Flooring at Step and around Perimeter of Room w/ Stained Base Board Below	Existing Stucco - Paint, Match Stucco at New Areas			Rollomatic Retractable Roof System w/ Shear Sun Shade System Hung From Steel Cables
Patio	Existing Stone Pavers, Patch to match Existing at Area by New Pocketing Door System as Needed	N/A	Existing Stucco - Paint, Match Stucco at New Areas	N/A		
Master Bedroom	Hardwood Flooring by Hakwood or Equal (Engineered, Light French Oak, Rift and Quarter Sawn)	Existing 4" Inset Stained Base Board	Gyp. Brd. - Paint	Gyp. Brd. - Paint	8'4" (Existing)	None
Master Bath	Tile as Spec.	Existing 4" Inset Stained Base Board	Gyp. Brd. - Paint	Gyp. Brd. - Paint	8'4" (Existing)	None
Master Closet	Hardwood Flooring by Hakwood or Equal (Engineered, Light French Oak, Rift and Quarter Sawn)	Existing 4" Inset Stained Base Board	Gyp. Brd. - Paint	Gyp. Brd. - Paint	8'4" (Existing)	None
Bedroom 1	Hardwood Flooring by Hakwood or Equal (Engineered, Light French Oak, Rift and Quarter Sawn)	Existing 4" Inset Stained Base Board	Gyp. Brd. - Paint	Gyp. Brd. - Paint	8'4" (Existing)	None
Bath 1	Tile as Spec.	Existing 4" Inset Stained Base Board	Gyp. Brd. - Paint	Gyp. Brd. - Paint	8'4" (Existing)	None
Closet 1	Hardwood Flooring by Hakwood or Equal (Engineered, Light French Oak, Rift and Quarter Sawn)	Existing 4" Inset Stained Base Board	Gyp. Brd. - Paint	Gyp. Brd. - Paint	8'4" (Existing)	None
Bedroom 2	Hardwood Flooring by Hakwood or Equal (Engineered, Light French Oak, Rift and Quarter Sawn)	Existing 4" Inset Stained Base Board	Gyp. Brd. - Paint	Gyp. Brd. - Paint	8'4" (Existing)	None
Bath 2	Tile as Spec.	Existing 4" Inset Stained Base Board	Gyp. Brd. - Paint	Gyp. Brd. - Paint	8'4" (Existing)	None
Closet 2	Hardwood Flooring by Hakwood or Equal (Engineered, Light French Oak, Rift and Quarter Sawn)	Existing 4" Inset Stained Base Board	Gyp. Brd. - Paint	Gyp. Brd. - Paint	8'4" (Existing)	None
Laundry	Tile as Spec.	Existing 4" Inset Stained Base Board	Gyp. Brd. - Paint	Gyp. Brd. - Paint	8'4" (Existing)	None

4 - WINDOW AND DOOR NOTES

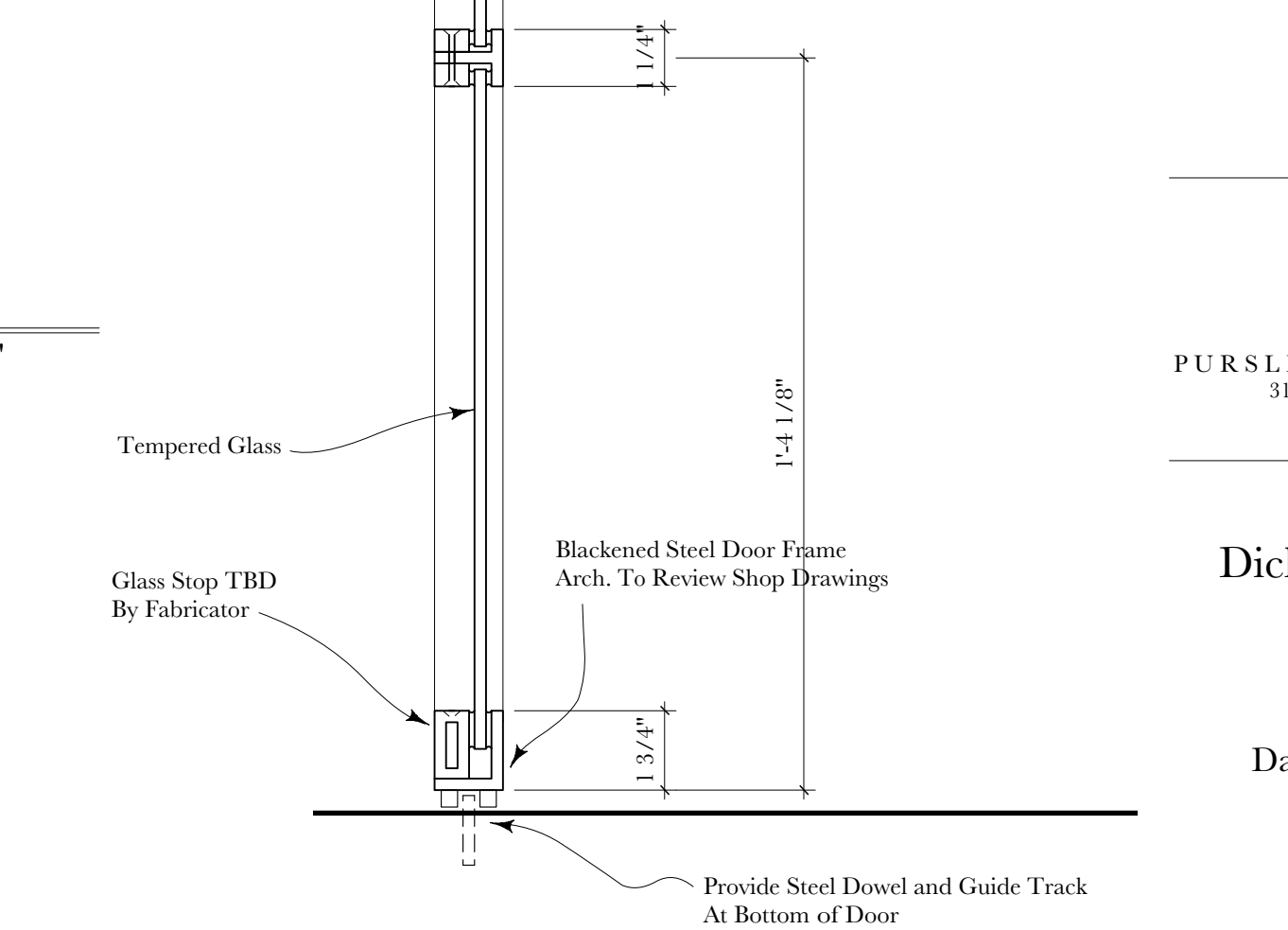
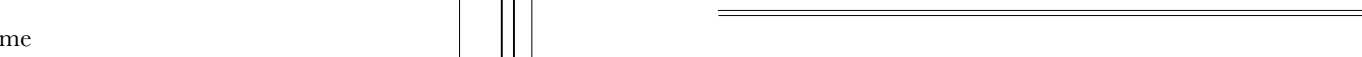
- New Windows to Match Existing Fleetwood Windows - (Series 250-T) Cladding Color To Match SW 7048 Urbane Bronze Sizes as Noted. **Window frames sizes are shown as units with no stock subsill. Note: any substitutions not approved by Architect will be rejected at contractor's expense.**
- New Door 103: Series 3070-T by Fleetwood. Cladding Color to Match SW7048 Urbane Bronze. 1" Insulated Glass with Dark Bronze Spacers. With Brushed Stainless Archetype Narrow pulls and stainless hardware.
- Door 101 to Be Custom Fabricated Pivot Door w/ Sidelights assembly by Reveal Windows and Doors. To include LowE 366 Frosted Insulated Tempered Glass.
- Door 102 to Be Custom Fabricated Blackened Steel Door w/ Clear Single Glazed Glass. To be mounted from Pocket Door track recessed into ceiling.
- New Skylights at Kitchen to Be Wasco, Skymax line. See schedule
- See Hardware Schedule for Specifications. **Verify finish on Hardware and Jamb liners.**
- Glass to be tempered where required by local code. This includes all door glazing and all widow glazing below 18" in height. Any windows within 60" of tub/ shower areas shall be tempered. Use removable tempered labels on glass. Local codes to apply.**
- All windows and doors to conform to req'd design pressure ratings per local codes.



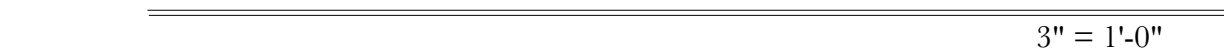
9 - WOOD SLIDING DOOR HORIZONTAL DETAIL -



10 - WOOD SLIDING DOOR HORIZONTAL DETAIL -



8 - STEEL SLIDING DOOR VERTICAL DETAIL -



PERMIT SET



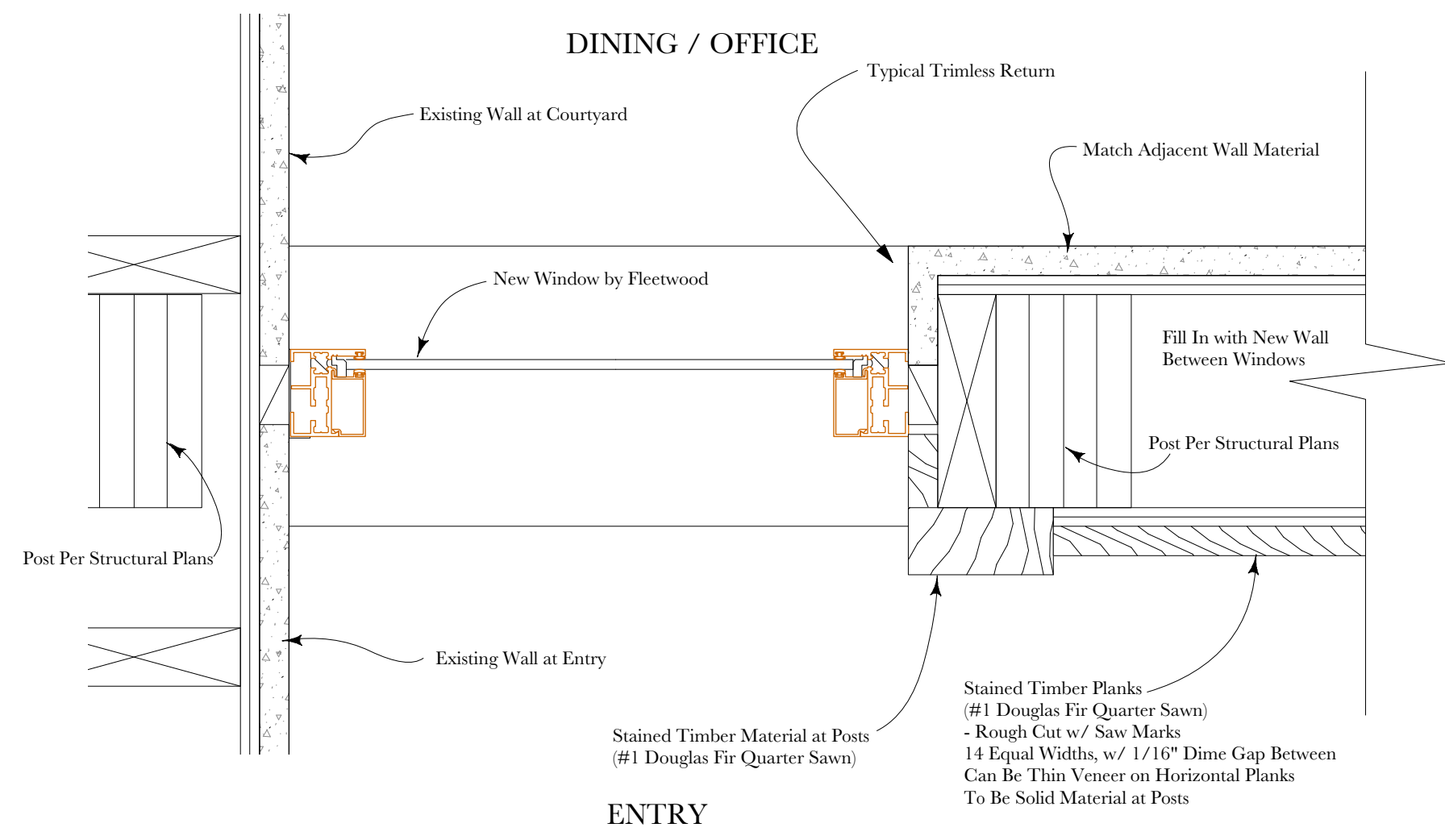
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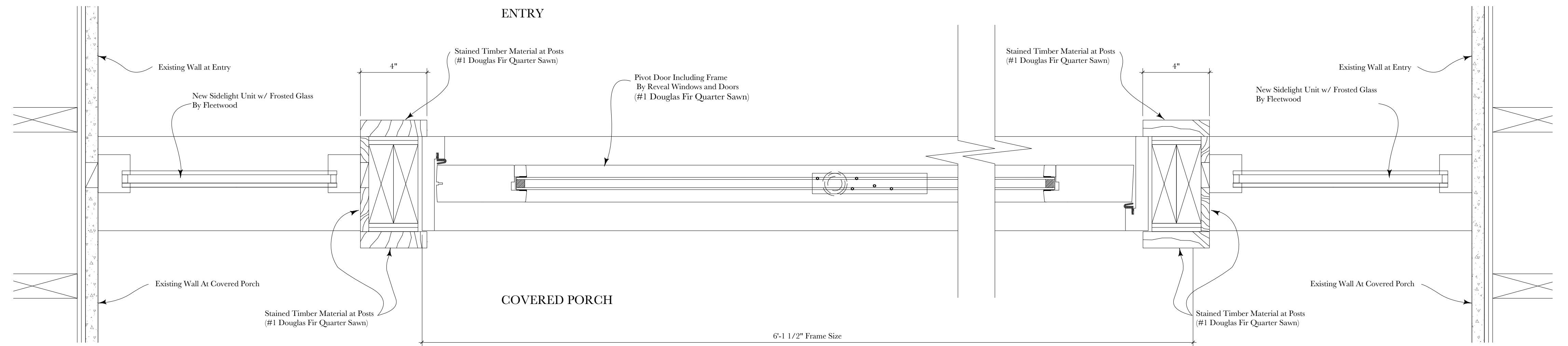
Door, Window, Finish Schedules

A400



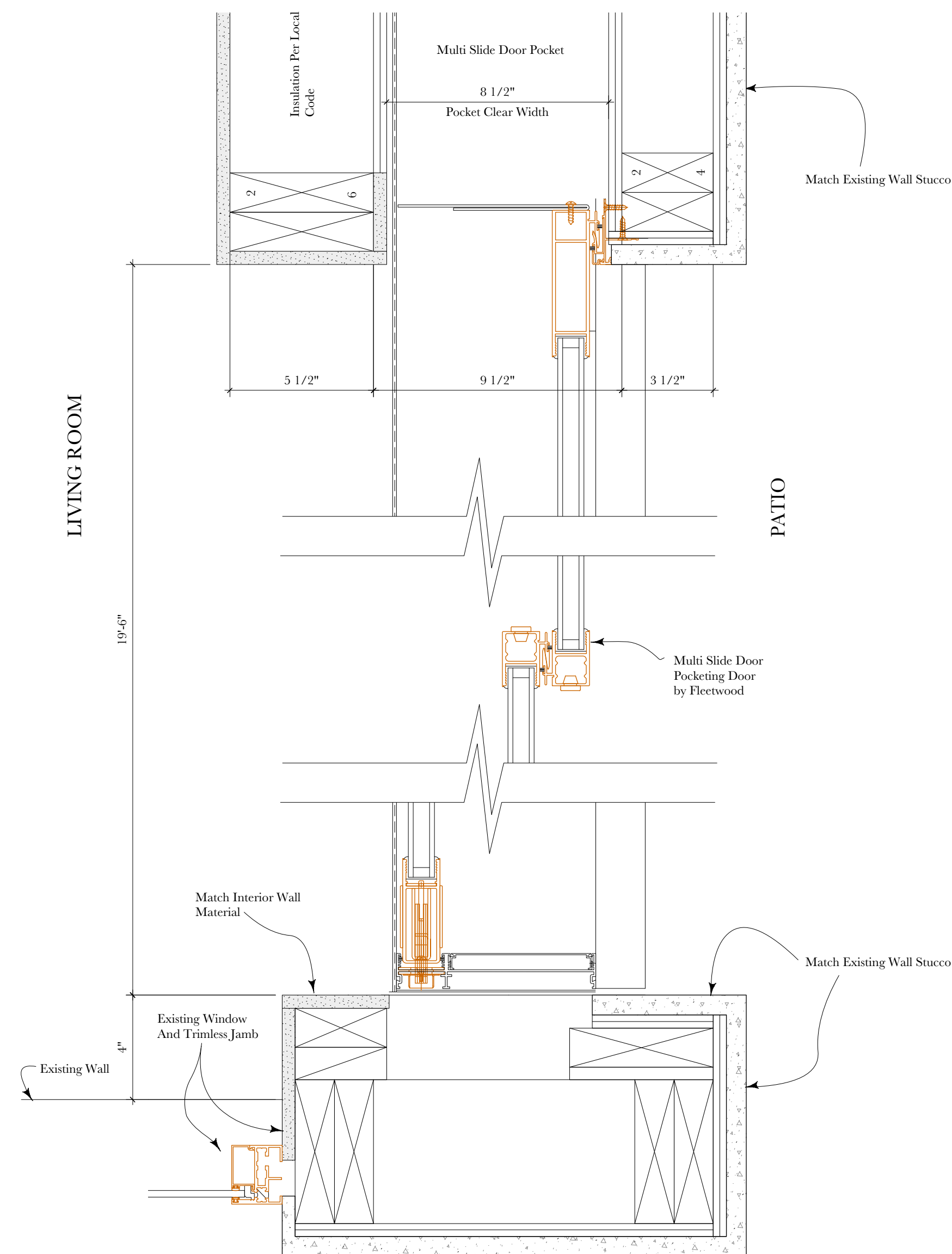
1 DETAIL @ ENTRY

3" = 1'-0"



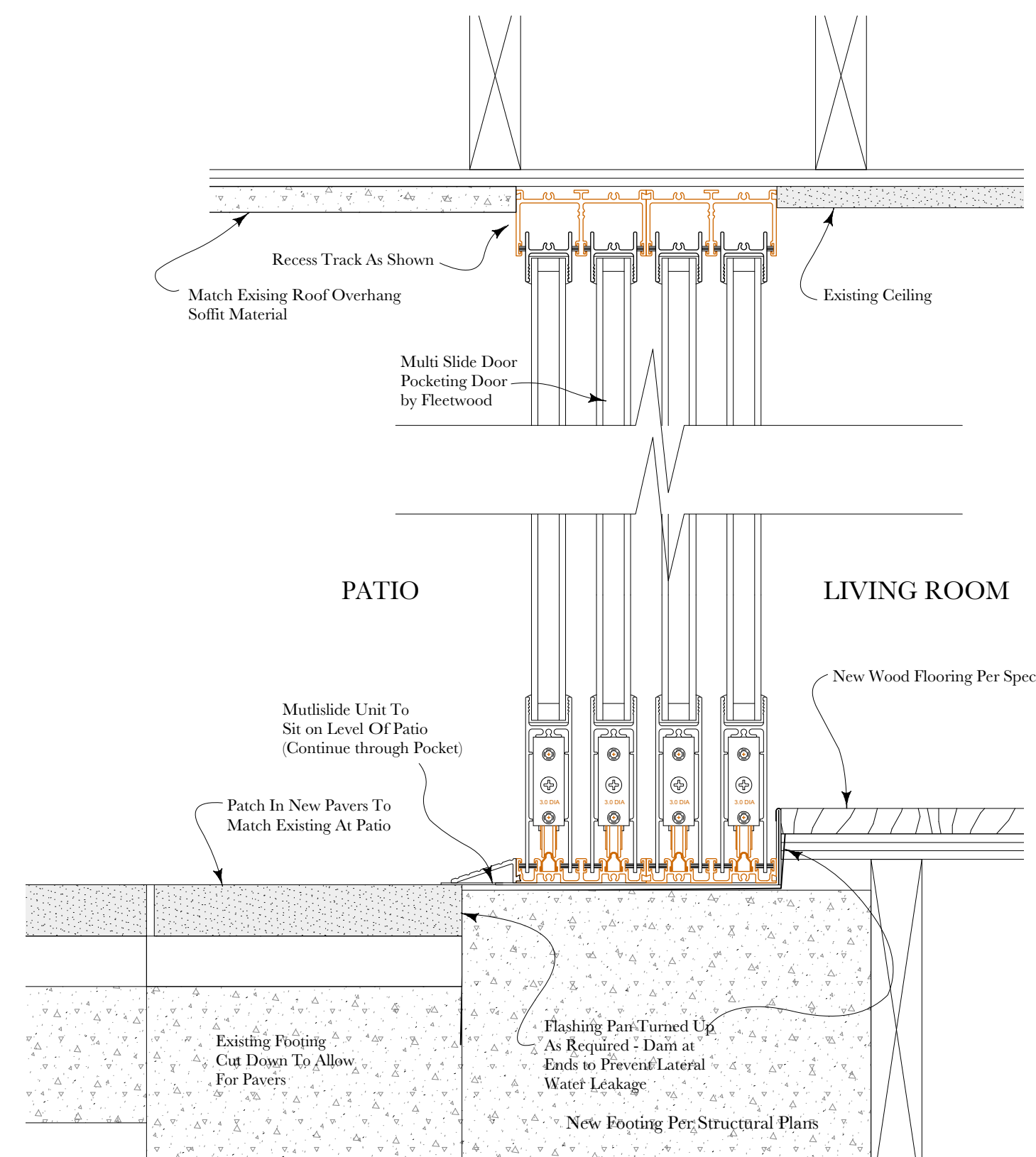
2 DETAIL @ ENTRY PIVOT DOOR

3" = 1'-0"



