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

W7d

5-22-0315 (Samaan)
July 13, 2022

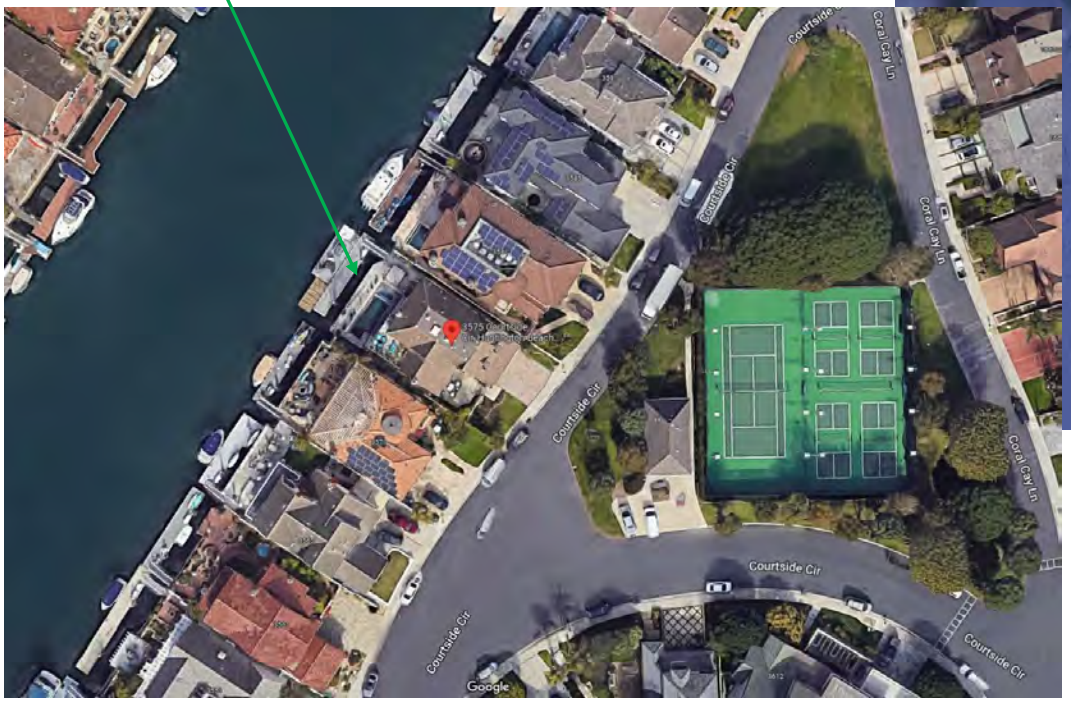
EXHIBITS:

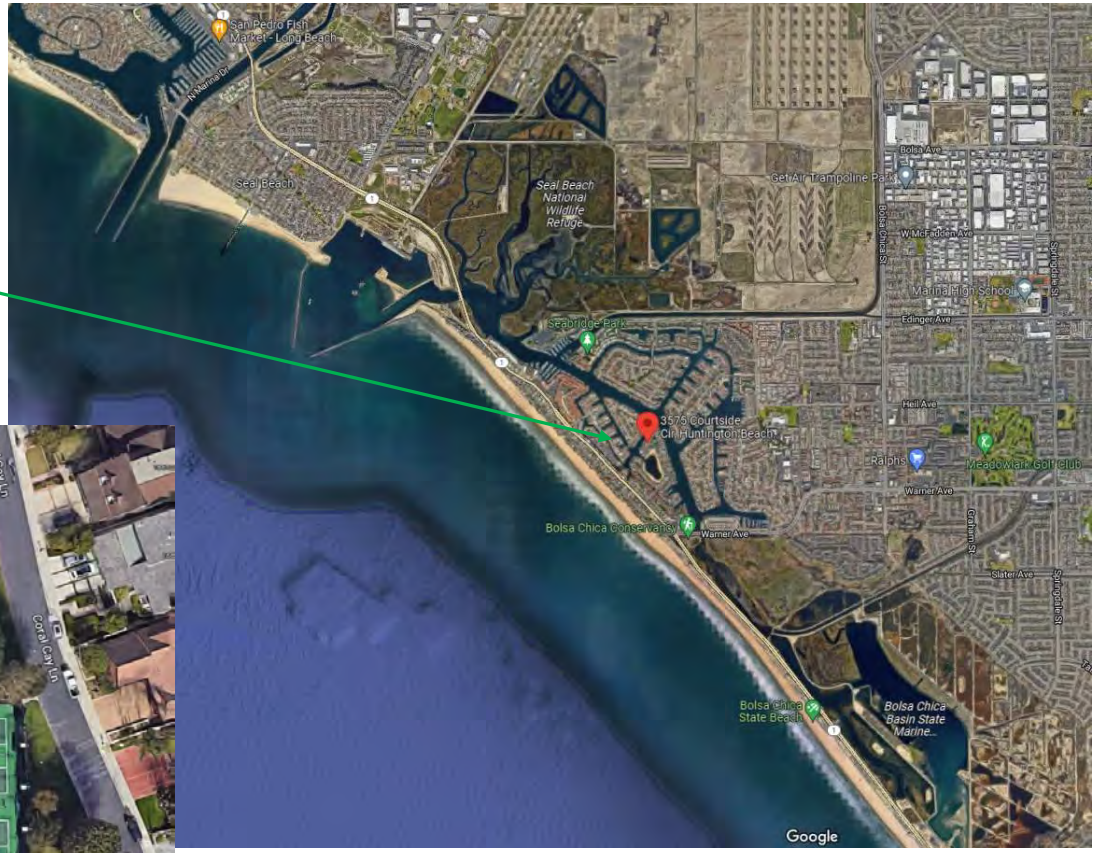
Exhibit 1 – Vicinity Map

Exhibit 2 – Project Plans

5-22-0315 Samaan
Exhibit 1a

Subject Site





5-22-0315 Samaan
Exhibit 1b

STRUCTURAL GENERAL NOTES

GENERAL REQUIREMENTS

1. CONSTRUCTION SHALL BE IN CONFORMITY WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.
2. 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 "WILLIAM SIMPSON & ASSOCIATES, INC." HEREINAFTER CALLED "THE ENGINEER".
3. CONTRACTOR SHALL PROVIDE BARRICADES AND PEDESTRIAN PROTECTION AS REQUIRED BY STATE AND LOCAL CODES.
4. 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.
5. CONTRACTOR SHALL FULLY PROTECT ALL ADJACENT PROPERTIES BEFORE COMMENCING ANY WORK.
6. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWNGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
7. CONTRACTOR SHALL INSTALL TEMPORARY TOILETS BEFORE START OF JOB.
8. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
9. 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 NOTED OTHERWISE.
10. DRAWNGS TAKE PRECEDENCE OVER SPECIFICATIONS. DETAILED DRAWNGS AND SPECIFICATIONS TAKE PRECEDENCE OVER GENERAL DRAWNGS AND SPECIFICATIONS.
11. WRITTEN DIMENSIONS (NOT SCALED DIMENSIONS) SHALL BE USED.
12. TEMPORARY ERECTION 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 LOADING.
13. 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, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
14. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION NOT TO UNDERMINE ANY ADJACENT STRUCTURE DURING THE COURSE OF CONSTRUCTION.
15. CLEAN UP: NO PAINT, PLASTER, CEMENT, SOIL, MORTAR OR OTHER RESIDUE SHALL BE ALLOWED TO ENTER THE BAY, STREETS, GUTTERS OR STORM DRAINS. ALL MATERIALS & WASTE SHALL BE REMOVED FROM THE SITE, NBMC 17.32.020.
16. 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.
17. 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.
18. POOLS, SPAS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS.
19. ALL A.S.T.M. SPECIFICATIONS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE A.S.T.M.
20. OBSERVATION VISITS TO THE PROJECT SITE BY THE ENGINEER SHALL NOT BE CONSTRUED AS ANY INSPECTION AS REQUIRED BY CODE.

FOUNDATIONS

1. THE CONTRACTOR SHALL ESTABLISH ALL CONSTRUCTION LINES AND PROCEED WITH THE EXCAVATION OF ALL FOOTINGS AS CALLED FOR ON THE DRAWNGS.
2. FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED UNIFORM EARTH OR ENGINEERED COMPACTED FILL.
3. NO REINFORCING STEEL AND NO CONCRETE SHALL BE PLACED IN ANY EXCAVATION PRIOR TO APPROVAL BY THE BUILDING DEPARTMENT.
4. THE TOP OF ALL EXCAVATIONS SHALL BE PROTECTED AGAINST HEAVY SURCHARGE LOADS AND FROM EROSION DUE TO RAINFALL OR SURFACE RUN-OFF DURING THE ENTIRE CONSTRUCTION PERIOD.
6. PAD PREPARATION SHALL BE IN ACCORDANCE WITH THE SOILS REPORT. THE PAD SHALL BE INSPECTED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACING ANY CONCRETE. THE PAD SHALL BE KEPT MOIST PRIOR TO THE PLACING OF CONCRETE.
7. FOUNDATION DESIGN IS BASED ON THE RECOMMENDATIONS CONTAINED IN THE TABLE 1610.1 OF CBC.

GRADING NOTES

THE ANTICIPATED TOTAL VOLUME OF CUT AND FILL FOR SEAWALL CONSTRUCTION ON THIS PROJECT IS MORE THAN 50 CUBIC YARDS. THUS, GRADING PERMIT IS REQUIRED - SEE ITEM 2 BELOW.

1. WHEN A GRADING PERMIT & PLANS ARE REQUIRED, IF NO GRADING IS ADDRESSED ON THE PLANS - SEE THE CIVIL & ARCHITECTURAL PLANS FOR THE FINISH GRADING ON THE SHORE SIDE OF THE BULKHEAD.
2. A PRE-GRADING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, CITY GRADING ENGINEER OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.
3. A PRE-PAVING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, CITY GRADING ENGINEER OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.
4. ALL FILLS SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY.
5. TEMPORARY EROSION CONTROL PLANS ARE REQUIRED FROM OCTOBER 15 TO MAY 15.
6. EROSION CONTROL DEVICES SHALL BE AVAILABLE ON-SITE BETWEEN OCTOBER 15 AND MAY 15.
7. BETWEEN OCTOBER 15 AND MAY 15, EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHENEVER THE FIVE-DAY PROBABILITY OF RAIN EXCEEDS 30 PERCENT. DURING THE REMAINDER OF THE YEAR, THEY SHALL BE IN PLACE AT THE END OF THE WORKING DAY, WHENEVER THE DAILY RAINFALL PROBABILITY EXCEEDS 50 PERCENT. SEE DETAILS L & R ON SHEET S-2.
8. LANDSCAPING PLANS SHALL BE SUBMITTED FOR APPROVAL, WORK COMPLETED AND A CERTIFICATE OF CONFORMANCE RECEIVED BY THE CITY GRADING ENGINEER PRIOR TO CLOSURE OF PERMIT, UNLESS WAIVED BY THE CITY GRADING ENGINEER.
   TEMPORARY DESILTING BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT.

BACKFILLING & COMPACTION NOTES

1. ALL BACKFILL SHALL CONFORM TO THE CBC 2019.
2. UTILITY TRENCH BACKFILL AND ANY OTHER BACKFILL MUST BE MECHANICALLY COMPACTED. JETTING AND FLOODING SHALL NOT BE PERMITTED.
3. WHERE WALLS ARE BACKFILLED ON ONE SIDE ONLY, PROVIDE SHORING OR OTHER APPROVED MEANS OF LATERAL SUPPORT UNTIL RESISTING ELEMENTS ARE ALL IN PLACE AND HAVE ATTAINED THEIR REQUIRED STRENGTHS. RESISTING ELEMENTS SHALL BE CONCRETE SLABS OR OTHER PERMANENT BUILDING COMPONENTS.
4. ALL FILLS SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE REQUIREMENTS OF THE CBC APPENDIX SECTION J107 FILLS.
5. FILTER CLOTH SHALL BE MIRAFI 140N-SERIES NONWOVEN POLYPROPYLENE GEOTEXTILE AS MANUFACTURED BY "TC MIRAFI COMPANY" AND SHALL BE MINIMUM 2.0' WIDE AND BE PLACED ON THE INSIDE FACE OF THE BULKHEAD EXTENDED EQUALLY FROM THE JOINT TO (2.0') BELOW THE FINAL MUDLINE FOR THE ENTIRE HEIGHT OF THE BULKHEAD.
6. COMPACTION REPORT MUST BE SUBMITTED TO AND BE APPROVED BY THE BUILDING DEPARTMENT BEFORE FOUNDATION INSPECTION.
7. COMPACT SOIL TO THE REQUIRED RELATIVE DENSITIES PER ASTM 155-91. DO NOT USE HEAVY COMPACTION EQUIPMENT WITHIN 20 FEET OF THE BULKHEAD.
8. ON SITE BROKEN CONCRETE & AC PAVING MAY BE USED AS FILL PROVIDED IT DOES NOT EXCEED 6 INCHES IN SIZE & IS NOT STACKED, LAYERED OR PLACED ABOVE ELEVATION +7.0'.

