

**CALIFORNIA COASTAL COMMISSION**

South Coast District Office  
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Long Beach, CA 90802-4302  
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# Th7a

**5-22-0066 (Drew St. Investments, LLC)**

**May 19, 2022**

## **EXHIBITS**

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# VICINITY MAP



**GENERAL REQUIREMENTS**

- CONSTRUCTION SHALL BE IN CONFORMITY WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL AND STATE CODES AND 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 "WILLIAM SIMPSON & ASSOCIATES, INC." HEREAFTER CALLED "THE ENGINEER".
- CONTRACTOR SHALL PROVIDE BARRICADES AND PEDESTRIAN PROTECTION AS REQUIRED BY STATE AND LOCAL CODES, AND FULLY PROTECT ALL ADJACENT PROPERTIES BEFORE COMMENCING ANY WORK.
- CONTRACTOR SHALL INSTALL TEMPORARY TOILETS BEFORE START OF JOB.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO ORDERING ANY MATERIAL, AND/OR COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO "THE ENGINEER".
- 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 WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR "THE ENGINEER".
- CONFLICTS 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.
- DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS SHALL BE USED, 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 NOTED OTHERWISE.
- TEMPORARY ERECTION BRACING AND SHORING SHALL BE PROVIDED AS REQUIRED ON ALL BEAMS, WALLS, ETC., ADEQUATE TO PROVIDE FOR STRUCTURAL STABILITY AND SAFETY. BRACING SHALL NOT BE REMOVED UNTIL ALL ELEMENTS ARE FULLY CONNECTED AND ARE CAPABLE OF SUPPORTING THE DESIGN LOADS.
- OBSERVATION VISITS TO THE PROJECT SITE BY THE ENGINEER SHALL NOT BE CONSIDERED AS ANY INSPECTION AS REQUIRED BY CODE.
- EQUIPMENT WEIGHTS, WHERE SHOWN ON THE STRUCTURAL DRAWINGS, ARE MAXIMUM OPERATING WEIGHTS, INCLUDING CURBS AND ACCESSORIES. THE CONTRACTOR SHALL VERIFY THE EQUIPMENT SPECIFICATIONS AND BRING ANY DEVIATIONS TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
- OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN SLABS, DECKS, BEAMS, JOISTS, COLUMNS, WALLS, ETC. UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC. BUT NOT LIKEWISE SHOWN ON THE STRUCTURAL DRAWINGS. HOLES 3" ROUND OR SQUARE MAXIMUM SPACED @ 2'-0" O.C. MINIMUM IN A FLOOR SLAB, ROOF SLAB OR WALL SHALL BE EXEMPTED FROM THIS REQUIREMENT.
- CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED DESIGN LIVE LOAD FOR EACH PARTICULAR LEVEL.

**DESIGN LOADS**  
 DECK DEAD LOAD = 100 PSF  
 DECK LIVE LOAD = 60 PSF

**FOUNDATIONS**  
 1. THE FOUNDATION DESIGN IS BASED ON THE RECOMMENDATIONS CONTAINED IN THE SOIL REPORT WITH BELOW INFORMATION. - MAXIMUM BEARING = 1500 PSF

**SOIL DATA**  
 SOILS REPORT PREPARED BY: COAST GEOTECHNICAL, INC.  
 ADDRESS: 12200 W. COMMONWEALTH AVE, FULLERTON, CA 92880  
 PHONE NUMBER: (714) 870-1211  
 FAX NUMBER: (714) 870-1222  
 SOILS REPORT DATE: MARCH 2, 2021  
 SOILS REPORT JOB NUMBER: W. D. 610721-01

