

LOT NO. 1
APN # 939-63-078
TRACT 11451
LEGAL DESCRIPTION TR 11451 LOT 1 UNIT 33
OF PROJECT LOCATED ON
AP 442-371-05 TOGETHER
WITH AN UND 1/54 INT IN LOT 1

CONSTRUCTION TYPE: VB
OCCUPANCY R-3
STORY 2
EXISTING HOUSE LIVING SPACE 4,380 SQ. FT
EXISTING GARAGE 563.6 SQ. FT

THERE IS NO EXISTING FIRE SPRINKLER
BUILT YEAR 1981

PROJECT INFORMATION

OWNER/PROJECT ADDRESS
Harkush IIC
50 Belcourt Dr #33,
Newport Beach, CA 92660
(949) 813-3114

ALL APPLICABLE CODES 2025

- C.B.C. 2025
- C.M.C. 2025
- C.P.C. 2025
- C.E.C. 2025
- C.R.C. 2025
- California Energy Code 2025
- Green Building Code 2025 AND CITY ORDINANCES

- SCOPE OF WORK
AS FOLLOW:
1. Remove the wall between the existing kitchen and the entryway, remove the walls between the kitchen dining room and living room to create an open concept layout.
 2. Remodel the existing kitchen App. 377 Sq.Ft.
 3. Demolish the existing bar area and convert it into a new Bath #05 App. 59 Sq.Ft.
 4. Convert existing family room to bedroom #04 190 SQ FT
 5. Remodel existing Bath #03 App. 57 Sq.Ft.
 6. Remodel existing Powder Bath #04 App. 45 Sq.Ft.
 7. Remodel existing M-Bath #01 App. 283 Sq.Ft.
 8. Remodel existing Bath #02 App. 78 Sq.Ft.
 9. Upgrade electrical panel to 200 amps
 10. Replace existing A/C condenser.
 11. Replace water heater.

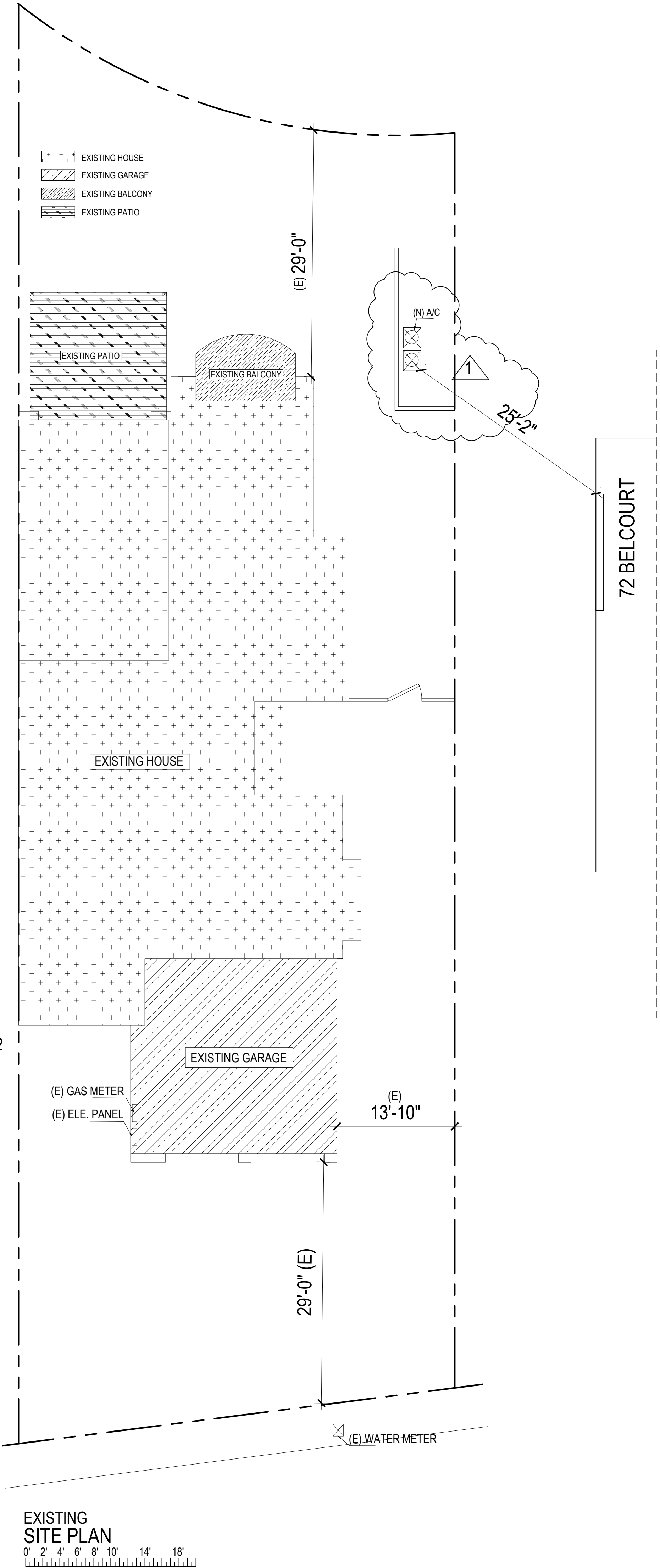
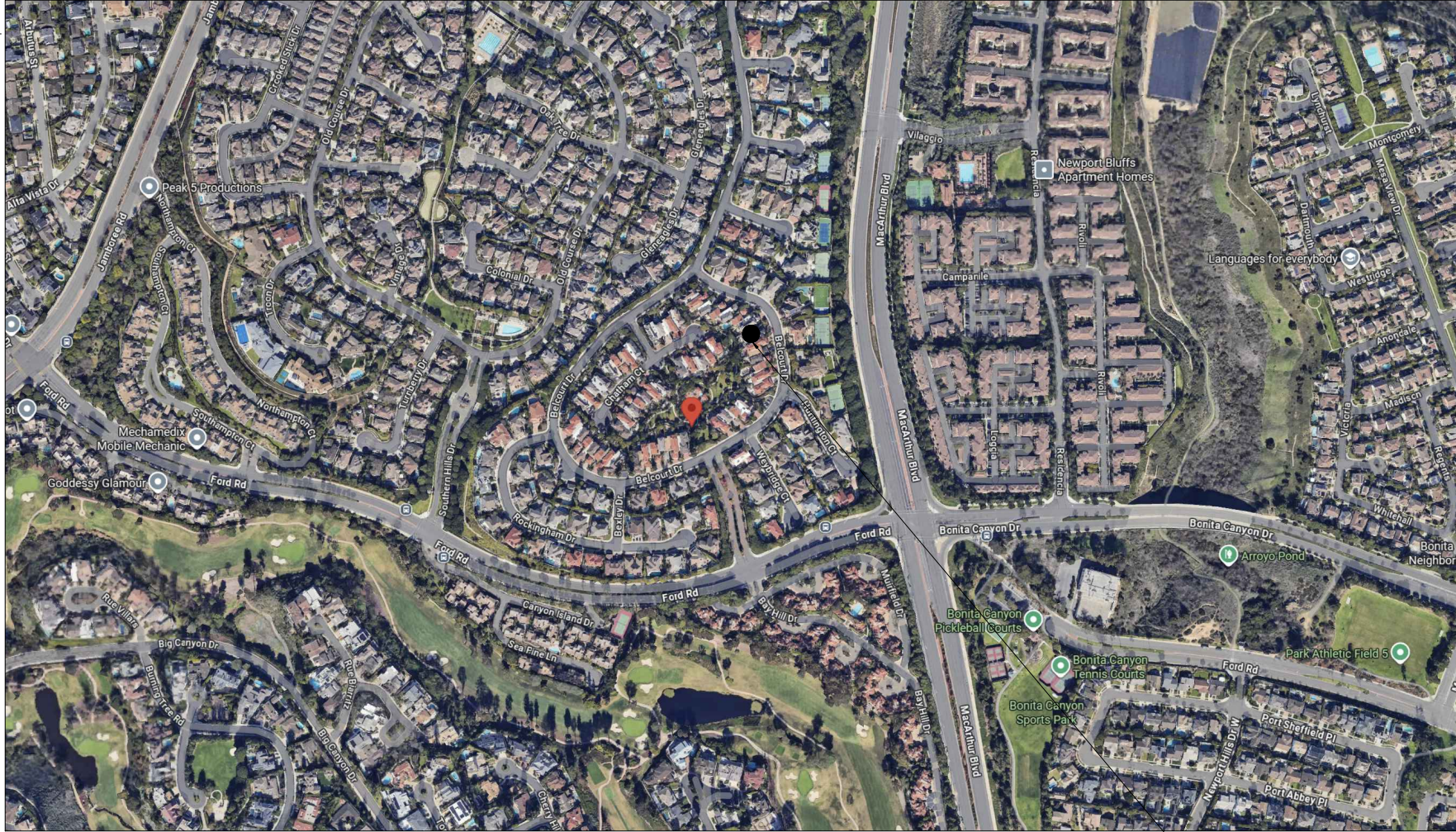
SHEET INDEX