CONCRETE

1. ALL CONCRETE MIX DESIGNS, CONFORMING TO CBC SECTIONS 1904 & 1905, 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 7.0 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.
2. CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI AND A 0.40 WATER-TO-CEMENT RATIO.
3. CONCRETE GROUT SHALL HAVE THE SAME COMPRESSIVE STRENGTH AS THE OTHER CONCRETE AND SHALL BE A SUITABLE MIX CONSISTING OF PEA 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" OR APPROVED EQUAL.
4. 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.
5. 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.
6. SIDES OF FOOTING PADS MAY BE POURED AGAINST STABLE EARTH.
7. SLURRY CONCRETE, WHERE SPECIFIED OR USED, SHALL HAVE A MINIMUM CEMENT CONTENT OF 1.5 SACKS OF CEMENT PER CUBIC YARD OF MIX.
8. SEE ARCHITECTURAL NOTES FOR COLORED OR TEXTURED CONCRETE.
9. CONCRETE FORM WORK TOLERANCES SHALL BE IN ACCORDANCE WITH CBC AND A.C.I. STANDARDS.
10. 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.
11. ALL NECESSARY BRACES, STRONGBACKS, PICK-UP INSERTS, BOLTS, ETC., FOR PRECAST CONCRETE PANELS SHALL BE DESIGNED BY OTHERS FOR SAFE ERECTION OF THE PANELS.
12. NO CALCIUM CHLORIDE SHALL NOT BE USED IN ANY CONCRETE.
13. 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.
14. CHAMFER EXPOSED CORNERS ¾" U.N.O.

REINFORCING STEEL

1. 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 TIE REINFORCING STEEL SHALL BE EITHER EPOXY COATED STEEL, OR A 316 STAINLESS STEEL.
2. 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.
3. 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.
4. ADDITIONAL REINFORCING REQUIRED FOR ERECTION OF PRECAST CONCRETE PANELS SHALL BE ADDED PER THE CONTRACTOR'S DETAILS.
5. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE.

A) CONCRETE BELOW GRADE OR IN CONTACT WITH SOIL: WHEN CAST AGAINST EARTH 3", WHEN FORMED 2".
B) WALLS ABOVE GRADE: EXTERIOR FACE 1½", INTERIOR FACE 1".
C) PRECAST CONCRETE ELEMENTS: AS DETAILED.
D) CONCRETE SLAB ON GRADE: REINFORCING STEEL AT CENTER OF SLAB, UNLESS NOTED OTHERWISE.

6. REINFORCEMENT DETAILING SHALL BE IN ACCORDANCE WITH CBC SECTION 1907.
7. ALL TIE WIRES SHALL BE MINIMUM 16 GAUGE, BLACK ANNEALED, CONFORMING TO A.S.T.M. A82.
8. ALL REINFORCING BARS SHALL BE FREE OF RUST, GREASE OR OTHER MATERIAL LIKELY TO IMPAIR BONDING.
9. ALL BENDS IN REINFORCING SHALL BE COLD BENDS.

FASTENERS

WHERE MECHANICAL OR ADHESIVE ANCHORS/DOWELS ARE INDICATED ON DRAWINGS:

A) MECHANICAL ANCHORS SHALL BE HILTI KWIK BOLT KB-TZ AND BE INSTALLED IN ACCORDANCE WITH ICC ESR-1917
B) ADHESIVE ANCHORS SHALL BE HILTI "HIT-HY 150 MAX-SD" ADHESIVE INSTALLED IN ACCORDANCE WITH ICC ESR-3013 OR SIMPSON STRONG-TIE "SET-XP EPOXY" ADHESIVE INSTALLED IN ACCORDANCE WITH ICC ESR-2508.
C) HOLES SHALL BE DRILLED WITH NON-REBAR-CUTTING DRILL BITS.
D) 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.
E) UNLESS NOTED OTHERWISE ON THE DRAWINGS, USE MINIMUM ⅝" DIAMETER AT 24" ON CENTER WITH A MINIMUM OF 5" EMBEDMENT.