**CONCRETE**  
 1. MIX DESIGN, CONFORMING TO CBC SECTIONS 1904 & 1905, SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE ANY CONCRETE IS PLACED.  
 2. ALL MIXES SHALL HAVE A MINIMUM CEMENT CONTENT OF 5.5 SACKS OF CEMENT PER CUBIC YARD OF MIX.  
 3. ALL MIXES SHALL BE CERTIFIED BY A CONCRETE TESTING LABORATORY AND SIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER.  
 4. CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4500 PSI. THE MAXIMUM DESIGN SLUMP FOR CONCRETE SHALL NOT EXCEED 5".  
 5. PORTLAND CEMENT SHALL BE TYPE II/V, CONFORMING TO A.S.T.M. C150.  
 6. AGGREGATES SHALL BE NORMAL WEIGHT (145 PCF), CONFORMING TO A.S.T.M. C33.  
 7. WATER-TO-CEMENTITIOUS MATERIAL RATIO SHALL NOT EXCEED 0.45.  
 8. SIDES OF FOOTING PADS MAY BE POURED AGAINST STABLE EARTH.  
 9. CHAMFER EXPOSED CORNERS 1/4" U.L.O.  
 10. PLACING OF ANY CONCRETE WITH A 28-DAY STRENGTH GREATER THAN 2500 PSI (SEE NOTE NO. 2 ABOVE) SHALL CONTINUOUSLY BE INSPECTED BY A REGISTERED DEPUTY INSPECTOR LICENSED IN THE CITY OF HUNTINGTON BEACH. THE INSPECTOR SHALL BE HIRED AND PAID BY THE OWNER.

**REINFORCING STEEL**  
 1. ALL REINFORCING STEEL, UNLESS NOTED OTHERWISE, SHALL CONFORM TO A.S.T.M. SPECIFICATIONS A615 AND BE INTERMEDIATE GRADE 60 FOR BARS #4 AND GREATER, AND GRADE 40 FOR BARS LESS THAN #4 AND ALL TIES AND DOWELS.  
 2. ALL REINFORCEMENT TO BE WELDED SHALL CONFORM TO A.S.T.M. A706, UNLESS NOTED OTHERWISE.  
 3. REINFORCEMENT MARKED CONTINUOUSLY 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.  
 4. 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.  
 5. ALL REINFORCING BARS SHALL BE FREE OF RUST, GREASE OR OTHER MATERIAL LIKELY TO IMPAIR BONDING.  
 6. ALL BENDS IN REINFORCING SHALL BE COLD BENDS.

**NAILING AND FASTENERS**  
 1. FOOT CONSTRUCTION ANCHORS/BOLTS, WHERE INDICATED ON THE DRAWINGS, SHALL BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND SHALL BE AS FOLLOWS:  
 A) FOR ADHESIVE ANCHORS USED AT:  
 -CONCRETE: SIMPSON "SET-XP" - ICC ESR-2508  
 C) HOLES SHALL BE DRILLED WITH NON-REBAR-CUTTING DRILL BITS.  
 D) CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR THE INSTALLATION OF ALL ANCHORS/BOLTS BY A REGISTERED SPECIAL INSPECTOR APPROVED BY THE BUILDING DEPARTMENT. THE INSPECTOR SHALL VERIFY THE INSTALLATION OF ANCHORS/BOLTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS INCLUDING CLEANLINESS OF DRILL HOLES AND PROPER EMBEDMENT.  
 E) UNLESS NOTED OTHERWISE ON THE DRAWINGS, USE MINIMUM 1/2" DIAMETER AT 24" ON CENTER WITH A MINIMUM OF 7" EMBEDMENT.  
 F) SILL PLATE ANCHOR BOLTS, MECHANICAL AND ADHESIVE ANCHORS SHALL BE HOT DIPPED ZINC-COATED GALVANIZED OR STAINLESS STEEL - U.L.O.  
 G) SHOT PINS SHALL BE 0.157" # 8 HLT X-U - ICC ESR-2269 WITH MIN 1" EMBEDMENT IN CONCRETE/MASONRY UNLESS NOTED OTHERWISE ON THE DETAILS.

**STRUCTURAL OBSERVATION**

- IN ACCORDANCE WITH SECTIONS 1704.5 CBC 2019, THE OWNER SHALL EMPLOY A REGISTERED DESIGN PROFESSIONAL TO PERFORM STRUCTURAL OBSERVATIONS AS DEFINED IN SECTION 1702 OF CBC 2019.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE STRUCTURAL OBSERVER FOR REQUIRED OBSERVATIONS DURING THE CONSTRUCTION STAGES CHECKED BELOW.

