CALIFORNIA COASTAL COMMISSION
South Coast Area Office
301 East Ocean Blvd., Suite 300
Long Beach, CA 90802
(562) 590-5071

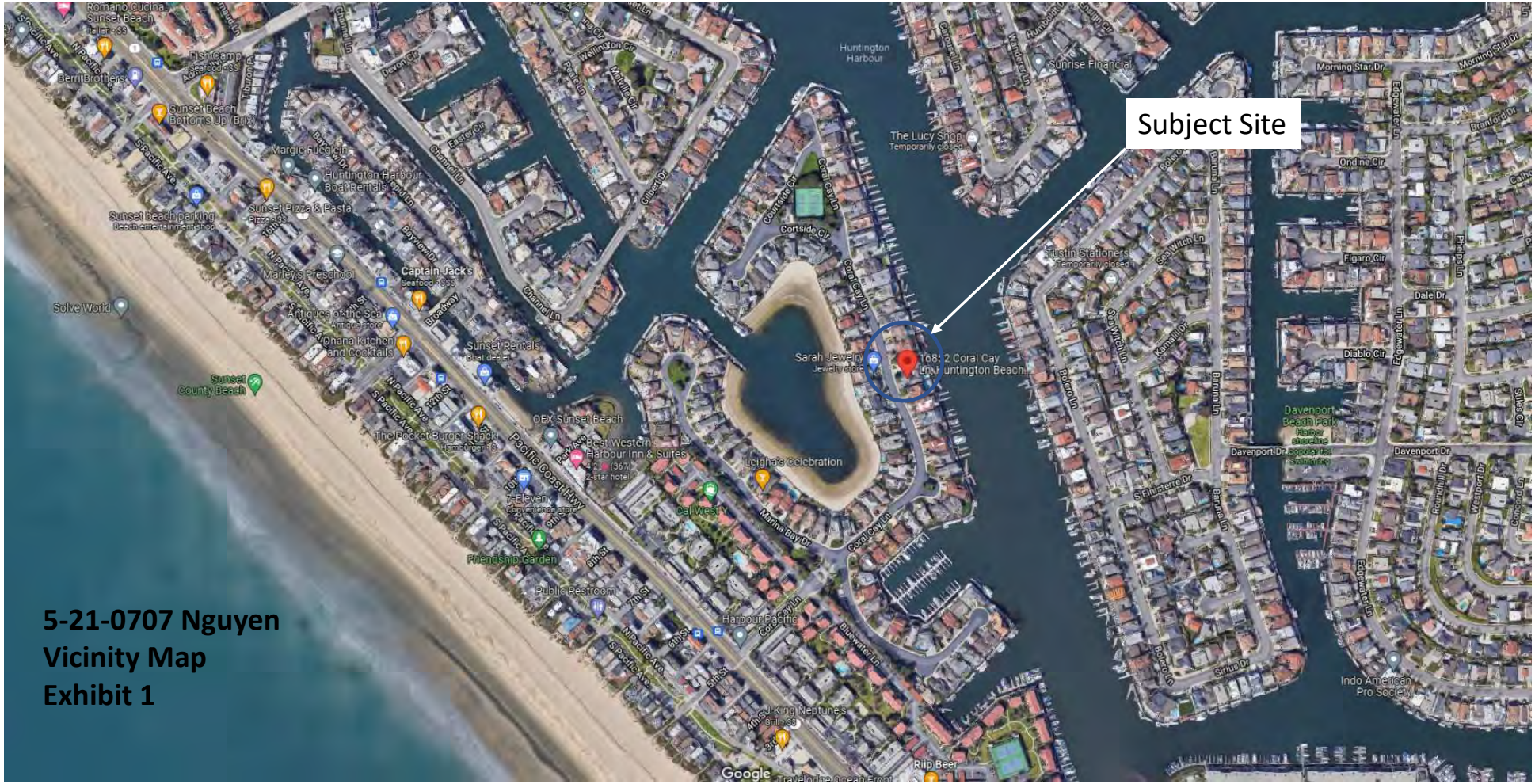
Th5d

5-21-0707 (Nguyen)
February 10, 2022

EXHIBITS

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Plans


Subject Site
5-21-0707 Nguyen
Vicinity Map
Exhibit 1

GENERAL REQUIREMENTS

GENERAL REQUIREMENTS

1. Work performed shall comply with the following:
2. These General Requirements unless otherwise noted on plans or specifications.
3. Building Code - CBC 2019
4. All applicable local, State and Federal Codes, Ordinances, Laws, regulations and Protective Covenants governing the site of work.
5. Standard Specifications of ASTM as noted herein and as required by the Building Code.
6. All work needs to be performed by qualified and experienced contractors familiar with this type of project.
7. In case of conflict, the more stringent requirement shall govern.
8. On site verification of all dimensions and conditions shall be the responsibility of the contractor and sub-contractors. Noted dimensions take precedence over scale of drawings.
9. Engineer or architect of record is to be notified immediately by the contractor should any question arise or any discrepancy be found pertaining to the working drawings and/or specifications.
10. No deviations from these requirements and structural details shall be made without the written approval of Gouvis Engineering Consulting Group. Approval by the inspector does not constitute authority to deviate from plans or specifications.
11. 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 architect or engineer. The contractor is responsible for the stability of the structure prior to the application of all shear walls, roof and floor diaphragms, and finish materials. The contractor shall provide the necessary bracing to provide stability prior to the application of the aforementioned materials. Observation visits to the site by the architect or structural engineer shall not imply the assumption of any responsibility in this regard.

    The builder has requested, contracted with and is compensating Gouvis Engineering Consulting Group for the limited services of providing the minimum structural engineering drawings required, when combined with the other builders' consultants drawings, to obtain a building permit for this project. These drawings are not intended to, nor do they detail all conditions, identify all materials, or define or limit the scope of work required to complete the project. The builder has requested, accepted, and represented that the he will select all materials and manufacturers, qualify and select all installers, direct all ways and means of construction, and provide all subcontractors additional information, above and beyond these drawings, required to complete the project in conformance with all governing agencies and the work will meet or exceed accepted industry standards.

