



BUILDING DIVISION

STANDARD BLOCK WALL PLAN

NO RETAINING IS PERMITTED EXCEPT AS NOTED IN DETAILS BELOW (6" MAXIMUM OFFSET)

LIMITS OF APPLICABILITY

- USE OF THIS DOCUMENT SHALL NOT PERMIT THE APPLICANT TO MODIFY ANY PORTION(S) OF THIS PLAN OR THESE DETAILS

SCOPE:

- STANDARD PLAN IS A GUIDELINE AND APPLIES TO NORMAL CONDITION. A PROFESSIONAL ENGINEER SHALL BE CONSULTED WHERE UNUSUAL CONDITIONS EXIST.
- WALL SHALL NOT BE USED TO RETAIN EARTH.
- THIS IS INTENDED FOR STANDARD SITE CONDITIONS AND SHALL NOT BE USED ON SITES WHERE SLOPE CREEP OR LANDSLIDES ARE IDENTIFIED BY CNB GIS MAPPING.

APPLICABLE STANDARDS:

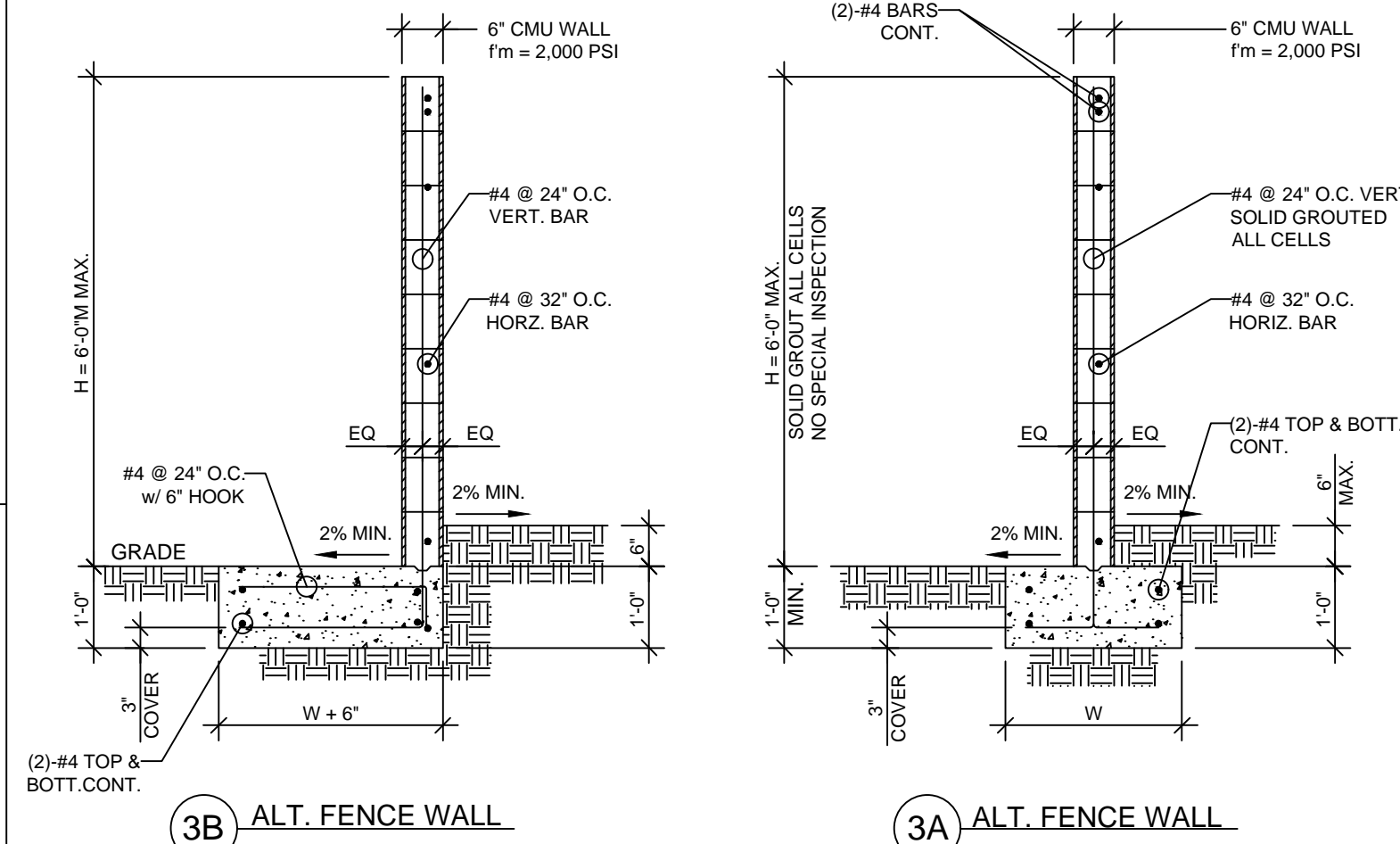
2016 CALIFORNIA RESIDENTIAL CODE (CRC); 2016 CALIFORNIA BUILDING CODE (CBC) ASCE 7-10;
 2016 CALIFORNIA PLUMBING CODE (CPC); 2016 CALIFORNIA ELECTRICAL CODE (CEC);
 2016 CALIFORNIA MECHANICAL CODE (CMC); 2016 BUILDING ENERGY EFFICIENCY STANDARDS (BEES);
 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CBGC); AND THE NEWPORT BEACH MUNICIPAL CODE (NBMC)

