CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

Agenda Item No. 2
November 17, 2020

TO: BUILDING & FIRE BOARD OF APPEALS

FROM: Samir Ghosn
Deputy Community Director/Chief Building Official,
Community Development Department
sghosn@newportbeachca.gov. 949-644-3277

SUBJECT: **7210 W. Ocean Front - Appeal of the Building Official's Determination to Require Drainage and Remove Sliding Glass Door Track from an Unenclosed Loggia on the Third Level**

APPLICANT: Kyle Reeves, Owner/Developer

RECOMMENDATION:

Staff recommends that the Board uphold the Chief Building Official's determination requiring the owner to provide adequate drainage method or devices to the unenclosed Loggia area that is exposed to weather as required by the California Residential Building Code ("CRC"), and to remove the sliding door track that was installed contrary to the approved plans.

DISCUSSION:

Background:

In May of 2020, Mr. Kyle Reeves completed construction of a three-story home including a rooftop loggia ("Loggia") at the property located at 7210 W. Ocean Front. The approved plans specifically show that the opening serving the Loggia to remain open as noted in the attached Exhibit A. In the window schedule for openings, the plans clearly show "cased opening" (Exhibit B). Building Inspector Bill Tuman was in the process of approving final inspections and preparing to issue a Certificate of Occupancy when it was determined that windows and a sliding glass door had been installed to enclose the Loggia as a living space. Enclosing the Loggia conflicts with the approved plans for the project, that clearly and expressly state the Loggia is to remain open. The Loggia must remain open to comply with local Zoning and Building codes.

On August 4, 2020, Deputy Community Development Director/Chief Building Official Samir Ghosn and Principal Inspector Steve Lane met with Mr. Reeves at the site to inspect the site condition relating to the Loggia that was enclosed by installing windows and a sliding glass door. At the time of inspection, the windows were removed from both sides, the sliding glass door that opened to the exterior deck was removed, except for the sliding door track, which was left in place. The tile floor was installed level with no provisions for drainage. Mr. Reeves was informed that he would also have to remove the sliding glass door track, and submit a revision to implement water drainage before a Certificate of Occupancy could be issued. Additionally, Mr. Reeves was told that if he intended not to remove the track and install a drain and overflow, he could seek a variance for enclosing the Loggia pursuant to the Zoning and Planning requirements.

Code Issue:

CRC § R903.4, R903.4.1, R905.9 require a rooftop area exposed to weather to have a drain or slope to divert water from entering the interior of the building. Additionally, Building Inspector Bill Tuman observed that the sliding glass door track compounded the issue by creating a "Dam" by trapping the water within the space without the benefit of drainage device to divert the water to the outside. If water were to creep into the interior of the property it could not only cause water damage, but could also pose a health and safety risk due to the presence of electrical wiring within the first and second floors, and the potential for health hazard like mold growth. Accordingly, Mr. Reeves was advised that the water drainage issue would have to be corrected and the sliding door track must be removed prior to issuance of a Certificate of Occupancy.

Code Analysis:

The Loggia is subject to wind driven rain and it is exposed to the elements just like any exterior roof top deck or roof element by the cased opening noted on the approved plans. It is worth noting that enclosing the space by adding windows and a sliding glass door would have been contrary to the Planning and Zoning code for floor area limit and required third floor stepbacks. The intent of the building code is to require adequate slopes, flashing and counter flashing to ensure that water intrusion is mitigated by exterior wall protection, roof element protection as well as proper drainage patterns to cause water to drip of the edge or be directed into an approved drainage device having an overflow device or scupper. In the development of the Loggia space, it was clear that Mr. Reeves' intention was to enclose the Loggia demonstrated by the installation of window and sliding glass door and installing a mini-split system for heating and cooling to condition the space. None of these features were part of the approved plans. Building Inspector Bill Tuman issued the correction to remove the mini-split system and minimum of five-foot line connecting the system on July 10, 2020, and he returned to verify compliance with his corrections on July 15, 2020.

The Building Code excerpts below herewith are standards that permits the Chief Building Official to render code interpretations due to the infinite number of possibilities that designers and architects could conceive. The code-referenced sections are what drives the interpretation for weather protection of the structure for safe occupancy. Additionally, CRC § R102.1 states: "Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable, Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern."

Code Excerpt and Definitions:

CRC § R903, Weather Protection:

> **R903.1 General.** Roof decks shall be covered with approved roof coverings secured to the building or structure in accordance with the provisions of this chapter. Roof assemblies shall be designed and installed in accordance this code and the approved manufacturer's instructions such that the roof assembly shall serve to protect the building or structure.
>
> **R903.2 Flashing.** Flashing shall be installed in a manner that prevents moisture from entering the wall and roof through joints in copings, through moisture permeable materials and at intersections with parapet walls and other penetrations through the roof plane.
>
> **R903.4 Roof drainage**. Unless roofs are sloped to drain over the roof edges, roof drains shall be installed at each low points of the roof.
>
> **R903.4.1 Secondary (emergency overflow) drains or scuppers**. Where roof drains are required, secondary emergency overflow roof drains or scuppers shall be provided where the perimeter constructions extend above the roof in such a manner that water will be entrapped if the primary drains allow buildup for any reason. Overflow drains having the same size as the roof drains shall be installed with the inlet flow line located 2 inches above the low point of the roof, or overflow scuppers having three times the size of the roof drains and having a minimum opening height of 4 inches shall be in stalled in the adjacent parapet walls with the inlet flow located 2 inches above the low point of the roof served. The installation and sizing of overflow drains, leaders and conductors shall comply with the California Plumbing Code.

CRC § R905. Requirements for Roof Coverings:

> **Section 905.1 Roof covering application**. Roof coverings shall be applied in accordance with the applicable provisions of this section and the manufacturer's installation instructions. Unless otherwise specified in this section, roof coverings

shall be installed to resist the component and cladding loads specified in Table R301.2(2), adjusted for height and exposure in accordance with Table R301.2(3)

Section 905.9 Built-up roofs. The installation of built-up roofs shall comply with the provisions of this section.

Section 905.9.1 Slope. Built-up roofs shall have a design slope of not less than one-fourth unit vertical in 12 units horizontal (2-percent slope) for drainage, except for coal-tar built-up roofs, which shall have a design slope of a minimum one-eighth unit vertical in 12 units horizontal (1-percent slope).

Definitions:

1) ***Loggia****: a roofed but open gallery or arcade acting along the front or side of a building, often an upper level, an open balcony in a theatre. (Webster's II Dictionary)*
2) ***Weather exposed surfaces:*** *surfaced of walls, ceilings, floors, roofs, soffits and similar surfaced exposed to the weather except the following:*
   - *I. Ceilings and roof soffits enclosed by walls, fascias, bulkheads or beams that extend not less than 12 inches below such ceiling or roof soffits.*
   - *II. Walls or portions of walls beneath an unenclosed roof area, where located a horizontal distance from the open exterior opening equal not less that twice the height of the opening.*
   - *III. Ceiling or roof soffits located a minimum horizontal distance of 10 feet from the outer edges of the ceiling or roof soffits (CBC definitions).*

NOTICING:

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the Building and Fire Board of Appeals considers the item).