12. Special inspection per Building Code Sec.1704 is required & applies to the types of work indicated on sheet SN-1B/SN-1C (Note: Special inspectors qualification and responsibilities should comply with Building Code Section 1701 Requirements.)
13. Structural analysis for this project is done per applicable Building Code at the time of design considering standard of care.
14. Upon completion of above by the engineer & prior to start of construction, contractor is responsible to check all dimensions, coordinate with the work of other consultants & other trades to ensure compliance with his/her requirements.
15. Gouvis Engineering shall have no liability for waterproofing or moisture transmission issues, whether related to concrete slabs, footings, foundations, or otherwise. Owner and Contractor shall be entirely responsible for such issues, and will defend and indemnify Gouvis Engineering against all such claims.

DESIGN CRITERIA

1. SOILS
   Foundation engineering has been predicated on data and recommendations contained in the soils report by: N/A/

   This report is considered part of the calculations and construction documents and is to be adhered to in all of its recommendations and requirements. Verify minimum foundation depth, width, reinforcing steel and additional expansive soil requirements with valid soils report and if they are any more restrictive, then they shall supersede the Gouvis Engineering Consulting Group minimums.
2. LATERAL LOADS:

   Seismic Design Category: II — Wind Speed: 95 mph
   Seismic Importance Factor (I) = 1.0 — Wind Exposure: C
   Site Class = D
   S_S: 1.465 — S_{DS}: 1.172
   S_1: 0.531 — S_{D1}: null - See Section 11.4.8

   Structural Observation is required for structures greater than two stories above grade plane and assigned to Seismic Design Category "E". Contractor/Owner must contact Gouvis Engineering to schedule observations as needed basis prior to specific stage of that phase.
3. DESIGN LOADS:
   Cantilevered Slab
   Dead Load = 20 psf
   Live Load = 60 psf
   Total = 80 psf

FOUNDATION

1. All continuous footings to have 5/8"dia. x min. 12" anchor bolts, min. 7" embedment into concrete footing at 72" o.c. unless noted otherwise on plans. One anchor bolt should be located max. 12" away and min. 4 1/2" from the end of the sill plates. min. (2) A.Bs. per sill plate/shear panel. Sill plate under shear walls of up to 4'-0" in length must be continuous. See note 2 for sill plate fasteners at interior non-shear walls.

