



**CITY OF NEWPORT BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION  
FROM: Seimone Jurjis, Community Development Director  
SUBJECT: Report of actions taken by the Zoning Administrator and/or Planning Division staff for the week ending December 6, 2019.

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**COMMUNITY DEVELOPMENT DIRECTOR  
OR PLANNING DIVISION STAFF ACTIONS**  
(Non-Hearing Items)

Item 1: Barrett Grade Determination – Staff Approval No. SA2019-008 (PA2019-188)  
Site Address: 930 Via Lido Nord

Action: Approved

Council District 1

APPEAL PERIOD: An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.



**COMMUNITY DEVELOPMENT DEPARTMENT**  
PLANNING DIVISION  
100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915  
949-644-3200  
[www.newportbeachca.gov](http://www.newportbeachca.gov)

**COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER**

**Subject:** **Barrett Grade Determination (PA2019-188)**  
▪ Staff Approval No. SA2019-008

**Site Location** **930 Via Lido Nord**

**Applicant** **Rick Barrett**

**Legal Description** **Lot 328 of Tract 907**

On **December 6, 2019**, the Community Development Director approved the establishment of an alternate grade of 9.50 feet North American Vertical Datum of 1988 (NAVD88) for the purpose of measuring the height of accessory structures and fences within the 10-foot front yard setback. The alternate grade is based on the topography of the subject property and the adjoining properties (Attachment No. CD 3). A separate coastal development permit is required for the future raising of the seawall, as the grade determination does not authorize development.

**LAND USE AND ZONING**

- **General Plan Land Use Plan Category:** RS-D (Single-Unit Residential, Detached)
- **Zoning District :** R-1 (Single-Unit Residential)
- **Coastal Land Use Plan Category:** RSD-C (Single Unit Residential Detached) – (10.0 – 19.9 DU/AC)
- **Coastal Zoning District:** R-1 (Single-Unit Residential)

***Section 20.30.050 Establishment of Grade by Director***

*If the Director finds that the existing grade on the subject lot has been previously altered (e.g., contains retaining structures, property line walls, planters, or excavation/fill), or other conditions are present to the degree that the existing grade is not representative of the prevailing grades on adjoining lots and/or the general area and, therefore, is not appropriate for the purpose of establishing the grade of the subject lot, the Director may establish the grade that is reasonable and comparable with the grades of adjoining lots and that will not be detrimental or injurious to property and improvements on adjoining lots.*

The Community Development Director's Staff Approval is based on the following findings and conditions.

Finding:

- A. The existing grade on the subject lot has been previously altered (e.g., contains retaining structures, property line walls, planters, or excavation/fill), or other conditions are present to the degree that the existing grade is not representative of the prevailing grades on adjoining lots and/or the general area and, therefore, is not appropriate for the purpose of establishing the grade of the subject lot.

Facts in Support of Finding:

1. The subject property was recently permitted for a remodel and addition to an existing single-unit dwelling and is currently under construction. The property's front yard is developed with an existing swimming pool located on an upper concrete deck, which steps down to a lower concrete deck that leads to an existing dock. The lower deck has an elevation of 7.17 feet NAVD88 and is subject to flooding during high tide.
2. The lower deck is not representative of the prevailing grade elevations on the two adjoining properties, as 932 Via Lido Nord has a deck elevation of 9.09 feet NAVD88 and 928 Via Lido Nord has a deck elevation of 10 feet NAVD88. The existing lower deck at the subject property is approximately 1 foot 11 inches lower than the grade at 932 Via Lido Nord, and 2 feet 10 inches lower than the grade at 928 Via Lido Nord. This grade differential creates design constraints and unfairly restricts the height of accessory structures below those of neighboring properties.

Finding:

- B. The grade is reasonable and comparable with the grades of adjoining lots and will not be detrimental or injurious to property and improvements on adjoining lots.

Facts in Support of Finding:

1. Allowing a higher grade of 9.50 feet NAVD88 (average elevation of two adjoining properties) would provide the property with a grade elevation that is compatible with those of the neighboring properties and equitable for the purposes of measuring heights of accessory structures within the front setback.
2. The purpose of this grade determination is for the future raising of the existing seawall. The current height of the seawall consistently allows for flooding during high tide. A higher grade of 9.50 feet NAVD88 will allow a seawall and protective guardrail to be constructed at an appropriate height that is in line with the adjoining properties, which are protected against flooding. A higher seawall will not be detrimental to adjoining properties as it will prevent flooding onto the residence.

**CONDITIONS**

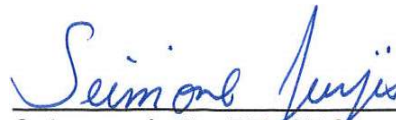
1. The grade for the purposes of measuring height of accessory structures authorized by this determination shall be based on existing grade prior to construction or alternate grade of 9.50 feet NAVD88, whichever is greater.
2. A copy of this action letter, including the findings and conditions, shall be copied onto the building plans.
3. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Barrett Grade Determination including, but not limited to, the SA2019-008 (PA2019-188). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

**APPEAL PERIOD:** An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

By:



David S. Lee  
Assistant Planner



Seimone Jurjis, PE, CBO  
Community Development Director

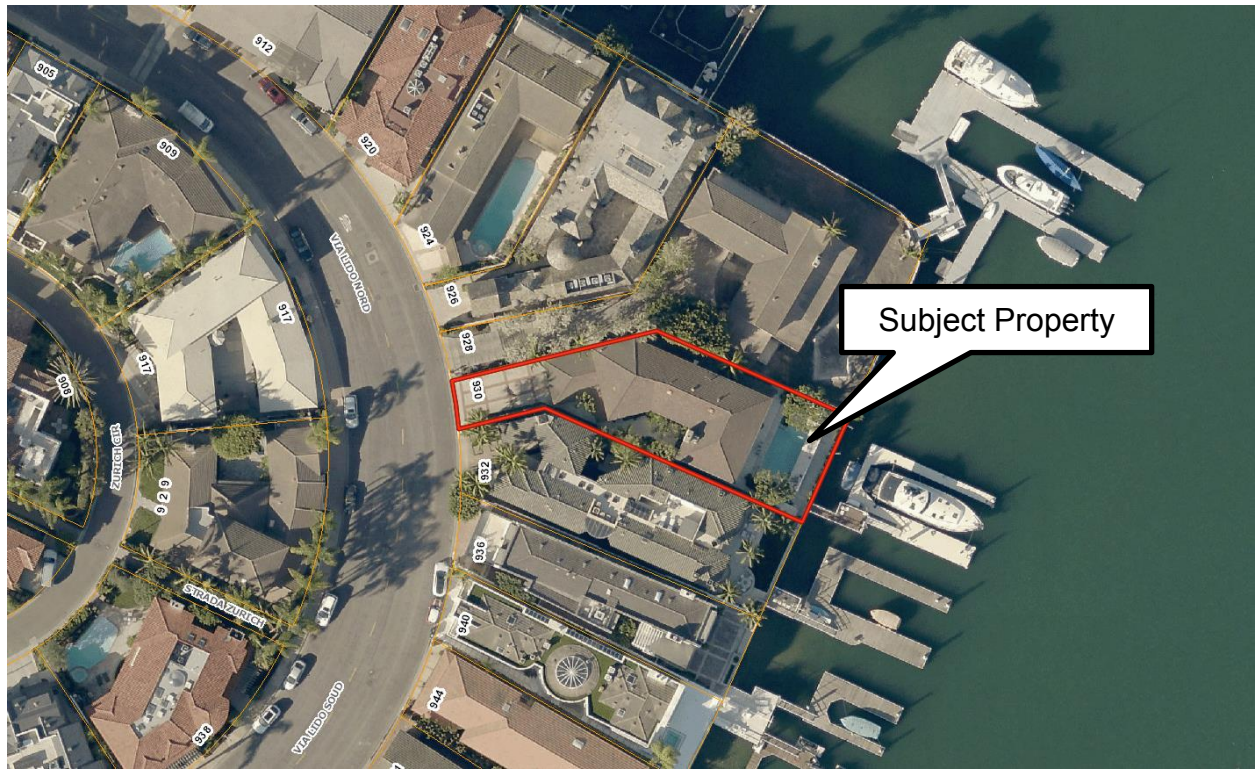
JM/dl

Attachments: CD 1 Vicinity Map  
CD 2 Site Photos  
CD 3 Project Plans

# **Attachment No. CD 1**

Vicinity Map

# VICINITY MAP



Staff Approval No. SA2019-008  
PA2019-188

**930 Via Lido Nord**

# **Attachment No. CD 2**

Site Photos







# **Attachment No. CD 3**

Project Plans



# STRUCTURAL GENERAL NOTES

## GENERAL REQUIREMENTS

- CONSTRUCTION SHALL BE IN CONFORMITY WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.
- SITE INSPECTION:** THE CONTRACTOR SHALL EXAMINE THE PROJECT SITE & SHALL VERIFY ALL DIMENSIONS, LOCATIONS & ELEVATIONS OF THE EXISTING CONSTRUCTION. THE CONTRACTOR SHALL ALSO DILIGENTLY INVESTIGATE THE SITE FOR THE POSSIBLE EXISTENCE & LOCATION OF UNDERGROUND UTILITIES. PRIOR TO ORDERING ANY MATERIAL AND/OR COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO "PMA CONSULTING, INC." HEREINAFTER CALLED "THE ENGINEER".
- CONTRACTOR SHALL PROVIDE BARRICADES AND PEDESTRIAN PROTECTION AS REQUIRED BY STATE AND LOCAL ORDINANCES.
- CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF CITY AND UTILITY COMPANIES CONCERNING AVAILABLE FACILITIES BEFORE COMMENCING WORK OR CONNECTING TO SEWER, PIPING OR WIRING, ETC., AND REPORT ANY PROBLEMS TO THE ENGINEER.
- CONTRACTOR SHALL FULLY PROTECT ALL ADJACENT PROPERTIES BEFORE COMMENCING ANY WORK.
- OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL INSTALL TEMPORARY TOILETS BEFORE START OF JOB. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
- TYPICAL DETAILS SHOWN SHALL APPLY WHERE NO SPECIAL DETAIL IS SHOWN. WHERE A DETAIL, TYPICAL DETAIL, SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL ALSO APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
- DRAWINGS TAKE PRECEDENCE OVER SPECIFICATIONS. DETAILED DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE OVER GENERAL DRAWINGS AND SPECIFICATIONS.
- WRITTEN DIMENSIONS (NOT SCALED DIMENSIONS) SHALL BE USED.
- TEMPORARY STRUCTURE BRACING AND SHORING SHALL BE PROVIDED AS REQUIRED ON ALL STRUCTURES, ADEQUATE TO PROVIDE FULL STRUCTURAL STABILITY AND SAFETY. BRACING SHALL NOT BE REMOVED UNTIL THE ELEMENTS ARE FULLY CONNECTED AND ARE CAPABLE OF SUPPORTING THE DESIGN LOADS.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORKS ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION NOT TO UNDERMINE ANY ADJACENT STRUCTURE DURING THE COURSE OF CONSTRUCTION.
- CLEAN UP: NO PAINT, REASTER, CEMENT, SOIL, MORTAR OR OTHER RESIDUE SHALL BE ALLOWED TO ENTER THE BAYS, STREETS, GUTTERS OR STORM DRAINS. ALL MATERIALS & WASTE SHALL BE REMOVED FROM THE SITE, NBMC 17.32.020.
- DEMOLITION: ALL MATERIAL FROM THE EXISTING BULKHEAD THAT IS NOT USED AS FILL SHALL BE REMOVED FROM THE SITE & DISPOSED OF IN AN OFFICIAL DUMP SITE.
- SEE THE LATEST "GENERAL GRADING SPECIFICATIONS" OF THE BUILDING DEPARTMENT FOR THE CITY'S: GENERAL NOTES, EROSION CONTROLS, REQUIRED INSPECTIONS, GRADING FILLS/CUTS & ALL NECESSARY DOCUMENTATION.
- POOLS, SPACES, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS.
- ALL A.S.T.M. SPECIFICATIONS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE A.S.T.M.
- OBSERVATION VISITS TO THE PROJECT SITE BY THE ENGINEER SHALL NOT BE CONSTRUED AS ANY INSPECTION AS REQUIRED BY CODE.

## STEEL

- STRUCTURAL STEEL SHAPES AND PLATES SHALL CONFORM TO A.S.T.M. A572 GRADE 50 OR A992 WITH  $F_y = 50$  KSI.
- STEEL PIPE STRUCTURAL STEEL PIPE STRUCTURAL MEMBERS SHALL CONFORM TO A.S.T.M. A53, GRADE B.
- STRUCTURAL STEEL TUBING SHALL CONFORM TO A.S.T.M. A500, GRADE B,  $F_y = 46$  KSI.
- BOLTS SHALL CONFORM TO A.S.T.M. A307, UNLESS NOTED OTHERWISE. WHERE HIGH STRENGTH (H.S.) BOLTS ARE SPECIFIED, THEY SHALL BE MINIMUM 3/4" DIAMETER AND CONFORM TO A.S.T.M. A325 SC CLASS A UNLESS NOTED OTHERWISE ON THE PLANS. THE INSTALLATION OF H.S. BOLTS SHALL BE INSPECTED BY A REGISTERED DEPUTY INSPECTOR APPROVED BY THE BUILDING DEPARTMENT.
- ALL BOLTS HOLES IN STEEL MEMBERS SHALL BE STANDARD HOLES, U.N.O.
- STRUCTURAL STEEL "NELSON" STUDS SHALL BE MANUFACTURED FROM C1015, C1017 AND C1020 COLD DRAWN STEEL CONFORMING TO A.S.T.M. A108-58T.
- LIGHT GAUGE STEEL MEMBERS SHALL CONFORM TO A.S.T.M. STANDARDS AS FOLLOWS:
  - FOR 18 GA. THICK AND LIGHTER STEEL : A446, GRADE A (GALVANIZED) OR A570, GRADE 33 OR A611, GRADE C - ALL HAVING MINIMUM OF 33 KSI YIELD STRENGTH.
  - FOR 16 GA. THICK AND HEAVIER STEEL : A446, GRADE D (GALVANIZED) OR A570, GRADE 50 OR A607, GRADE 50 - ALL HAVING MINIMUM OF 50 KSI YIELD STRENGTH.
- FABRICATION AND ERECTION SHALL CONFORM TO THE 14th EDITION OF A.I.S.C. SPECIFICATIONS.
- ALL HOLES FOR BOLTS IN STRUCTURAL STEEL SHALL BE DRILLED OR PUNCHED. BURNING OF HOLES SHALL NOT BE PERMITTED.
- ALL STEEL SHALL BE STAINLESS, HOT DIP GALVANIZED OR EPOXY COATED.

## REINFORCING STEEL

- FOR STRUCTURES EXPOSED TO SALT WATER SPLASH OR IMMERSION, REBAR REINFORCEMENT SHALL CONFORM TO ASTM A 706, UNLESS NOTED OTHERWISE ON DETAILS, AND SHALL BE EPOXY COATED PER ASTM A 934. AFTER BENDING OF THE REBARS, WELDED WIRE MESH SHALL CONFORM TO ASTM A 185 AND SHALL BE EPOXY COATED CONFORMING TO ASTM A 884, WITH ALL VISIBLE DEFECTS AND CUT ENDS REPAIR COATED. WIRES USED TO THE REINFORCING STEEL SHALL BE EITHER EPOXY COATED STEEL OR A 316 STAINLESS STEEL.
- REINFORCEMENT MARKED CONTINUOUS MAY BE SPLICED BY LAPPING 42 BAR DIAMETERS IN CONCRETE AND 48 BAR DIAMETERS IN MASONRY WITH 24 INCH MINIMUM LAP IN EACH CASE, UNLESS NOTED OTHERWISE ON PLANS. ALL SPLICES WHEN DETAILED SHALL BE LOCATED WHERE SHOWN ON PLANS.
- REINFORCING STEEL SHALL BE ACCURATELY PLACED AND SECURED IN POSITION WITH METAL OR CONCRETE BLOCKS, CHAIRS, SPACERS, ETC., AND WIRE TIES BEFORE PLACING ANY CONCRETE.
- ADDITIONAL REINFORCING REQUIRED FOR ERECTION OF PRECAST CONCRETE PANELS SHALL BE ADDED PER THE CONTRACTOR'S DETAILS.
- MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE.
  - CONCRETE BELOW GRADE OR IN CONTACT WITH SOIL: WHEN CAST AGAINST EARTH 3", WHEN FORMED 2".
  - WALLS ABOVE GRADE: EXTERIOR FACE 1 1/2", INTERIOR FACE 1".
  - PRECAST CONCRETE ELEMENTS: AS DETAILED.
  - CONCRETE SLAB ON GRADE: REINFORCING STEEL AT CENTER OF SLAB, UNLESS NOTED OTHERWISE.
- REINFORCEMENT DETAILING SHALL BE IN ACCORDANCE WITH CBC SECTION 1907.
- ALL THE WIRES SHALL BE MINIMUM 16 GAUGE, BLACK ANNEALED, CONFORMING TO A.S.T.M. A82.
- ALL REINFORCING BARS SHALL BE FREE OF RUST, GREASE OR OTHER MATERIAL LIKELY TO IMPAIR BONDING.
- ALL BENDS IN REINFORCING SHALL BE COLD BENDS.

## WELDING

- ALL WELDING SHALL BE DONE USING THE SHIELDED ELECTRIC ARC PROCESS BY CERTIFIED WELDERS, USING E70XX ELECTRODES.
- WELDING OF STEEL REINFORCING BARS SHALL BE DONE WITH LOW HYDROGEN ELECTRODES, A233, CLASS E70XX SERIES.
- WELDS REQUIRING CONTINUOUS OR PERIODIC SPECIAL INSPECTION NEED NOT HAVE SPECIAL INSPECTION WHEN WELDING IS DONE IN AN APPROVED FABRICATOR'S SHOP; HOWEVER, THE APPROVED FABRICATOR MUST SUBMIT A CERTIFICATE OF COMPLIANCE IN ACCORDANCE WITH THE SECTION 1704.2.2 OF THE CBC.
- SPECIAL INSPECTION IS REQUIRED FOR ALL FIELD WELDINGS.

## CONCRETE

- ALL CONCRETE MIX DESIGNS, CONFORMING TO CHAPTER 19 OF ACI 318-14, TABLE 19.3.2.1, CATEGORY (C) & CLASS C2 PER TABLE 19.3.1.1 OF ACI 318-14, SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE ANY CONCRETE IS PLACED. ALL CONCRETE MIXES SHALL HAVE A MINIMUM CEMENT CONTENT OF 6.0 SACKS OF CEMENT PER CUBIC YARD OF MIX. ALL CONCRETE MIXES SHALL BE CERTIFIED BY A CONCRETE TESTING LABORATORY AND SIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER.
- CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI AND A 0.40 WATER-TO-CEMENT RATIO.
- CONCRETE GROUT SHALL HAVE THE SAME COMPRESSIVE STRENGTH AS THE OTHER CONCRETE AND SHALL BE A SUITABLE MIX CONSISTING OF FEA GRAVEL, SAND, CEMENT AND WATER. MAXIMUM SLUMP SHALL BE 5 INCHES. AN APPROVED SUPERPLASTICIZING ADMIXTURE MAY BE ADDED TO INCREASE THE SLUMP TO MAXIMUM 7.5 INCHES. GROUT UNDER STEEL COLUMN BASE PLATES SHALL BE "RAPID-SET" OR "FIVE STAR GROUT".
- CONCRETE SHALL BE DESIGNED FOR PERMEABILITY, STRENGTH, CHEMICAL STABILITY AND ABRASION RESISTANCE, APPROPRIATE FOR ITS APPLICATION. PORTLAND CEMENT SHALL CONFORM TO ASTM C 150 TYPE I OR TYPE II MODIFIED, AND LOW ALKALI CHEMICAL ADMIXTURES SHALL CONFORM TO ASTM C 494. CHEMICALS DESIGNED TO LIMIT CORROSION OF INTERNAL REINFORCING MAY BE USED. AIR ENTRAINMENT ADMIXTURES SHALL CONFORM TO ASTM C 260. COARSE AND FINE AGGREGATE SHALL CONFORM TO ASTM C 33, AND ASTM C 330 WHERE LIGHTWEIGHT AGGREGATES ARE USED. LIGHTWEIGHT AGGREGATE, IF USED, SHALL CONSIST OF EXPANDED AND COATED SHALE OR EQUIVALENT MATERIAL OF SUFFICIENT STRENGTH AND DURABILITY TO PROVIDE CONCRETE OF THE REQUIRED STRENGTH.
- CONCRETE TEST SAMPLES SHALL BE TAKEN IN ACCORDANCE WITH A.S.T.M. AND CBC STANDARDS. RESULTS OF THE 7 & 28 DAY TESTS SHALL BE SUBMITTED TO THE ENGINEER FOR HIS RECORDS. SLUMP TESTS ARE REQUIRED FOR ALL TEST SAMPLES AND MUST ALSO BE REPORTED. ADDITIONALLY, ALL LIGHT WEIGHT CONCRETE SAMPLES MUST HAVE THEIR IN-PLACE DENSITIES DETERMINED AND REPORTED.
- SIDES OF FOOTING PADS MAY BE POURED AGAINST STABLE EARTH.
- SLURRY CONCRETE, WHERE SPECIFIED OR USED, SHALL HAVE A MINIMUM CEMENT CONTENT OF 1.5 SACKS OF CEMENT PER CUBIC YARD OF MIX.
- SEE ARCHITECTURAL NOTES FOR COLORED OR TEXTURED CONCRETE.
- CONCRETE FORM WORK TOLERANCES SHALL BE IN ACCORDANCE WITH CBC AND A.C.I. STANDARDS.
- ALL STEEL REINFORCING, ANCHOR BOLTS, DOWELS AND OTHER INSERTS SHALL BE SECURED IN POSITION AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT INSPECTOR, PRIOR TO THE PLACING OF ANY CONCRETE.
- ALL NECESSARY BRACKS, STRONGBACKS, PICK-UP INSERTS, BOLTS, ETC., FOR PRECAST CONCRETE PANELS SHALL BE DESIGNED BY OTHERS FOR SAFE ERECTION OF THE PANELS.
- NO CALCIUM CHLORIDE SHALL NOT BE USED IN ANY CONCRETE.
- ALL CONCRETE TO BE CURED FOR A MINIMUM OF 3 DAYS BY A METHOD ACCEPTABLE TO THE ENGINEER. FORMS MAY BE STRIPPED ONLY AFTER THE CONCRETE HAS ATTAINED MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
- CHAMFER EXPOSED CORNERS 3/4" U.N.O.