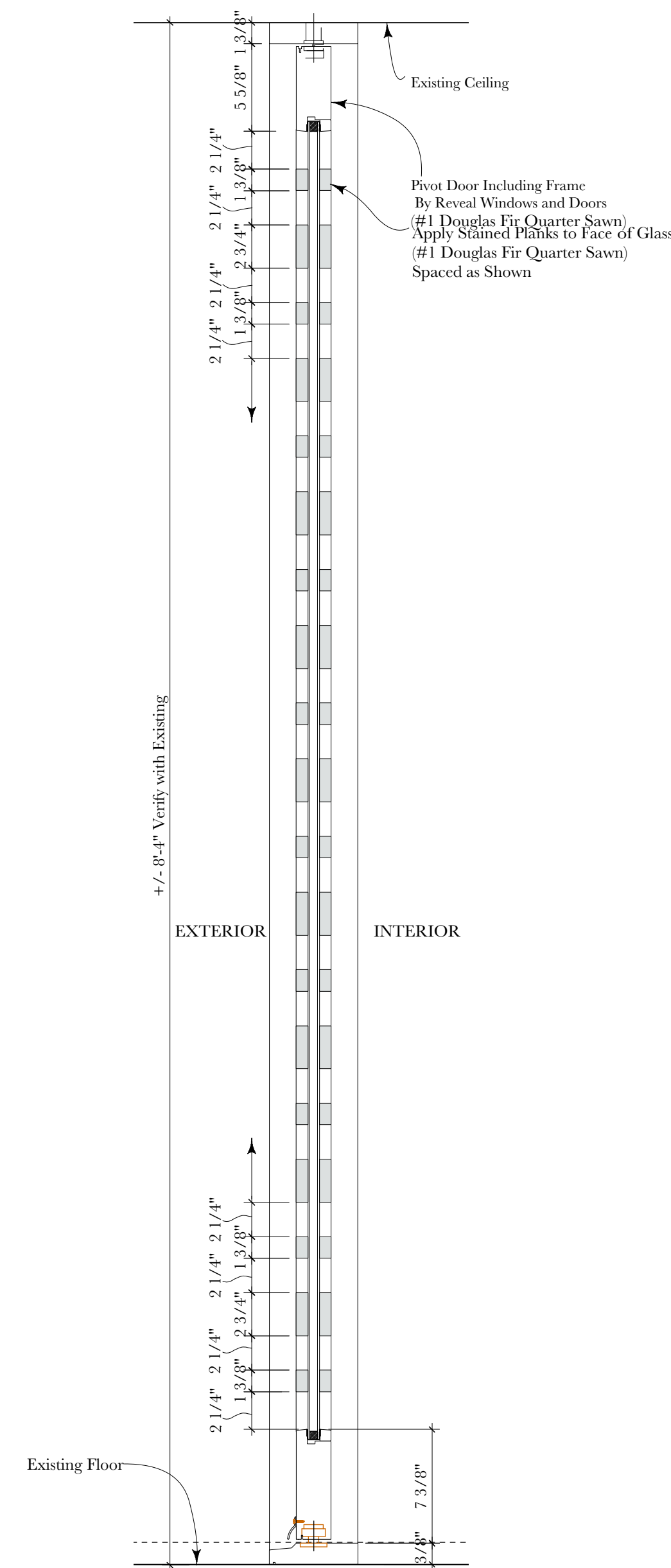
3 DETAIL @ MULTI-SLIDE DOOR

3" = 1'-0"



4 VERTICAL DETAIL @ MULTI-SLIDE DOOR

3" = 1'-0"



5 VERTICAL DETAIL @ PIVOT DOOR

3" = 1'-0"

PERMIT SET



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A Renovation For
Dick and Andrea Burrige
737 South Elm Street
Hinsdale, IL 60521

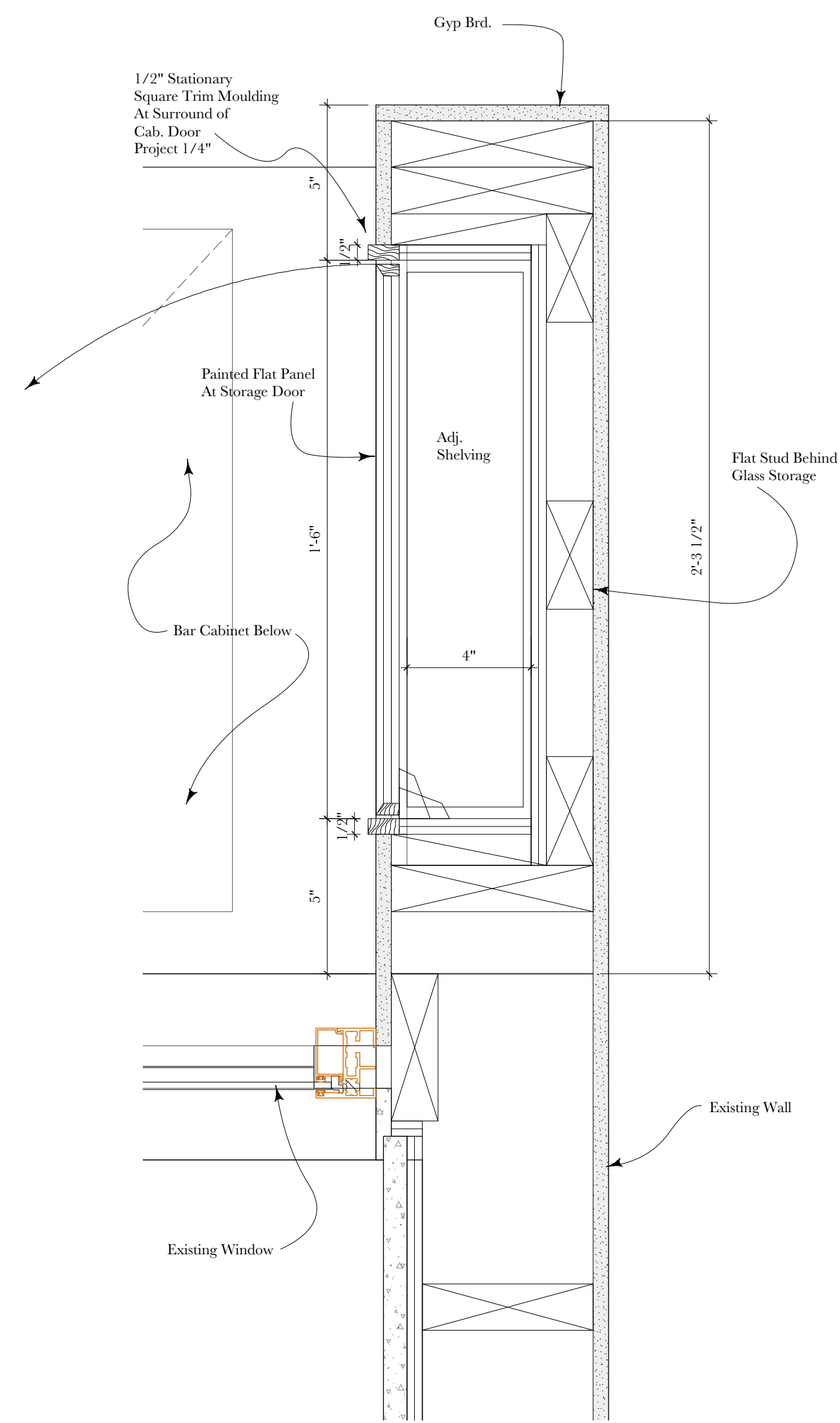
11 Monarch Bay Drive
Dana Point, California 92629
Lot 31 of Tract 3839

Date: September 06, 2018

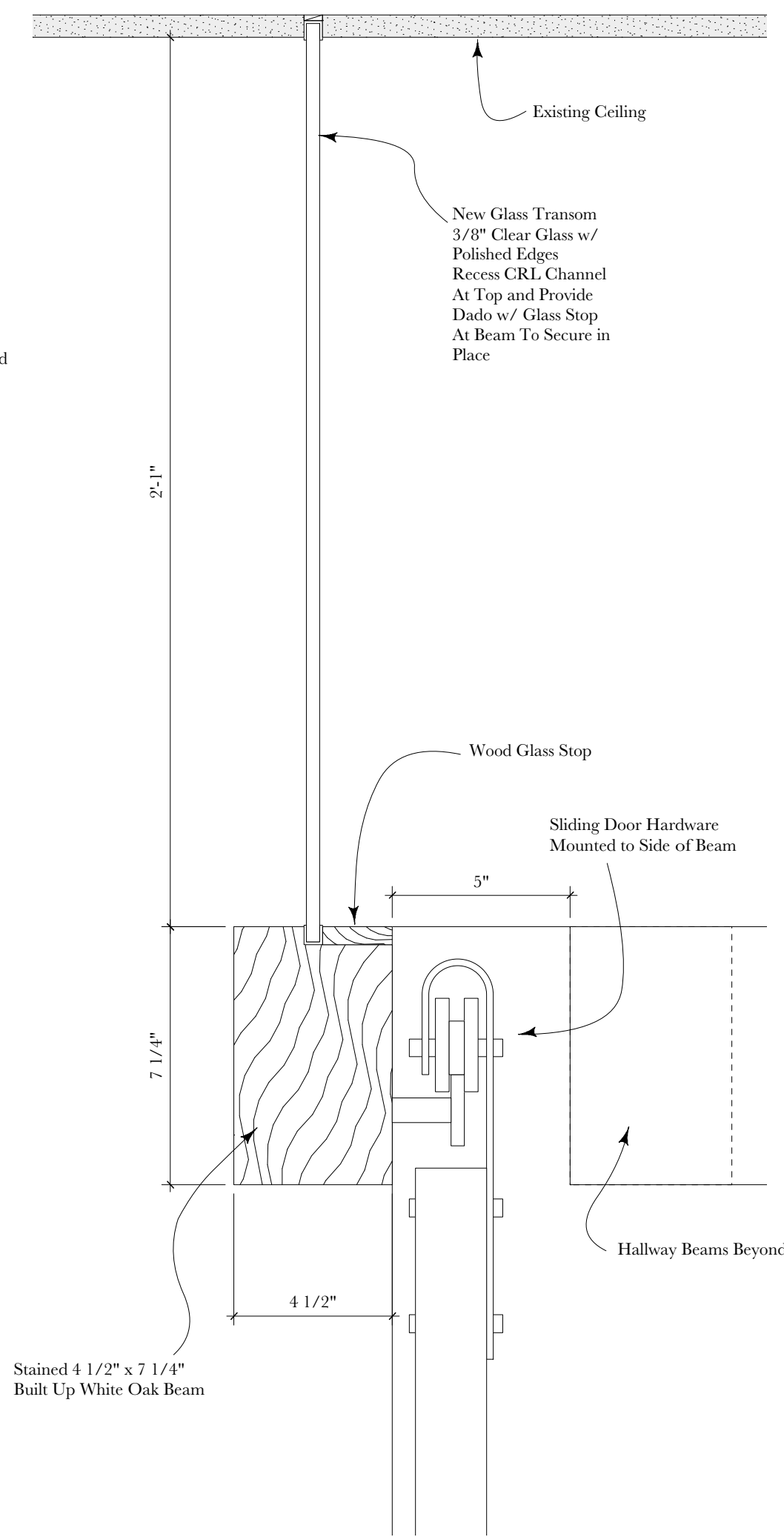
Jamb and Interior Details

A450

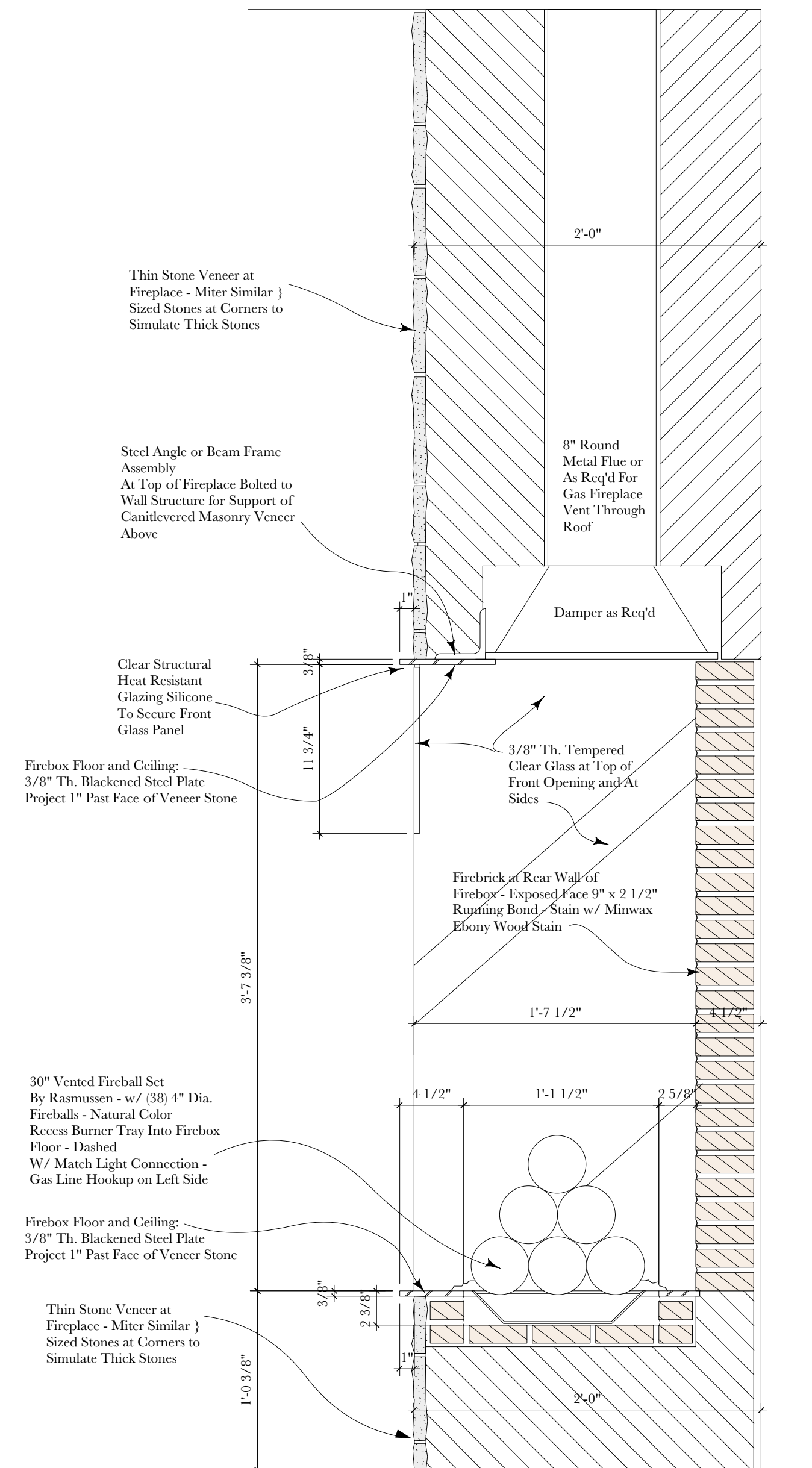
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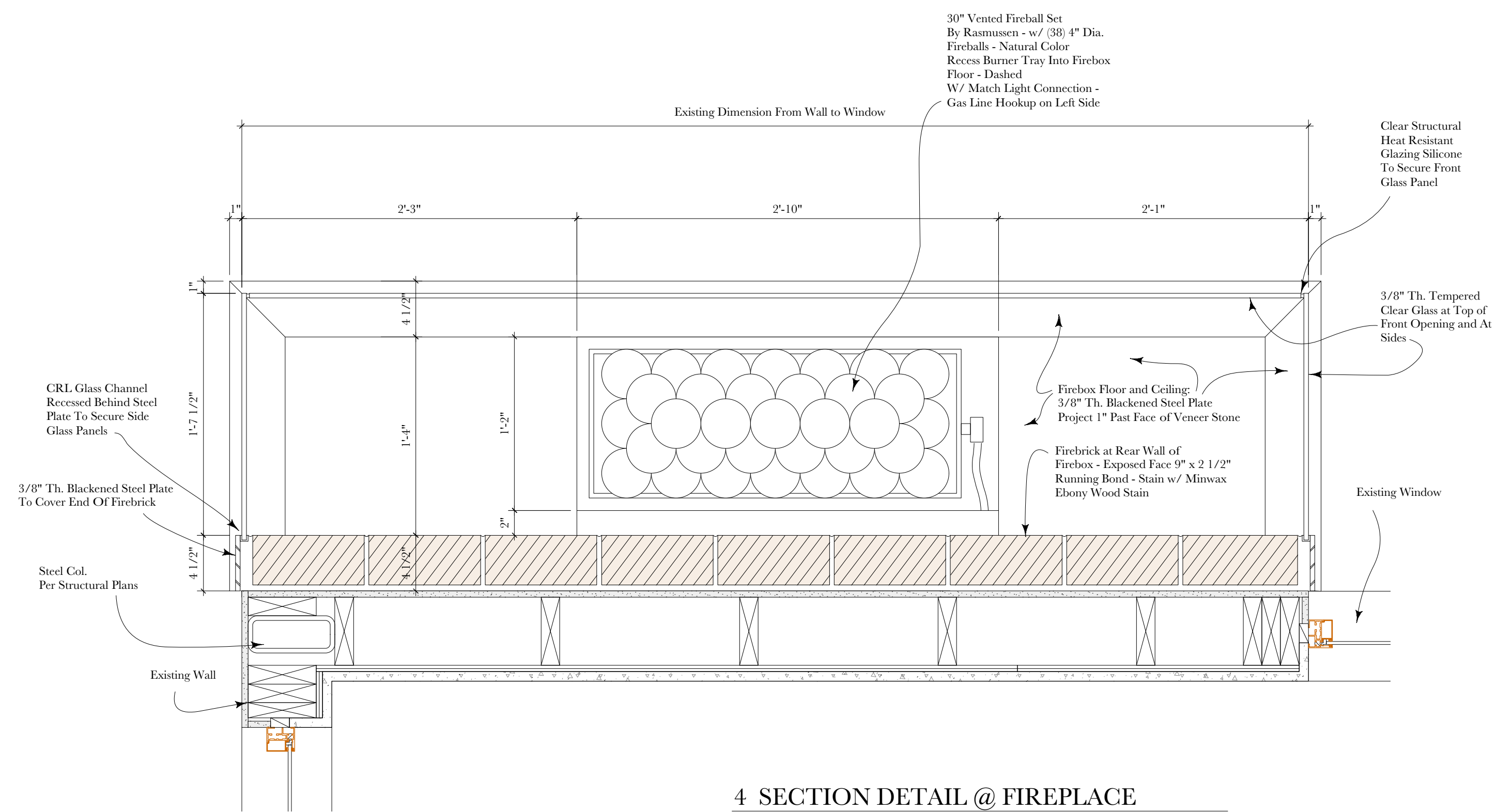
1 DETAIL @ BAR GLASS STORAGE
3" = 1'-0"



2 DETAIL @ DOOR 104 GLASS TRANSM
3" = 1'-0"



3 SECTION DETAIL @ FIREPLACE
1 1/2" = 1'-0"



4 SECTION DETAIL @ FIREPLACE
1 1/2" = 1'-0"

PERMIT SET



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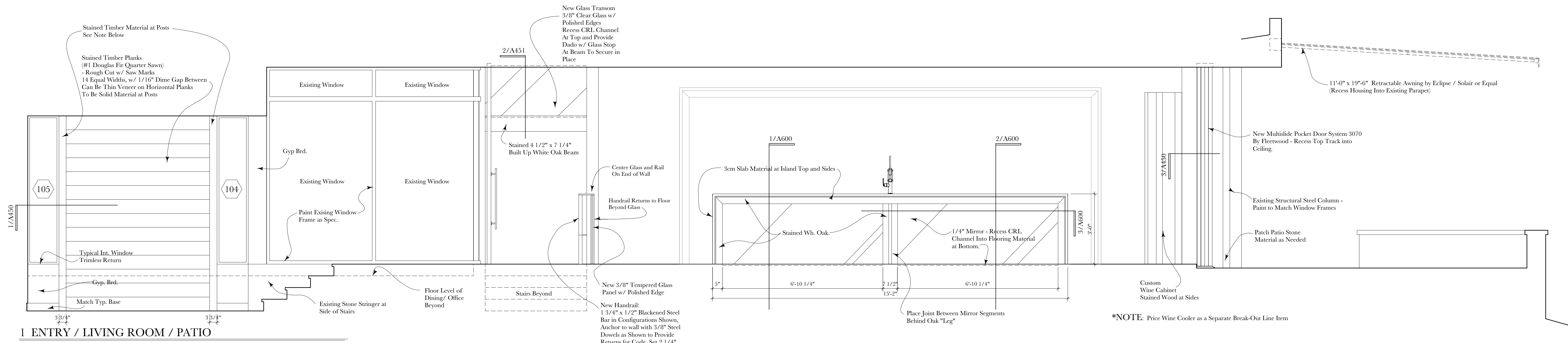
11 Monarch Bay Drive
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Date: September 06, 2018

Jamb and Interior Details

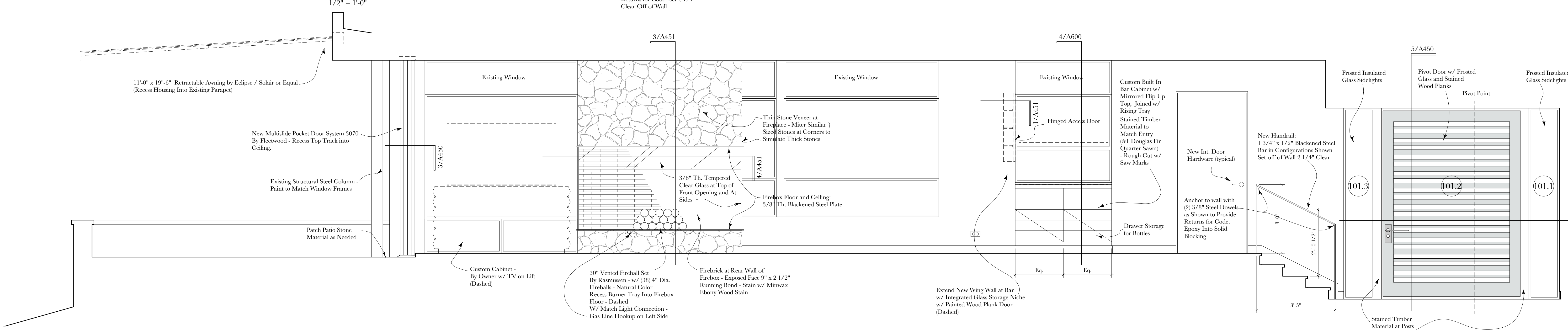
A451

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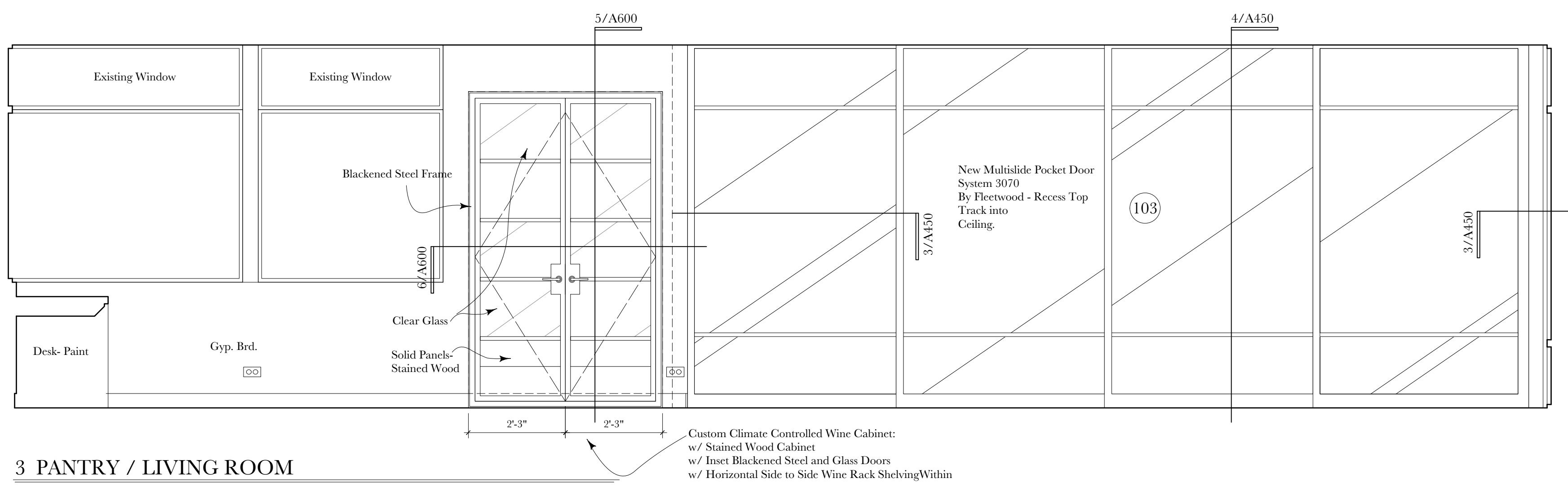