   1a. Anchor bolts at shear walls shall be installed with plate washers of min. 3" sq. x 0.229" thick between sill plate and nut. Edge(s) of plate washers shall be 1/2" max. from inside face of shear panel(s) per conditions shown below.

   1b. The hole in the plate washer is permitted to be diagonally slotted with a width of up to 3/16 inch larger than the bolt diameter and a slot length not to exceed 1 3/4 inches, provided a standard cut washer (5/8" Nominal size : 11/16" ID,1 3/4" OD , 9/64" thick) is placed between the plate washer and the nut.
2. For interior non-shear walls use Simpson PDPAWL-MG series 0.157Ø pins with a penetration of 1 1/4" into slab at 16" O.C. to be installed in accordance with ICC ESR-2138. Actual slab thickness to be minimum 4". All interior shear walls to have A.Bs. per foundation plan.
3. All holdowns and post anchors to be installed according to most current Simpson Strong Tie specifications and requirements of ICC-ER reports & shall be tied in place prior to foundation inspection. Dimensions are not furnished to Simpson holdowns. It is the responsibility of the contractor's superintendent, the framing contractor and the concrete contractor to locate these anchors in the exact location. Refer to details for proper installation.
4. Min. concrete width to be 8" for receiving PA, HPA & STHD's. Verify locations of holdowns and anchor bolts with rough framing to assure accurate installation.
5. Provide #3 X 24" dowel at 24" o.c. and 12" from the corner at all concrete stoops and porches.
6. Provide min. (1) #4 reinforcing for electrical ground, location to be verified with the electrical contractor.
7. Verify min. foundation depth, width, reinforcing steel and additional expansive soil requirements with valid soils report and if more stringent, they shall supersede the above minimum requirements. See note #7 under reinforced concrete for concrete strength.
8. Admixtures in concrete mix. containing calcium chlorides shall not be used.
9. Footings shall be examined and certified in writing by the project soil/geology engineer prior to inspection and placement of concrete.
10. Concrete shall be to the strength and slump as specified per structural design, and consist of Portland cement ASTM C-150 Type V per soils engineer's recommendations and Building Code section 1904.1 (ACI 318 section 19.3.2.1) when exposed to sulfate containing solutions. Aggregates shall be per ASTM C-33. Water to be clean and potable.
11. Placement shall be in one continuous operation unless otherwise specified. Slab surface shall be cured with 'Hunts' compound or equal or cured with other methods in accordance with good construction practice at contractor's option.
12. Contractor shall dampen slab underlayment of sand/membrane just prior to concrete placement to assist uniform concrete curing. Slabs must not be poured during or immediately after rainstorms. The specified sand over visqueen should not be saturated at the time of the concrete pour. Any free water trapped in the sand layer must be removed prior to the concrete pour.
13. The bottoms of footing excavations shall be level, clean and free of loose material or water when concrete is placed. Over excavation shall be filled with concrete or properly compacted fill that has been tested and approved by the soils engineer. Backfill shall not be placed until supporting foundations, walls and slab have attained sufficient strength to

FOUNDATION NOTES cont.

