



AGENDA NO: B-1

MEETING DATE: September 5, 2017

## Staff Report

**TO: Planning Commissioners**

**DATE: September 5, 2017**

**FROM: Cindy Jacinth, Senior Planner**

**SUBJECT:** Concept Conditional Use Permit (#UP0-446) for renovation of existing restaurant at 945 Embarcadero (City lease site 96 and 96W) converting existing rear interior storage to accommodate new dining and bar area with 71sf addition. Project also includes public access improvements along the bayside (west) and north side of the building, and access improvements to the adjacent Anchor Park, repair of seawall and pilings which support the existing wharf.

**RECOMMENDATION:** Receive and review revised piling plans as attached.

**REVISED PILING PLANS:** The City received revised plans denoting the correct number of pilings (five, not four) as observed during a site visit. Attached as an addendum to the staff report is the complete revised Exhibit F.

**EXHIBITS:**

Exhibit F – Revised Plans/ Reductions received September 2, 2017

Prepared By: \_\_\_CJ\_\_\_

Department Review: \_\_\_\_\_

**PROJECT INFO.**

ADDRESS: LEASE SITE: 945 EMBARCADERO 96 / 96W MORRO BAY, CA  
 LEASE HOLDER: STAN VAN BEURDEN 945 EMBARCADERO MORRO BAY, CA 93442 93403

AREAS:  
 LOT AREA: (TOTAL) 3,407 SQ. FT.  
 LAND LEASE AREA: 2,067 SQ. FT.  
 WATER LEASE AREA: 1,340 SQ. FT.  
 MAX. ALLOWABLE COVERAGE: 70% 2,385 SQ. FT.  
 PROPOSED LOT COVERAGE: 65% 2,201 SQ. FT.  
 PROPOSED ADDITION TO BLDG' FOOTPRINT: 71 SQ. FT.  
 PROPOSED TRASH ENCLOSURE: 71 SQ. FT.  
 EXISTING DINING ROOM AREA: 500 SQ. FT.  
 PROPOSED ADDITIONAL DINING ROOM/BAR: 296 SQ. FT.  
 PROPOSED BAR / EMPLOYEE AREA: 139 SQ. FT.  
 EXISTING KITCHEN / STORAGE: 1,195 SQ. FT., 2,201 SQ. FT.  
 PROPOSED OUTSIDE WINDSCREEN AREA: 140 SQ. FT.  
 EXISTING OUTSIDE DINING: 139 SQ. FT.

EXISTING OCCUPANCY AREAS:  
 RESTAURANT: 2,130 SQ. FT.  
 OPEN TRASH AREA: 50 SQ. FT.  
 OUTSIDE DINING (FRONT): 139 SQ. FT.  
 PROPOSED OCCUPANCY AREAS:  
 RESTAURANT: 2,130 SQ. FT.  
 ENCLOSED TRASH AREA: 71 SQ. FT.  
 OUTSIDE DINING (REAR): 140 SQ. FT.  
 OUTSIDE DINING (FRONT): 139 SQ. FT.

EXISTING PARKING REQUIREMENTS:  
 RESTAURANT DINING: 500 SQ. FT. 1/60 S.F. 8.33 SPACES  
 OUTDOOR SEATING 139 SQ. FT. - 125 = 14 S.F. 14 SQ. FT. 1/120 S.F. 0.12 SPACES  
 TOTAL: 8.5 SPACES  
 9 SPACES  
 PROPOSED PARKING REQUIREMENTS:  
 RESTAURANT DINING: 780 SQ. FT. 1/60 S.F. 13.27 SPACES  
 (LESS EMPLOYEE AREA AT BAR, ACCESS AREAS AT REAR DOOR AND RAMP)  
 OUTDOOR SEATING (PUBLIC SEATING) 0 SPACES  
 TOTAL: 13.27 SPACES  
 13 SPACES  
 13 SPACES PROVIDED  
 WAIVER FOR 4 ADDITIONAL REQ'D SPACES  
 CITY OF M.B. RESOLUTION 54-16

**PROJECT DESC.**

THIS PROJECT INVOLVES REMODELING AN EXISTING AREA OF THE RESTAURANT INTO DINING SPACE AT THE WEST SIDE OF THE BUILDING. ADD OUTSIDE PUBLIC SEATING TO THE WEST SIDE OF THE SITE, AND MODIFY THE WHARF AREA (REFERRED TO AS PIER AREA BY ENGINEER) TO CREATE AN ACCESSIBLE HARBORWALK AND REPAIR THE SEAWALL AND PILINGS ON THE WEST SIDE OF THE SITE.

**PUBLIC WORKS NOTES**

NO WORK SHALL OCCUR WITHIN (OR USE OF) THE CITY'S RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. ENCROACHMENT PERMITS ARE AVAILABLE AT THE CITY OF MORRO BAY PUBLIC WORKS DEPARTMENT LOCATED AT 955 SHASTA AVE. THE ENCROACHMENT PERMIT SHALL BE ISSUED CONCURRENTLY WITH THE BUILDING PERMIT.  
 ANY DAMAGE TO CITY FACILITIES, I.E. CURB/BERM, STREET, SEWER LINE, WATER LINE, OR ANY PUBLIC IMPROVEMENTS SHALL BE REPAIRED AT NO COST TO THE CITY OF MORRO BAY.  
 DUE TO MANDATORY WATER CONSERVATION REQUIREMENTS AND STORMWATER REQUIREMENTS NO PRESSURE WASHING IS ALLOWED UNLESS IT IS DIRECTLY DUE TO PROFESSIONAL PREPARATION OF EXTERIOR PAINTING OF PROPERTY. NO DISCHARGE OF NON STORMWATER IS ALLOWED INTO THE MUNICIPAL STORM DRAIN SYSTEM AND CONTRACTOR MUST PROVIDE MEASURES TO PREVENT ANY DISCHARGE FROM ENTERING THE STORMWATER SYSTEM.

**FIRE DEPARTMENT NOTES**

FIRE SPRINKLER COVERAGE SHALL BE EXTENDED TO INCLUDE THE FOLLOWING AREAS, IN ACCORDANCE WITH MORRO BAY MUNICIPAL CODE, SECTIONS 14.08.090 (L) (2), 14.08.090 (N), 14.52.060, CFC 3604, NFPA 13 AND NFPA 303:  
 A. APPLICANT SHALL PROVIDE SPRINKLER COVERAGE BENEATH THE EXISTING PUBLIC ACCESS DECK.  
 B. APPLICANT SHALL EXTEND SPRINKLER COVERAGE FOR PROTECTION OF PROPOSED NEW DINING AREA, NEW BAR AREA, AND NEW TRASH ENCLOSURE.  
 APPLICANT SHALL SUBMIT PLANS FOR REQUIRED AUTOMATIC FIRE SPRINKLER SYSTEM PROTECTION TO MORRO BAY COMMUNITY DEVELOPMENT DIVISION FOR REVIEW.

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**C. P. PARKER ARCHITECT**

CHRISTOPHER P. PARKER ARCHITECT  
 630 QUINTANA RD. #330 MORRO BAY, CA 93442-1965  
 (805) 772-5700



**CONSULTANTS**

**SSG**  
 SMITH STRUCTURAL GROUP, LLP  
 811 El Capitan Way, Suite 240 | 805.439.2110  
 San Luis Obispo, CA 93401 | smithstructural.com

**PROJECT**

**RESTAURANT REMODEL**

**FOR STAN VAN BEURDEN**

945 EMBARCADERO MORRO BAY, CALIF. 93442

**DRAWING PHASE**

**DESIGN DEVELOPMENT**

Project No.	09-105
Drawn By	CPP
Dwg. Date	08/13/17
Updated	-
Scale	AS NOTED

**REVISIONS**

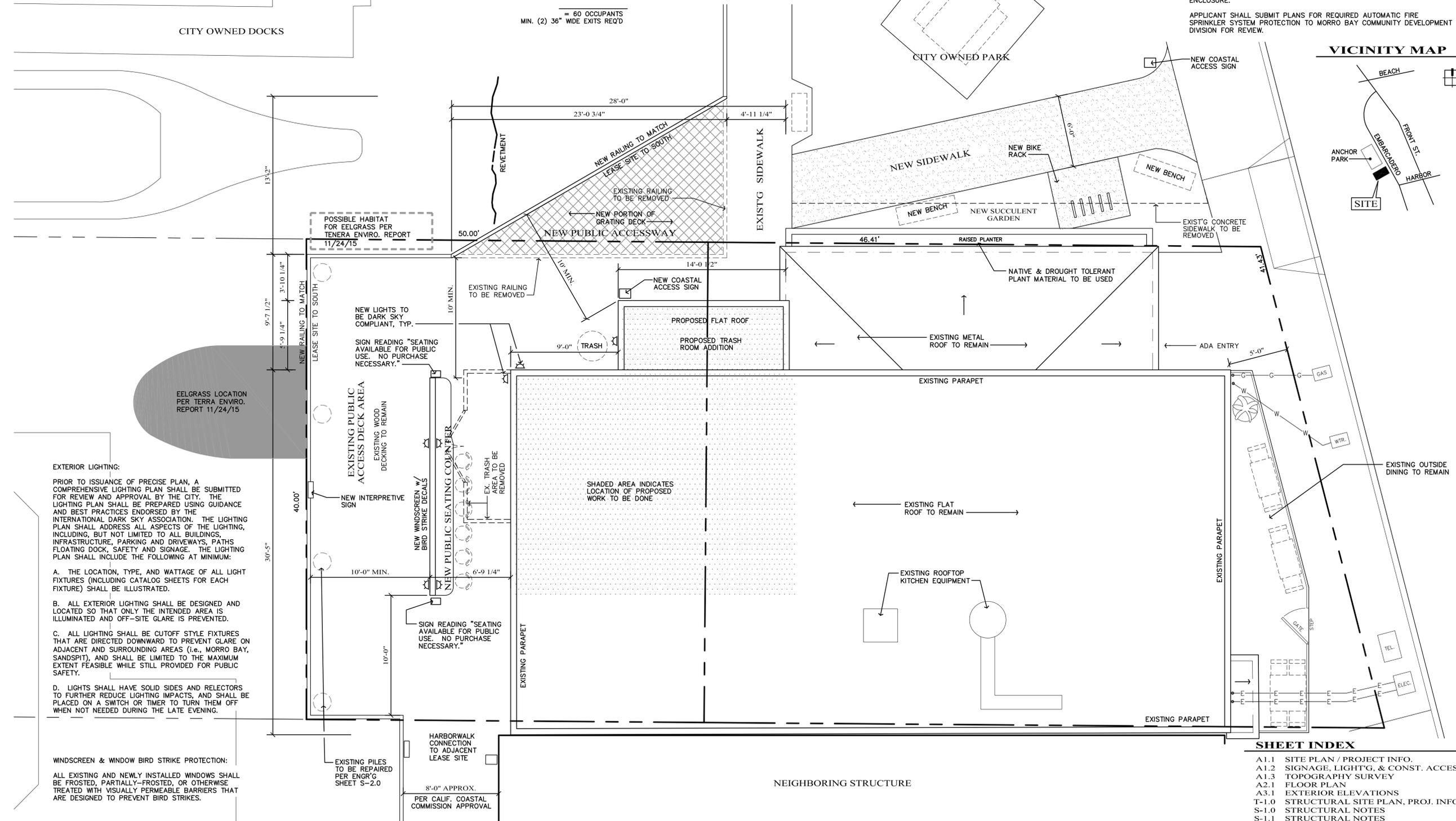
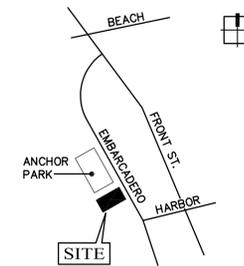
**SHEET TITLE**

**SITE PLAN PROJECT INFO**

SHEET NO.

**A1.1**

**VICINITY MAP**



**SHEET INDEX**

- A1.1 SITE PLAN / PROJECT INFO.
- A1.2 SIGNAGE, LIGHT'G, & CONST. ACCESS
- A1.3 TOPOGRAPHY SURVEY
- A2.1 FLOOR PLAN
- A3.1 EXTERIOR ELEVATIONS
- T-1.0 STRUCTURAL SITE PLAN, PROJ. INFO.
- S-1.0 STRUCTURAL NOTES
- S-1.1 STRUCTURAL NOTES
- S-1.2 STRUCTURAL NOTES
- S-1.3 PILE SPECIFICATIONS
- S-2.0 PILE REPAIR PLAN, SECTION, DTL'S

**EXTERIOR LIGHTING:**  
 PRIOR TO ISSUANCE OF PRECISE PLAN, A COMPREHENSIVE LIGHTING PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY. THE LIGHTING PLAN SHALL BE PREPARED USING GUIDANCE AND BEST PRACTICES ENDORSED BY THE INTERNATIONAL DARK SKY ASSOCIATION. THE LIGHTING PLAN SHALL ADDRESS ALL ASPECTS OF THE LIGHTING, INCLUDING, BUT NOT LIMITED TO ALL BUILDINGS, INFRASTRUCTURE, PARKING AND DRIVEWAYS, PATHS FLOATING DOCK, SAFETY AND SIGNAGE. THE LIGHTING PLAN SHALL INCLUDE THE FOLLOWING AT MINIMUM:

- A. THE LOCATION, TYPE, AND WATTAGE OF ALL LIGHT FIXTURES (INCLUDING CATALOG SHEETS FOR EACH FIXTURE) SHALL BE ILLUSTRATED.
- B. ALL EXTERIOR LIGHTING SHALL BE DESIGNED AND LOCATED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED AND OFF-SITE GLARE IS PREVENTED.
- C. ALL LIGHTING SHALL BE CUTOFF STYLE FIXTURES THAT ARE DIRECTED DOWNWARD TO PREVENT GLARE ON ADJACENT AND SURROUNDING AREAS (I.E., MORRO BAY, SANDSPIT), AND SHALL BE LIMITED TO THE MAXIMUM EXTENT FEASIBLE WHILE STILL PROVIDED FOR PUBLIC SAFETY.
- D. LIGHTS SHALL HAVE SOLID SIDES AND REFLECTORS TO FURTHER REDUCE LIGHTING IMPACTS, AND SHALL BE PLACED ON A SWITCH OR TIMER TO TURN THEM OFF WHEN NOT NEEDED DURING THE LATE EVENING.

