COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
(831) 454-2580

NOTICE OF PENDING ACTION

The Planning Department has received the following application. The identified planner may be contacted for specific information on this application.

APPLICATON NUMBER: 251136 **APN: 046-341-24**
SITUS ADDRESS: 701-797 The Shore Line, La Selva Beach, CA 95076

Proposal to install new cantilevered beams, glass railing and top rail of existing deck for 19 townhouse units in Buildings 1,2, and 3 and repair the deck support joist of Unit 763 of Building 1 of the Shore Line townhomes at Sand Dollar Beach in La Selva Beach.

Requires a Minor Coastal Development Permit.

Properties located at the southwest end of Sand Dollar Lane, approximately 500 feet from the intersection of Sand Dollar Lane and Sand Dollar Drive in La Selva Beach.

OWNER: Sand Dollar Beach Property Owners Assoc, c/o King Management
APPLICANT: Ken Hart
SUPERVISORIAL DISTRICT: 2
PLANNER: Rebecca Rockom, (831) 454-3121
EMAIL: Rebecca.Rockom@santacruzcountyca.gov

Public comments must be received by 5:00 p.m. June 6, 2025.
A decision will be made on or shortly after June 9, 2025.

Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date. If you would like to request a public hearing be held for this item, please contact the project planner listed on this notice. Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.
For more information, contact the project planner identified above.

PROJECT SITE

VICINITY MAP

Not to Scale

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH CALIFORNIA BUILDING & FIRE CODES AND CENTRAL FIRE DEPARTMENT AMENDMENTS AND REGULATIONS APPLICABLE AS FOLLOWS:

   2022 CALIFORNIA BUILDING CODE

   2022 CALIFORNIA RESIDENTIAL CODE

   2022 CALIFORNIA MECHANICAL CODE

   2022 CALIFORNIA PLUMBING CODE

   2022 CALIFORNIA ELECTRICAL CODE

   2022 CALIFORNIA GREEN BUILDING STANDARDS

   2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS

   2022 CALIFORNIA FIRE CODE

   SANTA CRUZ COUNTY AMENDMENTS

   NOTHING IN THE CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES, LAWS, ORDINANCES AND REGULATIONS.

2. ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE NOTED OTHERWISE THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE THE WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER'S REQUIREMENTS.

3. CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING WITH COST ESTIMATE.

   ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED ON PROJECT SITE BY THE CONTRACTOR AND EACH TRADE BEFORE WORK BEGIN. ERRORS, OMISSIONS AND DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE CONSTRUCTION BEGINS.

4. ALL ITEMS ARE NEW UNLESS SPECIFICALLY INDICATED OR NOTED AS EXISTING.

5. ALL DIMENSIONS ARE FROM FACE OF STUD OR CENTERLINE OF COLUMN OR CENTERLINE OF DOOR OR OTHER SCHEDULED OPENING.

6. COORDINATION:

   THE CONTRACTOR SHALL COORDINATE LAYOUT DIMENSIONS INDICATED ON THE LANDSCAPE, STRUCTURAL, AND ELECTRICAL DRAWINGS WITH THOSE INDICATED ON THE ARCHITECTURAL DRAWINGS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

   SEE ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS, ELEVATIONS, DEPRESSIONS IN SLAB, OPENINGS IN WALLS AND ROOF, ROOF SLOPE, CRICKETS, AND ROOF DRAINS.

   IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE CONSTRUCTION DOCUMENTS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN.

   THE CONTRACTOR SHALL VERIFY ALL ELECTRICAL, MECHANICAL, TELEPHONE AND SECURITY REQUIREMENTS BEFORE CONSTRUCTION BEGINS.

   THE CONTRACTOR SHALL COORDINATE THE LOCATIONS OF LIGHTS, HVAC OUTLET AND INLET REGISTERS, AND SMOKE DETECTORS BEFORE CONSTRUCTION BEGINS.

7. ON ALL CONTINUOUS SURFACES WHERE CONSTRUCTION INVOLVES MORE THAN ONE MATERIAL, FINISH OR MATERIAL THICKNESS, ALIGN FACE OF FINISH U.N.O.

8. THE CONTRACTOR SHALL REPLACE OR REPAIR, AT CONTRACTOR'S EXPENSE, ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED EXISTING UTILITIES, IMPROVEMENTS OR FEATURES OF WHATEVER NATURE, TO THEIR ORIGINAL CONDITION WHETHER SHOWN ON THE DRAWINGS OR NOT.

9. VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND SPECIAL STRUCTURAL SUPPORT REQUIREMENTS WITH EQUIPMENT MANUFACTURERS BEFORE INSTALLING BACKING PLATES AND SUPPORT.

10. THE USE OF THE WORD "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED AND CONNECTED, WHERE SO REQUIRED, U.N.O.

11. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES, AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.

12. THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON SITE DURING INSPECTIONS.

SHEET INDEX

PROJECT SCOPE

INSTALL NEW POSTS, GLASS RAILING, AND TOP RAIL AT 19 TOWNHOUSE UNITS AT BUILDINGS 1, 2, & 3/ LOTS 56 - 74 (APNS 046-331-02 THROUGH 046-331-20) AND REPAIR A DECK SUPPORT JOIST AT BUILDING 1 / LOT 57 (APN 046-331-03)

PROJECT DATA

APN:	046-34-124
ZONING:	RM-4
OCCUPANCY CLASSIFICATION:	R-3
CONSTRUCTION TYPE:	VB
SPRINKLERED:	no

1 SITE PLAN

Scale: 1/32" = 1'-0"

CONTACTS

OWNERS
SAND DOLLAR BEACH TOWN HOUSE ASSOCIATION
C/O KING MANAGEMENT
2425 PORTER STREET, SUITE 15
SOQUEL CA 95073
831.475.9100
www.kingmanagement.net

APPLICANT
KEN HART
SWIFT CONSULTING SERVICE
500 CHESTNUT STREET, SUITE 100
SANTA CRUZ, CA 95060
831.459.9992 X102
ken@swiftconsultingservice.com

STRUCTURAL ENGINEER
KERDAR DESIGN
2070 N BROADWAY #5214
WALNUT CREEK, CA 94596
628.213.4154
www.kerdardesign.com

SAND DOLLAR BEACH

THE SHORELINE
LA SELVA BEACH, CA 95076

SAND DOLLAR BEACH PROPERTY OWNERS ASSOCIATION

GLASS RAILING & OTHER RETROFITS

THE SHORELINE
LA SELVA BEACH, CA 95076 APN: 046-341-24

BUILDINGS 1, 2, & 3 LOTS 56 - 74
APNS 046-331-02 through 046-331-20

SITE PLAN
VICINITY MAP
GENERAL NOTES

SCALE	1/32" = 1'-0"
DATE	20 June 2024

1

STRUCTURAL ABBREVIATION

A	A.B.	ANCHOR BOLT
	AC	ALASKA CEDAR (WOOD)
	ABT	ABOUT
	ABV	ABOVE
	ADD'L	ADDITIONAL
	ADJ.	ADJACENT
	ALT.	ALTERNATE
	AMP.	AMPLITUDE
	AGGR.	AGGREGATE
	APPROX.	APPROXIMATE(LY)
	ARCH.	ARCHITECT(URE)(URAL)
B	BD	BOARD
	BF	BRACED FRAME
	B.F.	BOUNDARY FASTENER
	B.L.	BOTTOM LOWER
	BLDG	BUILDING
	BLK	BLOCK
	BLKG	BLOCKING
	BM	BEAM
	B.N.	BOUNDARY NAIL(ING)
	BOT.	BOTTOM
	B.O.	BOTTOM OF
	B.O.C.	BOTTOM OF CONCRETE
	B.O.F.	BOTTOM OF FOOTING
	B.O.S.	BOTTOM OF STEEL
	BRG	BEARING
	B.S.	BOTH SIDES
	BSMT	BASEMENT
	B.U.	BOTTOM UPPER
	BTHN	BETWEEN
C	C	CHANNEL (STEEL SHAPE)
	CFS	COLD-FORMED STEEL
	CIDH	CAST-IN-DRILLED HOLE
	C.I.P.	CAST-IN-PLACE
	C.J.	CONSTRUCTION JOINT
	C.J.P.	COMPLETE JOINT PENETRATION (GROOVE WELD)
	CLG	CEILING
	CLR	CLEAR, CLEARANCE
	CLT	CROSS-LAMINATED TIMBER
	C.M.U.	CONCRETE MASONRY UNIT
	COL.	COLUMN
	COLL.	COLLECTOR
	CONC.	CONCRETE
	CONN.	CONNECTION
	CONST.	CONSTRUCT (ING)(ION)
	CONT.	CONTINUOUS
	CONTR.	CONTRACT(OR)
	CRVD.	CURVED
	C.P.	COMPLETE PENETRATION (WELD)
	CST.	CONSTRUCTION
	CTR	CENTER, CENTRAL
	CTSK	COUNTERSINK
	CHT	COUNTERWEIGHT
	CVN	CHARPY V-NOTCH
D	d	PENNY WEIGHT (NAIL)
	D2L	NELSON WELDED REBAR
	D.B.A.	DEFORMED BAR ANCHOR
	DBL.	DOUBLE
	DEMO.	DEMOLITION
	DTL	DETAIL
	DF	DOUGLAS FIR (WOOD)
	DIA.	DIAMETER
	DIAG.	DIAGONAL
	DIM.	DIMENSION
	DISCONT.	DISCONTINUOUS
	DN	DOWN
	DO	DITTO
	DP	DEEP
	DWG	DRAWING
E	(E)	EXISTING
	EA.	EACH
	E.F.	EACH FACE
	E.G.	SUCH AS
	EL.	ELEVATION
	ELEC.	ELECTRICAL
	ELEVR	ELEVATOR
	E.J.	EXPANSION JOINT
	EMBED.	EMBEDMENT
	E.N.	EDGE NAIL(ING)
	E.O.	EDGE OF
	E.O.S.	EDGE OF SLAB
	E.P.S.	EXPANDED POLYSTYRENE
	EQ.	EQUAL (EQUIVALENT)
	EQ. SP.	EQUALLY SPACED
	EQUIP.	EQUIPMENT
	E.S.	EACH SIDE
	E.W.	EACH WAY
	E.W.E.F.	EACH WAY, EACH FACE
	E/W	EAST/WEST
	EXP.	EXPANSION
	EXT.	EXTERIOR
F	FB	FLAT BAR (STEEL SHAPE)
	F.D.	FLOOR DRAIN
	FDN	FOUNDATION
	F.F.	FAR FACE OR FIELD FASTENER
	FIN.	FINISH(ED)
	FLG.	FLANGE
	FLR	FLOOR
	F.N.	FIELD NAIL
	F.O.	FACE OF
	F.O.C.	FACE OF CONCRETE
	F.O.S.	FACE OF STUD OR FACE OF STEEL
	F.P.	FULL PENETRATION (WELD)
	FPRF.	FIREPROOFING
	FRMG	FRAMING
	F.S.	FAR SIDE
	FT	FEET OR FOOT
	FTG.	FOOTING
G	ga	GAUGE
	GALV.	GALVANIZED
	GAR.	GARAGE
	G.B.	GRADE BEAM
	G.C.	GENERAL CONTRACTOR
	GEN.	GENERAL
	GLB	GLUED LAMINATED TIMBER BEAM
	GLC	GLUED LAMINATED TIMBER COLUMN
	GR.	GRADE
	GYP.	GYPSUM
H	(H), HORIZ.	HORIZONTAL
	H.C.T.	HOLLOW CLAY TILE
	HD	HOLDOHN
	H.D.G.	HOT-DIP GALVANIZED
	HDPE	HIGH-DENSITY POLYETHYLENE
	HDR	HEADER
	HGR	HANGER
	HK	HOOK
	H.S.	HEADED STUD OR HIGH STRENGTH (BOLT)
	HSS	HOLLOH STRUCTURAL SECTION
	HT	HEIGHT
I	I.D.	INSIDE DIAMETER
	I.E.	THAT IS, SPECIFICALLY
	I.F.	INSIDE FACE
	IN.	INCH
	INCL.	INCLUDED
	INFO.	INFORMATION
	INSP.	INSPECTION
	INSUL.	INSULATION
	INT.	INTERIOR
	IRREG.	IRREGULAR
J	JCT.	JUNCTION
	JST	JOIST
	JT, JNT	JOINT
K	K	kip (1,000 pounds)
	K.D.	KILN DRIED
	KSI	KIPS PER SQUARE INCH
	KSF	KIPS PER SQUARE FOOT
L	L	ANGLE (STEEL SHAPE)
	LB.	POUND
	LGS	LIGHT-GAUGE STEEL
	L.L.B.B.	LONG LEGS BACK TO BACK
	L.L.H.	LONG LEG HORIZONTAL
	L.L.V.	LONG LEG VERTICAL
	LMBR	LUMBER
	L.S.	LONG SLOTTED (HOLE)
	LSL	LAMINATED STRAND LUMBER
	LSLH	LONG SLOTTED (HOLE) W/ LONG AXIS HORIZ.
	LSLT.	LONG SLOTTED (HOLE)
	LSLV	LONG SLOTTED (HOLE) W/ LONG AXIS VERT.
	LTWT	LIGHTWEIGHT
	LVL	LEVEL OR LAMINATED VENEER LUMBER
	LWC	LIGHTWEIGHT CONCRETE
M	MANUF.	MANUFACTURER
	MATL	MATERIAL
	MAX.	MAXIMUM (NO MORE THAN; AT MOST)
	M.B.	MACHINE BOLT
	MC	MISCELLANEOUS CHANNEL (STEEL SHAPE)
	MECH.	MECHANICAL
	MEP	MECHANICAL, ELECTRICAL, PLUMBING
	MEZZ.	MEZZANINE
	MF	MOMENT FRAME
	MFR	MANUFACTURE®
	M.I.	MALLEABLE IRON
	MIN.	MINIMUM (NO LESS THAN; AT LEAST)
	MISC.	MISCELLANEOUS
	MOD.	MODIFY)(ICATION)
	MT	MISCELLANEOUS TEE (STEEL SHAPE)
	MTL	METAL
N	N	NORTH
	(N)	NEW
	N/A	NOT APPLICABLE
	N.F.	NEAR FACE
	N.I.C.	NOT IN CONTRACT
	NO.	NUMBER
	NOM.	NOMINAL
	N&FS	NEAR & FAR SIDE
	N.T.S.	NOT TO SCALE
	NR	NEAR
	N.S.	NEAR SIDE/ NONSHRINK
	N/S	NORTH/SOUTH
	N.W.	NORMAL WEIGHT
	NWC	NORMAL WEIGHT CONCRETE
O	O.C.	ON CENTER
	O.D.	OUTSIDE DIAMETER
	O.F.	OUTSIDE FACE
	OG	OPEN GRAIN (REDWOOD)
	O.H.	OPPOSITE HAND
	OPG, OPNG	OPENING
	OPP.	OPPOSITE
	ORIG.	ORIGINAL
	O.S.	OVERSIZED (HOLE)
P	P.A.F.	POWDER ACTUATED FASTENER(S)
	PC, PCS	PIECE, PIECES
	PCF	POUNDS PER CUBIC FOOT
	PCI	POUNDS PER CUBIC INCH
	P.D.	POWDER DRIVEN
	P.D.F.	POWDER DRIVEN FASTENER(S)
	P.E.F.	(PLYWOOD) PANEL EDGE FASTENER
	P.E.N.	(PLYWOOD) PANEL EDGE NAILING
	PERF.	PERFORATED
	PIPE-X	EXTRA STRONG PIPE
	PIPE-XX	DOUBLE EXTRA STRONG PIPE
	P.J.P.	PARTIAL JOINT PENETRATION (GROOVE WELD)
	PL	PLATE
	P.L.	PROPERTY LINE
	PLWD., PLW'D	PLYWOOD
	P.P.	PARTIAL PENETRATION (WELD)
	PREFAB.	PREFABRICATED
	PRELIM.	PRELIMINARY
	PRESTR.	PRESTRESSED
	PREV.	PREVIOUS(LY)
	PROJ.	PROJECT(ED)(ING)(ION)
	PSF	POUNDS PER SQUARE FOOT
	PSI	POUNDS PER SQUARE INCH
	PSL	PARALLEL STRAND LUMBER
	PT	POINT
	P.T.	POST-TENSION(ED)(ING)
R	(R)	REUSED
	RAD.	RADIUS
	RB	ROUND BAR (STEEL SHAPE)
	R.C.	REINFORCED CONCRETE
	REINF.	REINFORC(ED)(ING)
	REBAR	REINFORCING BAR
	REF.	REFERENCE
	REQ'D	REQUIRED
	RET.	RETAINING
	REV.	REVIS(E)(ION)
	RF	ROOF
	RFG	ROOFING
	RND	ROUND
	R.O.	ROUGH OPENING
	RW	REDWOOD
S	S.A.D.	SEE ARCHITECTURAL DRAWINGS
	S.B.	SOLID BLOCKING
	S.C.D.	SEE CIVIL DRAWINGS
	SCHED.	SCHEDULE
	SECT.	SECTION
	S.E.D.	SEE ELECTRICAL DRAWINGS
	SEP.	SEPARATION
	SFHCS	SOCKET FLAT HEAD CAP SCREW
	SHT	SHEET
	SHTG	SHEATHING
	SIM.	SIMILAR
	S.L.B.B.	SHORT LEGS BACK TO BACK
	S.L.D.	SEE LANDSCAPE DRAWINGS
	SLRS	SEISMIC LOAD RESISTING STSTEM
	S.M.D.	SEE MECHANICAL DRAWINGS
	S.M.S.	SHEET METAL SCREW
	S.O.G.	SLAB ON GRADE
	SP	SOUTHERN PINE (WOOD)
	SPC.	SPAC(ES)(ING)
	S.P.D.	SEE PLUMBING DRAWINGS
	SPEC(S).	SPECIFICATION(S)
	SQ.	SQUARE
	S.S.	STAINLESS STEEL
	S.S.	SHORT SLOTTED (HOLE)
	SSLT.	SHORT SLOTTED (HOLE)
	ST	AMERICAN STANDARD TEE (STEEL SHAPE)
	STAG.	STAGGER(ED)
	STAGG.	STAGGER(ED)
	STD	STANDARD
	STFNR.	STIFFENER
	STL	STEEL
	STRUC.	STRUCTURAL
	SUP.	SUPPORT
	SUSP.	SUSPENDED
	SYM., SYMM.	SYMMETRICAL
T	T&B	TOP & BOTTOM
	T&G	TONGUE & GROOVE
	T.B.D.	TO BE DETERMINED
	TD	TIE DOWN
	THD	THREADED
	THK	THICK(NESS)
	THRD	THREADED
	THRU	THROUGH
	T.L.	TOP LOWER
	T.N.	TOE NAIL
	T.O.	TOP OF
	T.O.C.	TOP OF CONCRETE ELEVATION
	T.O.F.	TOP OF FOOTING
	T.O.S.	TOP OF STEEL
	TS	TUBE STEEL
	T.U.	TOP UPPER
	TYP.	TYPICAL
U	U.O.N.	UNLESS OTHERHISE NOTED
	URM	UNREINFORCED MASONRY
V	(V), VERT.	VERTICAL
	VOL.	VOLUME
	V.I.F.	VERIFY IN FIELD
	V.W.M.	VERIFY W/ MANUF.
W	W/	WITH
	WD	WOOD
	WF	WIDE FLANGE
	W.H.	WEB HORIZONTAL
	W/IN	WITHIN
	WKG	WORKING
	W.O.	WHERE OCCURS
	W/O	WITHOUT
	W.P.	WORK POINT
	WPFG	WATERPROOFING
	WT	WIDE-FLANGE TEE (STEEL SHAPE)
	WT.	WEIGHT
	W.W.F.	WELDED WIRE FABRIC
X	XS	EXTRA STRONG (PIPE)
	XXS	DOUBLE EXTRA STRONG (PIPE)

SPECIAL CHARACTERS

&	AND
@	AT
℄	CENTER LIN
Ø	DIAMETER OR ROUND

OTHER ABBREVIATIONS (PRODUCT ABBREVIATIONS):

- FOR WOOD FRAMING FASTENER AND CONNECTOR ABBREVIATIONS, SEE SIMPSON STRONG-TIE WOOD CONSTRUCTION CONNECTORS CATALOG (available at www.strongtie.com).
- FOR POWDER-DRIVEN FASTENERS AND CONCRETE ANCHOR ABBREVIATIONS, SEE HILTI NORTH AMERICAN PRODUCT TECHNICAL GUIDE (available at www.us.hilti.com) AND SIMPSON STRONG-TIE ANCHOR SYSTEMS CATALOG (available at www.strongtie.com).
- FOR LIGHT-GAUGE STEEL CONNECTOR ABBREVIATIONS, SEE STEEL NETWORK LIGHT STEEL FRAMING CONNECTION CATALOG (available at www.steelnetiwork.com) AND SIMPSON STRONG-TIE COLD-FORMED STEEL CONNECTORS CATALOG (available at www.strongtie.com).
- FOR ENGINEERED WOOD PRODUCT ABBREVIATIONS, SEE iLEVEL CATALOG (available at www.ilevel.com), LP BUILDING PRODUCTS CATALOG (available at www.lpcorp.com), REDBUILT CATALOG (available at www.redbuilt.com), AND STANDARD STRUCTURES, INC., CATALOG (available at www.standardstructures.com).

STRUCTURAL DRAWING SHEET INDEX

Sand Dollar Beach

The Shore Line
La Selva Beach, CA 95076

KERDAR DESIGN
ELEGANCE + SUSTAINABILITY + PERFORMANCE

2070 N Broadway # 5214
Walnut Creek, CA 94596
www.kerdardesign.com

SEAL

REGISTERED PROFESSIONAL ENGINEER
HOSEIN KERDAR
C 85864
EXP. 9-30-24
CIVIL
STATE OF CALIFORNIA

ISSUES	DATE
CONSTRUCTION DOCUMENTS	6/20/2024

# REVISION LIST	DATE

Glass Railing & Other Retrofits

KD PROJECT NO.:	23_035
DATE:	6/20/2024
DRAWN BY:	HK
CHECKED BY:	HK
SCALE:	AS NOTED

SHEET TITLE:

STRUCTURAL ABBREVIATIONS & SHEET INDEX

SHEET NO.:

S1.01

If this drawing is not 24"x36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch: |_____|

STRUCTURAL NOTES

DIVISION 01: GENERAL CONDITIONS
SECTION A: GENERAL REQUIREMENTS

1. These structural drawings are copyrighted instruments of service of Kerdar Design (KD), for sole use for this project.
2. The Structural Drawings show the structural features. Some dimensions and elevations are defined on the Architectural Drawings. See Architectural and other project drawings for finishes, depressions, curbs, openings, inserts and other features that need to be coordinated with these drawings.
3. Verify all existing conditions and proposed dimensions at the job site. Compare structural drawings with architectural, mechanical, and electrical and plumbing drawings before commencing work. Notify Architect of any discrepancies and do not proceed with affected work until they are resolved.
4. Do not scale the drawings to determine dimensions, instead use written dimensions. Where no dimension is provided, consult with the Architect for clarification before proceeding with the work. Where member locations are not specifically dimensioned, members are either located on column lines, or equally spaced between members on column lines or between members otherwise located.
5. Unless otherwise shown or noted, all typical details shall be used where applicable. All details shall be considered typical at similar conditions.
6. Safety Measures:
   a. Contractor is solely and completely responsible for job site conditions including safety of people and property, and for all necessary independent engineering reviews of these conditions.
   b. Install shoring and bracing of soil, and of existing and new structures, where needed to adequately support imposed vertical and lateral loads. Maintain shoring and bracing until the new structure can support the anticipated loads. Submit shoring calculations by independent engineer for information only.
   c. Underpinning and/or shoring is required at all excavations adjacent to, and to elevations below, existing foundations, and where partial removal of existing foundations is called for on the drawings. Submit underpinning calculations by independent engineer for information only.
   d. Engineer's job site visits are not intended to include review of adequacy of Contractor's safety measures.
7. Any openings, holes, cuts or discontinuities not shown on the structural drawings and extending into or through structural elements require Engineer's prior approval and may require special structural detailing.

SECTION B: STRUCTURAL TESTING, INSPECTION, AND OBSERVATION

1. Tests and inspections for all items will be provided as required by California Building Code and all applicable local ordinances.
2. The owner will retain an independent testing agency to perform all required testing and inspections.
3. The Contractor is responsible for coordinating with Owner's Testing Agency and Special Inspector to schedule all required tests and inspections.
4. The following specific items shall be inspected and/or tested by the testing agency:
   a. Placement of concrete.
   b. Concrete compressive strength
   c. CMU prism tests.
   d. Placement of reinforcing and grout in CMU.
   e. Reinforcing bars and threaded rods epoxy-grouted into existing concrete or CMU.
   f. Mechanical couplers, torque-tested to verify installation to Manufacturer's recommended torque values.
   g. All structural welding . All complete penetration welds be non-destructively tested by ultrasonic or radiolographic methods unless otherwise noted in drawings.
   h. All bolted connections, including special requirments for high strength bolting.
   i. Wood framing, including shear walls (nailing, sheathing thickness, clips hold-downs), floor and roof nailing, collectors, chords, lumber grade, size and connections.

SECTION C: STRUCTURAL DESIGN BASIS

1. Design is based on the 2022 California Building Code and applicable local ordinances.
2. Design vertical live loads (unfactored loads not including live load reductions):
   a. Roof Live Load 20 psf

SECTION D: DESIGN-BUILD CRITERIA

1. General:
   a. Submit shop drawings and structural calculations for all design-build items, stamped and signed by a California-licensed Civil or Structural Engineer.
2. Design-build metal stairs:
   a. Shall satisfy deflection compatibility with the primary structure under seismic loads and shall maintain egress function after a code design-basis earthquake. Assume a maximum allowable code drift of 2.0% unless otherwise noted.
3. Cladding and glazing:
   a. Shall accommodate interstory seismic drifts of at least 2.0% without damage that could result in falling hazards or injuries. At half this drift limit, the cladding and glazing must remain weathertight and be substantially free of damage.
   b. Design-build metal stud and mullion out-of-plane deflections shall not exceed L/240 for exterior facades under code minimum design loads, unless designer demonstrates that facade can accommodate greater deflections without loss of watertightness.
4. Interior partitions:
   a. Out-of-plane deflection shall not exceed L/240.
   b. Elevator shaft walls shall be designed for elevator "piston effect" pressures defined by the elevator manufacturer.
5. Mechanical, electrical, plumbing and fire protection systems and equipment:
   a. Contractor is responsible for vertical and lateral support and anchorage of all equipment and utilities, and transfer of such forces back to primary structural elements shown on the structural drawings.
   b. Support and bracing shall be designed to comply with CBC and ASCE 7, Chapter 13 .
   c. Lateral seismic design forces on all life-safety systems and equipment shall be increased by an importance factor of 1.50.
   d. Shop drawings and structural calculations shall be submitted for support and bracing of all floor-mounted equipment over 400 pounds and all ceiling-hung equipment over 100 pounds.
   e. Pipes, conduits and ducts: Unless specifically designed by a California-licensed Civil or Structural Engineer, bracing shall conform to Seismic Hazard Level A in SMACNA "Seismic Restraint Manual: Guidelines for Mechanical Systems," most recent edition, except:
      - Bracing of life-safety systems and components shall be increased by 50% (importance factor = 1.50).
      - Hangers 12 inches or less in length shall be capable of swaying at least 30 degrees out of plumb in either direction without losing strength, unless augmented by seismic bracing.
      - Ducts four square feet or greater in cross-sectional area shall be braced.
      - Pipes:
        1. Brace all pipes containing gas or liquid fuel.
        2. Brace all pipes 1-1/4 inch nominal diameter or greater in boiler, electrical and mechanical rooms.
        3. Brace all other pipes 2-1/2-inch nominal diameter or greater.
        4. Fire sprinkler pipe bracing shall comply with both ASCE 7, Chapter 13, and NFPA 13.

DIVISION 31: EARTHWORK
SECTION 31 60 00: FOUNDATIONS

1. The foundation design is based on minimum allowable pressures as there is no geotechnical report available for the project.
2. Foundation design criteria:
   - Spread Footings, Grade Beams, Mat Foundation
   - Allowable Bearing Pressure
     1. Dead + Live 1500 psf
     2. Seismic 1500 psf
   - Friction Coeff. N/A
   - Passive Pressure 100 psf/ft
3. Except where otherwise shown, excavations shall be made as near as possible to the neat lines required by the size and shape of the structure. Foundations may to the be poured without the use of side forms where possible. If the trenches cannot stand, fully form sides to dimensions shown.
4. Do not allow water to stand in trenches. If bottoms of trenches become softened due to rain or other water before concrete is cast, excavate softened material and replace with properly compacted backfill or concrete at no cost to the owner.

DIVISION 03: CONCRETE
SECTION 03 20 00: REINFORCING STEEL

1. All mild-steel reinforcing steel shall have a minimum yield stress (Fy) of 60 ksi (420 MPa). For additional requirements see Specifications.
2. T-heads:
   a. T1-Head: End anchorage plate with net area at least 4 times reinforcing bar area.
   b. T2-Head: End anchorage plate with net area at least 9 times reinforcing bar area.
   c. T2-heads shall be used unless otherwise noted on the drawings.
3. Anchor Bolts and Rods (unless otherwise noted on the drawings):
   a. Wood Framing:
      1. Typical anchor bolts for wood sills and ledgers: ASTM F1554 Gr. 36, A36 or A3 07.
      2. Hold down anchor bolts for single-piece hardware such as Simpson HDU or SHSU: ASTM F1554 Gr. 36, A36, or A307.
   b. Steel Framing:
      1. Anchor rods for typical base plates and steel connections: F1554, Gr. 55.
      2. Anchor rods for braced frame: ASTM A449 Gr. 105, F1554 Gr. 105, or A193 Gr. B7 115 ksi.
4. Concrete Cover: Unless otherwise shown on the drawings, maintain coverage to face of reinforcing bars as follows:

Location	Clear Cover
Cast Against Earth	3"
Slab-on-grade over earth or VB	2"
Exposed to earth or weather:	
PT Slabs	1"
#5 & Smaller	1-1/2"
#6 & Larger	2"
Not exposed to earth or weather:	3/4"
Beam Reinforcement	1-1/2"
Column Reinforcement	1-1/2"

Notes: Tolerances per ACI 117, except that clear cover may not be reduced in fire rated members or assemblies.

SECTION 03 25 00: CONCRETE AND MASONRY ANCHORS

1. Epoxy dowels in concrete:
   a. Owner's Testing Agency to verify diameter, depth and cleanliness of drilled holes.
   b. Owner's Testing Agency to torque test all epoxy-grouted threaded rods and bolts:

Item	Torque (ft-lbs)
1/2" Dia. Thrd Rod	20
5/8" Dia. Thrd Rod	30
3/4" Dia. Thrd Rod	45
7/8" Dia. Thrd Rod	60
1" Dia. Thrd Rod	80

   c. Owner's Testing Agency to test 25% of the first 100 dowels installed in direct tension to the following values:

Item	Tension (lbs)	Item	Tension (lbs)
#3 bar	5,000	3/8" Thrd. Rod	3,500
#4 bar	9,000	1/2" Thrd. Rod	6,000
#5 bar	14,000	5/8" Thrd. Rod	9,000
#6 bar	20,000	3/4" Thrd. Rod	12,000
#7 bar	27,000	7/8" Thrd. Rod	18,000
#8 bar	36,000	1" Thrd. Rod	22,000

   d. If testing of the first 100 dowels results in a "pass" rate of 95% or better, sampling may be reduced to 10% of the remaining work.
2. Mechanical anchors: Owner's Testing Agency to make periodic inspections during anchor installation to verify anchor type and dimensions, concrete thickness and type (normal weight vs. lightweight), anchor embedment, and adherence to manufacturer's installation instructions.

SECTION 03 30 00: CAST-IN-PLACE CONCRETE

1. Concrete Mix Schedule:

Location	f'c (psi)	Age (days)	Aggregate Type	Aggregate max. Size
FDN	4,000	28	Normal	3/4" - 1"

DIVISION 04: MASONRY
SECTION 04 20 00: CONCRETE UNIT MASONRY

1. Specified compressive strength of masonry, f'm: 1,500 psi.
   a. Concrete/Clay masonry units (CMU) shall have a minimum net area compressive strength of 1,900 psi.
   b. Mortar shall conform to ASTM C270, Type M or S, and attain minimum compressive strength of 1,800 psi at 28 days.
   c. Grout shall conform to ASTM C476 and attain a minimum compressive strength of 2,500 psi at 28 days.

DIVISION 05: METALS
SECTION 05 12 00: STRUCTURAL STEEL

1. Structural steel wide-flange shapes shall conform to ASTM A913 or ASTM A992 (Fy = 50 ksi).
2. Pipe sections shall conform to ASTM A53, Type E or S, Grade B (Fy = 35 ksi). Finish black, except where required to receive hot-dip galvanized coating.
3. Round HSS shal l conform to ASTM A500 Grade B (Fy = 42 ksi); ASTM A847 (Fy = 50 ksi) may be substituted.
4. Square or rectangul ar HSS shall conf orm to ASTM A500 Grade C (Fy = 46 ksi); ASTM A847 (Fy = 50 ksi) may be substituted.
5. HP sections shall conform to A572 Grade 50.
6. M and S sections shall conform to ASTM A36 (Fy = 36 ksi).
7. Structural steel channels, angles and miscellaneous iron shall conform to ASTM A36 (Fy = 36 ksi); ASTM A572 Grade 50 may be substituted.
8. Non-seismically loaded structural steel plates and bars:
   a. ASTM A36 (Fy = 36 ksi) ; ASTM A572 Grade 50 may be substituted.
9. Seismically loaded structural steel plates and bars:
   a. ASTM A57 2 Grade 50 meeting minimum notch toughness requirements.
   b. Seismically loaded plates include, but are not limited to, gusset and connection plates in braced frames, splice plates in collectors, continuity plates in moment frames and any other plate designated "SLRS" or "CVN tough" on the drawings.
10. Steel floor plates shall conform to ASTM A786 , with mechanical properties of ASTM A36.
11. Sheet steel shall conform to ASTM A570 or A606.
12. "Group A" or "A325 " indicates a high- strength bolt assembly conforming t o ASTM A325 Type 1 or F1852, with ASTM A563 heavy hex nuts and ASTM F436 or F959 Grade 325 washers as required by RCSC. ASTM A325 Type 3 bolts may be substituted only where hot-dip galvanizing is not required.
13. "Group B" or "A490" indicates a high-strength bolt assembly conforming t o ASTM A490 or F2280, with ASTM A563 heavy hex nuts and ASTM F436 or F959 Grade 490 washers as required by RCSC.
14. All high-strength bolts shall be fully pretensioned unless otherwise noted. Bolts other than high-strength shall be installed snug-tight.
15. For anchor bolt material, see Section 03 20 00 , Reinforcing Steel.
16. Threaded studs and headed shear studs shall conform to AWS D1.1, and shall be carbon steel studs conforming to ASTM A108 Grades 1010 through 1020, unless otherwise noted. Stud bases shall be full-fusion arc welded. Stud welding through metal deck and all other configurations shall be qualified through tests per AWS D1.1, Section 7.6 - 7.8 . Where stainless steel studs are required by the Notes or Drawings, studs to be post-annealed as required to prevent brittle failure.
17. All welds to structural steel shall be CVN tough demand-critical welds, complying with AWS D1.8.

DIVISION 06: WOOD
SECTION 06 10 00: ROUGH CARPENTRY

1. Wood connector callouts on the Drawings refer to Simpson Strong-Tie Connectors unless otherwise noted. Other manufacturer's connectors may only be used if approved as an equal or better substitution, substantiated by evaluation service reports and Simpson- equivalent reference numbers and labels. Unless otherwise shown on the Drawings:
   a. Fill all fastener holes with the maximum number, diameter and length of fasteners (nails, bolts, etc.).
   b. For straps where manufacturer offers nailed or bolted alternatives, install nails.
2. All machine bolts through wood shall be ASTM A307, installed through holes 1/16 inch larger than diameter of bolt. Provide washers under all bolt heads and nuts bearing on wood. Provide malleable iron washers (ASTM A47) unless otherwise shown on the drawings. Provide standard steel cut washers (ASTM F844) only where specifically allowed on the drawings.
3. All wood and wood products in contact with concrete or masonry shall be pressure-treated.
4. Corrosion-resistant fasteners and washers shall be used where exposed to weather or soil, or in contact with pressure-preservative-treated or fire-retardant-treated wood. Refer to the Specifications for additional requirements.

SECTION 06 11 00: FRAMING LUMBER

1. All framing lumber shall be Douglas Fir-Larch graded per WCLIB Grading Rules. All lumber shall be surfaced dry (SD, MC 19 or less) or kiln dried (KD, MC 19 or less), except that heavy timber posts may be surfaced green. Plywood edge nail spacing in surfaced green posts shall be decreased by one third (i.e., number of nails increased 50%). MC = Maximum moisture content at initial use, in percent.
2. Grading:

Item	Sizes	Grade
Studs & Posts	2x4	No. 1
	Other 2x, 3x	No. 1
	4x, 6x, 8x	No. 1
Sill & Top Plates	2x, 3x, 4x	No. 1 or Construction
Joists	2x	No. 1
Beams	3x, 4x, 6x, 8x	No. 1
T&G Decking	Any	Select
Ledgers	2x	No. 1
	3x, 4x, 6x	No. 1
Blocking & Nailing	2x, 3x, 4x, 6x	Construction
Plates & Misc.	Any	No. 2 or Construction

3. See Project Drawings for bridging and blocking requirements.
4. Refer to minimum fastening schedule in CBC Table 2304.10.2, except where more restrictive requirements are given on the drawings.

SECTION 06 12 00: WOOD STRUCTURAL PANELS: PLYWOOD AND ORIENTED STRAND BOARD (OSB)

1. Roof sheathing to be ½" nominal (15/32" actual) APA-rated sheathing, Exposure 1, with span rating of 32/16 unless otherwise noted on the drawings.
2. Floor sheathing to be 3/4" nominal (23/32" actual) APA-rated Sturd-I-Floor, Exposure 1, with span rating of 24 OC, or 3/4" nominal (23/32" actual) APA-rated T&G Sheathing, Exposure 1, with span rating of 48/24, unless otherwise noted on the drawings. Tongue and groove edges may be omitted where edges are blocked.
3. Wall sheathing to be 1/2" actual (15/32" nominal) APA-rated Structural I, Exposure 1, with span rating of 32/16, unless otherwise noted on the drawings.

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ISSUES	DATE
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# REVISION LIST	DATE

Glass Railing & Other Retrofits

KD PROJECT NO.:	23_035
DATE:	6/20/2024
DRAWN BY:	HK
CHECKED BY:	HK
SCALE:	AS NOTED

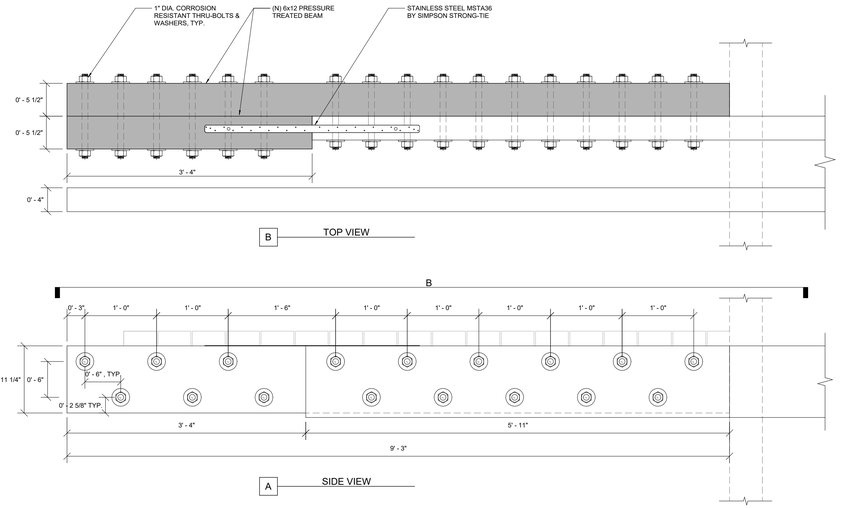
SHEET TITLE:
GENERAL NOTES

SHEET NO.:
S1.02

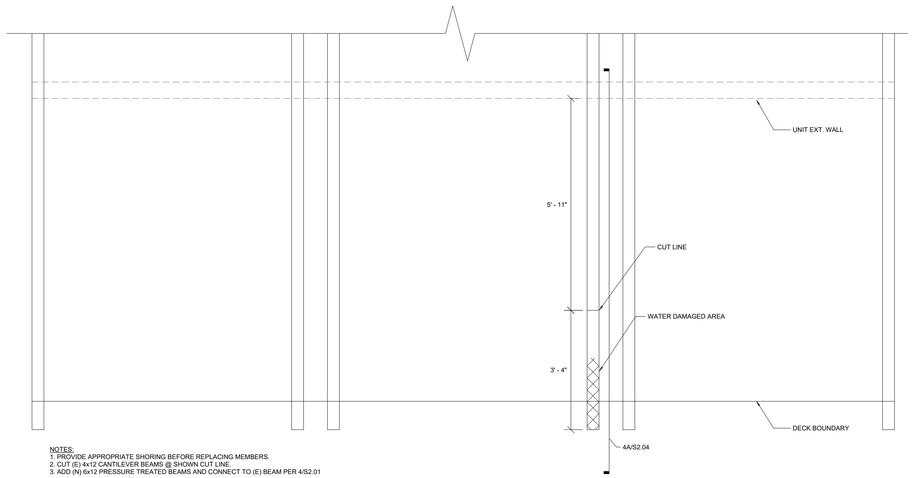
If this drawing is not 24"x36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch: ____

NOTE:
1. KERDAR DESIGN (KD) IS NOT RESPONSIBLE FOR WATERPROOFING OF THE NEW DECK AND SUGGEST USING APPROPRIATE AND BEST PRACTICES AND WATERPROOFING MEMBERS (FLASSHING, ETC.) TO AVOID FUTURE WATER DAMAGES.

2. KD RECOMMENDS COVER GLASS USA AS A VENDOR FOR PROVIDING MATERIAL AND PROFESSIONAL INSTALLATION OF GLASS VICE RAILING AND TEMPERED GLASS SYSTEM; PLEASE REACH OUT TO BEN SANCHEZ (ben@coverglasscal.com) FOR MORE INFORMATION.

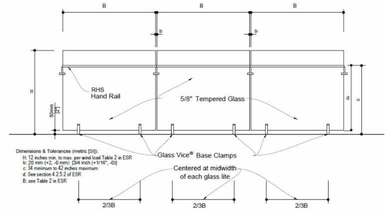


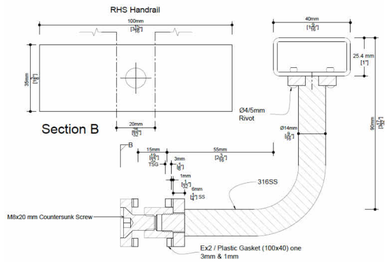
4 CANTILEVER BEAM RETROFIT DETAIL
1" = 1'-0"



NOTES:
1. PROVIDE APPROPRIATE SHORING BEFORE REPLACING MEMBERS.
2. CUT (E) 4x12 CANTILEVER BEAMS @ SHOWN CUT LINE.
3. ADD (N) 6x12 PRESSURE TREATED BEAMS AND CONNECT TO (E) BEAM PER 4/S2.01

3 UNIT 793 UPPER DECK CANTILEVER BM RETROFIT
1/2" = 1'-0"

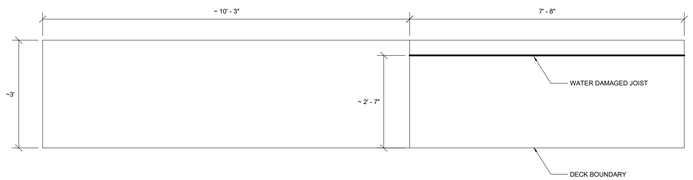




7 GLASS RAILING HANDRAIL
1/2" = 1'-0"

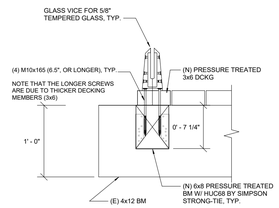
NOTES:
1. FOLLOWING DECKING SHOWS MILD SIGNS OF WATER DAMAGE ON TOP SURFACE AND WE RECOMMEND REPLACING THE DAMAGED DECKING WITH SAME DIMENSION (3x6) PRESSURE TREATED DECKING; ALTERNATIVELY REDWOOD COULD BE USED BUT NOTE THAT REDWOOD REQUIRES ANNUAL SEAL AND MAINTANENCE AND STILL IS NOT AS RESISTANT TO WATER DAMAGE AS PRESSURE TREATED MEMBERS.
2. WE RECOMMEND REPLACING ALL EDGE DECKING MEMBERS AS DUE TO CONTACT WITH WIRE MESH RAILING THE WATER DAMAGE IS MORE SIGNIFICANT.
3. LIST OF DECKS WITH PARTIAL TOP SURFACE WATER DAMAGE:
   - 701 UPPER DECK
   - 763 UPPER DECK
   - 797 LOWER DECK
   - 783 LOWER DECK
   - 773 LOWER DECK
   - 763 LOWER DECK
   - 757 LOWER DECK
   - 753 LOWER DECK
   - 745 LOWER DECK
   - 719 LOWER DECK
   - 709 LOWER DECK

6 NOTES ON DECKING RETROFIT
1/2" = 1'-0"

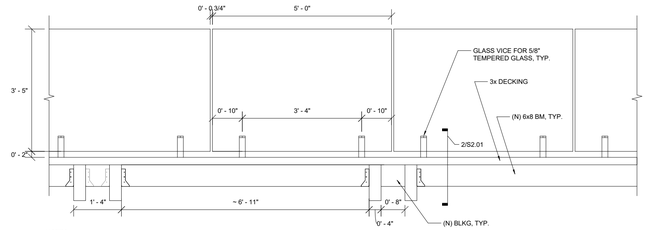


NOTES:
1. PROVIDE APPROPRIATE SHORING BEFORE REPLACING MEMBERS.
2. REPLACE THE WATER DAMAGED JST W/ (N) PRESSURE TREATED 4x12 JST AND CONNECT TO (E) TRANSVERSE BEAMS W/ LUS414 BY SIMSPSON STRONG-TIE AT EACH END OF THE JOIST.

5 UNIT 763 LOWER DECK JOIST RETROFIT
1/2" = 1'-0"



2 GLASS RAILING DETAIL
1" = 1'-0"



NOTES:
1. PROVIDE APPROPRIATE SHORING BEFORE REPLACING MEMBERS. THIS SOLUTION IS PROVIDED FOR UNITS 753, 783, 793, AND 797.
2. REMOVE THE (E) WOOD POST AND WIRE MESH GUARD RAIL SYSTEM BY UNBOLSING THE POSTS TO (E)4x12 CANTILEVER BEAMS.
3. REMOVE THE EDGE 3x6 DECKING AS WELL AS ANY OTHER WATER DAMAGED DECKING; REPLACE THE REMOVED DECKING W/ (N) PRESSURE TREATED 3x6 MEMBERS.
4. ADD (N) 6x8 PRESSURE TREATED BEAMS AND CONNECT TO (E) 4x12 BM W/ HUC68 BY SIMPSON STRONG-TIE. SEE 2/S2.01 FOR MORE INFO.
5. ADD 8" LONG 6x8 BLOCKING BETWEEN THE (E) 4x12 BM; ENSURE THE BLOCKING IS CONNECTED W/ HUC68 IN RARE CASE VICE IS LOCATED ABOVE.
6. INSTALL VICE PER 2/S2.01.
7. INSTALE HANDRAIL PER 7/S2.01.

1 GLASS RAILING PLAN
1/2" = 1'-0"

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Glass Railing & Other Retrofits

KD PROJECT NO.:	23_035
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SCALE:	AS NOTED

SHEET TITLE:
GLASS RAILING & RETROFIT MEMBERS & DETAILS

SHEET NO.:
S2.01