14. Concrete placement shall be monolithic in one continuous operation uniformly placed and must be vibrated and well consolidated unless shown otherwise on plans. Dual pour is defined by ACI as to when 1st. & 2nd. pour can not be vibrated together.
15. Floor slab shall be poured level to 1/8" in 10'.
16. Requirements for pre-saturation of subgrade soils and daylight setback of exterior footings from any descending slope shall comply with soil report recommendations.
17. Finish grade around the perimeter of slab shall be constructed such that rain and irrigation water is drained away from the slab.
18. All site and pad preparation, such as but not limited to shading, compacting of the fill, pre-saturation, and concrete slab base preparation, shall be performed in accordance with the soil engineer's recommendation and soils report.
19. Foundation framing and other drawings prepared by Gouvis Engineering Consulting Group reflect the structural requirements. Refer to architectural, civil & other plans for dimensions, depressions, slopes, shelves, patios, stoops and porches not shown or different from these plans/documents drawings. Accuracy of the dimensions and final fit of the building shall be reviewed by the architect and the contractor prior to construction.
20. Waiting period for concrete slabs-on-grade prior to start of construction is as follows:
    a. Do not walk on slab until 24 hours after concrete has been poured.
    b. Begin wall framing 4-5 days after concrete poured.
    c. Begin roof/floor framing 7-10 days after concrete poured.
    d. Do not load roof prior to 14 days after concrete poured.
21. No pipes or conduits shall extend under isolated column footing or under continuous wall footings unless specifically detailed or approved by the architect, structural engineer and the building official.
22. The contractor shall arrange for observation of the work by the soils engineer. The following are requirements of the soils engineer:
    a. All footing excavations shall be inspected and certified in compliance with the soils report by the soil engineer prior to placing of concrete or steel.
    b. Soil conditions, including compacting and moisture content, shall be inspected and certified to be in compliance with the soil report by the soils engineer prior to placing of concrete or steel.
    c. A certificate of compliance shall be submitted to the building official prior to his foundation inspection and to the architect and structural engineer.
23. Prior to the contractor requesting a Building Department foundation inspection, the soil engineer shall advise the building official in writing that:
    a. The building pad was prepared in accordance with the soil report.
    b. The utility trenches have been properly backfilled and compacted
    c. The foundation excavations, the soils expansive characteristics and bearing capacity conform to the soils report.

MISCELLANEOUS

1. All reinforcing to be accurately and securely located prior to pouring concrete or grouting masonry.
2. All horizontal reinforcement to have matching dowels at corners of walls. All vertical reinforcement to have matching dowels to footing, unless otherwise noted.
3. Structural information as Beams, Columns, Posts, Guiderails, Hoist Beams, Foundation Pits, etc. shown on structural drawings related to roof/floor system of elevator's hoistways and machine rooms are preliminary and may be changed or items added once we are provided with elevator submittals.
4. All horizontal and vertical piping, conduits, ducts or other openings in/through elevated or on grade slabs shall be installed per the manufacturer installation manual and meet the clearances & requirements shown on detail 1/SN-1 or have approval in writing from the Structural Engineer of Record. Avoid any horizontal piping, conduits, openings and ducts, in areas with congested reinforcement such as near columns, column caps and column strips.
   Vertical pipes, conduits and other openings may be allowed at these areas upon verification with Structural Engineer of Record. More reinforcement, concrete and/or other members may be added to meet requirements in such conditions.

REINFORCED CONCRETE

GENERAL

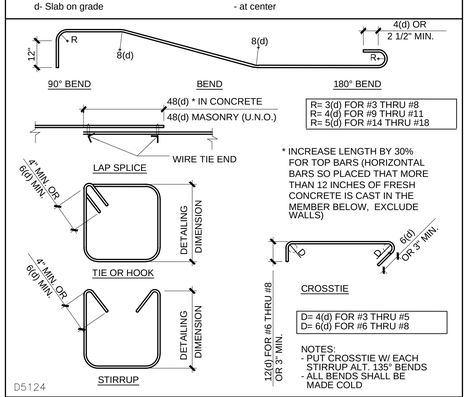
1. All reinforced concrete materials and construction shall conform to Building Code, chapter 19.