**WINDSCREEN & WINDOW BIRD STRIKE PROTECTION:**  
 ALL EXISTING AND NEWLY INSTALLED WINDOWS SHALL BE FROSTED, PARTIALLY-FROSTED, OR OTHERWISE TREATED WITH VISUALLY PERMEABLE BARRIERS THAT ARE DESIGNED TO PREVENT BIRD STRIKES.

**SITE PLAN**

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



**PUBLIC SEATING SIGNAGE**

TO BE LOCATED ON THE NORTHERN AND SOUTHERN EDGES OF THE NEW PUBLIC SEATING COUNTER LOCATED AT WEST SIDE OF LEASE SITE.

SIGNAGE SHALL BE 24" WIDE x 18" HIGH METAL SIGN WITH IMAGES MOUNTED FLAT TO STRUCTURE (OR 4x4 POST) WITH WHITE BACKGROUND AND BLUE LETTERING.



**PUBLIC BOARDWALK SIGNAGE**

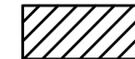
TO BE LOCATED AT THE NORTHERN AND SOUTHERN ENTRANCES TO THE HARBORWALK LOCATED AT THE WEST SIDE OF THE LEASE SITE.

SIGNAGE SHALL BE 24" WIDE x 18" HIGH METAL SIGN WITH IMAGES MOUNTED FLAT TO 4x4 POST WITH WHITE BACKGROUND AND BLUE LETTERING.

**INTERPRETIVE SIGNAGE**

AN INTERPRETIVE SIGN WITH CONTENT RELATING TO THE HISTORICAL NATURE OF MORRO BAY SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR.

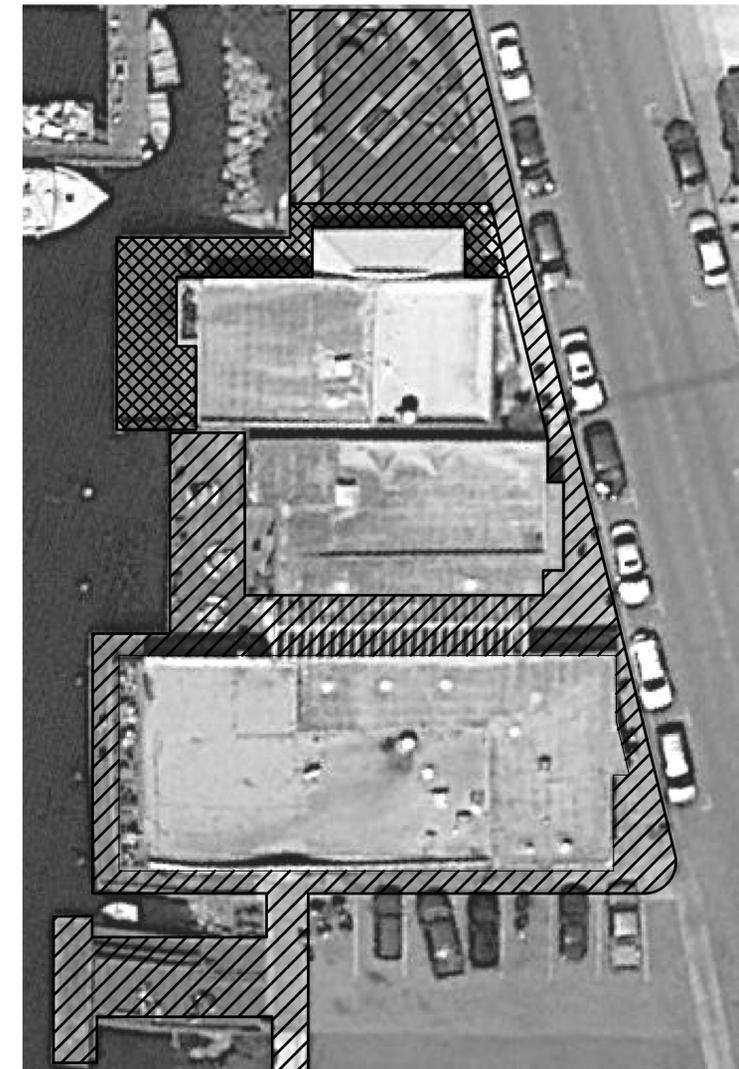
**PUBLIC ACCESS - DURING CONST.**



DEPICTS AREAS OF PUBLIC ACCESS OPEN DURING CONSTRUCTION



DEPICTS AREAS OF PUBLIC ACCESS CLOSED DURING CONSTRUCTION



**EXTERIOR LIGHTING**

PRIOR TO ISSUANCE OF PRECISE PLAN, A COMPREHENSIVE LIGHTING PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY. THE LIGHTING PLAN SHALL BE PREPARED USING GUIDANCE AND BEST PRACTICES ENDORSED BY THE INTERNATIONAL DARK SKY ASSOCIATION. THE LIGHTING PLAN SHALL ADDRESS ALL ASPECTS OF THE LIGHTING, INCLUDING, BUT NOT LIMITED TO ALL BUILDINGS, INFRASTRUCTURE, PARKING AND DRIVEWAYS, PATHS FLOATING DOCK, SAFETY AND SIGNAGE. THE LIGHTING PLAN SHALL INCLUDE THE FOLLOWING AT MINIMUM:

A. THE LOCATION, TYPE, AND WATTAGE OF ALL LIGHT FIXTURES (INCLUDING CATALOG SHEETS FOR EACH FIXTURE) SHALL BE ILLUSTRATED.

B. ALL EXTERIOR LIGHTING SHALL BE DESIGNED AND LOCATED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED AND OFF-SITE GLARE IS PREVENTED.

C. ALL LIGHTING SHALL BE CUTOFF STYLE FIXTURES THAT ARE DIRECTED DOWNWARD TO PREVENT GLARE ON ADJACENT AND SURROUNDING AREAS (i.e., MORRO BAY, SANDSPIT), AND SHALL BE LIMITED TO THE MAXIMUM EXTENT FEASIBLE WHILE STILL PROVIDED FOR PUBLIC SAFETY.

D. LIGHTS SHALL HAVE SOLID SIDES AND REFLECTORS TO FURTHER REDUCE LIGHTING IMPACTS, AND SHALL BE PLACED ON A SWITCH OR TIMER TO TURN THEM OFF WHEN NOT NEEDED DURING THE LATE EVENING.

Outdoor Wall 1Lt  
49067OZ (Olde Bronze)



Dimensions	
Height	10.25"
Width	10.50"

Ordering Information

Product ID	49067OZ
Finish	Olde Bronze
Available Finishes	OZ, OZ

Dimensions

Extension	11.75"
Height from center of Wall opening	6.25"
Base Backplate	5.50 DIA
Weight	3.90 LBS

Specifications

Material	Brass
Glass Description	Fresnel Lens

Electrical

Voltage	120V
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Qualifications

Safety Rated	Wet
Dark Sky	Yes
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	<b>USE WITH LED BULB</b>
Lamp Included	Not Included
Number of Lights/LEDs	1
Socket Type	Medium
Lamp Type	A19

Kichler  
7711 East Pleasant Valley Road  
Cleveland, Ohio 44131-9010  
Toll free: 866.558.5706 or kichler.com

Notes:  
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.  
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

**KICHLER.**

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STAMPS



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PROJECT

**RESTAURANT REMODEL**

FOR

**STAN VAN BEURDEN**

945 EMBARCADERO  
MORRO BAY, CALIF.  
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DRAWING PHASE

**DESIGN DEVELOPMENT**

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REVISIONS

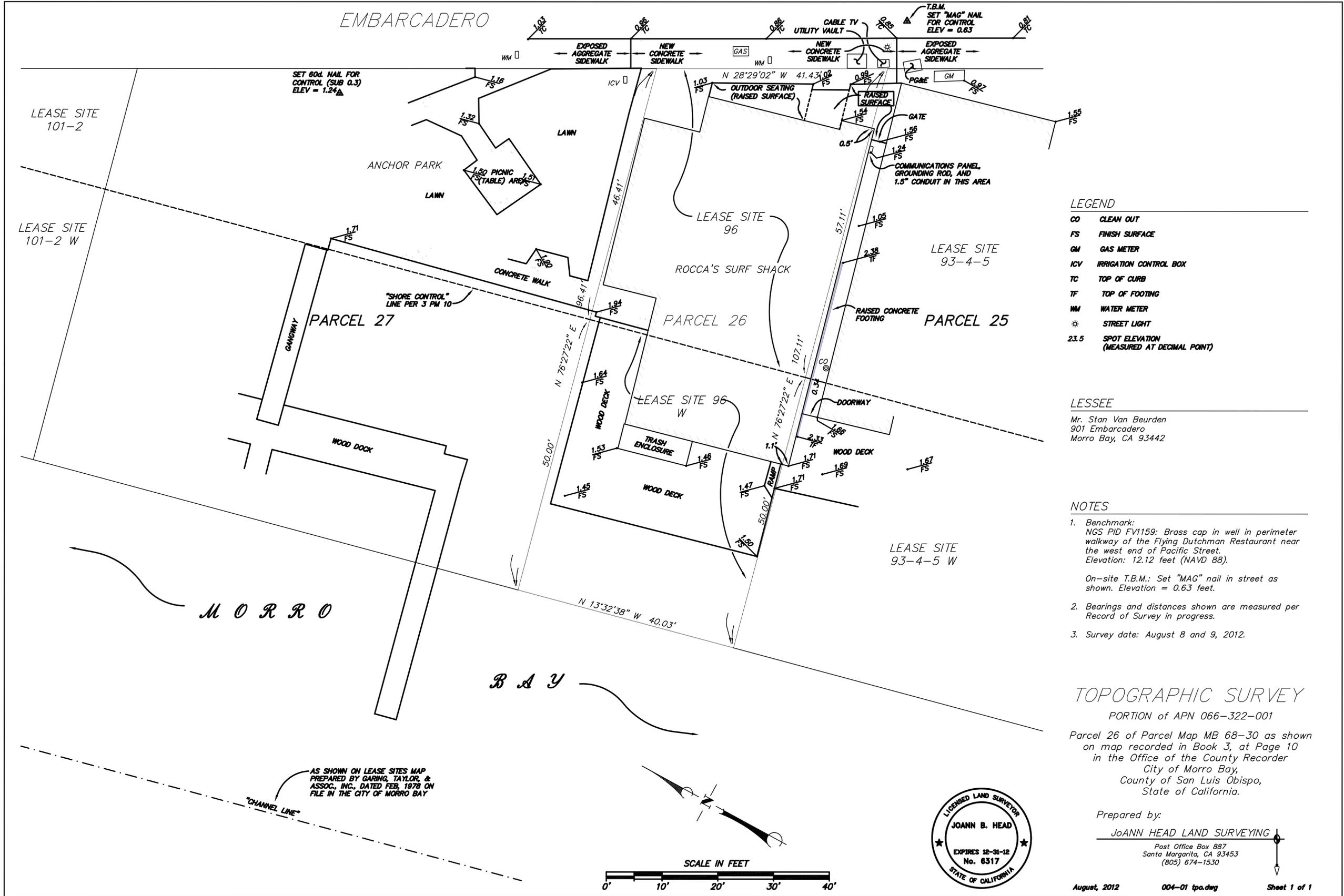
SHEET TITLE

**SIGNAGE, LIGHT'G, & CONST. ACCESS**

SHEET NO.

**A1.2**

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- LEGEND**
- CO CLEAN OUT
  - FS FINISH SURFACE
  - GM GAS METER
  - ICV IRRIGATION CONTROL BOX
  - TC TOP OF CURB
  - TF TOP OF FOOTING
  - WM WATER METER
  - \* STREET LIGHT
  - 23.5 SPOT ELEVATION (MEASURED AT DECIMAL POINT)

**LESSEE**  
 Mr. Stan Van Beurden  
 901 Embarcadero  
 Morro Bay, CA 93442

- NOTES**
1. Benchmark: NGS PID FV1159; Brass cap in well in perimeter walkway of the Flying Dutchman Restaurant near the west end of Pacific Street. Elevation: 12.12 feet (NAVD 88).  
 On-site T.B.M.: Set "MAG" nail in street as shown. Elevation = 0.63 feet.
  2. Bearings and distances shown are measured per Record of Survey in progress.
  3. Survey date: August 8 and 9, 2012.

**TOPOGRAPHIC SURVEY**  
 PORTION of APN 066-322-001  
 Parcel 26 of Parcel Map MB 68-30 as shown on map recorded in Book 3, at Page 10 in the Office of the County Recorder City of Morro Bay, County of San Luis Obispo, State of California.