- 1. A-1 TITLE SHEET/ PLOT PLAN
- 2. A-2 EXISTING FIRST FLOOR PLANS
- 3. A-3 PROPOSED FLOOR PLANS
- 4. A-4 RESIDENTIAL CalGreen Min
- 5. A-5 RESIDENTIAL Construction MIN
- 6. A-6 ELECTRICAL FLOOR PLANS
- 7. S-1 FOUNDATION PLAN
- 8. S-2 FRAMING PLANS
- 9. D-1 DETAILS
- 10. D-2 GENERAL NOTES
- 11.12.13.14 T24-01/02/03/04

DESIGN TEAM
DESIGNER: SAKKA CONSULTING
HUSAM ALSAKKA DESIGNER
ADDRESS:
19738 MARSALA DR
YORBA LINDA, CA 982886
(714)909-5138
ENGINEER:
SHAHROKH RADVAR
PROFESSIONAL ENGINEER 66139 - CIVIL

NOTE:
- The maximum time to complete construction on a project is limited to three years from the date of the permit for all permits issued after August 21, 2019 as required by NBMC Section 15.02.095.

- "Construction hours: Monday - Friday 7:00 AM to 6:30 PM and Saturdays 8:00 AM to 6:00 PM where permitted. No work on Sundays and Federal Holidays. Saturday construction is PERMITTED (NBMC 10.28.040)."



SAKKA CONSULTING INC.
husam.alsakka Design
Planning
Interiors
Exteriors
(714)909-5138
hssakka@gmail.com

THE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. NO PART THEREOF SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OF PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. COPYRIGHT © 2024 BY SAKKA CONSULTING