## NAILING AND FASTENERS

- ALL NAILS AND FASTENERS SHALL BE CORROSION RESISTANT MEETING ASTM A153 CLASS D, HOT DIP GALVANIZED AND BE ACRYLIC ADHESIVE OR THERMAL PLASTIC RESIN LATEX ADHESIVE COATED.
  - ALL NAILS SHALL BE 16d (0.148" DIAMETER) HELICAL THREAD NAILS, WITH MINIMUM BENDING YIELD STRENGTH OF  $F_y = 90,000$  PSI, U.N.O.
  - NAILING OTHER THAN ROOF OR FLOOR DIAPHRAGM SHOWN ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH TABLE 2304.9.1 OF THE CBC.
  - NAILS FOR ROOF AND FLOOR SHEATHING SHALL HAVE A MIN OF 1 1/2" PENETRATION INTO THE FRAMING MEMBERS.
  - ALL HARDWARE SHALL BE CORROSION-RESISTANT COMPLYING WITH HDG G185 FINISH AND BE MANUFACTURED BY "SIMPSON STRONG-TIE CO., INC." (OR APPROVED EQUAL), AND SHALL HAVE A VALID ICC NUMBER ON THE PRODUCT. ANY DEVIATION FROM THE APPROVED PRODUCTS MUST BE APPROVED BY THE BUILDING DEPARTMENT, NOT BY THE FIELD INSPECTOR.
  - ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. BLIND NAILING SHALL NOT BE ACCEPTABLE AND WILL BE REJECTED.
  - WHERE MECHANICAL OR ADHESIVE ANCHORS/DOWELS ARE INDICATED ON DRAWINGS:
    - MECHANICAL ANCHORS SHALL BE STAINLESS STEEL HILTI KWIK BOLT KB-TZ AND BE INSTALLED IN ACCORDANCE WITH ICC ESR-1917
    - ADHESIVE ANCHORS SHALL BE HILTI STAINLESS STEEL "HIT-HY 200 MAX-SD" ADHESIVE INSTALLED IN ACCORDANCE WITH ICC ESR-3187 OR STAINLESS STEEL SIMPSON STRONG-TIE "SET-XP EPOXY" ADHESIVE INSTALLED IN ACCORDANCE WITH ICC ESR-2508.
    - HOLES SHALL BE DRILLED WITH NON-REBAR-CUTTING DRILL BITS.
    - CONTINUOUS INSPECTION IS REQUIRED FOR THE INSTALLATION OF THE ALL ANCHORS/DOWELS BY A REGISTERED SPECIAL INSPECTOR APPROVED BY THE BUILDING DEPARTMENT. THE INSPECTOR SHALL VERIFY THE INSTALLATION OF ANCHORS/DOWELS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS INCLUDING CLEANLINESS OF DRILL HOLES AND PROPER EMBEDMENT.
    - UNLESS NOTED OTHERWISE ON THE DRAWINGS, USE MINIMUM 3/8" DIAMETER AT 24" ON CENTER WITH A MINIMUM OF 5" EMBEDMENT.

## SOLID SAWN MEMBERS AND GLU-LAM BEAMS

- ALL WOOD-CONSTRUCTION FINGERS SHALL HAVE FRAMING THAT INCLUDES CROSS-MEMBERS THAT PROVIDE RIGID CONNECTION TO THE FULL-LENGTH STRINGERS. ALL CONNECTIONS SHALL BE MADE USING THRU-BOLTS.
  - COMMERCIAL DOCK FRAMING: FOR INDEPENDENT LONG DOCKS THAT FLOAT FREELY AND DO NOT HAVE DOCKS AND/OR FINGERS ATTACHED FOR STABILITY, ALL PRIMARY LOAD CARRYING FRAMING MEMBERS SHALL BE FABRICATED FROM GLUED-LAMINATED BEAM CONSTRUCTION, TO PREVENT WARPAGE OF THE MAJOR MEMBERS, CONTRIBUTING TO DOCK INSTABILITY.
  - ALLOWABLE STRESSES FOR HARBOR STRUCTURES SHALL NOT EXCEED THOSE STATED IN THE "CALIFORNIA BUILDING CODE".
  - TIMBER USED FOR WALKING DECKS SHALL HAVE A MINIMUM NET THICKNESS OF 1 1/2 INCHES.
  - TIMBER FOR WALKING SURFACES SHALL BE DOUGLAS FIR, SELECT STRUCTURAL. SAWN TIMBER FOR OTHER FRAMING MEMBERS SHALL BE DOUGLASS FIR, No.1 MINIMUM.
  - GLUED-LAMINATED TIMBER SHALL BE DOUGLASS FIR 24F-V8, INDUSTRIAL GRADE FOR APPLICATION IN WET ENVIRONMENT. FABRICATION SHALL COMPLY WITH PRODUCT STANDARD PS 56-73, "STRUCTURAL GLUED LAMINATED TIMBER".
  - WALKING SURFACES SHALL HAVE A NON-SKID FINISH AND BE MAINTAINED PERIODICALLY OR WHEN WORN AND UNSAFE. TREATED TIMBER DECKING REQUIRES NO FURTHER NON-SKID FINISH.
  - DIMENSIONAL LUMBER IS NOT REQUIRED TO BE PAINTED. HOWEVER, IF THE EFFICIENT CHOICES TO PAINT, SUCH PAINT SHALL BE MAINTAINED TO GOOD CONDITION AND APPEARANCE.
  - PLYWOOD UTILIZED WITHIN DOCK FRAMING SYSTEM SHALL BE EXTERIOR GRADE MATERIAL. PLYWOOD SHALL NOT BE USED ON THE WALKING SURFACE FOR A DOCK SYSTEM, UNLESS THE PRODUCT CAN BE DEMONSTRATED TO THE CITY OF NEWPORT BEACH BUILDING DEPARTMENT THAT IS PROVIDED WITH A FACTORY-APPLIED PROTECTIVE, NON-SKID WALKING SURFACE THAT WILL BE DURABLE AND HAS A PROVEN PROCESS FOR PATCHING AND TOUCH-UP. INTERNAL PLYWOOD MEMBERS SHALL BE PROVIDED IN SUCH A MANNER THAT WATER CAN BE EASILY CONVEYED OFF THE TOP SURFACE OF THE PLYWOOD AND NOT POND OR GET TRAPPED, LEADING TO EARLY DETERIORATION AND DRY ROT.
  - WEIGHT OF TREATED DOUGLAS FIR SHALL BE ASSUMED TO BE 35 POUNDS PER CUBIC FOOT.
  - ALL TIMBER SHALL BE MARKED WITH THE APPROPRIATE GRADE OF MATERIAL AND PRESERVATIVE TREATMENT, OR MAY BE SUBJECT TO REJECTION BY THE CITY INSPECTOR.
  - WOOD PRESERVATIVE FOR TIMBER:
    - ALL TIMBER PRODUCTS SHALL BE COATED WITH PRESERVATIVE TREATMENT TO RETENTION LIMITS RECOMMENDED BY THE AMERICAN WOOD PRESERVERS ASSOCIATION STANDARD M4 "STANDARD FOR THE CARE OF PRESERVATIVE TREATED WOOD PRODUCTS" AND ANPA STANDARD C2 "LUMBER, TIMBER, BRIDGE TIES & MINE TIES - PRESERVATIVE TREATMENT BY PRESSURE PROCESSES".
    - CURRENT STATE AND FEDERAL ENVIRONMENTAL REQUIREMENTS AND GUIDELINES FOR THE TYPE AND APPLICATION OF PRESERVATIVE TREATMENTS WILL BE STRICTLY ENFORCED.
    - ALL LUMBER MUST BEAR A STAMP BY THE AMERICAN LUMBER STANDARDS COMMITTEE FOR CONFORMANCE TO THE AMERICAN PRESERVERS ASSOCIATION STANDARDS.
    - FIELD CUTS AND BORED SHALL RECEIVE FIELD-APPLIED PRESERVATIVE TREATMENT IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES. PRESERVATIVE TREATMENT CHEMICALS SHALL NOT BE ALLOWED TO ENTER HARBOR WATERS.
- ALL BOLT HOLES IN WOOD MEMBERS SHALL BE A MINIMUM OF 1/8" TO A MAXIMUM OF 1/4" LARGER THAN THE BOLT DIAMETER. WOOD MEMBERS WITH HOLES NOT MEETING THE ABOVE CRITERIA SHALL BE REMOVED AND REPLACED.

## GENERAL SPECIAL INSPECTIONS

- PERIODIC (NON-CONTINUOUS) OR CONTINUOUS SPECIAL INSPECTION BY A CITY CERTIFIED DEPUTY INSPECTOR IS REQUIRED FOR THE FOLLOWING:
  - SITE CONCRETE WORK (COPING & ANCHOR BEAM) :.....NON-CONTINUOUS.
  - INSPECT SHEET PILE FOR LENGTH & DAMAGE :.....NON-CONTINUOUS.
  - T & G LOCKING OF PANELS :.....NON-CONTINUOUS.
  - ANCHOR ROD TENSIONING :.....NON-CONTINUOUS.
  - GROUTING OF PVC SLEEVES :.....NON-CONTINUOUS.
  - PILING INSTALLATION :.....NON-CONTINUOUS.
  - HELICAL ANCHORS INSTALLATION IN ACCORDANCE WITH SECTION 2.4.2. OF ICC ESR-2794 :.....NON-CONTINUOUS.
  - SPECIAL INSPECTION IS REQUIRED FOR SEAWALL PANEL CONCRETE IF NOT CAST IN A CERTIFIED YARD.
  - CONTINUOUS SPECIAL INSPECTIONS IS REQUIRED FOR THE INSTALLATION OF ANCHOR BOLTS, ADHESIVE ANCHOR BOLTS, ADHESIVE DOWELS AND MECHANICAL ANCHORS IN ALL CONCRETE AND MASONRY WORKS.
  - SPECIAL INSPECTIONS SHALL BE DONE BY ONE OR MORE REGISTERED DEPUTY (SPECIAL) INSPECTORS, APPROVED BY THE BUILDING DEPARTMENT ONLY, HIRED AND PAID FOR BY THE OWNER.
  - SITE VISITS CONDUCTED BY THE ENGINEER ARE MERELY FOR OBSERVATION PURPOSE ONLY AND DO NOT CONSTITUTE AN INSPECTION.
  - TWO (2) PROPERLY COMPLETED AND SIGNED COPIES OF THE SPECIAL INSPECTION AGREEMENT MUST BE SUBMITTED TO THE PERMIT SERVICES DIVISION PRIOR TO ISSUANCE OF THE PERMIT.
  - AS A MINIMUM, THE DEPTH OF THE SEAWALL EMBEDMENT INTO THE GROUND SHALL BE AS SHOWN ON ELEVATIONS ON (S-1) AND MUST BE ACCURATELY MEASURED BY THE DEPUTY INSPECTOR. A COPY OF THE MEASUREMENT MUST BE SUBMITTED TO THE CITY & THE ENGINEER FOR RECORD.
  - SPECIAL INSPECTION IS REQUIRED FOR ALL NEW CONCRETE AND MASONRY CONSTRUCTION, INCLUDING REINFORCING STEEL.

## CONCRETE REPAIR

AFTER THE REINFORCING OF THE EXISTING SEAWALL IS COMPLETED IN COMPLIANCE WITH THE REQUIREMENTS AS SHOWN ON THIS SET OF DRAWINGS, IT IS RECOMMENDED THAT THE OWNER SHALL HIRE A COMPANY SPECIALIZING IN STRUCTURAL PRESERVATION TO FIX THE CURRENT CRACKS, WHERE OCCUR, AT THE EXISTING CONCRETE WALL.

## ABBREVIATIONS

A.B.	ANCHOR BOLT	DN	DOWN	HT	HEIGHT
A.C.	ASPHALT CONCRETE	DP	DEEP	H.S.	HIGH STRENGTH
A/C	AIR CONDITIONING	D.S.	DOWNSPOUT	HVAC	HEATING/VENTILATING & AIR CONDITIONING
A.C.P.	ASPHALT CONCRETE PAVING	DWS	DRAWINGS	I.A.	INSIDE FACE
ADDL	ADDITIONAL	(E)	EXISTING	IN	INCH
A.F.F.	ABOVE FINISH FLOOR	EA	EACH	INFO	INFORMATION
ALUM	ALUMINUM	E.F.	EACH FACE	INT	INTERIOR
ALT	ALTERNATE	ELEC	ELECTRICAL	J.B.	JOIST BEARING
AND	AND/ODD	ELEV	ELEVATION	J.G.	JOIST GIRDER
ARCHT	ARCHITECTURAL	EMBED	EMBEDMENT, EMBEDDED	JST	JOIST
B.B.	BOTTOM OF BEAM	E.N.	EDGE NAILING	JT	JOINT
BET	BETWEEN	EQ	EQUAL	K.O.	KNOCK OUT
BLDG	BUILDING	E.S.	EACH SIDE	L	ANGLE
BLKG	BLOCKING	E.W.	EACH WAY	LDR	LEDGER
BM	BEAM	EXIST	EXISTING	LR	LONG
B.N.	BOUNDARY NAILING	EXP	EXPANSION	LL	LONG LEG HORIZONTAL
BOT	BOTTOM	EXT	EXTERIOR	LH	LONG LEG VERTICAL
B.W.	BOTTOM OF WALL	F.D.	FLOOR DRAIN	LLV	LONG LEG VERTICAL
C	CHANNEL	FDN	FOUNDATION	LONGIT	LONGITUDINAL
CANT	CANTILEVER	F.F.	FINISH FLOOR	L.P.	LOW POINT
C.G.	CENTER OF GRAVITY	F.G.	FINISH GRADE	LT	LIGHT
CJ	CONSTRUCTION JOINT OR CEILING JOIST	F.J.	FINISH	MATL	MATERIAL
CL	CENTER LINE	F.N.	FLOOR JOIST	MAX	MAXIMUM
CLC	CEILING	FLG	FLANGE	M.B.	MACHINE BOLT
CLR	CLEAR	FLR	FLOOR	MATL	MATERIAL
C.M.U.	CONCRETE MASONRY UNIT	F.O.C.	FACE OF CONCRETE	MAX	MAXIMUM
COL	COLUMN	F.O.M.	FACE OF MASONRY	M.B.	MACHINE BOLT
COMPO	COMPOSITION	F.O.S.	FACE OF STUD	MECH	MECHANICAL
CONC	CONCRETE	F.N.	FIELD NAILING	MEZZ	MEZZANINE
CONN	CONNECTION	F.S.	FAR SIDE	MFD	MANUFACTURED
CONT	CONTINUOUS	FTG	FEET OR FOOT	MFR	MANUFACTURER
CONST	CONSTRUCTION	FTO	FOOTING	MIN	MINIMUM
CORR	CORRIDOR	GALV	GALVANIZED	MISC	MISCELLANEOUS
CTR	CENTER	GA	GAUGE	M.F.O.	METAL FRAMED OPENING
DBL	DOUBLE	GLB	GALVANIZED IRON	MIB	MICROLAM BEAM
DET	DETAIL	GLP	GLU-LAM BEAM	M.P.H.	MILES PER HOUR
DF	DOUGLAS FIR	GLU-LAM	GLU-LAM PURLIN	MTL	METAL
D.F.	DRINKING FOUNTAIN	GYP BD	GYPSON BOARD	(N)	NEW
DIAG	DIAGONAL	HDR	HEADER	N.I.C.	NOT IN CONTRACT
DIAPH	DIAPHRAGM	HGR	HANGER	NO.	NUMBER
DIA	DIAMETER	HK	HOOK	N.S.	NELSON STUD OR NEAR SIDE
DIM	DIMENSION	HORIZ	HORIZONTAL	N.T.S.	NOT TO SCALE
		H.P.	HIGH POINT	O.C.	ON CENTER

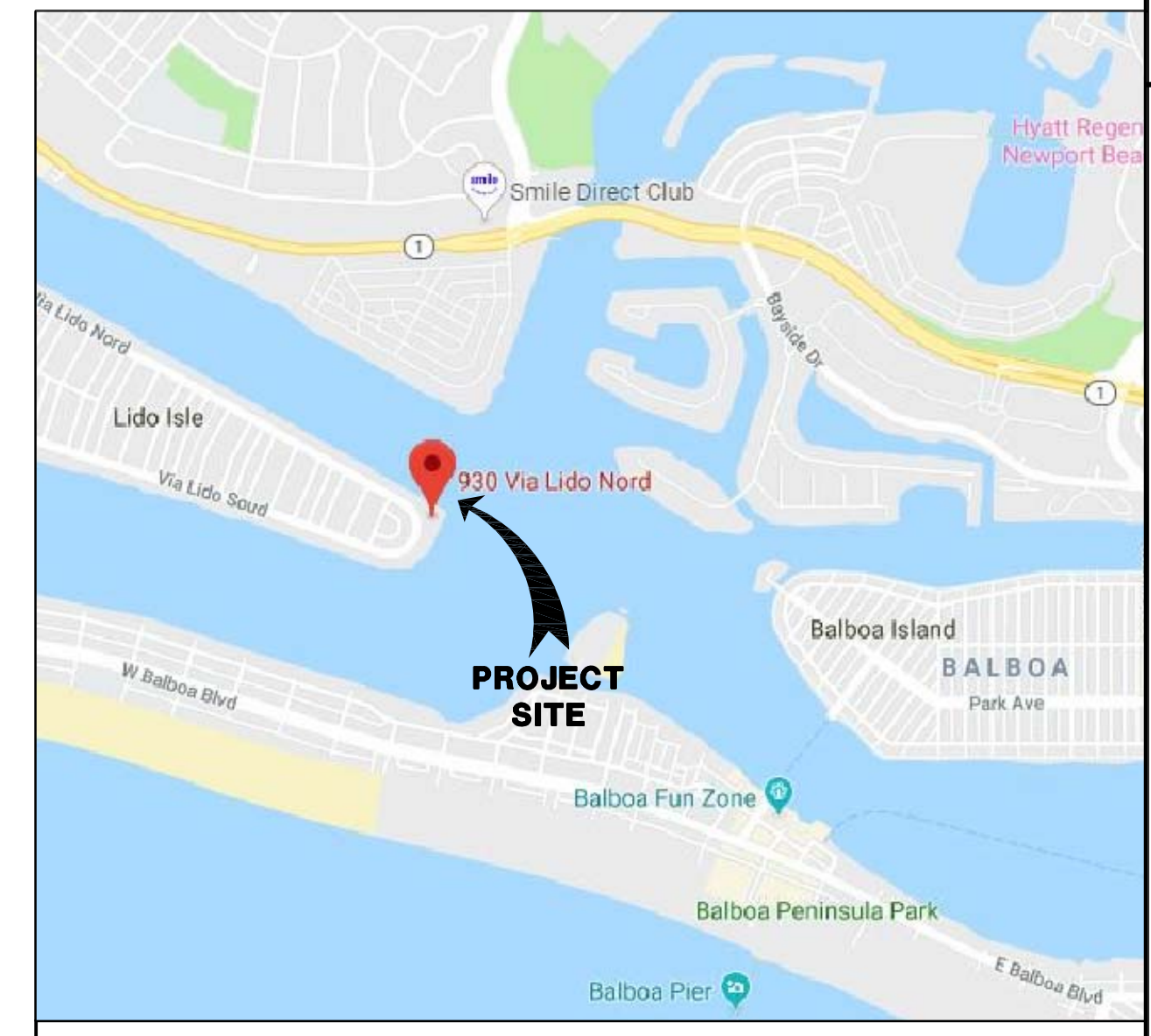
OFF	OFFICE	T.F.	TOP OF FOOTING
OPNG	OPENING	T.B.	TOP OF BEAM
OPP HD	OPPOSITE HAND	TO	TAPERED GIRDER
O.S.F.	OUTSIDE FACE	T.G.	TOP OF GIRDER
P.C.	PILE COLUMN	THK	THICK
PEN	PENETRATION	THRU	THROUGH
PL	PLATE OR PROPERTY LINE	T.L.	TOP OF LEDGER
PILAS	PLASTER	T.N.	TOP OF NAILER
PLYMD	PLYWOOD	T.O.	TOP OF
PSF	POUNDS PER SQUARE FOOT	T.O.P.	TOP OF PARAPET/PANEL
PSI	POUNDS PER SQUARE INCH	T.O.S.	TOP OF STEEL
P.T.	PRESERVATIVE TREATED	TOT	TOTAL
R.D.	ROOF DRAIN	TRANSF	TRANSFER
REBAR	REINFORCING BAR	TRANSV	TRANSVERSE
R.B.	ROOF BEAM	TS	TUBE STEEL
REOD	REQUIRED	T.S.	TOP OF SLAB
REINF	REINFORCING	T.W.	TOP OF WALL
REF	REFERENCE	TYP	TYPICAL
REV	REVISION	U.N.O.	UNLESS NOTED OTHERWISE
R.J.	ROOF JOIST	VERT	VERTICAL
RM	ROOM	V.I.F.	VERIFY IN FIELD
R.O.	ROUGH OPENING	W/	WITH
SCH	SCHEDULE	WD	WOOD
SECT	SECTION	W	WIDE FLANGE
SHT	SHEATHING	W/O	WITHOUT
SHT	SHEET	W.P.	WORK POINT
SM	SIMILAR	W.R.	WATER RESISTANT
S.J.	SAWCUT JOINT	WEIGHT	WEIGHT
S.P.	SPLICE POINT	W.W.F.	WELDED WIRE FABRIC
SPA	SPACING	X	EXTRA STRONG
SPECS	SPECIFICATIONS	XX	DOUBLE EXTRA STRONG
SO	SQUARE		
STAGG	STAGGERED		
STD	STANDARD		
STRUC	STRUCTURAL		
STL	STEEL		
S.S.	SELECT STRUCTURAL		
STRUC	STRUCTURAL		
SYM	SYMMETRICAL		
T & B	TOP & BOTTOM		
T & G	TONGUE & GROVE		
TEMP	TEMPERED		

### SYMBOLS

@	AT
○	CENTER LINE
□	FLANGE
▬	PLATE OR PROPERTY LINE
\$	STEP IN FOOTING

ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.

PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.



VICINITY MAP

### SCOPE OF WORK:

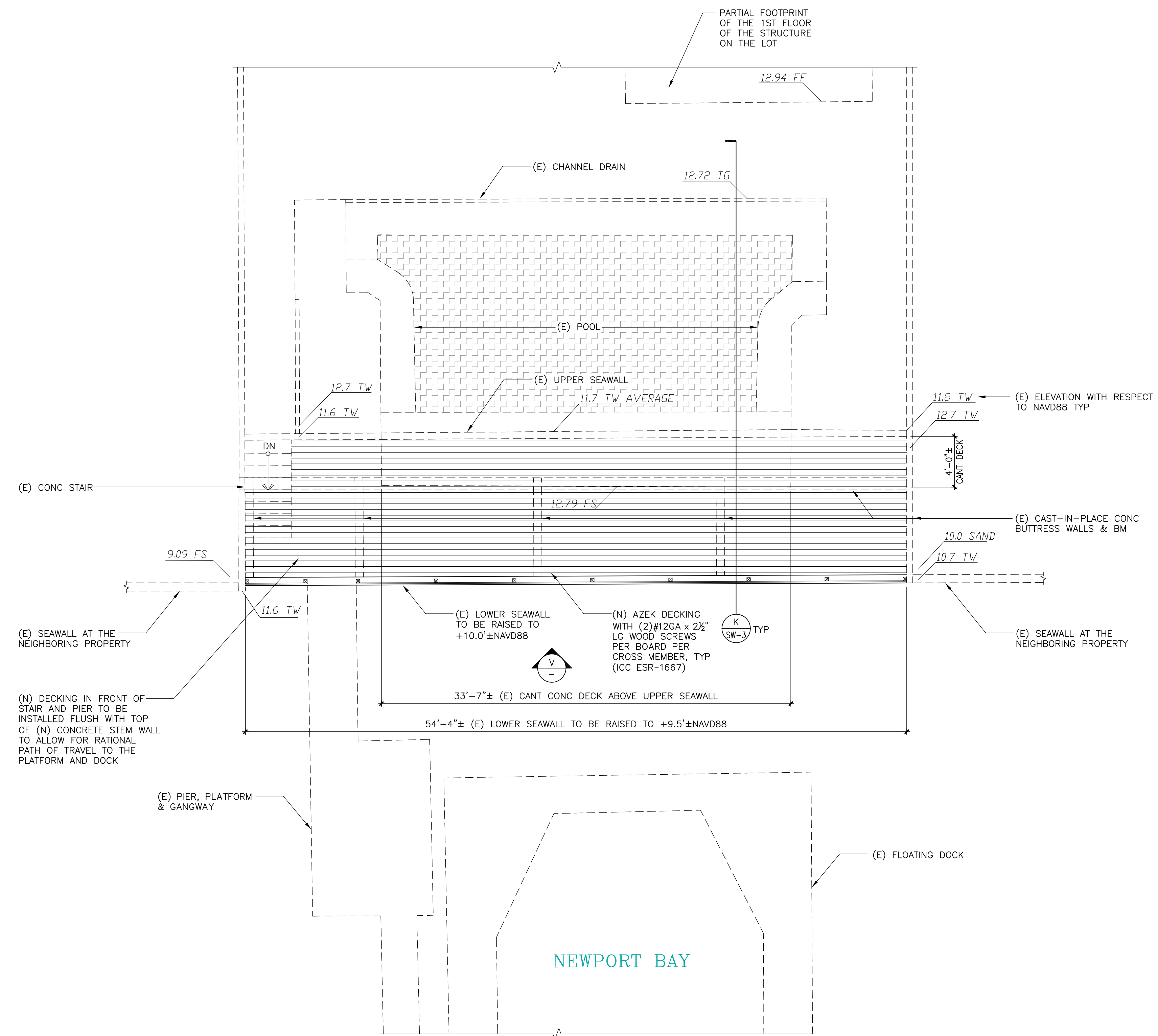
TO RAISE THE EXISTING SEAWALL AS REFLECTED ON SHEETS SW-2 & SW-3.

### NOTE TO THE BIDDERS:

- NOTIFY THE ARCHITECT AND/OR THE ENGINEER IN WRITING, REGARDING ALL DISCREPANCIES REQUIRING CLARIFICATION, PRIOR TO THE "BID SUBMITTAL".
- IF THE ARCHITECT AND/OR THE ENGINEER IS NOT NOTIFIED, AS REQUIRED PER ITEM #1 ABOVE, IT SHALL MEAN THAT THE CONTRACTOR HAS CONSIDERED ADEQUATE CONTINGENCY IN HIS BID TO COVER ALL COSTS TO COMPLY WITH THE MOST STRINGENT CONDITIONS.
- THE CONTRACTOR SHALL NOT BE ENTITLED TO ANY ADDITIONAL COMPENSATION FOR ANY DISCREPANCY DISCOVERED AFTER THE "CLOSE OF THE BID".

DATE	11/14/19	JOB NO.	24918-1	DRAWN	M. PETROVA	CHECKED	P. PETROV
REVISIONS	NO	NO	NO	NO	NO	NO	NO
OWNER / APPLICANT	RICHARD W. BARRETT Consulting Structural Engineers 28161 Coastline Ct., Laguna Niguel, CA 92677 Phone: (714) 712-7542 E-Mail: P.Petrov@PMA-INC.com						
SHEET	OF	RAISE THE EXISTING SEAWALL LOCATED AT: 930 VIA LIDO NORD NEWPORT BEACH, CA 92663 STRUCTURAL GENERAL NOTES & VICINITY MAP					
SW-1							





- CITY OF NEWPORT BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION**
- STRUCTURAL OBSERVATION GENERAL NOTES**
- STRUCTURAL OBSERVATION IS REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH CBC 1710. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM BY A LICENSED DESIGN PROFESSIONAL FOR GENERAL CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS.
  - STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE REQUIRED INSPECTIONS BY THE CITY OF NEWPORT BEACH.
  - THE OWNER SHALL EMPLOY A LICENSED DESIGN PROFESSIONAL TO PERFORM STRUCTURAL OBSERVATION SITE VISITS AND TO ISSUE ALL STRUCTURAL OBSERVATION REPORTS.
  - THE DESIGN ENGINEER SHALL IDENTIFY THE REQUIRED STRUCTURAL OBSERVATION SITE VISITS ON THE STRUCTURAL OBSERVATION SCHEDULE.
  - THE REQUIRED SITE VISITS SHALL AT A MINIMUM INCLUDE THE FOLLOWING:
    - OBSERVATION OF THE FOUNDATION SYSTEM PRIOR TO PUMP CONCRETE POUR.
    - OBSERVATION OF BUILDING FRAMING PRIOR TO CALLING FOR THE CITY OF NEWPORT BEACH "COMPLETE FRAMING INSPECTOR" AND.
    - FINAL OBSERVATION OF THE COMPLETED STRUCTURE.
 ADDITIONAL SITE VISITS MAY BE REQUIRED AS DETERMINED BY THE DESIGN ENGINEER OR STRUCTURAL OBSERVER.
  - THE STRUCTURAL OBSERVER SHALL PREPARE A STRUCTURAL OBSERVATION REPORT FOR EACH STAGE OF CONSTRUCTION OBSERVED. THE CITY OF NEWPORT BEACH "STRUCTURAL OBSERVATION REPORT" FORM OR A SIMILARLY FORMATTED REPORT SHALL BE USED FOR ALL STRUCTURAL OBSERVATION REPORTS.
  - IF THE CITY'S FORM IS NOT USED, REPORTS SHALL BE ON STRUCTURAL OBSERVERS LETTERHEAD, STATE SITE ADDRESS, PLAN CHECK & PERMIT NUMBERS, STAGES & ELEMENTS OBSERVED, DATE OBSERVED, & COMPLETE CONTACT INFORMATION ON STRUCTURAL OBSERVATION REPORTS.
  - ALL STRUCTURAL OBSERVATION REPORTS, REGARDLESS OF FORM USED, SHALL INCLUDE THE LICENSE, STAMP & SIGNATURE OF THE STRUCTURAL OBSERVER RESPONSIBLE FOR THE PROJECT.
  - EACH STRUCTURAL OBSERVATION REPORT SHALL BE GIVEN TO THE OWNER OR OWNER'S REPRESENTATIVE, PROJECT CONTRACTOR, AND THE BUILDING INSPECTOR.
  - THE CONTRACTOR SHALL RESOLVE ALL DEFICIENCIES & THE FINAL STRUCTURAL OBSERVATION REPORT ISSUED PRIOR TO FINAL INSPECTION OR ACCEPTANCE OF STRUCTURAL WORK BY THE BUILDING INSPECTOR.
  - THE FINAL STRUCTURAL OBSERVATION REPORT SHALL STATE THAT THE STRUCTURAL SYSTEM CONFORMS TO THE APPROVED CONSTRUCTION DOCUMENTS & THAT ALL PREVIOUSLY OBSERVED DEFICIENCIES HAVE BEEN CORRECTED.
  - FINAL INSPECTION OR OTHER ACCEPTANCE OF THE STRUCTURAL SYSTEM BY THE CHIEF BUILDING OFFICIAL OR DESIGNER WILL NOT OCCUR UNTIL THE FINAL STRUCTURAL OBSERVATION REPORT IS RECEIVED.
  - THE LICENSED DESIGN PROFESSIONAL, IN RESPONSIBLE CHANGE, SHALL PREPARE ALL CONSTRUCTION DOCUMENT CHANGES RELATING TO THE STRUCTURAL SYSTEMS REVIEW & APPROVAL OF SUCH CHANGES BY THE CHIEF BUILDING OFFICIAL OR DESIGNER SHALL BE OBTAIN BY THE DESIGN PROFESSIONAL AND/OR CONTRACTOR PRIOR TO INSTALLATION AND/OR CONSTRUCTION OF SAID CHANGES.

**STRUCTURAL OBSERVATION SCHEDULE**

SITE ADDRESS: 930 VIA LIDO NORD PG #:

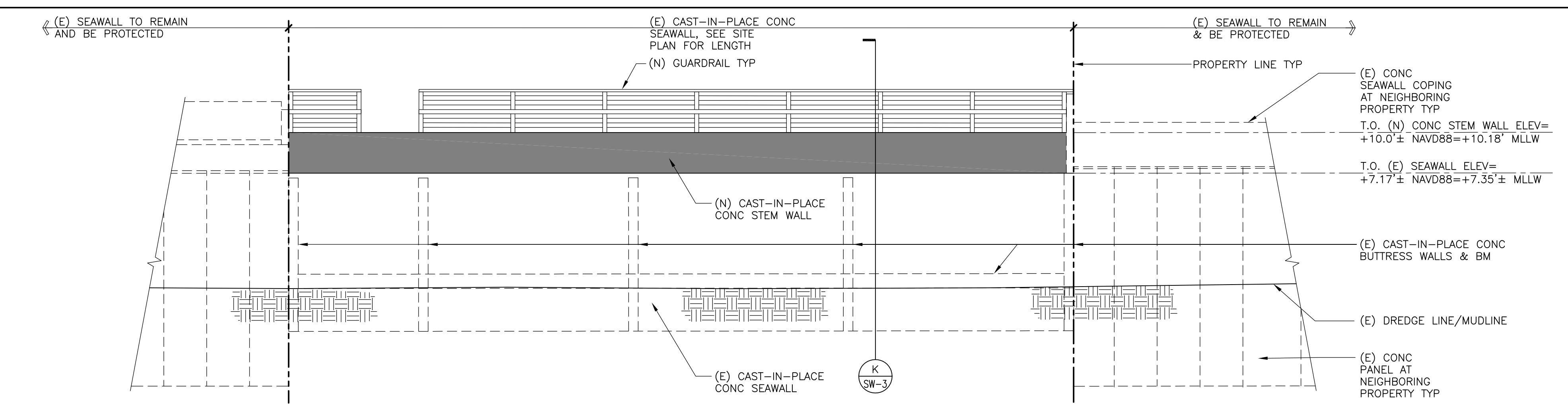
TO BE COMPLETED BY THE DESIGN ENGINEER AND INCLUDED ON THE CONSTRUCTION DRAWINGS. BASED ON THE PROJECT SCOPE, PLEASE IDENTIFY THE ELEMENTS AND/OR CONNECTIONS THAT REQUIRE STRUCTURAL OBSERVATION. SPECIFY THE INTERVAL OR STAGE OF CONSTRUCTION WHEN THE STRUCTURAL OBSERVATION WILL BE PERFORMED.

TYPE	STRUCTURAL ELEMENTS AND/OR CONNECTIONS TO BE OBSERVED	SCHEDULED INTERVAL OR STAGE OF CONSTRUCTION
FOUNDATIONS	<input type="checkbox"/> FOOTINGS, SLAB FOUNDATION, ANCHORS	
	<input type="checkbox"/> MAT FOUNDATION, PRESTRESSED CONC. SLAB	
	<input type="checkbox"/> CAISSON, PILE, GRADE BEAM	
	<input type="checkbox"/> OTHER	
SHEAR WALLS	<input checked="" type="checkbox"/> CONCRETE STEM WALL	PRIOR TO POURING CONCRETE
	<input type="checkbox"/> MASONRY	
FRAMES	<input type="checkbox"/> WOOD OR MANUFACTURED SHEAR PANELS	
	<input type="checkbox"/> STEEL MOMENT OR BRACED FRAME	
	<input type="checkbox"/> CONCRETE MOMENT FRAME	
EXPOSURES	<input type="checkbox"/> MASONRY (WALL FRAME)	
	<input type="checkbox"/> CONCRETE	
	<input type="checkbox"/> STEEL DECK	
FINAL	<input checked="" type="checkbox"/> FINAL OBSERVATION & REPORT	

APPLY DETAIL (R) AT THE ENTIRE PERIMETER OF ANY EXCAVATED MATERIAL PILED UP AT THE PROJECT SITE IN COMPLIANCE WITH CITY OF NEWPORT BEACH "EROSION CONTROL" REQUIREMENTS.

SITE PLAN

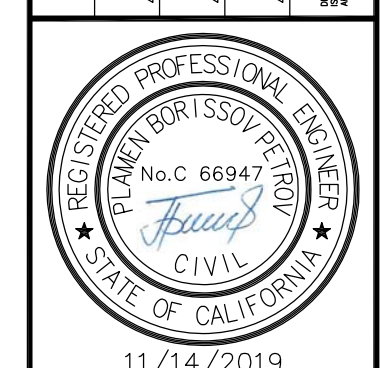
N.T.S. Q



BULKHEAD/SEAWALL ELEVATION

N.T.S. V

NO	REVISIONS	DATE



11/14/2019

**PMA Consulting, Inc.**  
Consulting Structural Engineers  
28161 Coastline Ct., Laguna Niguel, CA 92677  
Phone: (714) 712-7492  
E-Mail: P.Petrov@PMAVBC.com

OWNER / APPLICANT  
**RICHARD W. BARRETT**  
930 VIA LIDO NORD  
NEWPORT BEACH, CA 92663

RAISE THE EXISTING SEAWALL  
LOCATED AT:  
930 VIA LIDO NORD  
NEWPORT BEACH, CA 92663

SITE PLAN & ELEVATION

DATE: 11/14/19  
JOB NO.: 24918-1  
DRAWN: M. PETROVA  
CHECKED: P. PETROV

SHEET OF  
**SW-2**

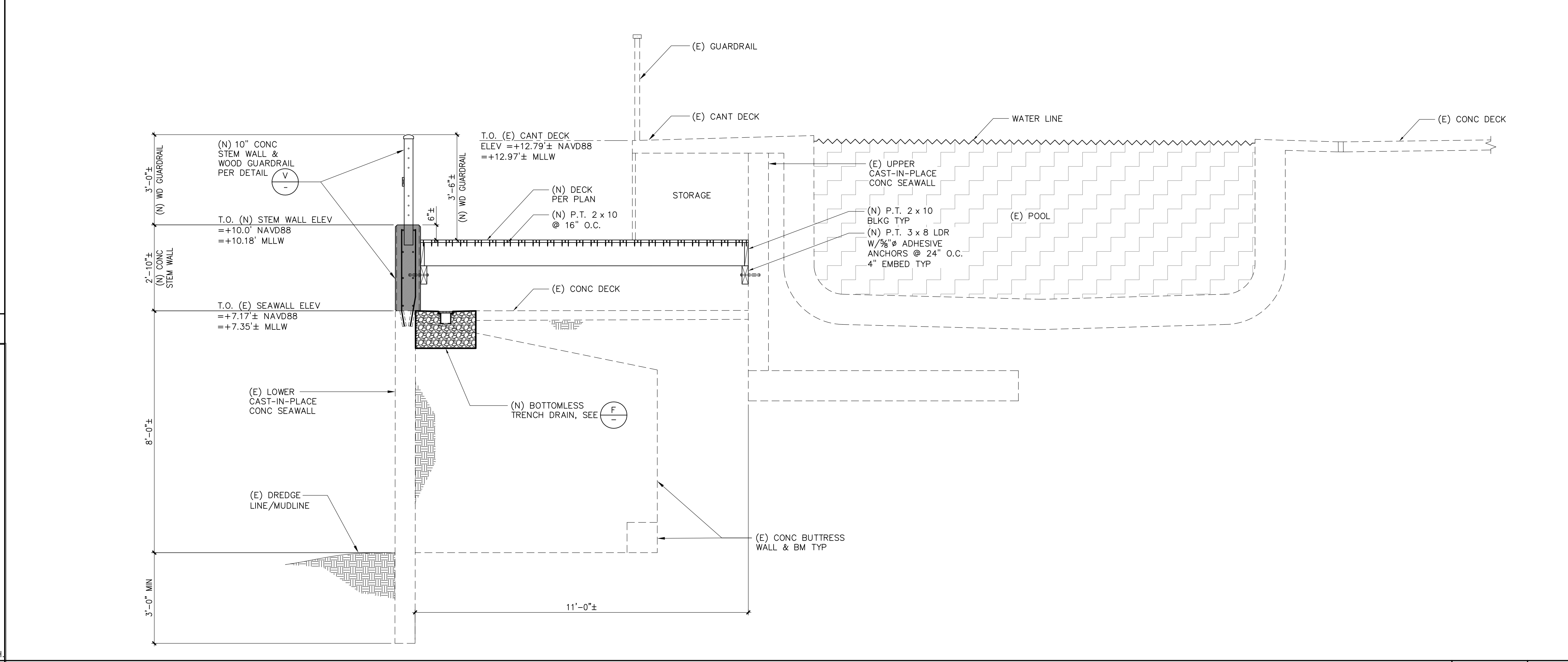




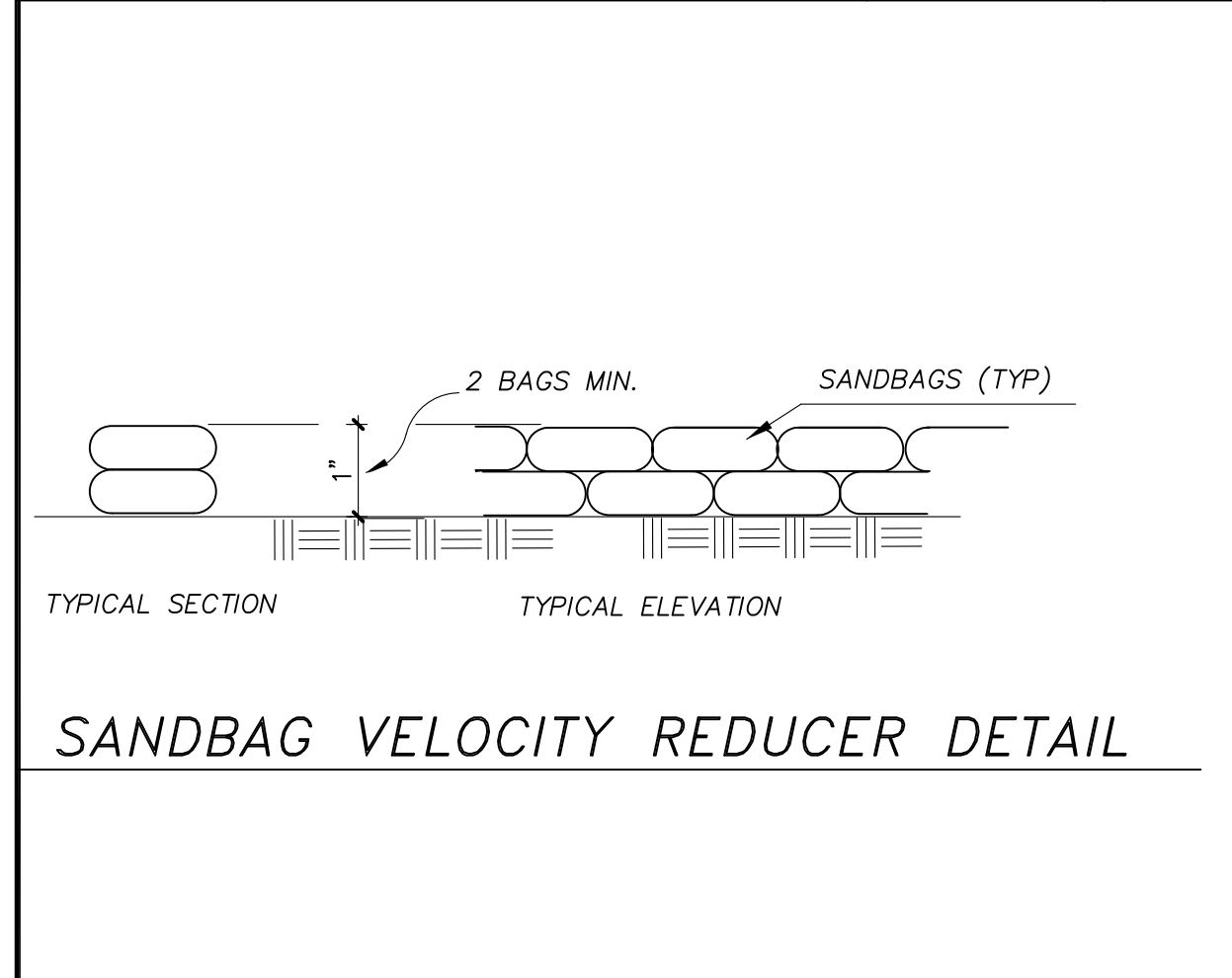
**NOTES:**

- DIG 24" WIDE x 18" DEEP TRENCH.
- PLACE FILTER CLOTH IN THE TRENCH EXTENDING 12" VERTICAL ON EACH SIDE.
- FILL BOTTOM 8" OF THE TRENCH WITH CRUSHED ROCK.
- POUR IN PLACE OR INSTALL PRECAST CONCRETE SUPPORT PIERS AT MAXIMUM 8'-0" O.C. TO HOLD THE CHANNEL DRAIN LEVEL.
- FILL THE REST OF THE TRENCH WITH CRUSHED ROCK TO 4" FROM TOP OF TRENCH.