LIQUIFICATION ZONE:

(2) #5 TOP AND BOTTOM, W/ MIN. 24" EMBEDMENT FOR FOOTINGS.

GENERAL NOTES:

- CONCRETE BLOCK (ASTM C-90)
STRENGTH OF MASONRY TO COMPLY WITH 2016 CBC 2105 AND ACI 530-14. GRADE "N" CONFORMING TO ASTM C-90 NORMAL WEIGHT UNITS WITH MAXIMUM LINEAR SHRINKAGE OF 0.06%, fm = 2,000 PSI MIN.
- CONCRETE
CONCRETE MIX SHALL BE TYPE V 4,500 PSI CONCRETE JUSTIFIED BY TESTING TO BE IN NON-CORROSIVE ENVIRONMENT AND NOT IN (NON-SALT WATER, MARINE OR IN CONTACT WITH SULFATES/ SOILS) MAY BE TYPE II 2,500 PSI STRENGTH.
- GROUT
GROUT SHALL HAVE A COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS.
- MORTAR (ASTM C-270)
MORTAR SHALL BE OF TYPE "S" HAVING MIN. STRENGTH OF 2,000 PSI.
- STEEL REINFORCING BARS (ASTM 615)
REINFORCING BARS SHALL BE MIN GRADE 40, Fy = 40KSI FOR #4 AND SMALLER AND GRADE 60, Fy = 60 KSI FOR #5 AND LARGER AS PER ASTM 615 BILLET STEEL.
- EXPANSION JOINTS
EXPANSION JOINTS SPACING SHALL NOT EXCEED 30 FT LENGTH.
- CLEAN OUTS
PROVIDE CLEAN OUTS FOR ALL LIFTS GREATER THAN 4 FT.
- BLOCK PATTERN
BLOCKS SHALL BE INSTALLED IN RUNNING BOND SUCH THAT THE HEAD JOINTS IN SUCCESSIVE COURSES ARE HORIZONTALLY OFFSET AT LEAST 1/4 UNIT LENGTHS.
- FOOTINGS
BOTTOM OF FOOTING SHALL BE LEVEL. STEPPED FOOTING SHALL HAVE THE HORIZONTAL OVERLAP EQUAL TWICE THE VERTICAL STEP. USE MIN. OF (2) #4 BARS (2 BARS) TOP AND BOTTOM AT STEP. THERE SHALL BE MIN. 3 INCH COVER FOR ALL REINFORCING BARS IN CONCRETE FOOTING CAST AGAINST EARTH.
- FINISHED GRADE
SOIL SHALL BE OF EQUAL ELEVATION ON EACH SIDE OF THE FENCE WALL. MAXIMUM OF 6 INCHES OFFSET IS PERMITTED IN THE GRADE LEVEL PROVIDED IT DOES NOT SUPPORT OTHER SURCHARGE LOADS.
- SOILS
FOOTING DEPTH SHALL BE MIN 12 INCHES INTO UNDISTURBED NATURAL SOILS. FOOTINGS SHALL BE MIN OF 24 INCHES DEEP IN MAPPED LIQUEFACTION ZONE AND SHALL HAVE MIN (2) #5 TOP AND BOTTOM (SEE BUILDING DEPARTMENT 'G.I.S' MAPPING FOR AREAS PRONE TO LIQUEFACTION).
- GROUTING
ALL CELLS SHALL BE SOLID GROUTED IN WALLS.
- STEEL BARS LOCATION
STEEL REINFORCING BARS SHALL BE PLACED IN THE CENTER, ALL BAR LAPS SHALL BE 48 BAR DIAMETERS. IN NO CASE SHALL THE CONCRETE COVER AROUND BARS BE LESS THAN 1 1/2 INCHES. (3" ADJACENT TO SOILS) REINFORCING BARS SHALL BE CLEAN OF ALL RUST.
- PROPERTY CORNERS
PROPERTY CORNERS SHALL BE MONUMENTED (LOCATED) BY A LICENSED SURVEYOR PRIOR TO STARTING THE CONSTRUCTION.
- SHARED COMMON WALLS
COMMON WALLS SHALL BE DOCUMENTED BY JOINT AGREEMENT TO BOTH LOTS IN WRITING. EVIDENCE OF SIGNED JOINT AGREEMENT SHALL BE FILED WITH THE CITY AT TIME OF PERMIT ISSUANCE.
- PROJECTIONS
NO PROJECTIONS ALLOWED IN THE PUBLIC RIGHT OF WAY INCLUDING STONE CAP OR TRIM.
- SITE WALLS
SITE WALL IS STANDING ALONE, NON RETAINING MAY NOT FORM PART OF BUILDING OR OTHER STRUCTURE.
- RAILING/GUARD
NO RAILING, GUARD, OR SCREEN ATTACHMENTS ARE PERMITTED WHERE THE WALL HEIGHT PLUS THE RAIL, GUARD, OR SCREEN HEIGHT EXCEEDS 6'-0" ABOVE LOWEST ADJACENT GRADE.