Revisions

- 1 02/25/2026
- 2
- 3

Harkush IIC
50 Belcourt Dr #33,
Newport Beach, CA 92660
(949) 813-3114

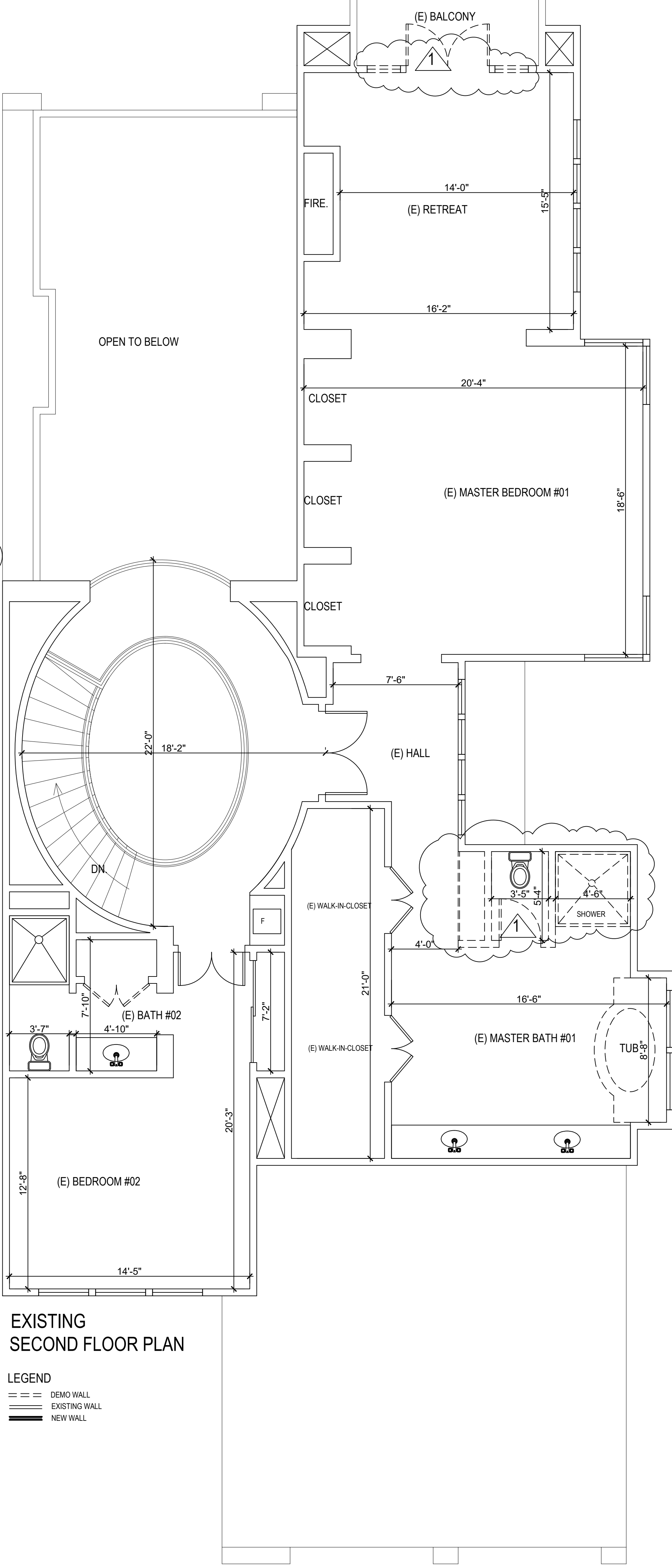
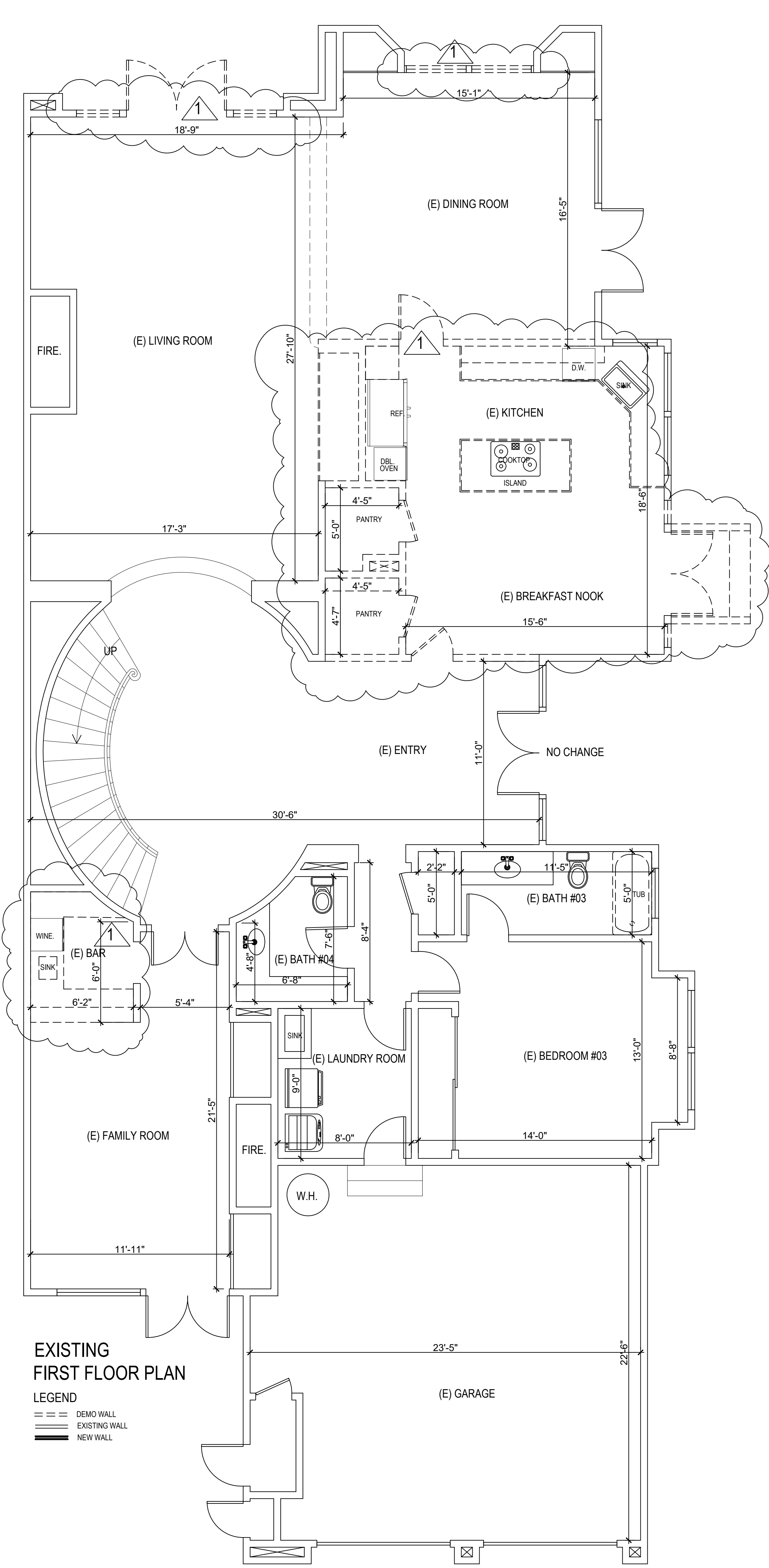
SHEET N:

A-1

Date: 01/20/2026
Project No : 001
Scale : 1/8" = 1'-0"

SHAHROKH RADVAR
PROFESSIONAL ENGINEER
66139 - CIVIL
EXP DATE : 06/30/2026





Description and Purpose

Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Suitable Applications

Concrete waste management procedures and practices are implemented on construction projects where:

- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Slurries containing portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.
- Concrete trucks and other concrete-coated equipment are washed onsite.

Categories

EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Category
☐ Secondary Category

Targeted Constituents

Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives

None

If User/Subcontractor modifies this last sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.

Concrete Waste Management WM-8

Concrete Waste Management WM-8

Gravel Bag Berm SE-6

Description and Purpose

A gravel bag berm is a series of gravel-filled bags placed on a level contour to intercept sheet flows. Gravel bags pond sheet flow runoff, allowing sediment to settle out, and release runoff slowly as sheet flow, preventing erosion.

Suitable Applications

Gravel bag berms may be suitable:

- As a linear sediment control measure:
 - Below the toe of slopes and erodible slopes
 - As sediment traps at culvert/pipe outlets
- Below other small cleared areas
- Along the perimeter of a site
- Down slope of exposed soil areas
- Around temporary stockpiles and spoil areas
- Parallel to a roadway to keep sediment off paved areas
- Along streams and channels

As a linear erosion control measure:

- Along the face and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.

Categories

EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Category
☐ Secondary Category

Targeted Constituents

Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives

SE-1 Silt Fence
SE-3 Sandbag Barrier
SE-12 Temporary Silt Dike
SE-14 Buffering Bags

If User/Subcontractor modifies this last sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.

SAKKA CONSULTING INC.

husam.alsakka Design

Planning
Interiors
Exteriors

(714)909-5138

hssakka@gmail.com

THE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. NO PART THEREOF SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OF PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. COPYRIGHT © 2024 BY SAKKA CONSULTING

Revisions

1 02/25/2026

2

3

Harkush IIC

50 Belcourt Dr #33,

Newport Beach, CA 92660

(949) 813-3114

SHEET N:

A-2

Date: 1/20/2026

Project No : 001

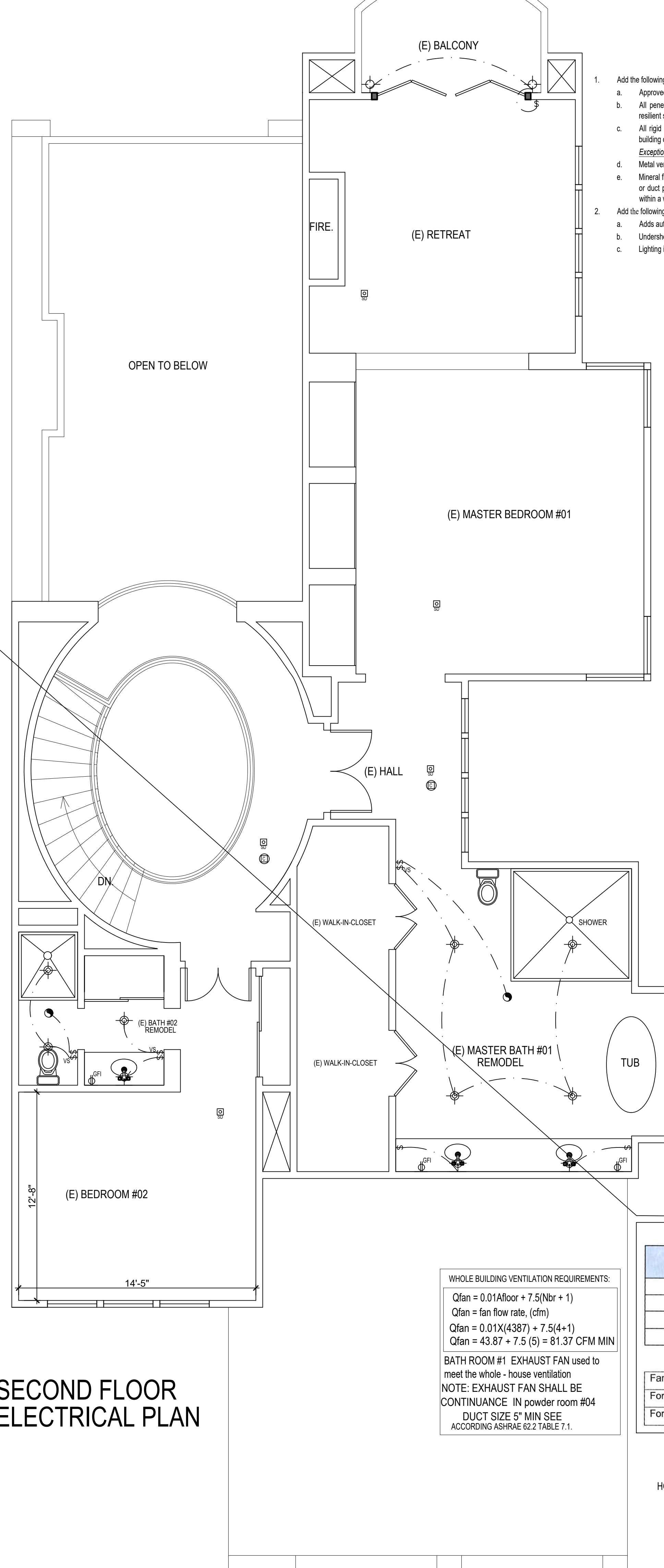
Scale : 1/4" = 1'-0"