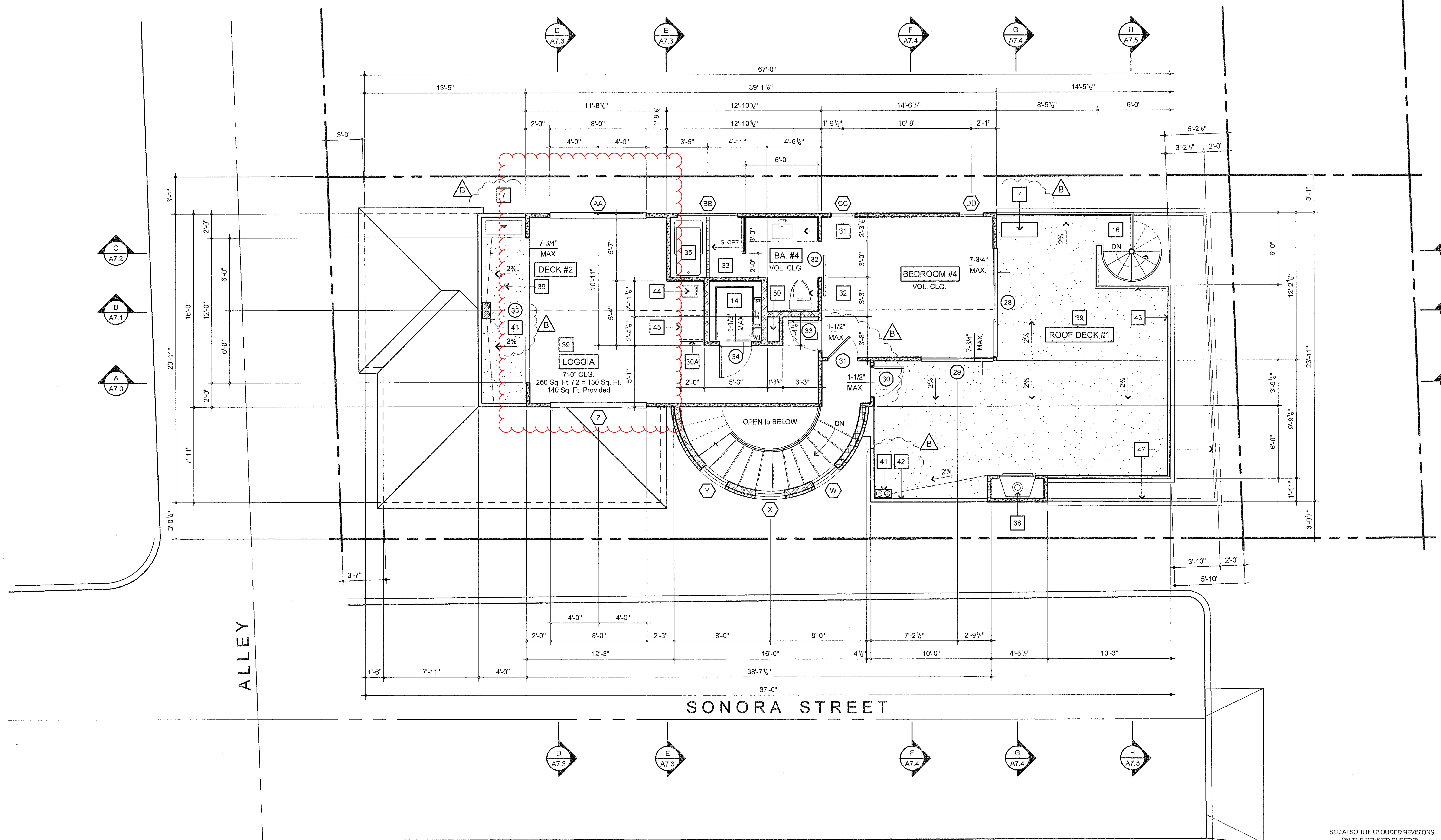
ATTACHMENTS:

Exhibit A – Approved Plans
Exhibit B – Enclosed Loggia Photographs

Attachment

EXHIBIT A

Approved Plans



SEE ALSO THE CLOUDED REVISIONS ON THE REVISED SHEET(S)

THIRD FLOOR PLAN

LIVING:	306 sq. feet
LOGGIA:	260 sq. feet
DECK:	465 sq. feet

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

C:\DataCAD 19\Drawings\2016-11 7210 W. OCEANFRONT - KYLE REEVES\7210 W OCEANFRONT - PC02.aec

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REGISTERED PROFESSIONAL ENGINEER
ALI REZAEI
No. 41068
EXP: 3/31/19
CIVIL
STATE OF CALIFORNIA

SHEET TITLE
THIRD FLOOR PLAN

CUSTOM HOME PLANS FOR:
KYLE & JODI REEVES
PROJECT ADDRESS:
7210 W. OCEANFRONT
NEWPORT BEACH, CALIFORNIA

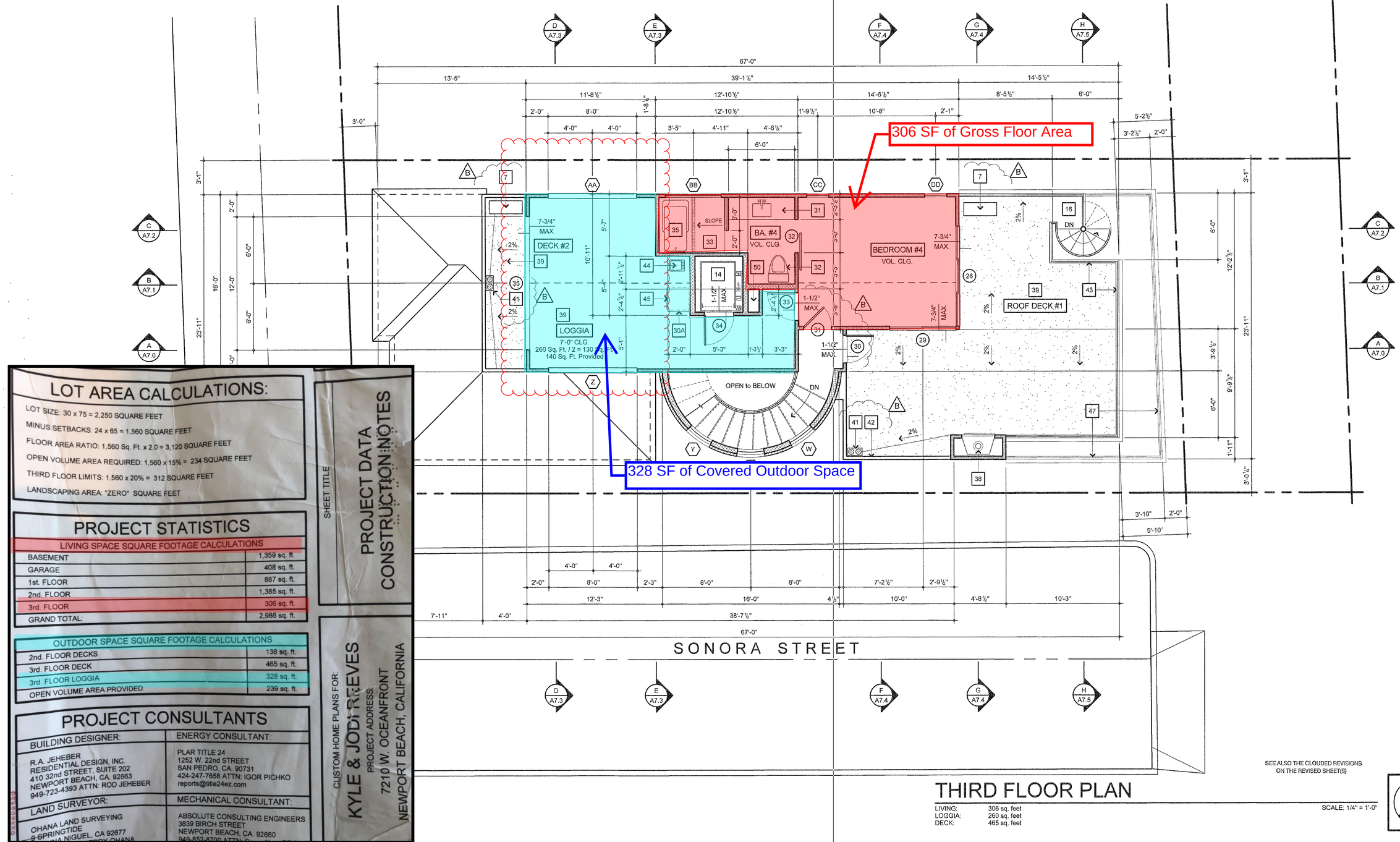
Plot Date & Time
10/6/2017 2:51 PM
RAJ Project #
2016-11

REVISIONS

A	PLAN CHECK CORR. 08-15-2017
B	PLAN CHECK CORR. 10-03-2017

IAS PACIFIC
BUILDING PLAN CHECK DIVISION
APPROVED

A3.0



LOT AREA CALCULATIONS:

LOT SIZE: 30 x 75 = 2,250 SQUARE FEET

MINUS SETBACKS: 24 x 65 = 1,560 SQUARE FEET

FLOOR AREA RATIO: 1,560 Sq. Ft. x 2.0 = 3,120 SQUARE FEET

OPEN VOLUME AREA REQUIRED: 1,560 x 15% = 234 SQUARE FEET

THIRD FLOOR LIMITS: 1,560 x 20% = 312 SQUARE FEET

LANDSCAPING AREA: "ZERO" SQUARE FEET

PROJECT STATISTICS

LIVING SPACE SQUARE FOOTAGE CALCULATIONS	
BASEMENT	1,359 sq. ft.
GARAGE	408 sq. ft.
1st. FLOOR	887 sq. ft.
2nd. FLOOR	1,385 sq. ft.
3rd. FLOOR	306 sq. ft.
GRAND TOTAL:	2,986 sq. ft.