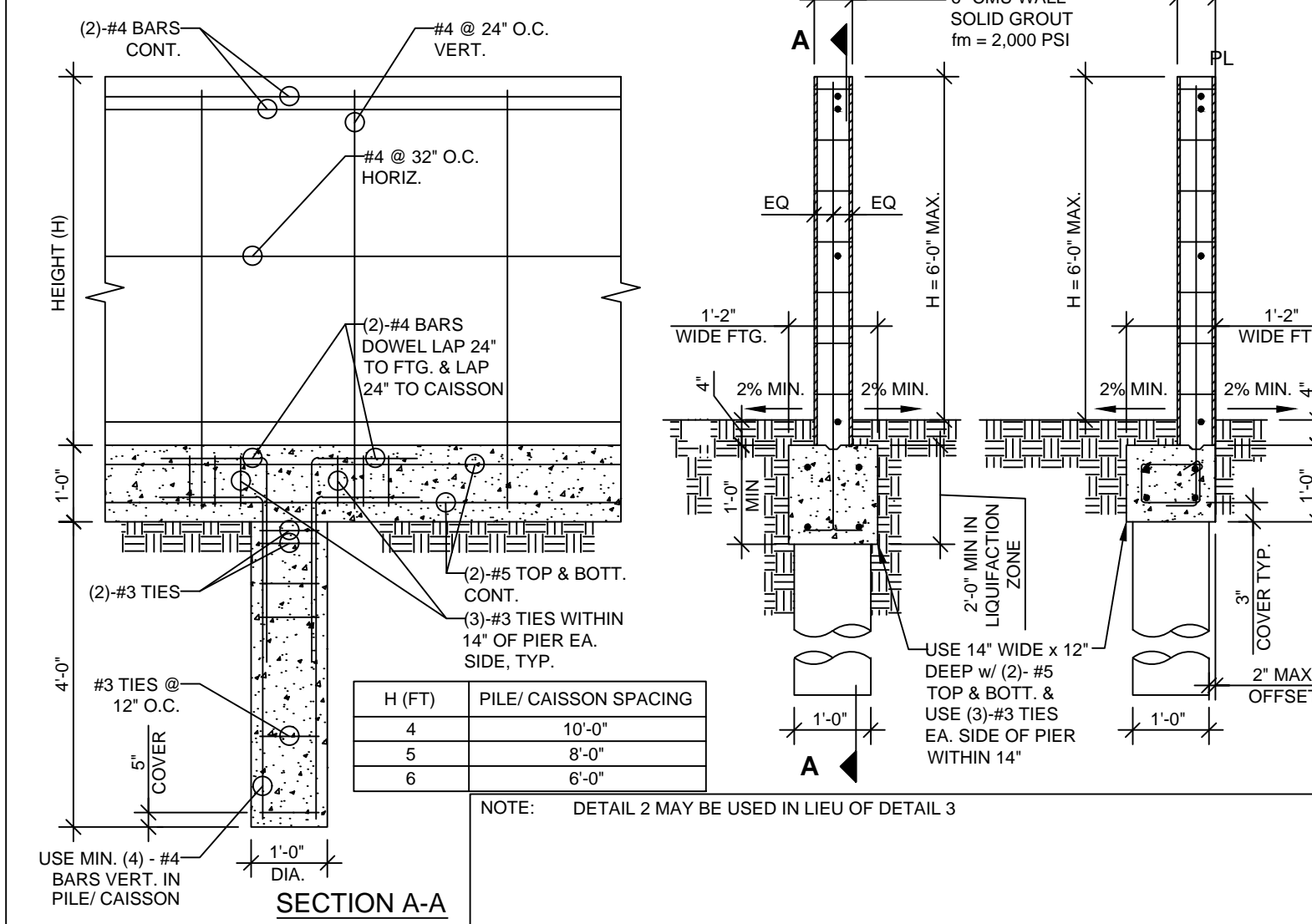


H	W	NOTE
4'-0"	1'-8"	A
5'-0"	2'-0"	A
6'-0"	2'-2"	A

When H is less than 3'-6", no Building Permit is Required

NOTE: ALL FOOTING IN LIQUEFACTION ZONE SHALL BE 24" DEEP & SHALL HAVE MIN. (2) #5 TOP & BOTT.

FENCE WALL ELEVATIONS SCALE 1/2"=1'-0" 3



H (FT)	PILE/ CAISSON SPACING
4	10'-0"
5	8'-0"
6	6'-0"