SHAHROKH RADVAR

PROFESSIONAL ENGINEER

66139 - CIVIL

EXP DATE : 06/30/2026



SECOND FLOOR ELECTRICAL PLAN

1. Add the following sound insulation notes on the drawings:
 - a. Approved acoustic sealant shall be provided along the joint between the floor and the separation wall.
 - b. All penetrations into sound-rated partitions of floor-ceiling assemblies shall be sealed with an approved permanent resilient sealant.
 - c. All rigid duct, ducts, plumbing pipes, and appliance vents located in sound assemblies shall be isolated from the building construction by means of resilient sleeves, mounts, or minimum 1/2" thick approved resilient material.
Exception: Gas piping need not be isolated.
 - d. Metal ventilating and conditioned air ducts located in sound assemblies shall be lined.
 - e. Mineral fibre insulation shall be installed in joints spaces to a point 12" beyond the pipe or duct, whenever a plumbing pipe or duct penetrates a floor-ceiling assembly or where such unit passes through the plane of the floor-ceiling assembly within a wall.
2. Add the following Indoor Lighting Controls notes on the drawings (CEN Section 150.0)(p)(2):
 - a. Adds auto-off controls for lighting in drawers and cabinets.
 - b. Undershelf, display cabinets, switched outlets controlled separate from ceiling lighting.
 - c. Lighting in habitable spaces shall have accessible wall-mounted dimming controls.

SYMBOLS

	DUPLEX CONVENIENCE OUTLET AT 12\" ABOVE FLOOR UNLESS NOTED OTHERWISE.
	125V GROUND FAULT CIRCUIT-INTERRUPTER (GFCI) DUPLEX CONVENIENCE RECEPTACLE
	4-PLEX CONVENIENCE OUTLET AT 12\" ABOVE FLOOR UNLESS NOTED OTHERWISE.
	12 HOT OUTLET.
	DUPLEX OUTLET WITH GROUND FAULT INTERUPTER CIRCUIT.
	WEATHER-PROOF DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER CIRCUIT.
	220 VOLT SPECIAL PURPOSE OUTLET ON SEPARATE CIRCUIT.
	FLOOR DUPLEX CONVENIENCE OUTLET.
	SWITCH.
	SWITCH DIMMER.
	TWO-WAY SWITCH.
	THREE-WAY SWITCH.
	FOUR-WAY SWITCH.
	MANUAL ON VACANCY SENSOR SWITCH.
	SURFACE MOUNTED WALL FIXTURE.
	SURFACE MOUNTED CEILING FIXTURE.
	FLUORESCENT SURFACE MOUNTED CEILING FIXTURE.
	HANGING LIGHT
	CIRCULAR RECESSED MOUNTED CEILING FIXTURE. <i>All recessed lighting must be IC at AT rated, and must be sealed</i>
	VAPOR PROOF CEILING FIXTURE.
	CIRCULAR FLUORESCENT RECESSED CEILING FIXTURE.
	FUEL GAS.
	PUSH BUTTON FOR DOOR CHIMES OR GARAGE DOOR OPENER
	EXHAUST FAN CAPABLE OF FIVE AIR CHANGES PER HOUR (50 CFM MIN)
	SMOKE DETECTOR.
	CARBON MONOXIDE
	CEILING FAN W/ LIGHT
	ROUGH-IN WATER.
	HOSE BIBB.
	HOSE BIBB WITH SHUT OFF VALVE.
	THEATRICAL LIGHT
	TELEVISION JACK.
	CAT. 5 OUTLET.

TITLE 24 ELECTRICAL / LIGHTING NOTES

- A24. PROVIDE DIMMER SWITCH AT ALL ROOMS AND HALLS.**
- NOT REQUIRED AT SWITCHES WITH MANUAL ON/OCCUPANCY SENSOR.
 - NOT REQUIRED AT FLOORSWITCH FIXTURES.
 - NOT REQUIRED AT CLOSETS LESS THAN 70 SQ. FT. IN AREA.
 - NOT REQUIRED AT SWITCHES TO 1/2 HOT OUTLETS.
- E24. BATHROOM, GARAGE, LAUNDRY AND UTILITY ROOMS PERMANENTLY INSTALLED LIGHTING MUST BE HIGH EFFICACY & BE PROVIDED WITH MANUAL ON/OCCUPANCY SENSOR. THE HIGH AND LOW EFFICACY LIGHTING SHALL BE CONTROLLED FROM SEPARATE SWITCHES.**
- F24. ALL INTERIOR ROOMS PERMANENTLY INSTALLED LIGHTING MUST BE HIGH EFFICACY & BE PROVIDED WITH MANUAL ON/OCCUPANCY SENSOR OR DIMMER. THE HIGH AND LOW EFFICACY LIGHTING SHALL BE CONTROLLED FROM SEPARATE SWITCHES.**
- OUTDOOR LIGHTING ATTACHED TO THE BUILDING MUST BE HIGH EFFICACY & CONTROLLED BY MOTION SENSOR OR PHOTOCELL.**
- NOTES**
- 1 - ALL RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. CCC 210.62
 - 2 - AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS.
 - 3 - ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT SHALL BE PROTECTED BY AN ARC-Fault Circuit Interrupter (AFCI). CCC 210.7

NOTES

- 1 - ALL RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. CEC 210.52
- 2 - AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS.
- 3 - ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). CEC 210.12