1 ENTRY / LIVING ROOM / PATIO

*NOTE: Price Wine Cooler as a Separate Break-Out Line Item



2 PATIO / LIVING ROOM / ENTRY

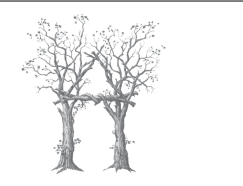


3 PANTRY / LIVING ROOM

*NOTE: Price Wine Cooler as a Separate Break-Out Line Item

- *NOTES:**
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PERMIT SET



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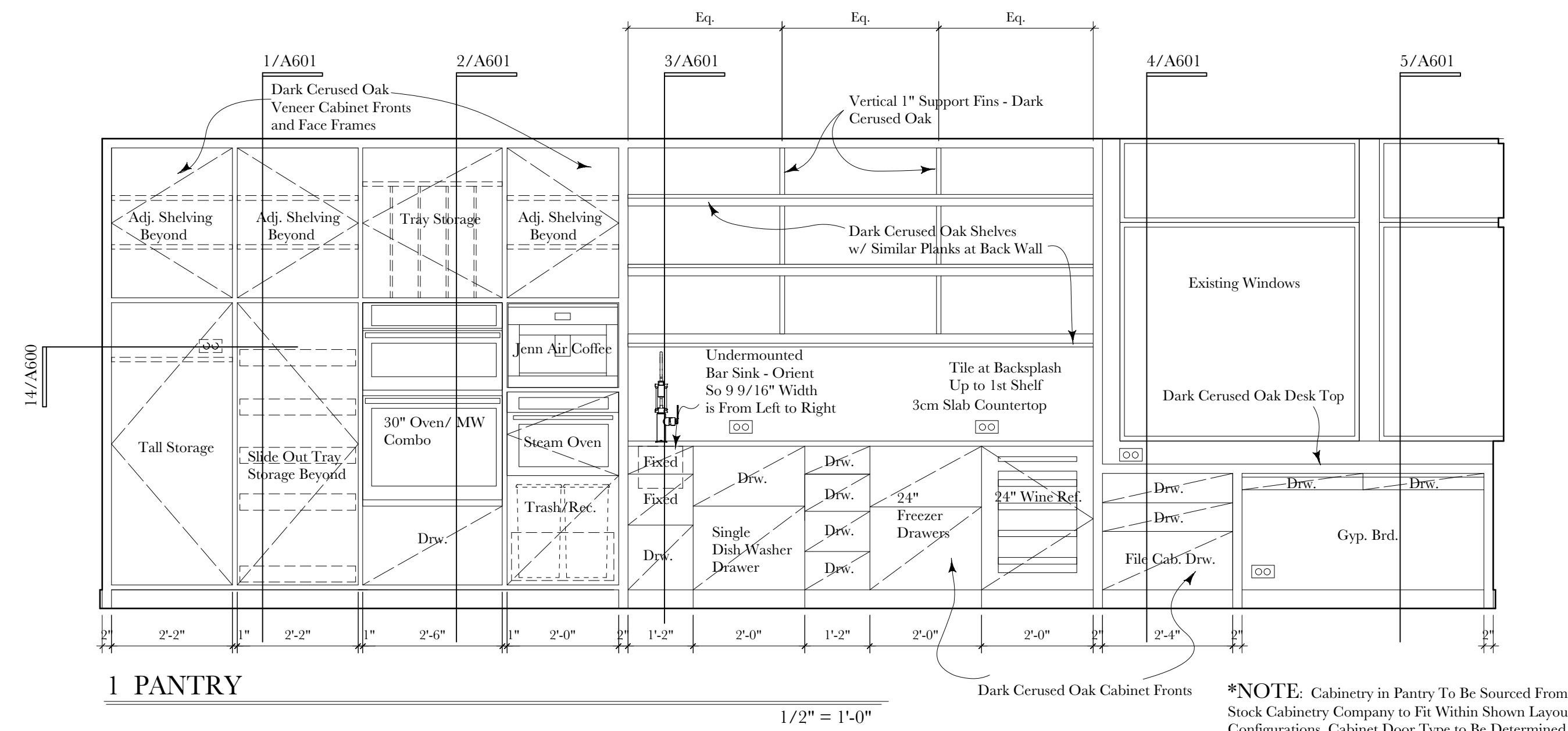
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Hinsdale, IL 60521

11 Monarch Bay Drive
Dana Point, California 92629
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Date: September 06, 2018

Interior Elevations
A500

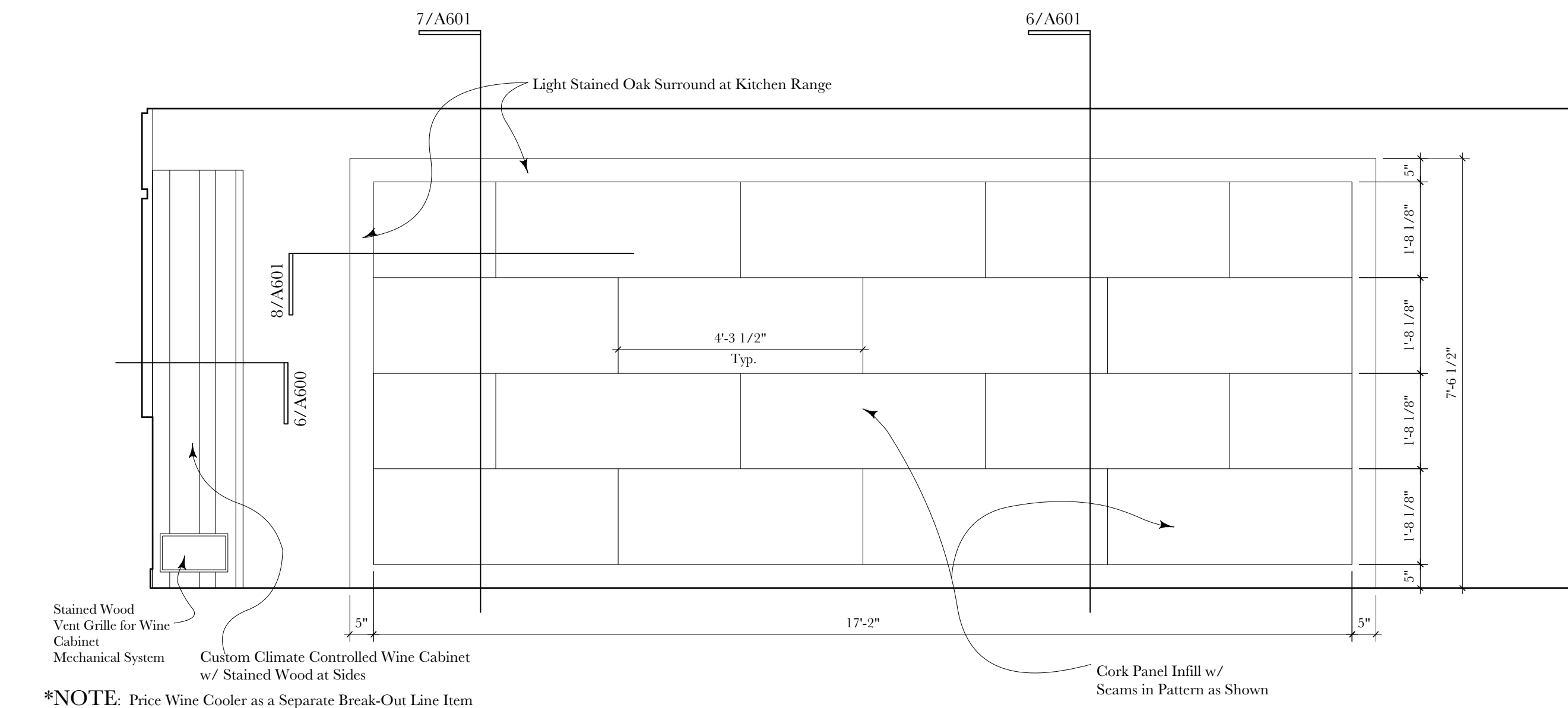
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1 PANTRY

1/2" = 1'-0"

*NOTE: Cabinetry in Pantry To Be Sourced From Stock Cabinetry Company to Fit Within Shown Layout Configurations. Cabinet Door Type to Be Determined From Stock Choice Selections

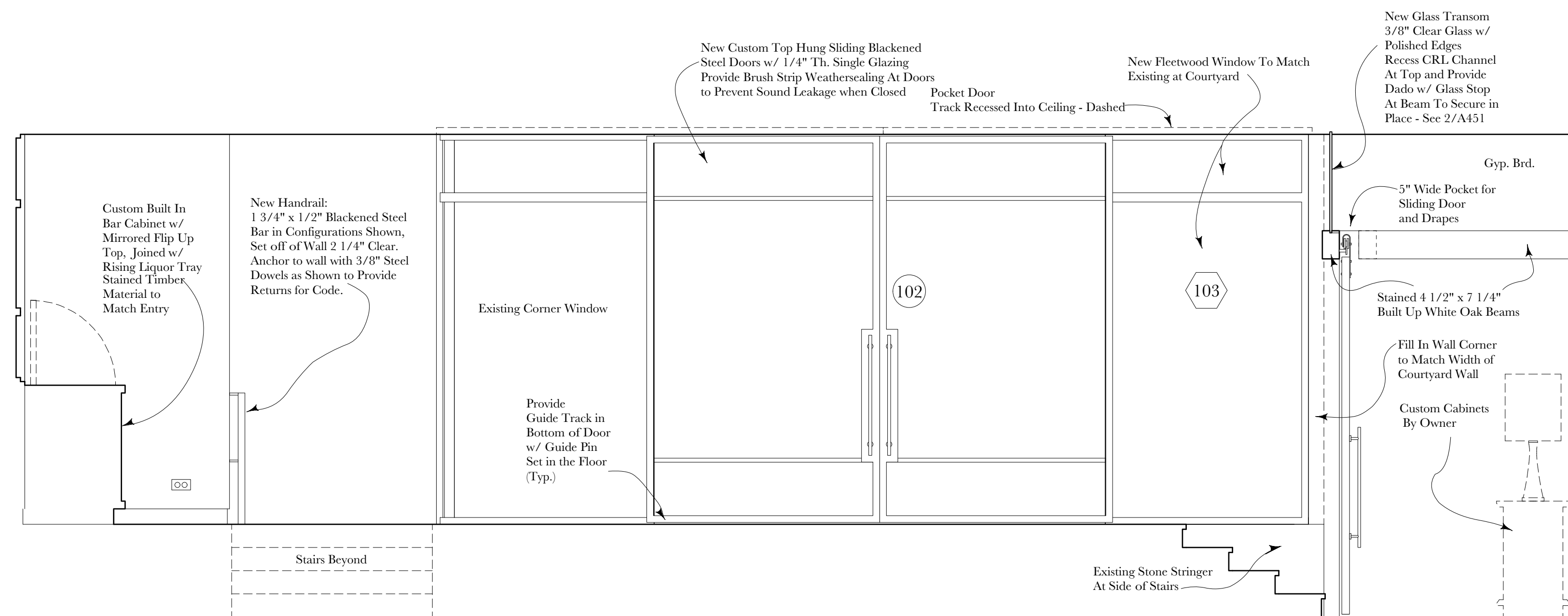


2 PANTRY

1/2" = 1'-0"

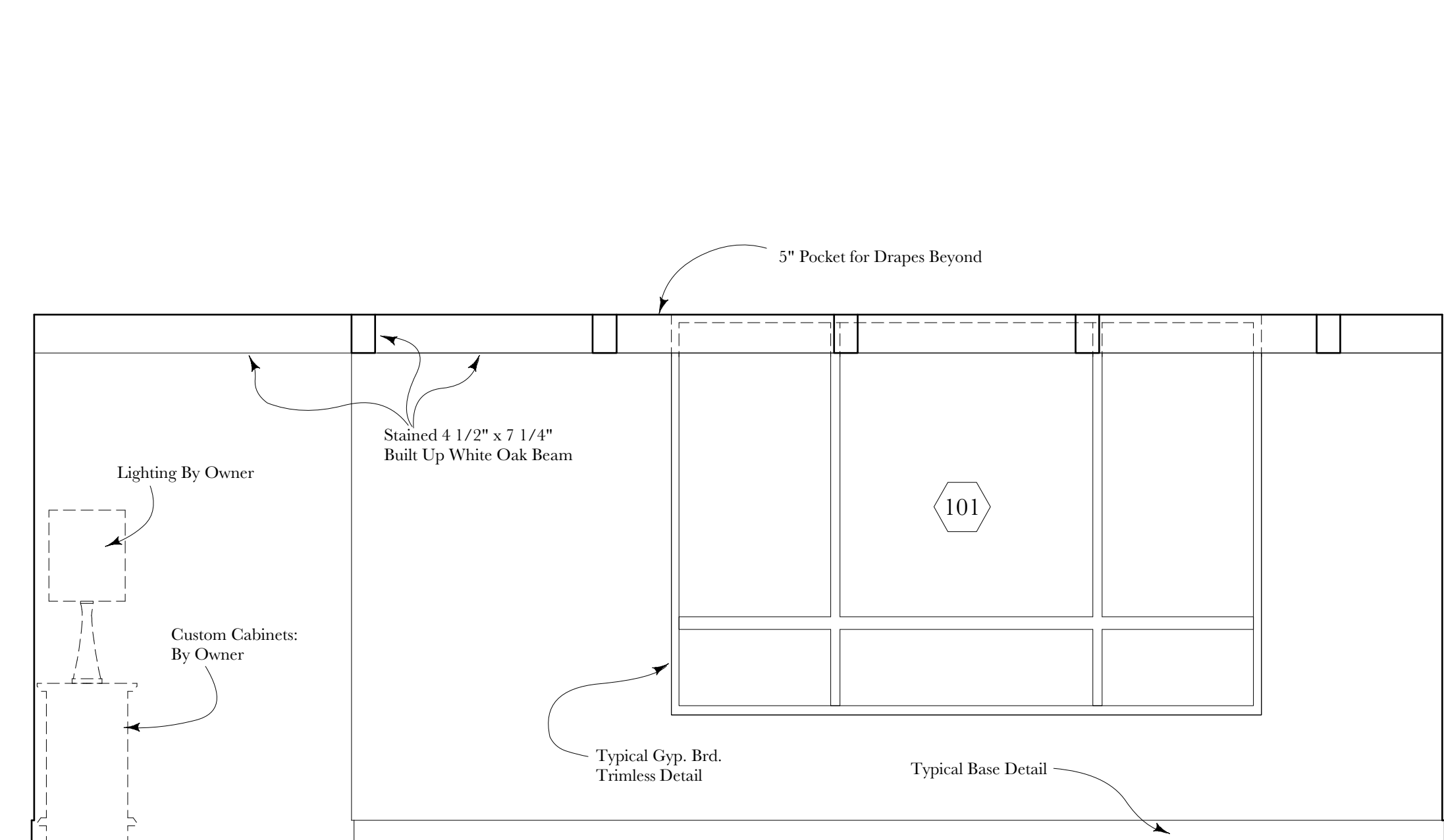
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*NOTE: Price Wine Cooler as a Separate Break-Out Line Item



3 LIVING ROOM / HALL

1/2" = 1'-0"



4 HALL

1/2" = 1'-0"

PERMIT SET



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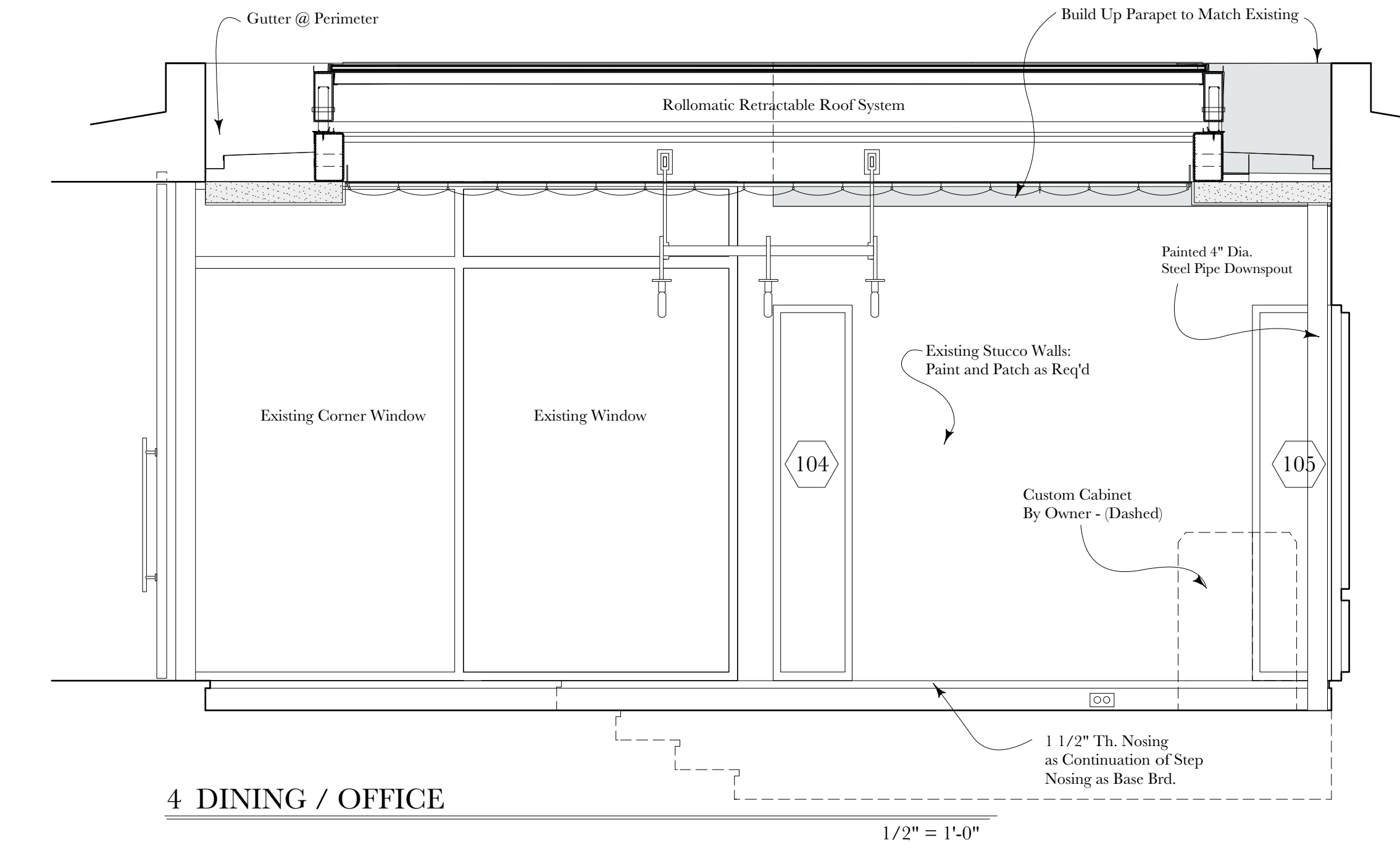
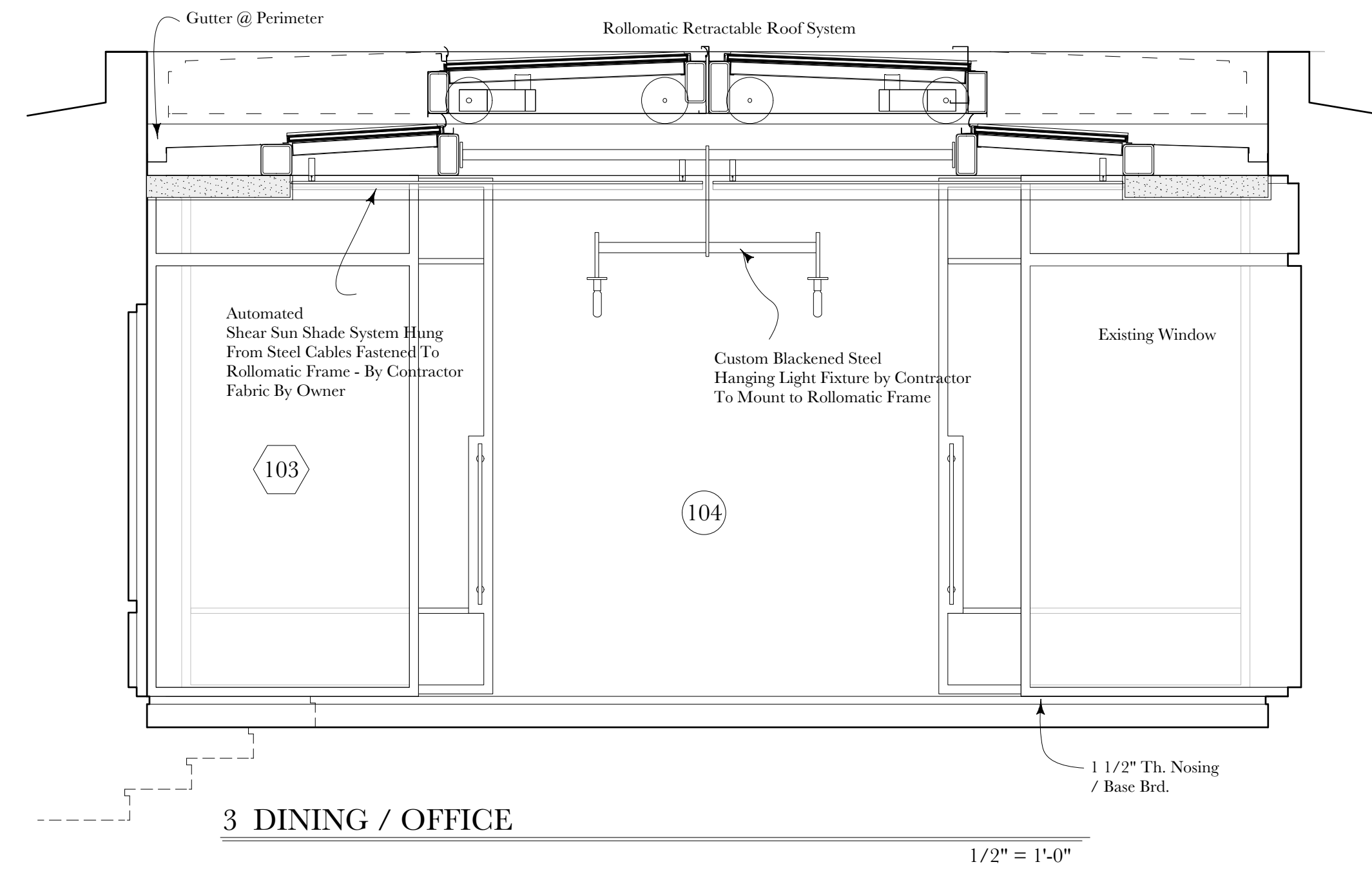
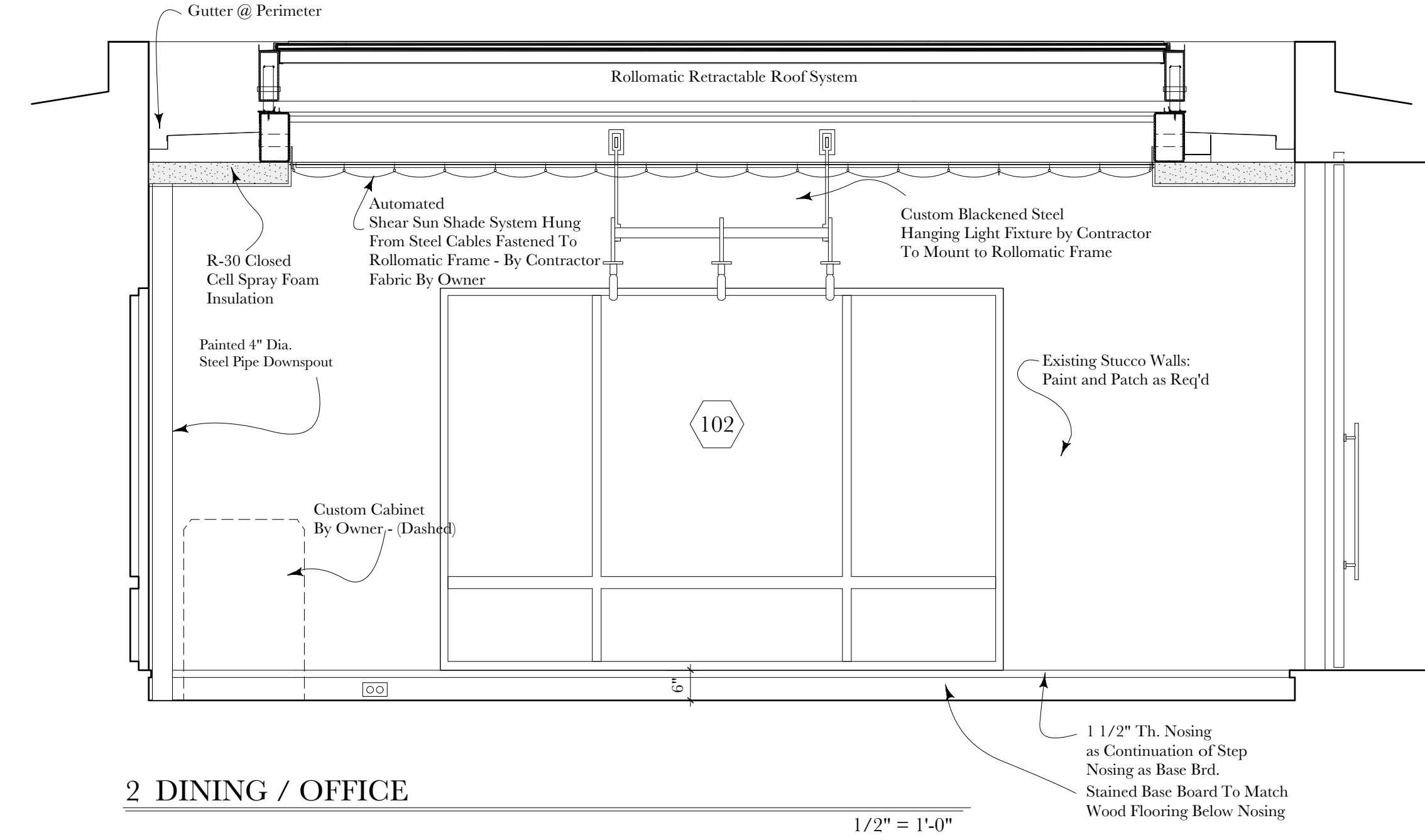
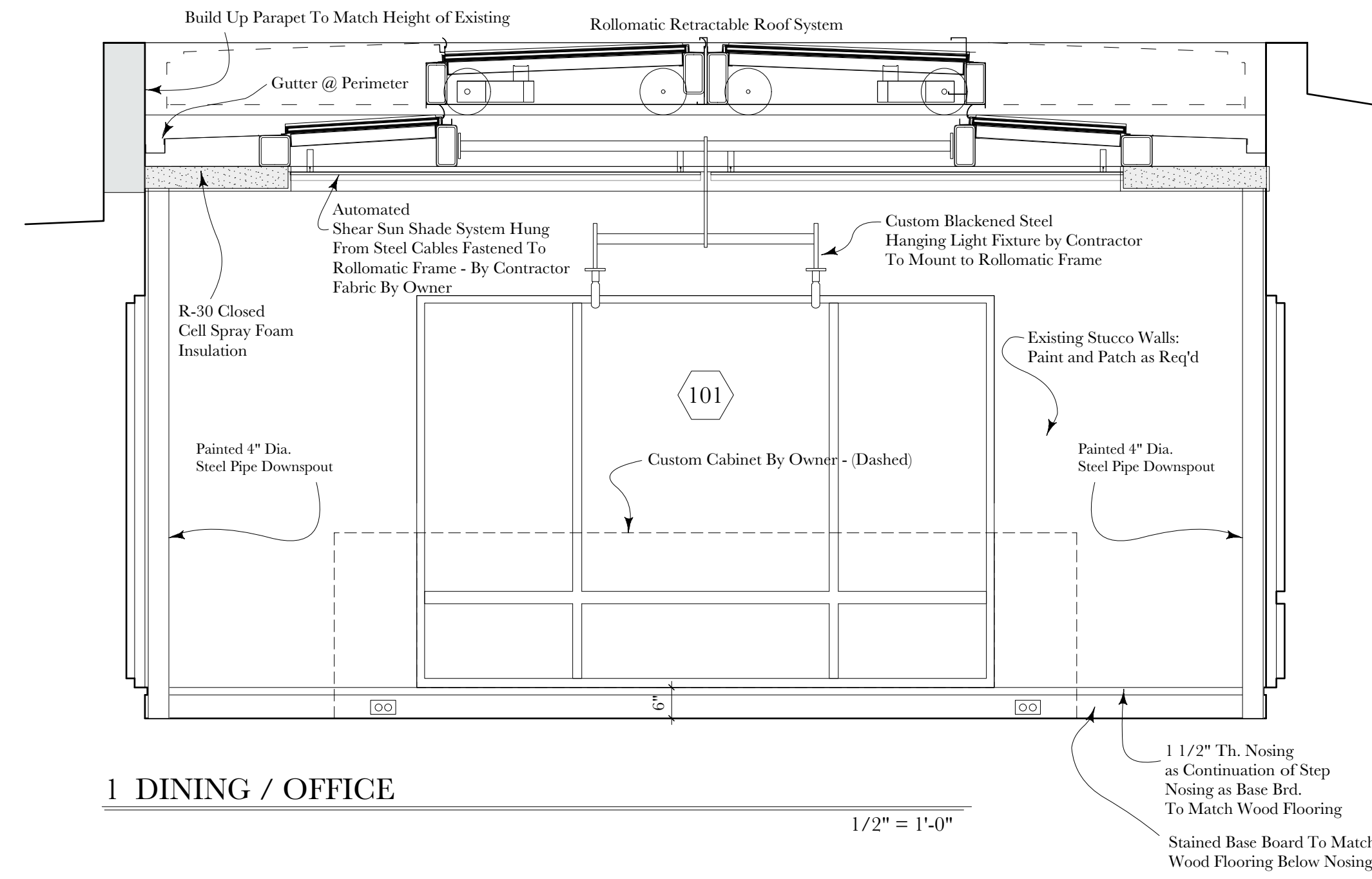
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Lot 31 of Tract 3839