MATERIALS

2. Cement shall conform to Section 1903 of Building Code and shall correspond to that on which the selection of concrete proportions were based.
3. Concrete aggregates shall conform to Building Code Section 1903.
4. Portland cement shall be Type I or II conforming to ASTM C150. For concrete in contact with soil containing sulfate $So_4 \geq 0.1\%$ by weight use Type II cement, containing sulfate $So_4 \geq 0.2\%$ by weight useType V cement. Weight percentage of So_4 shall be per soils report.
   Refer to Section 1904 of the Building Code for special exposure conditions as required by soils engineer & see corrosion engineer's recommendations for concrete exposed to corrosive elements.
5. Reinforcing steel shall conform to ASTM A615. Grade 40 for sizes #3 and Grade 60 for sizes #4 and larger.
6. Dowels shall be equal in size and spacing.

STRENGTH

7. The (28 days) concrete compressive strength, f'c, shall be min 2500 psi U.N.O.
8. The (28 days) concrete compressive strength, f'c, for concrete in contact with soil with weight percentage of sulfate (So_4) ≥ 0.10 shall be 4000 psi, and with weight percentage of sulfate (So_4) ≥ 0.20 shall be 4500 psi. Special inspection is not required.
9. Special inspection is required for concrete with f'c > 2500 psi unless the use of concrete with f'c > 2500 psi is solely for item #8 above.
10. All reinforcing, dowels, holdowns, and other inserts shall be secured in position and approved by the local building official prior to the pouring of any concrete.
11. Min. concrete cover for reinforcing:
    a- Concrete, placed against earth not formed - 3"
    b- Concrete formed or troweled - 2"
    c- Walls and curbs - 1 1/2"
    d- Slab on grade - at center



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Ⓡ TYP. REINFORCING DETAILS

SPECIAL INSPECTION:

1. In addition to the regular inspection the following items will also require special inspection in accordance with Sec.1704, unless exempted by the exceptions of Sec.1704.2, of the Building Code
2. Soils compliance prior to the foundation inspection, post-tensioned foundation, high strength steel and concrete.
3. All inspections and tests shall be performed by a qualified testing agency retained by the owner.
4. The special inspector shall be qualified and approved by the building department and acceptable to the architect.
5. The special inspector shall observe work assigned for conformance to the approved design drawings and specifications.
6. The special inspector shall furnish an inspection report to the building department, engineer and architect of record. Copies of the report shall be available at the job site at all times.
7. Final reports for all inspections and testing must be provided by the special inspector. Final reports shall document completion of all inspections and correction of all noted discrepencies.
8. The duties of the special inspector shall be in conformance with the requirements of section 1704 of the latest edition of the CBC.
9. Contractor shall be responsible for all expenses due to any premature notification of inspection which results in additional site visits.
10. Failure of notification by the contractor for inspection on a timely basis may result in complete removal and replacement of all work performed at contractors expense.
11. Site visits by the structural engineer do not constitute an inspection.
12. For special inspection of wood diaphragm and shear walls, contact Gouvis Engineering for schedule. Special inspection is required for the following items:

SPECIAL INSPECTION BY A SPECIAL INSPECTOR FOR EXISTING SITE SOIL CONDITIONS, FILL PLACEMENT & LOAD BEARING REQUIREMENTS SHALL BE PERFORMED PER THE FOLLOWING TABLE.

Exception: Special inspection for existing site soil condtions per table below is not required if allowable soil bearing pressure used for design is ≤ 1500 psf, soils report is not required by building offical, and there is no controlled fill placement on existing building site

SPECIAL INSPECTION TABLE FOR EXISTING SITE SOIL CONDITIONS

TYPE	Continuous Special Inspection	Periodic Special Inspection
1. Verify materials below footings are adequate to achieve the design bearing capacity per soils report.	—	✓
2. Verify excavations are extended to proper depth & have reached proper material per soils report.	—	✓
3. Perform classification & testing of compacted fill materials per soils report.	—	✓
4. Verify use of proper materials, densities & lift thicknesses during placement & compaction of compacted fill per soils report. Exception: Special inspection is not required during placement of controlled fill having a total depth of 12 inches or less.	✓	—
5. Prior to placement of compacted fill, inspect subgrade & verify that site has been prepared properly per soils report.	—	✓