DWELLING FIRST FLOOR AREA (ft ²)	HOOD OVER ELECTRIC RANGE	HOOD OVER NATURAL GAS RANGE
>1500	110 cfm	180 cfm
>1000-1500	110 cfm	250 cfm
750-1000	130 cfm	280 cfm
<750	160 cfm	280 cfm

Fan airflow rating (cfm)	≤125	≤150	≤175	≤200	≤250	≤350
For rigid duct (inch)	6	6	7	7	8	9
For flex duct (inch)	6	7	7	8	8	9

HOOD OVER NATURAL GAS RANGE
DWELLING UNIT AREA >1500 SF
180 CFM MIN
HOOD DUCT TO OUTSIDE W/ MIN VENTILATION 180 CFM MIN
WITH FLEX DUCT 8" Di

1

SAKKA CONSULTING INC.
h usam. alsakka Design
 Planning
 Interiors
 Exteriors
 (714)909-5138
 hssakka@gmail.com

THE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE TO REMAIN THE PROPERTY OF THE DESIGNER. NO PART THEREOF SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OF PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. ANY CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ANY DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS OF THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS OF THESE DRAWINGS.

COPYRIGHT © 2024 BY SAKSAS CONSULTING

Revisions

- 1 02/25/2026
2
3

Harkush LLC
50 Belcourt Dr #33,
Newport Beach, CA 92660
(949) 813-3114

1

SHEET NO.

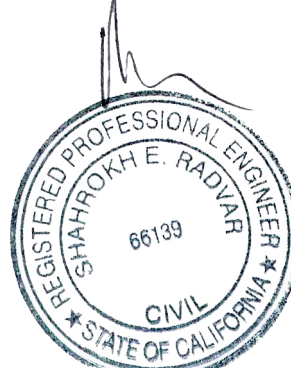
A-6

Date: 01/20/2026

Project No : 001

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

SHAHROKH RADVAR
PROFESSIONAL ENGINEER
66139 - CIVIL
EXP DATE : 06/30/2026





FOUNDATION PLAN

FRAMING PLAN FIRST FLOOR

Revisions

1	02/25/2026
2	
3	

Harkush IIC
 50 Belcourt Dr #33,
 Newport Beach, CA 92660
 (949) 813-3114

1

SHEET N:

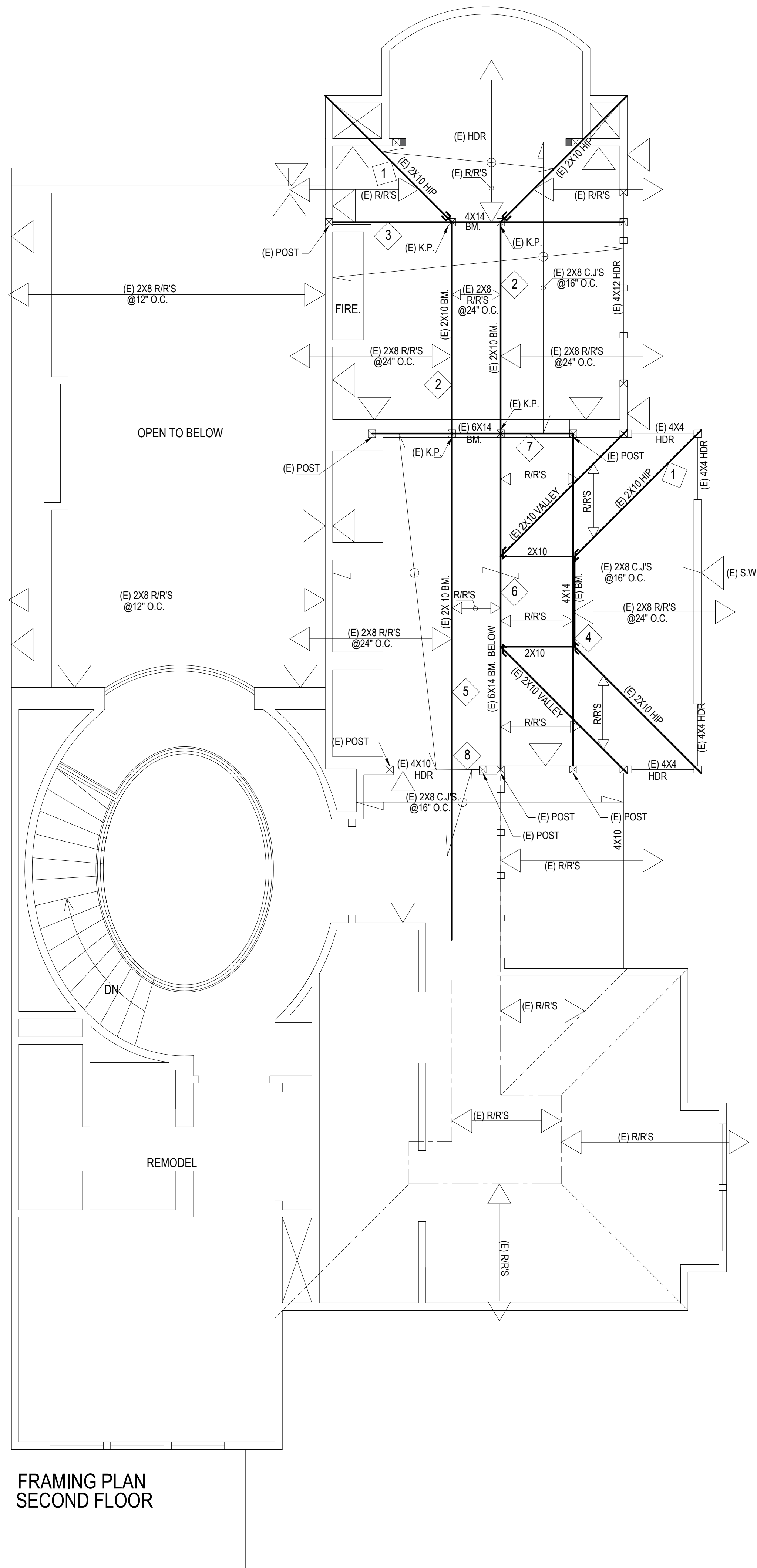
S-02

Date: 02/23/2026

Project No : 001

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

SHAHROKH RADVAR
 PROFESSIONAL ENGINEER
 66139 - CIVIL
 EXP DATE : 06/30/2026



INLAND ENGINEERING & CONSULTING, INC.