OUTDOOR SPACE SQUARE FOOTAGE CALCULATIONS	
2nd. FLOOR DECKS	138 sq. ft.
3rd. FLOOR DECK	465 sq. ft.
3rd. FLOOR LOGGIA	328 sq. ft.
OPEN VOLUME AREA PROVIDED:	239 sq. ft.

PROJECT CONSULTANTS

BUILDING DESIGNER:
R.A. JEHEBER
RESIDENTIAL DESIGN, INC.
410 32nd STREET, SUITE 202
NEWPORT BEACH, CA. 92663
949-723-4393 ATTN: ROD JEHEBER

ENERGY CONSULTANT:
PLAR TITLE 24
1252 W. 22nd STREET
SAN PEDRO, CA. 90731
424-247-7658 ATTN: IGOR PICHKO
reports@title24ez.com

LAND SURVEYOR:
OHANA LAND SURVEYING
9 SPRINGTIDE
[illegible] NIGUEL, CA 92677

MECHANICAL CONSULTANT:
ABSOLUTE CONSULTING ENGINEERS
3839 BIRCH STREET
NEWPORT BEACH, CA. 92660
949-852-8700 ATTN: [illegible]

SHEET TITLE
PROJECT DATA
CONSTRUCTION NOTES

CUSTOM HOME PLANS FOR:
KYLE & JODI REEVES
PROJECT ADDRESS:
7210 W. OCEANFRONT
NEWPORT BEACH, CALIFORNIA

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SEE ALSO THE CLOUDED REVISIONS ON THE REVISED SHEET(S)

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

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STATE OF CALIFORNIA

SHEET TITLE
THIRD FLOOR PLAN

Plot Date & Time
10/6/2017 2:51 PM
RAJ Project #
2016-11

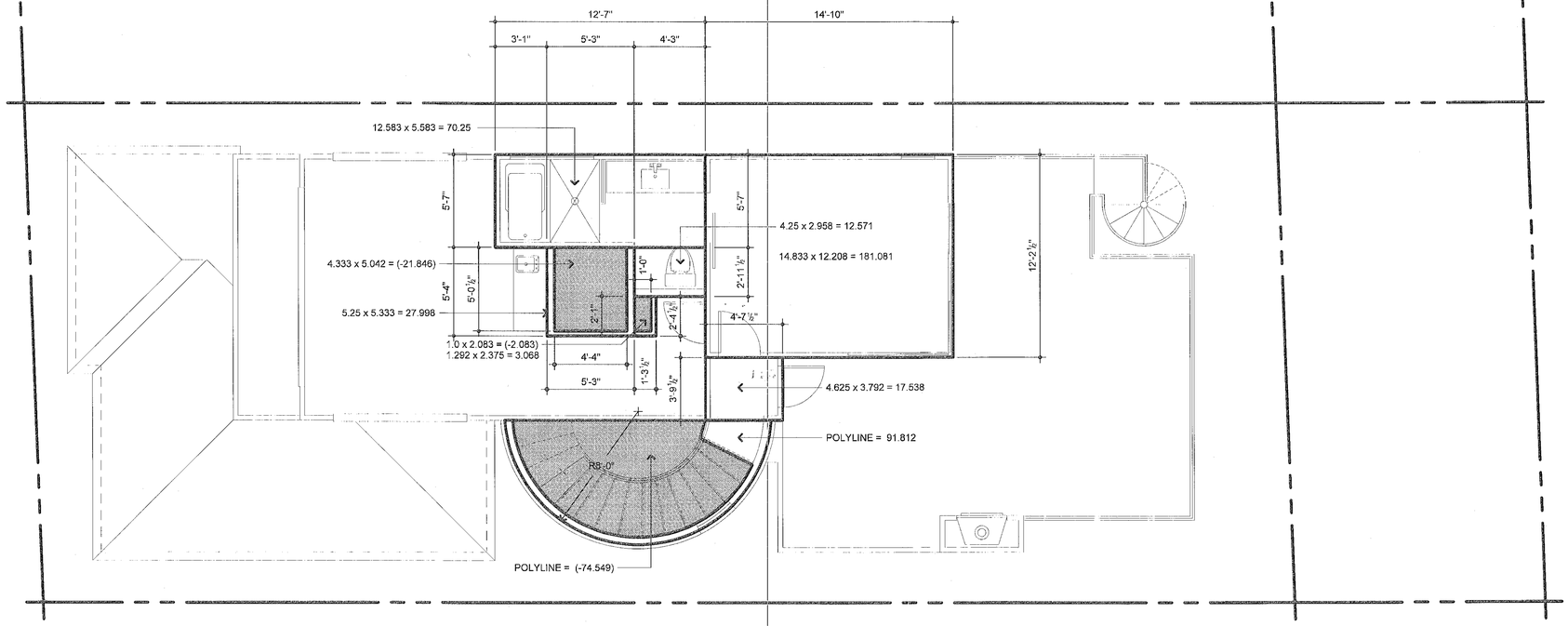
REVISIONS

A	PLAN CHECK CORR. 08-15-2017
B	PLAN CHECK CORR. 10-03-2017

IAS PACIFIC

APPROVED
BUILDING PLAN CHECK
DIVISION

A3.0



12.583 x 5.583 = 70.250
4.25 x 2.958 = 12.571
14.833 x 12.208 = 181.081
4.625 x 3.792 = 17.538
POLYLINE = 91.812
5.25 x 5.333 = 27.998
1.292 x 2.375 = 3.068
(Sub-Total = 404.318)
4.333 x 5.042 = (-21.846)
1.0 x 2.083 = (-2.083)
POLYLINE = (-74.549)
(Sub-Total = -98.478)
305.84

THIRD FLOOR PLAN
SQ. FT. CALCULATIONS

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

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THIRD FLOOR PLAN
SQ. FT. CALCULATIONS

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KYLE & JODI REEVES
PROJECT ADDRESS:
7210 W. OCEANFRONT
NEWPORT BEACH, CALIFORNIA

Plot Date & Time: 8/15/2017 2:31 PM
RAJ Project #: 2016-11
REVISIONS
A — PLAN CHECK CORR. 08-15-2017

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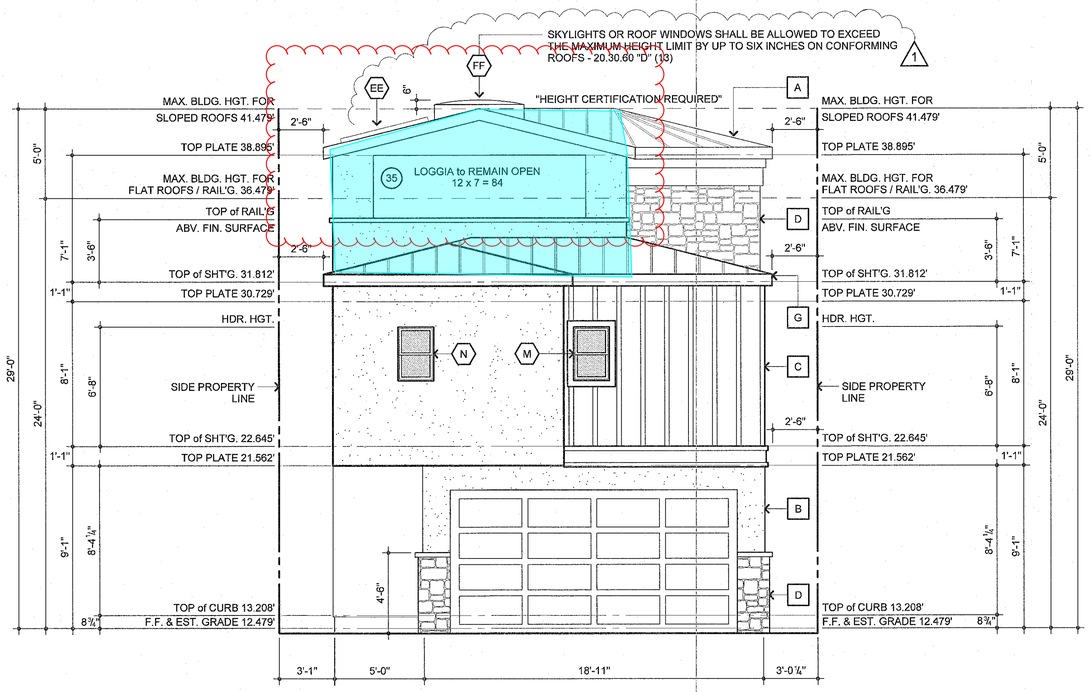
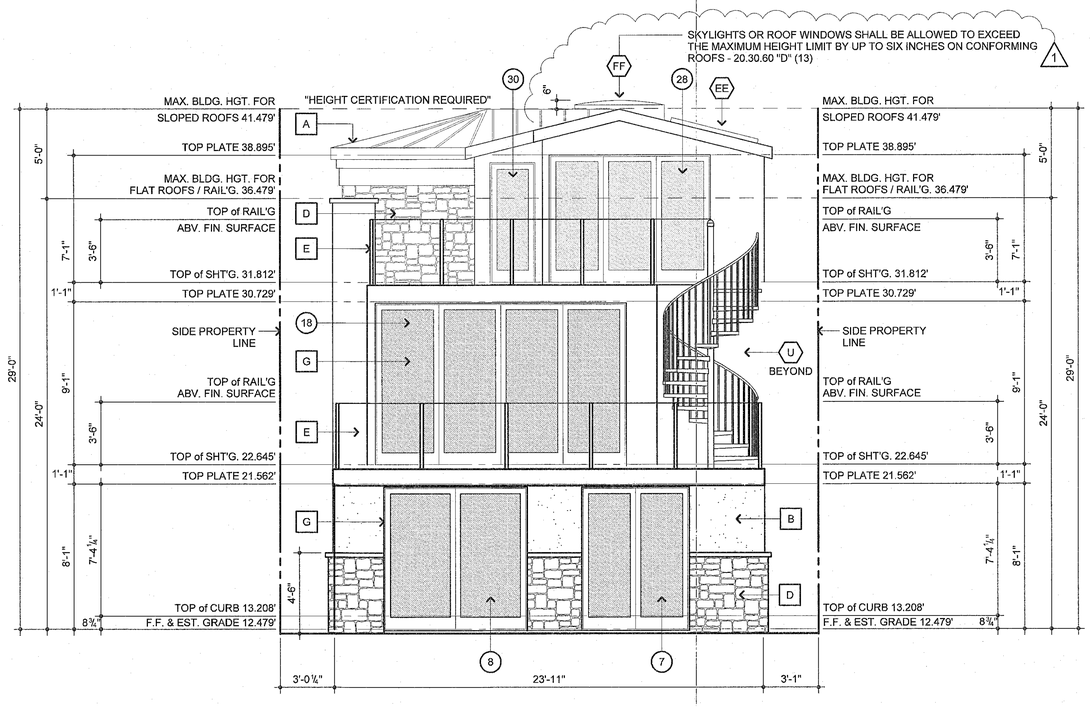


REAR ELEVATION

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



FRONT ELEVATION

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

ELEVATION PLAN NOTES:

INDICATES PLAN NOTE LEGEND SYMBOL - SEE LETTER BELOW.

A. ROOFING MATERIAL: STANDING SEAM METAL ROOFING BY: "CUSTOM-BILT METALS" USE THE "CB-2000 MECHANICAL SEAM" PRODUCT LINE OR EQUAL. COLOR: "BLACK" OVER (2) LAYERS OF #15 FELT.

B. SMOOTH STUCCO FINISH. OWNER / INTERIOR DESIGNER TO SELECT COLOR STUCCO SUB-CONTRACTOR SHALL PROVIDE SAMPLES FOR OWNER / INTERIOR DESIGNERS APPROVAL BEFORE APPLYING THE COLOR COAT.

C. 1 x 3 BATTEN AND BOARD w/ BATTENS AT 16" O.C.
OWNER / INTERIOR DESIGNER TO SELECT COLOR.

D. 3" THICK (MAX.) SIMULATED STONE VENEER BY: "ELDORADO STONE CORPORATION". INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
USE: CUT COARSE STONE
COLOR: OYSTER
ICC ESR-1215
SEE DETAIL #1 BELOW FOR TRUE STONE / BRICK VENEER INSTALLATION.

E. 42" TALL STAINLESS STEEL GUARD RAIL FRAME WITH TEMPERED GLASS BY: "GLAS PRO" GLAS PRO "BIRD SAFE GLASS" TO PREVENT BIRD STRIKES AT ALL EXTERIOR LOCATIONS.

F. DUAL GLAZED VINYL CLAD WINDOWS BY: "PELLA WINDOWS & DOORS" PLEASE REFER TO THE WINDOW SCHEDULE ON SHEET A4.2

G. DUAL GLAZED VINYL CLAD SLIDING DOORS BY: "PELLA WINDOWS & DOORS" PLEASE REFER TO THE WINDOW SCHEDULE ON SHEET A4.1

H. 5" ROUND COPPER RAIN GUTTER OVER FASCIA BOARD.
OWNER TO SELECT, CONTRACTOR TO INSTALL

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SHEET TITLE
EXTERIOR ELEVATIONS