SPECIAL INSPECTIONS AND VERIFICATIONS BY A SPECIAL INSPECTOR ARE REQUIRED FOR CONCRETE CONSTRUCTION AND SPECIFIED IN THE FOLLOWING TABLE

EXCEPTION: CONCRETE FOOTINGS SUPPORTING WALLS OF LIGHT-FRAME WOOD BUILDING OF 3-STORIES OR LESS AND THE STRUCTURAL DESIGN OF FOOTINGS IS BASED ON A SPECIFIED COMPRESSIVE STRENGTH f'c NO GREATER THAN 2500 psi.

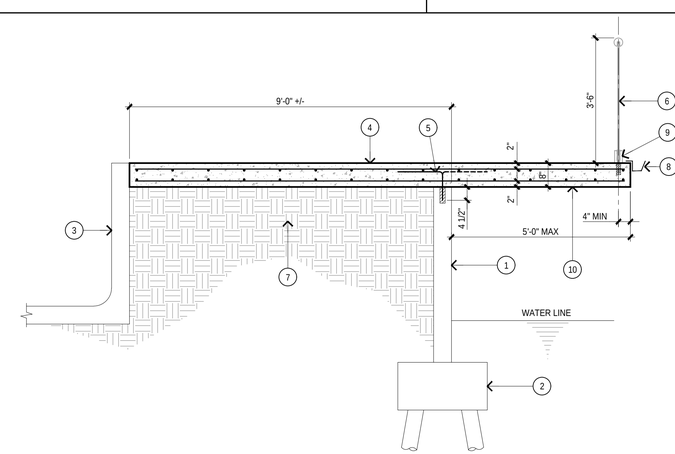
SPECIAL INSPECTION TABLE FOR CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	Reference Standard	CBC/IBC Reference
1. Inspect reinforcement, including prestressing tendons, and verify placement	—	✓	ACI 318 Ch. 20,25.2,25.3, 26.6.1-26.6.3	1908.4
2. Reinforcing bar welding:	—			
a. Verify weldability of reinforcing bars other than ASTM A 706;		✓	AWS D1.4 ACI 318: 26.6.4	—
b. Inspect single-pass fillet welds, maximum 5/16"; and		✓		
c. Inspect all other welds	✓			
3. Inspect anchors post-installed in concrete.	—	✓	ACI 318: 17.8.2	—
4. Inspect anchors post-installed in hardened concrete members.			ACI 318: 17.8.2.4 ACI 318: 17.8.2	—
a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads.	✓			
b. Mechanical anchors and adhesive anchors not defined in 4.a.		✓		
5. Verify use of required design mix.	—	✓	ACI 318: Ch 19, 26.4.3, 26.4.4	1904.1,1904.2 1908.2, 1908.3
6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	✓	—	ASTM C 172 ASTM C 31 ACI 318: 26.5, 26.12	1908.10
7. Inspect concrete and shotcrete placement for proper application techniques.	✓	—	ACI 318: 26.5	1908.6, 1908.7, 1908.8
8. Verify maintenance of specified curing temperature and techniques.	—	✓	ACI 318: 26.5.3-26.5.5	1908.9
9. Inspect prestressed concrete for:				
a. Application of prestressing forces; and	✓	—	ACI 318: 26.10	—
b. Grouting of bonded prestressing tendons.	✓	—		
10. Inspect erection of precast concrete members.	—	✓	ACI 318: 26.9	—
11. Verify in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	—	✓	ACI 318: 26.11.2	—
12. Inspect formwork for shape, location and dimensions of the concrete member being formed.	—	✓	ACI 318: 26.11.1.2(b)	—