SHEAR WALL SCHEDULE 2025 C.B.C.

S.W. TYPE	SHEAR WALL DESCRIPTION	SEISMIC ALLOWABLE SHEAR (PLF)	WIND ALLOWABLE SHEAR (PLF)	SILL BOLT'G @ FOUNDATION	TOP PL. TO BLK'G	SILL NAILING UPPER STORIES
1	7/8" STUCCO OVER PAPER BACKED LATH W/ 16 GA STAPLES AT 6" O.C. AT TOP & BOTTOM PLATES, EDGE OF SHEAR WALL AND ON FIELD	190 #180	380 #180	5/8" @ 48" O.C. A35 @ 16"	A35 @ 16"	16d @ 9" O.C. 16d @ 4" O.C.
2	15/32" APA RATED PLYWOOD SH'T'G. STRUCT 1 WITH B4 COMMON NAILS @ 6" O.C. AT EDGES & 12" O.C. FIELD SEE NOTES 1,2,4,5,8,9, AND 10 BELOW.	260 #520	365 #730	5/8" @ 32" O.C. 5/8" @ 24" O.C.	A35 @ 16" A35 @ 8"	16d @ 6" O.C. 16d @ 3" O.C.
3	15/32" APA RATED PLYWOOD SH'T'G. STRUCT 1 WITH B4 COMMON NAILS @ 4" O.C. AT EDGES & 12" O.C. FIELD SEE NOTES 1,2,4,5,8,9, AND 10 BELOW.	380 #760	535 #1065	5/8" @ 32" O.C. 5/8" @ 16" O.C.	A35 @ 8" LTP4 @ 6"	16d @ 4" O.C. 1/4"x8x5"SDS SC. @ 2 1/2" O.C.
4	15/32" APA RATED PLYWOOD SH'T'G. STRUCT 1 WITH B4 COMMON NAILS @ 3" O.C. AT EDGES & 12" O.C. FIELD SEE NOTES 1,2,4,5,8,9, AND 10 BELOW.	490 #980	685 #1370	5/8" @ 24" O.C. 5/8" @ 12" O.C.	A35 @ 8" LTP4 @ 6"	1/4"x8x5"SDS SC. @ 4" O.C. 1/4"x8x5"SDS SC. @ 2" O.C.
5	15/32" APA RATED PLYWOOD SH'T'G. STRUCT 1 WITH B4 COMMON NAILS @ 2" O.C. AT EDGES & 12" O.C. FIELD SEE NOTES 1,2,4,5,8,9, AND 10 BELOW.	640 #1280	895 #1790	5/8" @ 16" O.C. 5/8" @ 10" O.C.	A35 @ 8" LTP4 @ 6"	1/4"x8x5"SDS SC. @ 3" O.C. 1/4"x8x5"SDS SC. @ 1-1/2" O.C.
6	15/32" APA RATED STRUCT. 1 SH'T'G. WITH 10d COMMON NAILS @ 2" O.C. AT EDGES & 12" O.C. FIELD OVER 3 X STUDS SEE NOTES 1,4,5,8,9, AND 10 BELOW.	870 #1740	1217 #2435	5/8" @ 16" O.C. 5/8" @ 8" O.C.	A35 @ 6" LTP4 @ 4-1/2"	1/4"x8x5"SDS SC. @ 2-3/4" O.C. 1/4"x8x5"SDS SC. @ 1-3/8" O.C. STAGG.

NOTES:

- ALL EDGES OF PLYWOOD SHEAR WALLS MUST BE BLOCKED WITH 2X SOLID BLOCKING.
- * DESIGNATES SILL BOLTING OR NAILING WHERE SHEAR WALL PANELS ARE TO BE APPLIED TO BOTH SIDES OF WALL.
- PAPER BACKED SELF-FURRING EXPANDED METAL OR WOVEN WIRE LATH AND PORTLAND CEMENT PLASTER.
- FRAMING AT ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED (USE 3X SILL PLATE @ FOUND. FOR SHEAR LOADS LESS THAN 350 PLF 2X SILL PLATE MAY BE USED.)
- WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAILS SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER & NAILS ON EACH SIDE SHALL BE STAGGERED (USE 3 X SILL PLATE @ FOUND.)
- ALL CONTINUOUS EXTERIOR AND INTERIOR SHEAR/BEARING WALL FOOTINGS TO HAVE 5/8"Ø A.B.'S @ 48" O.C. WITH 3" X 3" X 1/4" PLATE WASHERS UNLD. PROVIDE MINIMUM OF TWO BOLTS PER EACH PIECE OF SILL PLATE AT 4" TO 12" CLEARANCE TO THE END AND 7" MINIMUM EMBEDMENT. (FOR TWO POUR SYSTEM, BOLTS SHALL BE EMBEDDED), 4 INCH MINIMUM INTO FIRST POUR.) (SEE NOTE 12 FOR A.B. LENGTH)
- ALL INTERIOR NON-BEARING FTGS TO HAVE 3/16" Ø SHOT PINS AT 32" O.C., I.E., HILTI SHOT PINS (ICC ESR-1463).
- USE APA RATED PLYWOOD SHEATHING OR D.S.B. PANEL. ALL PLYWOOD SHALL BE DOUGLAS FIR, 4-PLY MIN. OTHER SPECIES MAY REQUIRE CHANGES.
- USE 3 X 3 X 1/4 PLATE WASHERS WITH 5/8"Ø A.B. AT ALL SHEAR WALLS.
- AT EXISTING FOOTINGS, USE THREADED RODS W/ SIMPSON "SET-36" EPOXY 7" MIN. EMB. W/MIN. EDGE DIST. OF 1-7/8" (ICC-ES ESR-4057) (SPECIAL INSPECTION REQ'D.)