CUSTOM HOME PLANS FOR:
KYLE & JODI REEVES
PROJECT ADDRESS:
7210 W. OCEANFRONT
NEWPORT BEACH, CALIFORNIA

Plot Date & Time
12/3/2018 6:39 PM
RAJ Project #
2016-11

REVISIONS

A	PLAN CHECK CORR. 08-15-2017
B	PLAN CHECK CORR. 10-03-2017
1	FIELD REVISIONS 12-03-2018
	BUILDING DIVISION

Sheet DEC 4 2018

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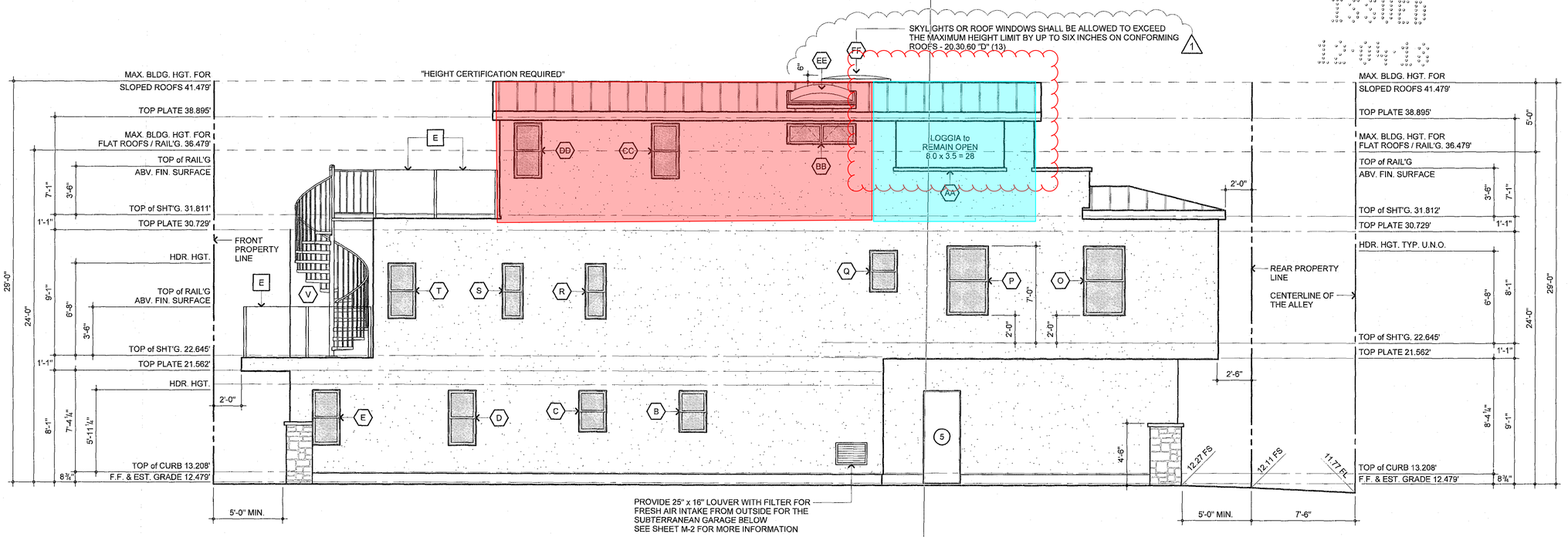
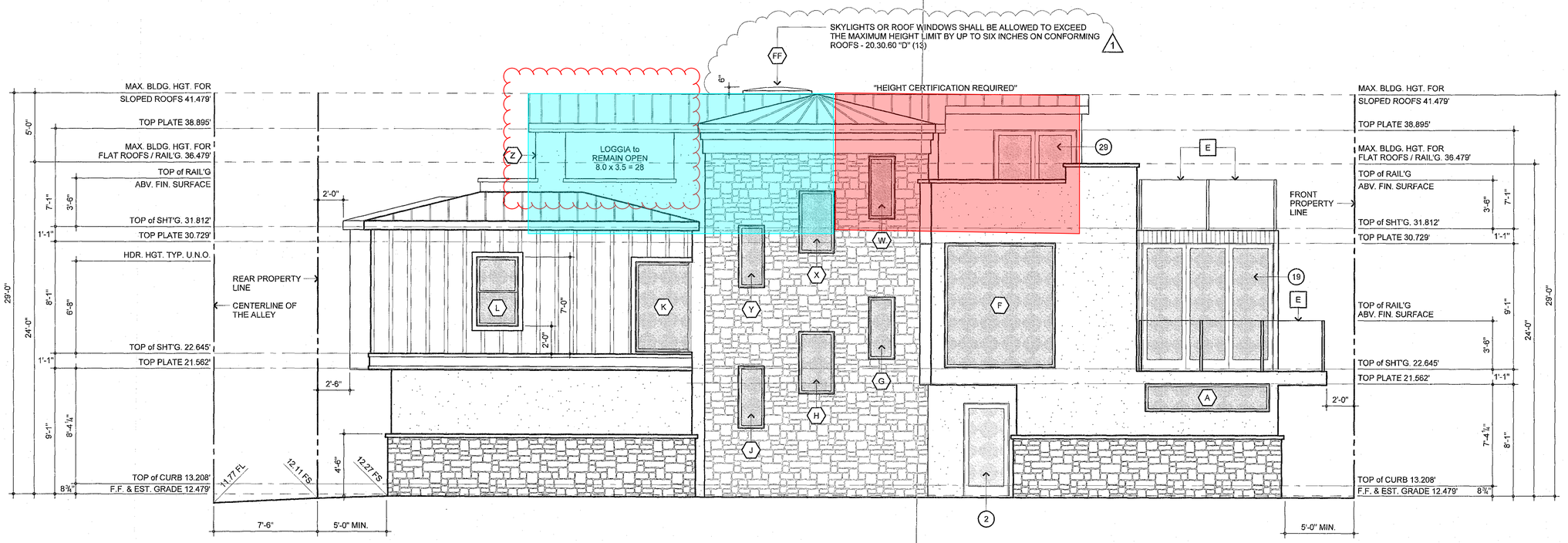


RIGHT ELEVATION

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



LEFT ELEVATION

FACING SONORA STREET

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

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A	PLAN CHECK CORR.	08-15-2017
B	PLAN CHECK CORR.	10-03-2017
1	FIELD REVISIONS	12-03-2018

DEC 4 2018

Sheet
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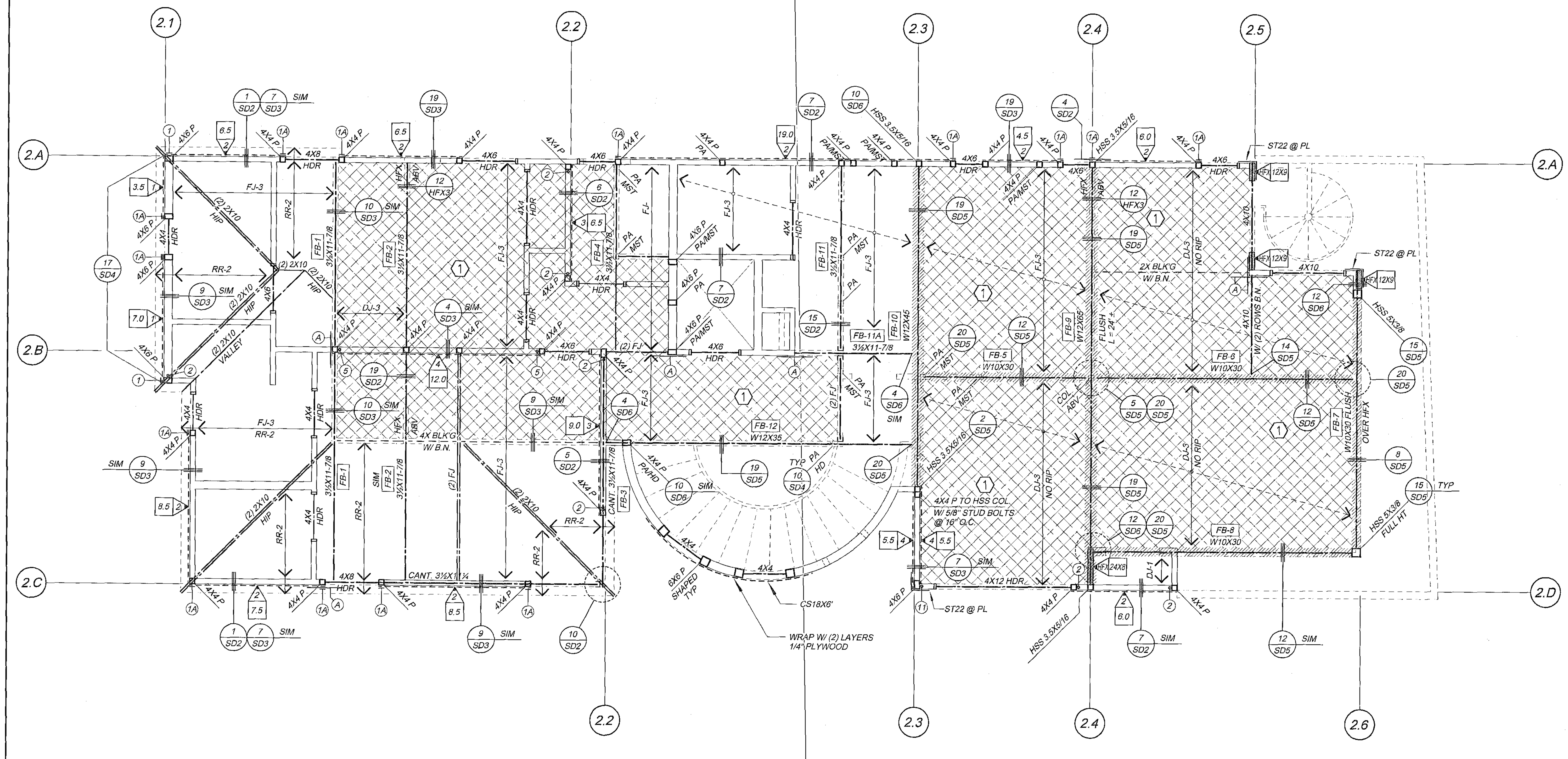
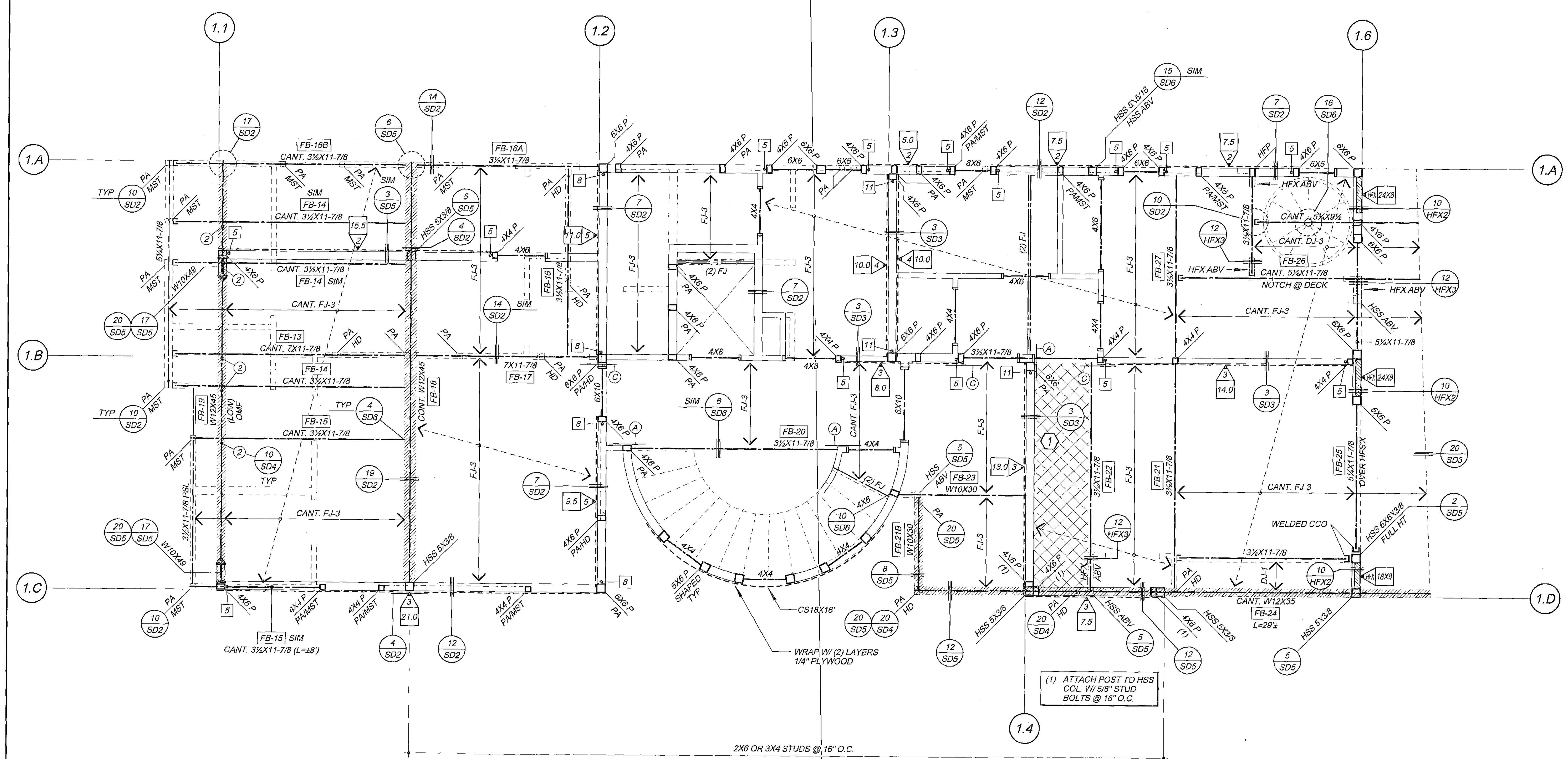
BY Y.T.



3RD FLOOR & LOWER ROOF FRAMING PLAN

1/4" = 1'-0"



2ND FLOOR FRAMING PLAN

1/4" = 1'-0"

FRAMING NOTES

1. PROVIDE STRIPPING WHERE REQUIRED TO PROVIDE A UNIFORM SURFACE WHERE FLUSH JOISTS AND BEAMS ARE A DIFFERENT DEPTH.
2. PROVIDE MULTIPLE STUDS AT ALL BEAMS FOR FULL WIDTH UNLESS NOTED OTHERWISE ON PLANS.
3. USE SIMPSON "LU", "LUS" OR "HU" HANGERS AT FLUSH JOISTS AND BEAMS UNLESS NOTED OTHERWISE. MANUFACTURER TO DESIGN HANGERS FOR ROOF TRUSSES AS THEY OCCUR.
4. PROVIDE 3X (OR 4X) MEMBERS AT ALL ADJOINING PLYWOOD EDGES FOR SHEAR WALLS AND DOUBLE SIDED SHEAR WALL CONDITIONS WHERE LOAD EXCEEDS 350 PSF PER SCHEDULE ON SHEET SGN.
5. ALL POSTS WITH HOLDOWNS OR STRAPS SHALL BE CONTINUOUSLY EDGE-NAILED.
6. REFER TO SHEET SGN FOR NAILING SCHEDULE.
7. SPECIAL INSPECTION IS REQUIRED FOR RIGID FRAME WELDING AND HIGH STRENGTH BOLTING.
8. SHEATHE ALL EXTERIOR WALLS WITH TYPE 1 SHEAR WALL, UNLESS NOTED OTHERWISE.
9. PROVIDE SOLID BEARING UNDER ALL BEAMS WITH POST AND/OR STUDS (U.N.O.)
10. STRAP ALL DOUBLE TOP PLATES, WHERE BROKEN BY BEAMS, WITH SIMPSON MST48, U.N.O.
11. SEE SHEET SGN FOR SHEARWALL SCHEDULE.
12. PSL INDICATES 2.0E WS PARALLAM PSL BEAM AS MANUFACTURED BY TRUSJOIST MCMILLAN, ICC# ESR-1387.
13. PROVIDE MIN. (2) FLOOR JOISTS UNDER ALL PARALLEL WALLS (U.N.O.) AND (2) 2X BLOCKING UNDER ALL PERPENDICULAR WALLS.
14. ALL WALLS MORE THAN 10'-0" HIGH TO BE BALLOON FRAMED WITH 2X6 STUDS @ 16" O.C.
15. ALL DOUBLE JOISTS SHALL BE CONNECTED WITH 16d @ 12" O.C. STAGGERED.
16. SHEAR WALL PLYWOOD SHALL BE CONTINUOUS AT WALL INTERSECTION AS SHOWN ON PLAN.
17. ALL FASTENERS AND CONNECTORS TO BE GALVANIZED FOR PRESERVATIVE TREATED WOOD. CBC 2304.9.5.1
18. FOR STRUCTURAL OBSERVATION AND/OR SPECIAL INSPECTION REQUIREMENTS, SEE SHEET SGN

FLOOR FRAMING:

FJ-1 = 2X12 @ 16" O.C.
FJ-1A = 2X12 @ 12" O.C.

FJ-2 = 1¾ X 11¼ LVL @ 16" O.C.
FJ-2A = 1¾ X 11¼ LVL @ 12" O.C.

FJ-3 = 1¾ X 11-7/8 LVL @ 16" O.C.
FJ-3A = 1¾ X 11-7/8 LVL @ 12" O.C.

FJ-4 = 1¾ X 14 LVL @ 16" O.C.
FJ-4A = 1¾ X 14 LVL @ 12" O.C.

DJ-1 = 2X10 @ 16" O.C.
DJ-1A = 2X10 @ 12" O.C.

DJ-2 = 2X12 @ 16" O.C.
DJ-2A = 2X12 @ 12" O.C.

DJ-3 = 1¾ X 9½ LVL @ 16" O.C.
DJ-3A = 1¾ X 9½ LVL @ 12" O.C.

DJ-4 = 1¾ X 11¼ LVL @ 16" O.C.
DJ-4A = 1¾ X 11¼ LVL @ 12" O.C.

ALL DJ'S; TAPER 1/4:12 MIN. - 7½" MIN. @ END OF JOIST

ROOF FRAMING:

RR-1 = 2X6 @ 16" O.C.
RR-2 = 2X8 @ 16" O.C.
RR-3 = 2X10 @ 16" O.C.
RR-4 = 2X12 @ 16" O.C.
RR-5 = 1-3/4 X 14 LVL @ 24" O.C.
RT-X = ROOF TRUSS, BY OTHERS
CJ-1 = 2X6 @ 16" O.C. MAX. SPAN 17'-6"
CJ-2 = 2X8 @ 16" O.C.

FLOOR SHEATHING:

3/4" T+G PLYWOOD STR1 (PI 48/24)
10d @ 4" O.C. EDGE AND BOUNDARY NAILING
10d @ 10" O.C. FIELD NAILING
NO BLOCKING REQUIRED, U.N.O.
GLUE ALL SHEETS AND EDGES WITH GLUE CONFORMING TO AFG. 0.1. TYPICAL U.N.O.
(PROVIDE BLOCKING AT ALL EDGES AT ROOF DECKS)

ROOF SHEATHING:

1/2" PLYWOOD STR1 (PI 32/16)
10d @ 4" O.C. EDGE AND BOUNDARY NAILING
10d @ 12" O.C. FIELD NAILING
NO BLOCKING REQUIRED, U.N.O.

DRAG STRAPS

(A) ST6236 W/ (40) 16d — 11/SD4 TO 16/SD4
(B) MST48 W/ (34) 16d
(C) MST60 W/ (48) 16d
(D) CMSTC16 W/ (48) 16d

HOLDOWNS TO FRAMING

(1) MSTC48 B3 @ 4X4 POST
(1A) MST48 @ 4X4 POST
(1B) MST60 @ 4X4 POST
— 1/SD4 OR 2/SD4

(1C) (2) MST37 @ 4X6 POST

(2) HDU2 @ 4X4 POST
(4) HDU4@ 4X4 POST
(5) HDU5 @ 4X6 POST
(8) HDU8 @ 4X6 POST
— 3/SD4 TO 10/SD4

HOLDOWNS TO FOUNDATION

[2] HDU2 @ 4X4 POST
[4] HDU4@ 4X4 POST
[5] HDU5 @ 4X6 POST
[8] HDU8 @ 4X6 POST
[11] HDU11 @ 4X6 POST
[14] HDU14 @ 4X6 POST
— 18/SD1 OR 19/SD1

LEGEND:

TS COL	= TS 3"X3"X5/16" TUBE STEEL COLUMN
P	= POST (SIZE PER PLAN)
PA	= POST ABOVE
UPA	= UNDER POST ABOVE
KP	= KING POST (SIZE PER PLAN)
PD	= POST DOWN
MSB	= MULTI-STUD BEARING, MIN. (2) 2X
MST	= SIMPSON MST STRAP
BW	= BEARING WALL
BF	= BALLOON FRAMED
CB	= CEILING BEAM

(1) INDICATES BLOCKED DIAPHRAGM 10d SCREW NAILS @ 4" O.C.

SHEAR WALL TYPE
LENGTH OF SHEAR WALL
1 | 10.5 — SEE DETAIL 8/SGD FOR SCHEDULE
ALL SHEAR WALLS SHALL BE BALLOON FRAMED TO ROOF/FLOOR SHEATHING ABOVE
1 — CONTINUATION OF SHEAR WALL BELOW
HFX 18X8 — HARDY FRAME SHEAR WALL SYSTEM INSTALLED PER MANUFACTURER'S SHEETS AND SPECIFICATIONS

WALL ABOVE
WALL BELOW
2X6 OR 3X4 STUDS
"U" HANGER

R.C.E. Consultants, Inc.
17401 Irvine Boulevard, Suite A
Tustin, CA 92780

REGISTERED PROFESSIONAL ENGINEER
ALI REZAEI
No. 41068
EXP. 3/31/19
CIVIL
STATE OF CALIFORNIA

SHEET TITLE

3RD FLOOR FRAMING PLAN
2ND FLOOR FRAMING PLAN

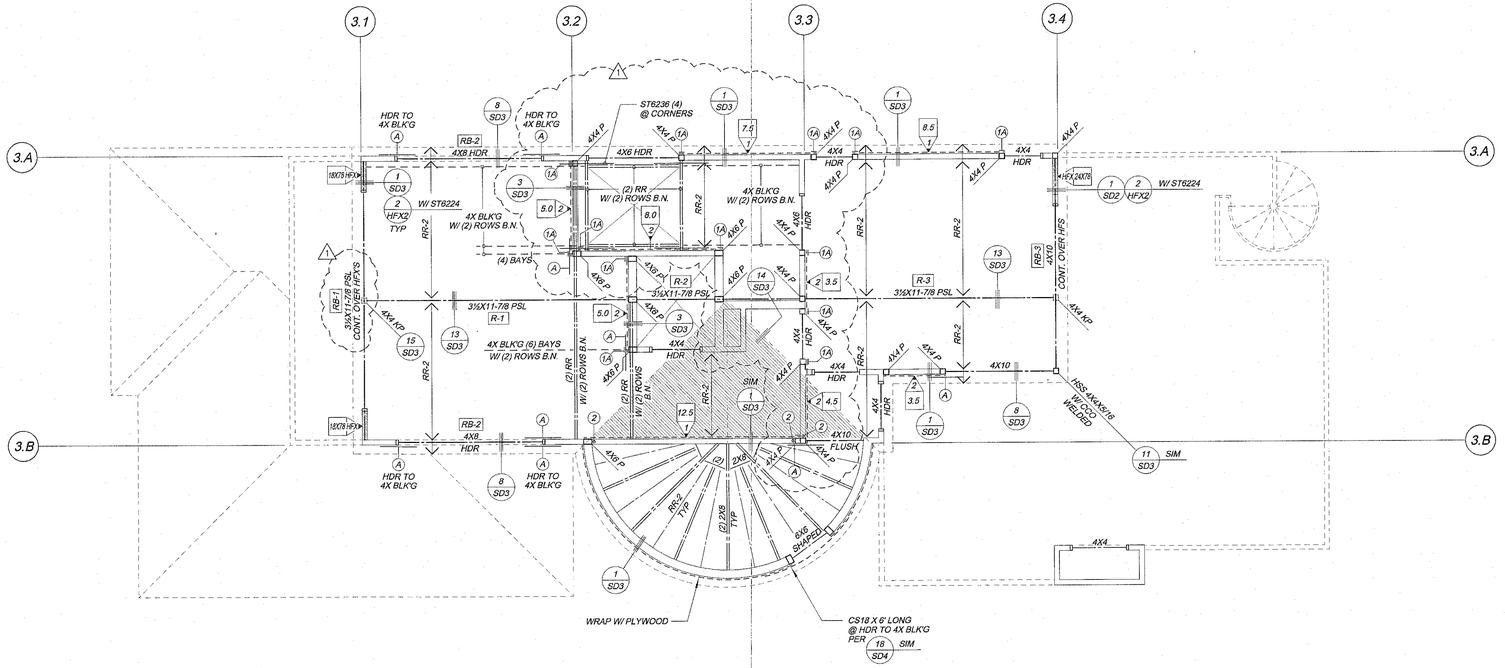
CUSTOM HOME PLANS FOR:
KYLE & JODI REEVES
PROJECT ADDRESS:
7210 W. OCEANFRONT
NEWPORT BEACH, CALIFORNIA

RCE PROJECT #	
PLOT DATE	8/16/2017
REVISIONS	

BUILDING PLAN CHECK

SHEET
S3

REEVES CS S3 FLOOR FRAMING PLANS



FRAMING NOTES

1. PROVIDE STRIPPING WHERE REQUIRED TO PROVIDE A UNIFORM SURFACE WHERE FLUSH JOISTS AND BEAMS ARE A DIFFERENT DEPTH.
2. PROVIDE MULTIPLE STUDS AT ALL BEAMS FOR FULL WIDTH UNLESS NOTED OTHERWISE ON PLANS.
3. USE SIMPSON "LU", "LUS" OR "HU" HANGERS AT FLUSH JOISTS AND BEAMS UNLESS NOTED OTHERWISE. MANUFACTURER TO DESIGN HANGERS FOR ROOF TRUSSES AS THEY OCCUR.
4. PROVIDE 3X (OR 4X) MEMBERS AT ALL ADJOINING PLYWOOD EDGES FOR SHEAR WALLS AND DOUBLE SIDED SHEAR WALL CONDITIONS WHERE LOAD EXCEEDS 350 PSF PER SCHEDULE ON SHEET S0N.
5. ALL POSTS WITH HOLDOWNS OR STRAPS SHALL BE CONTINUOUSLY EDGE-NAILED.
6. REFER TO SHEET S0N. FOR NAILING SCHEDULE.
7. SPECIAL INSPECTION IS REQUIRED FOR RIGID FRAME WELDING AND HIGH STRENGTH BOLTING.
8. SHEATHE ALL EXTERIOR WALLS WITH TYPE 1 SHEAR WALL, UNLESS NOTED OTHERWISE.
9. PROVIDE SOLID BEARING UNDER ALL BEAMS WITH POST AND/OR STUDS (U.N.O.)
10. STRAP ALL DOUBLE TOP PLATES, WHERE BROKEN BY BEAMS, WITH SIMPSON MST48, U.N.O.
11. SEE SHEET S0N FOR SHEARWALL SCHEDULE.
12. PSL INDICATES 2.0E WS PARALLAM PSL BEAM AS MANUFACTURED BY TRUSJOIST MCMILLAN, ICC# ESR-1387
13. PROVIDE MIN. (2) FLOOR JOISTS UNDER ALL PARALLEL WALLS (U.N.O.) AND (2) 2X BLOCKING UNDER ALL PERPENDICULAR WALLS.
14. ALL WALLS MORE THAN 10'-0" HIGH TO BE BALLOON FRAMED WITH 2X6 STUDS @ 16" O.C.
15. ALL DOUBLE JOISTS SHALL BE CONNECTED WITH 16d @ 12" O.C. STAGGERED.
16. SHEAR WALL PLYWOOD SHALL BE CONTINUOUS AT WALL INTERSECTION AS SHOWN ON PLAN.
17. ALL FASTENERS AND CONNECTORS TO BE GALVANIZED FOR PRESERVATIVE TREATED WOOD. CBC 2304.9.5.1
18. FOR STRUCTURAL OBSERVATION AND/OR SPECIAL INSPECTION REQUIREMENTS, SEE SHEET S0N

FLOOR FRAMING:

FJ-1 = 2X12 @ 16" O.C.
FJ-1A = 2X12 @ 12" O.C.

FJ-2 = 1¾ X 11¼ LVL @ 16" O.C.
FJ-2A = 1¾ X 11¼ LVL @ 12" O.C.

FJ-3 = 1¾ X 11-7/8 LVL @ 16" O.C.
FJ-3A = 1¾ X 11-7/8 LVL @ 12" O.C.

FJ-4 = 1¾ X 14 LVL @ 16" O.C.
FJ-4A = 1¾ X 14 LVL @ 12" O.C.

DJ-1 = 2X10 @ 16" O.C.
DJ-1A = 2X10 @ 12" O.C.

DJ-2 = 2X12 @ 16" O.C.
DJ-2A = 2X12 @ 12" O.C.

DJ-3 = 1¾ X 9½ LVL @ 16" O.C.
DJ-3A = 1¾ X 9½ LVL @ 12" O.C.

DJ-4 = 1¾ X 11¼ LVL @ 16" O.C.
DJ-4A = 1¾ X 11¼ LVL @ 12" O.C.

ALL DJS; TAPER 1/4:12 MIN. - 7½" MIN. @ END OF JOIST

ROOF FRAMING:

RR-1 = 2X6 @ 16" O.C.
RR-2 = 2X8 @ 16" O.C.
RR-3 = 2X10 @ 16" O.C.
RR-4 = 2X12 @ 16" O.C.
RR-5 = 1-3/4 X 14 LVL @ 24" O.C.
RT-X = ROOF TRUSS, BY OTHERS
CJ-1 = 2X6 @ 16" O.C. MAX. SPAN 17'-6"
CJ-2 = 2X8 @ 16" O.C.

FLOOR SHEATHING:

3/4" T+G PLYWOOD STR1 (PI 48/24)
10d @ 4" O.C. EDGE AND BOUNDARY NAILING
10d @ 10" O.C. FIELD NAILING
NO BLOCKING REQUIRED, U.N.O.
GLUE ALL SHEETS AND EDGES WITH GLUE CONFORMING TO AFG. 0.1. TYPICAL U.N.O.
(PROVIDE BLOCKING AT ALL EDGES AT ROOF DECKS)

ROOF SHEATHING:

1/2" PLYWOOD STR1 (PI 32/16)
10d @ 4" O.C. EDGE AND BOUNDARY NAILING
10d @ 12" O.C. FIELD NAILING
NO BLOCKING REQUIRED, U.N.O.

DRAG STRAPS

- (A) ST6236 W/ (40) 16d — 11 SD4 TO 16 SD4
- (B) MST48 W/ (34) 16d
- (C) MST60 W/ (48) 16d
- (D) CMSTC16 W/ (48) 16d

HOLDOWNS TO FRAMING

- (1) MSTC48 B3 @ 4X4 POST
- (1A) MST48 @ 4X4 POST — 1 SD4 OR 2 SD4
- (1B) MST60 @ 4X4 POST
- (1C) (2) MST37 @ 4X6 POST
- (2) HDU2 @ 4X4 POST
- (4) HDU4@ 4X4 POST
- (5) HDU5 @ 4X6 POST — 3 SD4 TO 10 SD4
- (8) HDU8 @ 4X6 POST

HOLDOWNS TO FOUNDATION

- 2 HDU2 @ 4X4 POST
- 4 HDU4@ 4X4 POST
- 5 HDU5 @ 4X6 POST
- 8 HDU8 @ 4X6 POST — 18 SD1 OR 19 SD1
- 11 HDU11 @ 4X6 POST
- 14 HDU14 @ 4X6 POST

LEGEND:

TS COL	=	TS 3"X3"X5/16" TUBE STEEL COLUMN
P	=	POST (SIZE PER PLAN)
PA	=	POST ABOVE
UPA	=	UNDER POST ABOVE
KP	=	KING POST (SIZE PER PLAN)
PD	=	POST DOWN
MSB	=	MULTI-STUD BEARING, MIN. (2) 2X
MST	=	SIMPSON MST STRAP
BW	=	BEARING WALL
BF	=	BALLOON FRAMED
CB	=	CEILING BEAM

INDICATES BLOCKED DIAPHRAGM 10d SCREW NAILS @ 4" O.C.

SHEAR WALL TYPE
LENGTH OF SHEAR WALL
1 / 10.5 — SEE DETAIL 8/SGD FOR SCHEDULE
ALL SHEAR WALLS SHALL BE BALLOON FRAMED TO ROOF SHEATHING ABOVE
1 — CONTINUATION OF SHEAR WALL BELOW
HFX16X8 — HARDY FRAME SHEAR WALL SYSTEM INSTALLED PER MANUFACTURER'S SHEETS AND SPECIFICATIONS

WALL ABOVE
WALL BELOW
2X6 OR 3X4 STUDS
"U" HANGER

UPPER ROOF FRAMING PLAN

1/4" = 1'-0"

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UPPER ROOF FRAMING PLAN

CUSTOM HOME PLANS FOR:
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PROJECT ADDRESS:
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NEWPORT BEACH, CALIFORNIA

RCE PROJECT #	
PLOT DATE	11/7/2018
REVISIONS	
1 PLANNING DIVISION ROOF REVISION	11/7/18
DEC 4 2018	
BY: Y.T.	

DEC 4 2018

SHEET
BY: Y.T.
S4

REEVES 04 S4 ROOF FRAMING PLAN

Attachment

EXHIBIT B

Enclosed Loggia Photographs