Date: September 06, 2018

Interior Elevations

A502

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PERMIT SET



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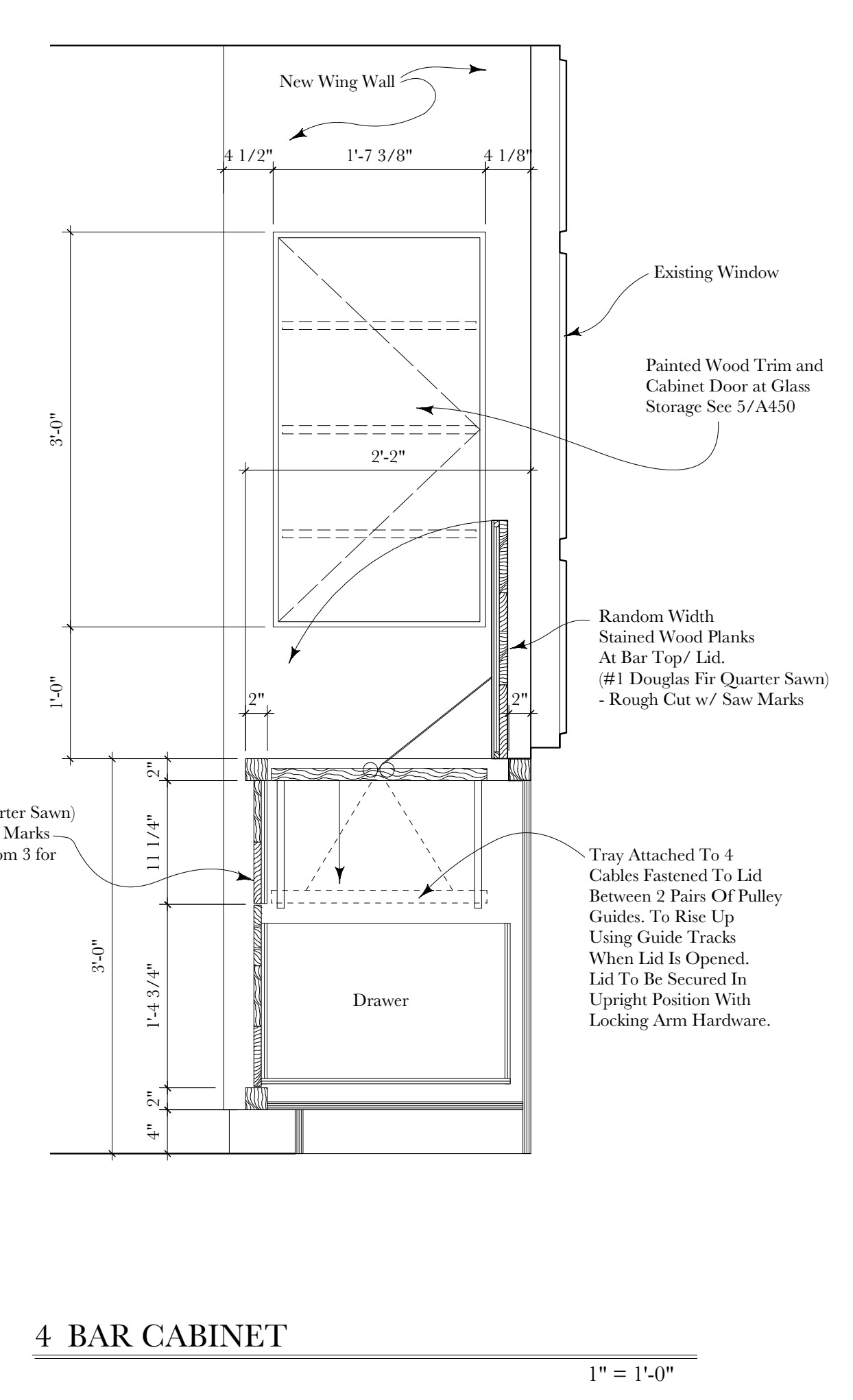
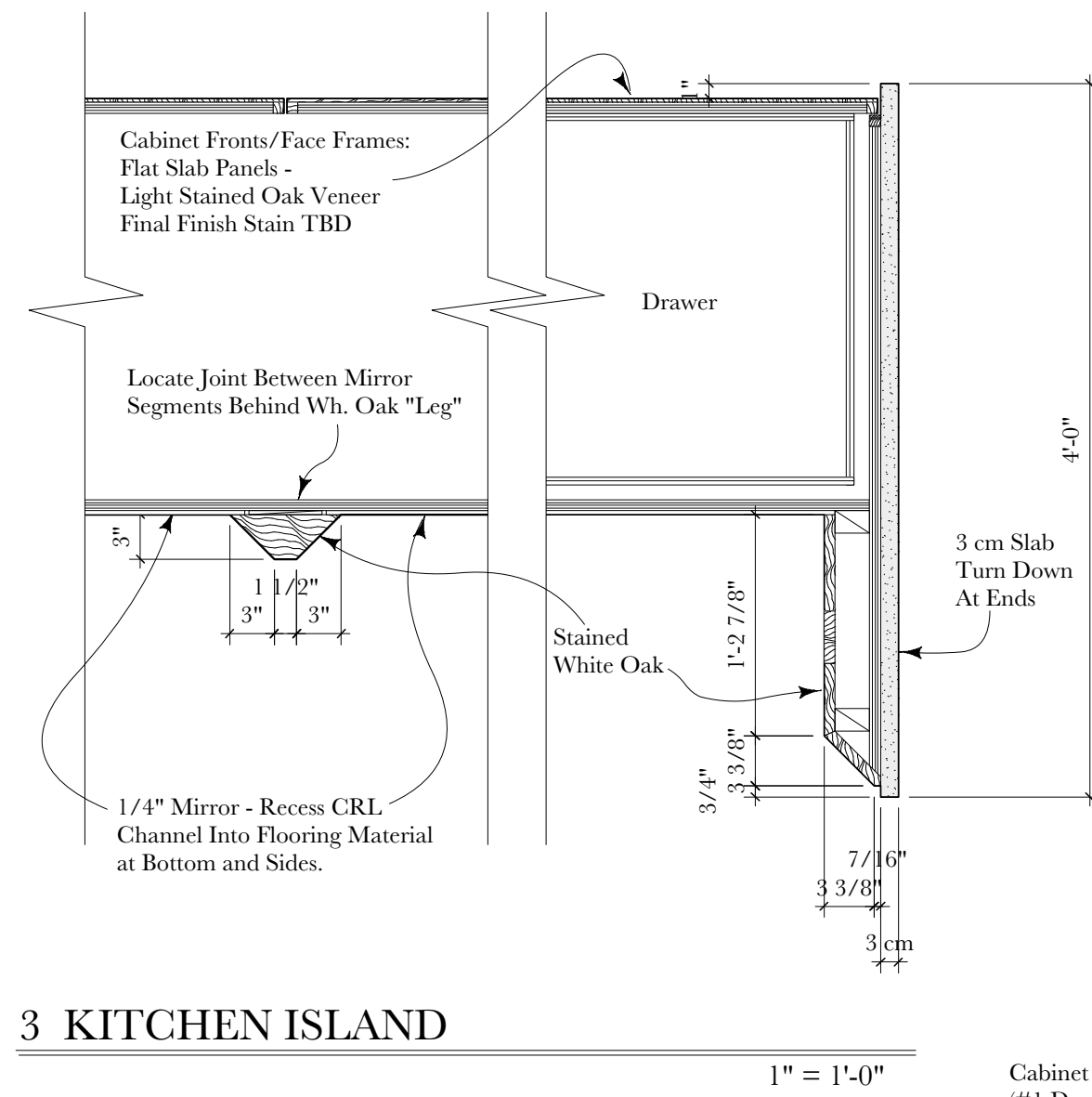
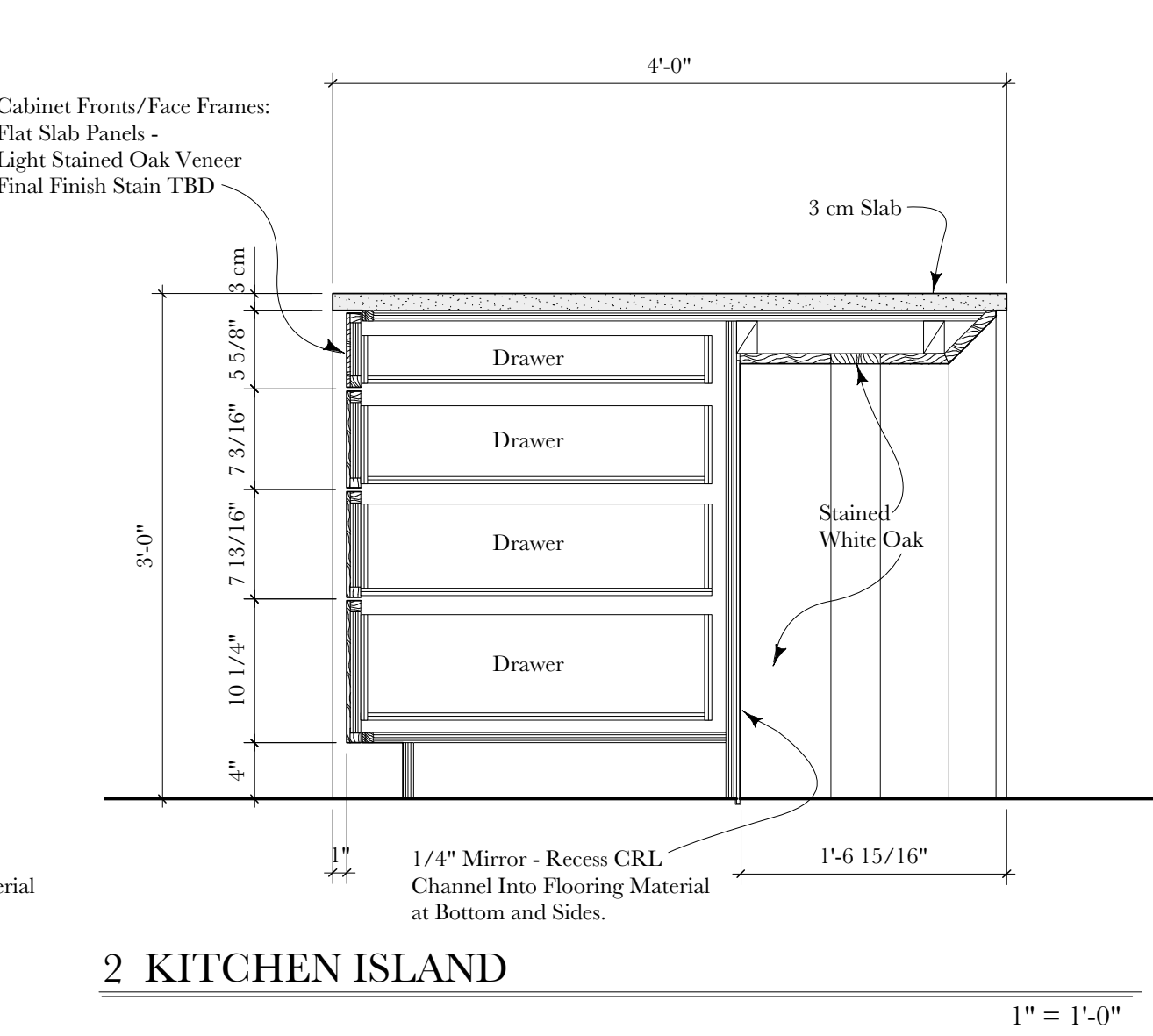
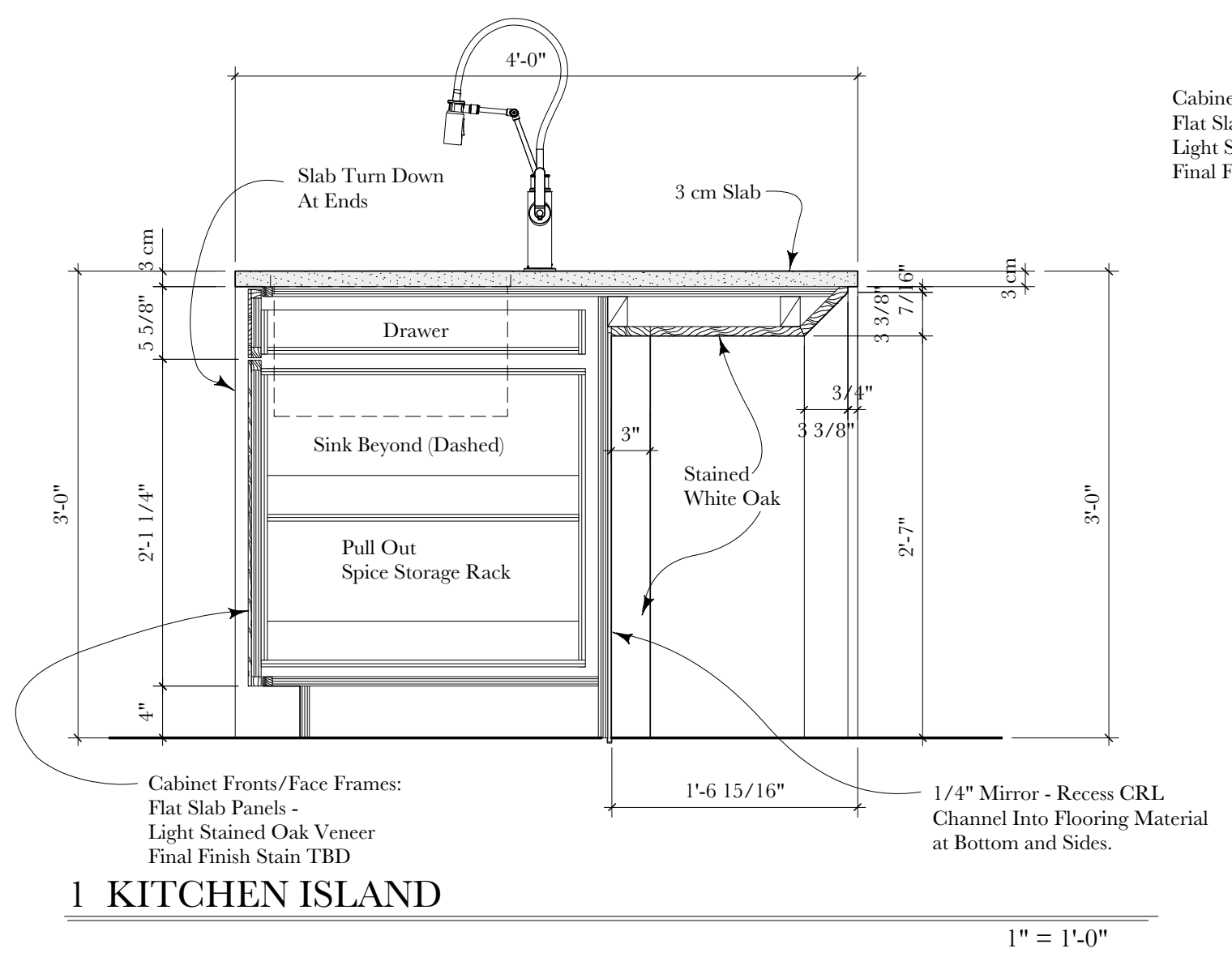
A Renovation For
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 Hinsdale, IL 60521