FOUNDATION	WALL	FRAME	DIAPHRAGM
FOOTING, STEM WALLS, PIERS	<input type="checkbox"/> CONCRETE	<input type="checkbox"/> STEEL MOMENT FRAME	<input type="checkbox"/> CONCRETE
CANTILEVER SLAB	<input type="checkbox"/> MASONRY	<input type="checkbox"/> STEEL BRACED FRAME	<input type="checkbox"/> STEEL DECK
CAISSON, PILES, GRADE BEAMS	<input type="checkbox"/> WOOD	<input type="checkbox"/> CONCRETE MOMENT FRAME	<input type="checkbox"/> WOOD
STEPPING/RETAINING FOUNDATION, HILLSIDE SPECIAL ANCHORS	<input type="checkbox"/> OTHERS	<input type="checkbox"/> MASONRY WALL FRAME	<input type="checkbox"/> OTHERS
OTHERS:	<input type="checkbox"/> OTHERS		

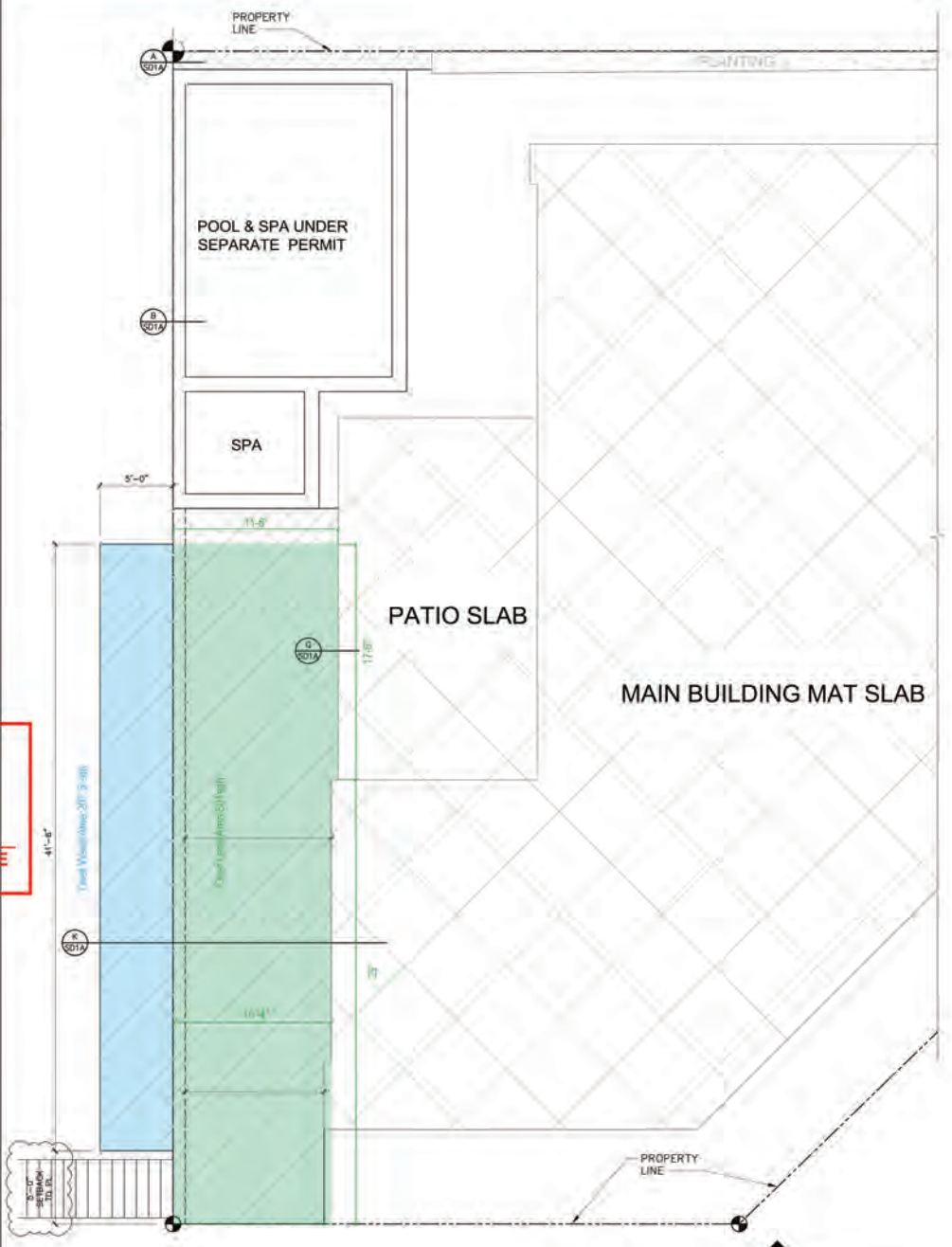
- AT THE CONCLUSION OF THE WORK INCLUDED IN THE PERMIT, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFY ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.
- STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM BY A REGISTERED DESIGN PROFESSIONAL FOR GENERAL CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS AT SIGNIFICANT CONSTRUCTION STAGES AND COMPLETION OF THE STRUCTURAL SYSTEM. THE OBSERVATION IS INTENDED TO ASSIST AND SUPPLEMENT THE WORK OF THE BUILDING INSPECTOR. THE OBSERVATION BY ITSELF DOES NOT CERTIFY, GUARANTEE OR ENSURE CONFORMANCE WITH ALL OF THE SPECIFIC REQUIREMENTS OF THE APPROVED PLANS. IT DOES NOT PROVIDE THE QUALITY ASSURANCE OF CONTINUOUS INSPECTION, NOR DOES IT INCLUDE OR WAIVE THE RESPONSIBILITY FOR PROGRESS OR CONTINUOUS INSPECTIONS BY THE BUILDING INSPECTOR OR DEPUTY INSPECTOR AS REQUIRED BY 1704 OR OTHER SECTIONS OF CBC.

**LEGEND:**

- 8" THICK CONCRETE SLAB ON GRADE OVER 15 MIL VAPOR BARRIER OVER 4" BASE OF 3" OR LARGER CLEAN AGGREGATE, W/ #5 @ 12" O.C. EACH WAY PER DETAIL.

**APPROVED  
IN CONCEPT**  
*Peter Madsen* 1/7/22  
**PLANNING DIVISION DATE**  
**CITY OF HUNTINGTON BEACH**

\*New 42 LF cantilever deck



California Coastal Commission  
 5-22-0066

**PARTIAL SITE PLAN**  
 SCALE: 1/4" = 1'-0"

OWNER / APPLICANT

**NEW CANT DECK**  
 16992 WANDERER LANE,  
 HUNTINGTON BEACH, CA 92649

CANT DECK PLAN

**WILLIAM SIMPSON & ASSOCIATES, INC.**  
 CONSULTING STRUCTURAL ENGINEERS  
 23 ORCHARD SUITE 200  
 HUNTINGTON BEACH, CA 92649  
 (714) 870-1211  
 www.williamsimpson.com

12/30/21

A. HEDMAT  
 M. FARAB  
 M. JALALI  
 DATE: 1/7/22  
 SCALE: 1/4" = 1'-0"  
 5/17/21

7597

**S-0**

<p><b>DECK SECTION</b></p> <p>N.T.S. <b>A</b></p>	<p><b>SECTION AT POOL</b></p> <p>N.T.S. <b>B</b></p>	<p><b>TYPICAL CANT DECK SECTION</b></p> <p>N.T.S. <b>K</b></p>	
<p><b>F</b></p>		<p><b>IEI SLAB TO IEI SLAB</b></p> <p>N.T.S. <b>G</b></p>	<p><b>K</b></p>
<p><b>SANDBAG VELOCITY REDUCER DETAIL</b></p>			
<p><b>TOE OF SLOPE PROTECTION DETAIL</b></p>	<p><b>GUARDRAIL DETAIL</b></p> <p>N.T.S. <b>T</b></p>		
<p><b>TOE OF SLOPE PROTECTION</b></p> <p>N.T.S. <b>R</b></p>	<p><b>T</b></p>		<p><b>u</b> 5-22-0066</p> <p><b>v</b></p>

OWNER / APPLICANT

**NEW CANT DECK**  
16892 WANDERER LANE,  
HUNTINGTON BEACH, CA 92649

DETAILS

**W. WILLIAM SIMPSON & ASSOCIATES, INC.**  
CONSULTING STRUCTURAL ENGINEERS  
11401 24th Street  
Huntington Beach, CA 92649  
www.williamsimpson.com

DATE: 5/17/21

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