Prepared by:  
 JoANN HEAD LAND SURVEYING  
 Post Office Box 887  
 Santa Margarita, CA 93453  
 (805) 674-1530  
 August, 2012      004-01 tpo.dwg      Sheet 1 of 1



**EXISTING TOPOGRAPHY SURVEY**

**C. P. PARKER ARCHITECT**

CHRISTOPHER P. PARKER ARCHITECT  
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PROJECT  
**RESTAURANT REMODEL**

FOR  
**STAN VAN BEURDEN**

945 EMBARCADERO MORRO BAY, CALIF. 93442

DRAWING PHASE  
**DESIGN DEVELOPMENT**

Project No.	09-105
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Dwg. Date	08/13/17
Updated	-
Scale	AS NOTED

REVISIONS


SHEET TITLE  
**TOPOGRAPHY SURVEY**  
 SHEET NO.

**A1.3**

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PROJECT

**RESTAURANT REMODEL**

FOR  
**STAN VAN BEURDEN**

945 EMBARCADERO MORRO BAY, CALIF. 93442

DRAWING PHASE

**DESIGN DEVELOPMENT**

Project No.	09-105
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Updated	-
Scale	AS NOTED

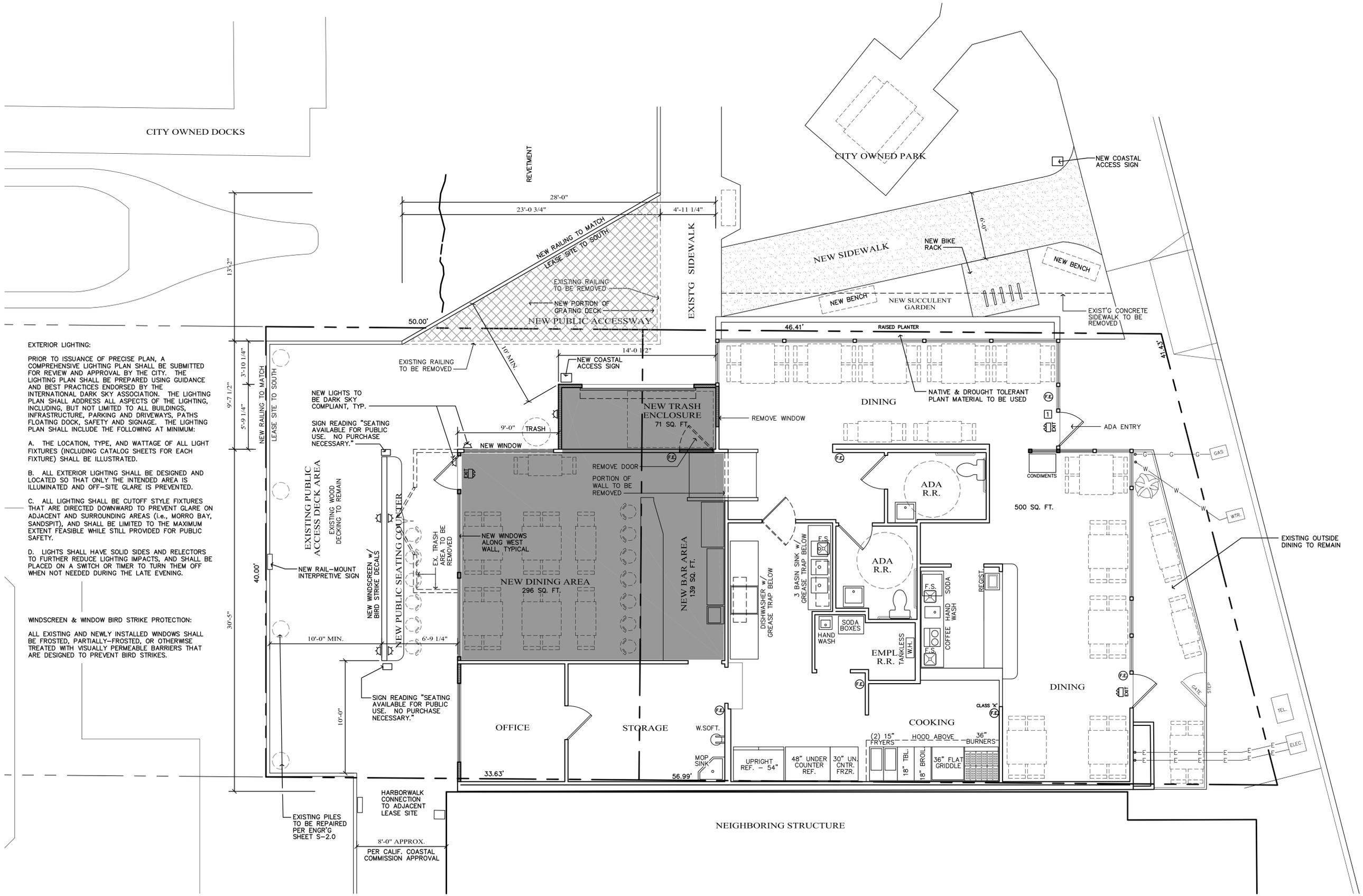
REVISIONS

SHEET TITLE

**FLOOR PLAN**

SHEET NO.

**A2.1**



**EXTERIOR LIGHTING:**

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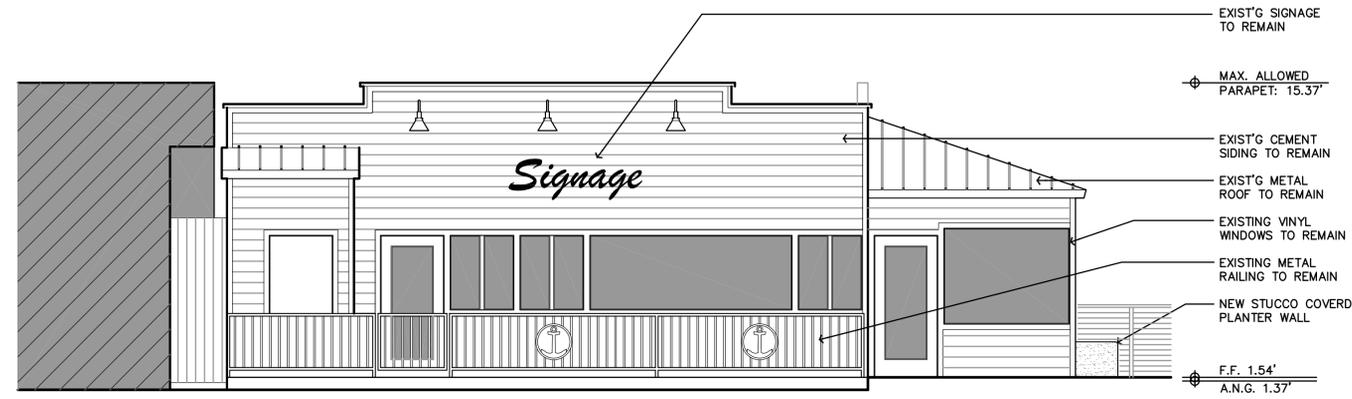
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**NEW FLOOR PLAN**

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



**EAST ELEVATION**

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

**EXTERIOR FINISHES:**

MATERIALS OF CEMENT SIDING, VINYL WINDOWS, TRIM BOARDS ALL TO MATCH THOSE MATERIALS AND COLORS THAT ARE CURRENT INSTALLED ON THE EAST SIDE OF THE EXISTING STRUCTURE.

NEW ROLL-UP DOOR TO BE PAINTED TO MATCH SIDING.

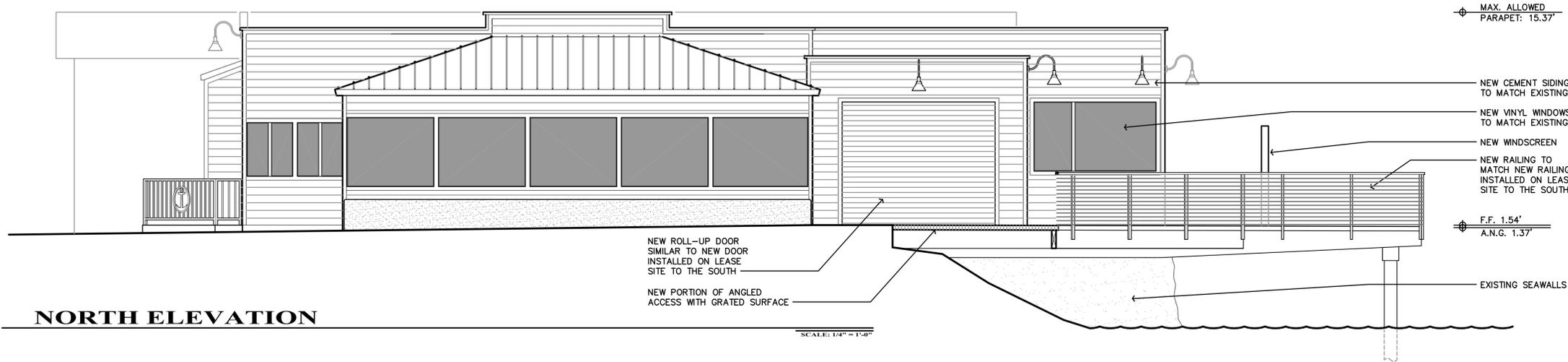
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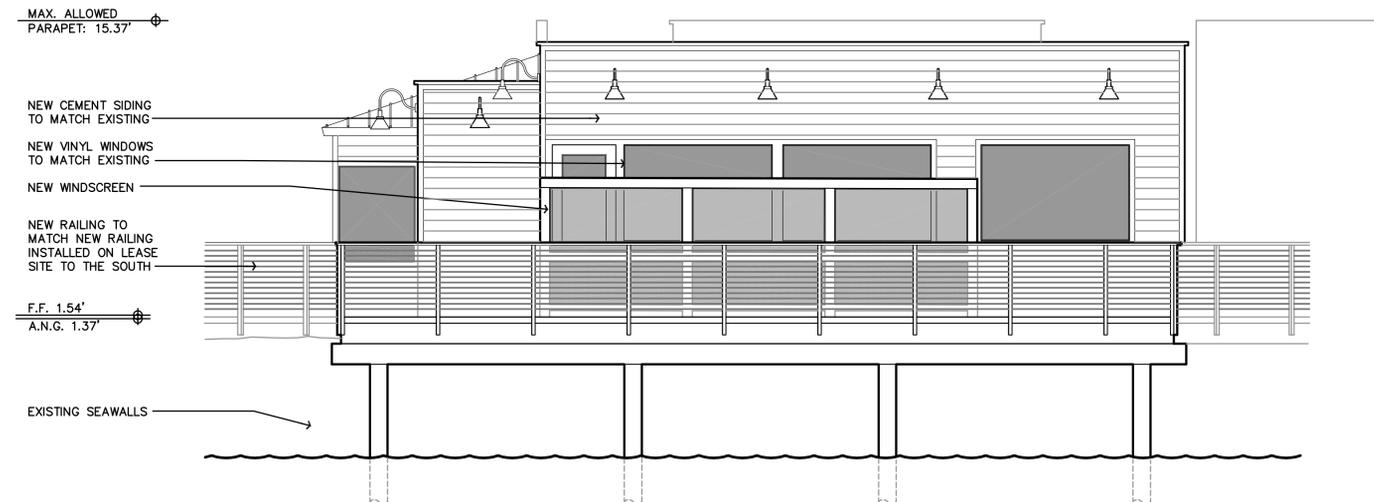
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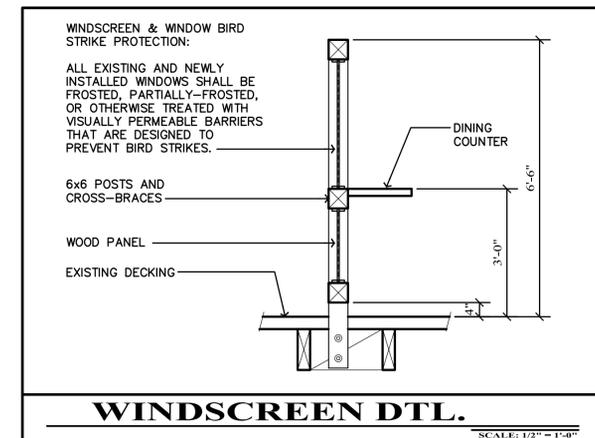
**NORTH ELEVATION**