11 Monarch Bay Drive
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Date: September 06, 2018

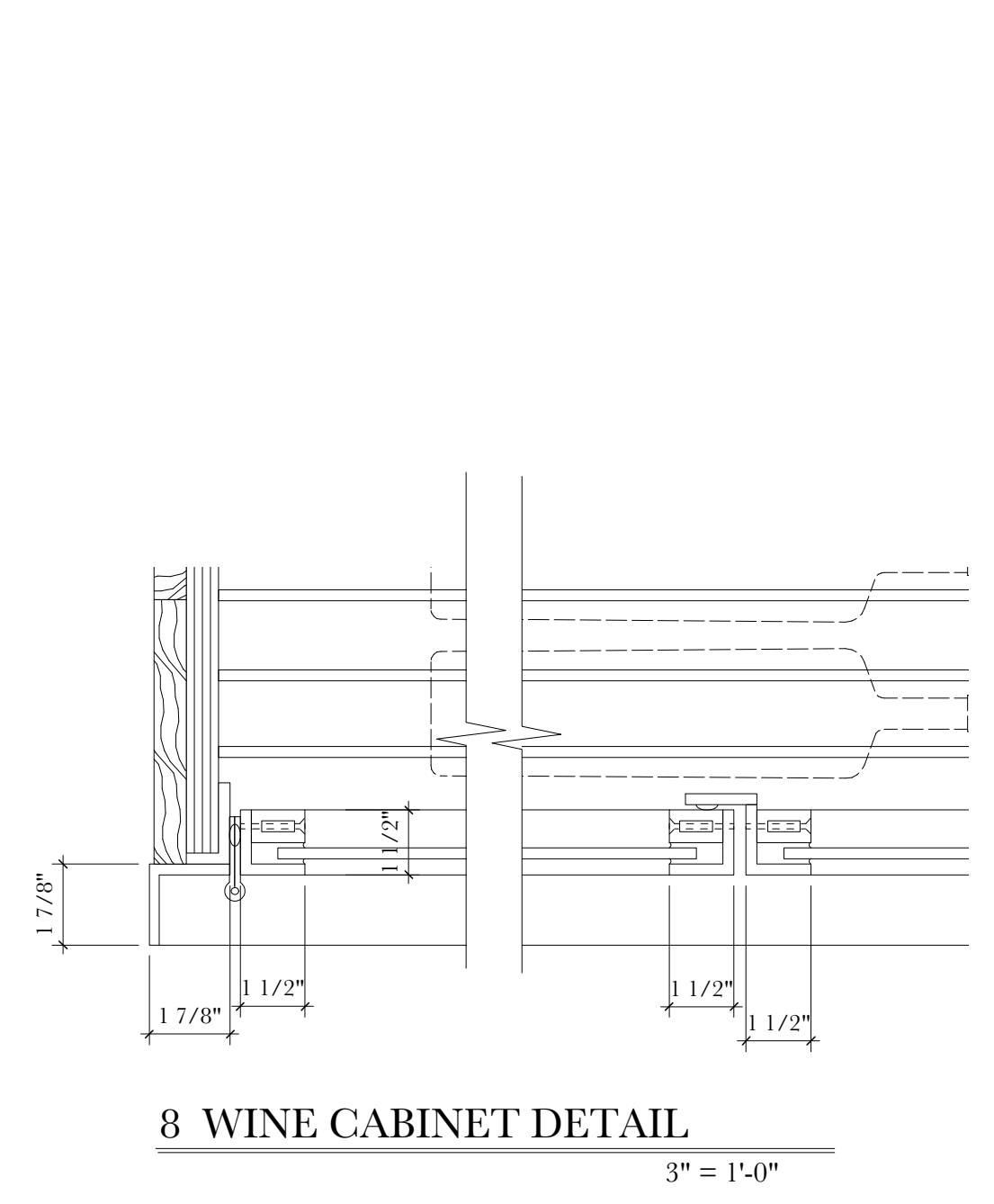
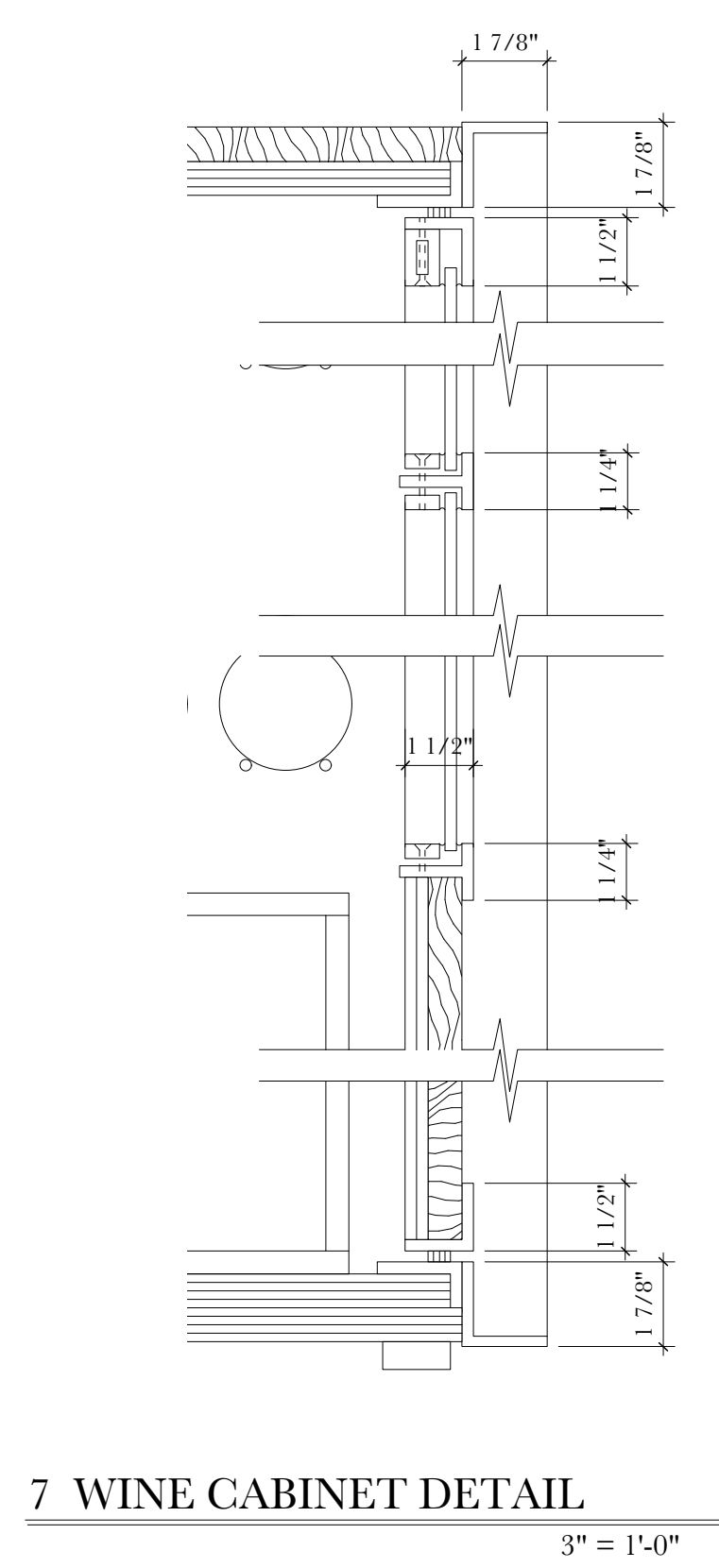
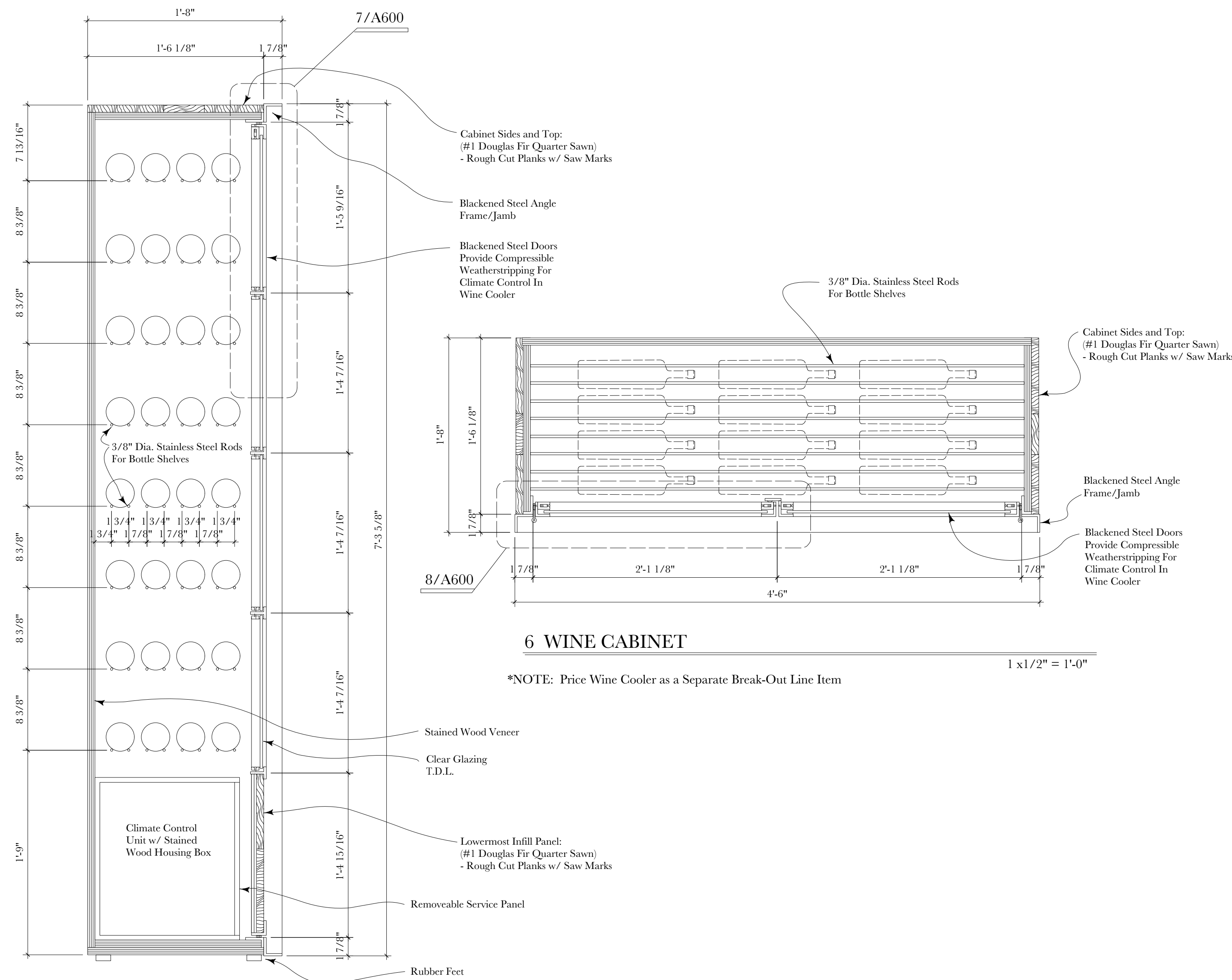
Interior Elevations
A503

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***NOTES:**

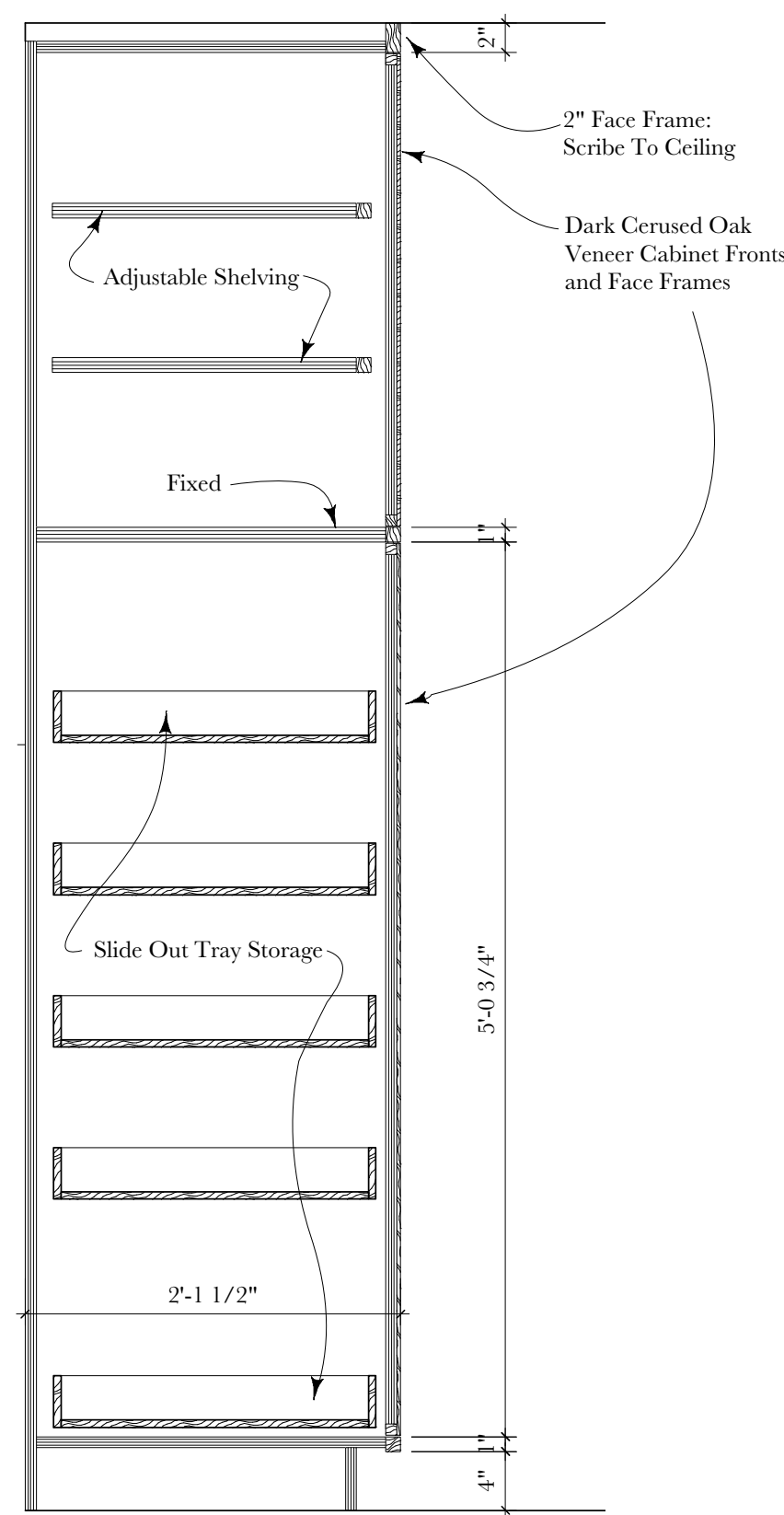
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*NOTE: Price Wine Cooler as a Separate Break-Out Line Item

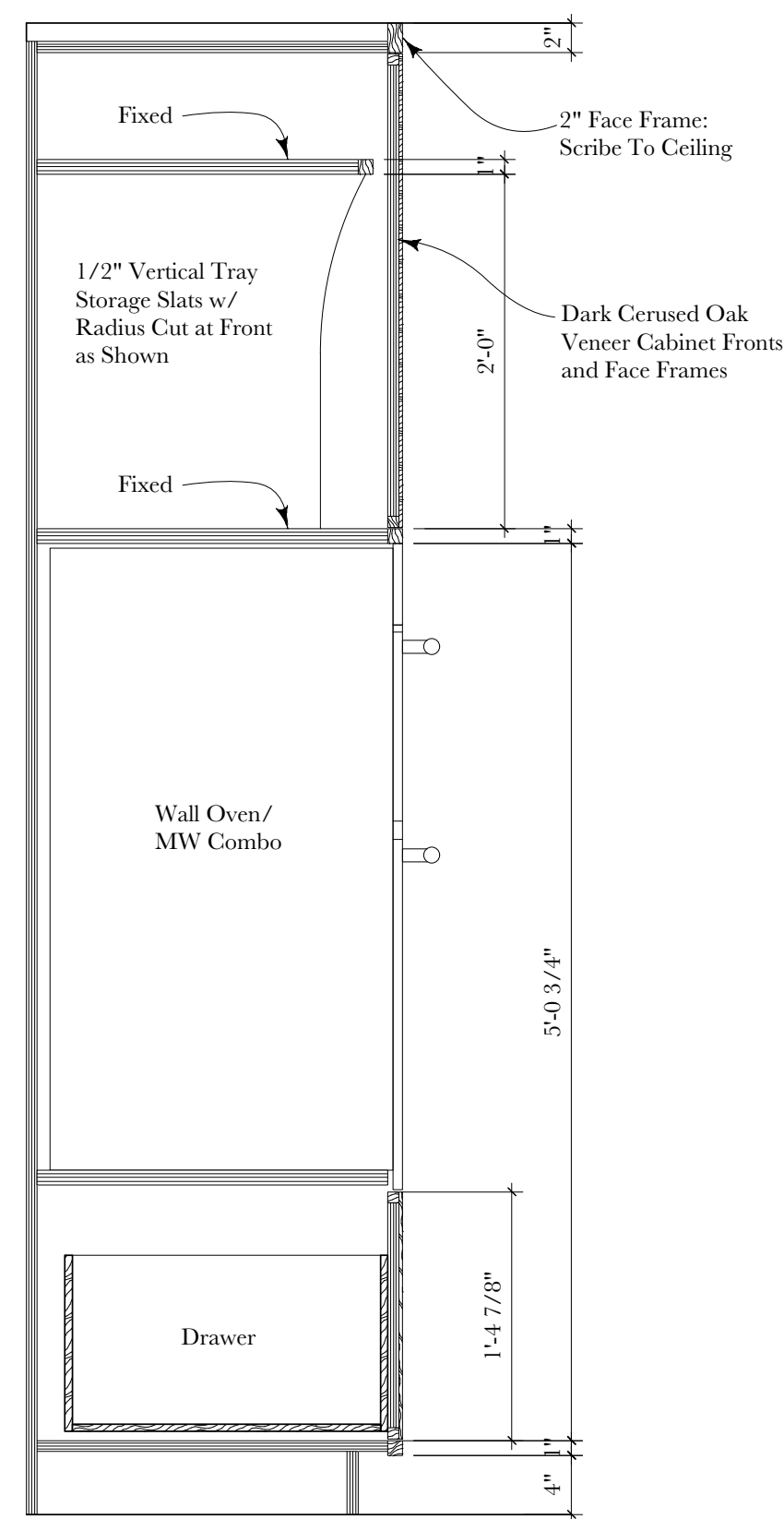
5 WINE CABINET
1 1/2" = 1'-0"

7 WINE CABINET DETAIL
3" = 1'-0"



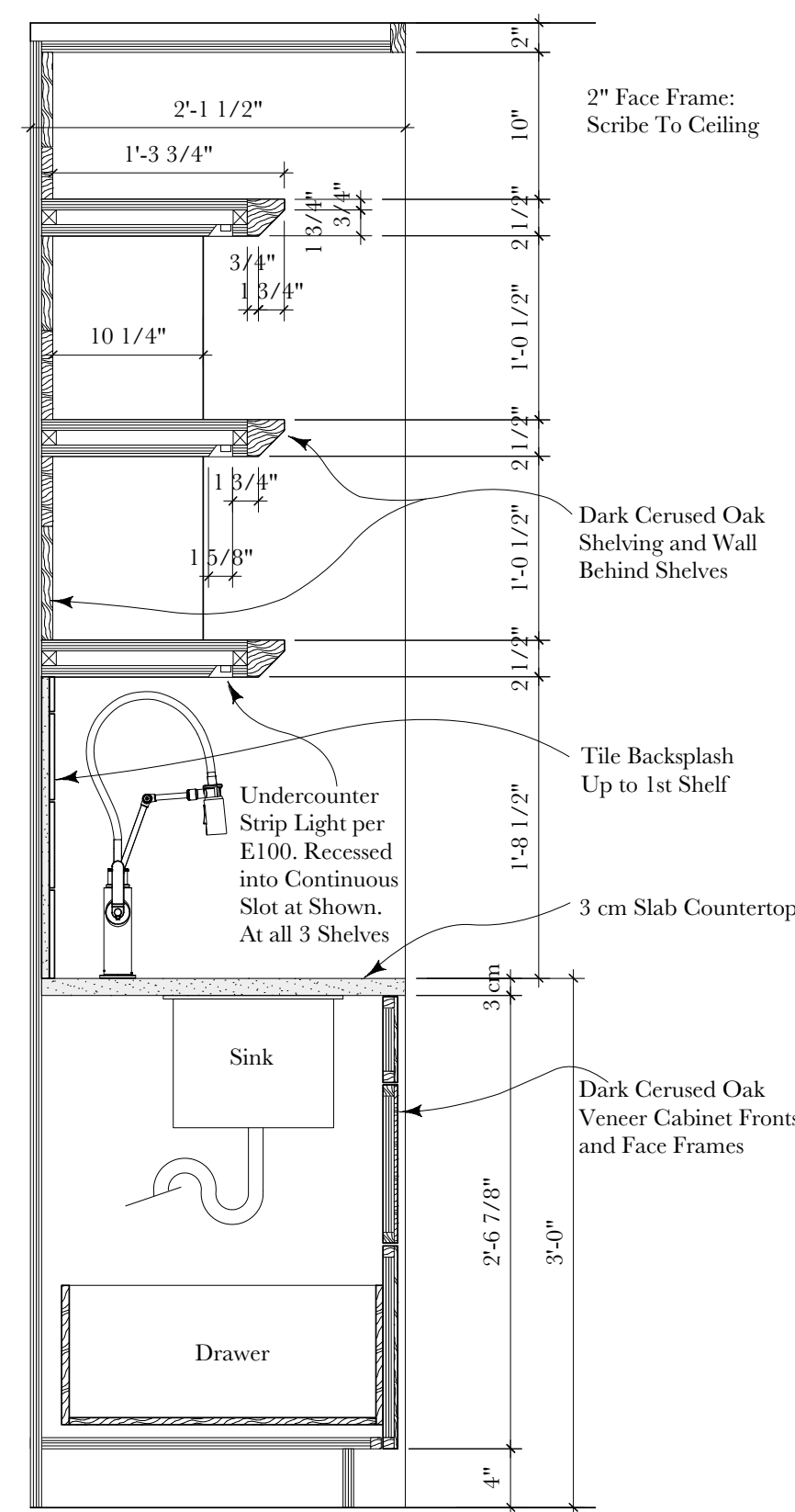
1 PANTRY

1" = 1'-0"



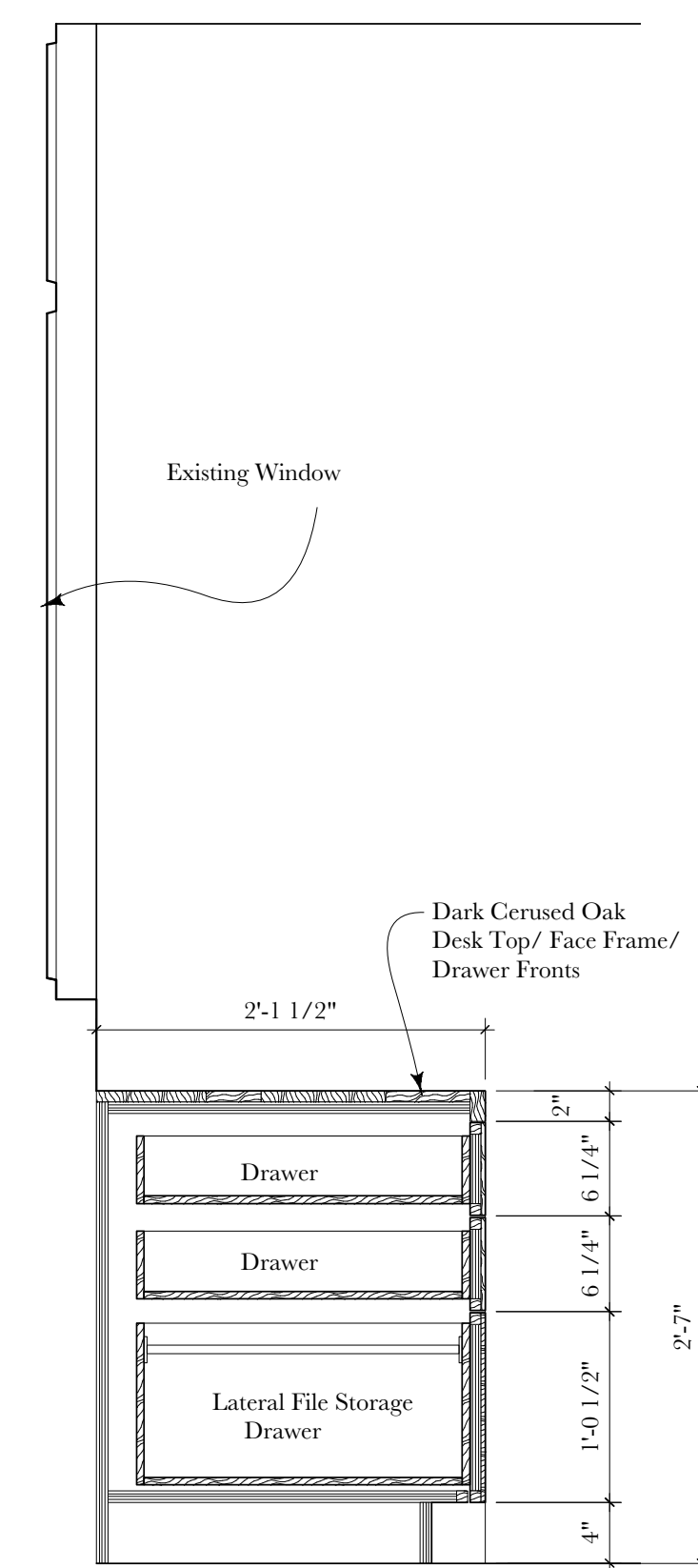
2 PANTRY

1" = 1'-0"