CONCRETE REPAIR

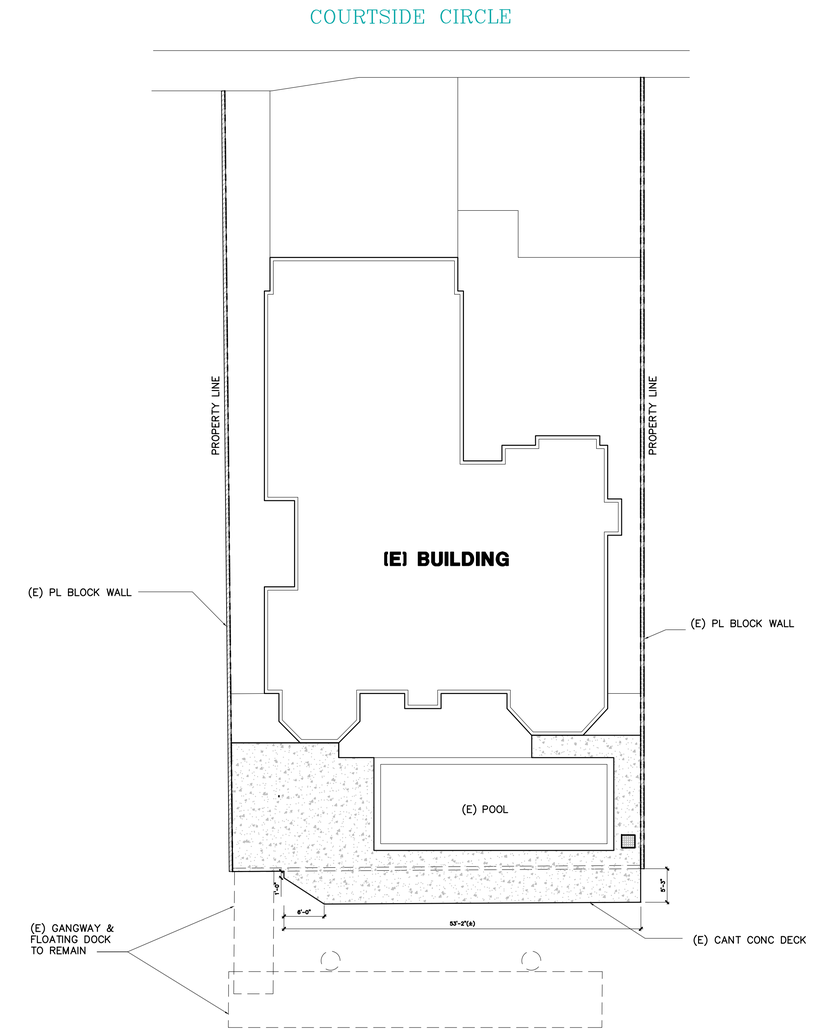
IT IS RECOMMENDED THAT THE OWNER SHALL HIRE A COMPANY SPECIALIZING IN STRUCTURAL PRESERVATION TO FIX THE CURRENT CRACKS, WHERE OCCUR, AT THE EXISTING CONCRETE SEAWALL.

ABBREVIATIONS

A.B.	ANCHOR BOLT
A.C.	ASPHALT CONCRETE
A/C	AIR CONDITIONING
A.C.P.	ASPHALT CONCRETE PAVING
ADDL	ADDITIONAL
A.F.F.	ABOVE FININSH FLOOR
ALUM	ALUMINUM
ALT	ALTERNATE
ANOD	ANODIZED
ARCHT	ARCHITECTURAL
AVG	AVERAGE
B.B.	BOTTOM OF BEAM
BET	BETWEEN
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
B.N.	BOUNDARY NAILING
BOT	BOTTOM
B.W.	BOTTOM OF WALL
C	CHANNEL
CANT	CANTILEVER
C.G.	CENTER OF GRAVITY
C.J.	CONSTRUCTION JOINT OR CEILING JOIST
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL	COLUMN
COMPO	COMPOSITION
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CONST	CONSTRUCTION
CORR	CORRIDOR
CTR	CENTER
DBL	DOUBLE
DET	DETAIL
DF	DOUGLAS FIR
D.F.	DRINKING FOUNTAIN
DIAG	DIAGONAL
DIAPH	DIAPHRAGM
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DP	DEEP
D.S.	DOWNSPOUT
DWGS	DRAWINGS
(E)	EXISTING
EA	EACH
E.F.	EACH FACE
ELEC	ELECTRICAL
ELEV	ELEVATION
EMBED	EMBEDMENT, EMBEDDED
E.N.	EDGE NAILING
EQ	EQUAL
E.S.	EACH SIDE
E.W.	EACH WAY
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F.D.	FLOOR DRAIN
FDN	FOUNDATION
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FIN	FINISH
F.J.	FLOOR JOIST
FLG	FLANGE
FLR	FLOOR
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.N.	FIELD NAILING
F.S.	FAR SIDE
FT	FEET OR FOOT
FTG	FOOTING
GALV	GALVANIZED
GA	GAUGE
G.I.	GALVANIZED IRON
GLB	GLU-LAM BEAM
GLP	GLU-LAM PURLIN
GYP BD	GYPSUM BOARD
HDR	HEADER
HGR	HANGER
HK	HOOK
HORIZ	HORIZONTAL
H.P.	HIGH POINT
HT	HEIGHT
H.S.	HIGH STRENGTH
HVAC	HEATING/VENTILATING & AIR CONDITIONING
IN	INCH
INFO	INFORMATION
INT	INTERIOR
J.B.	JOIST BEARING
J.G.	JOIST GIRDER
JST	JOIST
JT	JOINT
K.O.	KNOCK OUT
L	ANGLE
LAT	LATERAL
LDR	LEDGER
LG	LONG
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONGIT	LONGITUDINAL
L.P.	LOW POINT
LT	LIGHT
MATL	MATERIAL
MAX	MAXIMUM
M.B.	MACHINE BOLT
MATL	MATERIAL
MAX	MAXIMUM
M.B.	MACHINE BOLT
MECH	MECHANICAL
MEZZ	MEZZANINE
MFD	MANUFACTURED
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
M.F.O.	METAL FRAMED OPENING
MLB	MICROLLAM BEAM
M.P.H.	MILES PER HOUR
MTL	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.S.	NELSON STUD OR NEAR SIDE
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OFF	OFFICE
OPNG	OPENING
OPP HD	OPPOSITE HAND
O.S.F.	OUTSIDE FACE
P.C.	PIPE COLUMN
PEN	PENETRATION
PL	PLATE OR PROPERTY LINE
PILAS	PILASTER
PLYWD	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	PRESERVATIVE TREATED
R.D.	ROOF DRAIN
REBAR	REINFORCING BAR
R.B.	ROOF BEAM
REQD	REQUIRED
REINF	REINFORCING
REF	REFERENCE
REV	REVISION
R.J.	ROOF JOIST
RM	ROOM
R.O.	ROUGH OPENING
SCH	SCHEDULE
SECT	SECTION
SHTG	SHEATHING
SHT	SHEET
SIM	SIMILAR
S.J.	SAWCUT JOINT
S.P.	SPLICE POINT
SPA	SPACING
SPECS	SPECIFICATIONS
SQ	SQUARE
STAGG	STAGGERED
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
S.S.	SELECT STRUCTURAL
STRUCT	STRUCTURAL
SYM	SYMETRICAL
T & B	TOP & BOTTOM
T & G	TONGUE & GROVE
TEMP	TEMPERED
T.F.	TOP OF FOOTING
T.B.	TOP OF BEAM
TG	TAPERED GIRDER
T.G.	TOP OF GIRDER
THK	THICK
THRU	THROUGH
T.L.	TOP OF LEDGER
T.N.	TOP OF NAILER
T.O.	TOP OF
T.O.P.	TOP OF PARAPET/PANEL
T.O.S.	TOP OF STEEL
TOT	TOTAL
TRANSF	TRANSFER
TRANSV	TRANSVERSE
TS	TUBE STEEL
T.S.	TOP OF SLAB
T.W.	TOP OF WALL
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT	VERTICAL
V.I.F.	VERIFY IN FIELD
W/	WITH
WD	WOOD
W	WIDE FLANGE
W/O	WITHOUT
W.P.	WORK POINT
W.R.	WATER RESISTANT
WT	WEIGHT
W.W.F.	WELDED WIRE FABRIC
X	EXTRA STRONG
XX	DOUBLE EXTRA STRONG