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



**WEST ELEVATION**

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



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STAMPS



CONSULTANTS



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PROJECT

**RESTAURANT REMODEL**

FOR

**STAN VAN BEURDEN**

945 EMBARCADERO  
MORRO BAY, CALIF.  
93442

DRAWING PHASE

**DESIGN DEVELOPMENT**

Project No.	09-105
Drawn By	CPP
Dwg. Date	08/13/17
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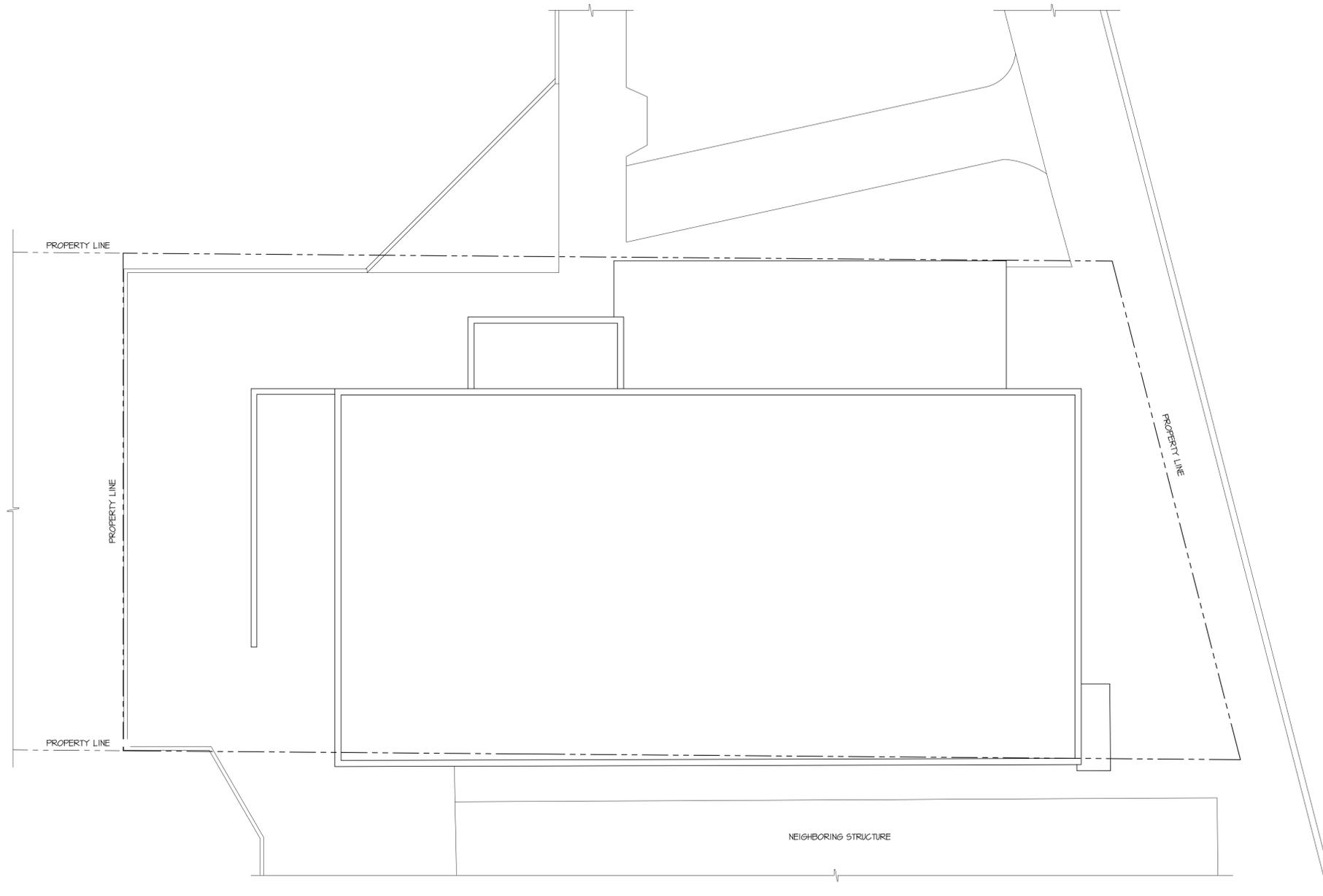
REVISIONS

SHEET TITLE

**EXTERIOR ELEVATIONS**

SHEET NO.

**A3.1**



PROJECT INFO	
<b>PROJECT DESCRIPTION</b> THIS PROJECT IS FOR THE PIER REPAIR LOCATED AT 945 EMBARCADERO IN MORRO BAY, CA.	
<b>SITE SUMMARY</b>	
ADDRESS:	945 EMBARCADERO MORRO BAY, CA 93442
APN:	940-000-185

PROJECT DIRECTORY	
<b>OWNER</b> CITY OF MORRO BAY	
<b>LEASE HOLDER</b> STAN VAN BEURDEN 945 EMBARCADERO MORRO BAY, CA 93442	
<b>STRUCTURAL ENGINEER</b> SMITH STRUCTURAL GROUP, LLP 811 EL CAPITAN WAY, SUITE 240 SAN LUIS OBISPO, CA 93401 CONTACT: MICHAEL SMITH, P.E. CA LICENSE C35470 P: 805.439.2110 x101 F: 805.439.2125	

APPLICABLE CODES
2016 CALIFORNIA BUILDING CODE (2016 CBC)

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STAMPS

CONSULTANTS



PROJECT

**RESTAURANT REMODEL**

FOR

**STAN VAN BEURDEN**

945 EMBARCADERO  
MORRO BAY, CALIF.

DRAWING PHASE

**DESIGN DEVELOPMENT**

Project No.	SSG 516226	09-105
Drawn By	JEN	
Dwg. Date	02/10/17	
Updated		
Scale	AS NOTED	

REVISIONS

SHEET TITLE

**SITE PLAN PROJECT INFO**

SHEET NO.

**EXISTING OVERALL SITE PLAN**

SCALE: 1" = 5'

**CONSTRUCTION MATERIALS AND METHODS**

Best Management Practices will be employed to ensure the Ocean's water quality is protected during construction as follows:

This project will take place on the Embarcadero in Morro Bay

Timing:

- Care shall be taken to schedule the repair work at the lowest possible tides so that repair work can be done above the water level.

Debris:

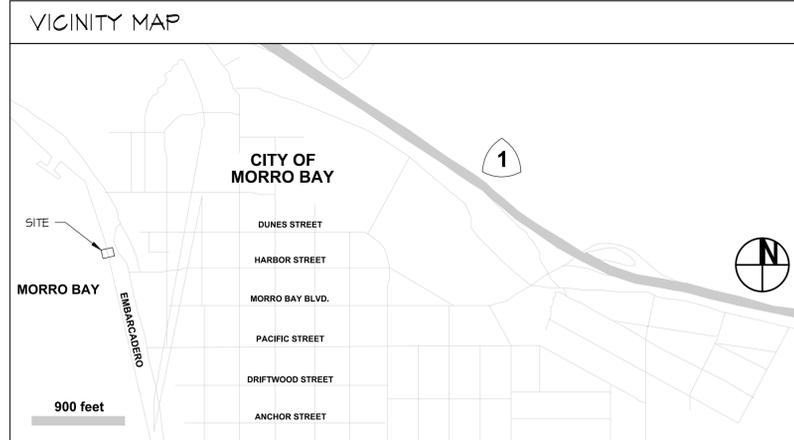
- Any debris created in relation to the construction site shall be deposited into a roll-off type dumpster and not piled on the ground in areas where winds or rains could carry the debris into the bay.
- Any debris that is piled for transport to the roll-off shall be done so in a defined area that will not allow winds or rains to carry into the bay.
- Floating barriers shall be used around the construction area to contain any possible debris.

Spills:

- Any equipment to be used onsite for the construction of the addition shall be in good condition with no oil or fuel leakage.
- Should any equipment begin to leak, that equipment shall be removed from site immediately and repaired or replaced.
- A spill kit shall be maintained onsite, for use in containing and cleaning up minor equipment spills. The kit will consist of Absorbent Granules.
- There shall be no equipment refueling without adequate containment and spill response equipment.

House Cleaning:

- Daily house cleaning of the site shall occur to keep debris contained in proper waste containers.
- Shop VACs shall be kept on site to assist with clean up
- Brooms, Shovels and Dust Pans shall be kept on site at all times to be available for clean-up



# STRUCTURAL NOTES

## GENERAL NOTES

- The following notes, typical details and schedules shall apply to all phases of this project unless otherwise shown or noted.
- Specific notes and details shall take precedence over general notes and typical details.
- All materials and workmanship shall conform to the minimum standards of the 2016 edition of the California Building Code (CBC) and such other regulating agencies exercising authority over any portion of the work. The contractor shall have a current copy of the CBC on the job site.
- The "Contract or Construction Documents" shall consist of these notes, details, schedules, plans, and drawings, as well as attached specifications.
- All specifications, including but not limited to materials and products, shall be those put forth in the "Contract or Construction Documents". No substitutions shall be permitted to be used or assumed to be used in the bidding or construction process without written approval by the Engineer of Record.
- The contractor shall examine the "Contract or Construction Documents" and shall notify the Architect or Engineer of Record of any discrepancies he may find before proceeding with the work.
- All information on existing conditions shown on drawings are based on best present knowledge available, but without guarantee of accuracy. The Contractor shall verify and be responsible for all dimensions and conditions of the site and shall notify the Architect or Engineer of Record of any discrepancies between actual site conditions and information shown on or in the "Contract or Construction Documents" before proceeding with work.
- The Contractor shall immediately notify the Architect or Engineer of Record of any condition which in his opinion might endanger the stability of the structure or cause distress of the structure.
- All work shall conform to the best practice prevailing in the various trades comprising work. The Contractor shall be responsible for coordinating the work of all trades.
- These "Contract or Construction Documents" represent the finished structure, and do not indicate the method of construction. The Contractor shall supervise and direct the work and shall be solely responsible for construction means, methods, techniques, sequences and procedures.
- Inspection and approval for fabricator's shops used for fabrication of structural load bearing members, components, materials or assemblies shall conform to CBC Section 1704.2.5.
  - Labeling (as required or specified) shall be provided in accordance with CBC Section 1703.5.
  - Evaluation and follow-up inspection services (as required or specified), shall conform to CBC Section 1703.6.
- The Contractor shall refer to the specifications for information not covered by these drawings and General Notes.
- The Contractor shall provide temporary bracing and shoring for all structural members as required for structural stability of the structure during all phases of construction.
- The Contractor shall take all steps necessary to ensure proper alignment of the structure after the installation of all structural and finish materials. This shall include any necessary preloading of the structure to determine final position of the completed work.
- Observation visits to the project site by field representatives of Architect and/or Engineer of Record (support services) shall not include inspections of safety or protective measures, nor construction procedures, techniques or methods. Any support services performed by Architect or Engineer of Record during any phase of construction, shall be distinguished from continuous and detailed inspection services (as required by any regulating governmental agency, e.g. the Authority Having Jurisdiction) provided by others. These support services, whether of material or work, are performed solely for the purpose of assisting in quality control and in achieving conformance with contract documents, but do not guarantee Contractor's performance and shall not be construed as supervision of construction.
- Provide openings and supports as required per typical details and notes for mechanical, plumbing and electrical equipment, vents, ducts, piping, etc. All mechanical, plumbing and electrical equipment shall be properly "sway braced" against lateral forces.
- These notes, details, drawings and specifications (Contract or Construction Documents) do not carry necessary provisions for construction safety. These documents and all phases of construction hereby contemplated are to be governed, at all times, by applicable provisions of the current California Occupational Safety and Health Act.
- Where any conflict occurs between the requirements of federal, state and local laws, codes, ordinances, rules and regulations, the most stringent shall govern.
- Refer to the Architectural Drawings to coordinate with Structural Drawings. Any discrepancy between these drawings shall be referred to the Architect or Engineer of Record for clarification before start of construction.
- Written dimensions shall have precedence over scaled dimensions.
- Drawings (notes, schedules, details and plans) shall have precedence over Structural Calculations.
- In the event that certain features of the construction are not fully shown on the drawings or called for in the General Notes or Specifications, then their construction shall be of the same character as for similar conditions that are shown or called for.
- The Contractor shall have a copy of the Project Soils Investigation on the job site.
- ASTM designation and all standards refer to the latest amendments.
- These structural "Contract or Construction Documents" shall not be modified without prior written approval of the Engineer of Record.
- Only structural working drawings approved by the Authority Having Jurisdiction are permitted to be used for construction on this project. All other drawings or documents are obsolete and are not permitted on the job site, nor shall they be used for any construction purposes. Contractors using unapproved drawings or documents are solely responsible for all work not performed in accordance with the "approved" drawings.
- Refer to Architectural Drawings for all fire protection requirements.

## SHOP DRAWING AND CONTRACTOR SUBMITTAL REVIEW

- Shop Drawings or Contractor Submittals should be provided for the fabrication (or mixing) of the following (but not limited to) components or elements.
  - Concrete (and/or grout) mix designs
  - Structural steel
  - Reinforcing steel
  - Substitute or alternate materials
  - Formwork and shoring
  - File Repair System
- The Contractor shall be responsible for production and approval of all shop drawings.
- When the Contractor submits shop drawings or other submittals to Architect/Engineer of Record for review, submittal package shall contain sufficient copies that Architect/Engineer of Record may retain a complete copy of submittal package. In addition, the Contractor shall allow sufficient time to thoroughly review submittal package (10 working days, minimum).
- Review of Shop Drawings or Contractor Submittal by Architect/Engineer of Record does not in any way constitute approval of submittal package. Architect/Engineer of Record's review is for general conformance with the design concept and contract documents. Review shall not be construed as relieving the Contractor from compliance with the contract documents.

## DEMOLITION NOTES

- Safety Note:
  - It is solely the Contractor's responsibility to comply with the pertinent sections, as they apply to this project, of the "Construction Safety Orders" issued by the State of California, latest edition, and all OSHA Requirements.
  - The Architect, Engineer of Record, and the Owner do not accept any responsibility for the Contractor's failure to comply with these requirements.
  - The Contractor shall be responsible for adequate design and construction of all forms. Forms shall also be adequately braced and shored.
- Shore beams where necessary to maintain the structural integrity of the existing structure.
- Notify the Engineer of Record of any discrepancies between the plans and existing structure.
- The Contractor is responsible for the design and location of all shoring.