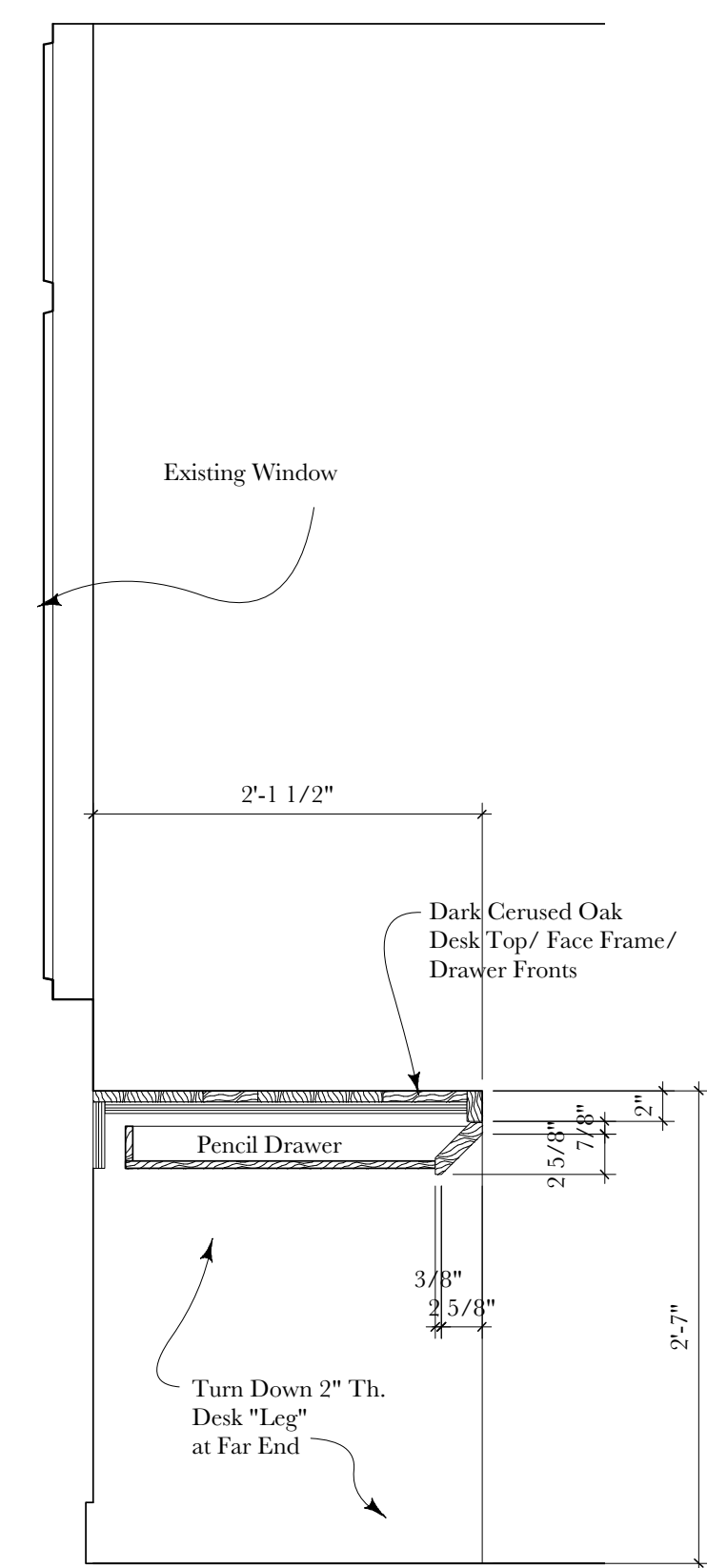
3 PANTRY

1" = 1'-0"



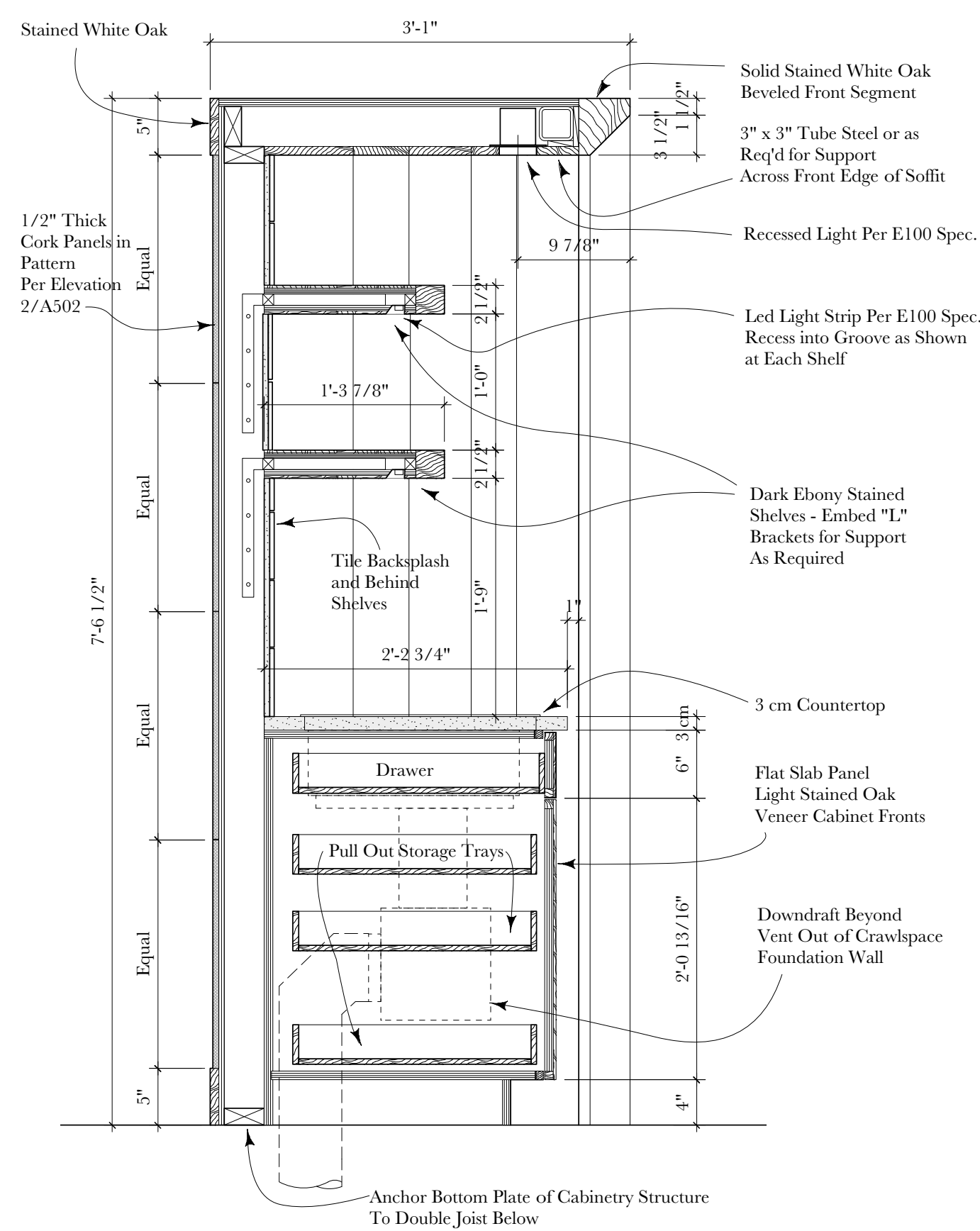
4 PANTRY

1" = 1'-0"



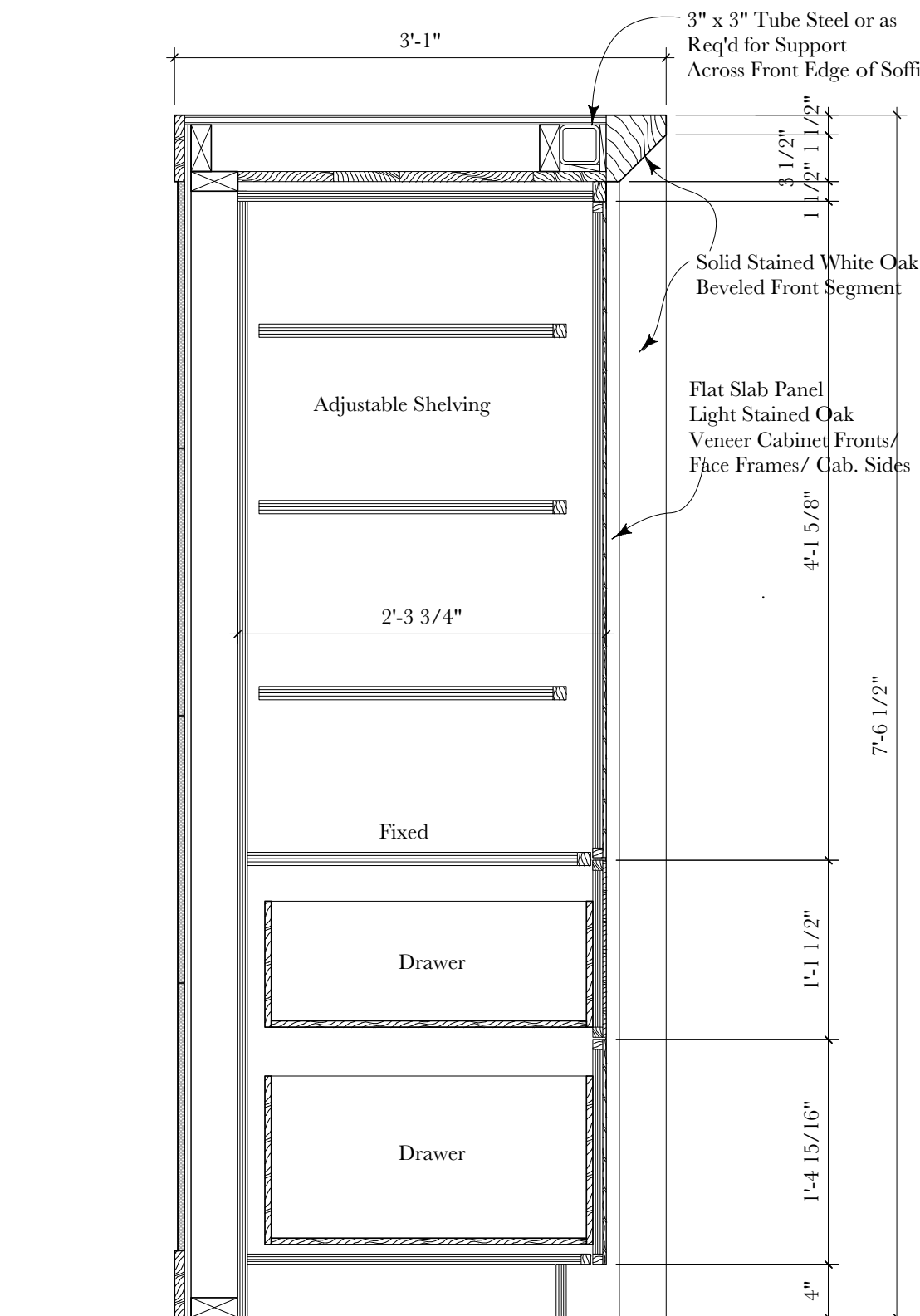
5 PANTRY

1" = 1'-0"



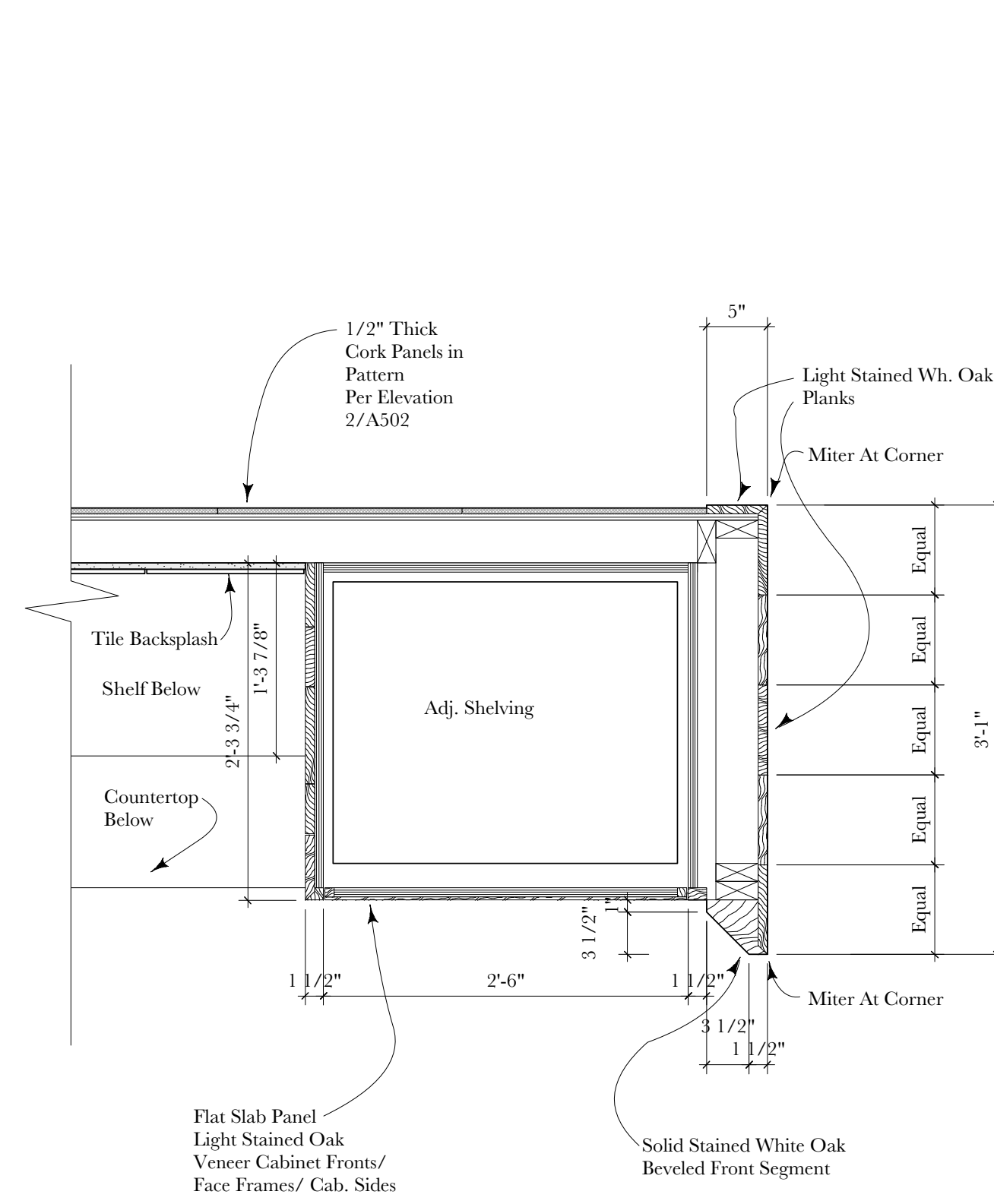
6 KITCHEN

1" = 1'-0"



7 KITCHEN

1" = 1'-0"



8 KITCHEN

1" = 1'-0"

***NOTES:**

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6. All Decorative Lighting To Be Purchased by Owner and Installed by Contractor.

PERMIT SET



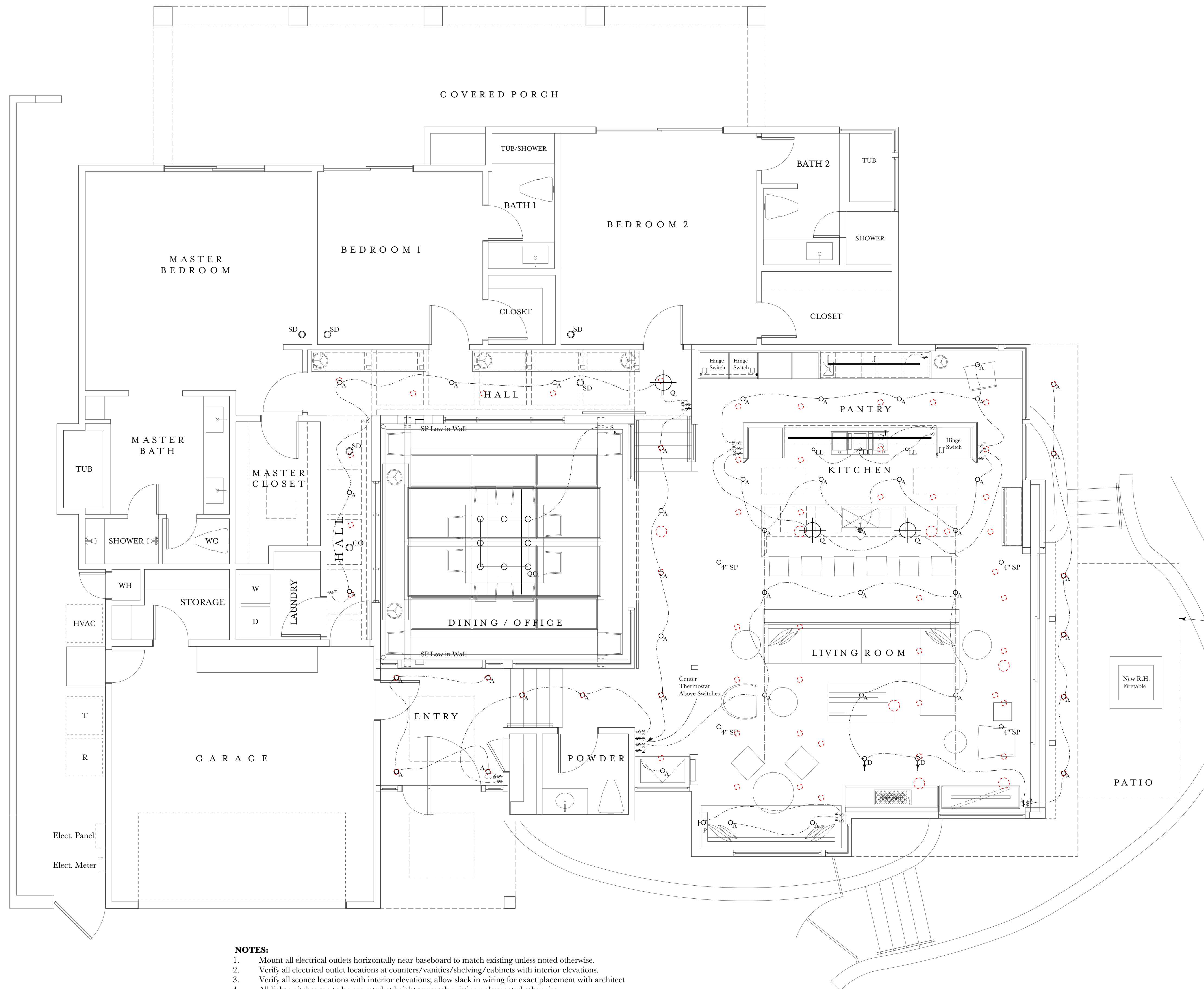
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A Renovation For
Dick and Andrea Burrige
737 South Elm Street
Hinsdale, IL 60521

11 Monarch Bay Drive
Dana Point, California 92629
Lot 31 of Tract 3839

Date: September 06, 2018

Cabinet Details
A601



1 ELECTRICAL PLAN - LIGHTING
1/4" = 1'-0"

NOTES:

1. Mount all electrical outlets horizontally near baseboard to match existing unless noted otherwise.
2. Verify all electrical outlet locations at counters/vanities/shelving/cabinets with interior elevations.
3. Verify all sconce locations with interior elevations; allow slack in wiring for exact placement with architect
4. All light switches are to be mounted at height to match existing unless noted otherwise.
5. Bridge frame if necessary to achieve fixture location as shown on Drawings. Framing needs to adjust to accommodate lighting layout.
6. For clarity no outlets are shown for any appliance or equipment. This includes, but is not limited to, kitchen and pantry appliances, bath, whirlpool tubs etc. See floor plans and specifications for locations and requirements.
7. All lamps to be floods unless noted otherwise.
8. Verify with owner any requirements for security and sound systems, as they do not fall under the contract of the architect.
9. Electrician to provide ground-fault circuit-interrupter protection as required by Code.
10. *** Verify w/Architect all audio/visual device & speaker locations & requirements w/ owner's audio/visual consultant.
11. Landscape lighting, if specified, is to be located by the architect or landscape architect.
12. See Exterior Elevations & Building Sections for the mounting height of wall mounted light fixtures.
13. Verify location of electric meter and panel boxes with Architect.
14. Verify all switch and outlet colors w/ architect prior to ordering.
15. Switch and outlet cover plates, in certain instances may need to be painted to match adjacent wall material.
16. Locate Smoke Detector, CO detector, outlets, and lighting in Basement/Crawlspace, Attics, as required per local codes.
17. Doorbell and chimes to be determined and located by Architect/ Owner.
18. Lutron Keypads to be Located at 46" A.F.F. unless noted otherwise
19. Use Dacor Style Paddle Switches for typical lighting switch

Electrical Specification

NOTE: This is a standard fixture specification for Pursley Architecture, Inc. All fixtures listed below may or may not be specified in this particular project. See drawings for types of fixtures specified.

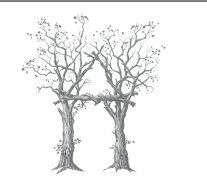
- A. 4" recessed downlight with white baffle (Painted to match ceiling)
Halo H99T (ICT if insulated ceiling) with 993 W white trim. Supply with Green Creative PAR20-E26-8W-2700K-40"
- B. 4" recessed low voltage downlight with white baffle (Painted to match ceiling)
Halo H1499T (IC if insulated ceiling) with 1419W white trim and Hyperikon MR16 GU5.3 LED 7W 2700K Bulb
- C. 4" recessed low voltage downlight with pinhole (Painted to match ceiling)
Halo H1499T (IC if insulated ceiling) with 1419W white trim and Hyperikon MR16 GU5.3 LED 7W 2700K Bulb
- D. 4" recessed low voltage downlight with slot (Painted to match ceiling)
Halo H1499T (IC if insulated ceiling) with 1419W white trim and Hyperikon MR16 GU5.3 LED 7W 2700K Bulb
- E. 4" recessed downlight for sloped ceilings
Cooper Iris Adjustable Accent housing #P3MR (PN3MR if insulated ceiling), trim: E3AA_(consult architect)
- F. 4" recessed shower downlight with white baffle (Painted to match ceiling)
Halo H99T (ICT if insulated ceiling) with 993 PS white trim. Supply with Green Creative PAR20-E26-8W-2700K-40"
- G. exhaust fan (wall mounted)
Fan Tech #PBW110, 120 CFM wall mounted fan
- H. ceiling fan (mount at 8" - 0" A.F.F. unless noted otherwise)
Option 2: Minka Aire "Java" 54" Size - verify color and light kit options with Architect
- J. LED Strip Light w/ Diffuser
WAC LED-TX24 2700K Length as determined in field w/ Flat aluminum channel and diffuser LED-T-CH
- K. Outdoor 5" ceiling mounted can with 75W PAR-30 lamp
Progress P5774-20 - verify with architect
- L. surface/recessed under cabinet light
Pegasus Lighting - Xenon Low Voltage Button Puck Light - HR-86, transformer req'd. Verify Trim Finish With Architect
- M. 3" recessed downlight (Painted to match ceiling)
Halo H99T (ICT if insulated ceiling) with 993 PS white trim. Supply with Hyperikon GU10 17W 2700K CR190 LED Bulb.
- N. 6 3/4" diameter ceiling mounted closet light
Progress P3516-30 with 60W lamp
- P. decorative wall sconce (mount at 5' 9" A.F.F. unless otherwise noted)
provided by owner and installed by contractor
- Q. chandelier or hanging decorative fixture
provided by owner and installed by contractor
- R. decorative exterior lantern (verify mounting height with architect)
see specifications for lantern type
- S. step light Progress P-6817-16 with 25W A-19 lamp, satin aluminum finish, lower/glass
- T. tree light Kim EL210 with 150W flood (verify in-tree or in-ground mounting location) verify finish with architect
- U. "keyless" porcelain socket with 75W lamp
- V. Flood light RAB Lighting, Bullet 2X12YA, 24W LED, 3000K, Bronze Finish.
- W. well light for concrete or ground
Focus Industries well light SL-21 series, verify locations with Architect
- X. well light for wood flooring
Solavani Lighting "Weisy LED 120V" with round cover #227482, (1-866-356-4458)
- Y. exterior maxipotter
Focus Industries - directional surface mount SL-27 series, copper finish, verify location with Architect
- Z. Recessed Museum Adjustable Spot Light Fixture
WAC Lighting MT-3LD31R, 25" Beam Spread, 2700K, BK white trim w/ black interior.
- DD. Recessed Hole in The Ceiling Niche For Plaster and Drywall
Engineered Lighting Products: 4-1/2" diameter recessed downlight
- EE. exhaust fan & light (combo) - FanTech PB110H, Bath Fan with Dimmable Light
- FF. ceiling mounted exhaust fan - FanTech PB100 bath fan
- HH. Modular fluorescent
Progress Lighting modular fluorescent P7186 30EB, verify color with Architect
- II. Under-counter angles power strip
Task Lighting corp angle power strip, verify length, receptacle number and left or right side wire with Architect
- JJ. LED Strip Light w/ Diffuser
WAC LED-TX24 2700K Length as determined in field w/ 45° angled aluminum channel and diffuser LED-T-CH2
- KK. Juno 6" Basic Series LED Surface Mount Fixture for J Box Installation - 6RLS 10LM 27K 90CRI 120 FRPC WH
- LL. Halo ML4.4" 2700K 90CRI Recessed LED Lamp Module. ML4D 09 FL 927 w/ MBBB Flange.
- QQ. Custom Fabricated Light Fixture. To be mounted to and wired from steel support beams for Rollomatic Roof system.
- ZZ. LED Light Bar. Warm White. To be integrated with Amnical Collector's Shelving System

7'-0" x 18'-0" Retractable Awning by Eclipse / Solair or Equal (Recess Housing Into Existing Parapet)
Roll Out Awning At Full Extension Must Be 2'-6" Away From Property Line

ELECTRICAL PLAN SYMBOLS

	Recessed down light- See plan for fixture type
	Recessed directional down light, arrow shows direction
	Wall mounted sconce or light
	Chandelier or flush mount fixture
	Lantern, see specs for gas or electric
	Exhaust fan
	Ceiling fan
	Plug strip
	Under cabinet lights
	Well light/ step light
	Switch
	Switch with a rheostat
	Three way switch
	Three way switch with a rheostat
	Four way switch
	Hinge activated switch
	Outlet
	Floor outlet-RACO 6239 Recessed Round Floor Box-Verify Finish w/ Arch
	Ground fault interrupter outlet
	Outlet mounted at a certain height above floor o.c.
	Waterproof outlet @ + 6" U.N.O.-Morris MOR-3726 Gaderoni, Seamless Die Cast Alum., Powder Coat, Self-Cleaning Lid.
	Switch top of plug only
	Recessed clock outlet and height mounted
	RG6 (Cable TV)
	CAT 5
	CAT 3
	Telephone
	Thermostat
	Dual Sensor Smoke Detector - To Be Hardwired and Interconnected
	Carbon Monoxide Detector - To Be Hardwired and Interconnected

PERMIT SET



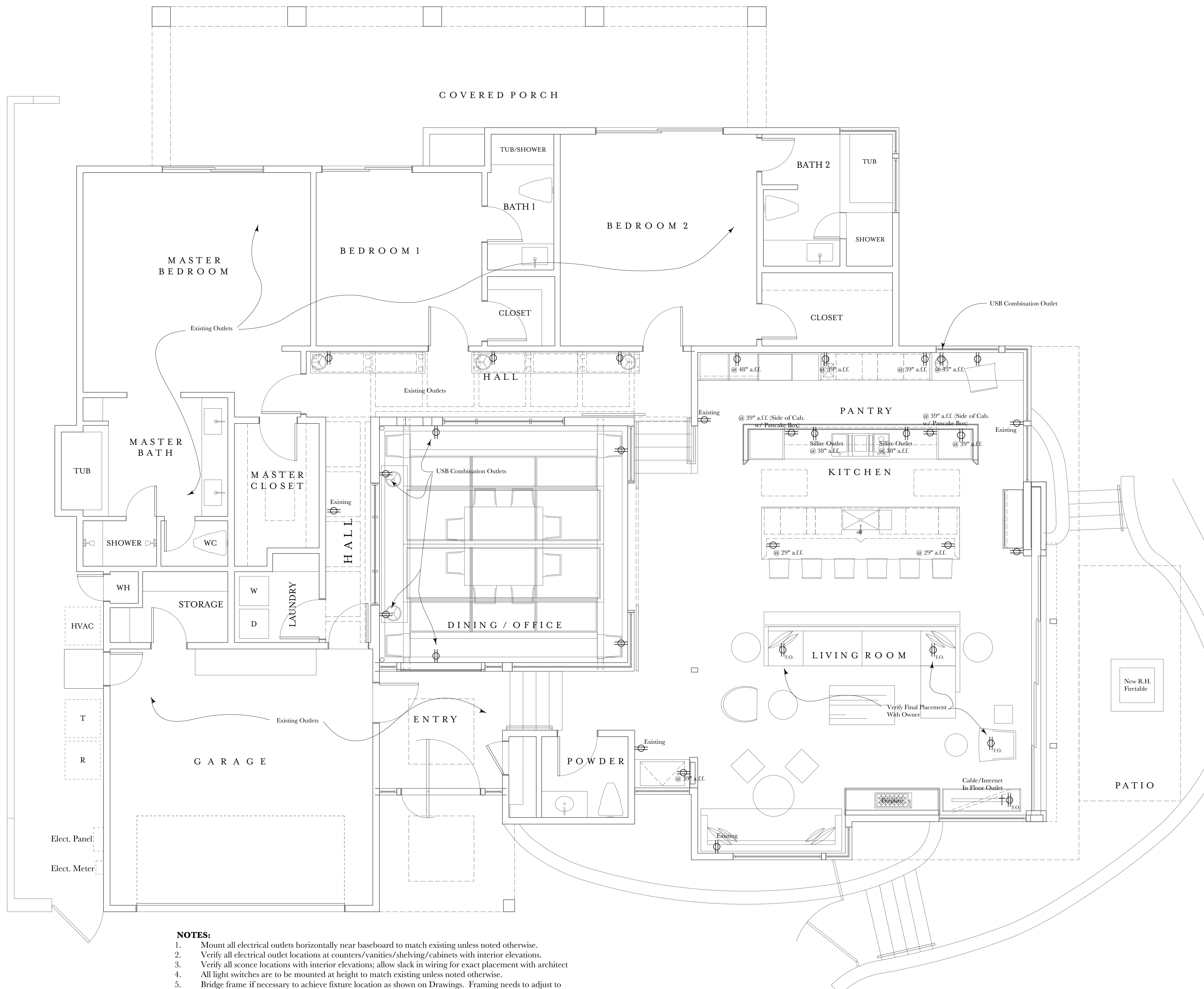
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A Renovation For
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Hinsdale, IL 60521

11 Monarch Bay Drive
Dana Point, California 92629
Lot 31 of Tract 3839

Date: September 06, 2018
REVISED 10-16-2018
Electrical Plan - Lighting

E100



Electrical Specification

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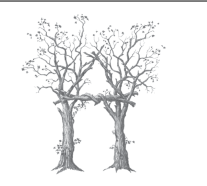
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- C. **4" recessed low voltage downlight with pinhole (Painted to match ceiling)**
Halo H1499T (IC if insulated ceiling) with 1419W white trim and Hyperikon MR16 GU5.3 LED 7W 2700K Bulb
- D. **4" recessed low voltage downlight with slot (Painted to match ceiling)**
Halo H1499T (IC if insulated ceiling) with 1420P white trim and Hyperikon MR16 GU5.3 LED 7W 2700K Bulb
- E. **4" recessed downlight for sloped ceilings**
Cooper Iris Adjustable Accent housing #P3MR (PN3MR if insulated ceiling), trim: E3AA_(consult architect)
- F. **4" recessed shower downlight with white baffle (Painted to match ceiling)**
Halo H99T (ICT if insulated ceiling) with 993 PS white trim. Supply with Green Creative PAR20-E26-8W-2700K-40" - Titanium LED CRISp Series Screw in LED Bulb
- G. **exhaust fan (wall mounted)**
Fan Tech #PBW110, 120 CFM wall mounted fan
- H. **ceiling fan (mount at 8" - 0" A.F.F. unless noted otherwise)**
Halo H1499T (IC if insulated ceiling) with 1419W white trim and Hyperikon MR16 GU5.3 LED 7W 2700K Bulb
- J. **LED Strip Light w/ Diffuser**
WAC LED-TX24 2700K Length as determined in field w/ Flat aluminum channel and diffuser LED-T-CH
- K. **Outdoor 5" ceiling mounted can with 75W PAR-30 lamp**
Progress P5774-20 - verify with architect
- L. **surface/recessed under cabinet light**
Pegasus Lighting - Xenon Low Voltage Button Puck Light - HR-86, transformer req'd. Verify Trim Finish With Architect
- M. **3" recessed downlight (Painted to match ceiling)**
Halo H99T (ICT if insulated ceiling) with 993 PS white trim. Supply with Hyperikon GU10 17W 2700K CRISp LED Bulb.
- N. **6.34" diameter ceiling mounted closet light**
Progress P3516-30 with 60W lamp
- P. **decorative wall sconce (mount at 5.9" A.F.F. unless otherwise noted)**
provided by owner and installed by contractor
- Q. **chandelier or hanging decorative fixture**
provided by owner and installed by contractor
- R. **decorative exterior lantern (verify mounting height with architect)**
see specifications for lantern type
- S. **step light** Progress P-6817-16 with 25W A-19 lamp, satin aluminum finish, lower/glass
- T. **tree light** Kim EL210 with 150W flood (verify in-tree or in-ground mounting location) verify finish with architect
- U. **"keyless" porcelain socket with 75W lamp**
- V. **Flood light** RAB Lighting, Bullet 2X12YA, 24W LED, 3000K, Bronze Finish.
- W. **well light for concrete or ground**
Focus Industries well light SL-21 series, verify locations with Architect
- X. **well light for wood flooring**
Solavani Lighting "Weisy LED 120V" with round cover #227482, (1-866-356-4458)
- Y. **exterior maxipetter**
Focus Industries - directional surface mount SL-27 series, copper finish, verify location with Architect
- Z. **Recessed Museum Adjustable Spot Light Fixture**
WAC Lighting MT-3LD31R, 25" Beam Spread, 2700K, BK white trim w/ black interior.
- DD. **Recessed Niche For Plaster and Drywall**
Engineered Lighting Products: 4-1/2" diameter recessed downlight
- EE. **exhaust fan & light (combo)** - FanTech PB110H, Bath Fan with Dimmable Light
- FF. **ceiling mounted exhaust fan** - FanTech PB100 bath fan
- HH. **Modular fluorescent**
Progress Lighting modular fluorescent P7186 30EB, verify color with Architect
- II. **Under-counter angles power strip**
Task Lighting corp angle power strip, verify length, receptacle number and left or right side wire with Architect
- JJ. **LED Strip Light w/ Diffuser**
WAC LED-TX24 2700K Length as determined in field w/ 45° angled aluminum channel and diffuser LED-T-CH2
- KK. **Juno 6" Basic Series LED Surface Mount Fixture for J Box Installation** - 6RLS 10LM 27K 90CRI 120 FRCP WH
- LL. **Halo ML4.4" 2700K 90CRI Recessed LED Lamp Module** - ML4D 09 FL 927 w/ MBBB Flange.
- QQ. **Custom Fabricated Light Fixture**. To be mounted to and wired from steel support beams for Rollomatic Roof system.
- ZZ. **LED Light Bar** - Warm White. To be integrated with Amnical Collector's Shelving System

ELECTRICAL PLAN SYMBOLS

	Recessed down light- See plan for fixture type
	Recessed directional down light, arrow shows direction
	Wall mounted sconce or light
	Chandelier or flush mount fixture
	Lantern, see specs for gas or electric
	Exhaust fan
	Ceiling fan
	Plug strip
	Under cabinet lights
	Well light/ step light
	Switch
	Switch with a rheostat
	Three way switch
	Three way switch with a rheostat
	Four way switch
	Hinge activated switch
	Outlet
	Floor outlet- RACO 6239 Recessed Round Floor Box - Verify Finish w/ Arch
	Ground fault interrupter outlet
	Outlet mounted at a certain height above floor o.c.
	Waterproof outlet @ + 6" U.N.O.-Moris MOR-3726 Gasketed, Seamless Die Cast Alum., Powder Coat, Self Closing Lid
	Switch top of plug only
	Recessed clock outlet and height mounted
	RG6 (Cable TV)
	CAT 5
	Telephone
	Thermostat
	Dual Sensor Smoke Detector - To Be Hardwired and Interconnected
	Carbon Monoxide Detector - To Be Hardwired and Interconnected

- NOTES:**
- Mount all electrical outlets horizontally near baseboard to match existing unless noted otherwise.
 - Verify all electrical outlet locations at counters/vanities/shelving/cabinets with interior elevations.
 - Verify all sconce locations with interior elevations; allow slack in wiring for exact placement with architect
 - All light switches are to be mounted at height to match existing unless noted otherwise.
 - Bridge frame if necessary to achieve fixture location as shown on Drawings. Framing needs to adjust to accommodate lighting layout.
 - For clarity no outlets are shown for any appliance or equipment. This includes, but is not limited to, kitchen and pantry appliances, bath, whirlpool tubs etc. See floor plans and specifications for locations and requirements.
 - All lamps to be floods unless noted otherwise.
 - Verify with owner any requirements for security and sound systems, as they do not fall under the contract of the architect.
 - Electrician to provide ground-fault circuit- interrupter protection as required by Code.
 - *** Verify w/ Architect all audio/visual device & speaker locations & requirements w/ owner's audio/visual consultant.
 - Landscape lighting, if specified, is to be located by the architect or landscape architect.
 - See Exterior Elevations & Building Sections for the mounting height of wall mounted light fixtures.
 - Verify location of electric meter and panel boxes with Architect.
 - Verify all switch and outlet colors w/ architect prior to ordering.
 - Switch and outlet cover plates, in certain instances may need to be painted to match adjacent wall material.
 - Locate Smoke Detector, CO detector, outlets, and lighting in Basement/Crawlspace, Attics, as required per local codes.
 - Doorbell and chimes to be determined and located by Architect/ Owner.
 - Lutron Keypads to be Located at 46" A.F.F. unless noted otherwise
 - Use Dacor Style Paddle Switches for typical lighting switch

PERMIT SET



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**A Renovation For
Dick and Andrea Burridge**
737 South Elm Street
Hinsdale, IL 60521

11 Monarch Bay Drive
Dana Point, California 92629
Lot 31 of Tract 3839

Date: September 06, 2018

Electrical Plan - Outlets

E101

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GENERAL INFORMATION table with 20 rows and 11 columns. Includes Project Name, Calculation Description, Project Location, City, Zip Code, Climate Zone, Building Type, Project Scope, Total Cond. Floor Area, Stab Area, Addition Cond. Floor Area, and Addition Slab Area.

COMPLIANCE RESULTS table with 3 rows and 2 columns. Row 1: Building Complies with Computer Performance. Row 2: This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.

ENERGY USE SUMMARY table with 5 columns: 04 Energy Use (kTDD/ft²-yr), 05 Standard Design, 06 Proposed Design, 07 Compliance Margin, 08 Percent Improvement. Rows include Space Heating, Space Cooling, IAQ Ventilation, Water Heating, Photovoltaic Offset, and Compliance Energy Total.

REQUIRED SPECIAL FEATURES table with 1 row and 1 column. Text: The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis. Exposed slab floor in conditioned zone. New ductwork added is less than 40 ft. in length.

HERS FEATURE SUMMARY table with 1 row and 1 column. Text: The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below. Building-level Verifications, HVAC Distribution System Verifications, Duct Sealing required if a duct system component, plenum, or air handling unit is altered. Domestic Hot Water System Verifications.

BUILDING - FEATURES INFORMATION table with 7 columns: 01 Project Name, 02 Conditioned Floor Area (ft²), 03 Number of Dwelling Units, 04 Number of Bedrooms, 05 Number of Zones, 06 Number of Ventilation Cooling Systems, 07 Number of Water Heating Systems. Row 1: Existing+Addition at 11 Monarch Bay, 3347, 1, 3, 2, 0, 1.

ZONE INFORMATION table with 7 columns: 01 Zone Name, 02 Zone Type, 03 HVAC System Name, 04 Zone Floor Area (ft²), 05 Avg. Ceiling Height, 06 Water Heating System 1, 07 Water Heating System 2. Rows include Existing and Addition zones.

OPAQUE SURFACES table with 11 columns: 01 Name, 02 Zone, 03 Construction, 04 Azimuth, 05 Orientation, 06 Gross Area (ft²), 07 Window & Door Area (ft²), 08 Tilt (deg), 09 Wall Exception, 10 Status, 11 Verified Existing Condition. Rows include Front, Right, Left, Back, Right: To Altered, Interior Surface, Existing Roof, Raised Floor, Interior Surface 3, Interior Surface 4, Interior Surface 5, Interior Surface 6, Left Wall, Right Wall, Front Wall, Back Wall.

OPAQUE SURFACES - Cathedral Ceilings table with 12 columns: 01 Name, 02 Zone, 03 Type, 04 Orientation, 05 Area (ft²), 06 Skylight Area (ft²), 07 Roof Rise (x in 12), 08 Roof Reflectance, 09 Roof Emittance, 10 Cool Roof, 11 Status, 12 Verified Existing Condition. Rows include Existing Roof: Remain, Existing Roof: Remain 2, New Roof, Existing Roof: Remain 3.

ATTIC table with 10 columns: 01 Name, 02 Construction, 03 Type, 04 Roof Rise, 05 Roof Reflectance, 06 Roof Emittance, 07 Radiant Barrier, 08 Cool Roof, 09 Status, 10 Verified Existing Condition. Row 1: Attic Existing, Attic Roof/Existing, Ventilated, 0, 0.1, 0.85, No, No, Existing, No.

FENESTRATION / GLAZING table with 11 columns: 01 Name, 02 Surface (Orientation-Azimuth), 03 Width (ft), 04 Height (ft), 05 Multiplier, 06 Area (ft²), 07 U-factor, 08 SHGC, 09 Exterior Shading, 10 Status, 11 Verified Existing Condition. Rows include Window: New 101.1, Window: New 101.3, Glass Door: New 101.2, Fixed Single: Remain, Window: Remain 2, Fixed Single: Remain 2, Window: Remain 3, Sliding Door: Altered, Window: Remain 4, Fixed Single: Remain 3, Sliding Door: Altered 2, Sliding Door: Altered 3, Sliding Door: New 103, Skylight existing, Skylight Altered, Skylight.

OPAQUE DOORS table with 6 columns: 01 Name, 02 Side of Building, 03 Area (ft²), 04 U-factor, 05 Status, 06 Verified Existing Condition. Row 1: Door, Interior Surface 2, 40.0, 0.50, Existing, No.

OPAQUE SURFACE CONSTRUCTIONS table with 7 columns: 01 Construction Name, 02 Surface Type, 03 Construction Type, 04 Framing, 05 Total Cavity R-value, 06 Winter Design U-factor, 07 Assembly Layers. Rows include R-13 Wall, R-0 Roof No Attic, Attic Roof/Existing, R-19 Roof No Attic, R-19 Floor Crawspace, R-0 Wall, R-19 Roof Attic, R-15 Wall, R-30 Roof No Attic.

SLAB FLOORS table with 9 columns: 01 Name, 02 Zone, 03 Area (ft²), 04 Perimeter (ft), 05 Edge Insul. R-value, 06 Carpeted Fraction, 07 Heated, 08 Status, 09 Verified Existing Condition. Rows include Slab-on-Grade, Slab-on-Grade 2, New Roof.

BUILDING ENVELOPE - HERS VERIFICATION table with 4 columns: 01 Quality Insulation Installation (QII), 02 Quality Installation of Spray Foam Insulation, 03 Building Envelope Air Leakage, 04 CFM50. All values are Not Required.

WATER HEATING SYSTEMS table with 8 columns: 01 Name, 02 System Type, 03 Distribution Type, 04 Water Heater, 05 Number of Heaters, 06 Solar Fraction (%), 07 Status, 08 Verified Existing Condition. Row 1: DHW Sys 1, DHW, Standard, DHW Heater 1, 1, 0, Existing, No.

WATER HEATERS table with 12 columns: 01 Name, 02 Heater Element Type, 03 Tank Type, 04 Number of Units, 05 Tank Volume (gal), 06 Uniform Energy Factor / Efficiency, 07 Input Rating / Pilot / Thermal Efficiency, 08 Tank Insulation R-value (Int/Ext), 09 Standby Loss / Recovery Eff, 10 First Hour Rating / Flow Rate, 11 NEEA Heat Pump Brand / Model, 12 Tank Location or Ambient Condition. Row 1: DHW Heater 1, Gas, Small Instantaneous, 1, 0, 0.84 EF, <= 200 kBtu/hr, 0, n/a, n/a, n/a, n/a.

SPACE CONDITIONING SYSTEMS table with 8 columns: 01 SC Sys Name, 02 System Type, 03 Heating Unit Name, 04 Cooling Unit Name, 05 Fan Name, 06 Distribution Name, 07 Status, 08 Verified Existing Condition. Row 1: Existing FAU1, Other Heating and Cooling System, Heating Component 1, Cooling Component 1, HVAC Fan 1, Air Distribution System 1, Existing, No.



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A Renovation For
Dick and Andrea BurrIDGE
737 South Elm Street
Hinsdale, IL 60521

11 Monarch Bay Drive
Dana Point, California 92629
Lot 31 of Tract 3839

Date: September 06, 2018

Title 24 Analysis
T100

HVAC - HEATING UNIT TYPES									
01		02			03		04		
Name		System Type			Number of Units		Efficiency		
Heating Component 1		CntrlFurnace			1		75 AFUE		

HVAC - COOLING UNIT TYPES										
01		02			03		04		05	
Name		System Type			Number of Units		Efficiency		HERS Verification	
Cooling Component 1		SplitAirCond			1		10		12	

HVAC COOLING - HERS VERIFICATION					
01		02		03	
Name		Verified Airflow		Airflow Target	
Cooling Component 1-hers-cool		Not Required		n/a	

HVAC - DISTRIBUTION SYSTEMS									
01		02		03		04		05	
Name		Type		Duct Leakage		Insulation R-value		Supply Duct Location	
Air Distribution System 1		Ducts located in attic (Ventilated and Unventilated)		Existing (not specified)		6.0		Attic	

IAQ (Indoor Air Quality) FANS					
01		02		03	
Dwelling Unit		IAQ CFM		IAQ Watts/CFM	
SFam IAQVentRpt		0		0.25	

HERS RATER VERIFICATION OF EXISTING CONDITIONS

FENESTRATION / GLAZING - VERIFIED & ALTERED

01		02			03		04		05		06		07		08		09	
Name		Side of Building			Width (ft)		Height (ft)		Multiplier		Area (ft²)		U-factor		SHGC		Exterior Shading	
Window: New 101.1		Front: To Remain			----		----		1		11.2		0.84		0.70		Insect Screen (default)	
Window: New 101.3		Front: To Remain			----		----		1		11.2		0.84		0.70		Insect Screen (default)	
Glass Door: New 101.2		Front: To Remain			----		----		1		50.5		0.84		0.70		Insect Screen (default)	
Sliding Door: Altered		Back: To Remain			----		----		1		53.6		0.84		0.70		Insect Screen (default)	
Sliding Door: Altered 2		Back: To Remain			----		----		1		46.1		0.84		0.70		Insect Screen (default)	
Sliding Door: Altered 3		Back: To Remain			----		----		1		61.6		0.84		0.70		Insect Screen (default)	
Sliding Door: New 103		Right: To Altered			----		----		1		164.1		0.84		0.70		Insect Screen (default)	
Skylight Altered		Existing Roof: Remain 2			----		----		1		14.0		1.98		0.83		None	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Chad Campbell
 Signature Date: 08/23/2018
 Company: Newton Energy
 Address: 201 Arena Street
 City/State/Zip: El Segundo, CA 90245
 Phone: 310-375-2699

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
- I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Mark Kline
 Responsible Designer Signature: Mark Kline
 Date Signed: 08/24/2018
 Company: Pursley Dixon Architecture Inc.
 Address: 311 Atherton Street
 City/State/Zip: Charlotte, NC 28203
 License:
 Phone: (704) 334-6500

CERTIFICATE OF VERIFICATION CF3R-EXC-20-H
 Existing Conditions For Residential Alterations (Page 1 of 5)

Project Name: 11 Monarch Drive CF1R-PRF Calculation Date/Time: 2018-08-15 09:49:04
 CF1R-PRF Calculation Description: Existing+Addition at 11 Monarch Bay CF1R-PRF Input File Name: 18-305P_V7-2 - AnalysisResults-BEES -A.xml

A. General Information

01	Project Name	11 Monarch Drive
02	Calculation Description	Addition and/or Alteration
03	Project Location	11 Monarch Drive
04	CA City	Dana Point
05	Standards Version	Compliance 2016
06	Zip code	92629
07	Compliance Manager Version	BEMCmpMgr 2016.3.1 (1149)
08	Climate Zone	6
09	Software Version	EnergyPro 7.2
10	Building Type	Single family
11	Building Front Orientation (deg)	301
12	Project Scope	Addition and/or Alteration
13	Number of Dwelling Units	1
14	Total Conditioned Floor Area (ft²)	3347
15	Number of Zones	2
16	Slab Area (ft²)	1917
17	Number of Stories in Building	1
18	Addition Conditioned Floor Area (ft²)	320
19	Natural Gas Available? (Yes/No)	Yes
20	Addition Slab Area (ft²)	320
21	Glazing Percentage (%)	29.6

B. Opaque Surfaces

This section does not apply to this project.

CERTIFICATE OF VERIFICATION CF3R-EXC-20-H
 Existing Conditions For Residential Alterations (Page 2 of 5)

C. Attic

This section does not apply to this project.

D. Windows

01	02	03	04	05	06	07	08
Name	Azimuth	Multiplier	Area (ft²)	U-factor	SHGC	Exterior Shading	Verification
Glass Door: New 101.2	301	1	50.5	0.84	0.7	Standard bug screens	Pass
Sliding Door: New 103	211	1	164.1	0.84	0.7	Standard bug screens	Pass
Sliding Door: Altered	121	1	53.6	0.84	0.7	Standard bug screens	Pass
Sliding Door: Altered 2	121	1	46.1	0.84	0.7	Standard bug screens	Pass
Sliding Door: Altered 3	121	1	61.6	0.84	0.7	Standard bug screens	Pass
Window: New 101.1	301	1	11.2	0.84	0.7	Standard bug screens	Pass
Window: New 101.3	301	1	11.2	0.84	0.7	Standard bug screens	Pass
09	Verification Status	Pass - all existing conditions have been verified					
10	Correction Notes						

CERTIFICATE OF VERIFICATION CF3R-EXC-20-H
 Existing Conditions For Residential Alterations (Page 3 of 5)

E. Doors

This section does not apply to this project.

F. Overhangs and Fins

This section does not apply to this project.

G. Water Heaters

This section does not apply to this project.

H. Water Heating

This section does not apply to this project.

I. HVAC - Heating Systems

This section does not apply to this project.

J. HVAC - Cooling Systems

This section does not apply to this project.

K. HVAC Distribution

This section does not apply to this project.



A Renovation For
 Dick and Andrea Burrige
 737 South Elm Street
 Hinsdale, IL 60521

11 Monarch Bay Drive
 Dana Point, California 92629
 Lot 31 of Tract 3839

Date: September 06, 2018

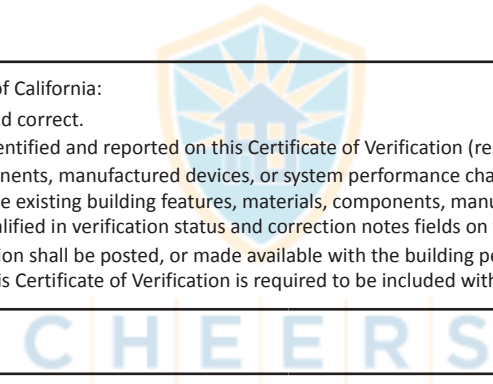
Title 24 Analysis
T101

CERTIFICATE OF VERIFICATION		CF3R-EXC-20-H
Existing Conditions For Residential Alterations		(Page 4 of 5)
L. Determination of HERS Verification Compliance All applicable sections of this document shall indicate compliance with the specified verification protocol requirements in order for this Certificate of Verification as a whole to be determined to be in compliance.		
01	Complies: All specified verification protocol requirements on this document are met.	



Registration Number: 418-P010064301A-000-001-X20000A-0000 Registration Date/Time: 2018-08-23 15:24:58 HERS Provider: CHEERS
 CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version: 2016.1.005 Report Generated: 2018-08-23 15:24:58
 Schema Version: rev 4/7/2017

CERTIFICATE OF VERIFICATION		CF3R-EXC-20-H
Existing Conditions For Residential Alterations		(Page 5 of 5)
Documentation Author's Declaration Statement 1. I certify that this Certificate of Verification documentation is accurate and complete.		
Documentation Author Name: Mark Madison	Documentation Author Signature: Mark Madison	
Company: Energy Code Works	Date Signed: 2018-08-23	
Address: 2600 Michaelson Drive		
City/State/Zip: Irvine CA 92612		
		Phone: 949-240-1867
Responsible Person's Declaration statement I certify the following under penalty of perjury, under the laws of the State of California: 1. information provided on this Certificate of Verification is true and correct. 2. I am the certified HERS Rater who performed the verification identified and reported on this Certificate of Verification (responsible rater). 3. I field inspected the existing building features, materials, components, manufactured devices, or system performance characteristics proposed for compliance credit for energy efficiency improvement identified on this Certificate of Verification and determined these existing building features, materials, components, manufactured devices, or system performance characteristics qualify for the proposed existing conditions compliance credit unless reported as not qualified in verification status and correction notes fields on this Certificate of Verification. 4. I will ensure that a registered copy of this Certificate of Verification shall be posted, or made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a registered copy of this Certificate of Verification is required to be included with the documentation the builder provides to the building owner at occupancy.		
HERS Rater Information HERS Rater Company Name: Energy Code Works Responsible Rater Name: Mark Madison Responsible Rater Signature: Mark Madison Responsible Rater Certification Number w/ this HERS Provider: RCN10153 Date Signed: 2018-08-23		



Registration Number: 418-P010064301A-000-001-X20000A-0000 Registration Date/Time: 2018-08-23 15:24:58 HERS Provider: CHEERS
 CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version: 2016.1.005 Report Generated: 2018-08-23 15:24:58
 Schema Version: rev 4/7/2017

RESIDENTIAL MEASURES SUMMARY										RMS-1
Project Name Existing+Addition at 11 Monarch Drive		Building Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone <input type="checkbox"/> Multi Family <input checked="" type="checkbox"/> Existing+ Addition/Alteration		Date 8/24/2018						
Project Address 11 Monarch Drive Dana Point		California Energy Climate Zone CA Climate Zone 06		Total Cond. Floor Area 3,347		Addition 320		# of Units 1		
INSULATION		Area (ft ²)		Special Features		Status				
Construction	Type	Cavity								
Wall	Wood Framed	R 13	328				Existing			
Wall	Wood Framed	R 13	168				Existing			
Roof	Wood Framed Rafter	R 19	1,514				Existing			
Floor	Wood Framed w/Crawl Space	R 19	1,430				Existing			
Slab	Unheated Slab-on-Grade	- no insulation	1,597	Perim = 120'			Existing			
Wall	Wood Framed	R 13	421				Existing			
Wall	Wood Framed	R 13	479				Existing			
Demising	Wood Framed	- no insulation	734				New			
FENESTRATION		Total Area: 990		Glazing Percentage: 29.6%		New/Altered Average U-Factor: 0.58				
Orientation	Area(ft ²)	U-Fac	SHGC	Overhang	Sidedefins	Exterior Shades	Status			
Front (NW)	22.4	0.340	0.24	none	none	Bug Screen	Altered			
Front (NW)	50.5	0.530	0.53	none	none	Bug Screen	Altered			
Front (NW)	109.1	0.840	0.70	none	none	Bug Screen	Existing			
Front (NW)	13.2	1.280	0.80	none	none	Bug Screen	Existing			
Right (SW)	46.5	0.840	0.70	none	none	Bug Screen	Existing			
Right (SW)	51.3	1.280	0.80	none	none	Bug Screen	Existing			
Left (NE)	28.5	0.840	0.70	none	none	Bug Screen	Existing			
Rear (SE)	161.3	0.290	0.28	none	none	Bug Screen	Altered			
Rear (SE)	28.1	0.840	0.70	none	none	Bug Screen	Existing			
Rear (SE)	29.4	1.280	0.80	none	none	Bug Screen	Existing			
Skylight	49.0	1.980	0.83	none	none	None	Existing			
Skylight	14.0	0.480	0.27	none	none	None	Altered			
Right (SW)	164.1	0.360	0.22	none	none	Bug Screen	Altered			
Skylight	222.1	0.280	0.23	none	none	None	New			
HVAC SYSTEMS										
Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status				
1	Central Furnace	75% AFUE	Split Air Conditioner	12.0 SEER	Setback	Existing				
HVAC DISTRIBUTION										
Location	Heating	Cooling	Duct Location	Duct R-Value	Status					
Existing FAU	Ducted	Ducted	Attic	6.0	Altered					
WATER HEATING										
Qty.	Type	Gallons	Min. Eff	Distribution	Status					
EnergyPro 7.2 by EnergySoft User Number: 5719 ID: 18-305P_V7-2 Page 11 of 17										

RESIDENTIAL MEASURES SUMMARY										RMS-1
Project Name Existing+Addition at 11 Monarch Drive		Building Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone <input type="checkbox"/> Multi Family <input checked="" type="checkbox"/> Existing+ Addition/Alteration		Date 8/24/2018						
Project Address 11 Monarch Drive Dana Point		California Energy Climate Zone CA Climate Zone 06		Total Cond. Floor Area 3,347		Addition 320		# of Units 1		
INSULATION		Area (ft ²)		Special Features		Status				
Construction	Type	Cavity								
Demising	Wood Framed	- no insulation	294				Existing			
Roof	Wood Framed Attic	R 19	1,451				Existing			
Wall	Wood Framed	R 15	102				Altered			
Slab	Unheated Slab-on-Grade	- no insulation	320	Perim = 0'			New			
Roof	Wood Framed Rafter	R 30	98				New			
FENESTRATION		Total Area: 990		Glazing Percentage: 29.6%		New/Altered Average U-Factor: 0.58				
Orientation	Area(ft ²)	U-Fac	SHGC	Overhang	Sidedefins	Exterior Shades	Status			
HVAC SYSTEMS										
Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status				
HVAC DISTRIBUTION										
Location	Heating	Cooling	Duct Location	Duct R-Value	Status					
WATER HEATING										
Qty.	Type	Gallons	Min. Eff	Distribution	Status					
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2016 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. Exceptions may apply. (Revised 04/2017)

Building Envelope Measures:	
§ 110.6(a):	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm/ft ² or less when tested per NFRC-400 or ASTM E283 or AIAA/WDMA/CSA 1011 S.2/A44-2011.
§ 110.6(a)5:	Labeling. Fenestration products must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from TABLE 110.6-A and 110.6-B for compliance and must be caulked and/or weatherstripped.
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation specified or installed must meet Standards for Insulating Material.
§ 110.8(b):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(j) when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	Radiant Barrier. A radiant barrier must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling, or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Above Grade Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less (R-19 in 2x6 or U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly.
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3%; have a water vapor permeance no greater than 2.0 perm-inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In Climate Zones 1-16, the earth floor or unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(g).
§ 150.0(g)2:	Vapor Retarder. In Climate Zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air permeable insulation.
§ 150.0(g):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58, or the weighted average U-factor of all fenestration must not exceed 0.58.
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 150.0(e)1A:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)1B:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-fitting damper or combustion air control device.
§ 150.0(e)1C:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.
§ 150.0(e)2:	Pilot Light. Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Commission.
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in TABLE 110.2-A through TABLE 110.2-K.
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone, and in which the cut-on temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	Thermostats. All unitary heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.
§ 110.3(c)5:	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)5.
§ 110.3(c)7:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu/hr (2 kW) must have isolation valves with hose bibbs or other fittings on both cold water and hot water lines of water heating systems to allow for water tank flushing when the valves are closed.
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas, fan-type central furnaces, household cooking appliances (appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt), and pool and spa heaters.
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume: SMACNA Residential Comfort System Installation Standards Manual; or ACCA Manual J using design conditions specified in § 150.0(h)2.

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A Renovation For
 Dick and Andrea Burridge
 737 South Elm Street
 Hinsdale, IL 60521


11 Monarch Bay Drive
 Dana Point, California 92629
 Lot 31 of Tract 3839

Date: September 06, 2018

Title 24 Analysis
T102

 2016 Low-Rise Residential Mandatory Measures Summary	
§ 150.0(q)3A:	Clearances. Installed air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.
§ 150.0(q)3B:	Liquid Line Drier. Installed air conditioner and heat pump systems must be equipped with liquid line filter driers if required, as specified by manufacturer's instructions.
§ 150.0(q)1:	Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(q)2A:	Water piping and cooling system line insulation. For domestic hot water system piping, whether buried or unburied, all of the following must be insulated according to the requirements of TABLE 120.3.3.A: the first 5 feet of hot and cold water pipes from the storage tank, all piping with a nominal diameter of 3/4 inch or larger; all piping associated with a domestic hot water recirculation system regardless of the pipe diameter; piping from the heating source to storage tank or between tanks; piping buried below grade; and all hot water pipes from the heating source to kitchen fixtures.
§ 150.0(q)2B:	Water piping and cooling system line insulation. All domestic hot water pipes that are buried below grade must be installed in a water proof and non-crushable casing or sleeve.
§ 150.0(q)2C:	Water piping and cooling system line insulation. Pipe for cooling system lines must be insulated as specified in § 150.0(q)2A. Distribution piping for steam and hydronic heating systems or hot water systems must meet the requirements in TABLE 120.3.3.A.
§ 150.0(q)3:	Insulation Protection. Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.
§ 150.0(q)3A:	Insulation Protection. Insulation exposed to weather must be installed with a cover suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. The cover must be water retardant and provide shielding from solar radiation that can cause degradation of the material.
§ 150.0(q)3B:	Insulation Protection. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must have a Class I or Class II vapor retarder.
§ 150.0(q)1:	Gas or Propane Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: a 120V electrical receptacle within 3 feet of the water heater; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu/hr.
§ 150.0(q)2:	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(q)3:	Solar Water-Heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC) or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must be installed, sealed, and insulated to meet the requirements of CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSIS/MACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply air and return air ducts and plenums must be insulated to a minimum installed level of R-6.0 (or higher if required by CMC § 605.0) or a minimum installed level of R-4.2 when entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause restrictions in the cross-sectional area of the ducts.
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures: joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Dampers. All fan systems that exchange air between the conditioned space and the outside of the building must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner core flex duct must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	Air Filtration. Mechanical systems that supply air to an occupiable space through ductwork exceeding 10 feet in length and through a thermal conditioning component, except evaporative coolers, must be provided with air filter devices that meet the design, installation, efficiency, pressure drop, and labeling requirements of § 150.0(m)12.

 2016 Low-Rise Residential Mandatory Measures Summary	
§ 150.0(m)13:	Duct System Sizing and Air Filter Grille Sizing. Space conditioning systems that use forced air ducts to supply cooling to an occupiable space must have a hole for the placement of a static pressure probe (HSP) or a permanently installed static pressure probe (PSP) in the supply plenum. The space conditioning system must also demonstrate airflow ≥ 350 CFM per ton of nominal cooling capacity through the return grilles, and an air handling unit fan efficiency ≤ 0.58 WCFM as confirmed by field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.3. This applies to both single zone central forced air systems and every zone for zonally controlled central forced air systems.
§ 150.0(o):	Ventilation for Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2. Neither window operation nor continuous operation of central forced air system air handlers used in central fan integrated ventilation systems are permissible methods of providing whole-building ventilation.
§ 150.0(o)1A:	Field Verification and Diagnostic Testing. Whole-building ventilation airflow must be confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.7.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.
§ 110.4(b)1:	Piping. Any pool or spa heating equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional inlets and time switches for pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.
Lighting Measures:	
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.
§ 110.9(e):	JAB High Efficacy Light Sources. To qualify as a JAB high efficacy light source for compliance with § 150.0(x), a residential light source must be certified to the Energy Commission according to Reference Joint Appendix JAB.
§ 150.0(q)1A:	Luminaire Efficacy. All installed luminaires must be high efficacy in accordance with TABLE 150.0-A.
§ 150.0(q)1B:	Blank Electrical Boxes. The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(q)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(q)1C. A JAB-2016-E light source rated for elevated temperature must be installed by final inspection in all recessed downlight luminaires in ceilings.
§ 150.0(q)1D:	Electronic Ballasts. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(q)1E:	Night Lights. Permanently installed night lights and night lights integral to installed luminaires or exhaust fans must be rated to consume no more than 5 watts of power per luminaire or exhaust fan as determined in accordance with § 130.0(c). Night lights do not need to be controlled by vacancy sensors.
§ 150.0(q)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(x).
§ 150.0(q)1G:	Screw based luminaires. Screw based luminaires must not be recessed downlight luminaires in ceilings and must contain lamps that comply with Reference Joint Appendix JAB. Installed lamps must be marked with "JAB-2016" or "JAB-2016-E" as specified in Reference Joint Appendix JAB.
§ 150.0(q)1H:	Enclosed Luminaires. Light sources installed in enclosed luminaires must be JAB compliant and must be marked with "JAB-2016-E."
§ 150.0(q)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(q)2B:	Interior Switches and Controls. Exhaust fans must be switched separately from lighting systems.
§ 150.0(q)2C:	Interior Switches and Controls. Luminaires must be switched with readily accessible controls that permit the luminaires to be manually switched ON and OFF.
§ 150.0(q)2D:	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(q)2E:	Interior Switches and Controls. No control must bypass a dimmer or vacancy sensor function if the control is installed to comply with § 150.0(x).
§ 150.0(q)2F:	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(q)2G:	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with dimmer requirements if it: functions as a dimmer according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.5(f); and meets all other requirements in § 150.0(q)2.
§ 150.0(q)2H:	Interior Switches and Controls. An EMCS may be used to comply with vacancy sensor requirements in § 150.0(x) if it meets all of the following: it functions as a vacancy sensor according to § 110.9; the Installation Certificate requirements of § 130.4; the EMCS requirements of § 130.5(f); and all other requirements in § 150.0(q)2.
§ 150.0(q)2I:	Interior Switches and Controls. A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(x) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(q)2.

 2016 Low-Rise Residential Mandatory Measures Summary	
§ 150.0(x)2J:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor.
§ 150.0(x)2K:	Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JAB, except luminaires in closets less than 70 square feet and luminaires in hallways.
§ 150.0(x)2L:	Interior Switches and Controls. Undercabinet lighting must be switched separately from other lighting systems.
§ 150.0(x)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(x)3A(i) (ON and OFF switch) and the requirements in either item § 150.0(x)3A(ii) (photo cell and motion sensor) or item § 150.0(x)3A(iii) (photo control and automatic time switch control, astronomical time clock, or EMCS).
§ 150.0(x)3B:	Residential Outdoor Lighting. For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches, and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site must comply with either § 150.0(x)3A or with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.
§ 150.0(x)3C:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting not regulated by § 150.0(x)3B or § 150.0(x)3D must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.
§ 150.0(x)3D:	Residential Outdoor Lighting. Outdoor lighting for residential parking lots and residential carports with a total of eight or more vehicles per site must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.
§ 150.0(x)4:	Internally Illuminated Address Signs. Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(x)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(x)6A:	Interior Common Areas of Low-rise Multi-Family Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be high efficacy luminaires and controlled by an occupant sensor.
§ 150.0(x)6B:	Interior Common Areas of Low-rise Multi-Family Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting in that building must: i. Comply with the applicable requirements in §§ 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	Single Family Residences. Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete by the enforcement agency must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	Low-rise Multi-Family Buildings. Low-rise multi-family buildings must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	Minimum Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area.
§ 110.10(b)2:	Orientation. All sections of the solar zone located on steep-sloped roofs must be oriented between 110 degrees and 270 degrees of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate: a location for inverters and metering equipment and a pathway for routing of conduit from the solar zone to the point of interconnection with the electrical service (for single family residences the point of interconnection will be the main service panel); and a pathway for routing of plumbing from the solar zone to the water-heating system.
§ 110.10(d):	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be: positioned at the opposite (load) end from the input feeder location or main circuit location; and permanently marked as "For Future Solar Electric".

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A Renovation For
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11 Monarch Bay Drive
Dana Point, California 92629
Lot 31 of Tract 3839

Date: September 06, 2018

Title 24 Analysis
T103