SYMBOLS

@	AT
℄	CENTER LINE
ø	DIAMETER
ℙ	PLATE OR PROPERTY LINE
$	STEP IN FOOTING



SITE PLAN

N.T.S.

PRELIMINARY

NOT FOR CONSTRUCTION

ISSUANCE OF A BUILDING PERMIT BY THE CITY OF HUNTINGTON 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:

1. REPLACING 53'-2" LONG CONCRETE CANTILEVERED DECK WITH NEW 48'-2" LONG CANTILEVERED DECK. THE NEW DECK IS 5'-0" CANTILEVERED OVER THE CHANNEL.

NOTE TO THE BIDDERS:

AFTER THOROUGHLY EXAMINING THE CONSTRUCTION DOCUMENTS AND THE SITE:

1. NOTIFY THE ARCHITECT AND/OR THE ENGINEER IN WRITING, REGARDING ALL DISCREPANCIES REQUIRING CLARIFICATION, PRIOR TO THE "BID SUBMITTAL".
2. 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.
3. THE CONTRACTOR SHALL NOT BE ENTITLED TO ANY ADDITIONAL COMPENSATION FOR ANY DISCREPANCY DISCOVERED AFTER THE "CLOSE OF THE BID".

OWNER/APPLICANT
3575 Courtside Circle
Huntington Beach, CA 92647

(N) CONC. CANTILEVERED DECK
LOCATED AT:
3575 Courtside Cir
Hungting Beach, CA 92649

SITE PLAN & STRUCT GENERAL NOTES

BLUE HORIZON
CONSULTING ENGINEERS INC.
20 CORPORATE PLAZA, SUITE 150
NEWPORT BEACH, CA 92660
www.bhceng.com
P (949) 522-1482
mail@bhceng.com

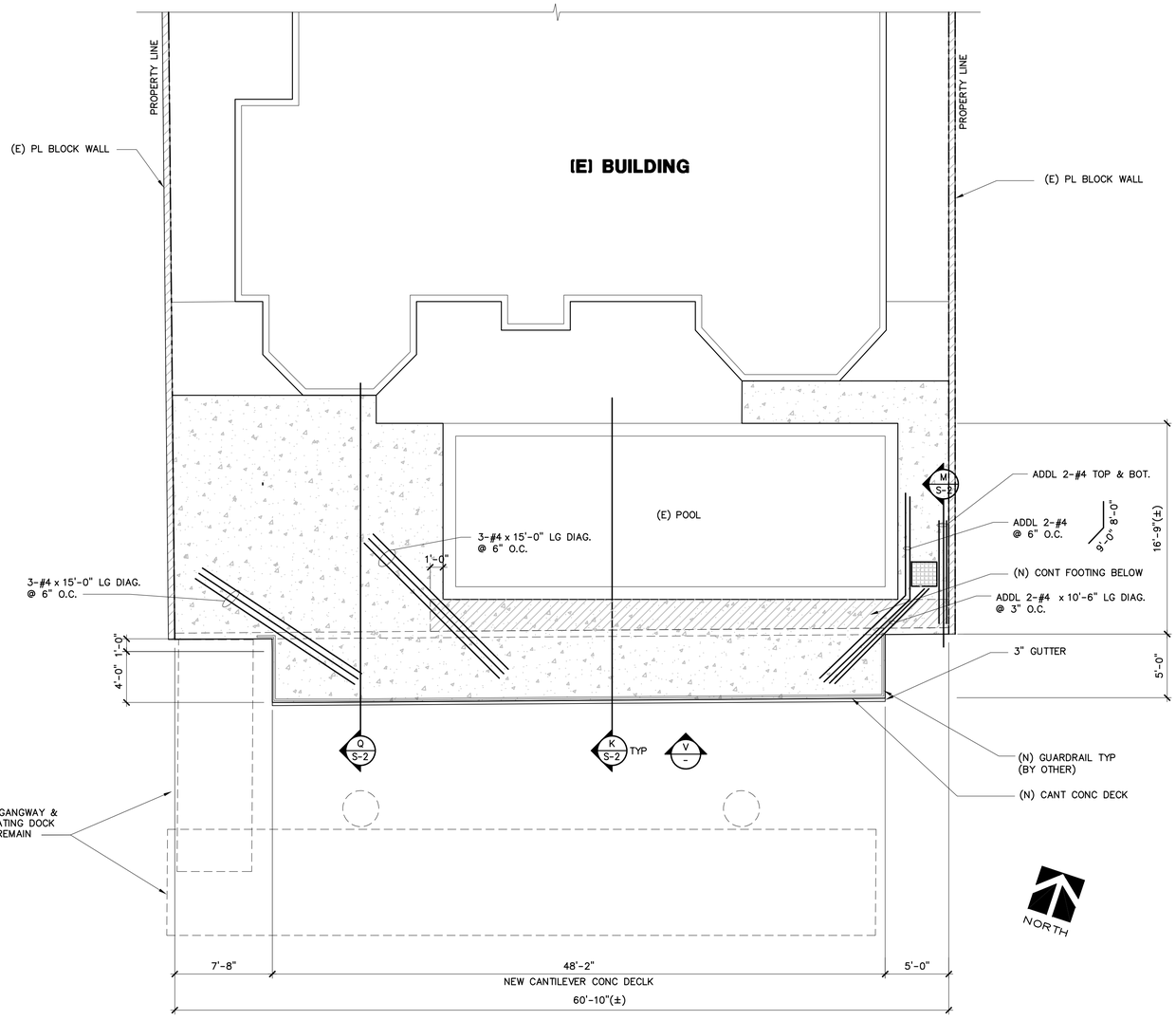
REGISTERED PROFESSIONAL ENGINEER
KEIN MIRZAHOSSEINI
C 82840
CIVIL
STATE OF CALIFORNIA