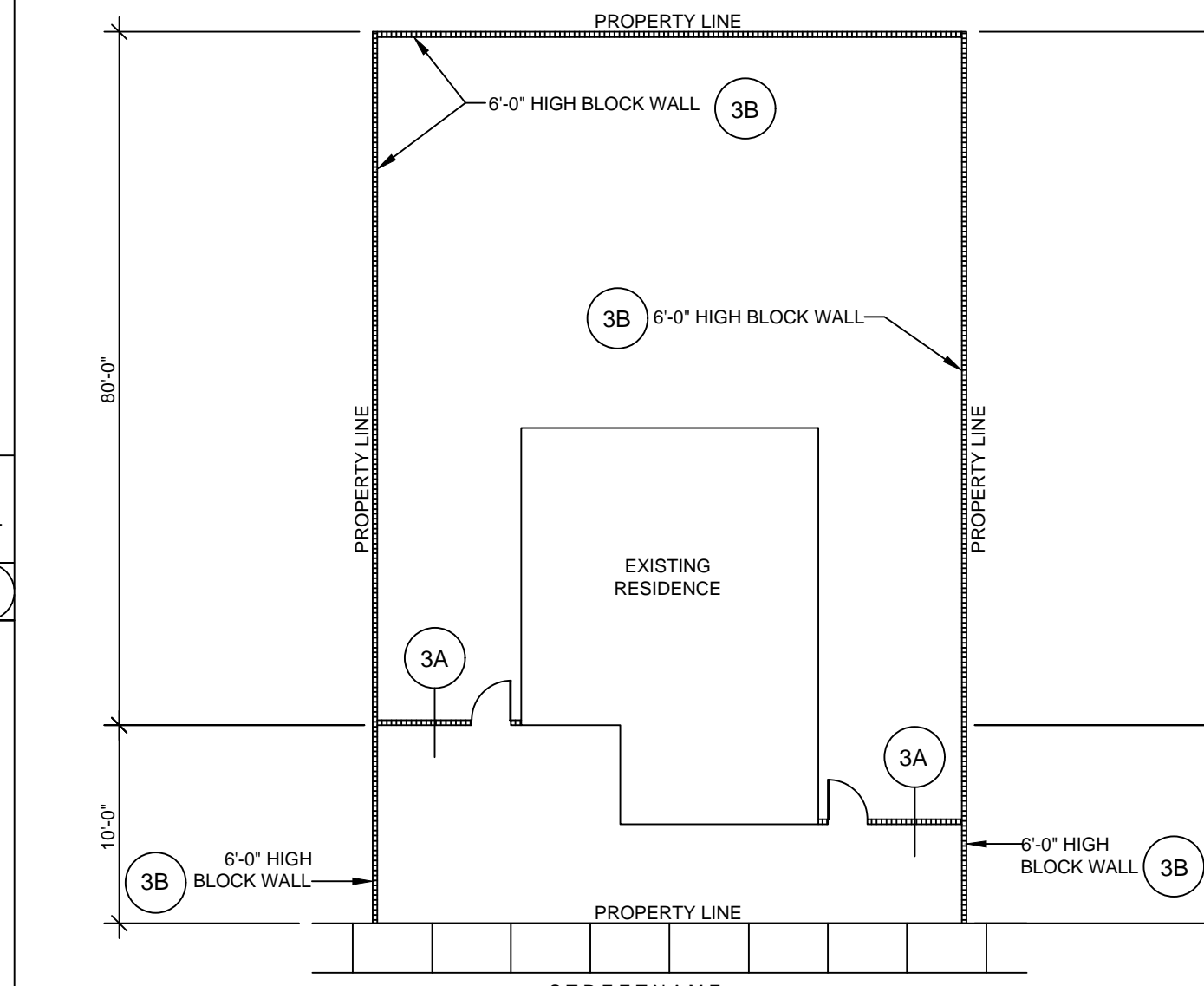
NOTE: DETAIL 2 MAY BE USED IN LIEU OF DETAIL 3

PILE/ CAISSON ELEVATION SCALE 1/2"=1'-0" 2

INSTRUCTIONS:

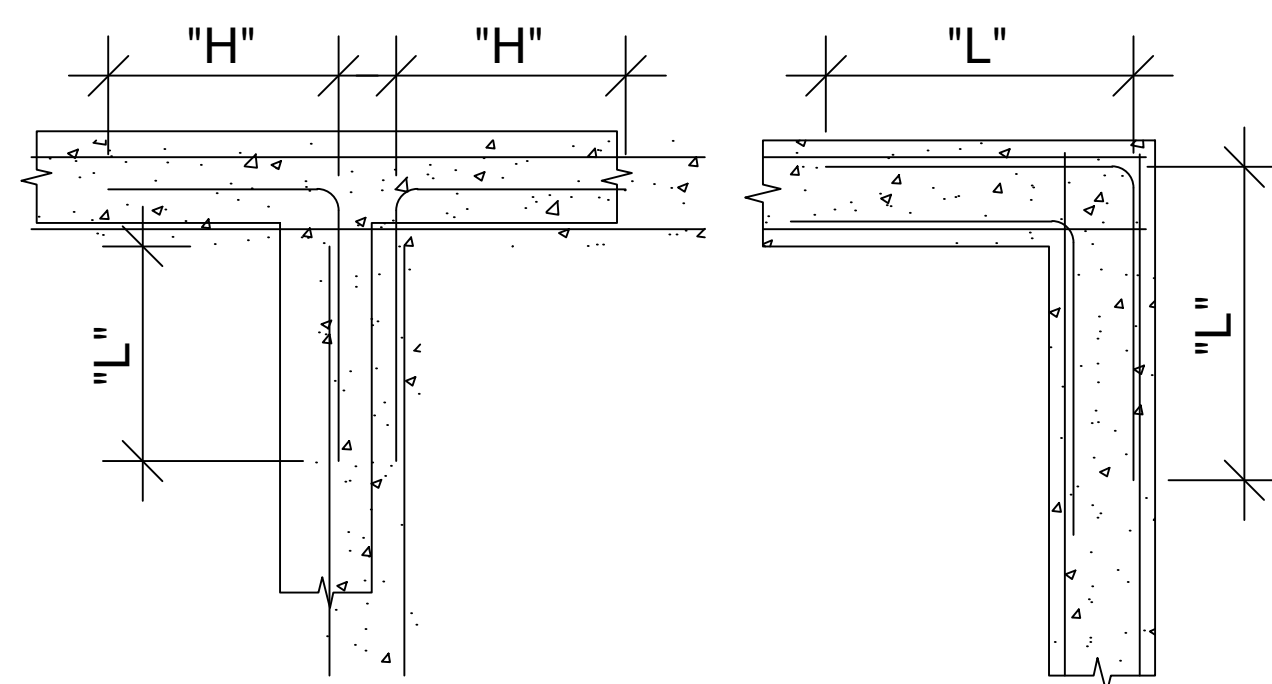
SKETCH YOUR PROPERTY IN THE SPACE PROVIDED ON YOUR RIGHT, SHOWING THE FOLLOWING:

- LABEL PROPERTY LINES.
- SHOW LOCATION OF WALLS AND PILASTER RELATIVE TO PROPERTY LINES.
- DIMENSION THE LENGTH OF EACH WALL.
- SPECIFY THE HEIGHT OF EACH WALL.
- SPECIFY THE RELATIVE ELEVATION OF ADJOINING PROPERTY (HIGHER, LOWER).
- SPECIFY IF THERE IS A SLOPE WITHIN FIVE FEET OF FENCE LOCATION.
- SPECIFY THE CITY SECTION DETAIL NUMBER TO BE USED.
- SHOW PUBLIC EASEMENT (IF ANY).
- IS THE MAIN ENTRY ON THE SIDE YARD? YES NO (PLANNING APPROVAL IS REQUIRED)
- SHOW ANY PROJECTION OF WALLS, PILASTERS, AND FOUNDATION BEYOND THE PROPERTY LINE. ALSO, PROVIDE A SIGNED LETTER OF AUTHORIZATION FOR SUCH PROJECTION FROM AFFECTED NEIGHBORS.
- IF THE CONSTRUCTION OF THE WALL IS ADJACENT TO THE SLOPE, THEN THE MAXIMUM FOOTING EMBEDMENT SHALL BE H/3 OR 7'-0" TO THE FACE OF THE SLOPE.



SITE PLAN (EXAMPLE)