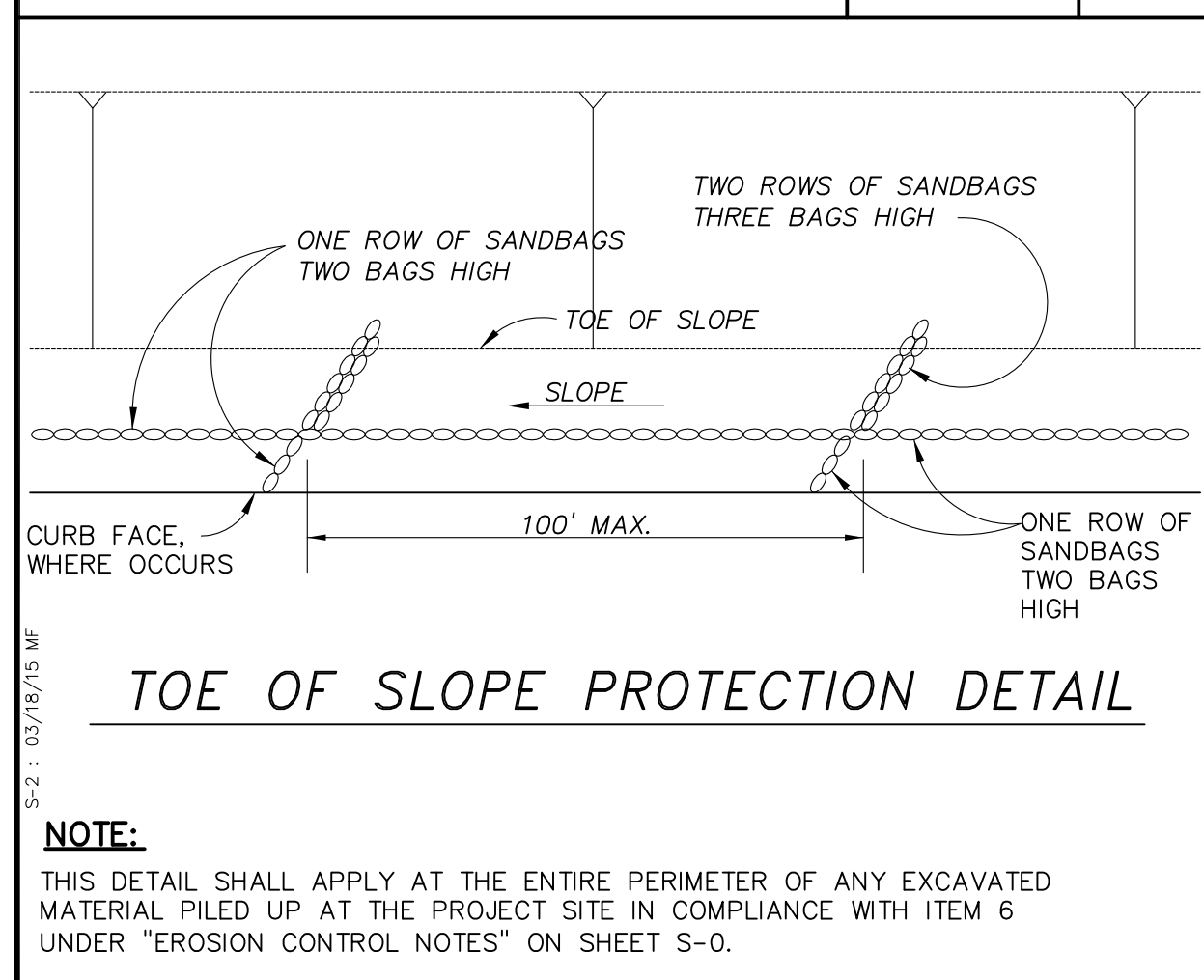
**BOTTOMLESS TRENCH DRAIN** N.T.S. F



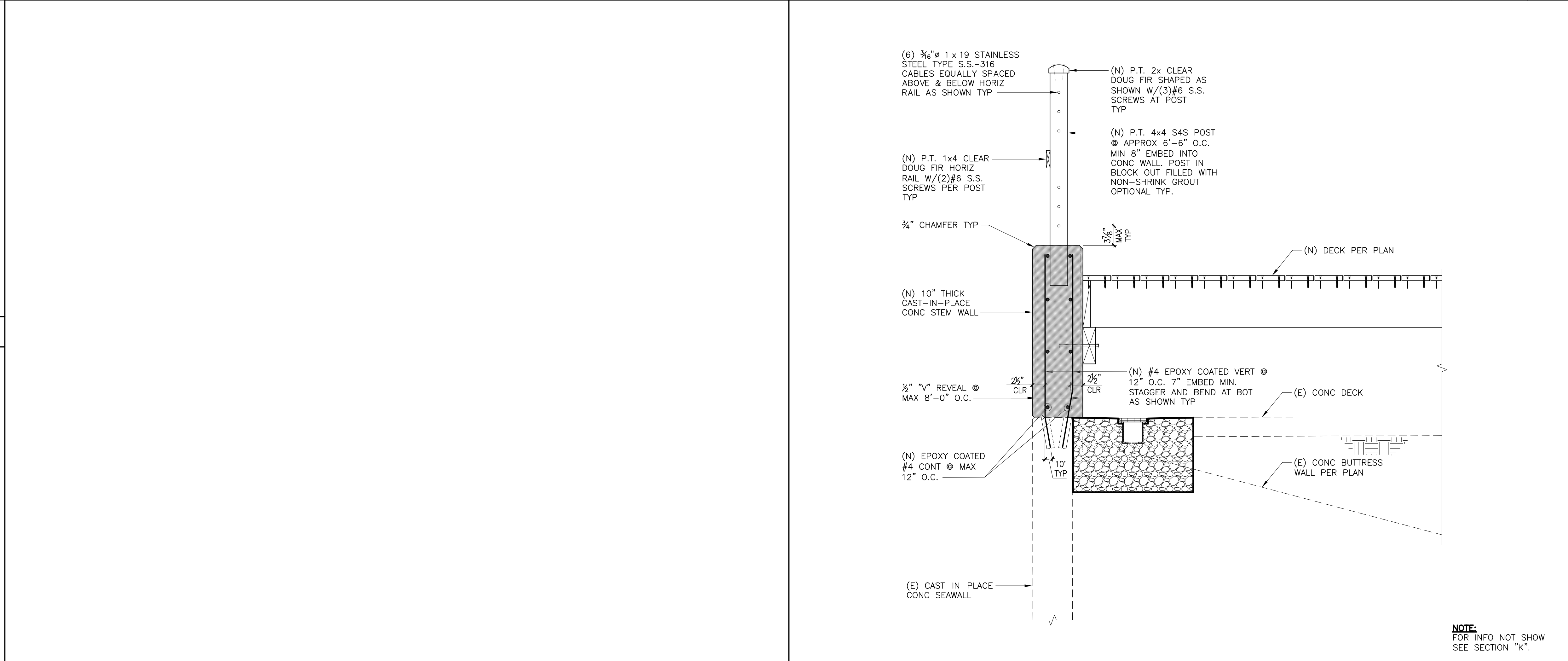
**TYPICAL SECTION** N.T.S. K



**SANDBAG VELOCITY REDUCER DETAIL** N.T.S. L

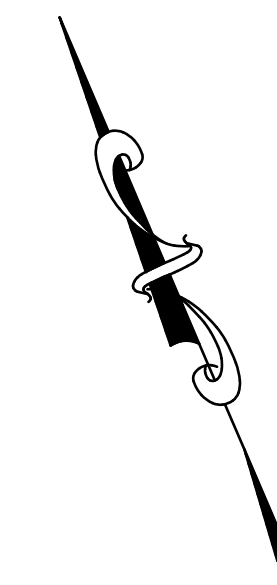


**TOE OF SLOPE PROTECTION** N.T.S. R



**SECTION AT STEM WALL & DECK** N.T.S. V

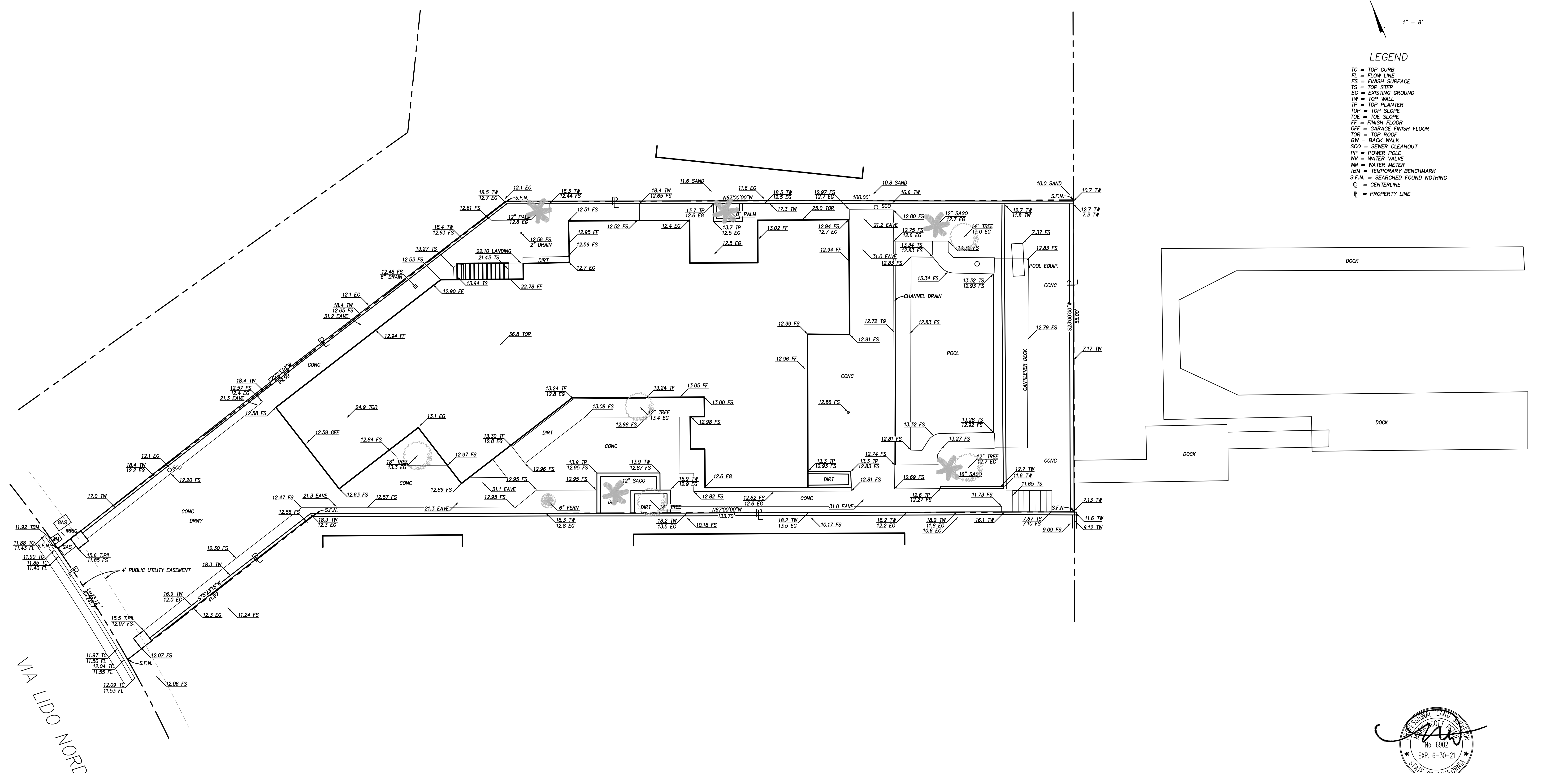
DATE	11/14/19	REVISIONS	
JOB NO.	24918-1	NO	1
DRAWN	M. PETROVA	NO	2
CHECKED	P. PETROV	NO	3
SHEET	OF		
<b>SW-3</b>			
<b>RAISE THE EXISTING SEAWALL LOCATED AT: 930 VIA LIDO NORD NEWPORT BEACH, CA 92663</b>			
<b>DETAILS</b>			
<b>OWNER / APPLICANT RICHARD W. BARRETT 930 VIA LIDO NORD NEWPORT BEACH, CA 92663</b>			
<b>PMA Consulting, Inc.</b> Consulting Structural Engineers 28161 Coastline Ct., Laguna Niguel, CA 92677 Phone: (714) 712-7542 E-Mail: P.Petrov@PMA18C.com			



1" = 8'

### LEGEND

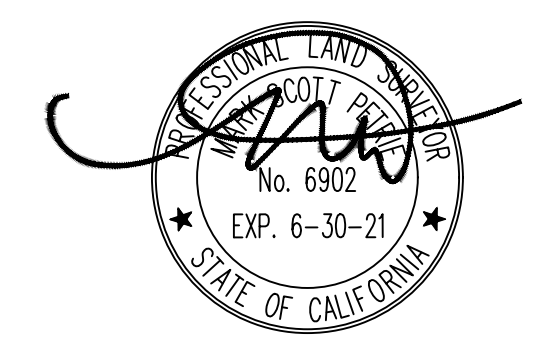
- TC = TOP CURB
- FL = FLOW LINE
- FS = FINISH SURFACE
- TS = TOP STEP
- EG = EXISTING GROUND
- TW = TOP WALL
- TP = TOP PLANTER
- TOP = TOP SLOPE
- TOE = TOE SLOPE
- FF = FINISH FLOOR
- GFF = GARAGE FINISH FLOOR
- TOR = TOP ROOF
- BW = BACK WALK
- SCO = SEWER CLEANOUT
- PP = POWER POLE
- WV = WATER VALVE
- WM = WATER METER
- TSM = TEMPORARY BENCHMARK
- S.F.N. = SEARCHED FOUND NOTHING
- C = CENTERLINE
- P = PROPERTY LINE



VIA LIDO NORD

MONUMENTATION NOTE:  
 SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSETS BEFORE STARTING GRADING.

BOUNDARY NOTE:  
 THIS IS NOT A BOUNDARY SURVEY. THE TOPOGRAPHIC FEATURES AS SHOWN ON THIS MAP MAY BE ADJUSTED RELATIVE TO THE PLAT UPON COMPLETION OF A BOUNDARY SURVEY.



TOPOGRAPHIC MAP	
8 SCALE	LOT 328 TRACT NO. 907
MARCH 2019	
930 VIA LIDO NORD NEWPORT BEACH CA.	
OCS BENCHMARK NB3-21-92 ELEV. = 11.912 NAVD88 DATUM	
SOUTH COAST SURVEYING 3214 CLAY ST. NEWPORT BEACH CA. (949)631-8840	