## FOUNDATION NOTES

- Basis: See Structural Design Values Chart
- Unexpected soil conditions: Allowable values and foundation design are based upon soil conditions shown by test borings. Actual soil conditions which deviate appreciably from that shown in the test borings shall be reported to the Project Soils Engineer immediately.
- See Project Soils Investigation for compaction, fill, backfilling, and site preparation requirements and procedures.
- Excavate to required depths and dimensions (as indicated in drawings and Project Soils Investigation), cut square and smooth with firm level bottoms. Care shall be taken not to over-excavate foundation at lower elevation and prevent disturbing of soils around higher elevation.
- Footings shall be poured in neat excavations, without side forms whenever possible.
- Carry all foundations to required depths into compacted fill or natural soil (as per Structural Plans and Details, and Project Soils Investigation).
- Foundations shall not be poured until all required reinforcing steel, sleeves, inserts, conduits, pipes, etc. and formwork is properly placed and inspected by the Authority having Jurisdiction.
- All foundation excavations shall be inspected and approved by Project Soils Engineer, prior to forming and placement of reinforcing or concrete.
- The sides and bottoms of excavations which are to have concrete contact must be moistened several times just prior to pouring when them.
- De-water footings, as required, to maintain dry working conditions.

## REINFORCING STEEL

- All reinforcing steel shall be deformed intermediate grade bars conforming to ASTM A615, Grade 60 ( $f_y = 60$  ksi) unless noted otherwise.
- Reinforcing steel shall not be welded, unless specifically noted otherwise.
- Welding of reinforcing steel (where specifically noted or detailed) shall conform to ACI 318-14, Section 26.6.4 and AWS D1.4. Welded rebar shall be low-alloy steel conforming to ASTM A706.
- To hold reinforcing bars in their true position and prevent displacement, standard tie and anchorage devices must be provided. Placing of reinforcement shall conform to ACI 318-14 Section 26.6.2.
- Shop drawings for fabrication of any reinforcing steel shall be approved by Contractor and submitted to Architect or Engineer of Record, for their review, prior to fabrication.
- Refer to typical details for minimum splice length and minimum radius of bend of reinforcing steel.
  - All reinforcing steel splices shall be staggered 24", unless specifically noted or detailed otherwise.
  - All reinforcing bar bends shall be made cold.
- Fabrication, erection and placement of reinforcing steel shall conform to Concrete Reinforcing Steel Institute of Standard Practice.
- Reinforcing steel shall be clean of rust, grease or other material likely to impair bond.
  - Epoxy-coated reinforcement (where specifically noted or detailed) shall conform to ASTM A715.

## CONCRETE

- All concrete shall have a minimum ultimate compressive strength ( $f'_c$ ) as outlined below at 28 days. All concrete shall be regular weight (unless specifically noted otherwise).
  - Concrete for footings and slab on grade: 3,000 psi w/c = 0.50 max.
  - Concrete for piles: 3,000 psi w/c = 0.45 max.
- Maximum Fly Ash content shall be 15%, by weight, of total cementitious materials and shall conform to ASTM C618.
- All concrete work shall comply with CBC Chapter 19 and ACI 318-14 and latest edition of ACI Manual of Concrete Practice.
- Special Inspection (as required or specified) shall conform to CBC Chapter 17.
- Cement shall be portland cement Type III/V and shall conform to ASTM C150.
- Aggregates shall conform to ASTM C33, provide aggregates from a single source.
- Water shall conform to ASTM C194 and be potable.
- All splices are to be Class B unless specifically noted otherwise.
- Where not specifically detailed, the minimum concrete cover on reinforcing steel shall be:
  - Concrete cast against and permanently exposed to earth or weather: 3"
  - Concrete placed against forms, but exposed to earth or weather: 2"
  - Slabs, walls & joists, not exposed to earth or weather: 3/4"
  - Beams, girders & columns, not exposed to earth or weather: 1 1/2"
- Reinforcing bars larger than #8 are not permitted unless specifically detailed or noted otherwise.
- Location of all construction joints, other than specified, shall be approved by Architect/Engineer of Record prior to pouring. Construction Joints shall be thoroughly air and water cleaned and heavily roughened so as to expose coarse aggregates. All surfaces to receive concrete shall be maintained continuously wet at least three hours in advance of pouring.
- All reinforcing steel, anchor bolts, dowels, inserts and any other hardware to be set in concrete shall be well secured in position prior to pouring of concrete.
- The Contractor shall obtain approval from Architect/Engineer of Record prior to placing sleeves, pipes, ducts, chases, coring and openings on or through structural concrete beams, walls, floors and roof slabs, unless specifically detailed or noted. All pipes or conduits passing through concrete members shall be sleeved with standard steel pipes. See typical detail for pipe through footing.
- Vibrate all concrete (including slabs on grade) as it is placed, with a mechanical vibrator operated by experienced personnel. The vibrator shall be used to consolidate the concrete, not transport it. Reinforcing and forms shall not be vibrated.
- Formwork design and removal shall conform to ACI 318-14 Section 26.11. Remove forms in accordance with the following minimum schedule:
  - Side forms of footings: Minimum 48 hours
  - Edge forms of slab on grade: Minimum 24 hours
  - Column forms: 72 hours & 70% of design strength
- Concrete shall not free fall more than six feet. Use tremie, pump or other approved methods.
- Concrete shall be maintained in a moist condition for a minimum of 5 days after placement.
- The Contractor may use concrete admixtures as a construction means and methods to execute "Contract or Construction Documents". Use of admixture is solely the responsibility of the Contractor.
- Mix designs shall be prepared by an approved testing laboratory, signed by a licensed engineer and shall be submitted to the Engineer of Record for approval.
- Only one grade of concrete shall be allowed on project site at any one time.
  - Concrete strength shall be verified by standard cylinder tests (in accordance with CBC Section 1705.3) made by an approved testing laboratory.
  - Concrete placed when the air temperature has fallen to, or is expected to fall below 40° shall conform to ACI 318-14 Section 26.5.4, and ACI 306R-16.
  - Concrete placed during hot weather shall conform to ACI 318-14 Section 26.5.5, and ACI 305R-14.
- Conduits and sleeves placed within structural concrete shall not be tied directly to structural reinforcement.
  - 1" concrete cover shall be maintained around all reinforcement.

# STRUCTURAL DESIGN VALUES

All values reported are unfactored and strength level, unless noted otherwise	
<b>Gravity Design Data</b>	<b>Value</b>
<b>Dead Loads:</b>	
Roof Dead Load	15 psf
Deck Dead Load	30 psf
Exterior Wall Dead Load	15 psf
<b>Live Loads:</b>	
Roof Live Load (Reducible)	20 psf
Deck Live Load	100 psf
<b>Deflection Criteria:</b>	
Deck, Total Load	l/240
Deck, Live Load	l/360
<b>Wind Design Data</b>	
<b>Value</b>	
Design Wind Speed (3-sec gust), $V_{ULT}$	110 mph
Design Wind Speed (3-sec gust), $V_{ASD}$	85 mph
Risk Category	III
Importance Factor, $I_w$	1.25
Exposure Category	0
Applicable Internal Pressure Coefficient	± 0.18
Design Wind Pressure(s) for Components & Cladding (Not specifically designed by the Registered Design Professional, and to be modified by applicable factors per ASCE 7)	$q_z =$
<b>Earthquake Design Data</b>	
<b>Value</b>	
Risk Category	III
Importance Factor, $I_e$	1.25
Mapped Spectral Response Accelerations	$S_w = 1.167g$ $S_s = 0.431g$
Site Class	D
Spectral Response Coefficients	$S_w = 0.804g$ $S_s = 0.451g$
Sismic Design Category	D
<b>Geotechnical Design Data</b>	
<b>Value</b>	
Allowable Soil Bearing Pressure (DL + LL)	1500 psf
Design Active Pressure, $P_a$	35 pcF
Design At-Rest Pressure, $P_o$	55 pcF
Design Passive Pressure, $P_p$	100 pcF
Design Coefficient of Friction, $f_1$	0.25

# STRUCTURAL OBSERVATION

- Structural Observation is the visual observation of the structural system by a Registered Design Professional for general conformance to the approved construction documents at significant construction stages and at completion of the structural system. Structural Observation does not include or waive the responsibility for the inspection required by Section 110, 110.4 or other Sections of the California Building Code.
  - All Structural Observation shall be provided in accordance with CBC Sections 1702 and 1704.6.
  - The owner shall employ the Engineer of Record to perform Structural Observation in accordance with CBC Section 1704.6. The Engineer of Record may designate another Engineer or Architect to perform Structural Observation.
- The contractor shall notify this office 48-72 hours in advance of requesting a Structural Observation.
- Structural Observation is required at significant construction stages and at completion of the structural system, as follows:
  - Footing excavations completed, footing reinforcing bars in-place, embedded items in place, mechanical, plumbing and electrical items in place and prior to concrete placement.
  - All structural work completed including the installation of mechanical, plumbing, and electrical items.
- The Structural Observer shall submit to the Authority Having Jurisdiction a written statement that the site visits have been made and identifying any structural deficiencies that, to the best of their knowledge, have not been resolved.

# ABBREVIATIONS

A.B.	Anchor Bolt	ID	Inside Diameter
ABV.	Above	IN.	Inch, Inches
ACI	American Concrete Institute	INT.	Interior
ADDL	Additional		
ADJ.	Adjacent	JST.	Joist
AHJ	Authority Having Jurisdiction		
AISC	American Institute of Steel Construction	ksi	Kips per Square Inch
AITC	American Institute of Timber Construction	LL	Live Load
AOR	Architect of Record	LN	Lightweight
APA	American Plywood Association	L5L	Laminated Strand Lumber
		LVL	Laminated Veneer Lumber
APPROX.	Approximate(ly)	MAX.	Maximum
ASCE	American Society of Civil Engineers	MB	Machine Bolt
ARCH.	Architect, Architecture	MBM	Metal Building Manufacturer
ASTM	American Society of Testing and Materials	MECH.	Mechanical
		MSE	Mechanically Stabilized Earth
ATR	All Thread Rod	MFR.	Manufactured, Manufacturer
AWS	American Welding Society	MIN.	Minimum
		MPH	Miles per Hour
		MTL.	Metal
BLDG.	Building	(N)	New
BLK.	Block	N.T.S.	Not to Scale
BLKD.	Blocked		
BLKG	Blocking		
BM.	Beam		
B.O.	Bottom of _____	o.c.	On Center
BOT.	Bottom	o/	Over
BRG.	Bearing	OD	Outside Diameter
b/t	Between	OSB	Oriented Strand Board
		OSHPD	Office of State Health Planning and Development
CAC	California Administrative Code	OKSJ	Open Web Steel Joist
CANT.	Can'televator		
CBC	California Building Code	PEN.	Penetration
CIP	Cast-in-place	PL.	Plate
C-J	Control Joint	PLYND.	Plywood
C-JP	Complete Joint Penetration	PJP	Partial Joint Penetration
C	Centerline	psi	Pounds per Square Inch
CLS.	Ceiling	PSF	Pounds per Square Foot
CLR.	Clear	PSL	Parallel Strand Lumber (Paralam)
CNU	Concrete Masonry Unit		
COL.	Column	PEMB	Pre-Engineered Metal Building
CONC.	Concrete		
CONN.	Connection	PERF.	Perforated
CONST.	Construction	PTDF	Pressure Treated Douglas Fir
CONT.	Continue, Continuous	PW	Puddle Weld
Ø	Diameter	Q.D.	Quality Assurance
Perry		Q.C.	Quality Control
DBL.	Double		
DCW	Demand Critical Weld		
DET.	Detail	RBS	Reduced Beam Section
DEMO	Demolition	REDWOOD	Redwood
DF	Douglas Fir	REBAR	Reinforcing Bar
DIAG.	Diagonal	REINF.	Reinforcement
DL	Dead Load	RET.	Retaining
DSA	Division of State Architect	REQD	Required
DWGS.	Drawings	S.F.	Square Feet
		SHT.	Sheet
EA.	Each	SHTG	Sheathing
E.F.	Each Face	SIM.	Similar
ELEC.	Electric, Electrical	SIP	Structural Insulated Panel
ELEV.	Elevation	SJI	Steel Joist Institute
EMBED.	Embedded, Embedment	SLR5	Seismic Load Resisting System
EN.	Edge Nailing	SM5	Sheet Metal Screw
ENR	Engineer of Record	SO.	Square
EQ.	Equal	SS	Select Structural
EQUIP.	Equipment	STAAGD	Staggered
E.S.	Each Side	STD.	Standard
E.W.	Each Way	STL.	Steel
(E)	Existing	SW	Shearwall
EXT.	Exterior	SEOR	Structural Engineer of Record
FAB.	Fabricated	T4B	Top and bottom
FDN.	Foundation	T4G	Tongue and Groove
F.F.	Finish Floor	THRD	Threaded
FLR.	Floor	T.O.	Top of _____
F.O.	Face of _____	TYP.	Typical
FRMG.	Framing	UNBLKD.	Unblocked
FT.	Foot,Feet	UNO.	Unless Noted Otherwise
FTG.	Footing	URM	Unreinforced Masonry
GA.	Gauge	VERT.	Vertical
GALV.	Galvanized	VIF	Verify in Field
GEOR	Geotechnical Engineer of Record		
GLB	Glued-Laminated Beam		
GYP. BD.	Gypsum Board		
HDR.	Header	w/	With
HD.	Holdown	w/c	Water/Cement Ratio
HORIZ.	Horizontal	WD.	Wood
HSS	Hollow Steel Section	W.P.	Working Point
HT.	Height	W5.M.F.	Welded Steel Moment Frame
IBC	International Building Code	W55	Welded Steel Stud Weight
ICC	International Code Council	WT.	Welded
ICF	Insulated Concrete Form	WNM	Welded Wire Mesh