SCALE: N/A



@ CROSS WALL

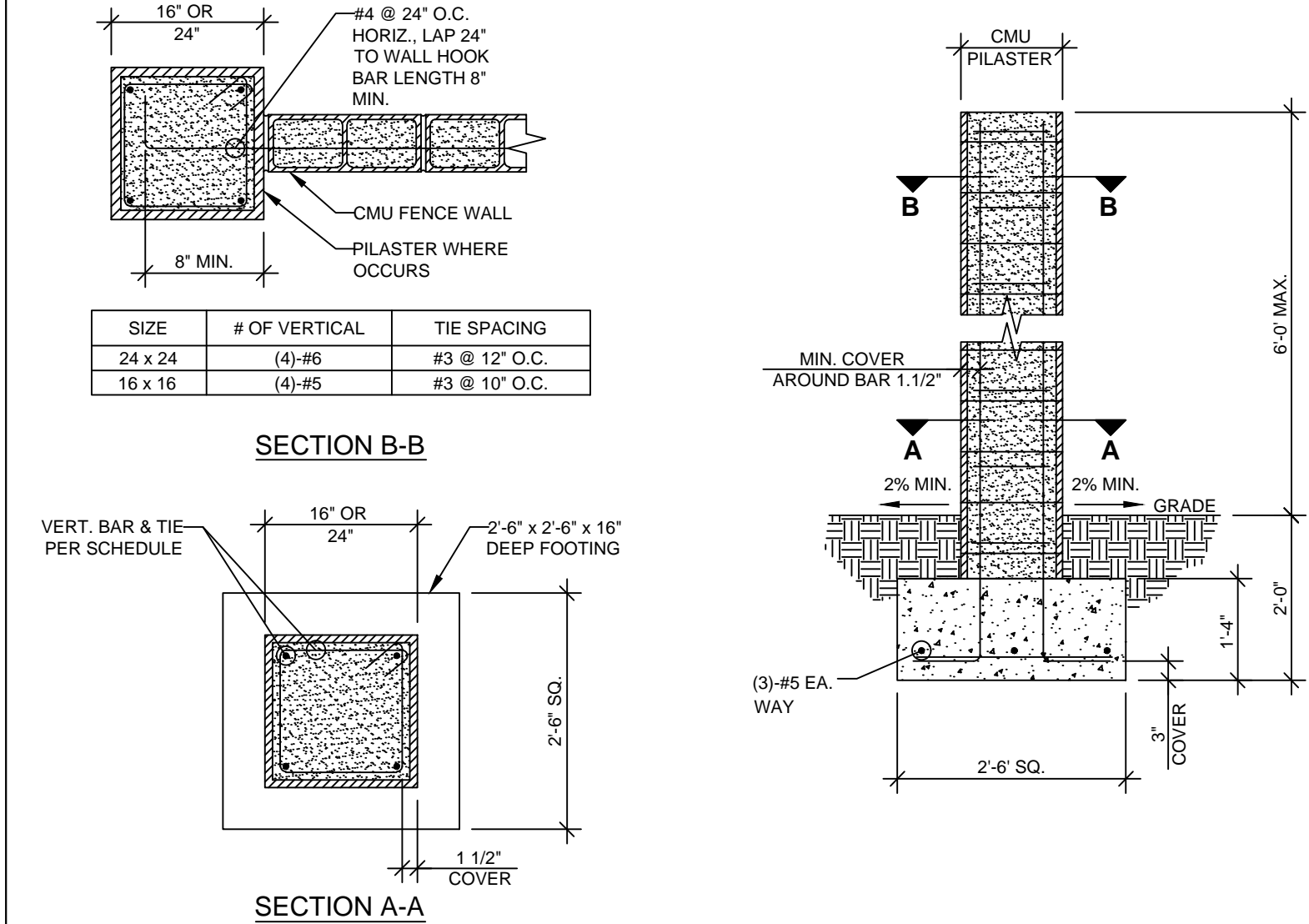
@ CORNER

BAR	STRAIGHT LAP (L)	HOOK LAP (H)
#4	20"	10"
#5	24"	12"

