

1433
N BEVERLY GLEN BLVD
Los Angeles, CA 90077
phone (310) 441-7710
fax (310) 441-0568
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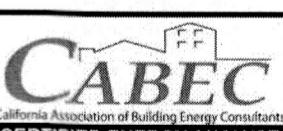
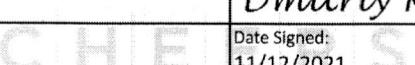
CERTIFICATE OF COMPLIANCE												
Project Name: 9 SOUTH PEAK DRIVE												
Calculation Date/Time: 2021-11-12T14:12:53-08:00												
(Page 1 of 10)												
Input File Name: 136676 KAZAKOV.rbd19x												
GENERAL INFORMATION												
01	Project Name 9 SOUTH PEAK DRIVE											
02	Run Title Title 24 Analysis											
03	Project Location 9 SOUTH PEAK DRIVE											
04	City LAGUNA NIGUEL	05	Standards Version 2019	06	07	08	09	0	10	11	12	
06	Zip code 92677	07	Software Version EnergyPro 8.2	08	Climate Zone 9	09	Front Orientation (deg/ Cardinal)	0	Building Type Single family	Number of Dwelling Units 1	Project Scope NewConstruction	
10	12	13	Number of Stories 1	14	Addition Cond. Floor Area (ft ²) 0	15	Number of Bedrooms 1	16	Existing Cond. Floor Area (ft ²) n/a	17	Penetration Average U-factor 0.32	
16	Total Cond. Floor Area (ft ²) 510	19	Glazing Percentage (%) 29.51%	20	ADU Bedroom Count n/a	21	ADU Conditioned Floor Area n/a	22	Is Natural Gas Available? Yes			
COMPLIANCE RESULTS												
01	Building Complies with Computer Performance											
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.											
03	This building incorporates one or more Special Features shown below											
CHEERS												
Registration Number: 421-P010164804A-000-000-0000000-0000 Registration Date/Time: 11/12/2021 14:12 HERS Provider: CHEERS NOTICE: This document has been generated by Consol Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document. CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.300 Report Generated: 2021-11-12 14:13:16 Schema Version: rev 20200901												
CF1R-PRF-01E (Page 2 of 10)												
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ENERGY DESIGN RATING												
Energy Design Ratings												
Compliance Margins												
Efficiency ¹ (EDR) Total ² (EDR) Efficiency ³ (EDR) Total ⁴ (EDR)												
Standard Design 53.5 25.2												
Proposed Design 53.3 25 0.2 0.2												
RESULT: ⁵ COMPLIES												
1: Efficiency EDR includes improvements to the building envelope and more efficient equipment 2: Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries 3: Building complies when efficiency and total compliance margins are greater than or equal to zero 4: Standard Design PV Capacity: 1.67 kWdc 5: Proposed PV kWh output exceeds proposed electricity use by 1.1% which may violate NEM rules. Contact local utility. 6: PV System resized to 1.67 kWdc (a factor of 1.672) to achieve 'Standard Design PV' PV scaling												
ENERGY USE SUMMARY												
Energy Use (kTDE/ft ² -yr)												
Standard Design Proposed Design Compliance Margin Percent Improvement												
Space Heating 7.71 13.25 -5.54 -71.9												
Space Cooling 43.42 39.69 3.73 8.6												
IAQ Ventilation 10.52 10.52 0 0												
Water Heating 34.29 31.64 2.65 7.7												
Self Utilization/Flexibility Credit n/a 0 0 n/a												
Compliance Energy Total 95.94 95.1 0.84 0.9												
REQUIRED PV SYSTEMS - SIMPLIFIED												
01	02	03	04	05	06	07	08	09	10	11	12	
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CPI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: x (in 12)	Inverter Eff. (%)	Annual Solar Access (%)	
1.67	NA	Standard	Fixed	none	true	150-270	n/a	n/a	<7.12	96	100	
Registration Number: 421-P010164804A-000-000-0000000-0000 Registration Date/Time: 11/12/2021 14:12 HERS Provider: CHEERS NOTICE: This document has been generated by Consol Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document. CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.300 Report Generated: 2021-11-12 14:13:16 Schema Version: rev 20200901												
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OVERHANGS AND FINS												
Overhang Left Fin Right Fin												
Window Depth Dist Up Left Extent Right Extent Flap Ht. Depth Top Up Dst L Bot Up Depth Top Up Dst R Bot Up												
N Glass Doors 4 0.1 4 4 0 0 0 0 0 0 0 0 0 0 0 0												
N Windows 4 0.1 4 4 0 0 0 0 0 0 0 0 0 0 0 0												
SLAB FLOORS												
01	02	03	04	05	06	07	08					
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated					
Slab Floor	ADU	510	94	none	0	80%	No					
OPAQUE SURFACE CONSTRUCTIONS												
01	02	03	04	05	06	07	08					
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior/Exterior Continuous R-value	U-factor	Assembly Layers					
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.089	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: Wood Siding/Sheathing/Cladding					
R-30 Roof Rafter	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / None	0.037	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Cladding Cavity / Frame: R-30 / 2x10 Inside Finish: Gypsum Board					
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SPACE CONDITIONING SYSTEMS												
01	02	03	04	05	06	07	08	09	10	11	12	
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	U-factor Source	SHGC Source	Exterior Shading	
Res HVAC1	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	New	NA	1	1		
HVAC - HEATING UNIT TYPES												
01	02	03	04	05	06	07	08	09	10	11	12	
Name	System Type	Number of Units			Heating Efficiency							
Heating Component 1	Central gas furnace	1			AFUE-92							
HVAC - COOLING UNIT TYPES												
01	02	03	04	05	06	07	08	09	10	11	12	
Name	System Type	Number of Units	Efficiency EER/CEER	Efficiency SEER	Zonally Controlled	Multispeed Compressor	HERS Verification					
Cooling Component 1	Central split AC	1	13	18	Not Zonal	Single Speed	Cooling Component 1-hers-cool					
HVAC COOLING - HERS VERIFICATION												
01	02	03	04	05	06	07	08	09	10	11	12	
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge							
Cooling Component 1-hers-cool	Required	350	Required	Required	Required							
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(Page 9 of 10)												
Input File Name: 136676 KAZAKOV.rbd19x												
HVAC - DISTRIBUTION SYSTEMS												
01	02	03	04	05	06	07	08	09	10	11	12	
Name	Type	Design Type	Supply	Return	Duct Ins. R-value	Duct Location	Surface Area					
Air Distribution System 1	Verified low-leakage ducts in conditioned space	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Duct Leakage	HERS Verification	
									Sealed and Tested	Conditioned System 1-hers-dist		
HVAC DISTRIBUTION - HERS VERIFICATION												
01	02	03	04	05	06	07	08	09	10	11	12	
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space				
Air Distribution System 1-hers-dist	Yes	See RA3.1.4.3.8	Required	Not Required	Not Required	Credit not taken	Not Required	Yes				
HVAC - FAN SYSTEMS												
01	02	03	04	05	06	07	08	09	10	11	12	
Name	Type	Fan Power (Watts/CFM)			Name							
HVAC Fan 1	HVAC Fan	0.45			HVAC Fan 1-hers-fan							
HVAC FAN SYSTEMS - HERS VERIFICATION												
01	02	03	04	05	06	07	08	09	10	11	12	
Name	Verified Fan Watt Draw	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	
HVAC Fan 1-hers-fan	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	
Registration Number: 421-P010164804A-000-000-0000000-0000 Registration Date/Time: 11/12/2021 14:12 HERS Provider: CHEERS NOTICE: This document has been generated by Consol Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document. CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.300 Report Generated: 2021-11-12 14:13:16 Schema Version: rev 20200901												
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IAQ (INDOOR AIR QUALITY) FANS												
01	02	03	04	05	06	07	08	09	10	11	12	
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness (%)	IAQ Recovery Effectiveness - SREIAQ Recovery Effectiveness - SRE							
Sfm IAQventRpt 1-1	40	0.575	Balanced HRV	66	n/a							
PROJECT NOTES												
www.title2data.com e-mail: inbox@title2data.com "One Day Service" since 1978												
Planchek resubmittal 01/31/2022												
Planchek 11/16/21												
Progress 11/05/21												
Printed - 01/27/2022												
9 SOUTH PEAK ADU												
9 SOUTH PEAK DR LAGUNA NIGUEL, CA 92677												
TITLE 24												

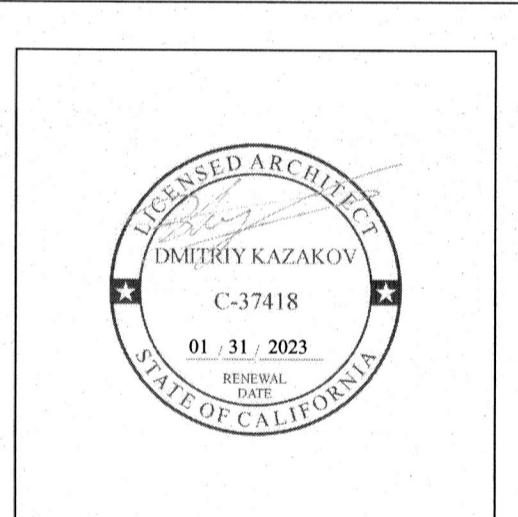
Kazakov *design*

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Calculation Description: Title 24 Analysis	Input File Name: 136676 KAZAKOV.ribd19x	
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT		
1. I certify that this Certificate of Compliance documentation is accurate and complete.		
Documentation Author Name: David McClain	Documentation Author Signature: <i>David McClain</i>	
Company: Title 24 Data Corp	Signature Date: 11/12/2021	 California Association of Building Energy Consultants CERTIFIED ENERGY ANALYST
Address: 633 Monterey Trail	CEA/HERS Certification Identification (If applicable): CEA NR19-16-30017/R19-14-30052	
City/State/Zip: Frazier Park, CA 93255	Phone: 661-245-6372	
RESPONSIBLE PERSON'S DECLARATION STATEMENT		
I certify the following under penalty of perjury, under the laws of the State of California:		
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.		
Responsible Designer Name: Dmitriy Kazakov	Responsible Designer Signature: <i>Dmitriy Kazakov</i>	
Company: Kazakov Design, Inc	Date Signed: 11/12/2021	 CHEERS
Address: 1433 N Beverly Glen Blvd	License: C-37418	
City/State/Zip: Los Angeles, CA 90077	Phone: (310) 441-7710	



9 SOUTH PEAK ADU

9 SOUTH PEAK DR
LAGUNA NIGUEL, CA 92677

0.1A

PLANCHECK NOTES:

1. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines -whether or not the lines are located on the property.. Failure to comply may cause construction delays and/or additional expenses.

2. An approved Seismic Gas Shut off Valve will be installed on the fuel gas line on the downstream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170, 158) (Separate plumbing permit is required).

3. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3)

4. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4)

5. Bathtubs and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor.

6. Provide ultra-low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.

7. Unit skyights shall be labeled by LA City approved labeling agency. Such label shall state the approved labeling agency name, product designation and performance grade rating. (Research Report not required). (R308.6.9)

8. Water heater must be strapped to wall. (Section 507.3, LAPC)

9. For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure, the alarm shall sound continuously for a minimum of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 seconds maximum) for a single opening. The deactivation switch shall be at least 54" above the floor. (6109 of LABC)

10. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R309.4)

11. Smoke detectors shall be provided for all dwelling units intended for human occupancy, where a permit is required for alterations, repairs, or additions. (R314.2)

11A. Smoke detectors shall be provided in each sleeping room, on the ceiling or wall immediately outside of each sleeping room, and on each story and basement for dwelling with more than one story.

11B. The power source for smoke detectors shall be as follows:

a) in new construction smoke detectors shall receive their primary power from the building wiring and shall be equipped with a battery backup (907.2.11, R314.4)

b) In existing SFD smoke detectors may be battery operated (907.2.11, R314.4)

12. Where a permit is required for alterations, repairs, or additions, existing dwellings or sleeping units that have attached garages or fire-burner appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.2. Carbon monoxide alarm shall only be required in the specific dwelling unit sleeping unit for which the permit was obtained. (R315.2)

13. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot-candles over area. To the room at a height of 30 inches above the floor level. (R303.1)

14. A copy of the evaluation report and/or conditions of listing shall be made available at the job site.

15. Ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No.26 gauge sheet steel or other approved material and shall not have openings into the garage (R302.5.2)

16. Other penetrations of garage/ dwelling ceilings and walls shall be protected as required by Section R302.11, Item 4 (R302.5.3)

17. Garage floor surfaces shall be of an approved noncombustible material, and the area used to park vehicles shall be sloped to a drain or toward the main vehicle entry doorway. (R309.1)

18. Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. (R319.1)

19. Exhaust fans provided for humidity control shall meet the following:

1. ENERGY STAR compliant, and be ducted to terminate to the outside of the building
2. Controlled by a humidity control unless functioning as a component of a whole house ventilation system. Humidity control shall operate as follows (CGB4.506.1):

a) Humidity controls shall be capable of adjustment between a relative humidity range of a greater than or equal to 50% to a maximum of 80%. The humidity control may utilize manual or automatic means of adjustment and,

b) Humidity control may be a separate component to the exhaust fan and is not required to be integral.

20. The main electrical service panel shall have a reserved space to allow for installation of a double pole circuit breaker for a future solar electric installation. The reserved space shall be positioned at the opposite (load) end from the input feeder location or main circuit location and shall be permanently marked as "For Future Solar Electric".

21. A copy of construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant.

22. Rooms containing bathtubs, shower, spas, and similar bathing fixtures shall be mechanically ventilated. Separate mechanical permit may be required (1203.5.21)

23. Provide 70' - 72' high non absorbent wall adjacent to shower and approved shatter-resistant materials for shower enclosure (1210.2.3, 2406.4.5, R307.2, R308.4)

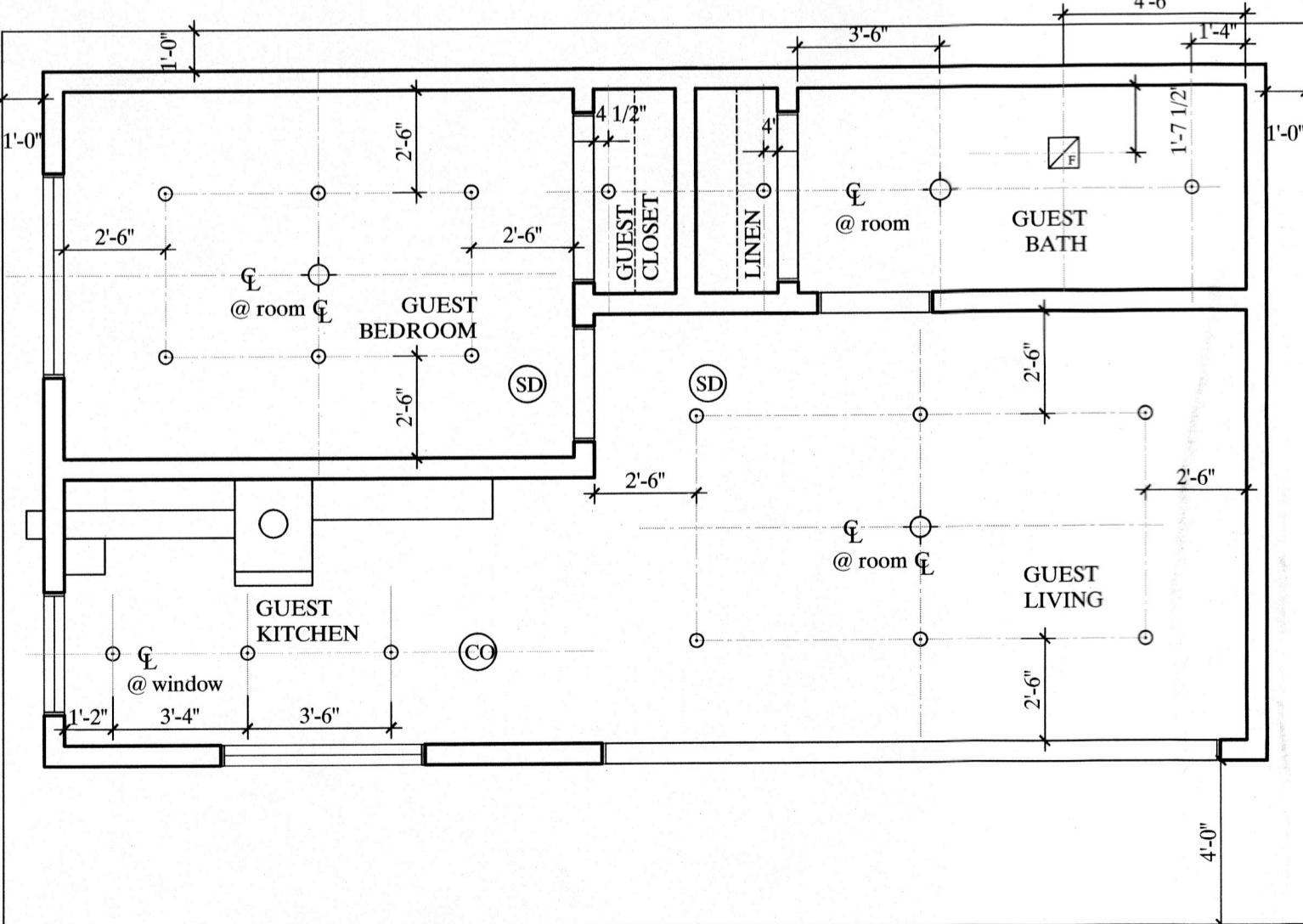
24. Sprinkler system must be approved by the Mechanical Division prior to installation

25. A fire alarm (visual and audible) is required. The alarm system must be approved by the Fire Department and Electrical Plancheck prior to installation (LAMC 57.122)

26. Carbon monoxide alarm is required (420.6, R315)

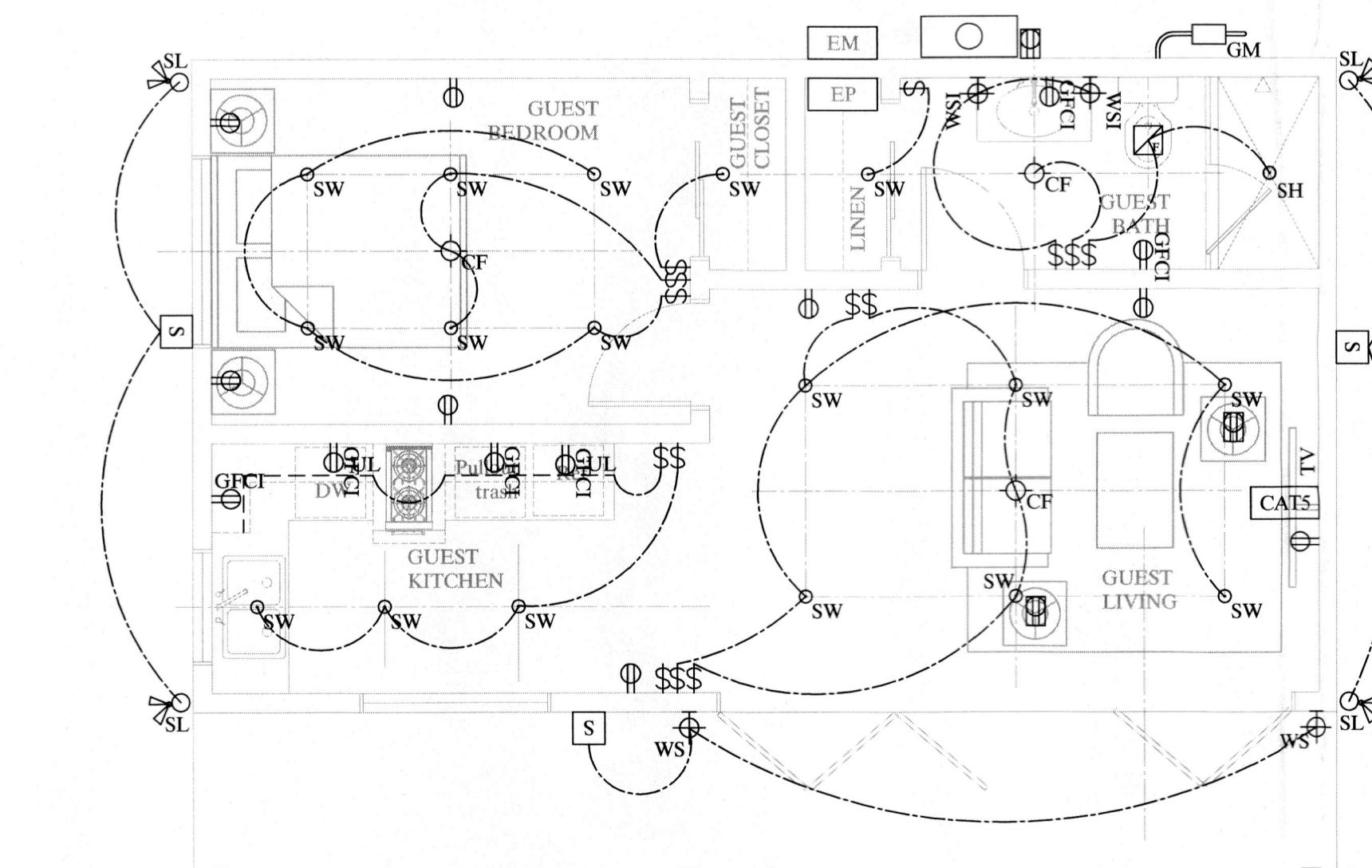
PLANCHECK NOTES

6



REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

LIGHTS

Symbol	Description	Specification	Type	Lamp	Power Required
WS	Wall Sconce (outdoor)	By owner	Incandescent	100W	
FL	Fluorescent Light	1' x 4' Fluorescent lensed 2 lamp light	Fluorescent	T8	64W total
SW	4" Downlight/ White Trim	Capri R4/R401W	Incandescent	R20	50W
SWO	4" Downlight/White Trim	FLC3W RO M - 3.5" - wall washer by www.focalpointlights.com	LED	LED	9.20W
CF	Ceiling Fixture	By owner	Incandescent	100W	
CH	Chandelier	By owner	Incandescent	250W	
WSI	Wall Sconce (indoor)	By owner	Incandescent	100W	
SH	Shower LED Light	DMF Lighting Model DRDH-N-IC-5/DRDT2-R-5-S-WET-WH	LED	14.7W	
UL	LED Undercounter Light	CSL, Model ECL-length-WT-24-2	LED	9W/ ft	
STL	LED Strip Light on jamb switch	CSL, Model ESL-length-WT-24-2	LED	9W/ ft	
SL	Security Lights - Two Headed	Lumiere 903 - 2	Low Voltage	LED	14W
ST	Step Light-Exterior	Belfer 3410 FP	Low Voltage		
STI	Step Light-Interior	Hinkley Luna Low Voltage Matte Step Light - Style # 8V450	Low Voltage	LED	
PE	Pendant Light	By owner	LED, CF	40W	
CL	Cove Light	Belfer 2820 T5	Fluorescent	24 W/ft	

EQUIPMENT SCHEDULE

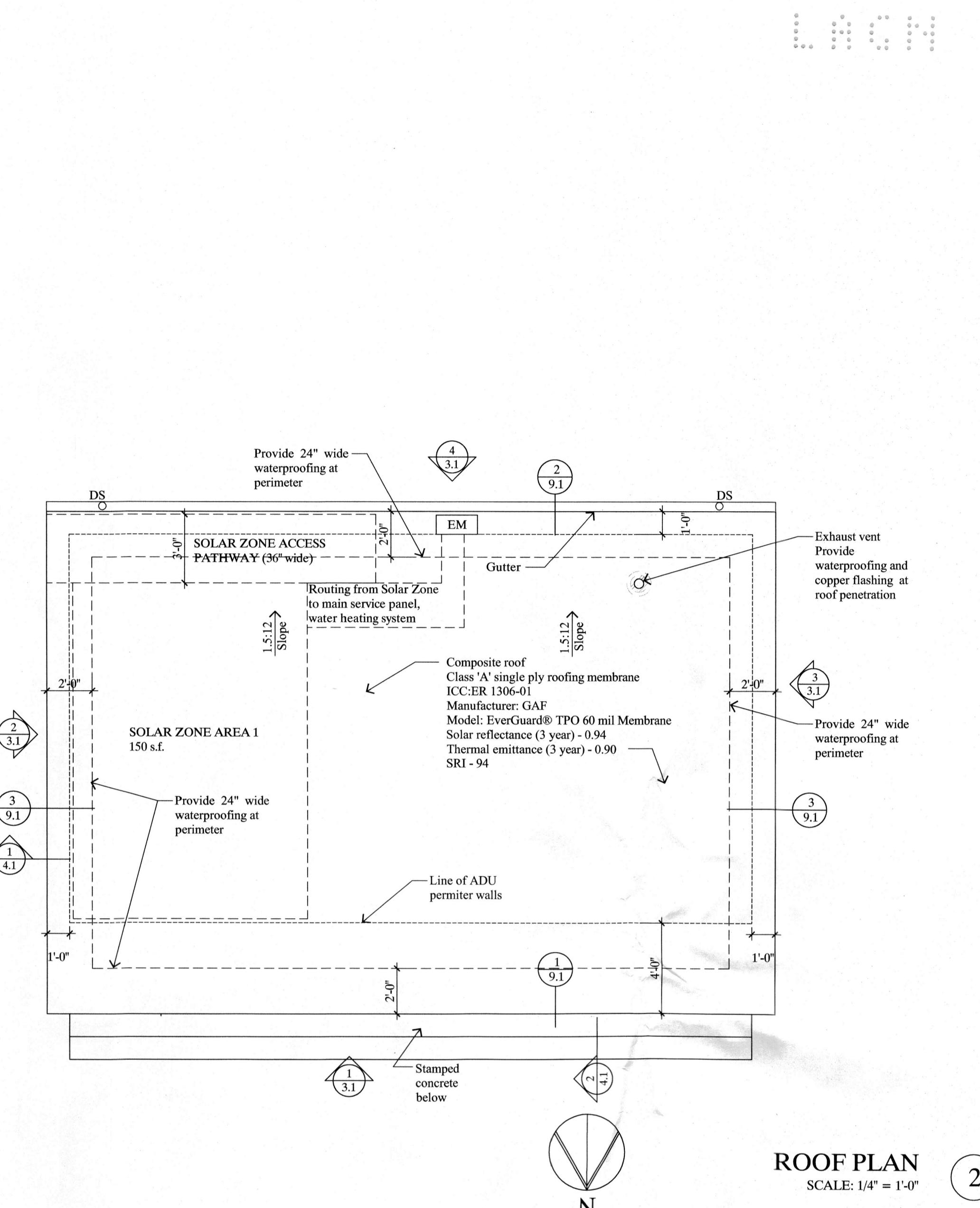
GDO	Garage Door Opener	See manufacturers specifications	1/2 HP Motor		
B	Bath Fan	Panasonic QV-10, see plancheck note on sheet 2/2.1 note #19			
AC	Air Conditioning Unit	Lenox XC14 (or similar)			
FAU	Furnace	Lennox EL280 (or similar)	100,000 BTU		
WH	Water Heater	Model# RL94 by Rinnai	200,000 BTU		

LIGHTING CONTROLS

Outlet					
GFCI	Ground Fault Circuit Interrupter	Lutron NTR-20-GFCI - Diva			
Switch / Diva Dimmer		Lutron NTR-15 - Diva			
Photocell		Lutron Diva DV-600P			
Sensor		By contractor			
OL	6" Uplight	By contractor			
TV Port		Europahse 14754	MR16	50W	
CAT5	Data Port	Cable Satellite Outlet			
GFI	Exterior GFI cover	Lutron Homeworks NT-PJSCJ			
EV	Electrical vehicle charger	BWF FGV-IDCV			
		BOSCH POWER MAX (or similar)			

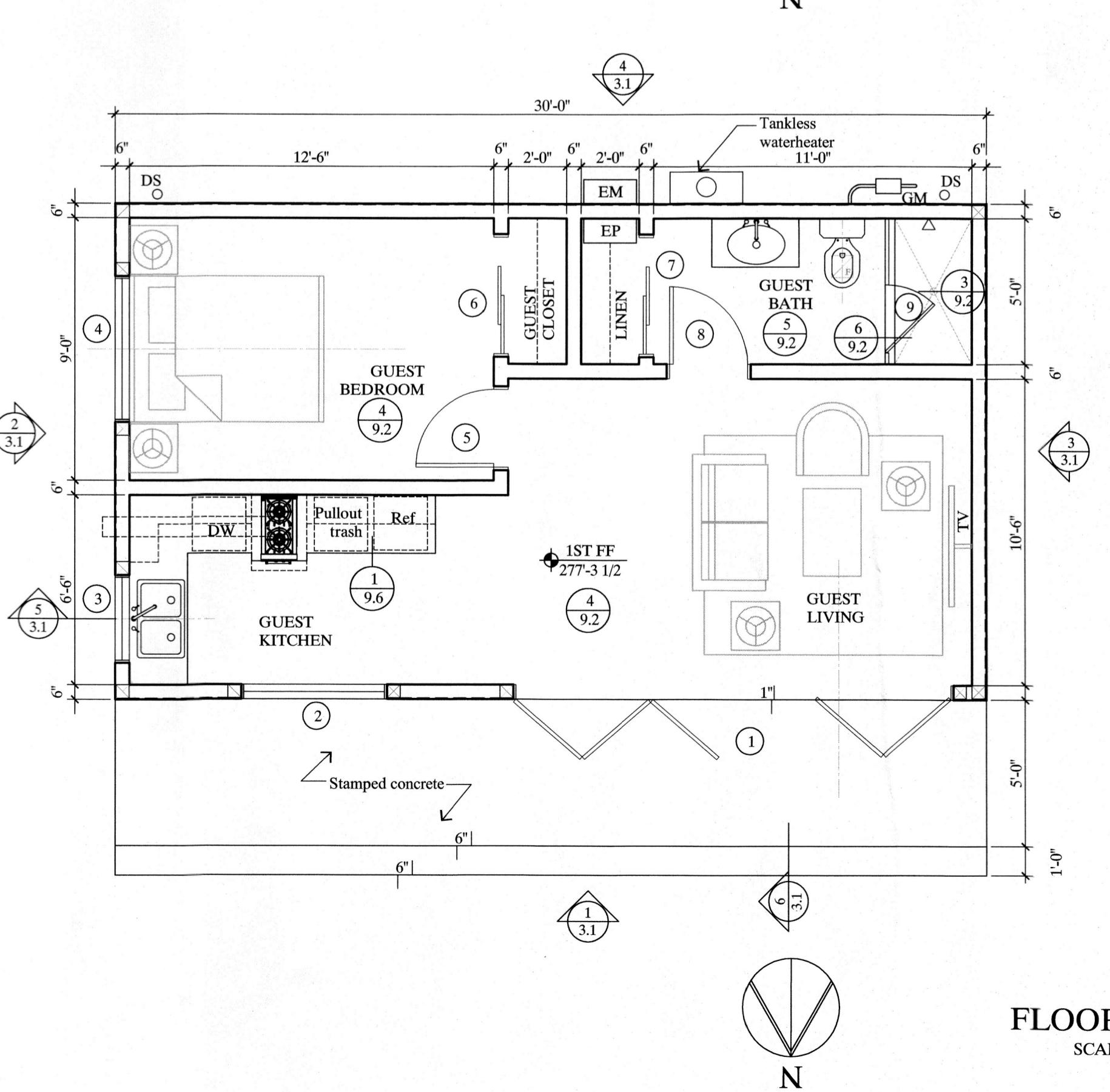
ELECTRICAL SCHEDULE

4



ROOF PLAN

SCALE: 1/4" = 1'-0"



9 SOUTH PEAK ADU

9 SOUTH PEAK DR
LAGUNA NIGUEL, CA 92677FLOOR PLAN
ROOF PLAN

2.1

Area:
ADU - 510 s.f.Scale:
1/4" = 1'-0"

Printed: 01/27/22

Page: 1

Page: 1

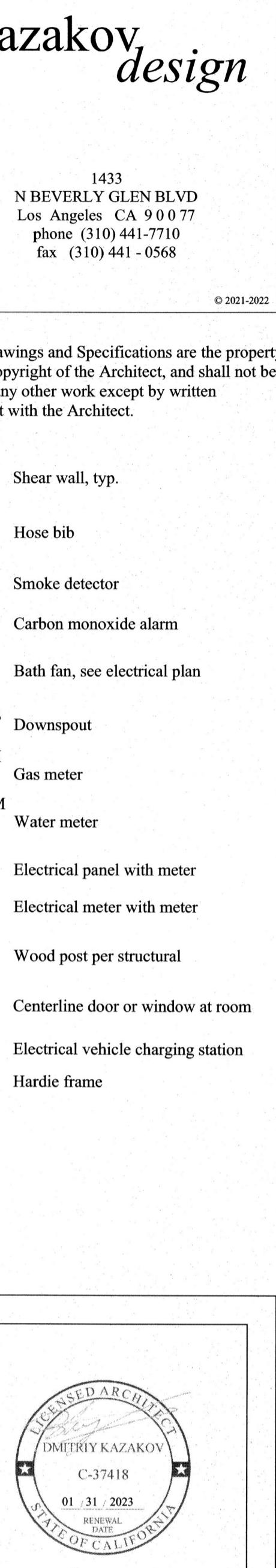
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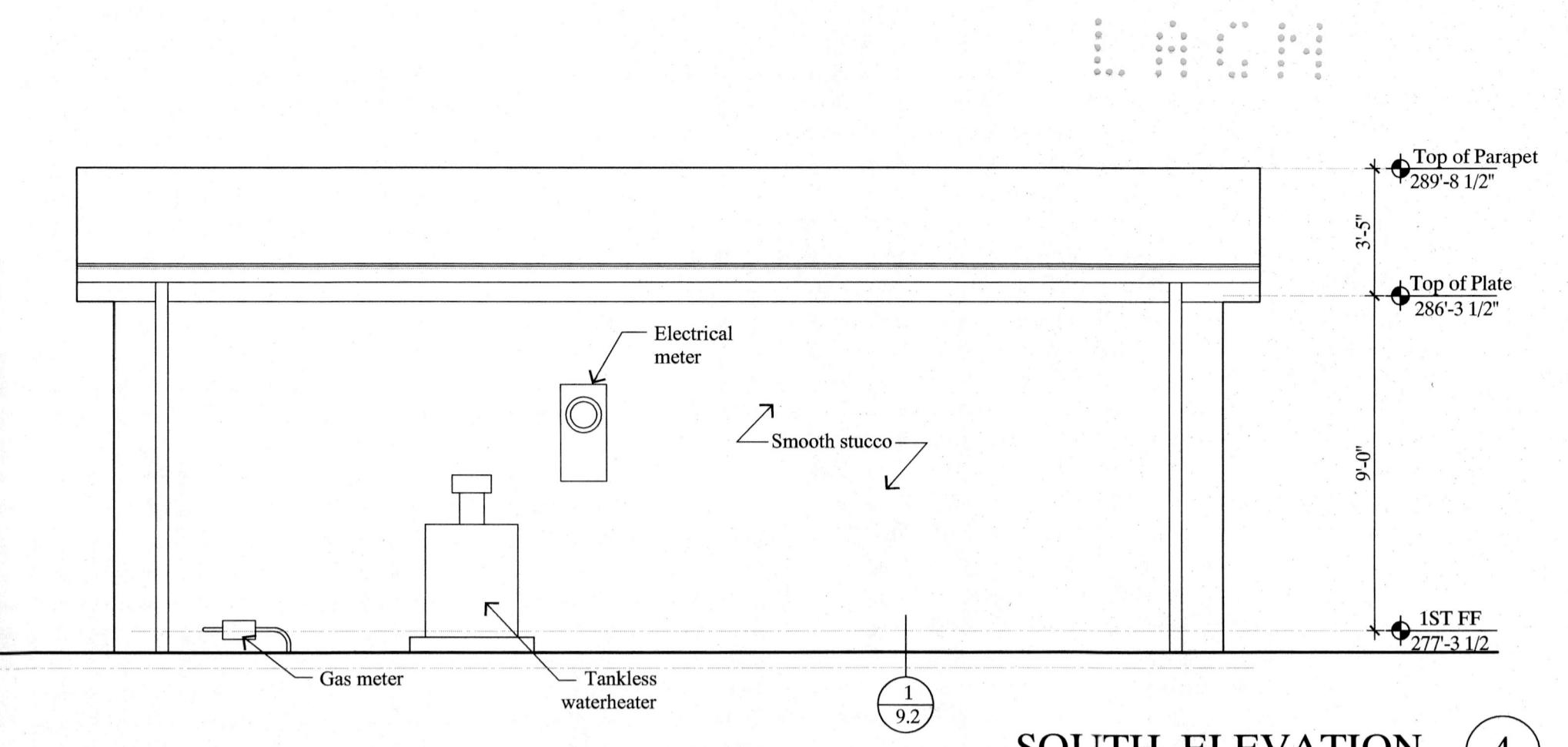
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LEGEND

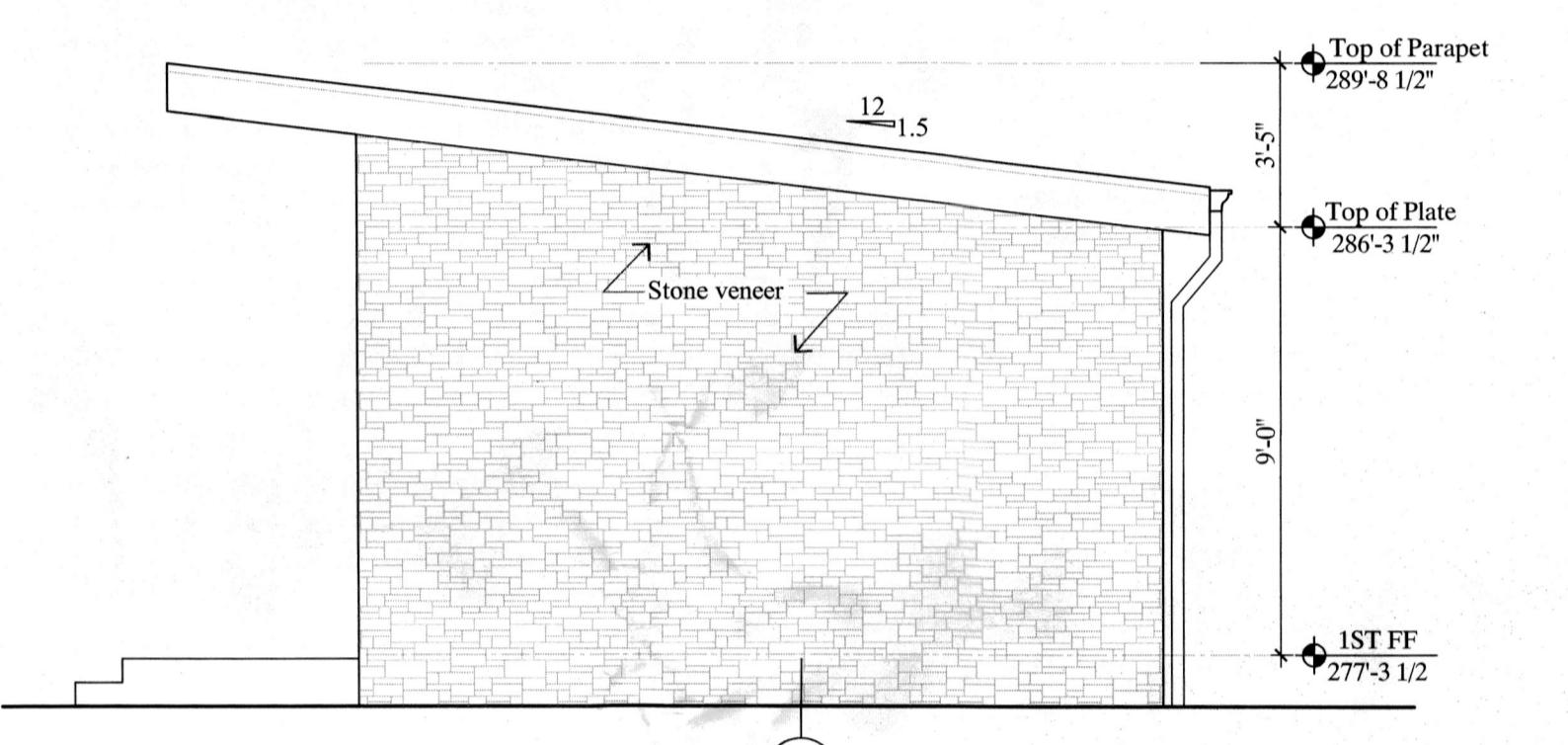
	Shear wall, typ.
	Hose bib
	Smoke detector
	Carbon monoxide alarm
	Bath fan, see electrical plan
	Downspout
	Gas meter
	Water meter
	Electrical panel with meter
	Electrical meter with meter
	Wood post per structural
	Centerline door or window at room
	Electrical vehicle charging station
	Hardie frame



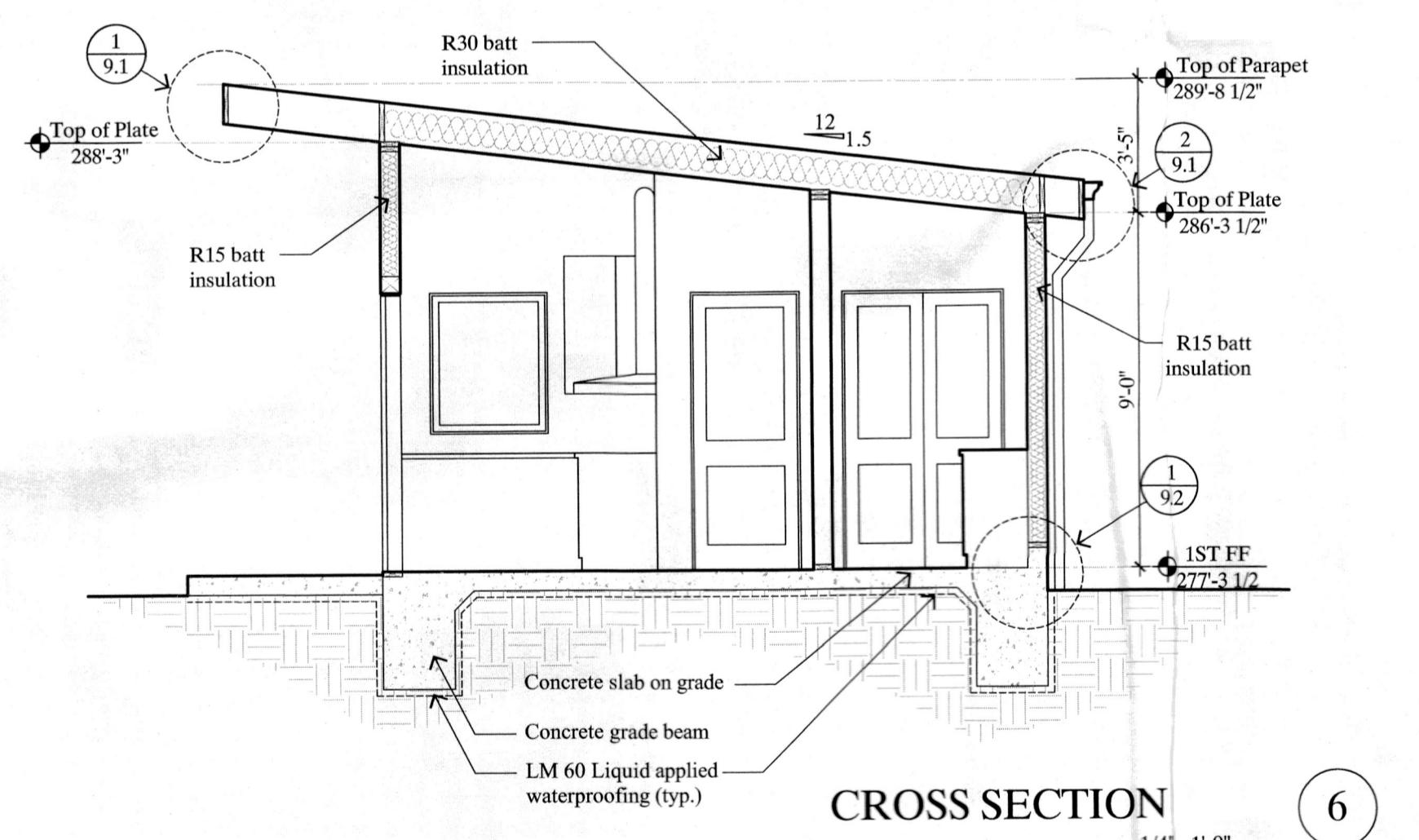
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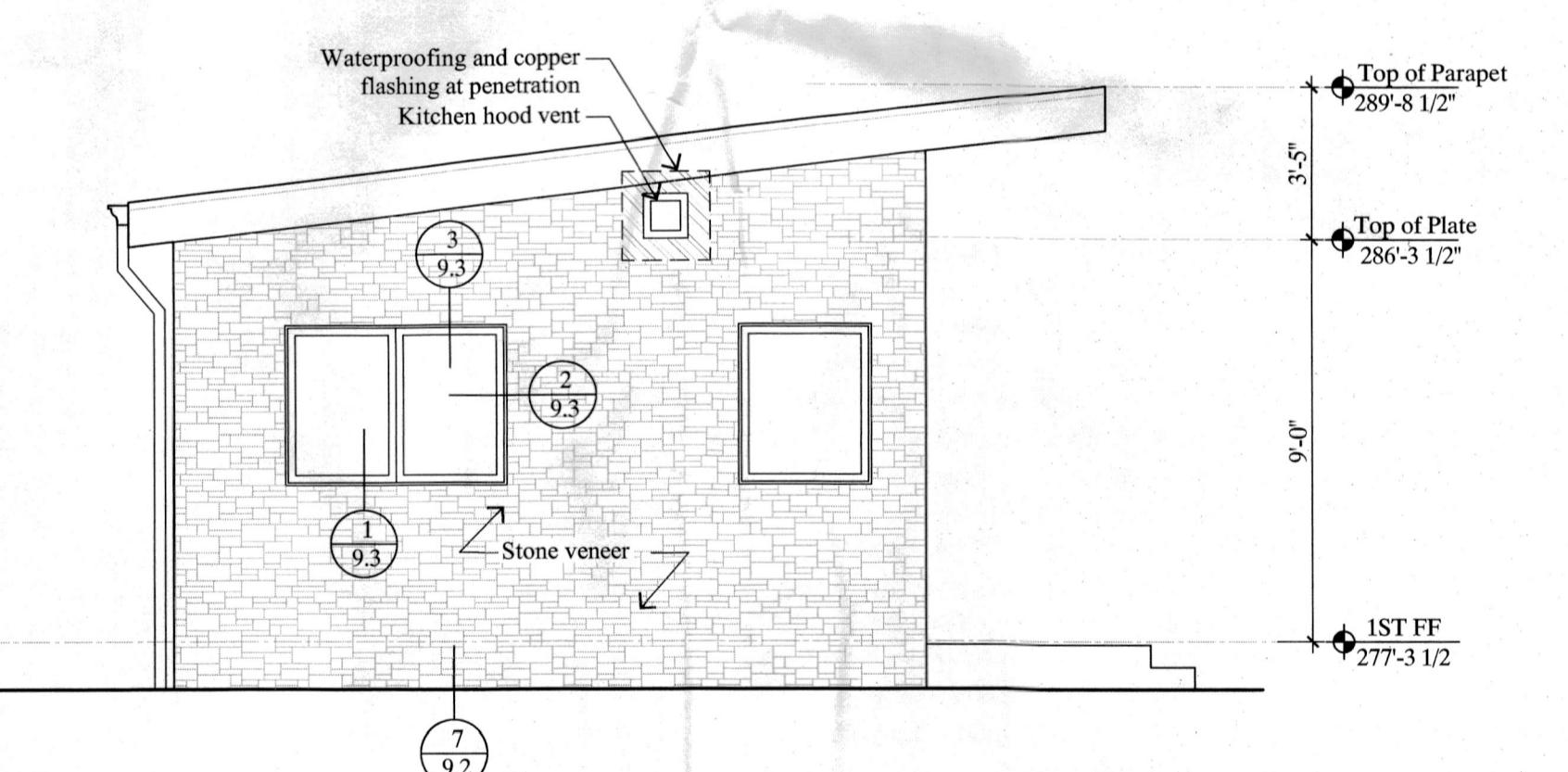
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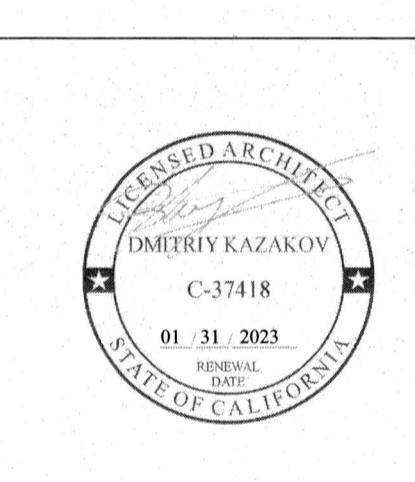
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1/4"=1'-0"

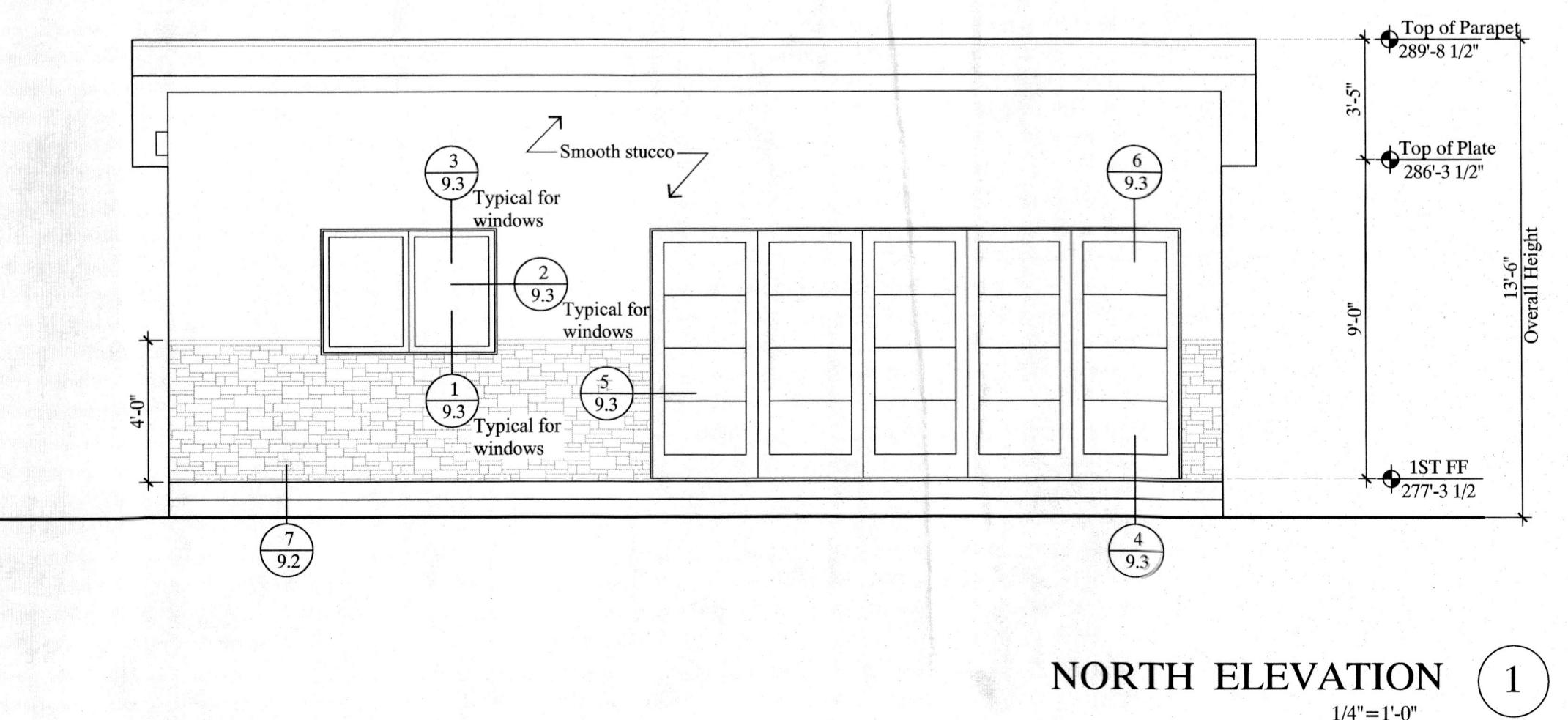


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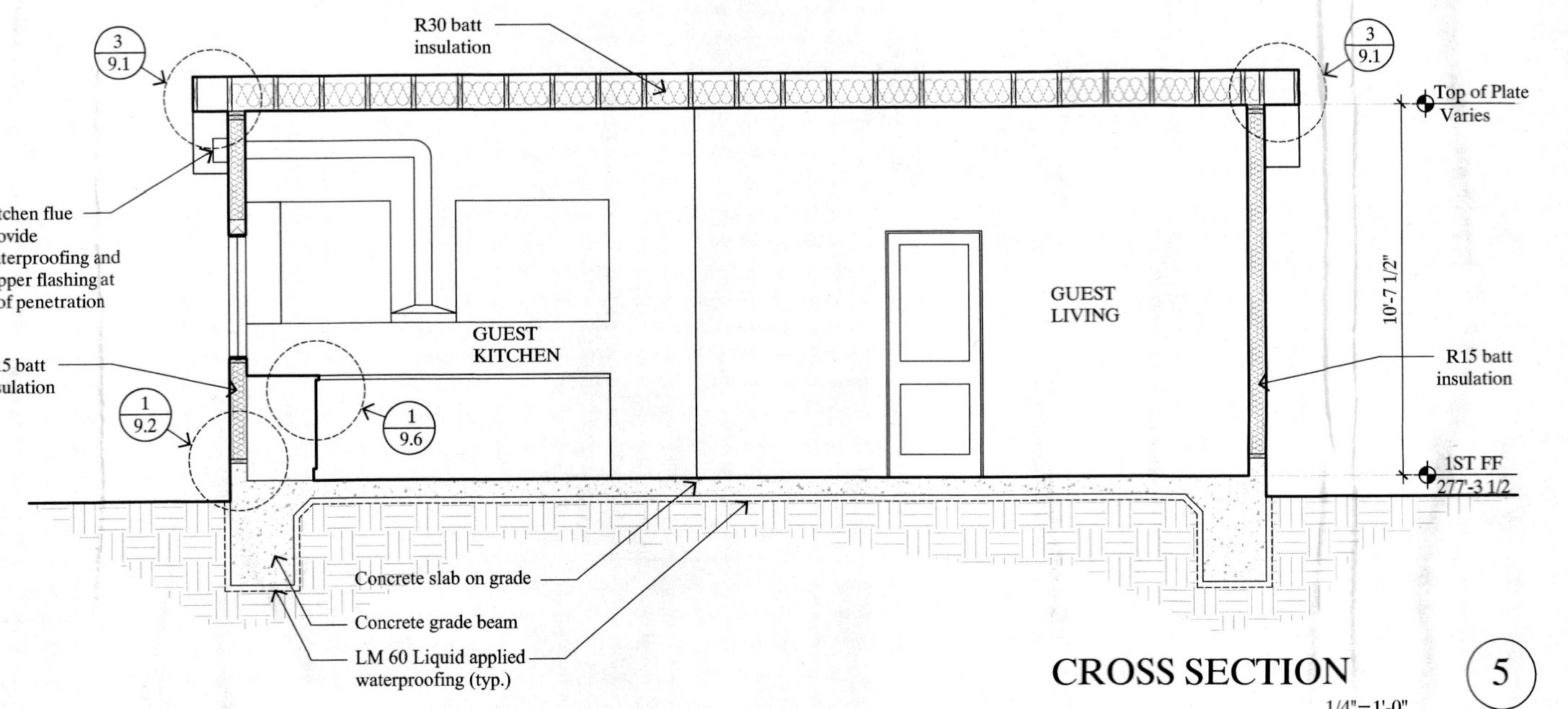


Type of issuance	Date
Plancheck resubmittal	01/27/22
Plancheck	11/16/21
Progress	11/05/21
Progress	11/04/21
Progress	10/28/21
Printed	01/27/22

9 SOUTH PEAK
ADU
9 SOUTH PEAK DR
LAGUNA NIGUEL, CA 92677
ELEVATIONS
SECTIONS
3.1



1/4"=1'-0"



1/4"=1'-0"

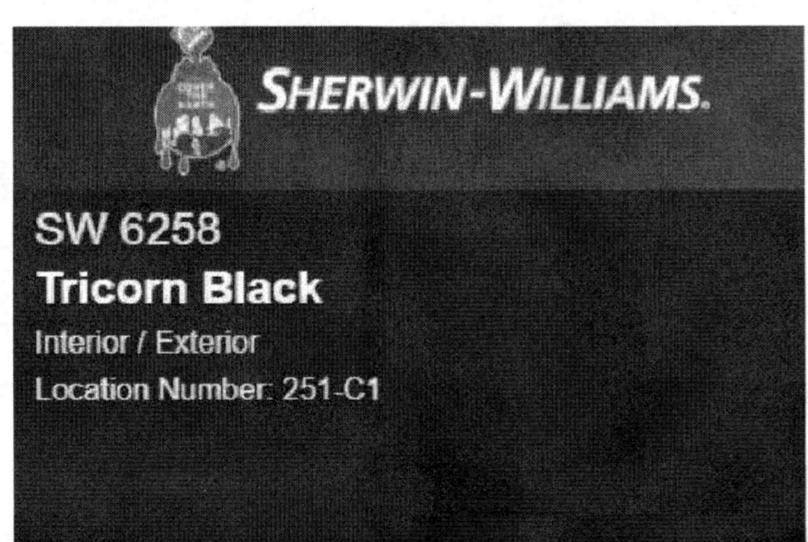
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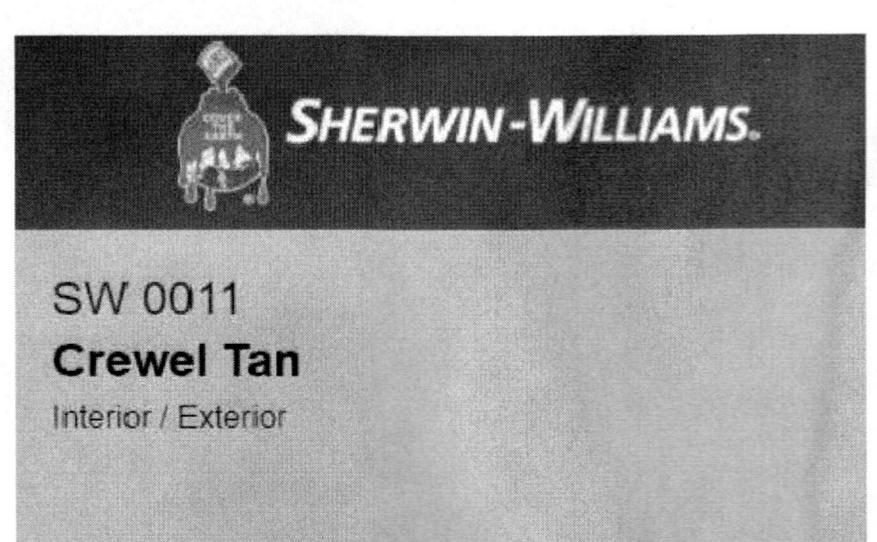
1 Stone veneer by:
Eldorado stone
Product type: Pioneer



2 Stucco by: Merlex
Color: Meadowbrook X-48 (73) Base A



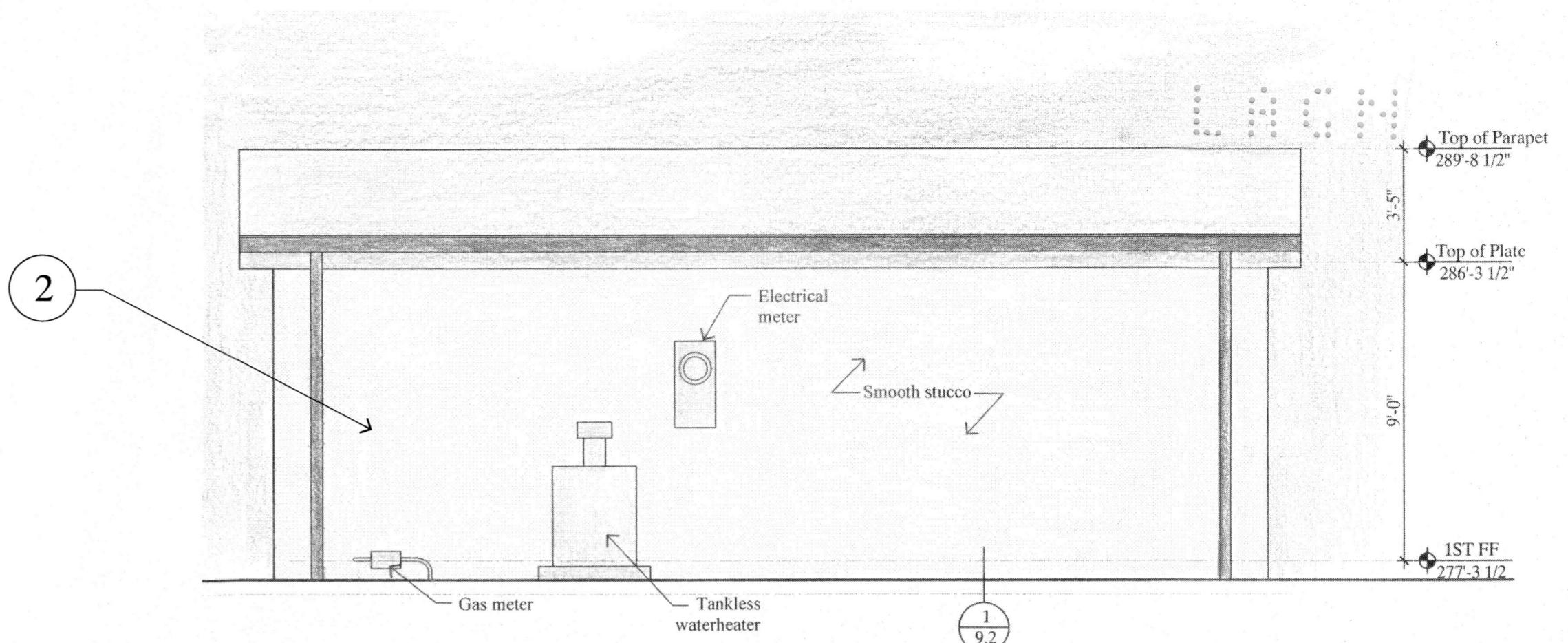
3 Trim by: Sherwin Williams
Color: Tricorn Black SW 6258



Trim by: Sherwin Williams
Color: Crewel Tan SW 0011

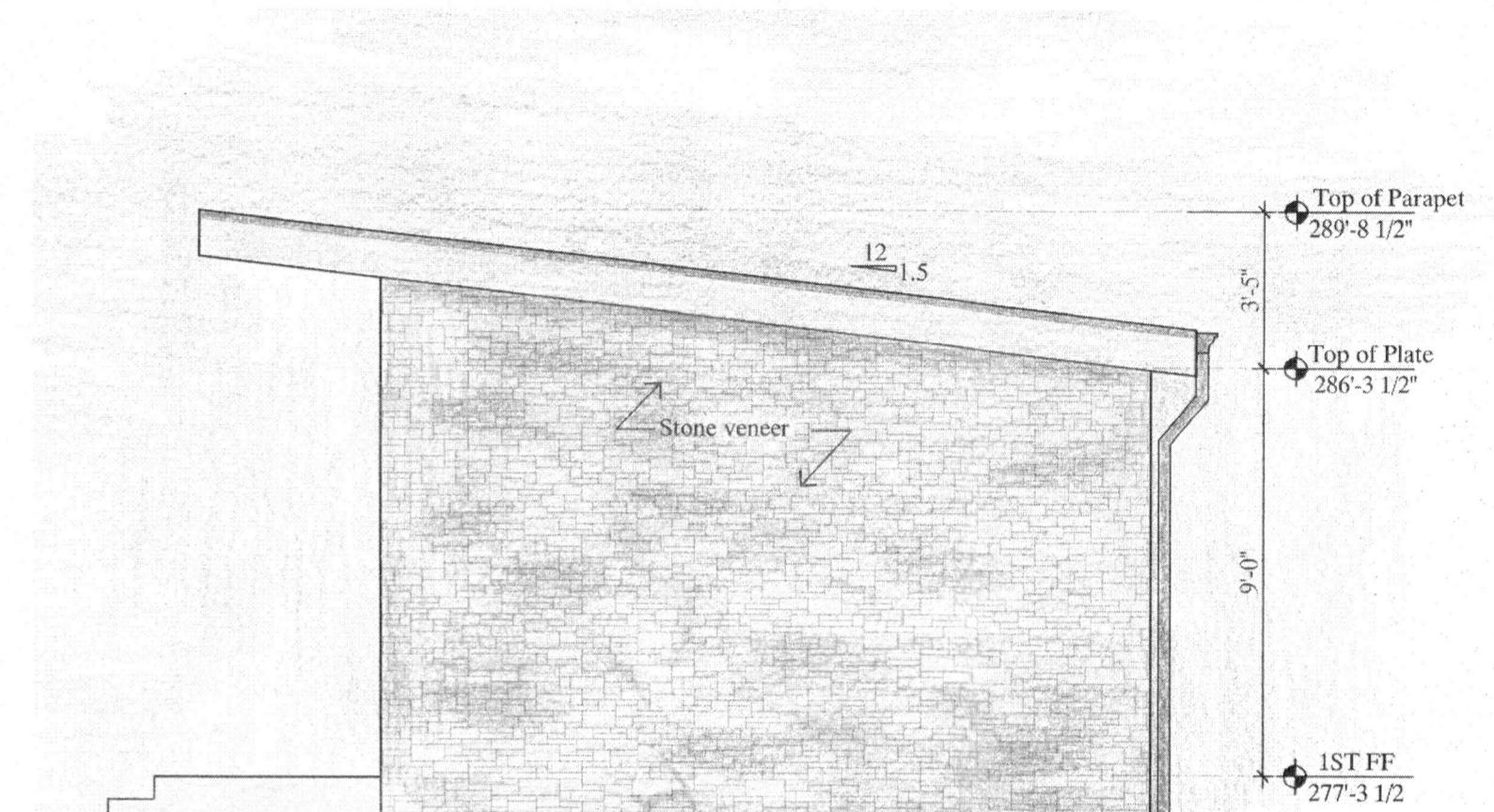


5 Gutters and downspouts by:
Gutter supply (guttersupply.com)
Material: copper
Style: 'K'



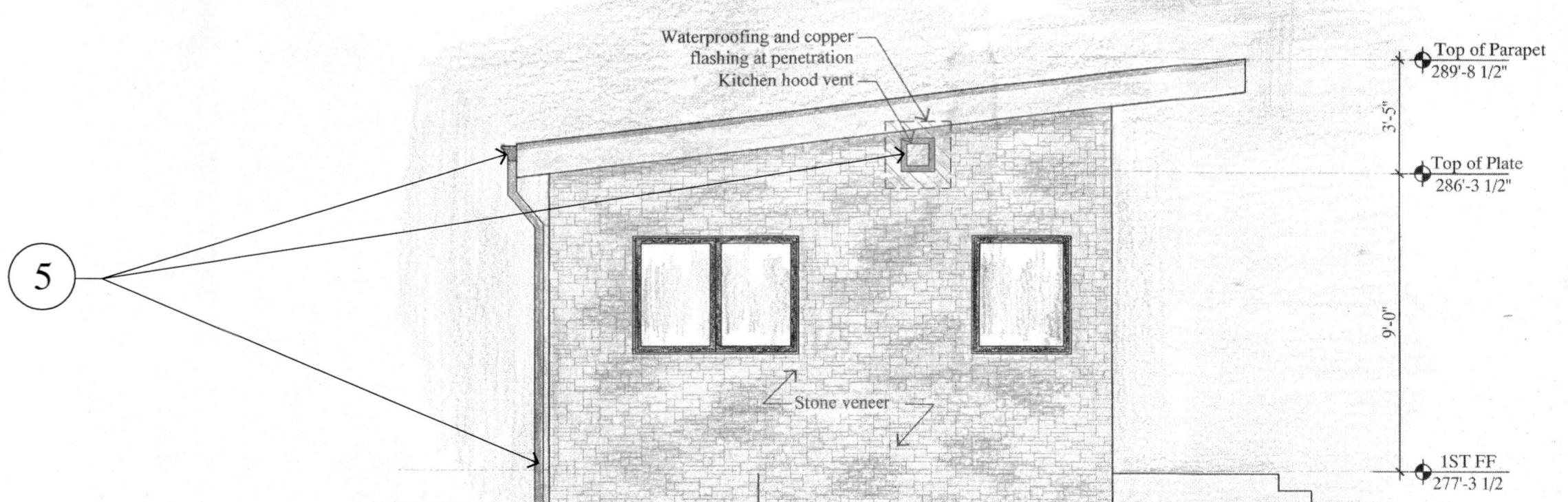
SOUTH RENDERING

1/4" = 1'-0"

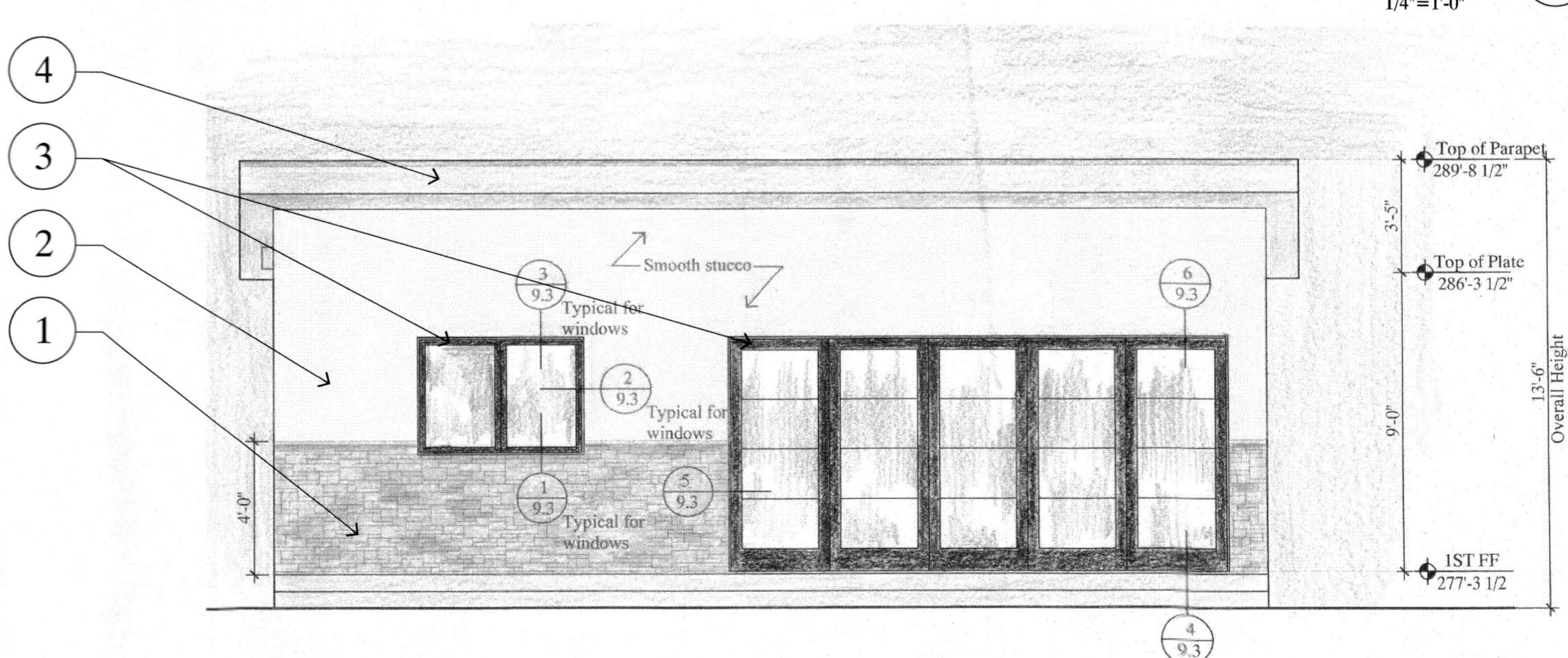


WEST RENDERING

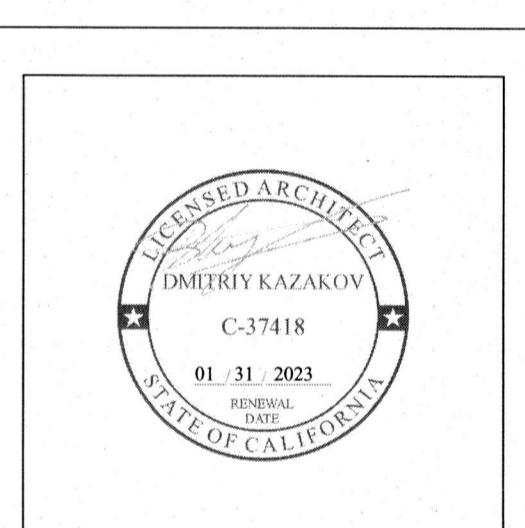
1/4" = 1'-0"



EAST RENDERING 2 1/4" - 11' 0"



NORTH RENDERING 1
1/4"-1' 0"



9 SOUTH PEAK

ADU

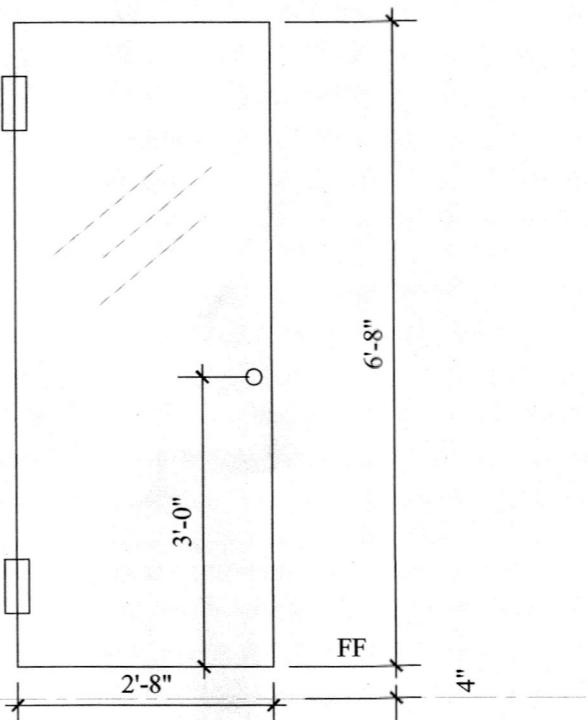
9 SOUTH PEAK DR
LAGUNA NIGUEL, CA 92677

RENDERINGS MATERIAL & COLOR BOARD

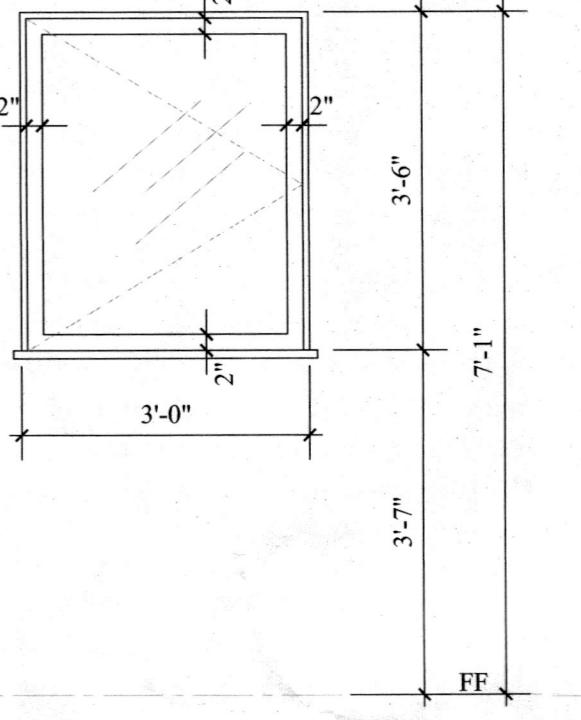
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WINDOWS, DOORS SCHEDULE

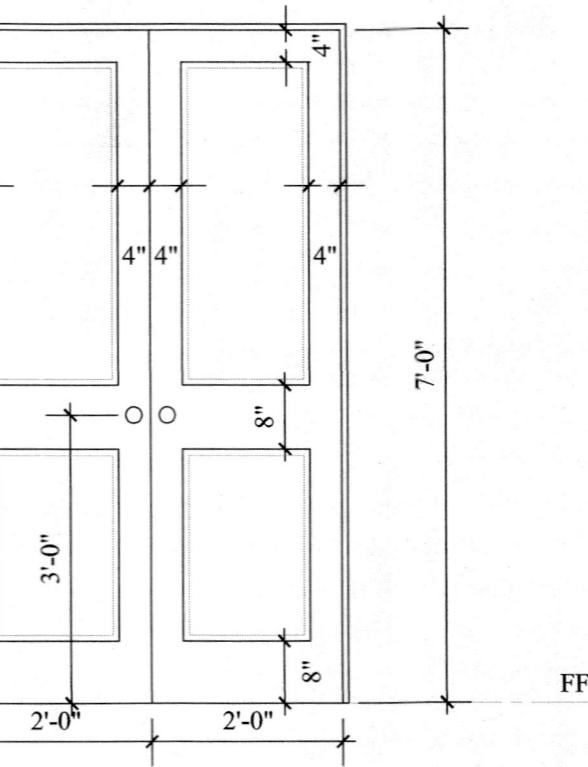
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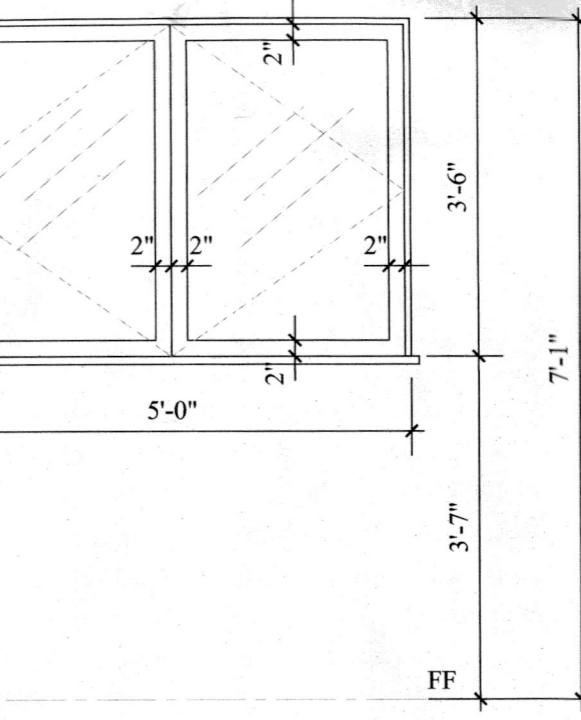
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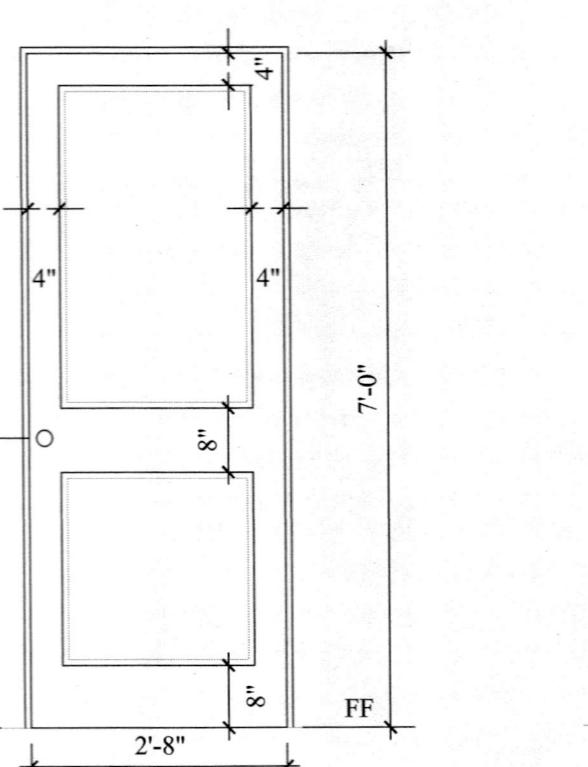
ETAIL
1/2" = 1'-0"



DETAIL
1/2" = 1'-0"

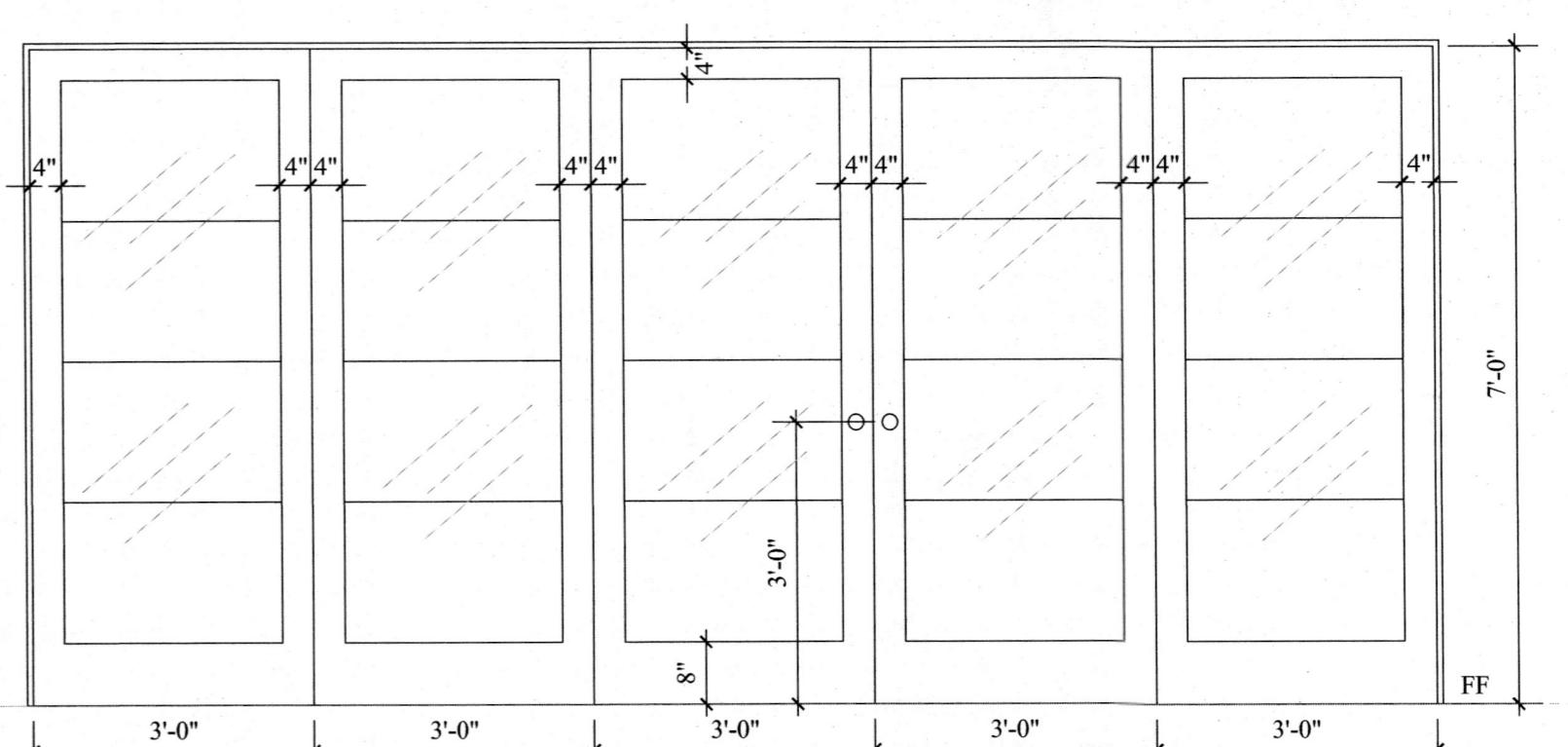


DETAIL
1/2" = 1'-0"



DETAIL

1/2" = 1'-0"



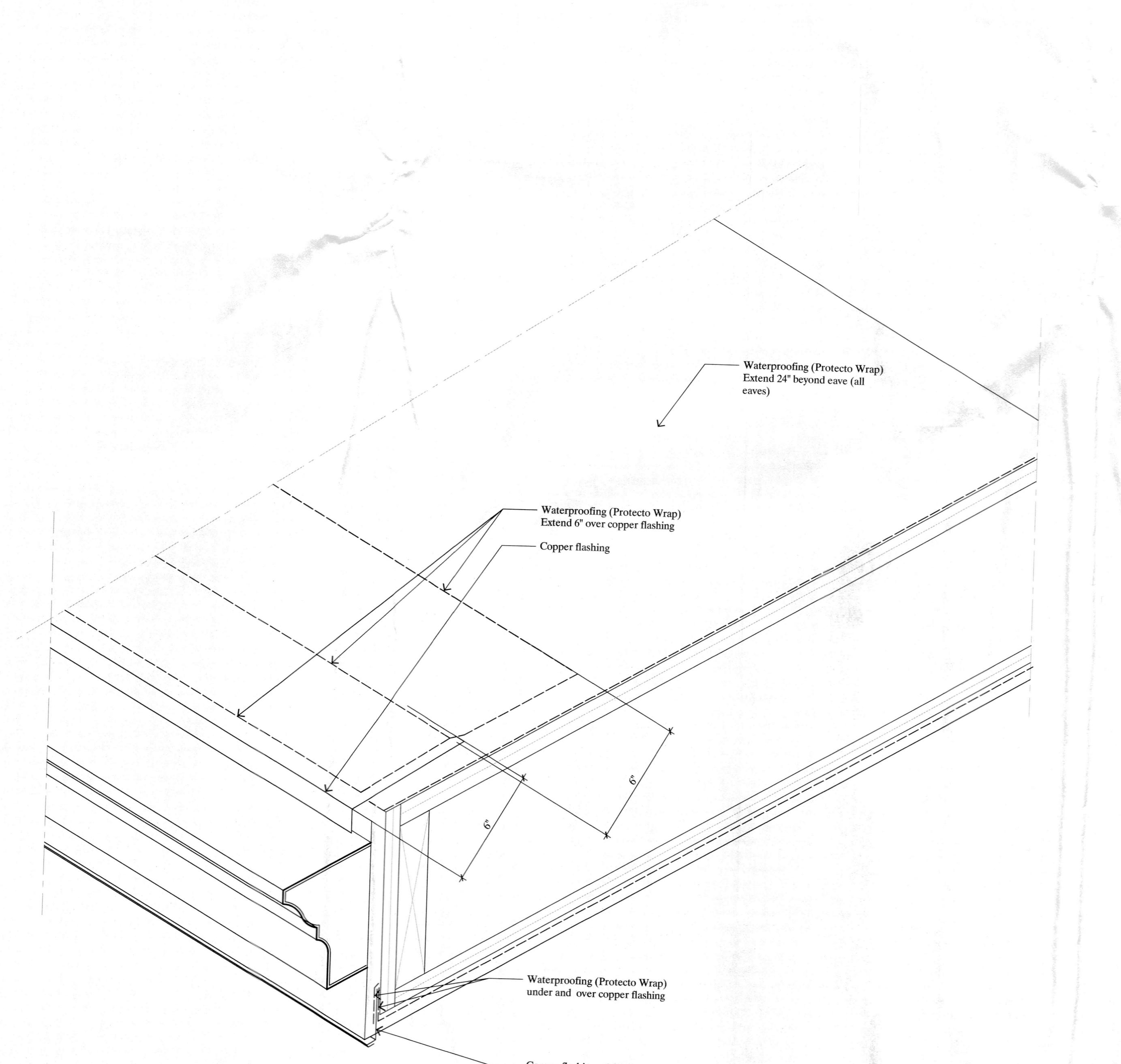
DETAIL
1/2" = 1'-0"

Printed - 01/21/2024

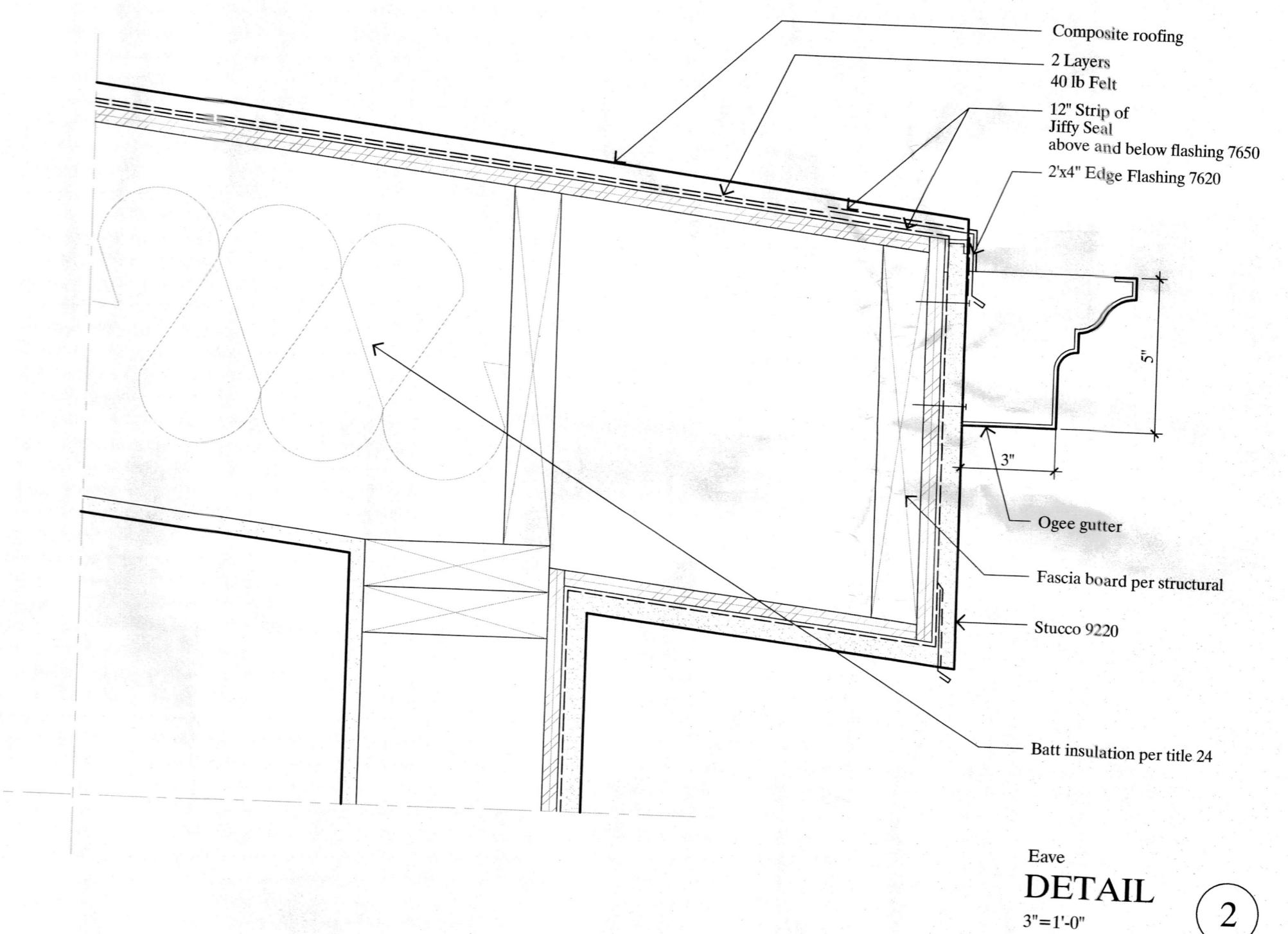
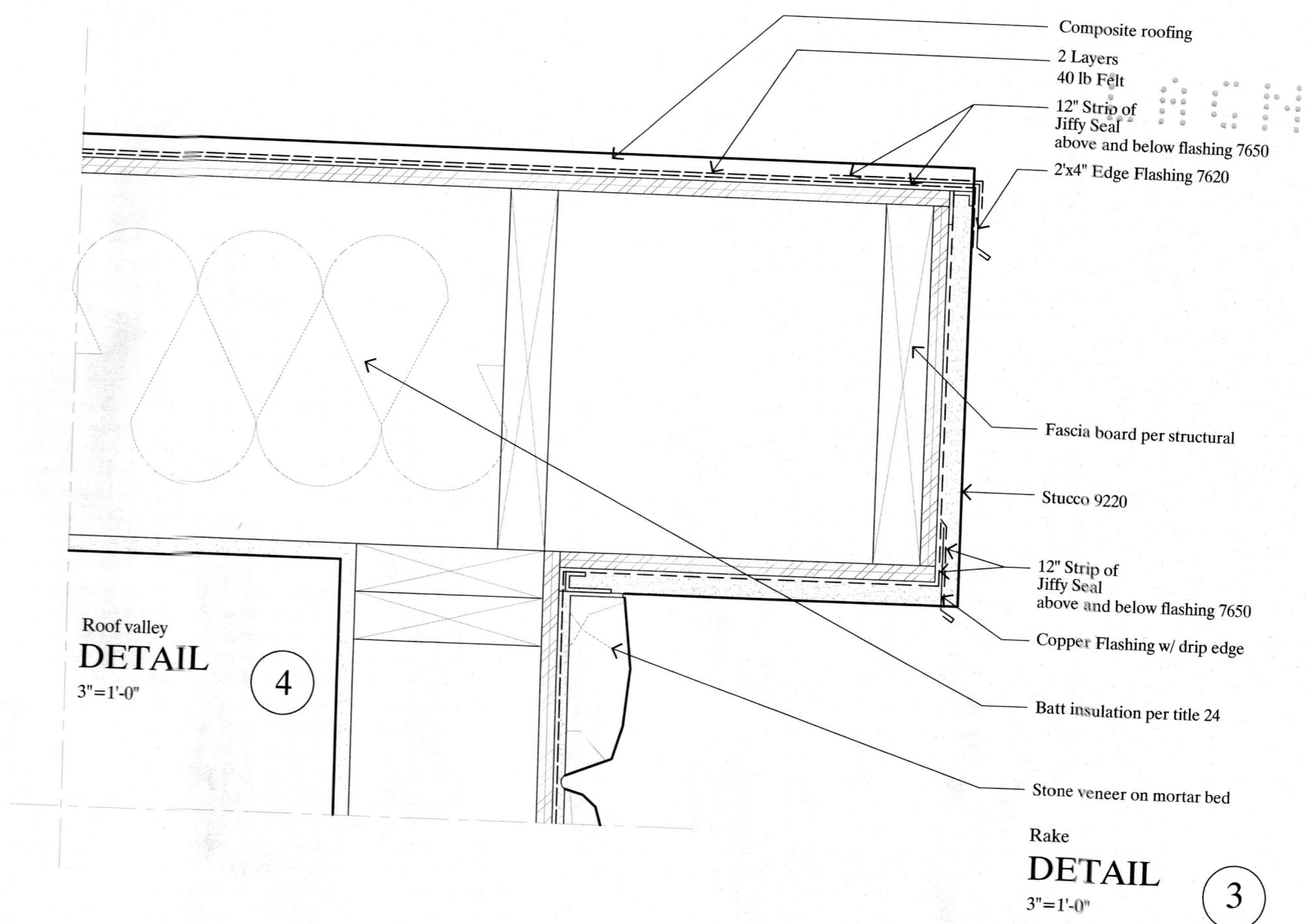
ADC
9 SOUTH PEAK DR
LAGUNA NIGUEL, CA 92677

WINDOWS/ DOORS SCHEDULE, TYPES

7.0



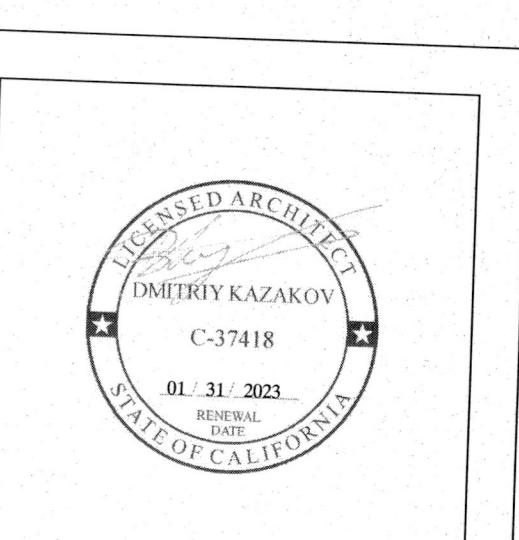
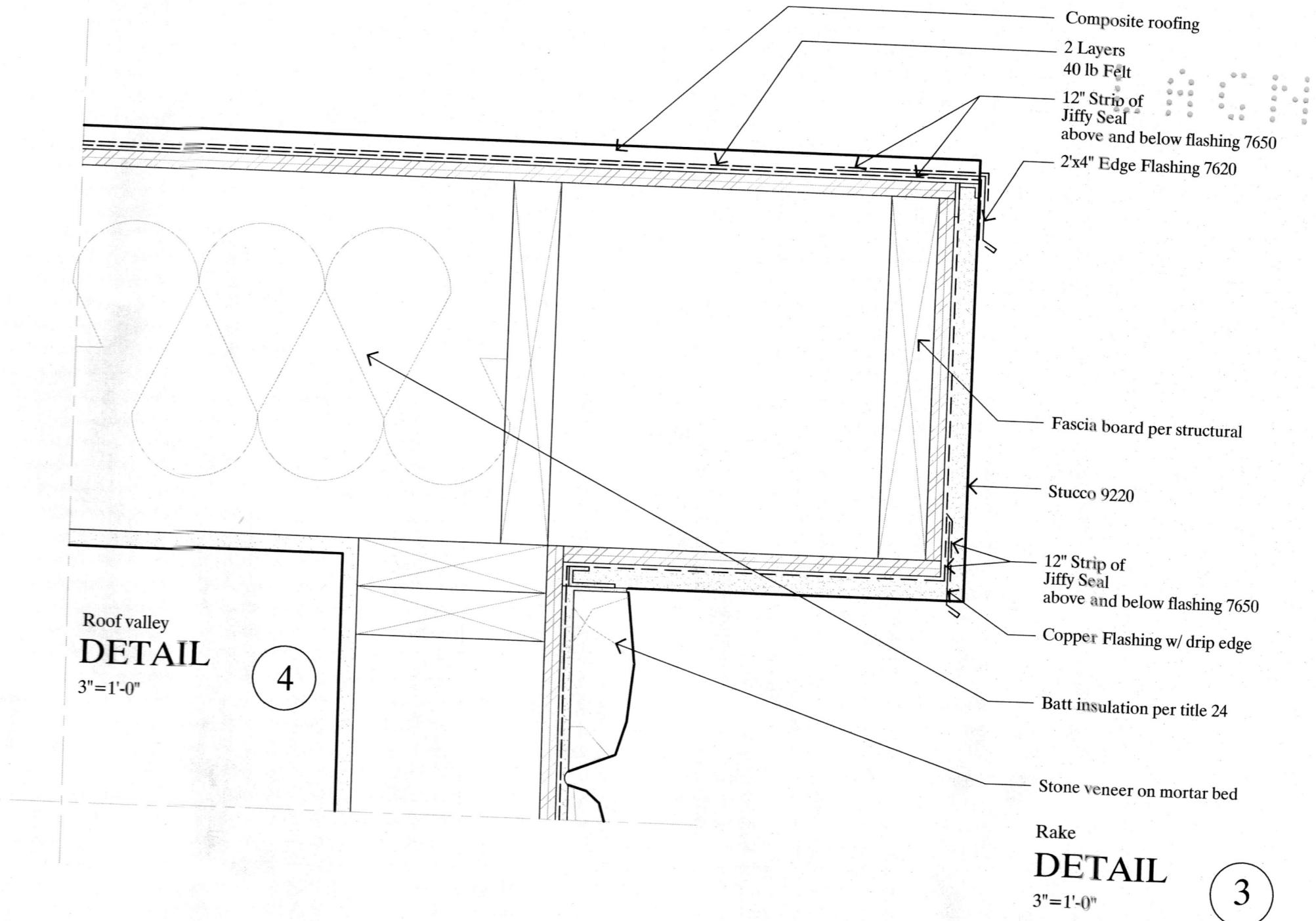
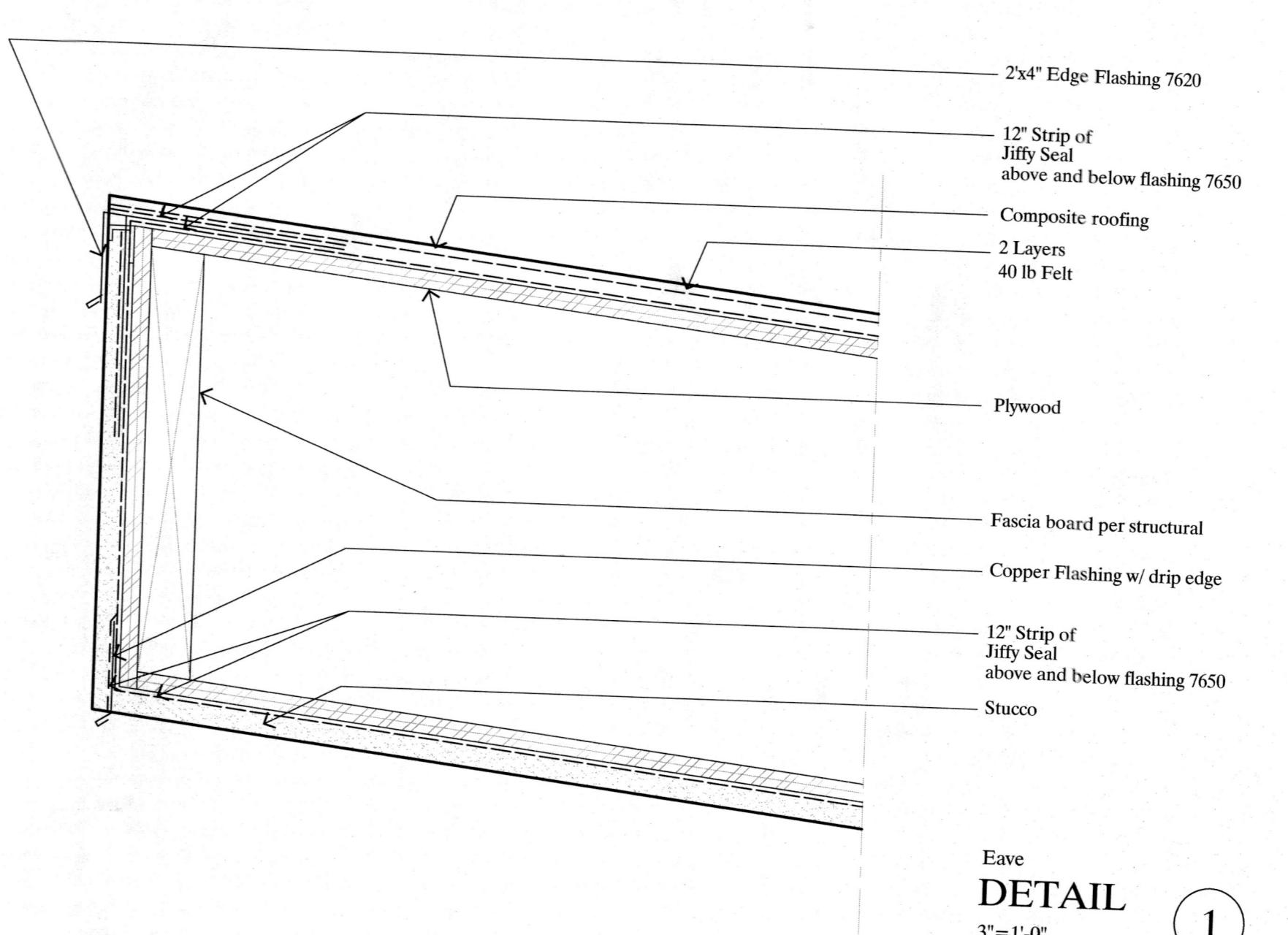
Eave (axonometric)
DETAIL
Not to scale
4



Type of issuance	Date
Planchet resubmittal	01/27/22
Planchet	11/16/21

Printed - 01/27/22
9 SOUTH PEAK
ADU
9 SOUTH PEAK DR
LAGUNA NIGUEL, CA 92677

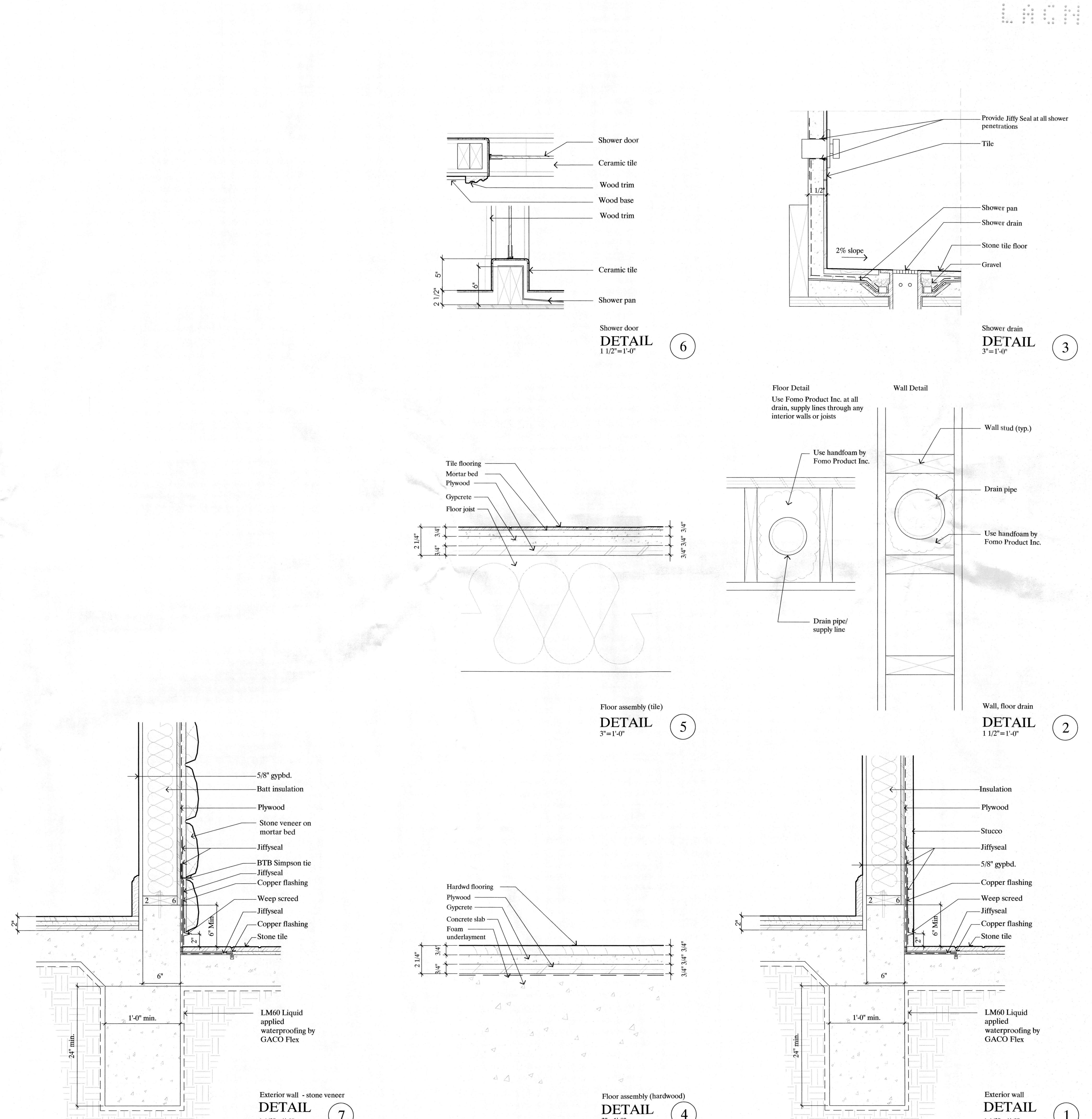
ROOF DETAILS
Q 1

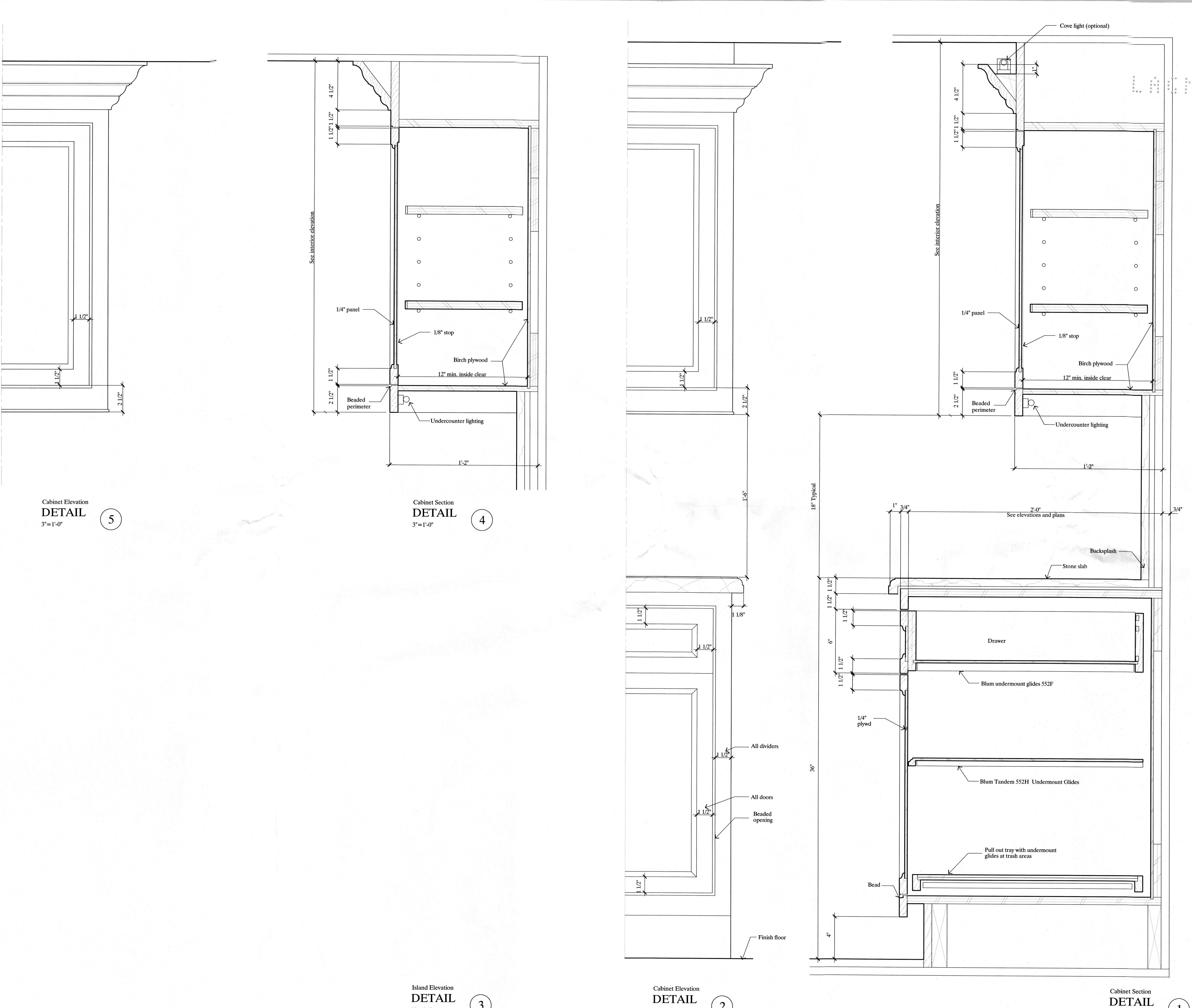


Kazakov
design
1433
N BEVERLY GLEN BLVD
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phone (310) 441-7710
fax (310) 441-0568
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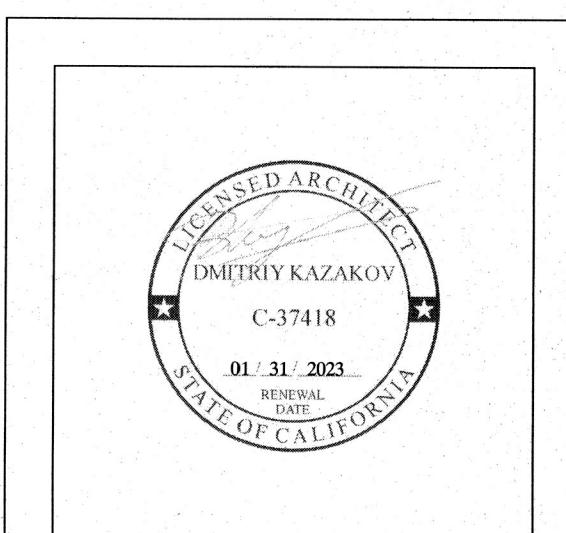


Kazakov *design*

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9 SOUTH PEAK ADU

9 SOUTH PEAK DR
LAGUNA NIGUEL, CA 92677

CABINET DETAILS

9.6

REVISIONS

REVISION	BY
PC1	
PC2	
PC3	

KY ENGINEERING, LLC

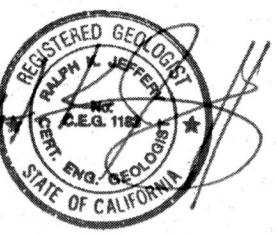
DESIGN AND ENGINEERING GROUP

3130 E. WILLOW ST. SIGNAL HILL, CA - 90755

TEL: (323) 868-2024

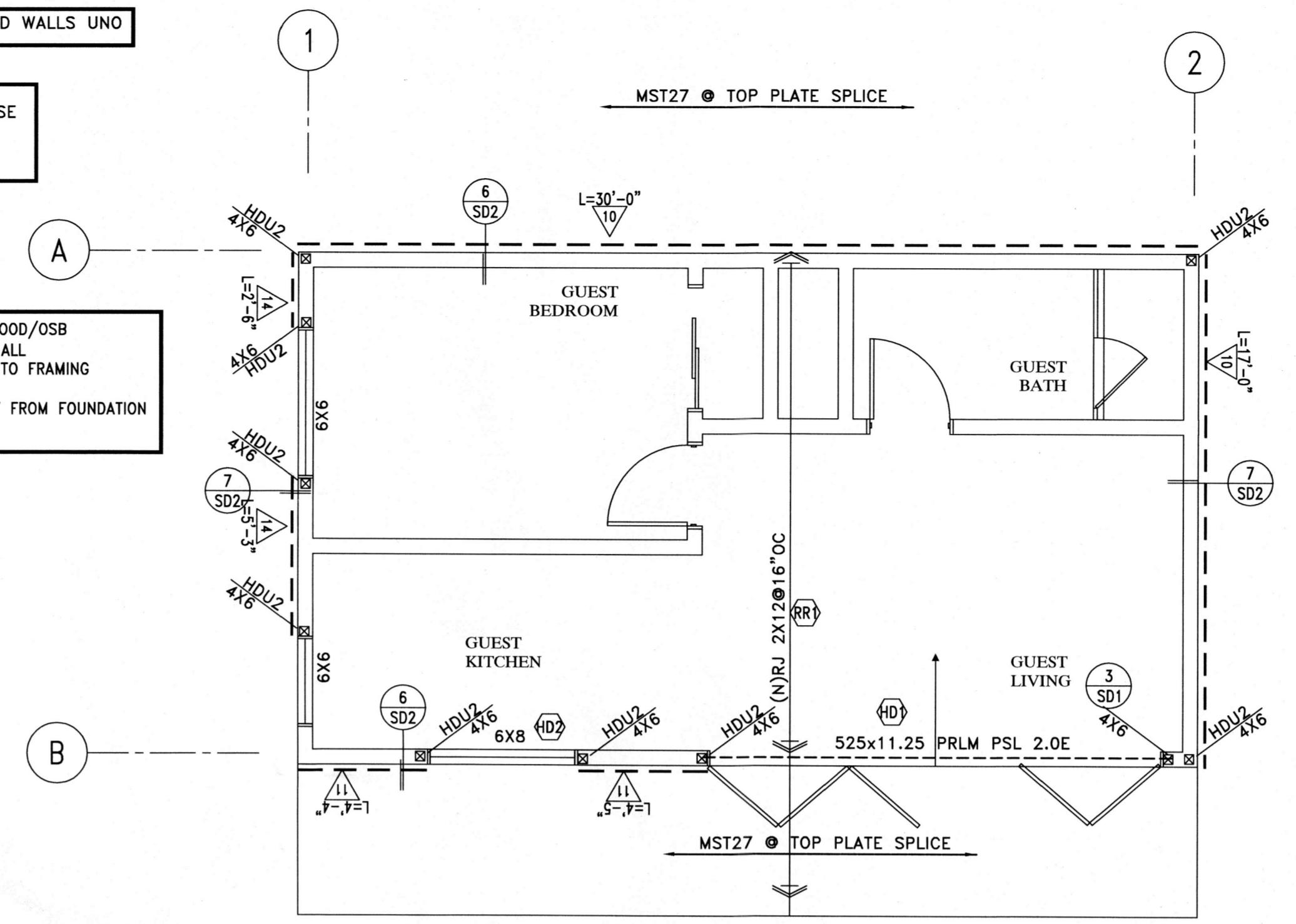
E-MAIL: KYENGINEERING@GMAIL.COM

BEAM/POST	MIN. POST SIZE
BEAM(D/F/PLR/LVL/GLM)	4X
4X	4X
6X , 5.25	6X
7X	8X



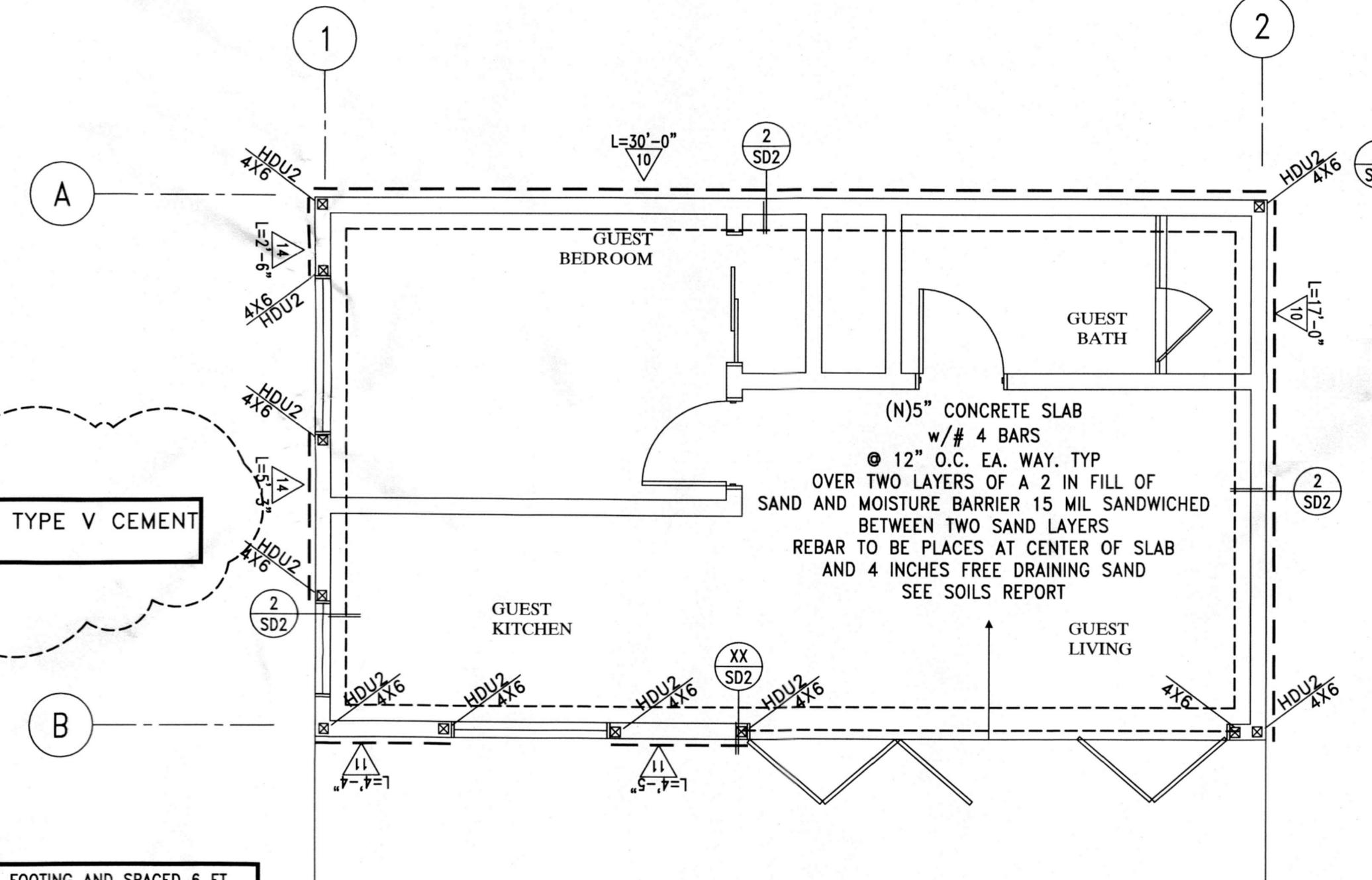
ROOF FRAMING PLAN

SCALE 1/4" = 1'-0", DO NOT SCALE



FOUNDATION PLAN

SCALE 1/4" = 1'-0", DO NOT SCALE



DESIGN CODE	
2020 LOS ANGELES COUNTY RESIDENTIAL CODE	
2020 LOS ANGELES COUNTY BUILDING CODE	
x 2019 CALIFORNIA BUILDING CODE	
2019 CALIFORNIA EXISTING CODE	
2020 CITY OF LOS ANGELES BUILDING CODE	
2020 CITY OF LOS ANGELES RESIDENTIAL CODE	
ASCE/SEI 2016	
x ACI 318-14	
x 2018 NATIONAL DESIGN SPECIFICATION, NDS	
x 2018 SDPWS	
x AISC 360-10	
x TMS 402/602-16	

ROOF FRAMING PLAN

TITLE

NEW ADU

9 SOUTH PEAK

LAGUNA NIQUEL, CA

DESCRIPTION: Project

DATE: 11-14-21

SCALE:

JOB NO. 392-21

DRAWN BY:

CHECKED BY:

SHEET NO.

S1

TP-16-17

DESIGN DATA

1. HOLD DOWN CONNECTOR BOLTS INTO WOOD FRAMING
REQUIRE .229"X3"X3" PLATE WASHERS ON THE POST
OPPOSITE THE HOLDOWN
2. HOLDOWNS SHALL BE TIGHTENED TO FINGER TIGHT PLUS
ONE HALF WRENCH TURN JUST PRIOR TO COVERING THE
WALL FRAMING
3. HOLDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO
FOUNDATION INSPECTION
4. FASTENERS FOR PRESERVATIVE-TREATED OR FIRE-RETARDENT
TREATED WOOD SHALL BE ON HOT DIPPED ZINC-COATED
GALVANIZED STEEL IN ACCORDANCE WITH ASTM A 153
5. FOUNDATION BOLTS SHALL BE EMBEDDED AT LEAST 7 IN INTO
THE CONCRETE OR MASONRY FOUNDATION SPACED NOT
MORE THAN 6FT APART AND PROVIDED WITH .229INX3INX3IN PLATE
WASHERS
6. ALL FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF
PRESERVATIVE-TREATED WOOD SHALL BE FIELD TREATED PER
AWPA M4

NOTES FOR EXPANSIVE SOIL
ALL DRAINAGE ADJACENT TO THE EXISTING FOOTINGS SHALL
BE CONDUCTED AWAY FROM THE STRUCTURE
ALL DRAINAGE ADJACENT TO THE NEW FOOTING SHALL BE
CONDUCTED AWAY FROM THE STRUCTURE BY A MINIMUM
3FT WIDE APRO SLOPED TO NO LESS THAN 2 PERCENT
AND DRAINING INTO AN APPROVED NON-EROSIVE DEVICE
THE SOIL BELOW AN INTERIOR CONCRETE SLAB(N) SHALL BE
PRE-SATURATED TO A DEPTH OF 18 IN PRIOR TO PLACING THE
CONCRETE

CODES: ESR 25713				UPLIFT STRAPS
UPLIFT STRAP	CLEAR SPAN	FASTENERS	ALLOWABLE TENSION LD	MIN. MEMBER THICKNESS
MST37	16	(22).162X2.5"	2705 #	4X
MST48	16	(34).162X2.5"	4200 #	4X
MST60	18	(46).162X2.5"	6235 #	4X
MST72	18	(62).162X2.5"	6730 #	4X

CODES: ESR 25713				DRAG STRAP
DRAG STRAP	MODEL NO.	FASTENERS	ALLOWABLE TENSION LD	MIN. MEMBER THICKNESS
MST27	30-.162X2.5	4 1/2"	3700 #	2165 #
MST37	42-.162X2.5	6 1/2"	5080 #	3025 #
MST48	50-.162X2.5	8 1/2"	5310 #	3675 #
MST60	68-.162X2.5	10 1/2"	6730 #	4485 #
MST72	68-.162X2.5	10 1/2"	6730 #	4485 #

CODES: ESR 2105, LARR 25713				ALL SAWN LUMBER JOISTS AND GIRDERS EXPOSED TO THE WEATHER AND SUPPORTING THE DECK SHALL BE PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 OR BE NATURALLY DURABLE WOOD
-----------------------------	--	--	--	---

TYPICAL CONTINUOUS FOUNDATION		STEM WALL(RAISED FLOOR)
ONE STORY (N)15" WIDE X 24"(EXT)(21" INT)DEEP FOOTING BELOW NATURAL GRADE W/ 2-#5 TOP AND 2-#5 AT BOTTOM. (U.O.N.)TYP. (VERIFY MIN FOR EXISTING FOUNDATION), Fc=2500psi		6" THK UNO
SOILS REPORT, PACIFIC COASTLAND CONSULTING NOV 8 2021, FN 179N-9-21		

MIN. OF 5/8" ANCHOR BOLTS AT SDC E OR F EMBEDDED 7" INTO FOOTING AND SPACED 6 FT
O. C. (MAXIMUM).
MINIMUM TWO BOLTS PER PIECE OF SILL PLATE AND ONE LOCATED WITHIN 12" AND NOT LESS
THAN 7 BOLT DIAMETER OR 4 - 3/8" OF
EACH END OF EACH SILL PLATE.
3" X 3" X 0.229" PLATE WASHER SHALL BE USED ON EACH ANCHOR BOLT.

* ROOF DIAPHRAGM:
USE 1" CDX (AFA RATED)(EXPOSURE 1)PLYWOOD, PANEL INDEX (24/0) , WITH
8d NAILS @ 6" O.C. SUPPORTED EDGES & BOUNDARIES,
@ 12" O.C. IN FIELD (UNBLOCKED DIAPL. U.O.N.).

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3" X 3" X 0.229" PLATE

REVISIONS	
REVISION	BY
PC1	
PC2	
PC3	

STRUCTURAL DETAILS	
NEW ADU	

DESCRIPTION:	9 SOUTH PEAK LAGUNA NIQUEL, CA
Project:	
DATE:	11-14-21
SCALE:	
JOB NO.:	392-21
DRAWN BY:	
CHECKED BY:	
SHEET NO.:	SNO

10-15-17

PACIFIC COAST LAND CONSULTING

Engineering Geologic Services

4.0 RECOMMENDATIONS

The site may be safely developed provided that the recommendations as presented herein are followed. Realizing this expectation will require adherence to good construction practice, agency and code requirements, the recommendations in this report, and possible addendum recommendations made after the plan review and at the time of construction. This report and these recommendations should be incorporated into the plans as part of the building specifications.

4.1 Seismic Design Considerations

The site, like most of southern California, will be subject to strong ground shaking during major earthquake. The active fault closest to the site is the San Fernando fault. The seismic design parameters are presented in the appendix of this report.

4.2 Liquefaction Potential

Liquefaction is a sudden loss of strength of saturated, cohesionless soil caused by cyclic loading (e.g., earthquake shaking). Generally, liquefaction occurs in predominantly poorly consolidated granular soils where the groundwater depth is less than 40 feet. Due to the presence of clays and the absence of shallow groundwater conditions, the potential for liquefaction at the site is considered nil.

4.3 Shallow Conventional Foundations

Foundation support for the proposed structure should be derived by utilizing a conventional, interconnected shallow foundation system embedded in the properly the existing compacted fill or naturally occurring deposits, as determined by the engineering geologist.

P.O. Box 230941, Encinitas, CA 92023
TEL (760) 473-4117 Email: Rukjiffery@SBCGlobal.net
www.PacificCoastLandConsulting.net

23

PACIFIC COAST LAND CONSULTING

Engineering Geologic Services

Allowable design parameters for foundations are as follows:

- ❖ Minimum depth for interior and exterior footing 2 feet (measured from lowest adjacent grade)
- ❖ Minimum footing width 1.5 feet
- ❖ Allowable bearing capacity (pounds per square foot), (FS ≥ 3)
 - Sustained loads 2,000 psf
 - Transient loads (1/4 allowable increase for wind and seismic) 2,600 psf
- ❖ Resistance to lateral loads
 - Passive soil resistance (pounds per cubic foot) 150 psf
 - Coefficient of sliding friction 0.25

The lateral resistance for footings may be calculated using the minimum of 50 percent of passive resistance plus 50 percent of base friction, 100 percent passive resistance only or 100 percent base friction only. The upper one foot of passive resistance should be neglected where the soil is not confined by the slabs or pavement.

4.4 Slab-On-Grade

It is recommended that a minimum of 5-inch thick slab reinforced with No. 4 bars located at 12 inches on center, both ways, be constructed. Slabs should be underlain by a minimum of 2-inch thick layer of clean sand, a 15-mil moisture barrier and 4 inches of free draining, clean coarse grained material such as sand or No. 4 rock, such that the moisture barrier is sandwiched between the layers of sand.

The vapor barrier should comply with the requirements of ASTM E1745 (class "A") and should be installed in accordance with ASTM E1643. To protect the vapor barrier from punctures during placement, it can be sandwiched between two layers of 2-inch thick, clean sand.

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However, the current ACI suggestion is to place concrete directly over the vapor membrane depending upon the planned floor coverings. The project architect shall make the final decision with regard to this issue. It is strongly recommended that the project architect review the ACI requirements presented in ACI 302.1R-04 (Guide for Correct Floor and Slab constructions).

The vapor barrier should be at least 15-mil thick and should be sealed at all splices, around the plumbing, and at the perimeter of slab areas. Every effort should be made to provide a continuous barrier and care should be taken not to puncture the membrane.

4.4.2 Exterior Finish Surfaces

All concrete including shotcrete and gunite should utilize Type V 4500 psi cement with maximum 0.45-water/cement ratios in accordance with California Building Code (CBC) Standards 1904.3.1. Concrete mix design, materials, placement, curing, and finishing should be in conformance with the standard specifications for public works construction "Green book", and American Concrete Institute (ACI) specifications.

- Decking should be reinforced with a minimum of #4 bars at 12 inches on center in both directions. The edges of the decking should be thickened and deepened to aid in the control of cracking in the decks.
- Deck concrete shall be underlain by 2 inches of sand, a 15 mil moisture barrier and then 4 inches of coarse grained material such as clean sand or gravel.
- The edges of the decking should be deepened to 12 inches and reinforced with 4 #4 bars 2-top and 2-bottom to aid in the control of cracking in the decks

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STRUCTURAL
CHARLES ABBOTT ASSOCIATES
REVIEWED FOR CODE COMPLIANCE

WAA DATE

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4.5 Import Fill and Select Backfill Material

If import material is required, then it should be free of perishable material and should meet the following criteria:

- a. Maximum particle size 1 inch
- b. Maximum Liquid Limit (LL) 5%
- c. Maximum Plasticity Index (PI) 0%
- d. Maximum percentage passing No. 200 sieve 30%

4.6 Exterior Flatwork

It is recommended that a minimum 4-inch slab reinforced with No. 4 bars located at 12 inches on center, both ways, be constructed. In order to manage shrinkage cracks in exterior walkways and patios it is suggested that at the exterior edges of the flatwork, a thickened edge is used. The thickened edges should be a minimum of 8 inches deep and 6 inches wide and reinforced with two #4 bars at top and bottom. A layer of free-draining, clean-crushed rock or sand, at least 2 inches thick, should be placed beneath the slab.

Movement of the slabs adjacent to the structures can be mitigated by doweling slabs to the perimeter footings. As an option to doweling, an architectural separation could be provided between the main structure and the abutting appurtenant improvements.

4.8 Concrete

Based on our understanding of the site geology and our experience with the similar projects in the immediate vicinity, we recommend that the concrete to be utilized at the site be designed for high levels of sulfates. The concrete should utilize Type V cement with maximum 0.45

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water/cement ratio in accordance with California Building Code (CBC) Standards 1904.3.1. Concrete mix design, materials, placement, curing, and finishing should be in conformance with the standard specifications for public works construction "Green book", and American Concrete Institute (ACI) specifications. The contractor is referred to the latest edition of the ACI publication "Guide for Concrete Floor and Slab Construction, ACI302".

The onsite soils/bedrock could be classified as highly corrosive to buried metal pipes. We recommend that a corrosion specialist be consulted. This is beyond the scope of work for this project.

4.9 Floor Coverings

The architect should design a suitable floor system that addresses potential for floor movement and the moisture infiltration

Prior to placement of the moisture sensitive floor coverings, such as vinyl, wood, and wood laminates, the floor areas should be tested for vapor emissions. Testing in conformance with ASTM F1869 is advised. The testing should reveal all values less than 3 pounds per 1,000 square feet per day prior to the placement of the floor coverings. It would also be advisable to wait for similar results prior to the placement of the wood cabinet bases on the concrete floor.

Where brittle floor coverings, such as tile or stone are planned, it must be recognized that minor cracking of the materials could occur. To mitigate the risk of slab cracking reflecting into the brittle surface, a good quality, bond breaking, slip-sheet should be specified and properly installed prior to the placement of the brittle floor elements. As an alternative, more flexible floor coverings such as wood or carpet may be selected.

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4.10 Drainage

The site should be drained to provide for positive drainage away from structures and away from slopes in conformance with the applicable building codes and local requirements.

Drainage should be directed away from structures and away from slopes via non-erodible conduits to suitable disposal areas. Five percent drainage is recommended directly away from the structures. At least two percent minimum is recommended for drainage over soil areas. In pipes or paved swales, one percent should be adopted as the minimum. All enclosed planters should be provided with a suitably located drain or drains and/or flooding protection in the form of weep holes or similar. The Project Civil Engineer is responsible for design of the site drainage.

4.11 Utility Trenches

All excavations should comply with appropriate safety standards outlined in this report as well as current OSHA regulations. Utility pipes should be placed on the bottom of a neatly cut trench on a layer of bedding material in accordance with the manufacturer's recommendation. The bedding material shall satisfy the requirements of standard specifications for public work construction (SSPCWC, "Greenbook"), Section 306-1.2.1. Utility trench backfill should be compacted to at least 90 percent relative compaction as determined by the ASTM D-1557 test method.

The upper 12 inches below pavements and slabs should be compacted to at least 90 percent relative compaction. Compaction should be accomplished by mechanical means. Jetting should not be allowed for compaction purposes. In areas, where mechanical compaction of trench backfill is impractical due to space constraints, or the utility trench intercepts the perimeter foundation, it is recommended that sand-cement slurry be utilized as backfill material. Utility trenches that parallel structures, pavement, or flatwork should be planned so that they do not extend below a plane with a downward slope of (1.5:1 H:V) from the bottom edge of footings.

The recommendations presented in the preceding sections need to be checked based on the actual field conditions. The sections below provide recommendations for the continuation of the design process through construction.

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4.12 Project Safety

The Contractor is the party responsible for providing safe site. The Geotechnical consultant will not direct the Contractor's operations and will not be responsible for the personnel safety other than the Consultant's representatives at the site. The Contractor is responsible to notify the project owner should he be aware and/or anticipate any unsafe conditions.

5.0 PLAN REVIEW, CONSTRUCTION OBSERVATION, and TESTING

Pacific Coast Land Consulting should be retained to review the grading and foundation plans and specifications for conformance with the intent of our recommendations. The review will enable us to modify the recommendations if final design conditions are different than presently understood.

During construction, Pacific Coast Land Consulting should be retained to consult on geotechnical questions, construction problems, and unanticipated conditions. We should provide field observation to check that the site preparation, foundation installation, and grading conforms to the intent of these recommendations and to the project plans and specifications. This would allow us to develop supplemental recommendations as appropriate for the actual soil conditions encountered and the specific construction techniques used by the contractor.

The recommendations presented in the preceding sections need to be checked based on the actual field conditions. The sections below provide recommendations for the continuation of the design process through construction.

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- Observation and review of foundation excavation
- Observation and review of steel placement
- Issuing Notices of Compliance prior to placement of foundation concrete
- At any time, the city requires any inspection

In accordance with CBC Chapter 17, Section 1704A, Pacific Coast Land Consulting cannot assume responsibility or liability for the adequacy of recommendations if we do not observe construction.

The parties that do provide geotechnical services during construction should be prepared to accept transfer of responsibility under CBC 1704A and deliver required submittals during and after construction assuming all responsibility and liability.

DESCRIPTION:	9 SOUTH PEAK LAGUNA NIQUEL, CA
Project:	
DATE:	11-14-21
SCALE:	
JOB NO.:	392-21
DRAWN BY:	
CHECKED BY:	
SHEET NO.:	SNO
SNO	

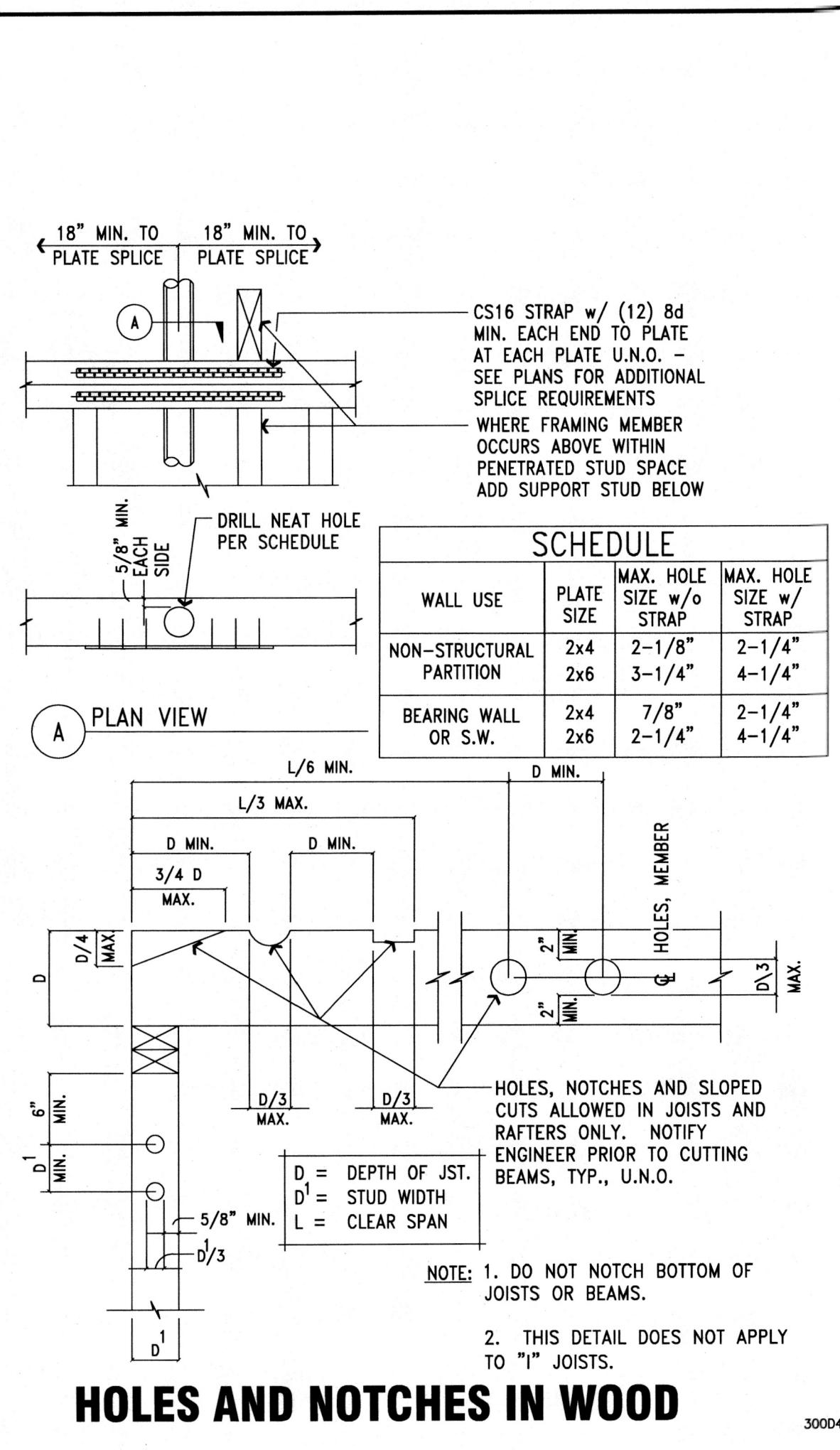
REVISIONS

REVISION

BY

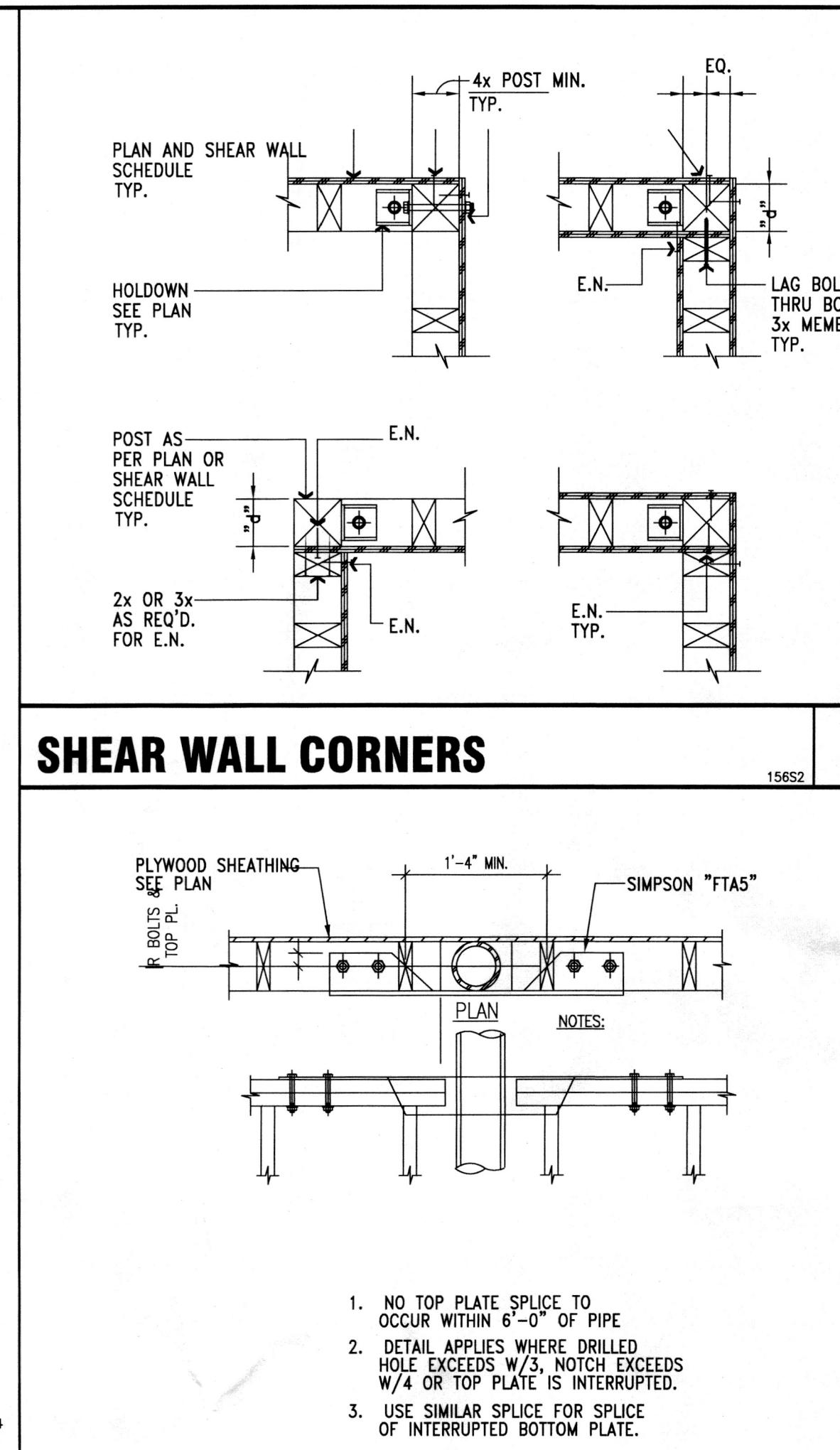


KY ENGINEERING, LLC.
DESIGN AND ENGINEERING GROUP
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TEL: (323) 868-2054
E-MAIL: KYENGINEERING@GMAIL.COM

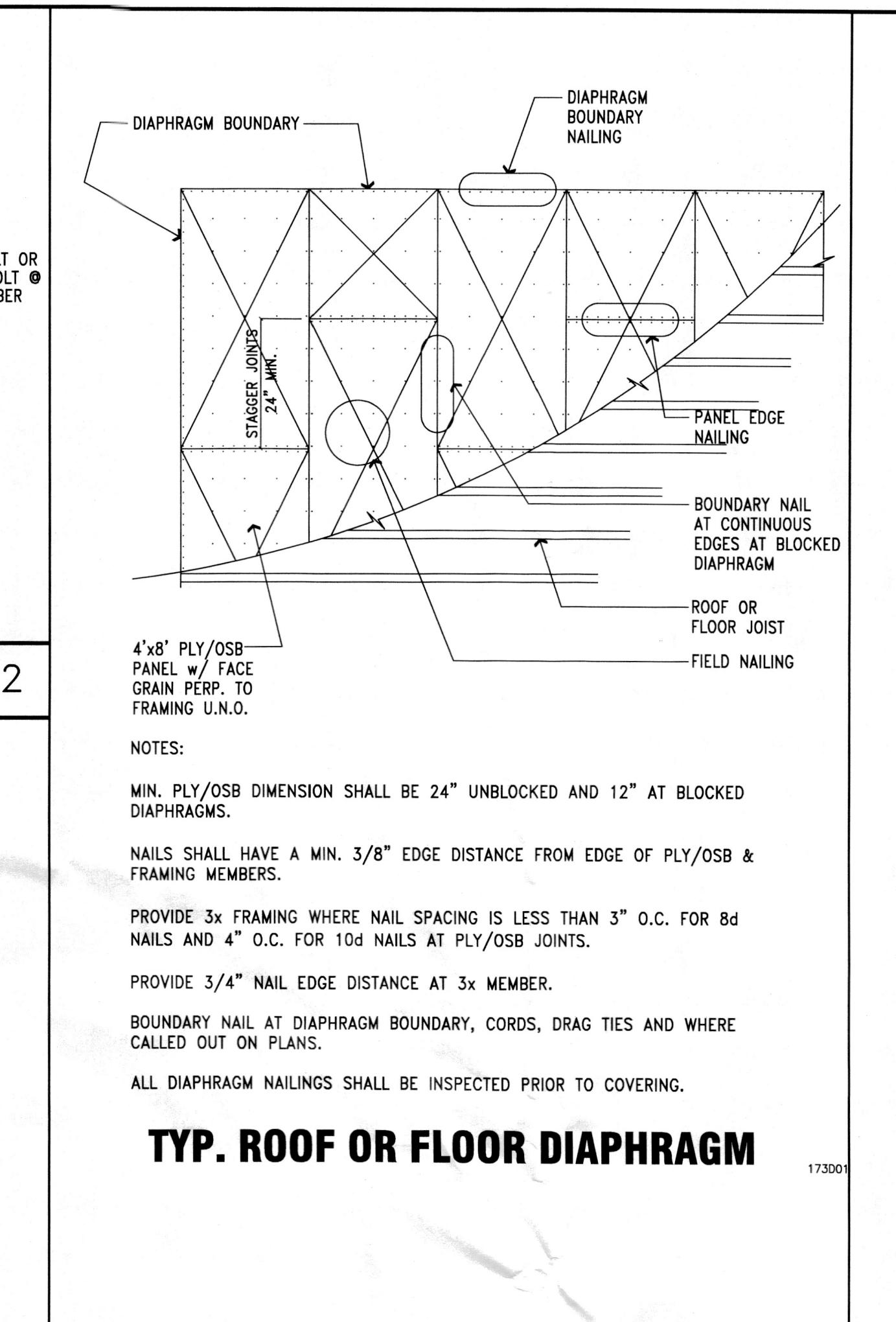


HOLES AND NOTCHES IN WOOD

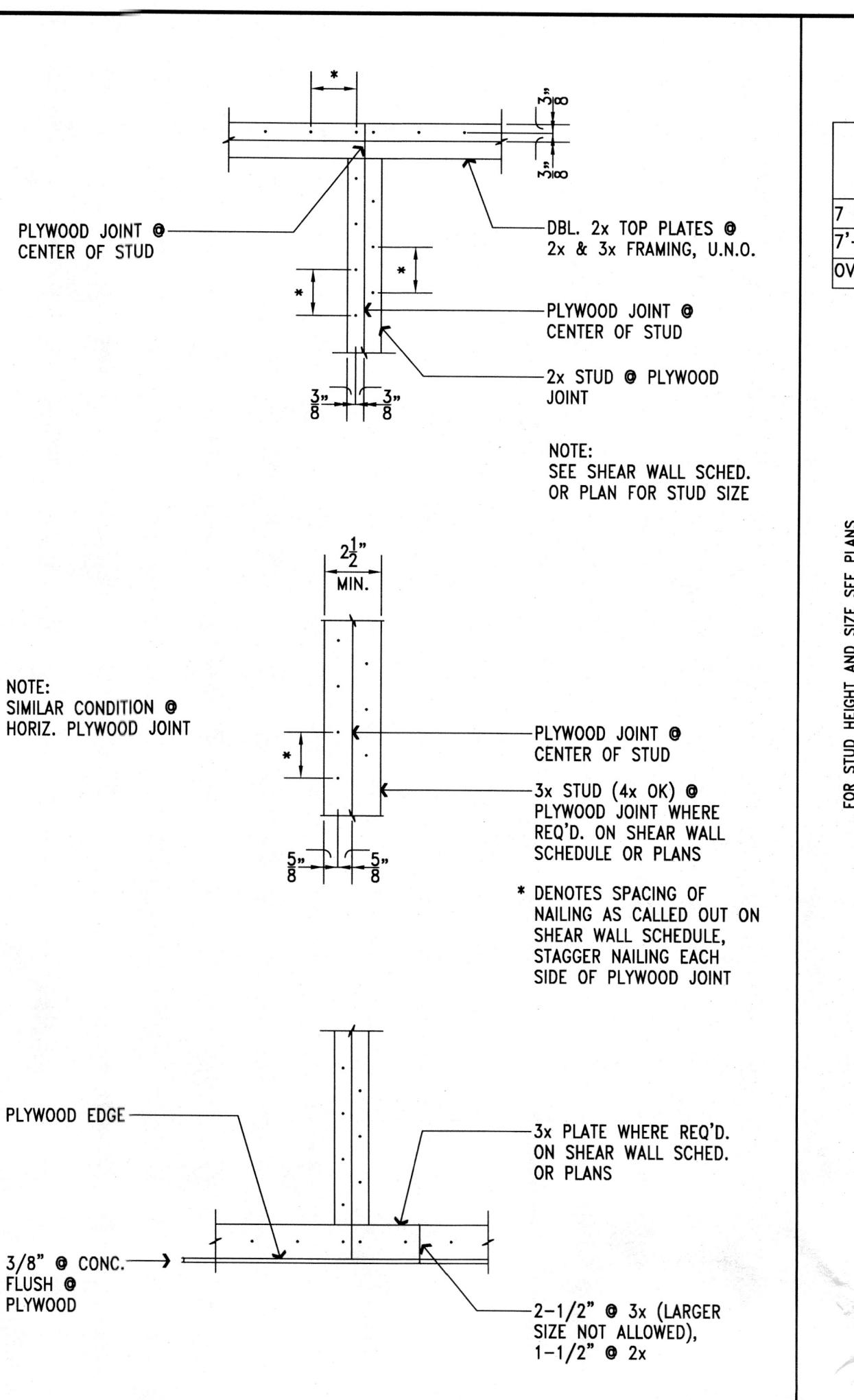
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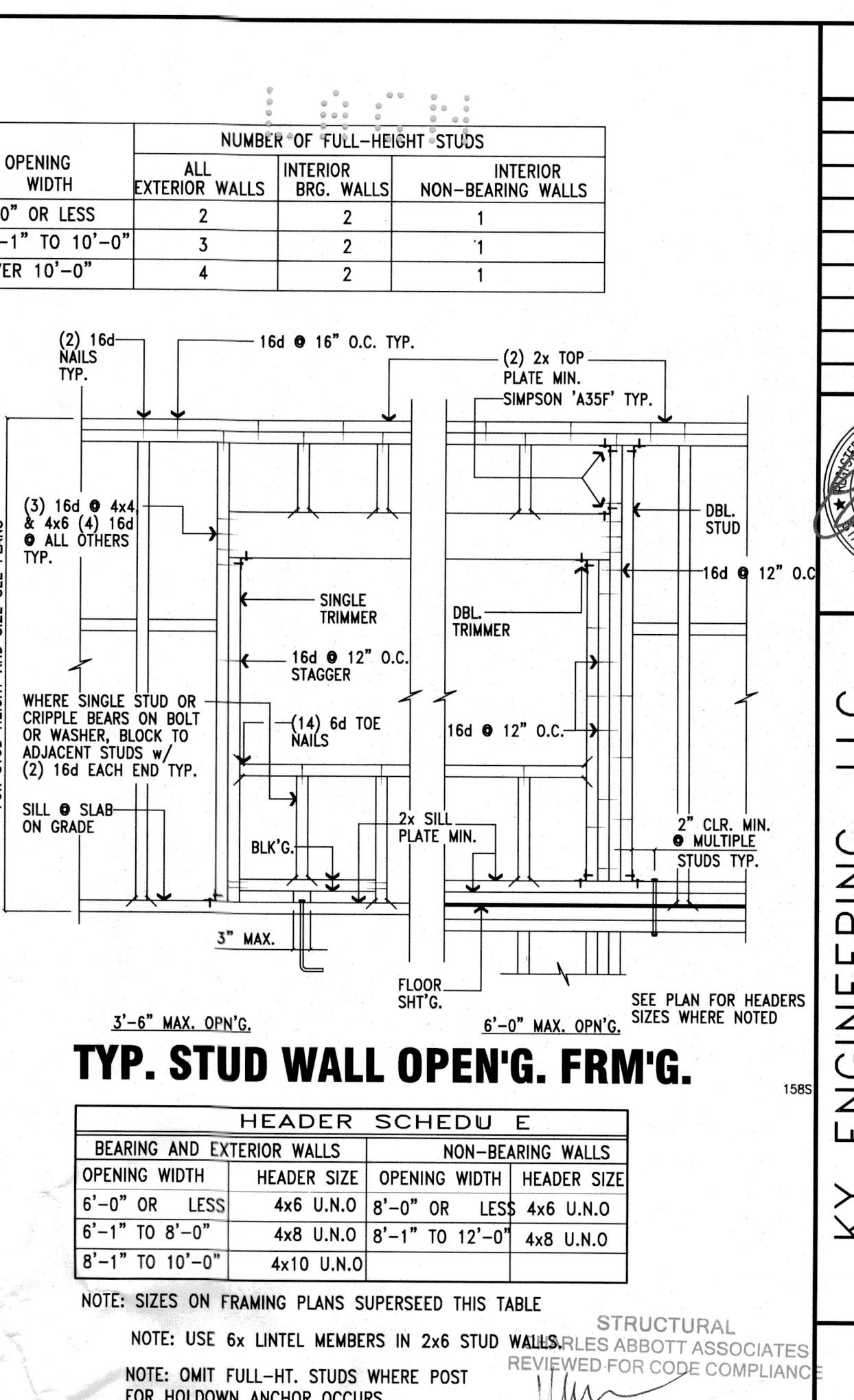
SHEAR WALL CORNERS



TYP. ROOF OR FLOOR DIAPHRAGM



173001



TYP. STUD WALL OPEN'G. FRM'G.

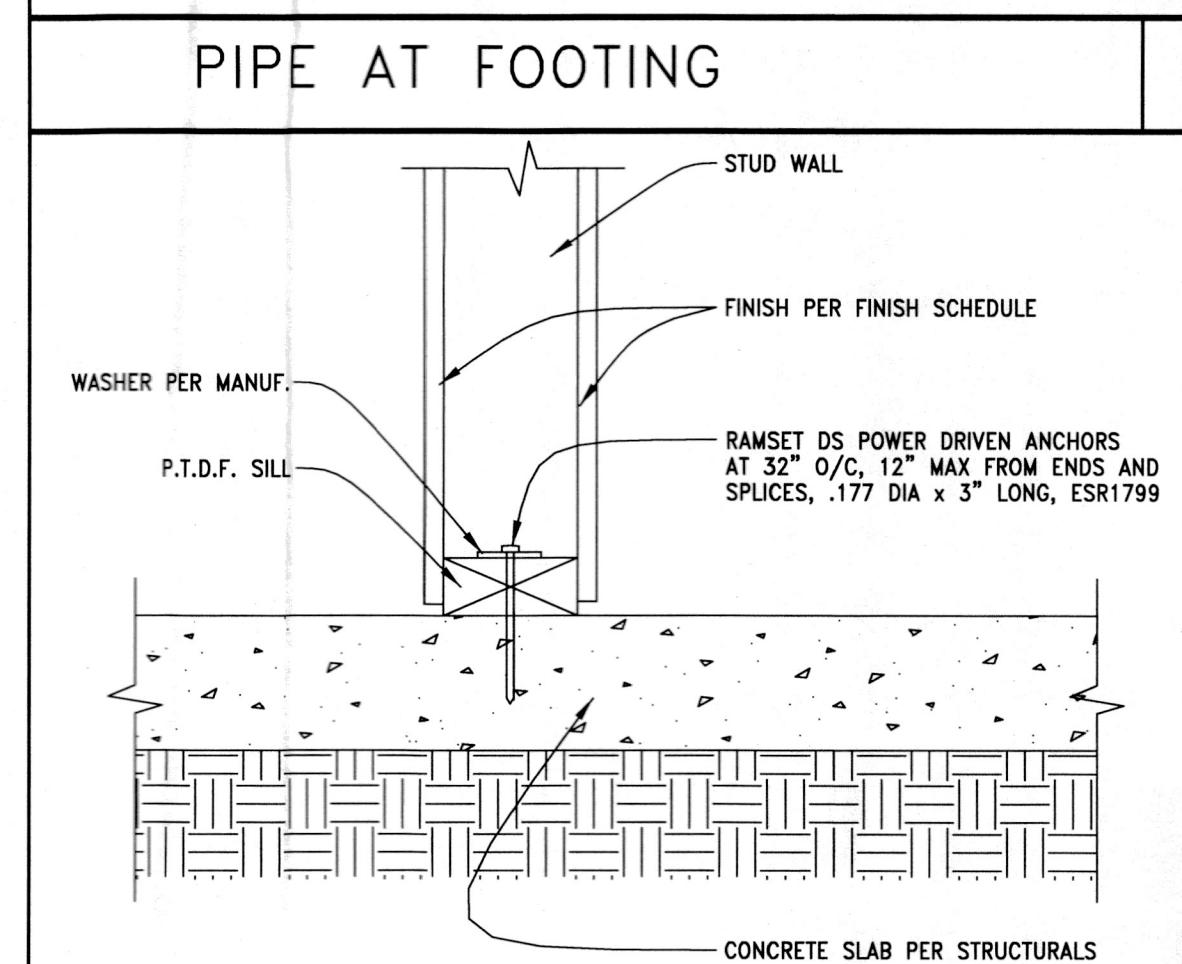
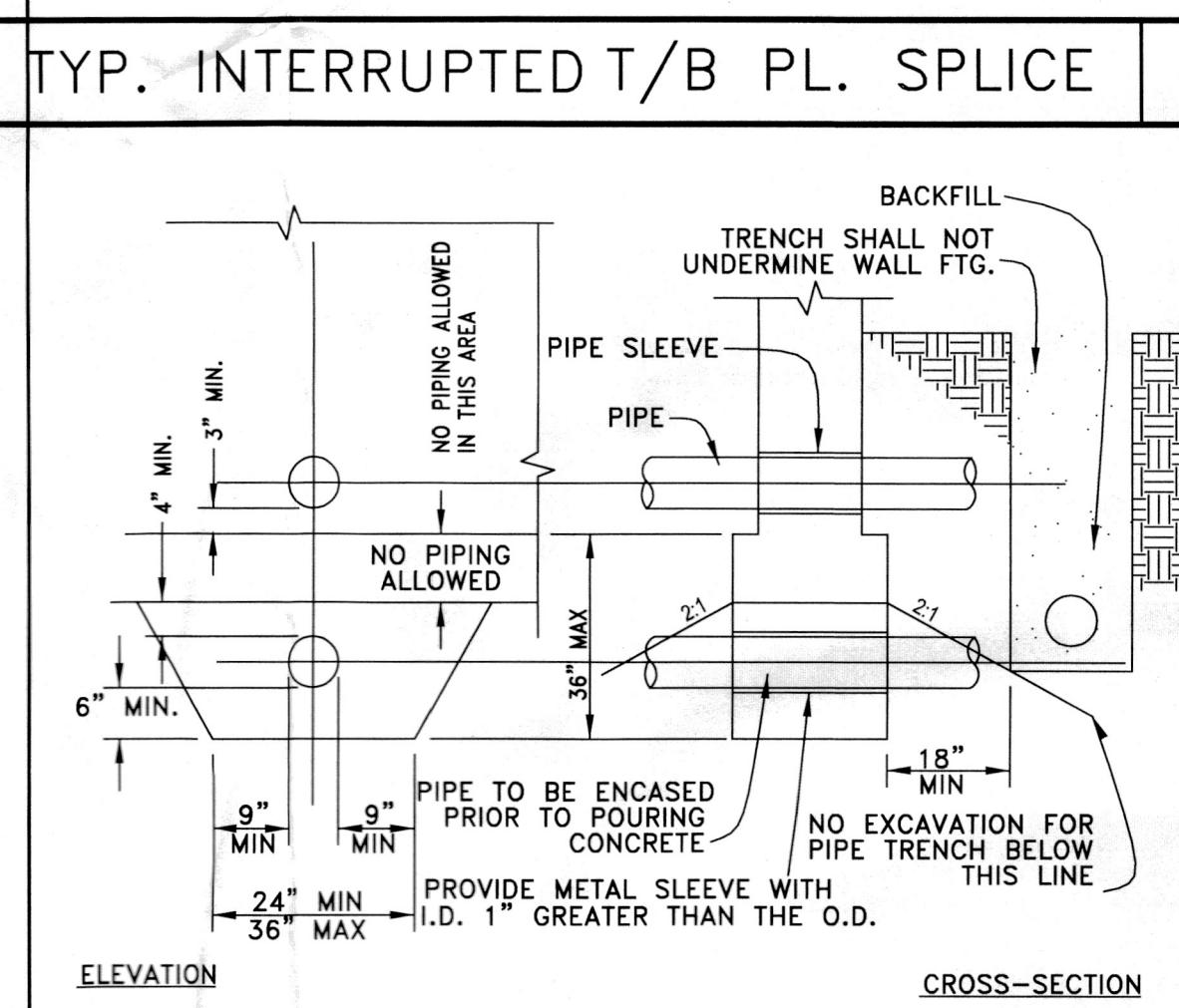
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STRUCTURAL DETAILS

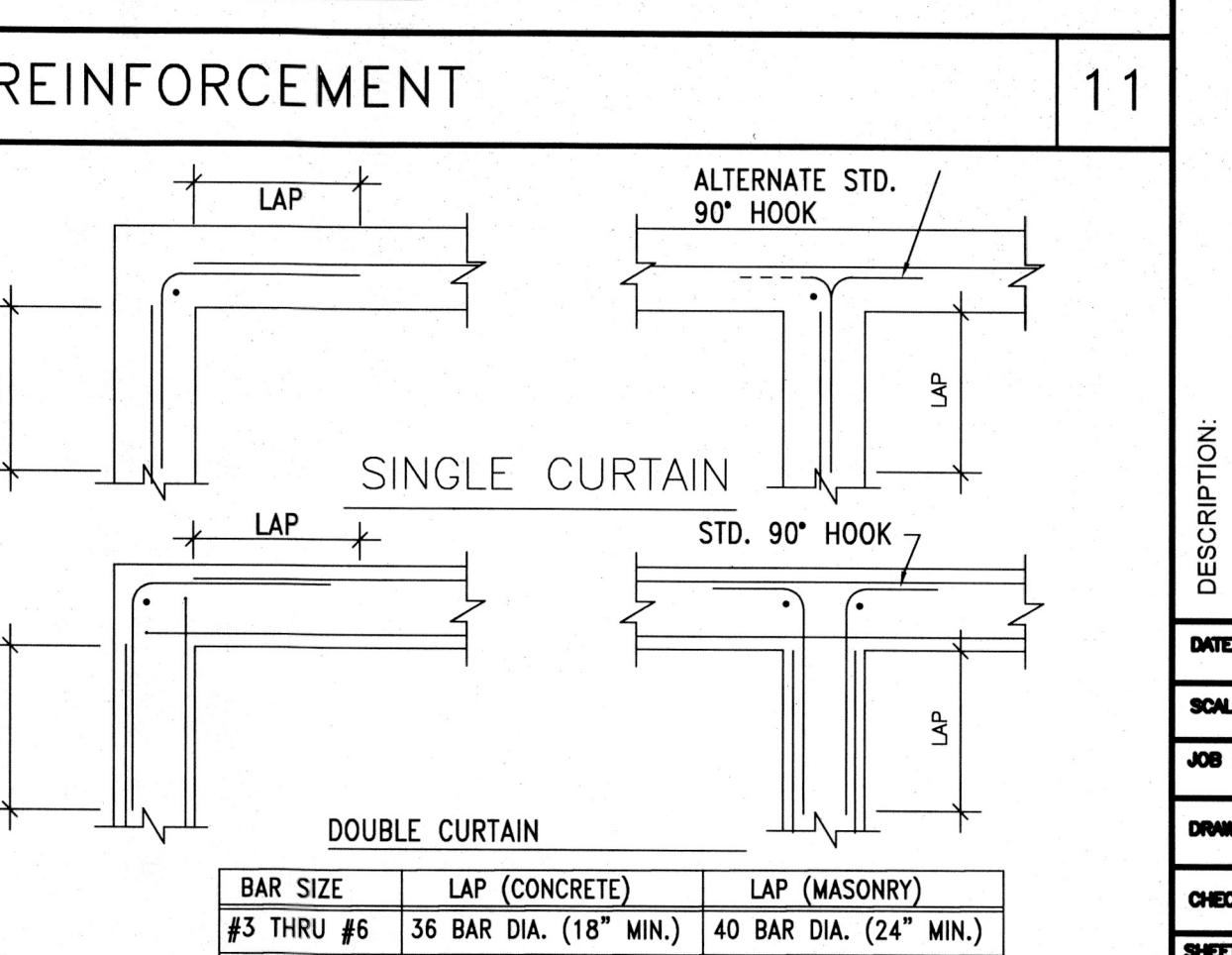
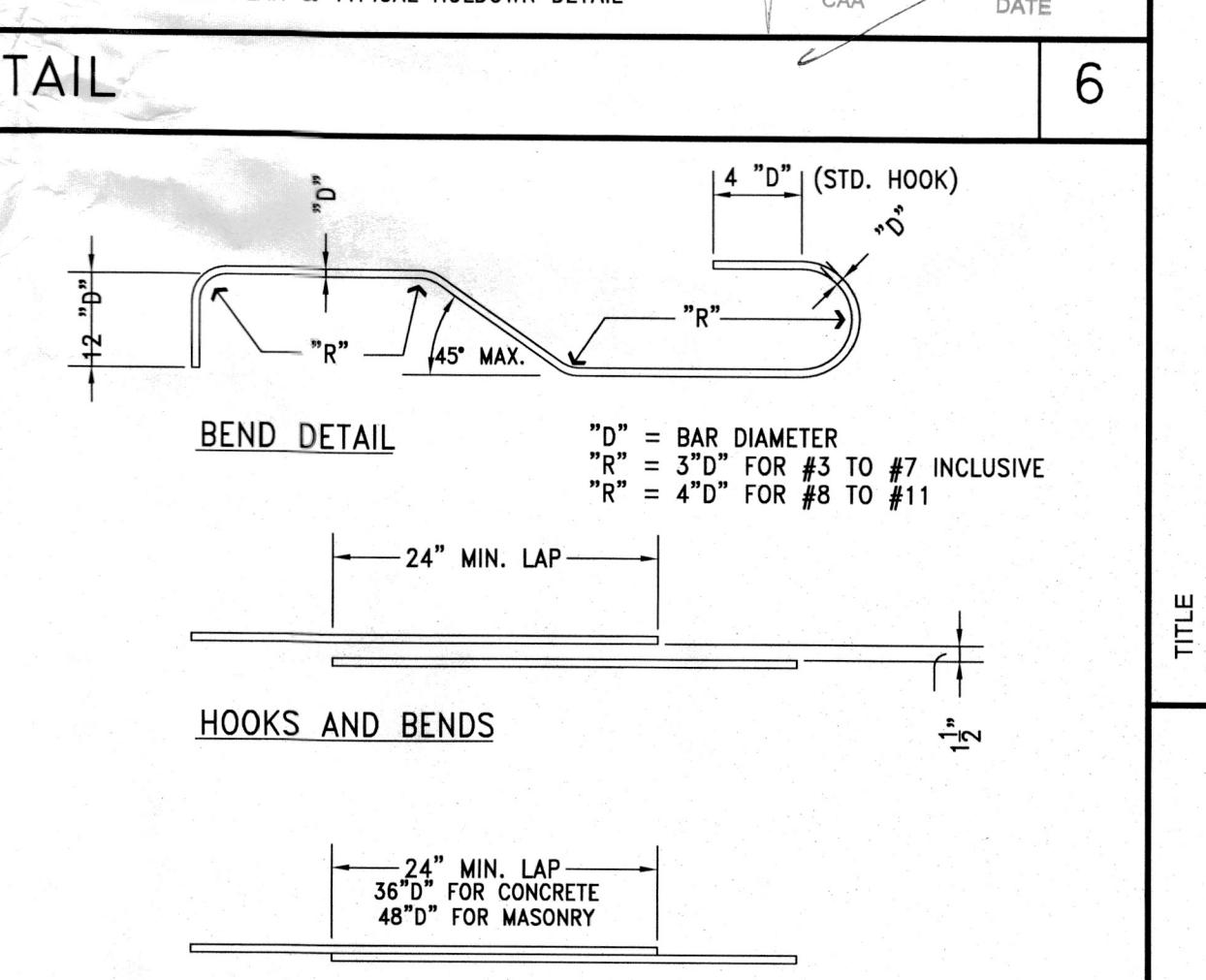
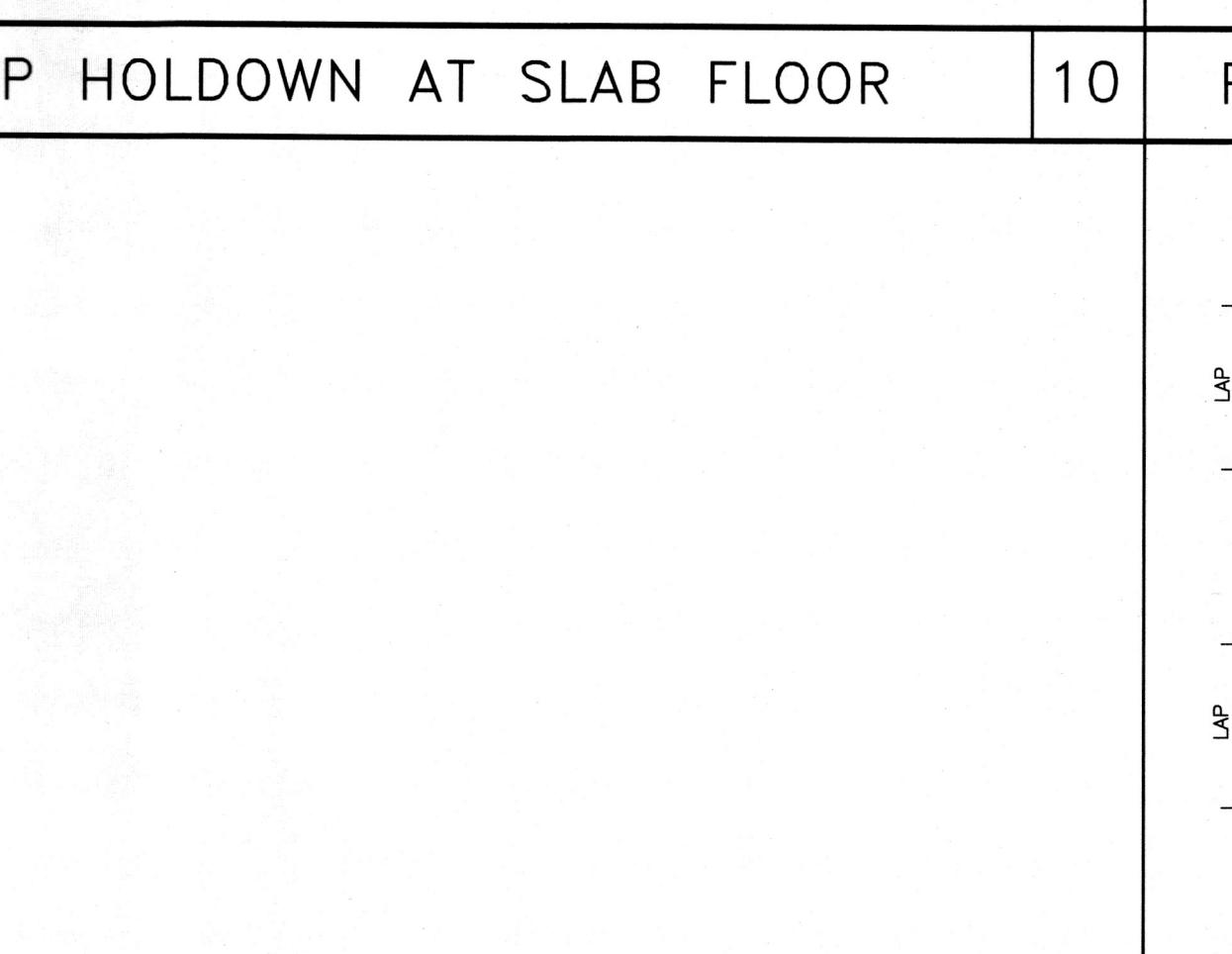
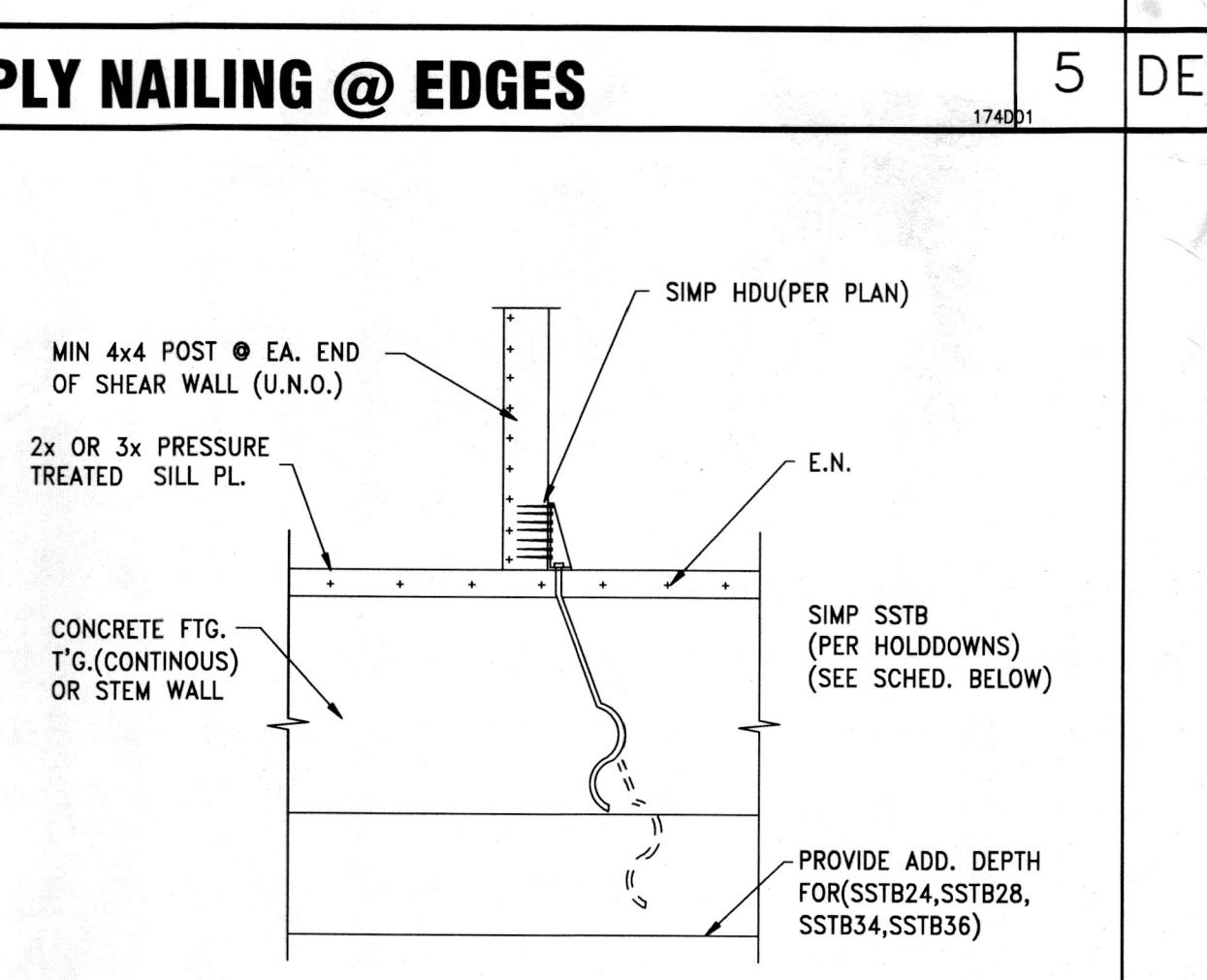
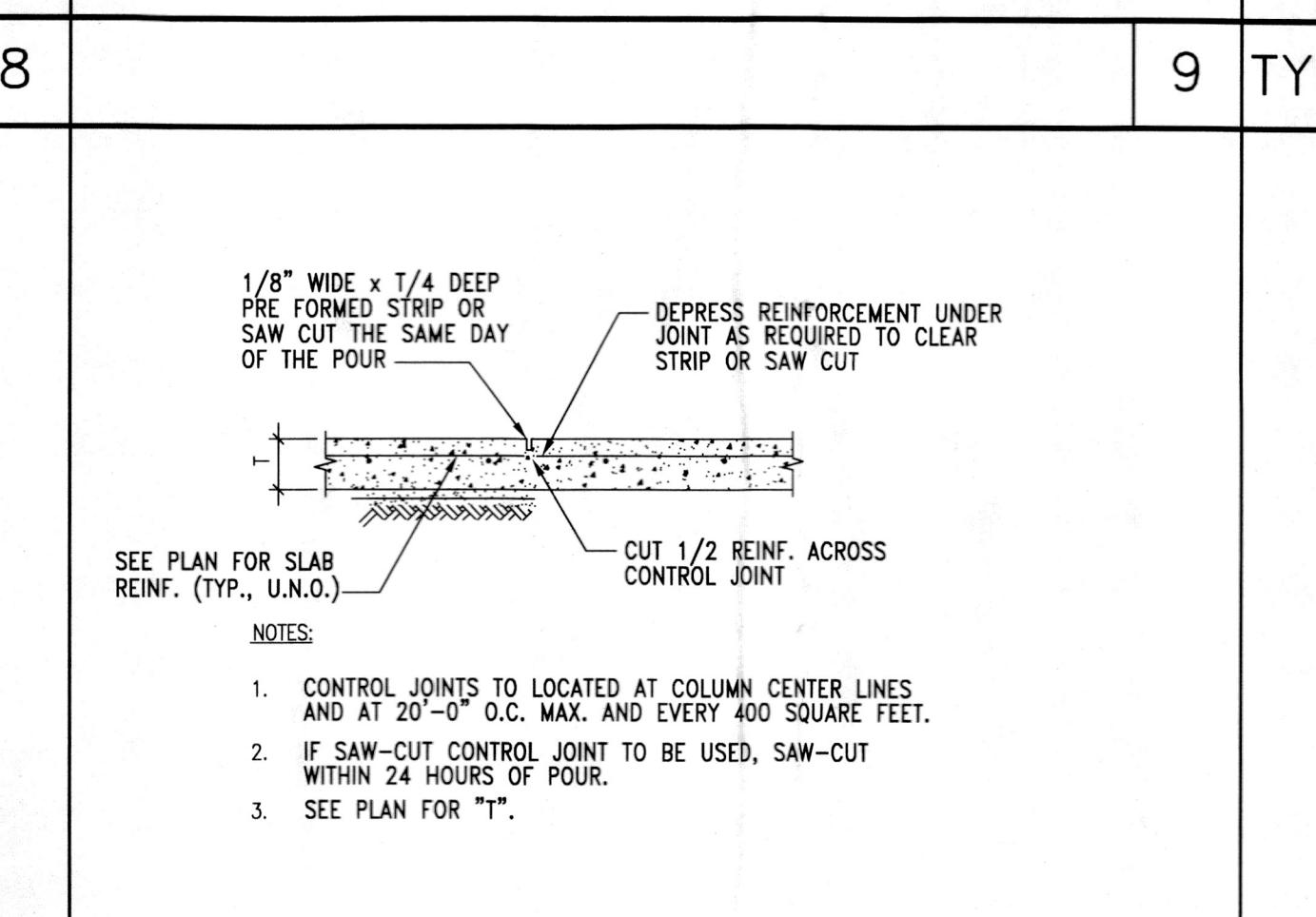
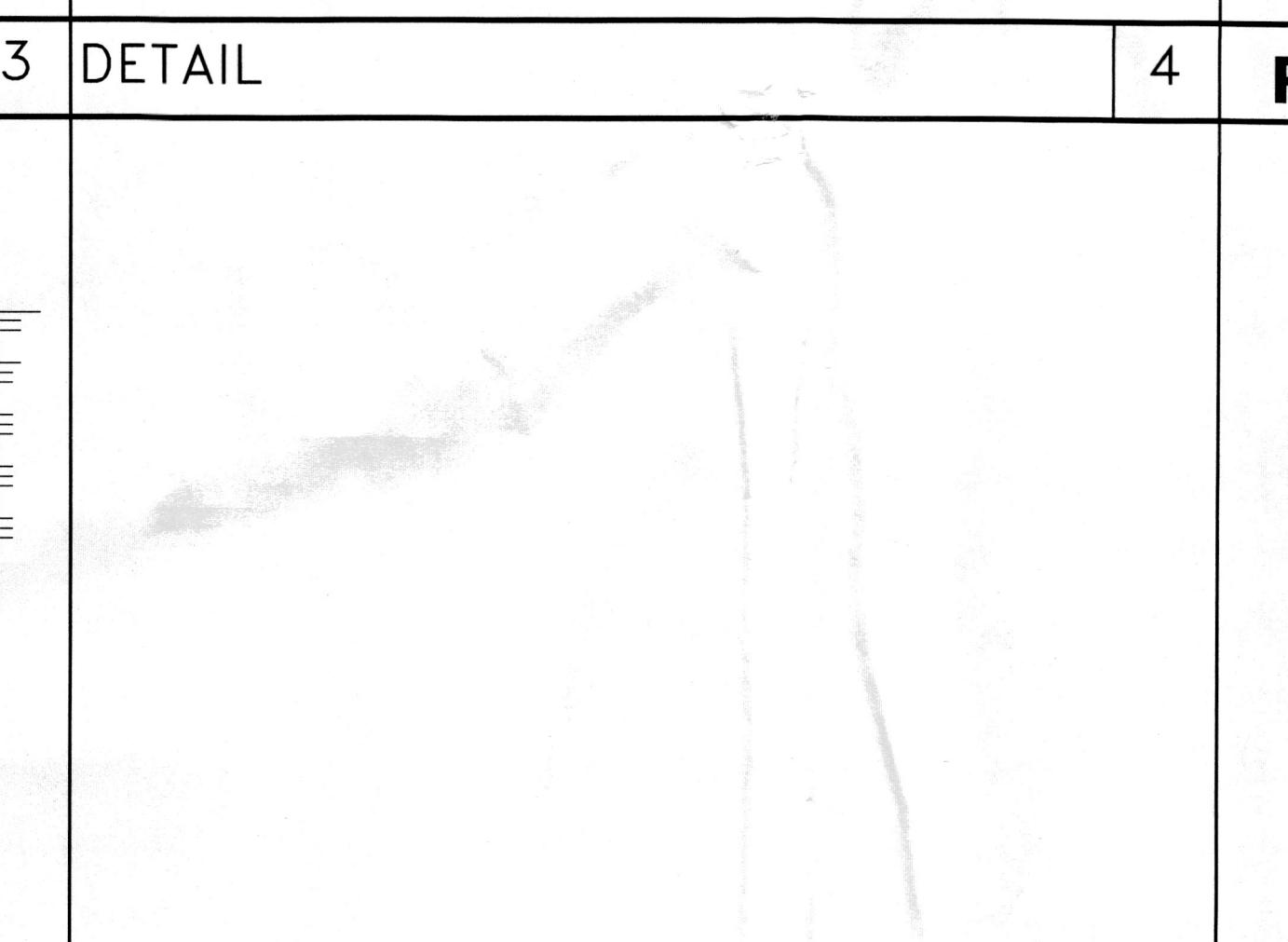
NEW ADU

9 SOUTH PEAK
LAGUNA NIQUEL, CA

DATE: 11-14-21
SCALE: 1:100
JOB NO: 392-21
DRAWN BY:
CHECKED BY:
SHEET NO: 15
SN 1



TYP. WOOD BEAM/ JOIST CONN.



TYP. SLAB ON GRADE CNTRL JT

14 REBARS/ DOWEL AT CORNERS

15

REVISIONS	
REVISION	BY
PC1	
PC2	
PC3	
	
KY ENGINEERING, LLC. DESIGN AND ENGINEERING GROUP 3130 E. WILLOW ST. SIGNAL HILL, CA 90755 TEL: (323) 868-2054 E-MAIL: KYENGINEERING@GMAIL.COM	
DESCRIPTION:	STRUCTURAL NOTES
Project:	Title:
GENERAL STRUCTURAL NOTES:	
1. THE ALLOWABLE SOIL BEARING PRESSURES ARE AS FOLLOWS: A. WALL FOOTINGS: 1,500 POUNDS PER SQUARE FOOT. FOOTING SHALL BE A MINIMUM 12 INCHES IN WIDTH (ONE STORY) 15 INCHES (2 STORY), 18 INCHES IN DEPTH BELOW THE LOWEST ADJACENT GRADE, (INTERIOR) 24 INCHES (EXTERIOR) B. COLUMN FOOTINGS: 1,500 POUNDS PER SQUARE FOOT. FOOTING SHALL BE A MINIMUM 12 INCHES IN WIDTH, 18 INCHES IN DEPTH BELOW THE LOWEST ADJACENT GRADE, (INTERIOR) 24 INCHES (EXTERIOR) C. ALLOWABLE BEARING VALUES MAY BE INCREASED BY 33 PERCENT FOR SHORT TERM LOADING.	
2. ALL EXISTING FILL MATERIALS & ANY LOOSE UPPER NATIVE SOILS SHALL BE REMOVED & RECOMPACTED TO CREATE A COMPAKTED FILL PAD FOR THE SUPPORT OF THE BUILDING. IN ADDITION, THE PROPOSED REMOVALS SHALL EXTEND A MINIMUM OF THREE FEET BELOW THE PROPOSED FOUNDATIONS.	
3. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. THE GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE ALL EXCAVATIONS, SOIL COMPACTION WORK PRIOR TO PLACEMENT OF ANY REBAR OR CONCRETE, SHORING INSTALLATIONS, BAKFILL MATERIALS AND BACK FILLING PROCEDURES.	
4. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.	
5. REMOVE ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED.	
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.	
7. PLACE BACKFILL BEHIND RETAINING WALLS AFTER CONCRETE OR MASONRY HAS ATTAINED FULL DESIGN STRENGTH. BRACE BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHED FLOORS AND SLABS ON GRADE ARE COMPLETE AND HAVE ATTAINED FULL DESIGN STRENGTH.	
8. HOLDOWNS CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.299 INCH BY 3 INCHES BY 3 INCHES.	
9. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.8 (1).	
10. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.	
11. ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERRIDED. (12. 1. 3. 2, NDS)	
12. HOLDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.	
SPECIAL INSPECTION	
ITEMS	SPECIAL INSPECTOR
CONCRETE OVER 3,000 PSI	X
BOLTS INSTALLED IN CONCRETE-EPOXY	X
SHEARWALL W/ NAILING 4" OR LESS	X
EPOXY DOWELS	X
STRUCTURAL WELDING	X
HIGH-STRENGTH BOLTING	X
STRUCTURAL MASONRY	X
REINFORCED GYPSUM CONCRETE	X
INSULATING CONCRETE FILL	X
SPRAY-APPLIED FIRE RESISTIVE MATERIALS	X
PILEING,PIERS,AND CAISONS	X
SHOTCRETE	X
SPECIAL GRADING, EXCAVATION AND FILL	X
SMOKE-CONTROL SYSTEM	X
13. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORES, BRACES AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURE AND COMPONENTS, SOILS, OTHER STRUCTURES AND UTILITIES MAY BE SUBJECTED DURING CONSTRUCTION. SHORING SYSTEMS SHALL BE DESIGNED AND STAMPED BY A CIVIL ENGINEER LICENSED IN THE STATE OF CALIFORNIA. VISITS TO THE SITE BY THE OWNER'S REPRESENTATIVE WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.	
14. THE CONTRACTOR SHALL PROVIDE MEANS, METHOD, TECHNIQUES, SEQUENCE AND PROCEDURE OF CONSTRUCTION AS REQUIRED. SITE VISITS PERFORMED BY THE OWNER'S REPRESENTATIVE DO NOT INCLUDE INSPECTIONS OF MEANS AND METHODS OF CONSTRUCTION PERFORMED BY CONTRACTOR.	
15. THE CONTRACTOR SHALL PROTECT ALL WORK, MATERIALS AND EQUIPMENT FROM DAMAGE AND SHALL PROVIDE PROPER STORAGE FACILITIES FOR MATERIALS AND EQUIPMENT DURING CONSTRUCTION.	
16. STRUCTURAL OBSERVATIONS PERFORMED BY ENGINEER DURING CONSTRUCTION ARE NOT THE CONTINUOUS AND SPECIAL INSPECTION SERVICES AND DO NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR. OBSERVATIONS ALSO DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.	
17. CONTRACTORS SHALL REVIEW SHOP DRAWINGS FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS. CONTRACTOR SHALL STAMP SHOP DRAWINGS PRIOR TO SUBMISSION TO OWNER'S REPRESENTATIVE.	
18. REVIEW OF THE SHOP DRAWINGS SHALL NOT BE CONSTRUED AS AN AUTHORIZATION TO DEVIATE FROM CONTRACT DOCUMENTS.	
19. SHOP DRAWINGS WILL NOT BE PROCESSED DUE TO INCOMPLETENESS, LACK OF CO-ORDINATION WITH RELEVANT PORTION OF CONTRACT DOCUMENTS, LACK OF CALCULATIONS IF REQUIRED AND WHERE DEVIATIONS, MODIFICATIONS AND SUBSTITUTIONS ARE INDICATED WITHOUT PRIOR WRITTEN APPROVAL FROM OWNER'S REPRESENTATIVE.	
20. ALLOW FOURTEEN WORKING DAYS FOR PROCESSING SHOP DRAWINGS AFTER RECEIPT.	
21. PRIOR TO ALL CORING, THE CONTRACTOR SHALL IDENTIFY EXISTING REINFORCING LOCATIONS BY PACHMOMETER, PROBING, CHIPPING, ETC. TO AVOID DAMAGE EXISTING REINFORCING.	
22. A. STRUCTURAL LUMBER SHALL COMPLY WITH DOC PS20, L OF R B. WOOD STRUCTURAL PANEL SHALL COMPLY WITH DOC PS1-OR DOC PS2 C. THE LUMBER AND SIZE OF WOOD FASTENER SHALL NOT BE LESS THAN SET FORTH TABLE 2304.9.1 D. CONCRETE: CEMENT TYPE V & WATER-CEMENT RATIO=.45. TURN IN MIX TICKET.	
23. NOTCHING, DRILLING, BORING, HOLES A. DRILLING AND NOTCHING OF STUDS AND TOP PLATES SHALL BE IN ACCORDANCE WITH SECTION R502.6. B. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLU-LAMINATED MEMBERS OF I-JOIST ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED-R502.8.2 C. NOTCHES AND HOLES IN SOLID LUMBER JOISTS AND BEAMS SHALL COMPLY WITH FIGURE R502.8 AND SECTION R502.8.1 24. ALL WALLS AND DIMENSIONS SHOWN ON PLANS WERE PROVIDED TO US BY THE OWNER AND HIS DESIGNER. REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS (DO NOT SCALE PLANS) ANY DISCREPANCIES BETWEEN FRAMING AND ARCHITECTURAL PLANS, CONTRACTOR MUST STOP ALL CONSTRUCTIONS AND NOTIFY THE ARCHITECT/DESIGNER KY ENGINEERING IMMEDIATELY	
25. ALL EXISTING FOUNDATION SHALL SHOW NO SIGN OF ANY DETERIORATIONS OR CRACKS CONTRACTOR TO VERIFY ALL EXISTING FOUNDATION SUCH AS DIMENSIONS	
26. THESE PLANS MUST BE SUBMITTED TO CITY FOR PLAN CHECK, NON-SUBMITTAL RENDERS PLANS AND CALCULATIONS INVALID AND MAY NOT BE USED FOR CONSTRUCTION	
SEISMIC DESIGN CATEGORY	
SPECIAL INSPECTION REQUIRED	
C,D,E, AND F	STRUCTURAL WOOD*, STRUCTURAL WELDING, AND COLD FORM STEEL FRAMING IN SEISMIC FORCES RESISTING SYSTEMS**
C,D,E, AND F	COMPONENTS IN DESIGNATED SEISMIC SYSTEM***