05/27/22

DES.	S. KASHANI			
DRAWN	C. NGUYEN			
CK'D.		PROJ. MGR.	DATE	05/27/22

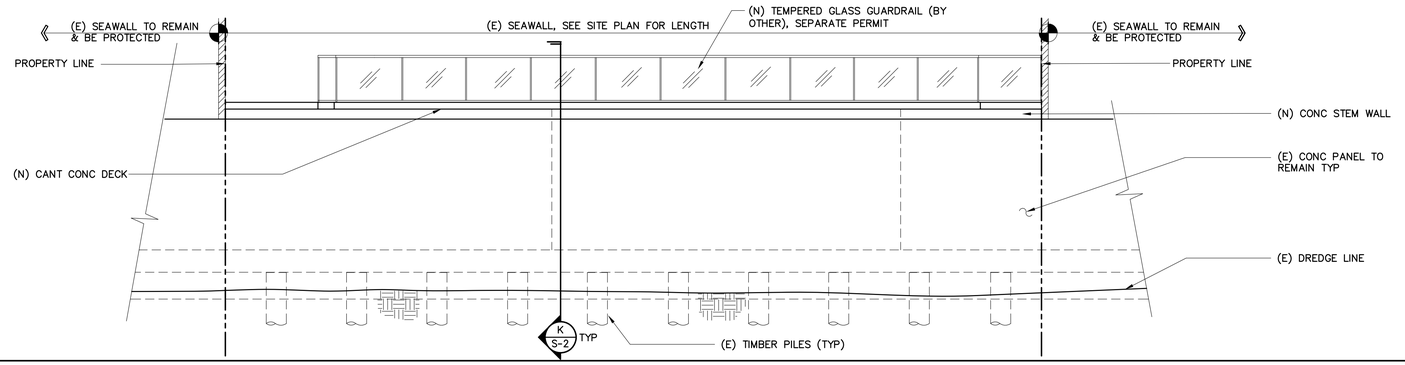
JOB 21-43A

S-0



PLAN

3/16" = 1'-0" | Q



SEAWALL ELEVATION

N.T.S. | V

WATER QUALITY NOTES

(1) NO DEMOLITION OR CONSTRUCTION MATERIALS, EQUIPMENT, DEBRIS, OR WASTE SHALL BE PLACED OR STORED WHERE IT MAY ENTER SENSITIVE HABITAT, RECEIVING WATERS OR A STORM DRAIN, OR BE SUBJECT TO WAVE, WIND, RAIN OR TIDAL EROSION AND DISPERSION.

(2) ANY AND ALL DEBRIS RESULTING FROM DEMOLITION OR CONSTRUCTION ACTIVITIES, AND ANY REMAINING CONSTRUCTION MATERIAL, SHALL BE REMOVED FROM THE PROJECT SITE WITHIN 24 HOURS OF COMPLETION OF THE PROJECT.

(3) DEMOLITION OR CONSTRUCTION DEBRIS AND SEDIMENT SHALL BE REMOVED FROM WORK AREAS EACH DAY THAT DEMOLITION OR CONSTRUCTION OCCURS TO PREVENT THE ACCUMULATION OF SEDIMENT AND OTHER DEBRIS THAT MAY BE DISCHARGED INTO COASTAL WATERS.

(4) MACHINERY OR CONSTRUCTION MATERIALS NOT ESSENTIAL FOR PROJECT IMPROVEMENTS WILL NOT BE ALLOWED AT ANY TIME IN THE INTERTIDAL ZONE.

(5) IF TURBID CONDITIONS ARE GENERATED DURING CONSTRUCTION A SILT CURTAIN WILL BE UTILIZED TO CONTROL TURBIDITY.

(6) FLOATING BOOMS WILL BE USED TO CONTAIN DEBRIS DISCHARGED INTO COASTAL WATERS AND ANY DEBRIS DISCHARGED WILL BE REMOVED AS SOON AS POSSIBLE BUT NO LATER THAN THE END OF EACH DAY.

(7) NON BUOYANT DEBRIS DISCHARGED INTO COASTAL WATERS WILL BE RECOVERED BY DIVERS AS SOON AS POSSIBLE AFTER LOSS.

(8) ALL TRASH AND DEBRIS SHALL BE DISPOSED IN THE PROPER TRASH AND RECYCLING RECEPTACLES AT THE END OF EVERY CONSTRUCTION DAY.

(9) THE APPLICANT SHALL PROVIDE ADEQUATE DISPOSAL FACILITIES FOR SOLID WASTE, INCLUDING EXCESS CONCRETE, PRODUCED DURING DEMOLITION OR CONSTRUCTION.

(10) DEBRIS SHALL BE DISPOSED OF AT A LEGAL DISPOSAL SITE OR RECYCLED AT A RECYCLING FACILITY. IF THE DISPOSAL SITE IS LOCATED IN THE COASTAL ZONE, A COASTAL DEVELOPMENT PERMIT OR AN AMENDMENT TO THIS PERMIT SHALL BE REQUIRED BEFORE DISPOSAL CAN TAKE PLACE UNLESS THE EXECUTIVE DIRECTOR DETERMINES THAT NO AMENDMENT OR NEW PERMIT IS LEGALLY REQUIRED.

(11) ALL STOCK PILES AND CONSTRUCTION MATERIALS SHALL BE COVERED, ENCLOSED ON ALL SIDES, SHALL BE LOCATED AS FAR AWAY AS POSSIBLE FROM DRAIN INLETS AND ANY WATERWAY, AND SHALL NOT BE STORED IN CONTACT WITH THE SOIL.

(12) MACHINERY AND EQUIPMENT SHALL BE MAINTAINED AND WASHED IN CONFINED AREAS SPECIFICALLY DESIGNED TO CONTROL RUNOFF. THINNERS OR SOLVENTS SHALL NOT BE DISCHARGED INTO SANITARY OR STORM SEWER SYSTEMS.

(13) THE DISCHARGE OF ANY HAZARDOUS MATERIALS INTO ANY RECEIVING WATERS SHALL BE PROHIBITED.

(14) SPILL PREVENTION AND CONTROL MEASURES SHALL BE IMPLEMENTED TO ENSURE THE PROPER HANDLING AND STORAGE OF PETROLEUM PRODUCTS AND OTHER CONSTRUCTION MATERIALS. MEASURES SHALL INCLUDE A DESIGNATED FUELING AND VEHICLE MAINTENANCE AREA WITH APPROPRIATE BERMS AND PROTECTION TO PREVENT ANY SPILLAGE OF GASOLINE OR RELATED PETROLEUM PRODUCTS OR CONTACT WITH RUNOFF. THE AREA SHALL BE LOCATED AS FAR AWAY FROM THE RECEIVING WATERS AND STORM DRAIN INLETS AS POSSIBLE.

(15) BEST MANAGEMENT PRACTICES (BMPS) AND GOOD HOUSEKEEPING PRACTICES (GHPS) DESIGNED TO PREVENT SPILLAGE AND/OR RUNOFF OF DEMOLITION OR CONSTRUCTION-RELATED MATERIALS, AND TO CONTAIN SEDIMENT OR CONTAMINANTS ASSOCIATED WITH DEMOLITION OR CONSTRUCTION ACTIVITY, SHALL BE IMPLEMENTED PRIOR TO THE ON-SET OF SUCH ACTIVITY.

(16) ALL BMPS SHALL BE MAINTAINED IN A FUNCTIONAL CONDITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITY.

PRELIMINARY

NOT FOR CONSTRUCTION

NOTE:
VERIFY ALL DIMENSIONS.

APPLY DETAIL R/S-2 AT THE ENTIRE PERIMETER OF ANY EXCAVATED MATERIAL PILED UP AT THE PROJECT SITE IN COMPLIAONCE WITH ITEM 6 UNDER "EROSION CONTROL NOTES" ON SHEET S-0.

NOTE : VERIFY ALL ELEVATIONS.

OWNER/APPLICANT
3575 Courtside Circle
Huntington Beach, CA 92647

(N) CONC. CANTILEVERED DECK
LOCATED AT:
3575 Courtside Cir
Hungting Beach, CA 92649

PLAN & ELEVATION

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REGISTERED PROFESSIONAL ENGINEER
SEPAND AMIRKHOSRAVI KASHANI
C 82840
CIVIL
STATE OF CALIFORNIA

05/27/22

DES. S. KASHANI
DRAWN C. NGUYEN
CK'D.
PROJ. MGR.
DATE 05/27/22

JOB 21-43A

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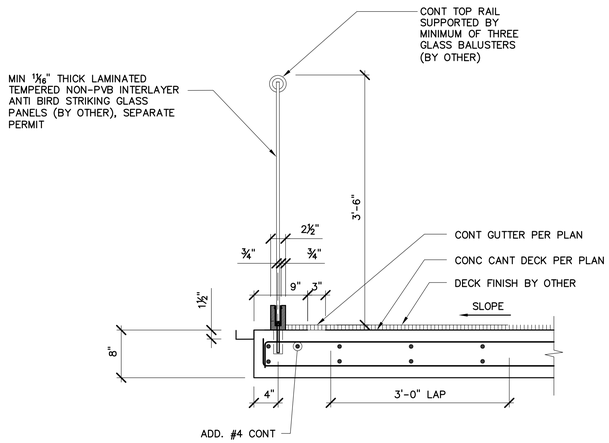
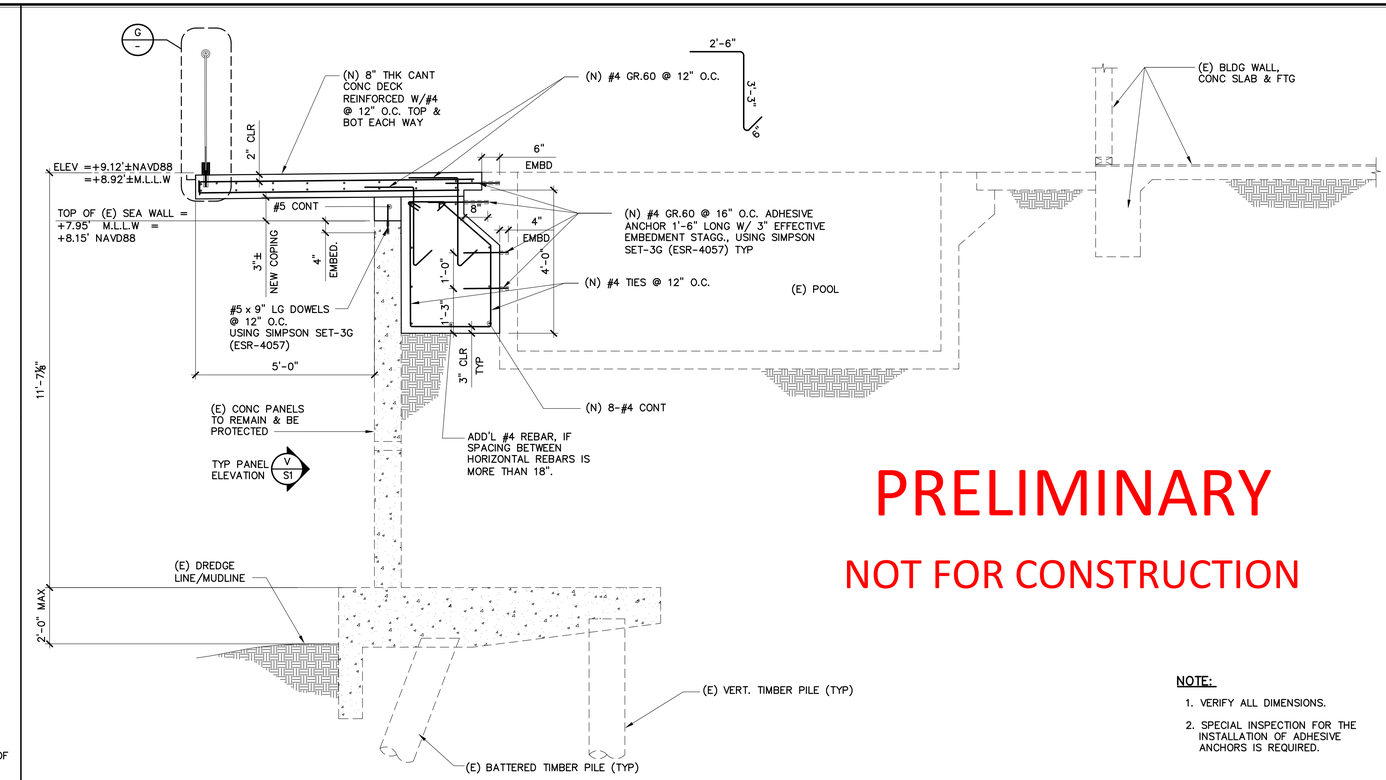
11/9/20



NOTE : FOR INFO. NOT SHOWN, SEE DET (K/-).

NOTE:
1. ADHESIVE ANCHORS AND NUTS SHALL BE HOT-DIP GALVANIZED OR EPOXY COATED.
2. SPECIAL INSPECTION FOR THE INSTALLATION OF ADHESIVE ANCHORS IS REQUIRED.

GUARDRAIL DETAIL — N.T.S. — G



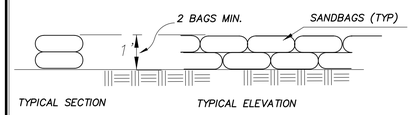
PRELIMINARY

NOT FOR CONSTRUCTION

NOTE:
1. VERIFY ALL DIMENSIONS.
2. SPECIAL INSPECTION FOR THE INSTALLATION OF ADHESIVE ANCHORS IS REQUIRED.

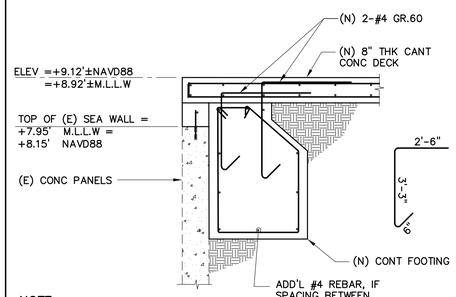
TYPICAL SECTION — N.T.S. — K

S-2L : 12/05/13



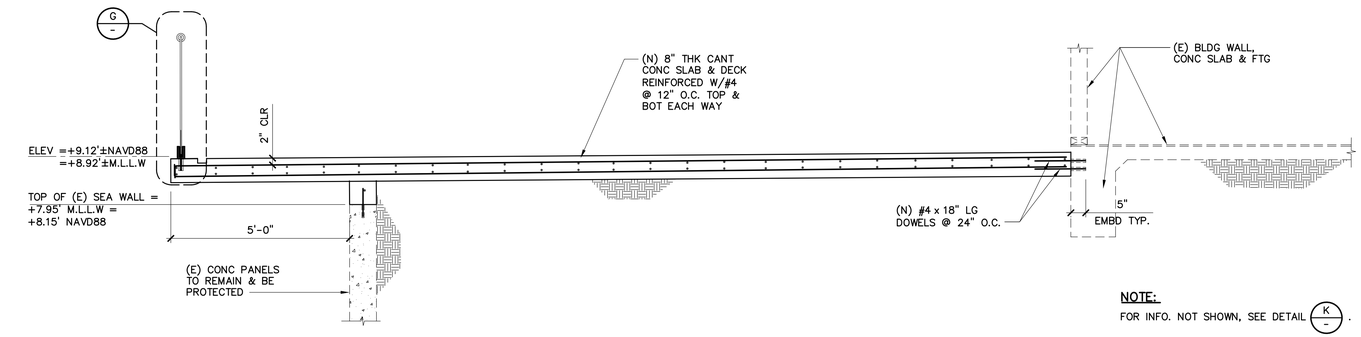
SANDBAG VELOCITY REDUCER DETAIL

VELOCITY REDUCER DETAIL — N.T.S. — L



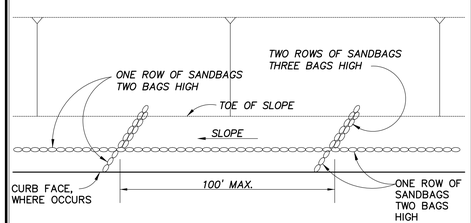
NOTE:
FOR INFO. NOT SHOWN, SEE DETAIL (K/-).

SECTION — N.T.S. — M



NOTE:
FOR INFO. NOT SHOWN, SEE DETAIL (K/-).

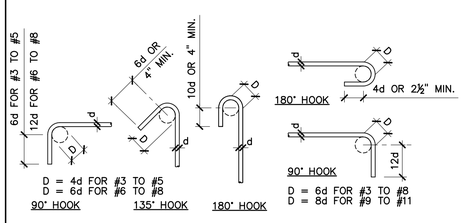
SECTION — N.T.S. — Q



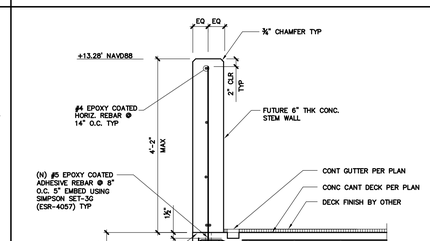
TOE OF SLOPE PROTECTION DETAIL

NOTE:
THIS DETAIL SHALL APPLY AT THE ENTIRE PERIMETER OF ANY EXCAVATED MATERIAL PILED UP AT THE PROJECT SITE IN COMPLIANCE WITH ITEM 6 UNDER "EROSION CONTROL NOTES" ON SHEET S-0.

TOE OF SLOPE PROTECTION — N.T.S. — R



BAR BENDS — N.T.S. — S



NOTE :
EPOXY SHALL CONFORM TO ASTM C881 STANDARD AND BE USED IN STRICT ACCORD WITH THE MANUFACTURERS PRINTED INSTRUCTIONS.

NOTE:
1. SPECIAL INSPECTION FOR THE INSTALLATION OF ADHESIVE ANCHORS IS REQUIRED.

FUTURE STEM WALL RAISE — N.T.S. — T

U

V

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REGISTERED PROFESSIONAL ENGINEER — SINA MIRZAMOSSENNEJAD — C 82840 — Civil — STATE OF CALIFORNIA

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S-2