NOTE: ALL HOOKS TO CONFIRM TO ACI 318

CONCRETE REINFORCING

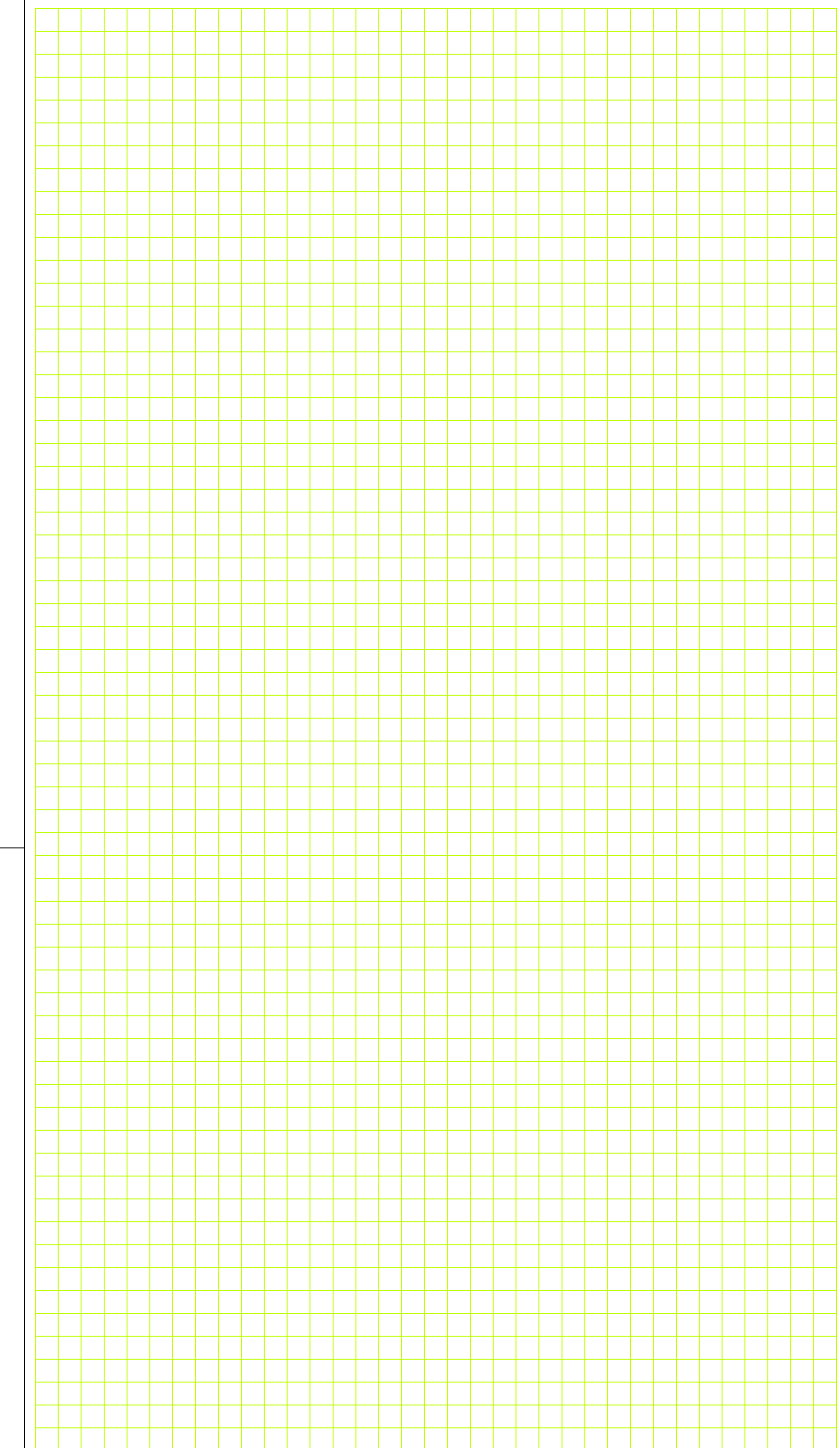
SCALE 1"=1'-0" 4



SECTION A-A

OPTIONAL PILASTER ELEVATION

SCALE 1/2"=1'-0" 1



SITE PLAN

SCALE 1/8"=1'-0"

SIDE YARD SETBACK BY PLANNER:

SCOPE OF WORK:

PROJECT ADDRESS:

OWNER'S NAME:

TEL. NO.:

SIGNATURE:

PLAN PREPARER:

CONTACT INFO:

LICENSE NO.: