



MARINER'S POINTE
 WEST COAST HIGHWAY AT COVER
 NEWPORT BEACH, CA

03-09-12 AGENCY SUBMITTAL

GENERAL NOTES

DATE CD 03-09-12
 SCALE AS NOTED
 PROJECT NO. 10112-005
 APPROVED
 SHEET

S1.1

STRUCTURAL OBSERVATION GENERAL NOTES

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

STRUCTURAL OBSERVATION SCHEDULE

SITE ADDRESS:		PG #
TYPE	STRUCTURAL ELEMENTS AND/OR CONNECTIONS TO BE OBSERVED	SCHEDULED INTERVAL OR STAGE OF CONSTRUCTION
FOUNDATIONS	<input checked="" type="checkbox"/> FOOTING, SLAB FOUNDATION, ANCHORS	PRIOR TO CONCRETE POUR
	<input type="checkbox"/> MAT FOUNDATION, PRESTRESSED CONC. SLAB	
	<input checked="" type="checkbox"/> SARGASS-PILE; GRADE BEAM	PRIOR TO CONCRETE POUR
	<input type="checkbox"/> OTHER	
SHEAR WALLS	<input type="checkbox"/> CONCRETE	
	<input type="checkbox"/> MASONRY	
	<input checked="" type="checkbox"/> WOOD OR MANUFACTURED PANELS	PRIOR TO COVERING THE WALL
	<input type="checkbox"/> OTHER	
FRAMES	<input checked="" type="checkbox"/> STEEL MOMENT OR BRACED FRAME	UPON COMPLETION OF WELDING AT STEEL MOMENT FRAME
	<input type="checkbox"/> CONCRETE MOMENT FRAME	
	<input type="checkbox"/> MASONRY WALL FRAME	
	<input type="checkbox"/> OTHER	
EMBRACES	<input type="checkbox"/> CONCRETE	
	<input type="checkbox"/> STEEL CONCRETE	
	<input checked="" type="checkbox"/> WOOD	PRIOR TO COVERING THE ROOF OR FLOOR PLYWD. SHG'S
	<input type="checkbox"/> OTHER	
FINAL	<input checked="" type="checkbox"/> FINAL OBSERVATION & REPORT	FINAL WALK THROUGH UPON COMPLETION OF ALL STRUCTURAL ASPECTS OF THE PROJECT PRIOR TO ARCHITECTURAL FINISH.

- SPECIAL INSPECTION SHALL BE PER C.B.C. CHAPTER 17
- THE SPECIAL INSPECTION SHALL BE PERFORMED BY A REGISTERED DEPUTY INSPECTOR CURRENTLY LICENSED BY THE GOVERNING AGENCY.
- DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
 - THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.
 - THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER OR ARCHITECT OF RECORD, AND OTHER DESIGNATED PERSONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE DESIGN AUTHORITY AND TO THE BUILDING OFFICIAL.
 - THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CURRENT BUILDING CODE.
- SHOP WELDING SHALL BE PERFORMED BY AN "A" APPROVED FABRICATOR SHOP, OTHERWISE SPECIAL INSPECTION IS REQUIRED.
- "A" CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.
- SPECIAL INSPECTION IS REQUIRED FOR FABRICATION OF MEMBERS AND ASSEMBLIES DONE IN A SHOP OF A FABRICATOR WHICH IS NOT APPROVED BY INSPECTION SERVICES.
- FABRICATION OF MEMBERS AND ASSEMBLIES DONE IN A FABRICATOR'S SHOP APPROVED BY INSPECTION SERVICES NEED NOT HAVE CONTINUOUS OR PERIODIC SPECIAL INSPECTION.
- FABRICATOR MUST BE REGISTERED AND APPROVED BY THE CITY OF NEWPORT BEACH, DEVELOPMENT SERVICES FOR THE FABRICATION OF MEMBERS AND ASSEMBLIES ON THE PREMISES OF THE FABRICATOR'S SHOP.
- FABRICATOR SHALL SUBMIT AN APPLICATION TO PERFORM OFF-SITE FABRICATION TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO COMMENCEMENT OF FABRICATION.
- FABRICATOR SHALL SUBMIT A "CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION" TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF FABRICATED ITEMS AND ASSEMBLIES.

ITEM	CONTINUOUS INSPECTION	PERIODIC INSPECTION	REMARK
FOUNDATION: CONT. FTGS., GRADE BMS AND PAD FTGS.			
A) PLACING OF CONCRETE	YES		
B) PLACING OF REINFORCING	YES		
C) VERIFYING USE OF REQUIRED DESIGN MIX.	YES		
CONCRETE SLAB OR GRADE		YES	
MASONRY WALL:			SENDER WALL DESIGN (FULL STRESS)
A) PLACING OF REINFORCING		N/A	IN VERIFICATION: UNIT STRENGTH <input type="checkbox"/> PRESM TEST <input type="checkbox"/> TEST RECORD <input type="checkbox"/>
B) PLACING OF GROUT IN THE CELLS			
C) SPECIFIED SIZE, GRADE & REINFORCING			
FIELD WELDING	YES		SEE NOTE # D
HIGH-STRENGTH BOLTS	YES		
ROOF/FLOOR DWP. NAILING		YES	
ALL SHEAR, WALL NAILING AND HOLDEN & ANCHOR BOLTS		YES	
EPOXY ANCHORS	YES		
WALL ANCHORS	YES		
CONTINUITY TIES		YES	

SPECIAL INSPECTION

2

STRUCTURAL OBSERVATION

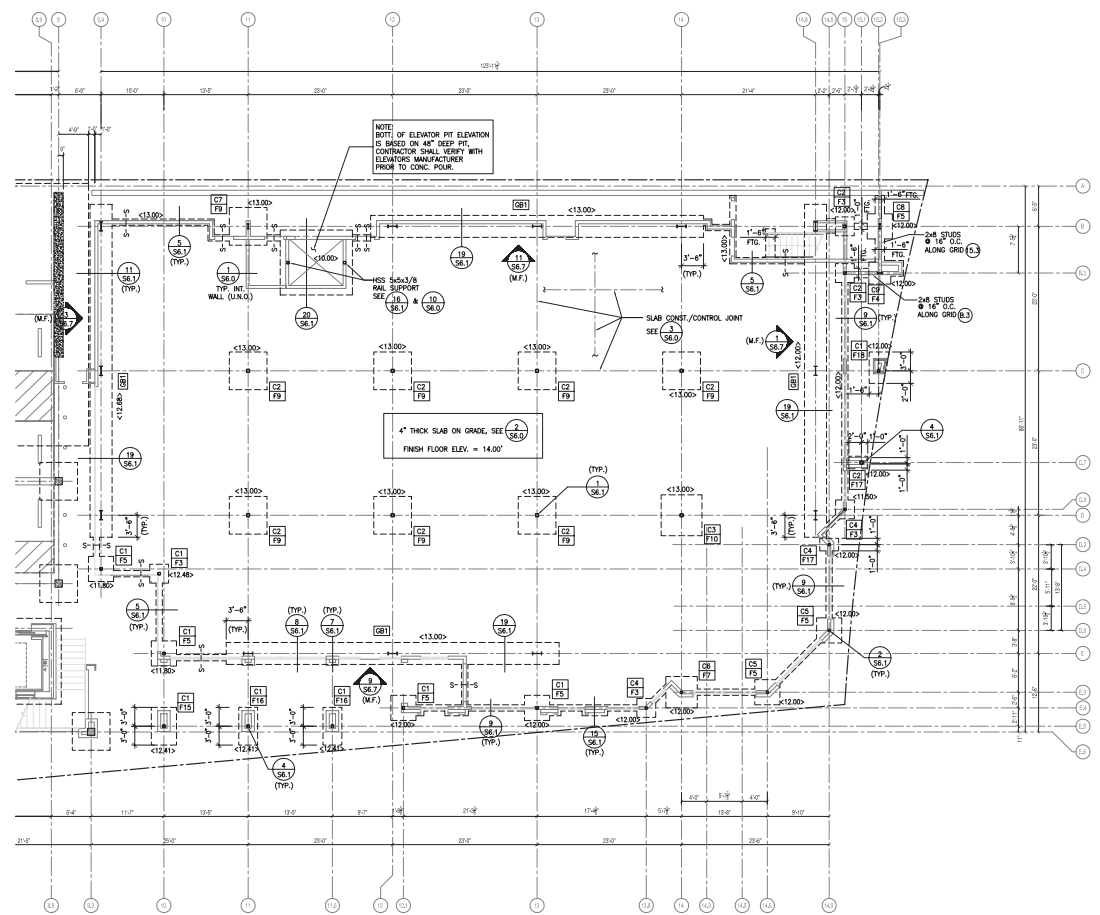
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FOUNDATION NOTES

- FOR GENERAL NOTES AND DETAILS SEE SHEET S1.0
- (M.F.) INDICATES TIMBER SHEAR WALL TYPE. SEE DETAIL (1) S1.0
- (M.F.) INDICATES COLUMN TYPE. SEE COLUMN SCHEDULE.
 (F.F.) INDICATES PAD FOOTING TYPE. SEE FOOTING SCHEDULE.
- FOR SLAB DEPRESSION SEE ARCH. DRAWINGS AND DETAIL (2) S6.0
- FOUNDATION EXCAVATION SHALL BE INSPECTED PRIOR TO POURING OF CONCRETE AND SHALL COMPLY WITH THE RECOMMENDATION OF THE SUBMITTED SOIL REPORT
- FOR CONNECTION OF STUD WALL TO STEEL COLUMN. SEE DETAIL (10) S6.0
- FOR ADDITIONAL REINFORCING AT CORNERS AND INTERSECTIONS OF FOOTINGS SEE DETAIL (4) S6.0
- S --- S ON PLAN INDICATES STEPPED FOOTING SEE DETAIL (8) S6.0
 (PROVIDE STEP FOOTING AS REQ'D)
- ALL BEARING WALLS & SHEAR WALLS, SHALL BE 2x6 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE ON SHEAR WALL SCHEDULE (1) S1.0
- FOR LOCATION OF PARTITION WALLS, SEE ARCH. PLANS.
- FOR TOP & BOTTOM CONNECTION OF PARTITION WALLS, SEE (1) S6.0 AND (17) S6.0
- ALL EXTERIOR WALLS SHALL BE 2x6 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE ON PLAN.
- (M.F.) INDICATES MOMENT FRAME
- < # > INDICATES TOP FOOTING ELEVATION.

FOOTING SCHEDULE		
MARK #	FOOTING	REMARKS
F1	2'-0" x 2'-0" x 12"	4-# 4
F2	2'-0" x 2'-0" x 12"	4-# 4
F3	3'-0" x 3'-0" x 12"	5-# 4
F4	3'-0" x 3'-0" x 14"	4-# 5
F5	4'-0" x 4'-0" x 14"	5-# 5
F6	4'-0" x 4'-0" x 16"	6-# 5
F7	5'-0" x 5'-0" x 18"	7-# 5
F8	5'-0" x 5'-0" x 18"	8-# 6
F9	6'-0" x 6'-0" x 20"	7-# 6
F10	6'-0" x 6'-0" x 22"	8-# 6
F11	7'-0" x 7'-0" x 24"	7-# 7
F12	7'-0" x 7'-0" x 24"	8-# 7
F13	8'-0" x 8'-0" x 28"	9-# 7
F14	6" BEYOND THE ARCH. BASE x 14" DEEP	# 5 @ 12" O.C.
F15	4'-0" x 4'-0" x 20"	# 6 @ 10" O.C.
F16	3'-0" x 4'-0" x 20"	# 6 @ 10" O.C.
F17	2'-0" x 3'-0" x 12"	# 6 @ 10" O.C.
F18	2'-0" x 3'-0" x 16"	# 6 @ 10" O.C.
F19	4'-0" x 5'-0" x 16"	# 6 @ 12" O.C.
F20	4'-0" x 11'-0" x 24"	# 6 @ 10" O.C.
GB1	3'-6" W.O. x 30" DEEP	7-#9 TOP 7-#9 BOTTOM #5 TIES @ 4" O.C. SEE DETAILS (13) S6.1 (14) S6.1

COLUMN & BASE PLATE SCHEDULE			
MARK #	COLUMN	BASE PLATE	REMARKS
C1	HSS6x1/4	7/8" x 12" x 12"	
C2	HSS 6x6x3/8	1" x 13" x 13"	
C3	HSS 6x6x1/2	1" x 13" x 13"	
C4	5" DIA. PIPE	7/8" x 12" x 12"	
C5	5" DIA. XIS PIPE	1" x 12" x 12"	
C6	5" DIA. XIS PIPE	1" x 12" x 12"	
C7	W 10 x 33	1" x 14" x 14"	
C8	W 8 x 35	1" x 13" x 13"	
C9	W 8 x 28	7/8" x 13" x 13"	



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

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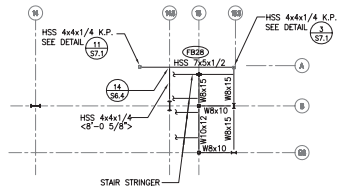


MARINER'S POINT
 WEST COAST HIGHWAY AT DOVER
 NEWPORT BEACH, CA

03-09-12 AGENCY SUBMITTAL

TITLE
FOUNDATION PLAN

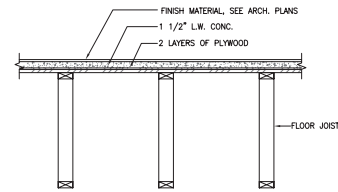
DATE CD 03-09-12
 SCALE AS NOTED
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STAIR LANDING FRAMING

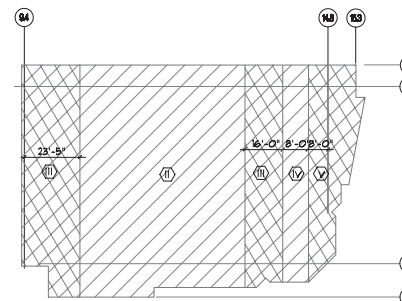
SCALE: 1/8" = 1'-0" (TOP OF STEEL @ ±3.10')

NOTE:
ROOF AND FLOOR DIAPHRAGM NAILING TO BE INSPECTED AND APPROVED BEFORE COVERING FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR PLYWOODS SHALL HAVE TONGUE AND GROOVE. ALL PANEL EDGES SHALL BE BLOCKED.



SECOND FLOOR ASSEMBLY

FLOOR NAILING DIAGRAM, SCHEDULE, AND NOTES



AREA MARK	BOUNDARY & CONT. PANEL EDGES	OTHER PANEL EDGES	FIELD (INT. FRINGE MEMBER)
I	10d @ 6" O.C.	10d @ 6" O.C.	10d @ 10" O.C.
II	10d @ 4" O.C.	10d @ 6" O.C.	10d @ 10" O.C.
III	10d @ 3 1/2" O.C. *	10d @ 4" O.C.	10d @ 10" O.C.
IV	10d @ 2" O.C. *	10d @ 3" O.C. *	10d @ 10" O.C.
V	3 ROUNDS OF 10d @ 2 1/2" O.C. * REMARK	2 ROUNDS OF 10d @ 3" O.C. * REMARK	10d @ 10" O.C.

- NOTES:**
- 2nd FLOOR SUB-FLOOR SHEATHING (SEE DET. 6-166.01)
3/4" STRUCTURE I PLYWOOD, PANEL INDEX AS SHOWN, BLOCKED GULLED TO JOISTS AND 10d COMMON NAILS PER NAILING DIAGRAM AND SCHEDULE. SUB-FLOOR SHEATHING SHALL HAVE ANOTHER LAYER OF 3/8" 1 1/4" PHENOLIC PLYWOOD OVER, SEE DETAIL 6-166.02 FOR AREA MARKED (V).
 - PROVIDE 3x BLOCKING WITH STAGGERED NAILING WHERE NAILS SPACED 2' @ 12" @ 3' @ 1'.
 - PROVIDE 3-ROUNDS OF BOUNDARY NAILING AT ALL BEAMS AND STRUTS.
 - LAY PANELIZED PLYWOOD SHEATHING IN LONG DIMENSION PERPENDICULAR TO FURLING.
 - EDGES OF ROOF OPENINGS SHALL HAVE BOUNDARY NAILING.
 - COMMON NAILS SHALL BE USED FOR FLYWD. SHG.

FLOOR JOIST SCHEDULE

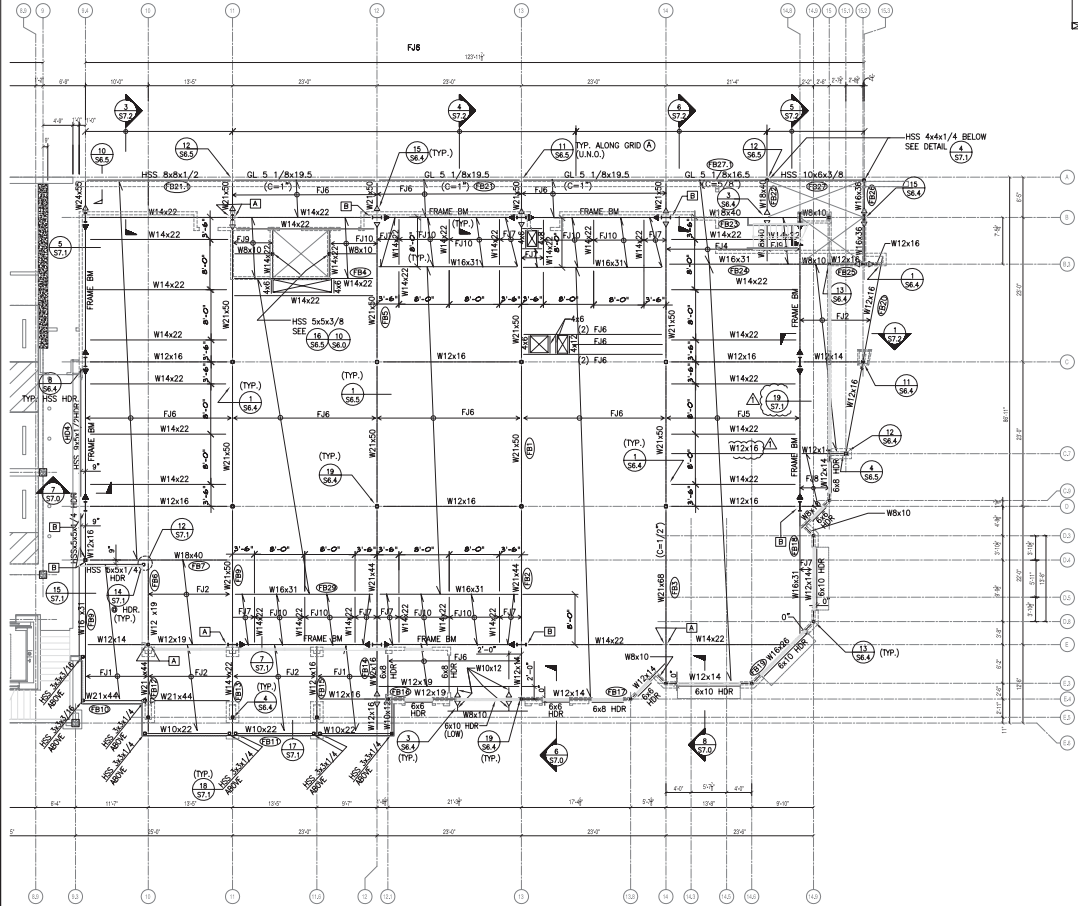
MARK	SPACING	JOIST TYPE / TRUSS	REMARK
FJ1	24" O.C.	16" T222	
FJ2	24" O.C.	20" T222	
FJ3	24" O.C.	12" T44	
FJ4	24" O.C.	14" T44	
FJ5	24" O.C.	20" T44	
FJ6	24" O.C.	22" T44	
FJ7	24" O.C.	2x6	
FJ8	24" O.C.	2x6	
FJ9	24" O.C.	2x10	
FJ10	24" O.C.	2x12	

PREFABRICATED FLOOR TRUSS

- THE TRUSS DESIGN ARE BASED ON "T1" TYPE TRUSSES, BY ALLIANCE TRUSSES (102-804-301; 1992, 1998 CONNECTION PLATES). THE ALTERNATE EQUAL MUST BE APPROVED BY ENGINEER PRIOR TO BID DATE. ANY COST INCURRED BY THE DESIGNER IN CHANGING FROM THE SPECIFIED PRODUCT TO AN ALTERNATIVE PRODUCT SHALL BE BORNE BY THE GENERAL CONTRACTOR.
- WOOD TRUSSES SHALL BE DESIGNED BY A LICENSED CIVIL AND/OR STRUCTURAL ENGINEER. FABRICATION SHALL BE MADE UNDER THE CONTROL OF A CITY APPROVED INSPECTION SERVICE. CONSIDERATION SHALL BE GIVEN FOR MECHANICAL EQUIPMENT CONDITIONS, AND HANGAR/PARAPET LOADING OVER TRUSSES.
- INSTALLATION BRACING, BRIDGING AND BLOCKING OF TRUSSES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S CONDITIONS.
- MANUFACTURER SHALL SUBMIT CALCULATIONS AND SHOP DRGS TO ENGINEER AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. PRIOR TO INSTALLATION OF TRUSSES THE SHOP DRAWINGS AND CALCULATIONS SHALL BE APPROVED BY ENGINEER PRIOR TO SUBMITTAL TO BUILDING DEPARTMENT.
- TRUSSES SHALL BE DESIGNED BY TRUSS MANUFACTURER FOR THE FOLLOWING LOADS:
DEAD LOAD = 34.0 PSF
LIVE LOAD = 100 PSF OFFICE AREA
LOAD PER EXIT & STORAGE AREA
NET UPLIFT = 5 PSF
TOTAL LOAD DEFLECTION - LESS THAN L/80
LIVE LOAD DEFLECTION - LESS THAN L/80
CAMBER - PROVIDE CAMBER EQUAL TO DL.
- TOP CHORD TRUSSES SHALL BE ADEQUATE TO RECEIVE THE NAILINGS AS INDICATED ON ROOF NAILING SCHEDULE.
- MANUFACTURER SHALL DESIGN THE TRUSSES FOR 6000' AXIAL LOAD FOR AT WALL CONNECTION, AS SHOWN ON DETAIL (B) 166.07.
- THE TRUSSES WILL BE UNDER DEFERRED SUBMITTAL LIST.
- ALL TRUSSES SHALL BE DESIGNED FOR ADDITIONAL ROOF CONCENTRATED LOAD APPLIED AT ANY TOP CHORD PANEL POINT, UNLESS ACTUAL MECHANICAL LOAD GOVERNS.

FLOOR FRAMING NOTES

- FOR GENERAL NOTES AND DETAILS SEE SHEET 810
- FOR FRAMING AT ROOF OPENINGS SEE DETAIL 166.07
- (C) INDICATES TIMBER SHEAR WALL TYPE SEE DETAIL 166.08
- (B) INDICATES BEAM NO. FOR CALCULATION PURPOSE
(C) INDICATES PURLIN NO. FOR CALCULATION PURPOSE
<<>> INDICATES TOP OF STRUCTURAL STEEL FROM FINISH FLOOR
(C-) INDICATES GULL-LAM BEAM CAMBER C-0" UNLESS NOTED OTHERWISE
- FLOOR NAILING LAYOUT HARDWARE SHALL BE NOTIFIED BY BUILDING DEPARTMENT BEFORE CONSTRUCTION.
- FOR TOP OF SHEATHING ELEVATION AT ROOF DRAINS, WALL HEIGHTS AND DIMENSIONS NOT SHOWN SEE ARCH. DRAWINGS.
- SUSPENDED CEILING (SMALL PIPES (2" DIA OR LESS) DUCTS MAY BE HANG FROM SUSPENSION PROVIDE THAT THEY ARE WITHIN 2'-0" FROM BEARING HANGERS. PROVIDE 4x8 SUBPURLIN FOR DRAIN PIPE & SPRINKLER MAINS UP TO 3/4" I.D. DIA.)
- USE SPECIAL PURLINS AT SPRINKLER MAINS (LARGER THAN 3 1/2" IN DIA.) VERIFY WITH SPRINKLER SHOP DRAWINGS.
- FOR CONNECTION OF NON-BEARING STUD WALLS TO ROOF, SEE (T) 166.07
- FOR CONNECTION OF SUSPENDED CURTAIN WALLS TO ROOF, SEE (B) 166.07
- FOR STUD WALL TO STEEL COLUMN CONNECTION, SEE (D) 166.07
- PROVIDE MIN. 4x6 MEMBERS AT EDGE OF ALL MECH UNITS UNLESS NOTED OTHERWISE ON PLAN, SEE (S) 166.07
- ALL BEARING WALL & SHEAR WALLS SHALL BE 2x6 STUD @ 16" O.C. UNLESS NOTED OTHERWISE ON SHEAR WALL SCHEDULE (R) 166.07
- (B) INDICATES BEAM TO COLUMN MOMENT CONNECTION SEE (B) 166.07 & (S) 166.07
- FOR CONNECTION OF WOOD HEADER AND WINDOW SILL PLATE TO ADJACENT STUD WALL, SEE DETAIL (A) 166.07 UNLESS NOTED OTHERWISE ON PLAN.
- FOR LOCATION OF SHAFT OPENING, SEE ARCH. & MECH. PLANS.
- (B) INDICATES DRAG BEAM CONNECTION, SEE (T) 166.07



SECOND FLOOR FRAMING PLAN

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

WINSTON'S JEWELERS
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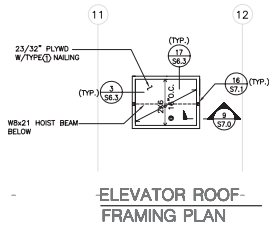


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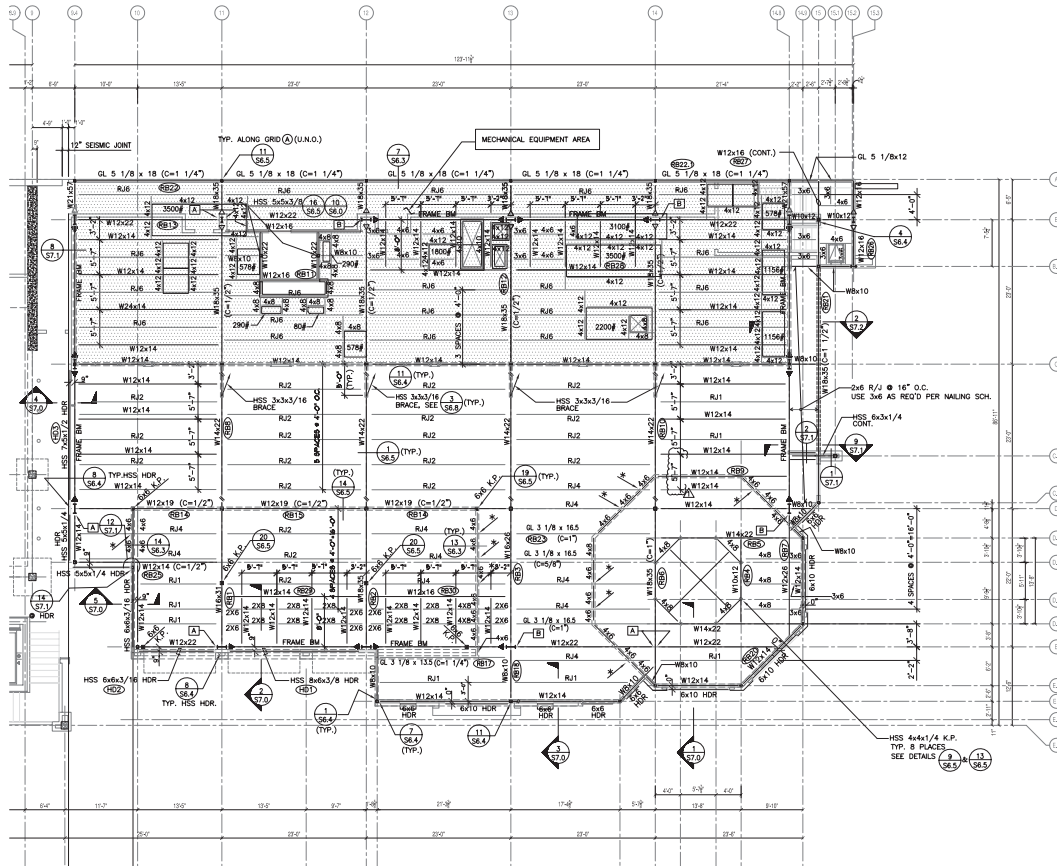
03-09-12	AGENCY SUBMITTAL
06-04-12	AGENCY REVISION 1

TITLE
2nd FLOOR FRAMING PLAN

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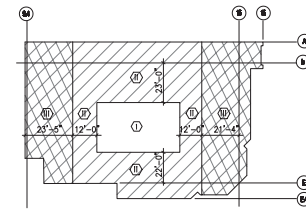
ELEVATOR ROOF-FRAMING PLAN



ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

ROOF JOIST SCHEDULE			
MARK	SPACING	JOIST TYPE (TRUSS)	POINT LOAD
RJ1	48" O.C.	16" TT22	
RJ2	48" O.C.	18" TT22	
RJ3	48" O.C.	16" TT44	
RJ4	48" O.C.	18" TT	$P = \frac{800}{16}$
RJ5	48" O.C.	18" TT	$P = \frac{800}{16}$
RJ6	48" O.C.	GL 3 1/8x16.5 (C=17)	$P = \frac{800}{16}$

ROOF NAILING DIAGRAM, SCHEDULE, AND NOTES



AREA MARK	BOUNDARY & CONT. PANEL EDGES	OTHER PANEL EDGES	FIELD (INT. FRM'G. MEMBER)
(1)	10# AT 6" O.C.	10# AT 6" O.C.	10# AT 12" O.C.
(2)	10# AT 4" O.C.	10# AT 6" O.C.	10# AT 12" O.C.
(3)	10# AT 2 1/2" O.C. *	10# AT 4" O.C.	10# AT 12" O.C.

NOTES:

- ROOF SHEATHING SHALL BE 23/32" CDX PLYWOOD, PANEL ROCK 48/24. SEE DETAIL (1) & NAILING DIAG. & SCH.
- PROVIDE 3x SUBPURLINS WITH STAGGERED NAILING WHERE NAILS SPACED 2", 2 1/2" & 3" (+).
- PROVIDE 2-HORS OF BOUNDARY NAILING AT ALL BEAMS AND STRUTS.
- LAY PANELIZED PLYWOOD SHEATHING W/ LONG DIMENSION PERPENDICULAR TO PURLINS.
- EDGES OF ROOF OPENINGS SHALL BE BOUNDARY NAILING.
- COMMON NAILS SHALL BE USED FOR PLYWD. SHG.

ROOF FRAMING NOTES

- FOR GENERAL NOTES AND DETAILS SEE SHEET S1.0
- FOR FRAMING AT ROOF OPENINGS SEE DETAIL (1)
- (1) INDICATES TIMBER SHEAR WALL TYPE SEE DETAIL (1)
- (2) INDICATES BEAM NO. FOR CALCULATION PURPOSE
- (3) INDICATES PURLIN NO. FOR CALCULATION PURPOSE
- (C=) INDICATES GLU-LAM BEAM CAMBER, C=0" UNLESS NOTED OTHERWISE
- ROOF NAILING, LAYOUT & HARDWARE SHALL BE INSPECTED BY BUILDING DEPARTMENT BEFORE COVERING
- FOR TOP OF SHEATHING ELEVATION AT ROOF BRANS, WALL HEIGHTS AND DIMENSIONS NOT SHOWN SEE ARCH. DRAWINGS
- SUSPENDED CEILING, SMALL PIPES (2" DIA. OR LESS), DUCTS MAY BE HUNG FROM SUBPURLIN PROVIDED THAT THEY ARE WITHIN 2"-0" FROM SUBPURLIN HANGERS. PROVIDE 4x8 SUBPURLIN (FOR DRAIN PIPE & SPRINKLER MANS UP TO 3/2" IN DIA.)
- USE SPECIAL PURLIN AT SPRINKLER MANS (LARGER THAN 3 1/2" IN DIA.) VERIFY WITH SPRINKLER SHOP DRAWINGS
- FOR CONNECTION OF NON-BEARING STUD WALLS TO ROOF, SEE (1)
- FOR CONNECTION OF SUSPENDED CURTAIN WALLS TO ROOF, SEE (1)
- FOR STUD WALL TO STEEL COLUMN CONNECTION, SEE (1)
- PROVIDE MIN. 4x6 MEMBERS AT EDGE OF ALL MECH. UNITS, UNLESS NOTED OTHERWISE ON PLAN, SEE (1)
- ALL BEARING WALL & SHEAR WALLS, SHALL BE 2x6 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE ON SHEAR WALL SCHEDULE (1)
- (1) INDICATES BEAM TO COLUMN MOMENT CONNECTION SEE (1) & (1)
- FOR CONNECTION OF WOOD HEADER AND WINDOW SILL PLATE TO ADJACENT STUD WALL, SEE DETAIL (1) UNLESS NOTED OTHERWISE ON PLAN (1)
- FOR LOCATION OF SHFT OPENING, SEE ARCH. & MECH. PLANS.
- (1) INDICATES DRAG BEAM CONNECTION, SEE (1)

PREFABRICATED ROOF TRUSS (PURLINS)

- THE TRUSSES DESIGN ARE BASED ON TTT TRUSSES, BY ALLIANCE TRUSSING. (CC-ESB-1311, 1352, 1988 CONNECTION PLATES) THE ALTERNATE EQUAL MUST BE APPROVED BY ENGINEER PRIOR TO BID DATE. ANY COST INCREASED BY THE DESIGNER IN CHANGING FROM THE SPECIFIED PRODUCT TO AN ALTERNATIVE PRODUCT SHALL BE BORNE BY THE GENERAL CONTRACTOR.
- WOOD TRUSSES SHALL BE DESIGNED BY A LICENSED CIVIL AND/OR STRUCTURAL ENGINEER. FABRICATION SHALL BE MADE UNDER THE CONTROL OF A CITY APPROVED INSPECTION SERVICE. CONSIDERATION SHALL BE GIVEN FOR MECHANICAL EQUIPMENT CONDITIONS, AND MANSARD / PARAPET LOADING OVER TRUSSES.
- INSTALLATION, BRACING, BRIDGING AND BLOCKING OF TRUSSES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S CONDITIONS.
- MANUFACTURER SHALL SUBMIT CALCULATIONS AND SHOP DWG. TO ENGINEER AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. PRIOR TO INSTALLATION OF TRUSSES, THE SHOP DRAWINGS AND CALCULATIONS SHALL BE APPROVED BY ENGINEER PRIOR TO SUBMITTAL TO BUILDING DEPARTMENT.
- TRUSSES SHALL BE DESIGNED BY TRUSS MANUFACTURER FOR THE FOLLOWING LOADS:
DEAD LOAD = 16 PSF
LIVE LOAD = 20 PSF (NON REDUCABLE)
NET UPLIFT = 5 PSF
TOTAL LOAD DEFLECTION - LESS THAN L/180
LIVE LOAD DEFLECTION - LESS THAN L/240
CAMBER - PROVIDE CAMBER EQUAL TO DL
- TOP CHORD TRUSSES SHALL BE ADEQUATE TO RECEIVE THE NAILING AS INDICATED ON ROOF NAILING SCHEDULE.
- MANUFACTURER SHALL DESIGN THE TRUSSES FOR 600# ANIAL LOAD FOR AT WALL CONNECTION, AS SHOWN ON DETAIL (1)
- THE TRUSSES WILL BE UNDER DEFERRED SUBMITTAL, UST.
- ALL TRUSSES SHALL BE DESIGNED FOR ADDITIONAL 500# CONCENTRATED LOAD APPLIED AT ANY TOP CHORD PANEL POINT, UNLESS ACTUAL MECHANICAL LOAD OVERS.

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MARINER'S POINTE

WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

03-09-12 AGENCY SUBMITTAL

06-04-12 AGENCY REVISION 1

TITLE

ROOF FRAMING PLAN

DATE CD 03-09-12

SCALE AS NOTED

PROJECT NO. 10112-005

APPROVED

SHEET

S4.0

ROOF NAILING DIAGRAM, SCHEDULE, AND NOTES

AREA MARK	BOUNDARY & CONT. PANEL EDGES	OTHER PANEL EDGES	FIELD (INT. FRNG. MEMBER)
(I)	10d AT 6" O.C.	10d AT 6" O.C.	10d AT 2" O.C.
(II)	10d AT 4" O.C.	10d AT 6" O.C.	10d AT 2" O.C.
(III)	10d AT 2 1/2" O.C. *	10d AT 4" O.C.	10d AT 2" O.C.

NOTES:

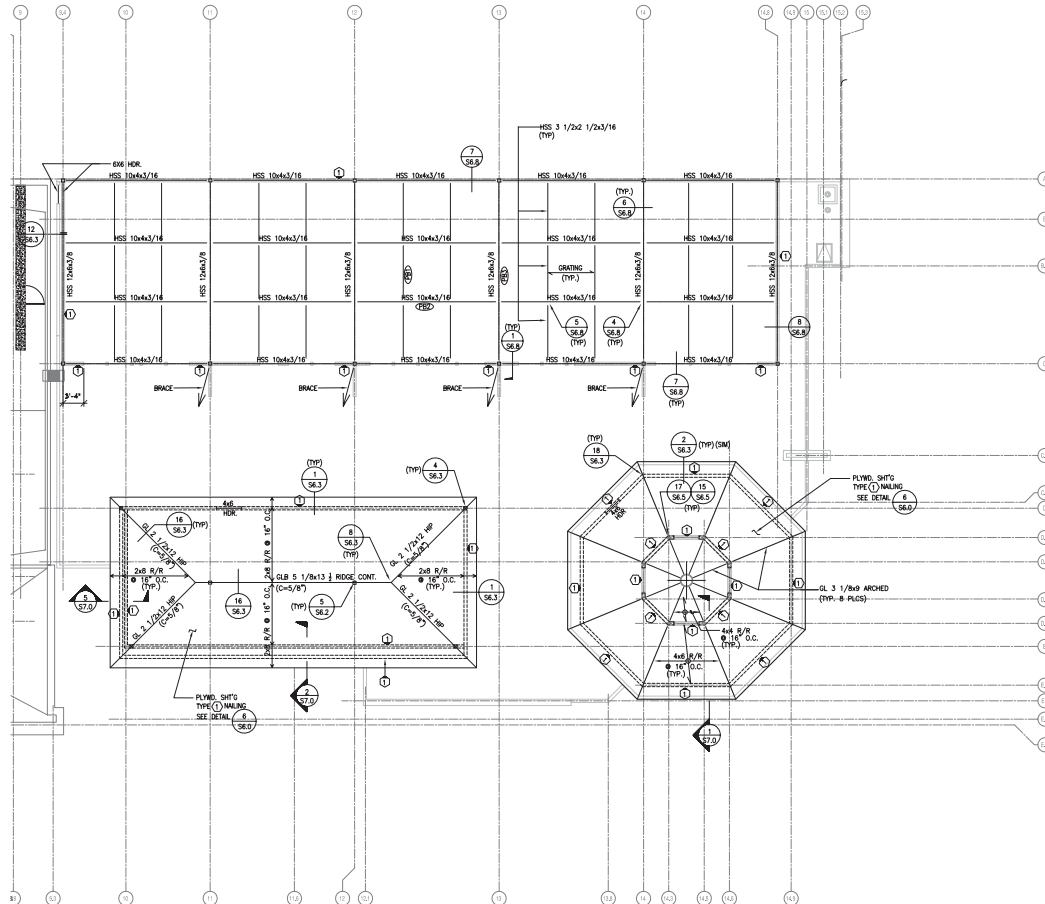
- ROOF SHEATHING SHALL BE 23/32" CDX PLYWOOD PANEL INDEX 48/24 SEE DETAIL (6) & NAILING DIAG. & SCL (26.0)
- PROVIDE 3x6 SUBPURLINS WITH STAGGERED NAILING WHERE NAILS SPACED 2' 2 1/2" @ 3' (12)
- PROVIDE 2-RIBS OF BOUNDARY NAILING AT ALL BEAMS AND STRUTS.
- LAY PANELIZED PLYWOOD SHEATHING IN LONG DIMENSION PERPENDICULAR TO PURLINS.
- EDGES OF ROOF OPENINGS SHALL HAVE BOUNDARY NAILING.
- COMMON NAILS SHALL BE USED FOR PLYUD. SHG.

ROOF FRAMING NOTES

- FOR GENERAL NOTES AND DETAILS SEE SHEET 91.0.
- FOR FRAMING AT ROOF OPENINGS SEE DETAIL (7) (26.3)
- (*) INDICATES TIMBER SHEAR WALL. TYPE SEE DETAIL (1) (26.0)
- (B) INDICATES BEAM NO. FOR CALCULATION PURPOSE.
- (P) INDICATES PURLIN NO. FOR CALCULATION PURPOSE.
- (M) INDICATES ROOF BEAM NO. FOR CALCULATIONS PURPOSE.
- (P) INDICATES PENTHOUSE BEAM NO. FOR CALCULATIONS PURPOSE.
- (G+) INDICATES GUL-LAM BEAM CAMBER, C+O UNLESS NOTED OTHERWISE.
- ROOF NAILING LAYOUT & HARDWARE SHALL BE INSPECTED BY BUILDING DEPARTMENT BEFORE COVERING.
- FOR TOP OF SHEATHING ELEVATION AT ROOF DRAINS, WALL HEIGHTS AND DIMENSIONS NOT SHOWN SEE ARCH DRAWINGS.
- SUPPRESSED CEILING SHALL PIPES (2" DIA. OR LESS) DUCTS MAY BE HUNG FROM SUBPURLIN. PROVIDE THAT THEY ARE WITHIN 2'-0" FROM SUBPURLIN HANGERS. PROVIDE 4x8 SUBPURLIN FOR DRAIN PIPE & SPRINKLER MAINS UP TO 3/2" IN DIA.
- USE SPECIAL PURLING AT SPRINKLER MAINS (LARGER THAN 3 1/2" IN DIA.) VERIFY WITH SPRINKLER SHOP DRAWINGS.
- FOR CONNECTION OF NON-BEARING STUD WALLS TO ROOF, SEE (11) (26.0)
- FOR CONNECTION OF SUSPENDED CURTAIN WALLS TO ROOF, SEE (8) (26.0)
- FOR STUD WALL TO STEEL COLUMN CONNECTION, SEE (10) (26.0)

GRATING:

GRATING TO BE TYPE A-B-4 WITH 2"x3" BEARING BARS SPACED AT 1-3/8" ON CENTER AND 6x6 CROSS BARS SPACED AT 4" ON CENTER AS PROVIDED BY GRATING PACIFIC, INC., LOS ALAMITOS, CA. ALUMINUM ALLOY 6063-T6 IS TO BE USED IN THE MANUFACTURE OF THE GRATING, AS PER ASTM B221. GRATING IS TO BE PROVIDED IN ACCORDANCE WITH NAAMM METAL BAR GRATING MANUAL REQUIREMENTS FOR MANUFACTURE AND FABRICATION. GRATING IS TO BE CAPABLE OF SUPPORTING 20' UNIFORM LIVE LOAD OVER A CLEAR SPAN OF 10' WITH DEFLECTION OF .250" OR LESS. GRATING TO BE PROVIDED WITH WELD LUGS FOR ATTACHMENT OF GRATING PANELS TO STRUCTURAL STEEL SUPPORTS. WELD LUGS TO BE PLACED AS INDICATED BY PROJECT ENGINEER. GRATING FOR EACH AREA REQUIRED TO APPEAR AS A CONTINUOUS PANEL ONCE INSTALLED. THE REMOVAL OF THE OUTER BEARING BAR ON ONE SIDE OF EACH PANEL IS TO OCCUR IN ORDER TO MAINTAIN PROPER SPACING AND APPEARANCE OF EACH AREA. CROSS BARS ARE TO PROTRUDE ON ONE SIDE OF EACH PANEL TO MAINTAIN THE PROPER SPACING REQUIREMENT.



HIGH ROOF FRAMING PLAN

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



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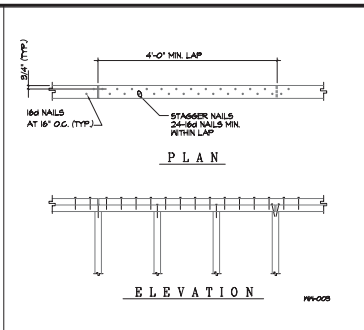
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HIGH ROOF FRAMING PLAN

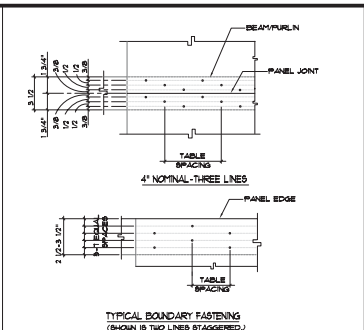
DATE CD 03-09-12
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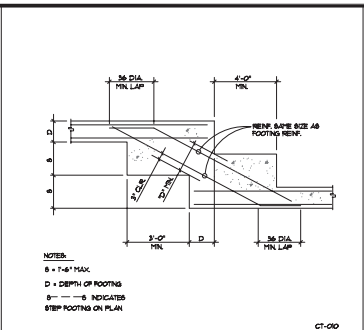
DETAIL 20 STUD WALL TOP PLATES SPLICE 16



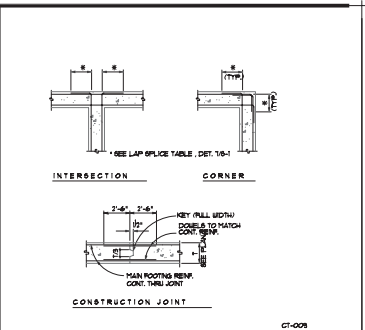
DETAIL 16 STUD WALL TOP PLATES SPLICE 16



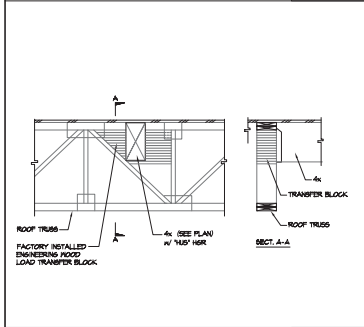
DETAIL 15 MECH. SUPPORT 15



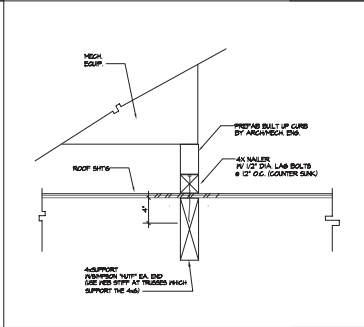
DETAIL 11 PLYWOOD MULTI ROWS OR NAILING 11



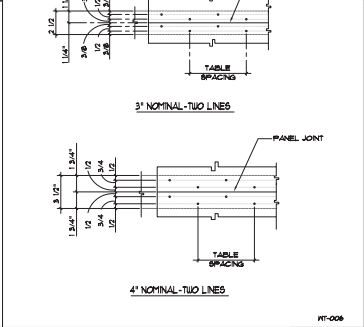
DETAIL 7 TYPICAL ROOF OPENING 7



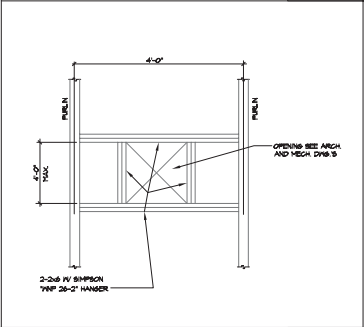
DETAIL 19 MECH. SUPPORT 19



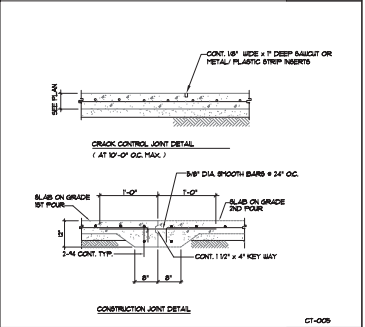
DETAIL 15 MECH. SUPPORT 15



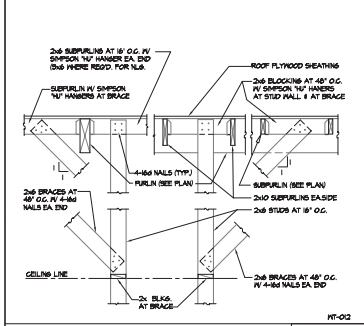
DETAIL 11 PLYWOOD MULTI ROWS OR NAILING 11



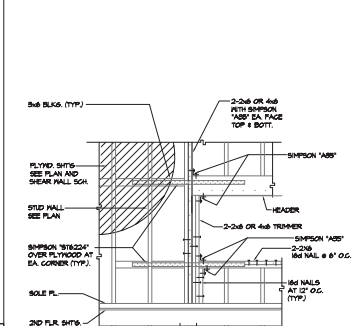
DETAIL 7 TYPICAL ROOF OPENING 7



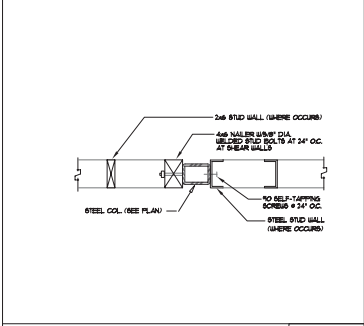
DETAIL 3 SLAB CONSTRUCTION/CONTROL JOINTS 3



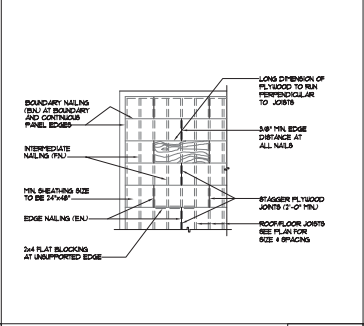
DETAIL 18 SUSPENDED CURTAIN WALL CONN. 18



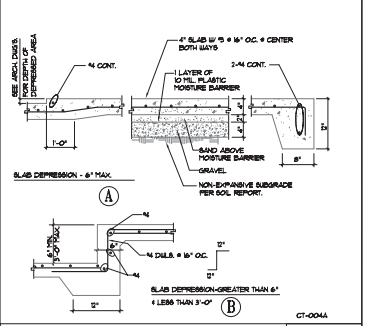
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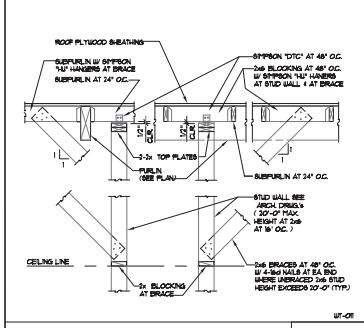
DETAIL 11 PLYWOOD MULTI ROWS OR NAILING 11



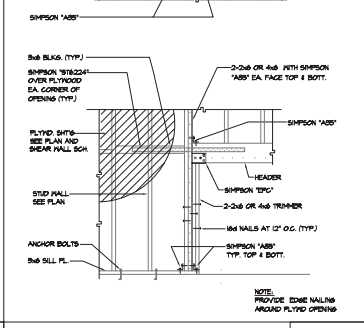
DETAIL 7 TYPICAL ROOF OPENING 7



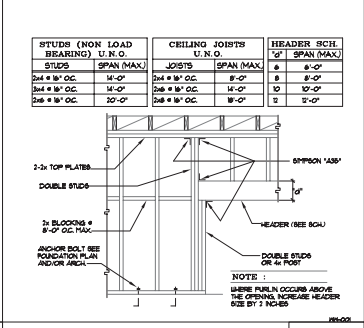
DETAIL 3 SLAB CONSTRUCTION/CONTROL JOINTS 3



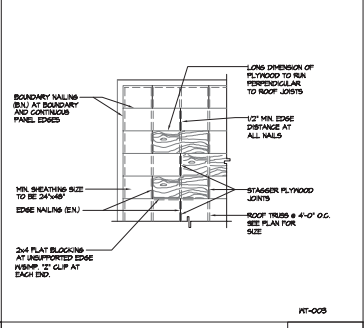
DETAIL 17 NON-LOAD BEARING PART. CONN. 17



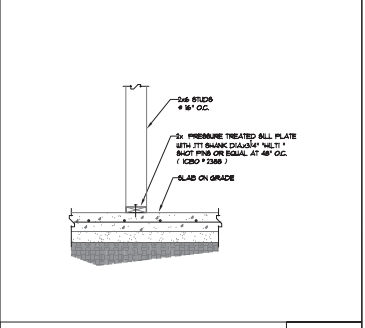
DETAIL 13 FRAMING @ STUD WALL OPENING 13



DETAIL 9 FRAMING @ STUD WALL OPENING 9



DETAIL 5 ROOF PLYWOOD SHEATHING 5



DETAIL 1 INTERIOR PARTITION WALL BASE 1

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TILDIN JOB No. 2010-09

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03-09-12 AGENCY SUBMITTAL

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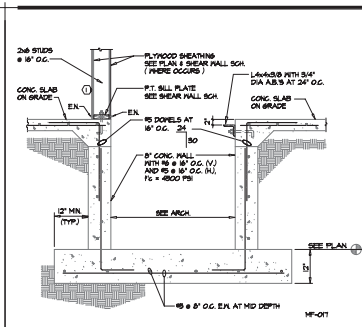
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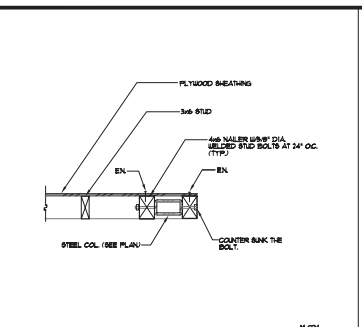


ELEVATOR PIT

20

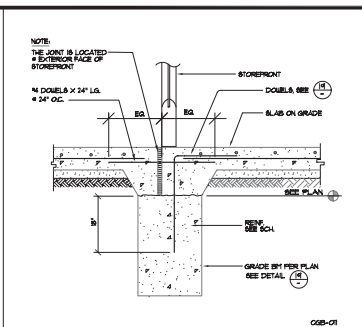
DETAIL

16



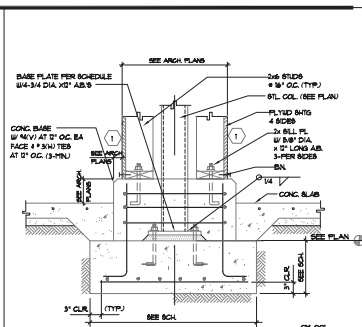
STUD WALL TO COL. CONNECTION

12



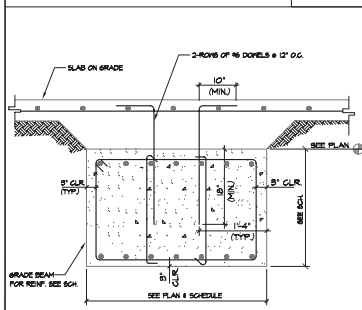
GRADE BEAM @ STOREFRONT

8



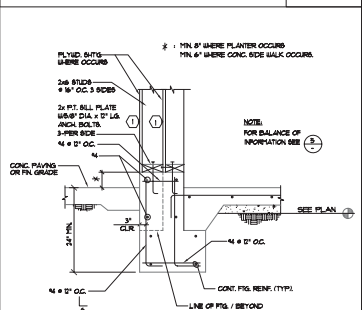
DETAIL

4



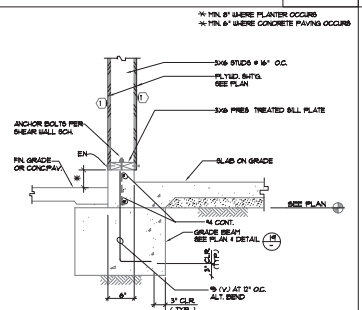
DETAIL

19



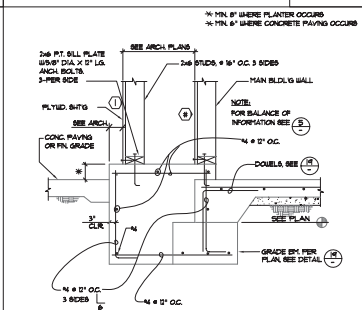
DETAIL

15



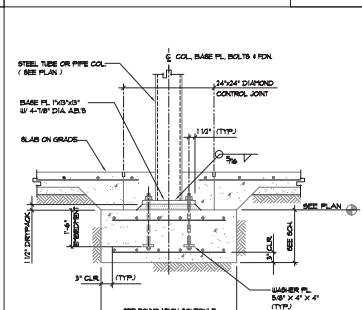
SHEAR AND/OR BEARING WALL FTG.

11



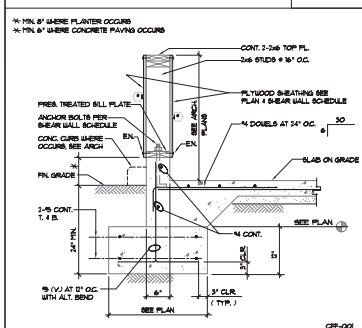
DOUBLE STUD WALL FOOTING

7



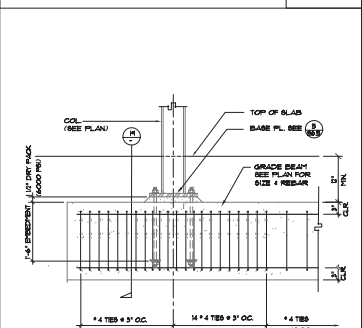
COLUMN FOOTING

3



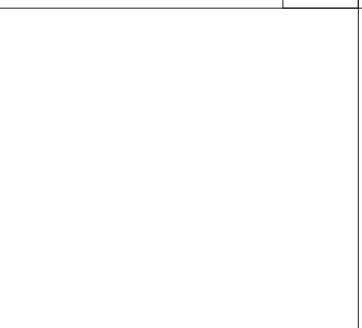
DETAIL

18



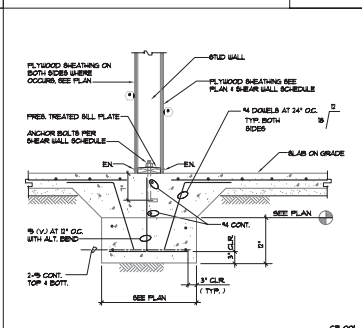
END CONDITION

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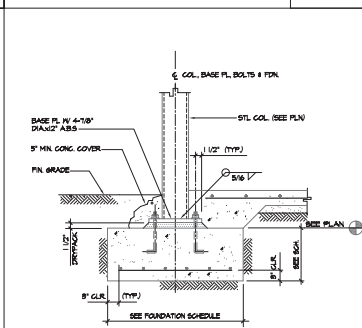
DETAIL

10



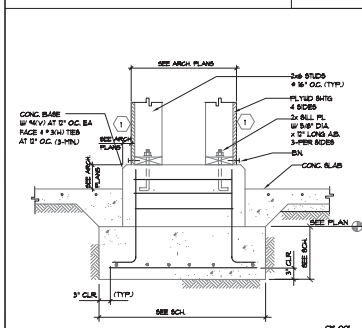
SHEAR AND/OR BEARING WALL FTG.

6



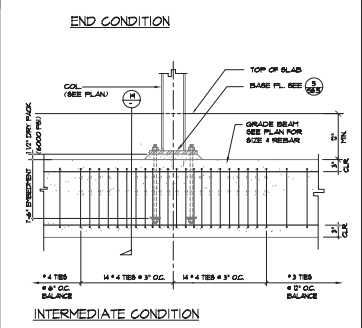
COLUMN FOOTING

2



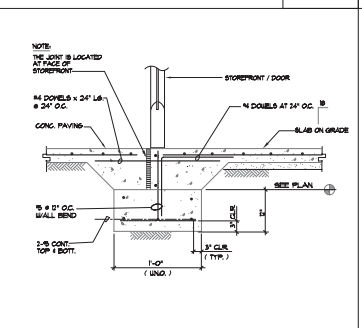
DETAIL

17



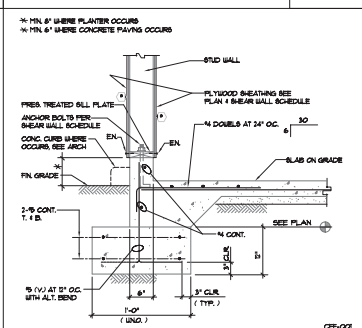
INTERMEDIATE CONDITION

13



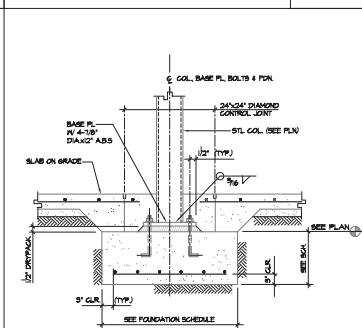
FOOTING AT STOREFRONT

9



SHEAR AND/OR BEARING WALL FTG.

5



COLUMN FOOTING

1

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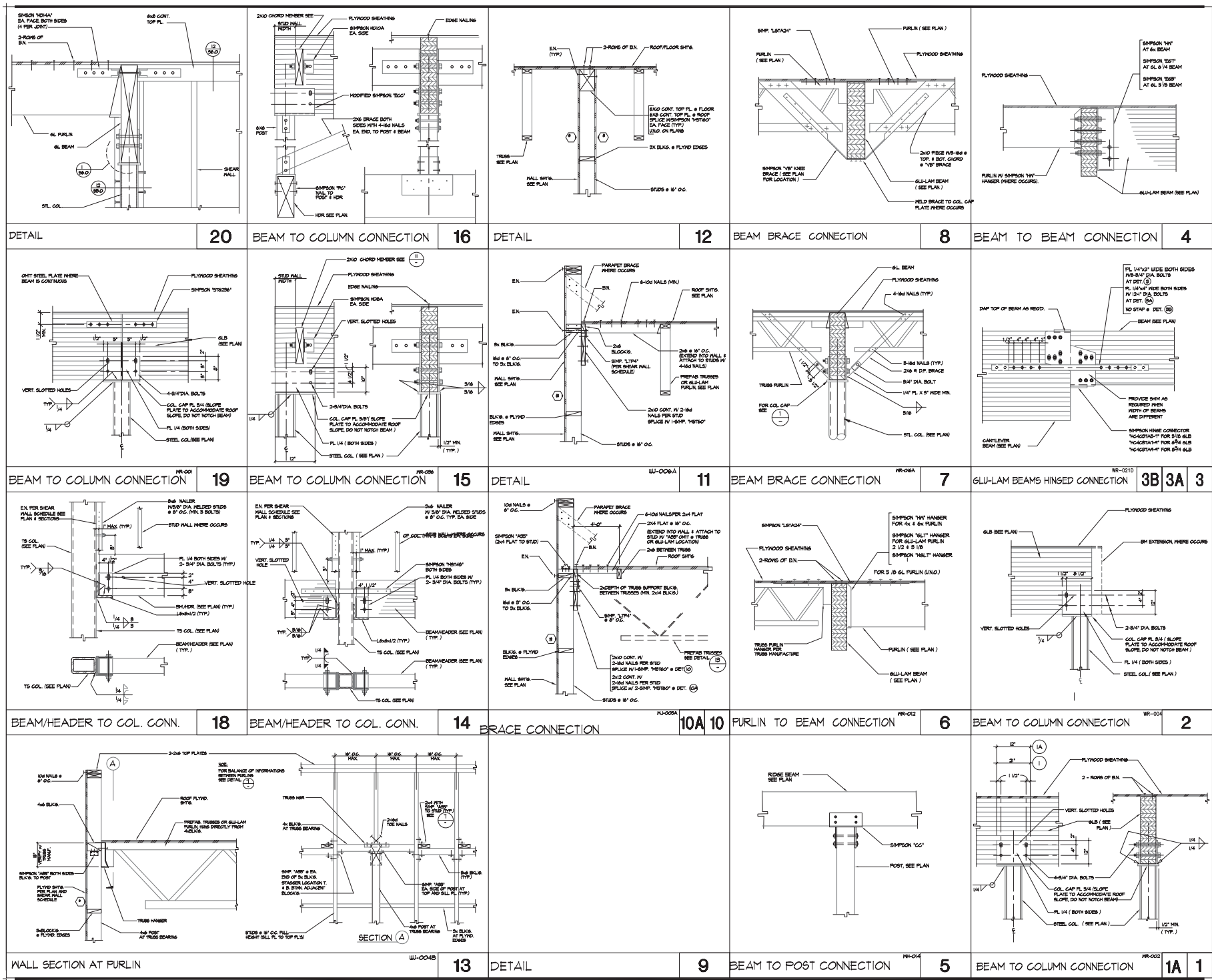
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MARINER'S POINT
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TITLE

DETAILS

DATE CD 03-09-12

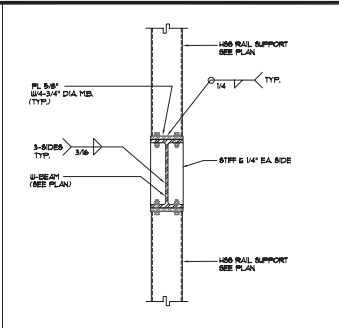
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PROJECT NO. 10112-005

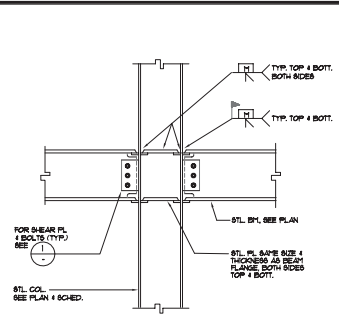
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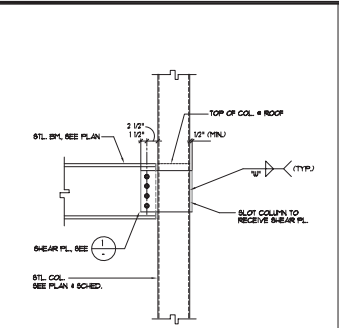
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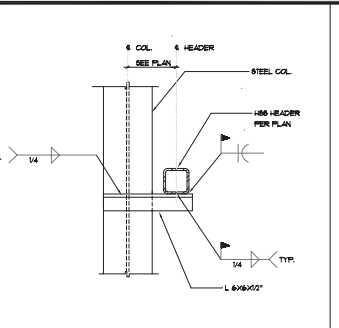
BEAM TO COL. CONNECTION 20



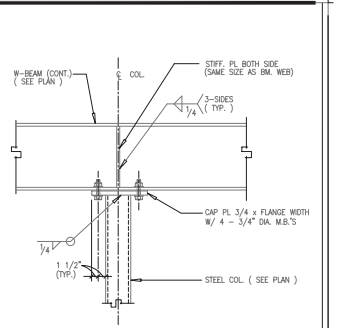
STL. BEAM TO STL. COL CONNECTION 12



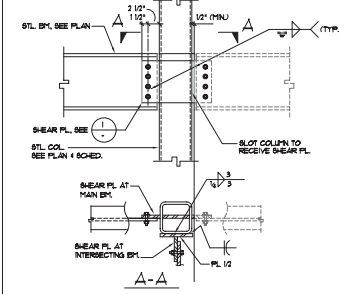
STL. BEAM TO STL. COL CONNECTION 11



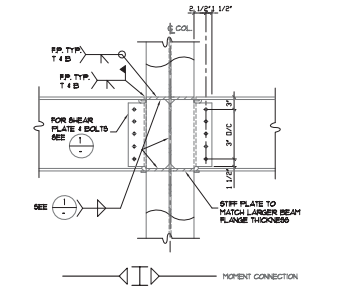
STEEL BEAM CONNECTION 8



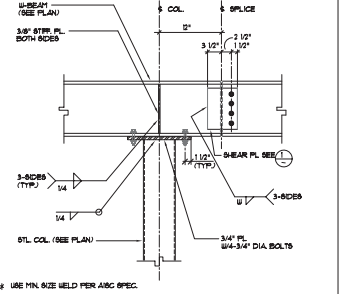
STEEL BEAM CONNECTION 4



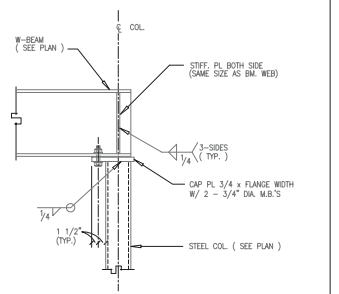
STL. BEAM TO TS. COL CONNECTION 19



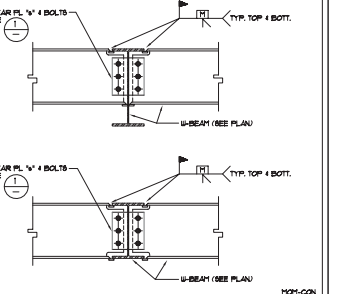
BEAM TO COL. CONNECTION 15



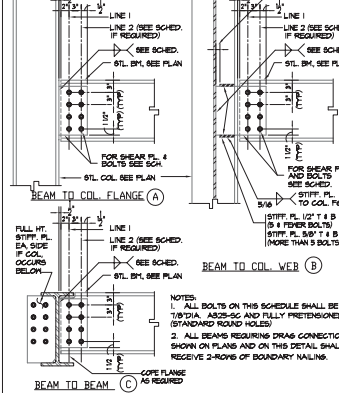
STL. BEAM TO STL. COL CONNECTION 11



STEEL BEAM CONNECTION 7

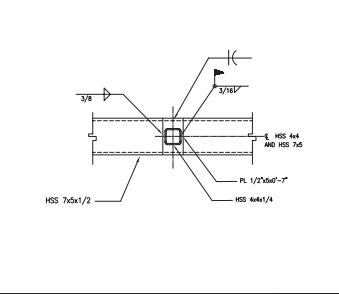


MOMENT CONNECTION 3

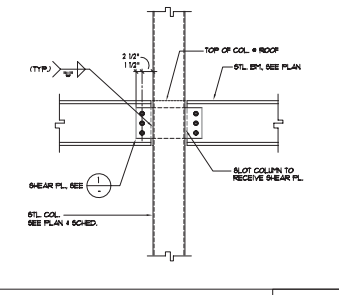


CONN. TYPE	NO. OF BOLTS AT LINE 1	NO. OF BOLTS AT LINE 2	PL. THICKNESS	WELD SIZE
A	3	0	3/8"	1/4"
B	3	3	3/8"	1/4"
C	4	0	7/16"	5/16"
D	4	4	5/8"	3/8"
E	5	0	7/16"	5/16"
F	5	5	5/8"	3/8"
G	6	0	1/2"	5/16"
H	6	6	3/4"	3/8"
I	7	0	1/2"	5/16"
J	7	7	3/4"	3/8"
K	8	0	1/2"	5/16"
L	8	8	3/4"	3/8"
M	8	8	3/4"	3/8"

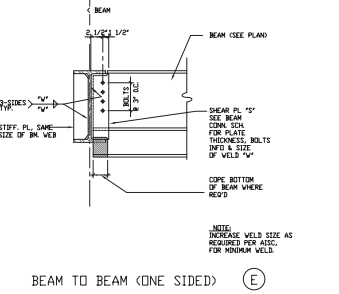
DRAG BEAM CONNECTION 17



DETAIL 14



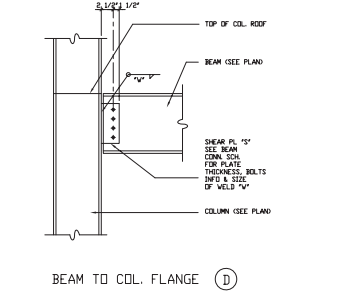
STL. BEAM TO STL. COL CONNECTION 13



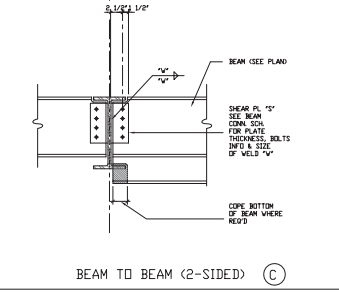
DETAIL

BEAM SIZE	SHEAR PL. 1/2"	WELD 1/4"	NO. ASSEMB. BOLTS	SIZE
W8 & W10	1/4"	1/4"	2	7/8" BSA
W12 & W14	3/8"	5/16"	3	7/8" BSA
W16 & W18	1/2"	3/8"	4	1" BSA
W21 & W24	1/2"	3/8"	6	1" BSA
W27	1/2"	3/8"	7	1" BSA
W30	1/2"	3/8"	8	1" BSA
W33	1/2"	3/8"	9	1" BSA
W36	1/2"	3/8"	10	1" BSA
W40	5/8"	1/2"	11	1" BSA

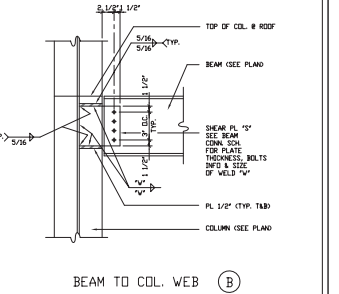
DETAIL



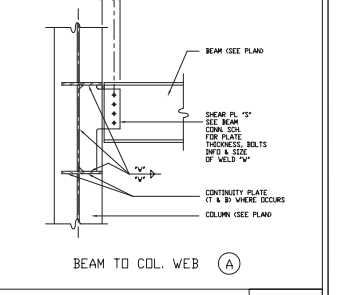
BEAM TO COL. FLANGE D



BEAM TO BEAM (2-SIDED) C



BEAM TO COL. WEB B



BEAM TO COL. WEB A

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TILDON JOB No. 2010-09

MARINER'S POINTE
WEST COAST HIGHWAY AT OVER
NEWPORT BEACH, CA

03-09-12 AGENCY SUBMITTAL

TITLE

DATE CD 03-09-12

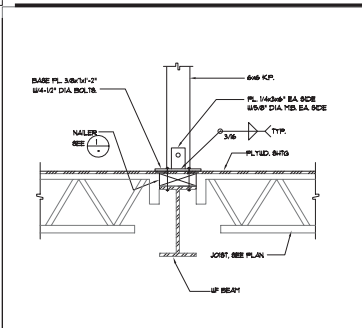
SCALE AS NOTED

PROJECT NO. 10112-005

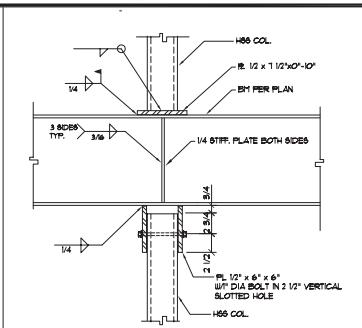
APPROVED

SHEET

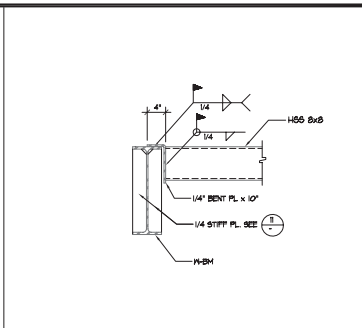
S6.4



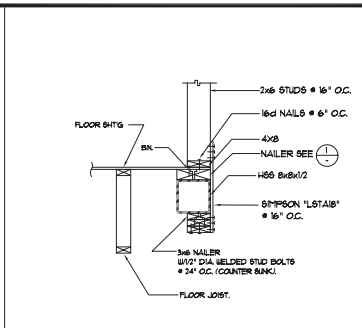
DETAIL 20



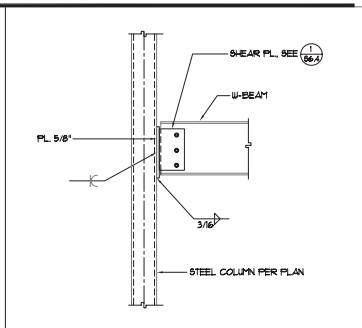
DETAIL 16



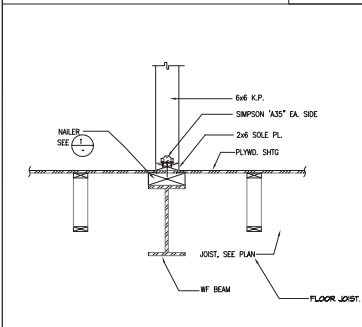
DETAIL 12



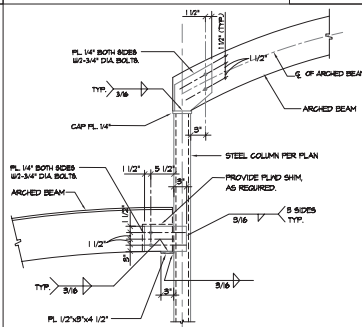
DETAIL 8



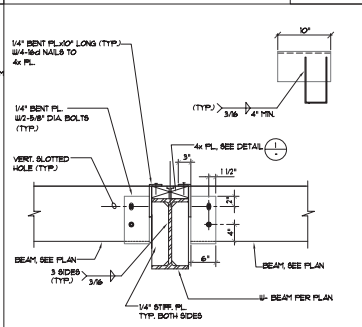
DETAIL 4



DETAIL 19



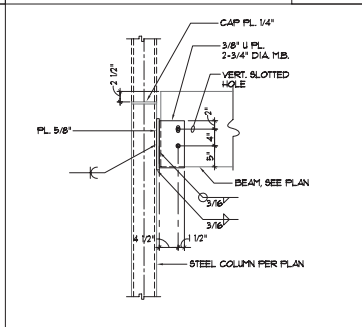
DETAIL 15



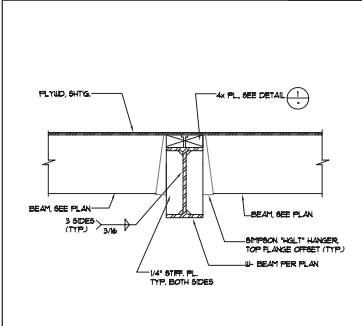
DETAIL 11



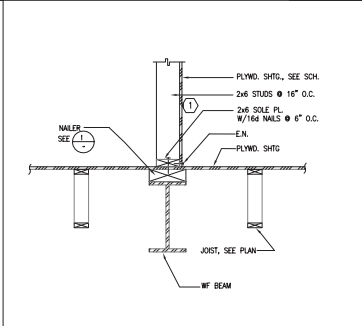
DETAIL 7



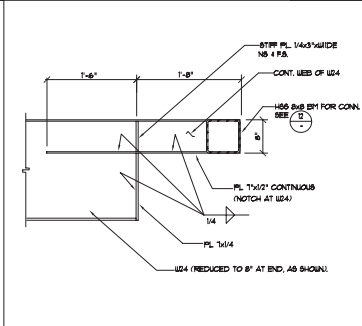
DETAIL 3



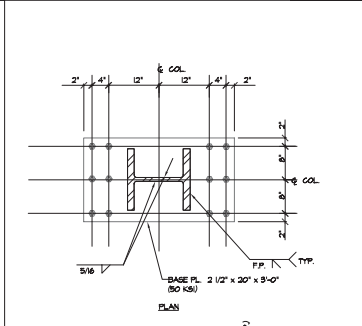
DETAIL 18



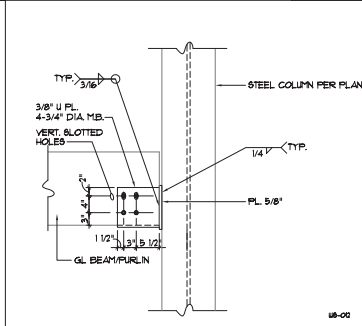
DETAIL 14



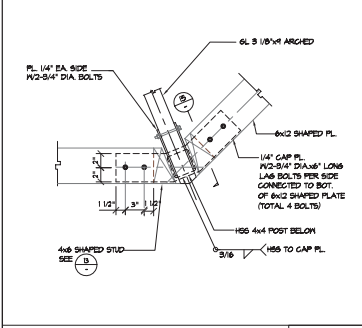
DETAIL 10



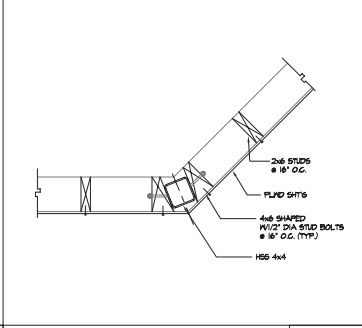
DETAIL 5



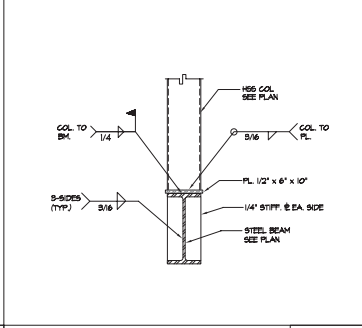
DETAIL 2



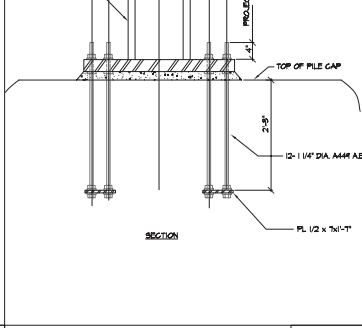
DETAIL 17



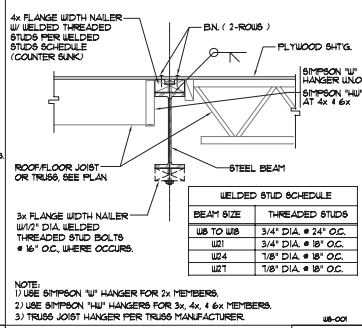
DETAIL 13



DETAIL 9



DETAIL 1



DETAIL 1

WELDED STUD SCHEDULE	
BEAM SIZE	THREADED STUDS
U8 TO U8	3/4" DIA. # 18" O.C.
U8 TO U12	3/4" DIA. # 18" O.C.
U12 TO U12	1/2" DIA. # 18" O.C.
U12 TO U24	1/2" DIA. # 18" O.C.

NOTE:
 1) USE SIMPSON "U" HANGER FOR 2x MEMBERS.
 2) USE SIMPSON "UW" HANGERS FOR 3x, 4x, 4x, 4x MEMBERS.
 3) TRUSS JOIST HANGER PER TRUSS MANUFACTURER.

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 TILDIN JOB No. 2010-09

MARINER'S POINTE
 WEST COAST HIGHWAY AT DYER
 NEWPORT BEACH, CA

03-09-12 AGENCY SUBMITTAL

TITLE
 DETAILS
 DATE CD 03-09-12
 SCALE AS NOTED
 PROJECT NO. 10112-005
 APPROVED
 SHEET

S6.5



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MARINER'S POINTE

WEST COAST HIGHWAY AT DOVER
 NEWPORT BEACH, CA

03-09-12 AGENCY SUBMITTAL

TITLE

MOMENT FRAME ELEVATIONS

DATE CD 03-09-12

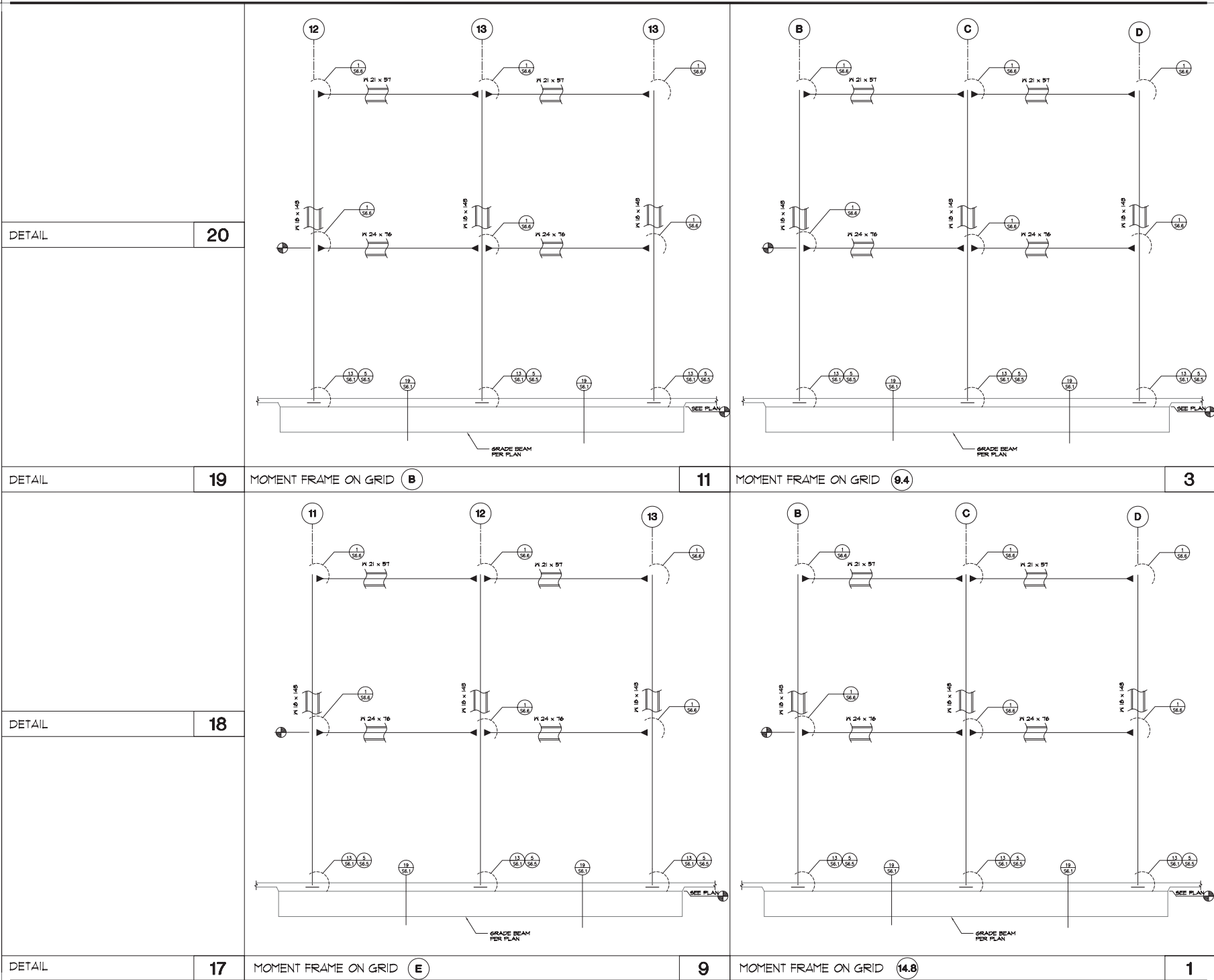
SCALE AS NOTED

PROJECT NO. 10112-005

APPROVED

SHEET

S6.7



DETAIL 20

DETAIL 19

DETAIL 18

DETAIL 17

MOMENT FRAME ON GRID B

MOMENT FRAME ON GRID 9.4

MOMENT FRAME ON GRID E

MOMENT FRAME ON GRID 14.8

3

1

	20	DETAIL	16	12	DETAIL	8	DETAIL	4
	19		15	DETAIL	11	SECTION	7	DETAIL
	18	DETAIL	14	DETAIL	10	DETAIL	6	DETAIL
	17	DETAIL	DETAIL	9	DETAIL	5	DETAIL	1

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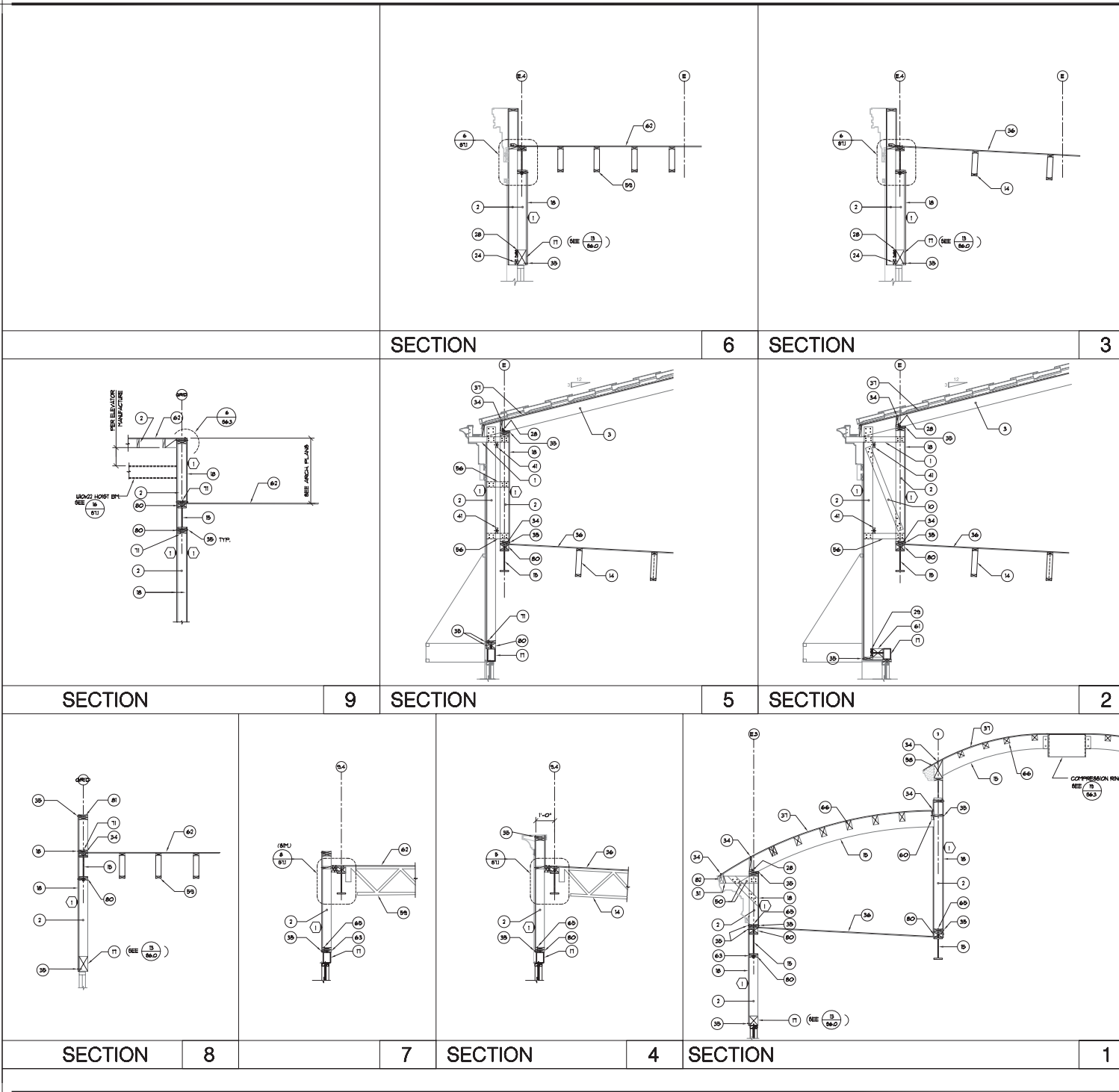


MARINER'S POINTE
 WEST COAST HIGHWAY AT DOVER
 NEWPORT BEACH, CA

03-09-12	AGENCY SUBMITTAL
06-04-12	AGENCY REVISION 1

TITLE	DETAILS & SECTION
DATE	CD 03-09-12
SCALE	AS NOTED
PROJECT NO.	10112-005
APPROVED	
SHEET	

S6.8



KEY NOTES

- 1) 2"x4" @ 16" O/C
- 2) 2"x6" @ 16" O/C
- 3) 2"x8" @ 16" O/C
- 4) 2"x10" @ 16" O/C
- 5) 2"x12" @ 16" O/C
- 6) 2"x4" @ 16" O/C
- 7) 2"x6" STUDS @ 16" O/C @ 4-16d EA END UNO.
- 8) 2"x6" STUDS @ 16" O/C @ 3-16d EA END UNO.
- 9) 2"x4" BRACINGS @ 48" O/C @ 2-16d EA END UNO.
- 10) 2"x6" BRACINGS @ 32" O/C @ 4-16d EA END UNO.
- 11) 2"x6" BRACINGS @ 48" O/C @ 4-16d EA END UNO.
- 12) 2"x4" @ 16" O/C
- 13) 2"x6" @ 16" O/C
- 14) 2"x8" @ 16" O/C
- 15) 2"x10" @ 16" O/C
- 16) 2"x12" @ 16" O/C
- 17) 2"x4" @ 16" O/C
- 18) 2"x6" @ 16" O/C
- 19) 2"x8" @ 16" O/C
- 20) 2"x10" @ 16" O/C
- 21) 2"x12" @ 16" O/C
- 22) 2"x4" @ 16" O/C
- 23) 2"x6" @ 16" O/C
- 24) 2"x8" @ 16" O/C
- 25) 2"x10" @ 16" O/C
- 26) 2"x12" @ 16" O/C
- 27) 2"x4" @ 16" O/C
- 28) 2"x6" @ 16" O/C
- 29) 2"x8" @ 16" O/C
- 30) 2"x10" @ 16" O/C
- 31) 2"x12" @ 16" O/C
- 32) 2"x4" @ 16" O/C
- 33) 2"x6" @ 16" O/C
- 34) 2"x8" @ 16" O/C
- 35) 2"x10" @ 16" O/C
- 36) 2"x12" @ 16" O/C
- 37) 2"x4" @ 16" O/C
- 38) 2"x6" @ 16" O/C
- 39) 2"x8" @ 16" O/C
- 40) 2"x10" @ 16" O/C
- 41) 2"x12" @ 16" O/C
- 42) 2"x4" @ 16" O/C
- 43) 2"x6" @ 16" O/C
- 44) 2"x8" @ 16" O/C
- 45) 2"x10" @ 16" O/C
- 46) 2"x12" @ 16" O/C
- 47) 2"x4" @ 16" O/C
- 48) 2"x6" @ 16" O/C
- 49) 2"x8" @ 16" O/C
- 50) 2"x10" @ 16" O/C
- 51) 2"x12" @ 16" O/C
- 52) 2"x4" @ 16" O/C
- 53) 2"x6" @ 16" O/C
- 54) 2"x8" @ 16" O/C
- 55) 2"x10" @ 16" O/C
- 56) 2"x12" @ 16" O/C
- 57) 2"x4" @ 16" O/C
- 58) 2"x6" @ 16" O/C
- 59) 2"x8" @ 16" O/C
- 60) 2"x10" @ 16" O/C
- 61) 2"x12" @ 16" O/C
- 62) 2"x4" @ 16" O/C

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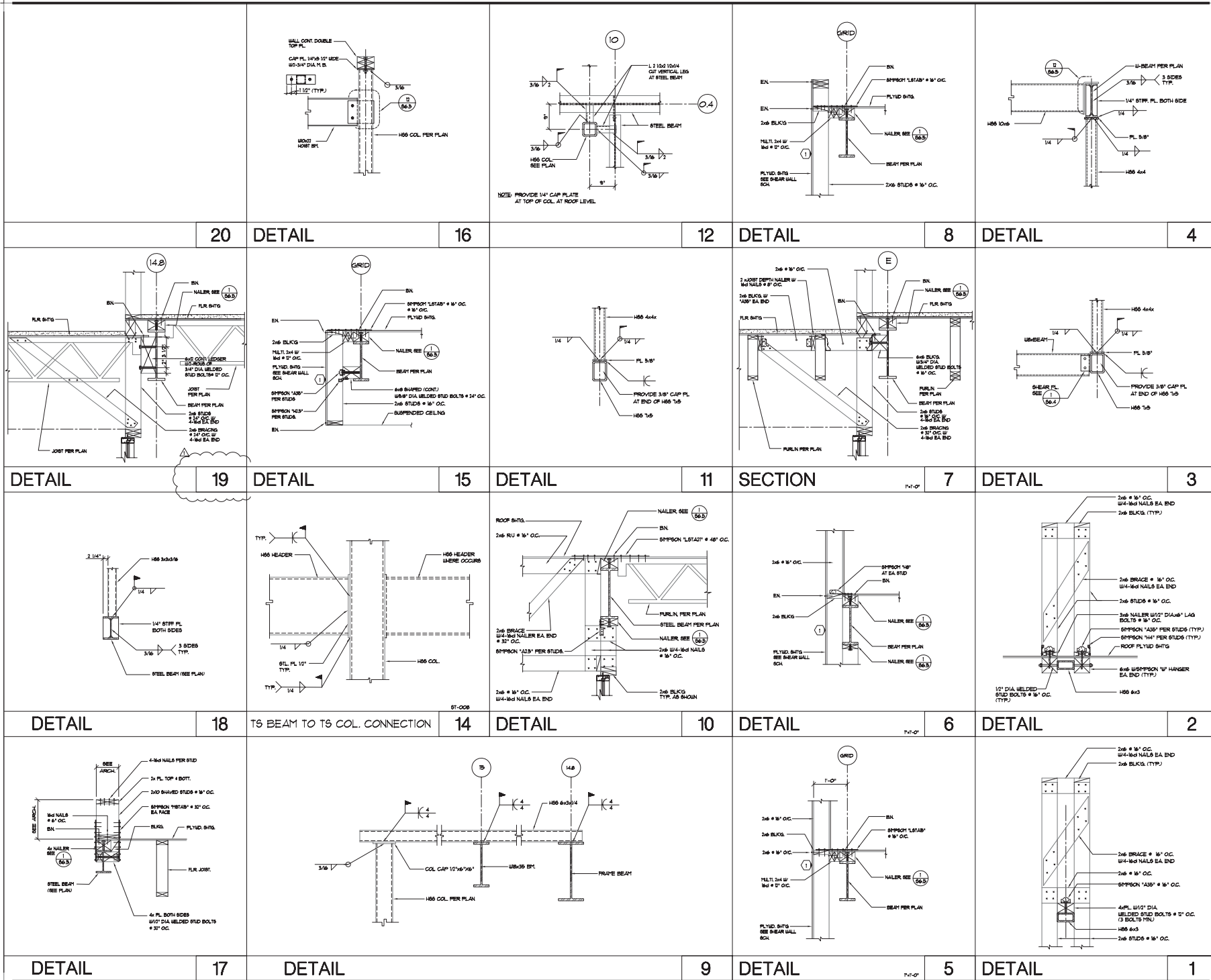


MARINER'S POINTE
 WEST COAST HIGHWAY AT DOVER
 NEWPORT BEACH, CA

03-09-12	AGENCY SUBMITTAL

WALL SECTIONS

TITLE	
DATE	CD 03-09-12
SCALE	AS NOTED
PROJECT NO.	10112-005
APPROVED	
SHEET	



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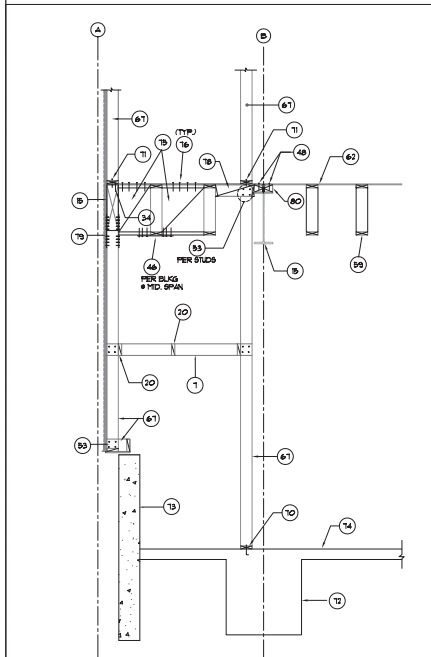
TILDIN
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MARINER'S POINTE
 WEST COAST HIGHWAY AT DOVER
 NEWPORT BEACH, CA

03-09-12 AGENCY SUBMITTAL
 05-04-12 AGENCY REVISION 1

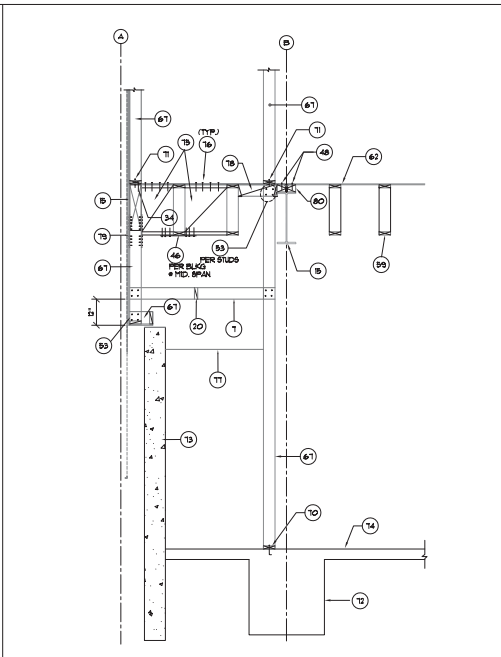
TITLE
 DETAILS & SECTION

DATE CD 03-09-12
 SCALE AS NOTED
 PROJECT NO. 10112-005
 APPROVED
 SHEET



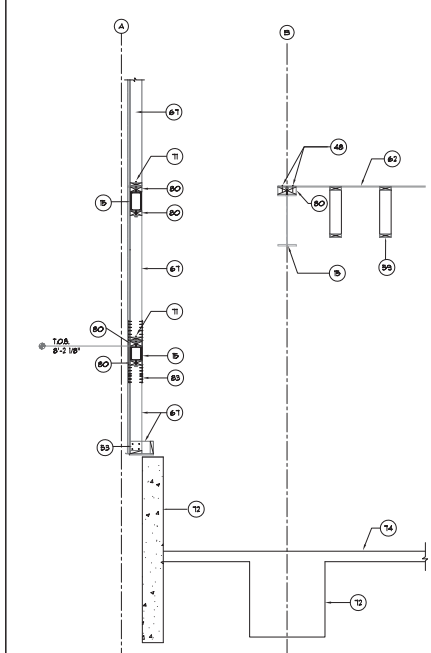
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6



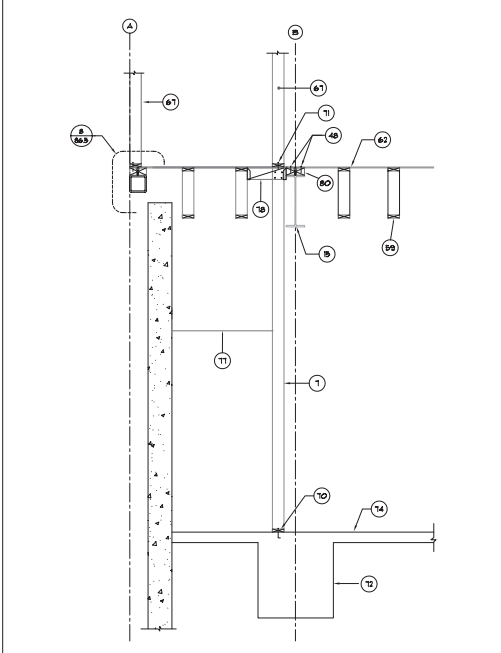
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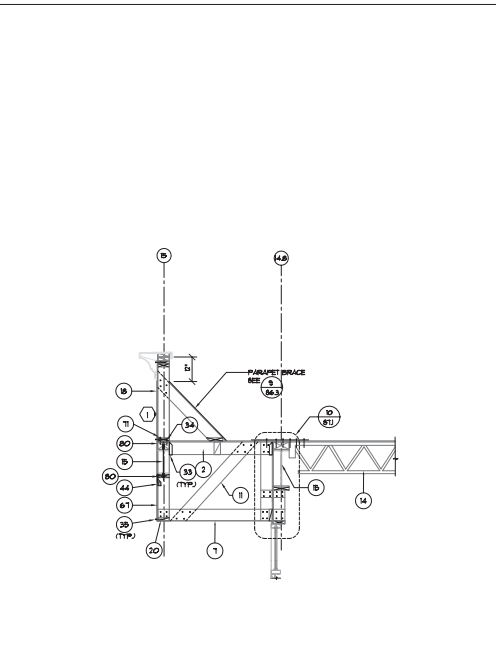
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5



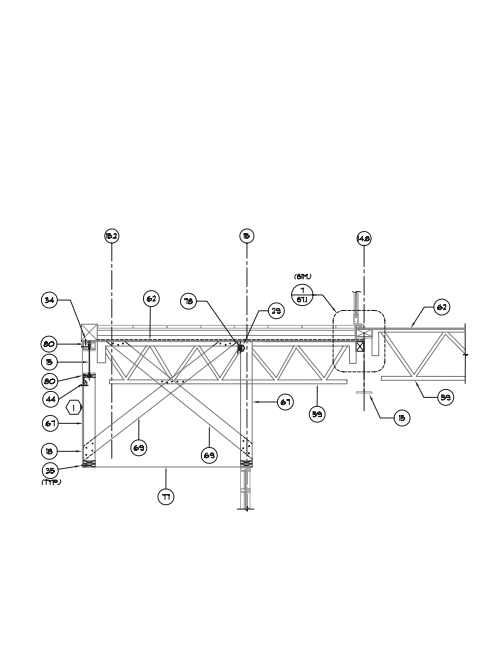
SECTION

3



SECTION

2



SECTION

1

KEY NOTES

- ① 2"x4" @ 16" O/C
- ② 2"x6" @ 16" O/C
- ③ 2"x8" @ 16" O/C
- ④ 2"x10" @ 16" O/C
- ⑤ 2"x12" @ 16" O/C
- ⑥ 2"x4" @ 16" O/C
- ⑦ 2"x6" STUDS (16" O/C) W/ 4-16d EA END UNO.
- ⑧ 2"x6" STUDS (16" O/C) W/ 8-16d EA END UNO.
- ⑨ 2"x4" BRACING (48" O/C) W/ 2-16d EA END UNO.
- ⑩ 2"x6" BRACING (16" O/C) W/ 4-16d EA END UNO.
- ⑪ 2"x6" BRACING (48" O/C) W/ 4-16d EA END UNO.
- ⑫ 2"x6" BRACING (48" O/C) W/ 4-16d EA END UNO.
- ⑬ SUBMURN PER PLAN
- ⑭ MURLN PER PLAN
- ⑮ BEAM PER PLAN
- ⑯ HP BEAM PER PLAN
- ⑰ HEADER PER PLAN
- ⑱ FLUID SHEAR WALL PER SHEAR WALL SCHEDULE
- ⑲ 2x FULL DEPTH BLOCKING @ 4'-0" O/C
- ⑳ 2"x BLOCKING TYP. AS SHOWN
- ㉑ 6x6 LEDGER W/ 1/2" x LAG BOLTS @ 16" O/C (COUNTER SUNK)
- ㉒ 2"x JOIST DEPTH NALER W/ 2-16d NAILS @ 16" O/C
- ㉓ 2"x8" NALER W/ 5/8" x AB @ 24" O/C
- ㉔ 2"x NALER W/ 2-16d @ 16" O/C
- ㉕ 8"x8" KING POST
- ㉖ 8"x8" KING POST
- ㉗ 8"x8" KING POST
- ㉘ SIMPSON A35 @ 16" O/C
- ㉙ SIMPSON A35 PER EACH STUD
- ㉚ 2-SIMPSON A35 PER EACH STUD
- ㉛ SIMPSON U HANGER
- ㉜ SIMPSON U HANGER
- ㉝ SIMPSON U17" HANGER
- ㉞ BOUNDARY NAILING (ENJ)
- ㉟ EDGE NAILING (ENJ)
- ㊱ MAIN ROOF FLYWOOD SHEATHING
- ㊲ 1/2" CDX FLYWOOD W/ 10d NAILS @ 16" O/C EDGES & BOUNDARY 4" O/C FIELD
- ㊳ 1/2" CDX FLYWOOD W/ 10d NAILS @ 16" O/C EDGES & BOUNDARY 4" O/C FIELD
- ㊴ 3x6 W/ SIMPSON U17" HANGER
- ㊵ 3x6 W/ SIMPSON U17" HANGER
- ㊶ 2"x4" CONTINUOUS W/ 2-16d PER EA BRACE
- ㊷ SIMPSON CC MODIFIED
- ㊸ 3x6 STUDS @ 16" O/C
- ㊹ SIMPSON U12" PER EACH BRACE/STUD.
- ㊺ SIMPSON U17" HANGER
- ㊻ SIMPSON U17" HANGER @ 16" O/C
- ㊼ MULTI 2x4 W/ 16d @ 24" O/C
- ㊽ 2-HOUR OF BOUNDARY NAILING
- ㊾ SIMPSON U15TA 30" @ 48" O/C
- ㊿ 2x4 BRACING @ 16" O/C W/ 2-16d NAILS EACH END
- ① SIMPSON U16" @ EA. STUD
- ② 2"x6" BLOCKING W/ SIMPSON A35 EACH END
- ③ 4-16d NAILS
- ④ 8-16d NAILS
- ⑤ 8-16d NAILS
- ⑥ 2"x6" TEB @ 30" O/C W/ 4-16d EACH END UNO.
- ⑦ MUSKIE W/ SIMPSON A35" TOP & BOTT. EA. END
- ⑧ 6x12 SLOPED TOP PLATE
- ⑨ FLOOR JOIST PER PLAN
- ⑩ 2x6 RU W/ 16d @ 6" O/C TO BLK.G.
- ⑪ 6x NALER W/ 1/2" DIA WELDED STUD BOLTS @ 16" O/C
- ⑫ FLOOR SHEATHING PER PLAN
- ⑬ 2x NALER W/ 1/2" x AB @ 24" O/C
- ⑭ 3x BLOCKING W/ U HANGER EACH END
- ⑮ 16d NAILS @ 4" O/C
- ⑯ 4x ROOF RAFTER PER PLAN
- ⑰ 2x6 STUDS @ 16" O/C
- ⑱ SIMPSON U11" EA SIDE PER STUD.
- ⑲ 2x6 BRACING @ 48" O/C W/ 4-16d NAILS @ STUD & 2-16d TO TRUSS TOP CHORD AND 2-16d TO TRUSS BOTTOM CHORD
- ⑳ 3/8" T. SILL PLATE W/ 1/2" DIA. x 1" LONG AB @ 16" O/C
- ㉑ 16d NAILS @ 6" O/C
- ㉒ GRADE BEAMFOOTING SEE PLAN
- ㉓ RETAINING WALL BY OTHERS.
- ㉔ SLAB ON GRADE
- ㉕ BLK.G @ 48" O/C
- ㉖ 4-10d NAILS PER BLOCKING.
- ㉗ SUSPENDED CEILING SEE ARCH. PLANS
- ㉘ 2x6 BLK.G W/ SIMPSON U11" HANGER EA. END.
- ㉙ SIMPSON U15TA" EA. SIDE PER STUD.
- ㉚ NALER SEE 1/2" DIA. @ 16" O/C
- ㉛ 2-2x6 CONT. SILL PLATE SEE DETAIL 1/2" DIA. @ 16" O/C
- ㉜ 4x SHAPED ROOF RAFTER
- ㉝ SIMPSON U15TA" EA. SIDE PER STUD

WINSTON'S JEWELERS
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MARINER'S POINT

WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

03-09-12	AGENCY SUBMITTAL
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TITLE

WALL SECTIONS

DATE	CD 03-09-12
SCALE	AS NOTED
PROJECT NO.	10112-005
APPROVED	
SHEET	

S7.2