# SYMBOLS

	Concrete Footing
	Existing Footing to Remain
	Cast-in-Place Drilled Concrete Pier -Refer to Schedule
	Elevation Reference
	Post, Column or Column Footing Reference -Refer to Schedules
	Reference Note
	Detail Number Reference
	Sheet Number Reference

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## PROJECT

# RESTAURANT REMODEL

# FOR STAN VAN BURDEN

945 EMBARCADERO MORRO BAY, CALIF.

## DRAWING PHASE

# DESIGN DEVELOPMENT

Project No.	SSG 816226	09-1105
Drawn By	JEN	
Dwg. Date		02/10/17
Updated		
Scale		AS NOTED

## REVISIONS

## SHEET TITLE

# STRUCTURAL NOTES

## SHEET NO.

# S-1.0

## STRUCTURAL NOTES, CONTINUED

### STRUCTURAL STEEL AND WELDING

- All structural steel construction shall conform to AISC 360-10 and AISC 341-10.
  - Fabrication of all structural steel shall be done in the shop of an approved fabricator. Inspection and approval for fabricator's shops used for fabrication of structural load bearing members, components, materials or assemblies shall conform to CBC Section 1704.2.5.
- All structural steel shall conform to the following specifications:
  - Angles, channels, plates, bars, rounds, and other miscellaneous shapes: Shall conform to ASTM A36 and shall have a minimum yield stress ( $F_y$ ) of 36 ksi.
  - Wide-flange shapes: Shall conform to ASTM A992 and shall have a minimum yield stress ( $F_y$ ) of 50 ksi.
  - Steel pipe columns: Shall be welded seamless pipe conforming to ASTM A53, Grade B, and shall have a minimum yield stress ( $F_y$ ) of 35 ksi.
  - Structural tubes: Shall be ASTM A500, Grade B, and shall have a min. yield stress ( $F_y$ ) of 46 ksi.
  - Round structural tubes: Shall be ASTM A500, Grade B, and shall have a min. yield stress ( $F_y$ ) of 42 ksi.
- Special inspection shall be provided for all structural steel and welding, in accordance with CBC Chapter 17.
- All structural steel shall be fabricated, erected and welded in accordance with AISC Specifications for Structural Steel Buildings (AISC 360-10) and Code of Standard Practice for Steel Buildings and Bridges (AISC 303-10).
- All welding shall be done by qualified and certified welders.
- No field welding permitted, unless specifically noted otherwise.
- Shop drawings for the fabrication of any structural steel shall be approved by the Contractor and submitted to Architect or Engineer of Record for their review, prior to fabrication.
- No holes other than those specifically detailed shall be allowed through structural steel members. Burning of holes is not permitted.
- All structural steel shall be painted one shop coat and field touched-up, as necessary, with approved "Zinc Rich" or other high quality exterior primer.
- All bolts shall conform to ASTM A307 (U.N.O.)
- All welding shall conform to "AWS D11 and D1.8" specifications for welding. (E-TOXX Electrodes).
- All headed studs (for concrete anchorage) shall be manufactured by "Nelson" or approved equal.
- Where fillet weld size is not indicated, use "AWS" minimum size based on the thickness of the thinner part being welded, as specified in AISC Specifications for Structural Steel Buildings (AISC 360-10), Section J2.2.
- All butt welds to be complete joint penetration, unless specifically noted otherwise.
- Welder qualification requirements, welding procedure and welding electrodes for all structural steel (except structural sheet steel, see steel decking) shall conform to CBC Sections 1705.2.1 and 2204.1.
- Provide hot dip galvanizing or 3" minimum concrete cover around all structural steel below grade.
- Structural steel embedded into concrete or masonry shall be unpainted.
- ASTM A1852 bolts are an acceptable substitution for A325 bolts.

### WOOD

- Lumber grades, minimum (UNO): Douglas Fir-Larch
 

2x studs, blocking & plates: bearing walls	No. 2 or better
non-bearing walls	Construction or better
2x joists	No. 2 or better
4x beams	No. 2 or better
6x beams: exposed (int/ext)	Select Structural better
non-exposed	No. 1 or better
4x posts	No. 2 or better
6x posts	No. 1 or better
- Foundation sill plates shall be California Redwood (close grain) or preservative-treated (see CBC Section 2303.1.4) Douglas Fir. Refer to Project shear wall schedules and foundation plan for anchor bolt size and spacing.
- Rated sheathing shall be Structural I with exterior glue, as graded by the APA.
  - Rated sheathing shall conform to CBC Section 2303.1.5
  - OSB shall conform to United States Product Standard PS 1 OR PS 2.
- All sawn lumber or timber shall conform to CBC Section 2303.1.1.
- Maximum moisture content for all structural members shall not exceed 19% (unless specifically noted otherwise).
- Treat faces of all cut preservative treated lumber.

### WOOD FASTENERS

- Nailing for framing shall be with "common" nails (U.N.O.).
- Lag screws shall be screwed into predrilled holes. Clearance hole for the shank portion and lead hole for threaded portion shall be drilled in accordance with NDS-15 Section 12.1.4.
- Bolts (bolt head and nut) shall have standard cast iron malleable iron washers (unless used with metal side plates or angles).
- Bolt holes through lumber shall be drilled  $\frac{1}{16}$ " larger than bolt diameter.
- All bolts shall conform to ASTM A307.
- Bolt tightening: Take up snug and re-tighten at the latest practicable time during construction.
- Nails shall not be driven closer than  $\frac{1}{2}$  of their length, not closer to the edge of the member than  $\frac{1}{4}$  length, except for sheathing.
- Sub-bore when nails tend to split wood. Sub-bore for 20d and larger nails. Drill diameter shall be 0.75 times nail diameter.
- Fasteners in preservative-treated lumber shall be stainless steel, silicon bronze, copper or hot-dip zinc coated galvanized steel fasteners.
  - Zinc-coated fasteners shall conform to ASTM A653, Type 6185.

### CARPENTRY/FRAMING

- Carpentry and framing shall conform to CBC Section 2304.
  - Refer to Fastener Schedule included in the Structural Notes
- Metal framing angles, anchors, clips, straps, ties, holdowns, etc. shall be manufactured by Simpson Strong-Tie Co. or an approved equal.
- Rated sheathing used in roofs, floors and decks, shall be placed with face grain perpendicular to supports. Rated sheathing sheets shall be staggered.
- Face nail all double (and triple) 2x studs and joists together with 16d @ 12" o.c., stagger nails.
- Unless noted otherwise, the minimum sill plate bolting shall be  $\frac{3}{8}$ " diameter x 10" anchor bolt @ 4'-0" o.c. There shall be a minimum of two bolts per plate with one bolt within 6" to 12" of each end of plate. Refer to Wood Note #2 and Wood Fasteners Note #1.
- Interior non-bearing, non-shear, stud wall sill plates may be secured to concrete slabs with "Hilti" type X-U (with 1" minimum embedment) shot pins @ 16" o.c. with steel washers. Installation shall conform to ICC-ES ESR-2264.
- In general, sheathing panel edges (for shear walls, roofs, floors and decks) shall bear on framing members (2x minimum).
  - Place beams with natural camber upward.
- Provide continuous double 2x wall width (2x4, minimum) plates at top of all bearing walls and 2x wall width bottom or sill plate at bottom of wall. Unless otherwise specifically noted or detailed splices in continuous double 2x top plates shall be lapped 4'-0" (minimum) with 16d @ 6" o.c. (staggered).
- Where wood stud walls abut concrete or masonry walls, the end stud (PTDF or Redwood) shall be bolted to concrete/masonry with  $\frac{3}{8}$ " diameter A.B. (with embedment of  $\frac{3}{4}$  wall thickness) 12" from top and bottom of stud and at 4'-0" o.c. The bolts shall be centered on the stud.
- Provide 2x solid blocking between all joists and rafters at all supports and under all partitions. Provide double 2x joists directly below all interior partition where framing is parallel. Provide 2x solid blocking (or approved bridging) at 8'-0" o.c. between 2x12 and larger joist and rafters. Blocking shall be full depth of joists and rafters.
- No structural members (joists, plates, studs, beams, columns, girder, post, truss, etc.) shall be notched, cut or drilled (except for those holes required for bolting) unless specifically noted (Refer to notes #13 and #14 below) or detailed otherwise, or with written approval from Architect/Engineer of Record.
- Holes and notches in joists:
  - Notching at the ends of roof or ceiling joists shall not exceed one-fourth the joist depth. Notches in the top & bottom of joists (2x, sawn lumber) shall not exceed one sixth the depth and shall not be located in the middle third of the span.
  - Holes bored in joists shall not exceed one third of joist depth and shall be located within middle  $\frac{1}{3}$  of span and within the middle third of joists depth (2" minimum clear top and bottom).
- Holes and notches in studs, plates and sills: Bored holes may be placed in studs, plates and sills provided they are accurately centered about stud, spaced a minimum of 12" apart and hole diameter does not exceed 25% of stud width. Studs may be notched provided notch depth does not exceed 25% of stud width. When bored hole exceeds 25% of stud width, reinforce plate, sill or studs as follows:
  - Plates:  $\frac{1}{2}$ " x  $\frac{1}{8}$ " strap each side of plate nailed with 6-16d nails each side of hole. Holes over 40% of the plate width are not permitted in any plate. Any pipe or conduit requiring a hole larger than 40% of the plate width shall be brought to the attention of the engineer immediately.
  - Sills: Splice in a manner similar to plates above, at holes between 25% and 40% of sill width. Sills may be completely cut on each side of a pipe or conduit provided an additional anchor bolt or 6-16d is placed within 9" of the end of the sill, each side of the pipe or conduit.
  - Studs: Block on each side of stud with block of same material and dimension as stud; extend 2" stud widths each side of hole and provide 3-16d nails to stud each side of hole. Bored holes greater than 40%, but less than 60% of the width of the stud are permitted, where each stud is doubled and not more than two successive double studs are so bored and each bored stud is reinforced as above.
  - Bored holes shall not be located at the same section of stud as a cut or notch.
- Rated sheathing shear walls shall be constructed in accordance with CBC Section 2306.3. No openings are allowed in shear walls, unless specifically noted or detailed.
- Provide 3"x3"x $\frac{1}{4}$ " steel plate washers at anchor bolts at all structural walls.
- Framing around flues and chimneys shall conform to CBC Section 2304.5.
- Pipes in walls shall conform to CBC Section 2308.5.B.

### WOOD POLE/PILE SPECIFICATIONS

- Wood pole/pile description:
  - All wood pole/pile shall be pacific coast Douglas Fir round timber pole/pile.
  - All wood pole/pile shall conform to CBC Section 1810.3.2.4 and ASTM D25.
  - All wood pole/pile shall be preservative-treated in accordance with CBC Section 1810.3.2.4.1. Preservative treatment process and preservative shall be approved by Project Soils Engineer.
- Provide special inspection in accordance with CBC Section 1705.7 and Table 1705.7.
- Inspection and quality:
  - All wood pole/pile shall be inspected by the Project Soils Engineer for conformance with these notes and specifications. The Contractor shall allow sufficient time for such inspections.
  - The Project Soils Engineer and Engineer of Record shall have the right to reject any wood pole that does not conform to these notes and specifications or is in their opinion defective to a degree that would inhibit said pole from developing the design load with an appropriate factor of safety.
  - Wood pole/pile shall be sound wood and free of decay and insect attack.
  - Wood pole/pile placement operations shall be continuously inspected by Project Soils Engineer (see also drilled caisson/pier notes).
- Pole/pile Lengths:
  - No wood pole/pile shall be shorter than ten (10) feet.
  - No wood pole/pile shall be longer than forty (40) feet. Written notice from the Engineer of Record is required, if it is necessary to use wood pole/pile longer than forty (40) feet.
- Pole/pile Size:
  - The diameter of the wood pole/pile shall conform (equal to or greater than) to applicable wood pole/pile details.
- Pole/pile Alignment:
  - Vertical wood pole/pile shall not vary more than two (2) percent from vertical plumb position.
  - Wood pole/pile shall be centered within drilled caisson/pier.
- Protection:
  - Use of all means necessary to protect wood pole/pile before, during, and after installation, is required.
- Replacements:
  - In the event of damage, all repairs and replacements shall be made subject to the Project Soils Engineer, Engineer of Record and Architect's approval.
- Splices:
  - Splices in wood pole/pile are not permitted unless specifically noted, or detailed otherwise.

FASTENING SCHEDULE (CBC T2304.9.1)		
Connection	Fastening	Location
1. Blocking between joists or rafters to top plate	3 - 8d Common (2 $\frac{1}{2}$ "x0.131") 3 - 3"x0.131" Nails	Toenail, each end
2. Ceiling joists to plate	3 - 8d Common (2 $\frac{1}{2}$ "x0.131") 3 - 3"x0.131" Nails	Toenail
3. Ceiling joists, laps over partitions	3 - 16d Common (3 $\frac{1}{2}$ "x0.162") minimum, Table 2308.7.3.1 4 - 3"x0.131" Nails	Face nail
4. Ceiling joists to parallel rafters	3 - 16d Common (3 $\frac{1}{2}$ "x0.162") minimum, Table 2308.7.3.1 4 - 3"x0.131" Nails	Face nail
5. Collar tie to rafter	3 - 10d Common (3"x0.148") 4 - 3"x0.131" Nails	Face nails
6. Rafter to plate	3 - 10d Common (2 $\frac{1}{2}$ "x0.131") 4 - 3"x0.131" Nails	Toenail
7. Roof rafter to 2x ridge board	2 - 16d Common (3 $\frac{1}{2}$ "x0.162") 3 - 3"x0.131" Nails	Toenail
	2 - 16d Common (3 $\frac{1}{2}$ "x0.162") 3 - 3"x0.131" Nails	End nail
8. Jack rafter to hip	3 - 10d Common (3"x0.148") 4 - 3"x0.131" Nails	Toenail
	2 - 16d Common (3 1/2"x0.162") 3 - 3"x0.131" Nails	End nail
9. Built-up corner studs	16d Common (3 $\frac{1}{2}$ "x0.162") @ 24" o.c. 3"x0.131" Nails @ 16" o.c.	Face nail
10. Built-up header, two pieces	16d Common (3 $\frac{1}{2}$ "x0.162") @ 16" o.c.	Face nail
11. Continuous header to stud	4 - 8d Common (2 $\frac{1}{2}$ "x0.131")	Toenail
12. Double top plates	16d (3 $\frac{1}{2}$ "x0.162") @ 16" o.c. 3"x0.131" Nail @ 12" o.c.	Typical face nail
	8 - 16d Common (3 $\frac{1}{2}$ "x0.162") 12 - 3"x0.131" Nails	Lap splice, minimum 24" lap
13. Double studs	16d (3 $\frac{1}{2}$ "x0.162") @ 24" o.c. 3"x0.131" Nail @ 16" o.c.	Face nail
14. Sole plate to joist or blocking	16d (3 $\frac{1}{2}$ "x0.162") @ 16" o.c. 3"x0.131" Nails @ 8" o.c.	Typical face nail
15. Sole plate to joist or blocking at braced wall panel	2-16d (3 $\frac{1}{2}$ "x0.162") @ 16" o.c. 4 - 3"x0.131" Nails @ 16" o.c.	Braced wall panels
16. Stud to sole plate	4 - 8d Common (2 $\frac{1}{2}$ "x0.131") 4 - 3"x0.131" Nails	Toenail
	2 - 16d Common (3 $\frac{1}{2}$ "x0.162") 3 - 3"x0.131" Nails	End nail
17. Top plate to stud	2 - 16d Common (3 $\frac{1}{2}$ "x0.162") 3 - 3"x0.131" Nails	End nail
18. Top plates, laps and intersections	2 - 16d Common (3 $\frac{1}{2}$ "x0.162") 3 - 3"x0.131" Nails	Face nail
19. 1" diagonal brace to each stud and plate	2 - 8d Common (2 $\frac{1}{2}$ "x0.131") 2 - 3"x0.131" Nails	Face nail
20. 1"x8" sheathing to each bearing	3 - 8d Common (2 $\frac{1}{2}$ "x0.131")	Face nail
21. Wider than 1"x8" sheathing to each bearing	3 - 8d Common (2 $\frac{1}{2}$ "x0.131")	Face nail
22. Joist to sill or girder	3 - 8d Common (2 $\frac{1}{2}$ "x0.131") 3 - 3"x0.131" Nails	Toenail
23. Rim joist to top plate	8d (2 $\frac{1}{2}$ "x0.131") @ 6" o.c. 3"x0.131" Nail @ 6" o.c.	Toenail
24. 1"x6" subfloor or less to each joist	2 - 8d Common (2 $\frac{1}{2}$ "x0.131")	Face nail
25. 2" subfloor to joist or girder	2 - 16d Common (3 $\frac{1}{2}$ "x0.162")	Blind and face nail
26. 2" planks	16d Common (3 $\frac{1}{2}$ "x0.162")	At each bearing
27. Built-up girder and beams	20d Common (4"x0.142") 32' o.c. 3"x0.131" Nail @ 24" o.c.	Face nail at top and bottom staggered on opposite sides
	2 - 20d Common (4"x0.142") 3 - 3"x0.131" Nail	Face nail at ends and at each splice
28. Ledger strip	3 - 16d Common (3 $\frac{1}{2}$ "x0.162") 4 - 3"x0.131" Nails	Face nail
29. Joist to band joist	3 - 16d Common (3 $\frac{1}{2}$ "x0.162") 4 - 3"x0.131" Nails	End nail
30. Bridging to joist or blocking	2 - 8d Common (2 $\frac{1}{2}$ "x0.131") 2 - 3"x0.131" Nails	Toenail each end
31. Wider than 1"x6" subfloor to each joist	3 - 8d Common (2 $\frac{1}{2}$ "x0.131")	Face nail

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### PROJECT

## RESTAURANT REMODEL

### FOR

## STAN VAN BEURDEN

945 EMBARCADERO  
MORRO BAY, CALIF.

### DRAWING PHASE

## DESIGN DEVELOPMENT

Project No.	SSG S16226	09-105
Drawn By	JEN	
Dwg. Date		02/10/17
Updated		
Scale		AS NOTED

### REVISIONS

### SHEET TITLE

## STRUCTURAL NOTES

### SHEET NO.

# S-1.1

**SPECIAL INSPECTION**

GENERAL NOTES		
1. All Special Inspection shall be provided in accordance with CBC Section 1704 and 1705.		
2. Where Special Inspection is required, all inspection or testing shall be provided by an "approved agency" in accordance with CBC Section 1702.1, 1703.1 and 1704.1.		
3. Special Inspectors shall keep records of inspections. The Special Inspector shall furnish inspection reports to the Authority Having Jurisdiction, and to the Architect or Engineer of Record. Reports shall indicate that work inspected was done in conformance to approved construction documents. Discrepancies shall be brought to the immediate attention of the contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Authority Having Jurisdiction and to the Architect or Engineer of Record prior to the completion of that phase of work. A final report documenting required Special Inspections and correction of any discrepancies noted in the inspections shall be submitted at a point in time agreed upon by the permit applicant and the Authority Having Jurisdiction prior to the start of work.		
4. Special Inspectors shall be approved by local Authority Having Jurisdiction in accordance with CBC Section 1704.2.1.		
5. Local Authority Having Jurisdiction may require Special Inspection for "Special Cases" in accordance with CBC Section 1705.1.1.		
6. Contractor's responsibility: Each contractor responsible for the construction of a Main Lateral-Force-Resisting System, listed in the Statement of Special Inspection shall submit a written statement of responsibility to the Authority Having Jurisdiction and the owner prior to the commencement of work on the system or component. The contractor's statement of responsibility shall contain the following: A. Acknowledgement of awareness of the special requirements contained in the statement of special inspections; B. Acknowledgement that control will be exercised to obtain conformance with the construction documents approved by the Authority Having Jurisdiction; C. Procedures for exercised control within the contractor's organization, the method and frequency of reporting and the distribution of the reports; and D. Identification and qualifications of the person(s) exercising such control and their position(s) in the organization.		
7. Refer to Special Inspection requirements by other disciplines not included herein.		
SOILS <sup>a</sup>		
Verification and Inspection	Continuous	Periodic
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.		✓
2. Verify excavations are extended to proper depth and have reached proper material.		✓
3. Perform classification and testing of compacted fill materials.		✓
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	✓	b
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.		✓
<b>Notes: Soils</b> a. CBC Section 1705.6 and Table 1705.6 b. With the approval of the Authority Having Jurisdiction and the recommendation of the Geotechnical Engineer of Record, Special Inspection of grading operations may be periodic per CBC Section 1704.2, Exception 1.		
STRUCTURAL WOOD <sup>ab</sup>		
Verification and Inspection	Continuous	Periodic
1. Nailing, anchoring and other fastening of components within the Main Lateral Force-Resisting system, including shearwalls, wood diaphragms, drag struts, and holdowns (required for nail or screw spacing of 4" o.c. or less)		✓
<b>Notes: Structural Wood</b> a. CBC Section 1705.5, 1705.11.1 and 1705.12.2 b. The Special Inspection of Structural Wood may be satisfied by Structural Observation performed by the Designated Registered Design Professional		

STEEL CONSTRUCTION <sup>ab</sup>		
Verification and Inspection	Continuous	Periodic
<b>Required verification and inspection of steel construction</b>		
1. Material verification of structural steel, cold-formed steel deck, high-strength bolts, nuts and washers:		
a. For structural steel, identification markings to conform to AISI 360, or ASTM Standards Specified in approved Construction Documents. Manufacturer's certificate of compliance required.		✓
2. Material verification of structural steel or cold-form steel deck:		
a. Identification markings to conform to ASTM standards specified in the approved construction documents.		✓
b. Manufacturer's certified test reports.		✓
3. Inspection of high-strength bolting:		
a. Snug-tight joints		✓
b. Pretensioned and slip-critical joints using turn-of-nut with matchmarking, twist off bolt or direct tension indicator methods of installation		✓
c. Pretensioned and slip-critical joints using turn-of-nut without matchmarking or calibrated wrench methods of installation	✓	
4. Material verification of weld filler materials:		
a. Identification markings to conform to AWS specification in the approved Construction Documents		✓
b. Manufacturer's certificate of compliance required		✓
5. Inspection of welding:		
a. Structural steel and cold formed steel deck:		
1) Complete and partial joint penetration groove welds	✓	
2) Multi-pass fillet welds	✓	
3) Single-pass fillet welds > 3/8"	✓	
4) Plug and slot welds	✓	
5) Single-pass fillet welds ≤ 3/8"		✓
b. Reinforcing steel: <sup>d</sup>		
1) Verification of weldability of reinforcing steel other than ASTM A106.		✓
2) Shear reinforcement	✓	
3) Other reinforcing steel		✓
6. Inspection of steel frame joint details for compliance:		
a. Details such as bracing and stiffening		✓
b. Member locations		✓
c. Application of joint details at each connection		✓
<b>Inspection tasks prior to welding</b>		
1. Welding procedure specifications (WPS) available	✓	
2. Manufacturer certifications for welding consumables available	✓	
3. Material identification (type/grade)		✓
4. Welder identification system <sup>e</sup>		✓
5. Fit-up of groove welds (including joint geometry) Joint preparation, dimensions, cleanliness, tacking, backing type and fit		✓
6. Configuration and finish of access holes		✓
7. Fit-up of fillet welds Dimensions, cleanliness, tacking		✓
8. Check welding equipment		
<b>Inspection tasks during welding</b>		
1. Use of qualified welders		✓
2. Control and handling of welding consumables Packaging, exposure control		✓
3. No welding over cracked tack welds		✓
4. Environmental conditions Wind speed within limits, precipitation and temperature		✓

STEEL CONSTRUCTION, CONTINUED		
Verification and Inspection	Continuous	Periodic
<b>Inspection tasks during welding (Continued)</b>		
5. WPS followed Settings on welding equipment, travel speed, selected welding materials, shielding gas type/flow rate, preheat applied, interpass temperature maintained min/max, proper position (F, V, H, OH)		✓
6. Welding techniques Interpass and final cleaning, each pass within profile limitations		✓
<b>Inspection tasks after welding</b>		
1. Welds cleaned		✓
2. Size, length and location of welds	✓	
3. Welds meet visual acceptance criteria Crack prohibition, weld/base-metal fusion, crater cross section, weld profiles, weld size, undercut, porosity	✓	
4. Arc strikes	✓	
5. k-Area <sup>f</sup>	✓	
6. Backing removed and weld tabs removed (if required)	✓	
7. Repair activities	✓	
8. Document acceptance or rejection of welded joint or member	✓	
<b>Inspection tasks prior to bolting<sup>g</sup></b>		
1. Manufacturer's certifications available for fastener materials	✓	
2. Fasteners marked in accordance with ASTM requirements		✓
3. Proper fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from shear plane)		✓
4. Proper bolting procedure selected for joint detail		✓
5. Connecting elements, including the appropriate flaying surface condition and hole preparation, if specified, meet applicable requirements		✓
6. Pre-installation certification testing by installation personnel observed and documented for fastener assemblies and methods used		✓
7. Proper storage provided for bolts, nuts, washer and other fastener components		✓
<b>Inspection tasks during bolting</b>		
1. Fastener assemblies, of suitable condition, placed in all holes and washers (if required) are positioned as required		✓
2. Joint brought to the snug-tight condition prior to the pretensioning operation		✓
3. Fastener component not turned by the wrench prevented from rotating		✓
4. Fasteners are pretensioned in accordance with the RCSC specification, progressing systematically from the most rigid point toward the free edges, see Minimum Bolt Pretension table below		✓
<b>Inspection tasks after bolting</b>		
1. Document acceptance or rejection of bolted connections	✓	
<b>Notes: Steel Construction</b> a. CBC Section 1705.2 and Table 1705.2.2 b. CBC Section 1707.11.1 c. AWS D1.3 d. AWS D1.4, ACI 318: Section 35.2 e. The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. Stamps, if used, shall be the low-stress type. f. When welding of doubler plates, continuity plates or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 inches of the weld g. All methods of installation for high strength bolts shall require verification of pre-tension by a Skidmore-Welsh callibrator for each batch or source of bolts used (see minimum pre-tension chart below).		
<b>Minimum Bolt Pretension (kips)</b>		
Bolt size, inches	Group A (A325, etc.)	Group B (A490, etc.)
1/2" Diameter	12	15
3/8" Diameter	14	24
3/4" Diameter	20	35
7/8" Diameter	34	44
1" Diameter	51	64
1 1/8" Diameter	56	80
1 1/4" Diameter	71	102
1 3/8" Diameter	85	121
1 1/2" Diameter	103	140

CONCRETE CONSTRUCTION <sup>ab</sup>		
Verification and Inspection	Continuous	Periodic
1. Inspection of reinforcing steel including prestressing tendons, and placement. <sup>c</sup>		✓
2. Inspection of reinforcing steel welding in accordance with Table 1705.2.2, Item 3b. <sup>d</sup>		✓
3. Inspection of anchors cast in concrete. <sup>e</sup>		✓
4. Inspection of anchors post installed in hardened concrete members. <sup>f,g</sup>		✓
5. Verifying use of required design mix. <sup>h</sup>		✓
6. At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete. <sup>i</sup>	✓	
7. Inspection of concrete and shotcrete placement for proper application techniques. <sup>j</sup>	✓	
8. Inspection for maintenance of specified curing temperature and techniques. <sup>k</sup>		✓
9. Inspection of prestressed concrete. <sup>l</sup> a. Application of prestressing forces b. Grouting of bonded prestressing tendons in the Seismic Force-Resisting System	✓	
10. Erection of precast concrete members. <sup>m</sup>		✓
11. Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs. <sup>n</sup>		✓
12. Inspect formwork for shape, location and dimensions of the concrete member being formed. <sup>o</sup>		✓
<b>Notes: Concrete Construction</b> a. Where applicable, see also CBC Section 1705.12, Special Inspections for seismic resistance b. Specific requirements for Special Inspection shall be included in the research report for the anchor issued by an approved source in accordance with ACI 318-14 Section 17.8.2 or other requirements. Where specific requirements are not provided, Special Inspection requirements shall be specified by the Registered Design Professional and shall be approved by the Building Official prior to the commencement of the work. c. ACI 318: Ch. 20, 25.2, 25.3, 26.5-1-26.5.3, CBC: 190B.4 d. AWS D1.4, ACI 318: 26.5.4 e. ACI 318: 17.8.2 f. ACI 318: 17.8.2.4, 17.8.2 g. ACI 318: Ch. 19, 26.4.3, 26.4.4, CBC: 190A.1, 190A.2 h. ASTM C112, ASTM C91, ACI 318: 26.4.5, 26.12, CBC: 190B.10, 190B.2, 190B.3 i. ACI 318: 26.4.5, CBC: 190B.6, 190B.7, 190B.8 j. ACI 318: 26.4.7-26.4.9, CBC: 190B.9 k. ACI 318: 26.4.2, 26.9.2.3 l. ACI 318: Ch. 26.8 m. ACI 318: 26.10.2 n. ACI 318: 26.10.1 (b) o. CBC Section 1705.3 and Table 1705.3 p. See Special Cases Special Inspection for more requirements		
SPECIAL CASES		
Verification and Inspection	Continuous	Periodic
<b>Adhesive anchors (Epoxy)</b>		
1. Inspection of anchors installed in hardened concrete. Installed in horizontally or upwardly inclined orientations to resist sustained tension loads. (Concrete shall be cured for a minimum of 21 days)	✓	
2. All other installations of adhesive anchors.		✓
<b>Mechanical anchors</b>		
1. Inspection of anchors installed in hardened concrete.		✓

DRIVEN PILE FOUNDATIONS <sup>a</sup>		
Verification and Inspection	Continuous	Periodic
1. Verify element materials, sizes and lengths comply with the requirements.	✓	
2. Determine capacities of test elements and conduct additional load tests, as required.	✓	
3. Inspect driving operations and maintain complete and accurate records for each element.	✓	
4. Verify placement locations and plumbness, confirm type and size of hammer, record number of blows per foot of penetration, determine required penetrations to achieve design capacity, record tip and butt elevations and document any damage to foundation element.	✓	
5. For steel elements, perform additional inspections in accordance with CBC Section 1705.2.		
6. For concrete elements and concrete-filled elements, perform additional inspections in accordance with Section 1705.3.		
7. For specialty elements, perform additional inspections as determined by the Registered Design Professional in Responsible Charge.		
<b>Notes: Driven Pile Foundations</b> a. CBC Section 1705.1 and Table 1705.1		

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SMITH STRUCTURAL GROUP, LLP  
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San Luis Obispo, CA 93401 | smithstructural.com



PROJECT

**RESTAURANT REMODEL**

FOR  
**STAN VAN BURDEN**

945 EMBARCADERO MORRO BAY, CALIF.

DRAWING PHASE

**DESIGN DEVELOPMENT**

Project No.	SSG 816226	09-105
Drawn By	JEN	
Dwg. Date		02/10/17
Updated		
Scale		AS NOTED

REVISIONS

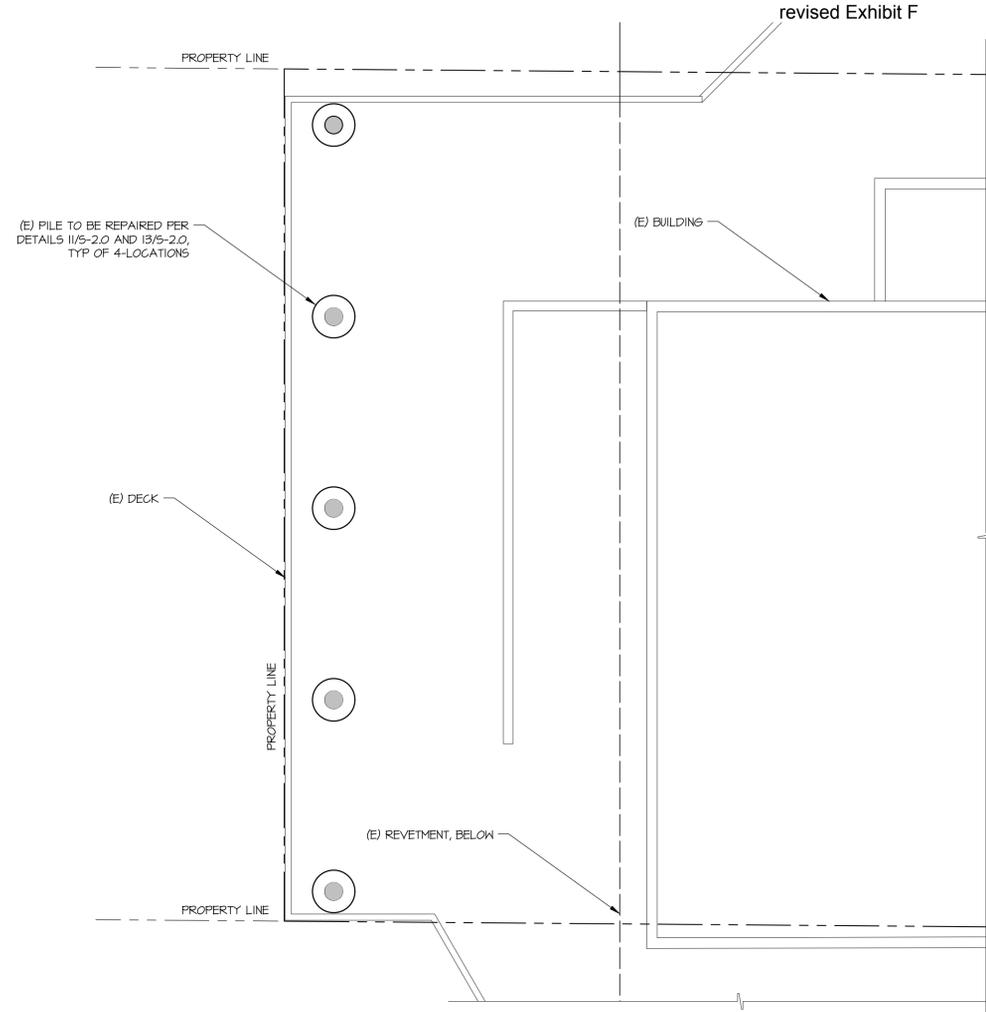
SHEET TITLE

**STRUCTURAL NOTES**

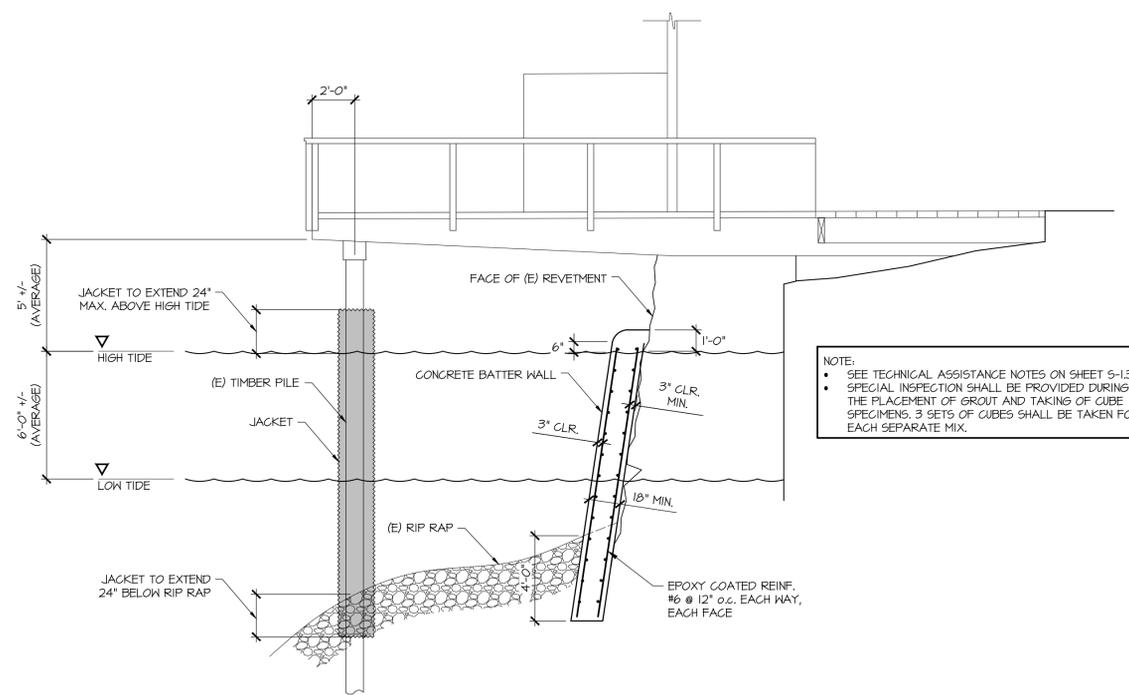
SHEET NO.

**S-1.2**





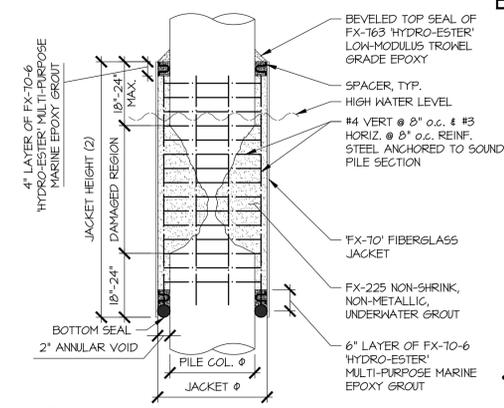
**PILE REPAIR PLAN**  
SCALE: 1/4" = 1'-0" (VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS AND EXISTING CONDITIONS)



**SECTION THROUGH DECK AND PILES**  
SCALE: 1/4" = 1'-0"

**GENERAL NOTES:**

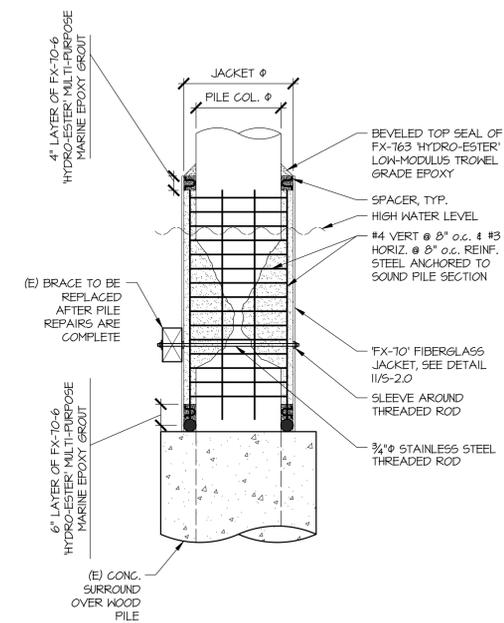
- Contractor to examine all piles for soundness. Contractor to notify the Architect and Project Engineer if additional piles are found to be unsound.
- Shoring Notes:
  - It is the Contractor's responsibility to comply with the pertinent sections, as they apply to this project, of the "Construction Safety Orders" issued by the State of California, latest edition, and all OSHA requirements.
  - The Architect, Project Engineer, and the Owner do not accept any responsibility for the Contractor's failure to comply with these requirements.
  - The Contractor shall be responsible for the adequate design and construction of all forms and shoring required.
- Shore beams where necessary to maintain the structural integrity of the existing deck structure.
- Notify the Architect and Project Engineer of any discrepancies between the plans and existing structure.
- The piles and batter wall must be assessed on a five year basis or after a significant event such as weather, fire or earthquake.



- NOTES:**
- SEE SHEET 5-1.0 FOR SPECIFICATIONS
  - JACKET TO EXTEND 24" ABOVE HIGH TIDE AND 24" BELOW RIP RAP

**PILE REPAIR DETAIL**

N.T.S.



- NOTES:**
- SEE SHEET 5-1.0 FOR SPECIFICATIONS
  - JACKET TO EXTEND 24" ABOVE HIGH TIDE AND 24" BELOW RIP RAP

**PILE REPAIR DETAIL**

N.T.S.

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FOR  
**STAN VAN BEURDEN**

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**DRAWING PHASE**

**DESIGN DEVELOPMENT**

Project No.	SSG 516226	09-105
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**REVISIONS**

**SHEET TITLE**

**PILE REPAIR PLAN, SECTION & DETAILS**

**SHEET NO.**

**S-2.0**