ABBREVIATION

A.B.	ANCHOR BOLT	BOTT.	BOTTOM
B.N.	BOUNDARY NAILING	P.T.	POST TENSION
E.N.	EDGE NAILING	F.H.	FULL HEIGHT
F.N.	FIELD NAILING	FTG.	FOOTING
TYP.	TYPICAL	SIMP.	SIMPSON
SIM.	SIMILAR	MFR.	MANUFACTURER
TR	TRIMMER	H.T.	HEIGHT
O.C.	ON CENTER	M.B.	MACHINE BOLT
MIN.	MINIMUM	REINF.	REINFORCEMENT
MAX.	MAXIMUM	(E)	EXISTING
FL BM	FLUSH BEAM	HD	HOLDOWN
DR BM	DROP BEAM	P.T.D.F	PRESSURE TREATED DOUGLAS FIR
HDR	HEADER	EXT.	EXTERIOR
G.T.	GIRDER TRUSS	INT.	INTERIOR
BLK'G	BLOCKING	U.N.O.	UNLESS NOTED OTHERWISE
W/	WITH	VERT.	VERTICAL
CONT.	CONTINUOUS	HORZ.	HORIZONTAL
CANT.	CANTILEVER	BTWN.	BETWEEN
SHT'G	SHEATHING	REQ'D	REQUIRED
ALT.	ALTERNATE	COND.	CONDITION
DBL.	DOUBLE	DIA.	DIAMETER
EA.	EACH	STD.	STANDARD
S.W.	SHEAR WALL	SEC.	SECTION
CONC.	CONCRETE	C'SINK	COUNTER SINK
ABV.	ABOVE	T&G	TONGUE AND GROOVE

SHEET INDEX



1. (E) CONC RETAINING SEAWALL TO REMAIN
2. (E) FOOTING
3. POOL BY OTHERS
4. (N) 8" THICK CONCRETE SLAB ON GRADE W/ CANTILEVERED END OVER P.L. W/ (2) LAYERS OF #4 @ 12" O.C. EACH WAY (f'c = 5000 PSI). ALL REBAR SHALL BE EPOXY COATED OR CORROSION RESISTANT.
5. #4 DOWELS W/ SIMPSON SET-XP EPOXY (ESR #2508l) @ 16" O.C. (ALTERNATE) W/ 4 1/2" EMBED INTO (E) RETAINING SEAWALL, CENTERED. REBAR SHALL BE EPOXY COATED OR CORROSION RESISTANT.
6. 11/16" MIN THICK LAMINATED TEMPERED NON-PVB INTERLAYER BIRD STRIKE PREVENTION GLASS PANELS
7. COMPACT FILL
8. (N) GUTTER ALONG ENTIRE CANTILEVERED DECK EDGE TO DRAIN TO FLOGARD FILTER NEXT TO SEAWALL, PER PLAN
9. CRL ALUMINUM STANDARD SQUARE BASE SHOE (L56 SERIES), ATTACH TO CONCRETE DECK SLAB W/ 1/2"Ø EPOXY ANCHORS W/ 5" EMBED W/ SIMPSON SET-XP EPOXY (ESR #2508l) @ 12" O.C., PERIODIC SPECIAL INSPECTION REQUIRED
10. CONTRACTOR TO PROVIDE SHORING AS REQ'D DURING CONSTRUCTION OF CANTILEVERED DECK END

CANTILEVERED DECK SECTION

1

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tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER MIKE AUGUSTINE No. C042283 Exp. 3/31/22 CIVIL STATE OF CALIFORNIA

DATE SIGNED: 11/16/21

PROJECT:
Residential Remodel

DEVELOPER:

ARCHITECT:
Hannouche Architects

LOCATION:
16852 Coral Cay
Huntington Beach, CA

REVISIONS

NO.	DATE	DESCRIPTION
1	11/16/2021	CORRECTIONS

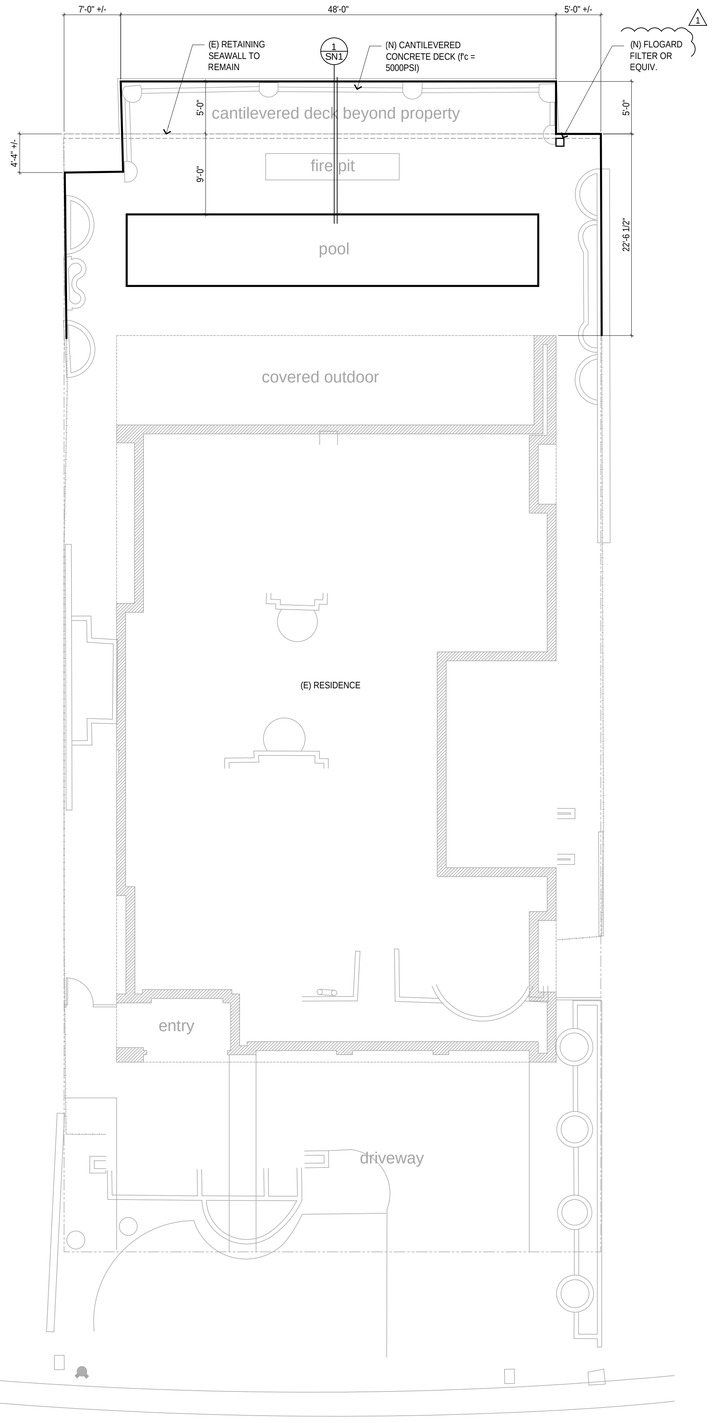
SHEET NAME:
GENERAL NOTES & REQUIREMENTS AND STRUCTURAL DETAILS

PROJECT NUMBER:
65620

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
SN-1

ISSUED DATE:X/X/XX



FOUNDATION PLAN

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

SYMBOLS LEGEND

FOOTING

X / SDX — DETAIL NUMBER / DETAIL SHEET NUMBER

FOUNDATION NOTES

1. REFER TO SN-1 SHEET FOR MORE INFO.

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REGISTERED PROFESSIONAL ENGINEER — MIKE AUSTIN — No. C042283 — Exp. 3/31/22 — CIVIL — STATE OF CALIFORNIA

DATE SIGNED: 11/16/21

PROJECT:
Residential Remodel

DEVELOPER:

ARCHITECT:
Hannouche Architects

LOCATION:
16852 Coral Cay
Huntington Beach, CA

REVISIONS

NO.	DATE	DESCRIPTION
1	11/16/2021	CORRECTIONS

SHEET NAME:
FOUNDATION PLAN

PROJECT NUMBER:
65620

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
S-1

ISSUED DATE:XX/XX/XX