12. ANCHOR BOLT SPEC.	BOLT LENGTH
	SINGLE POUR
2X SILL	12"
3X SILL	14"
	DOUBLE POUR
	12"
	16"

SHEAR WALL SCHEDULE

01

RETROFIT ONLY

SEISMIC DESIGN CRITERIA:

- ASCE 7-16
- Floor Live Load = 40
Floor D Load = 14
 - Roof Live Load = 20PSF
Roof D Load = 12PSF
 - Soil Classification TYP "D"
 - Allowable Foundation Pressure = 1,500 PSF
 - Wind Design Data:
o) Basic Wind Speed = 96MPH
R=6.5

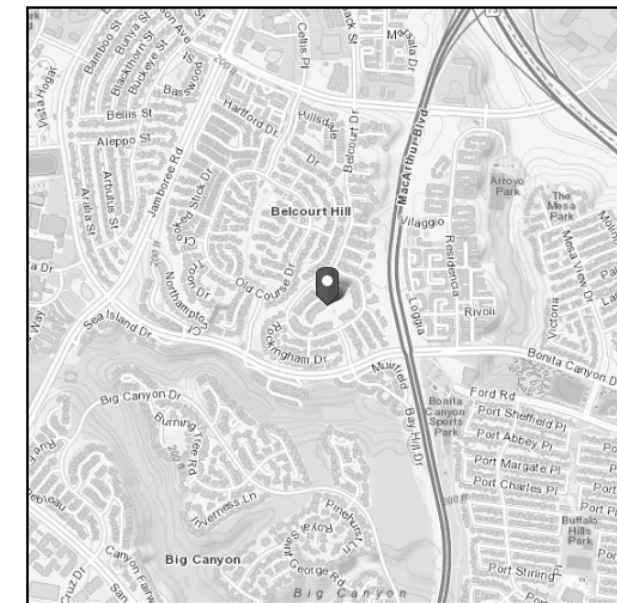


Address:
 50 Belcourt Dr
 #33, Newport Beach
 California

ASCE Hazards Report

Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: D - Stiff Soil

Latitude: 33.630888
Longitude: -117.865789
Elevation: 0 ft (NAVD 88)



Wind

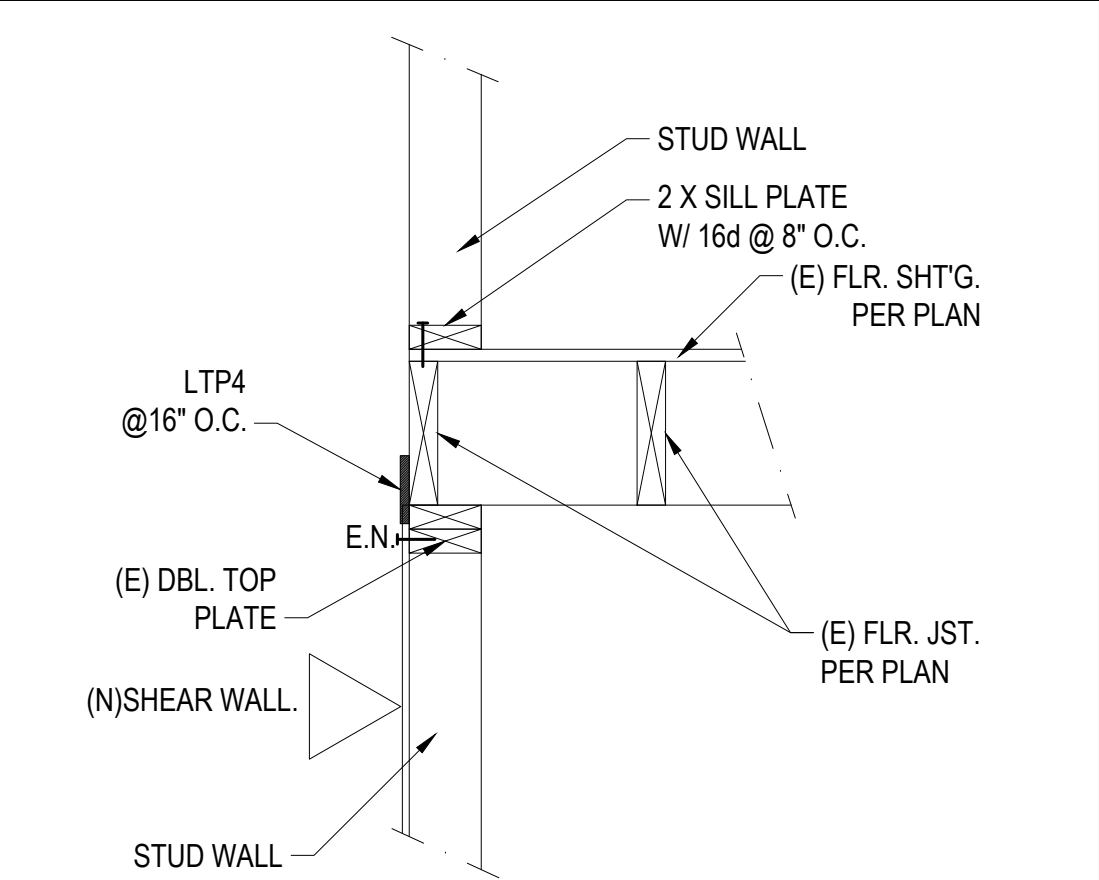
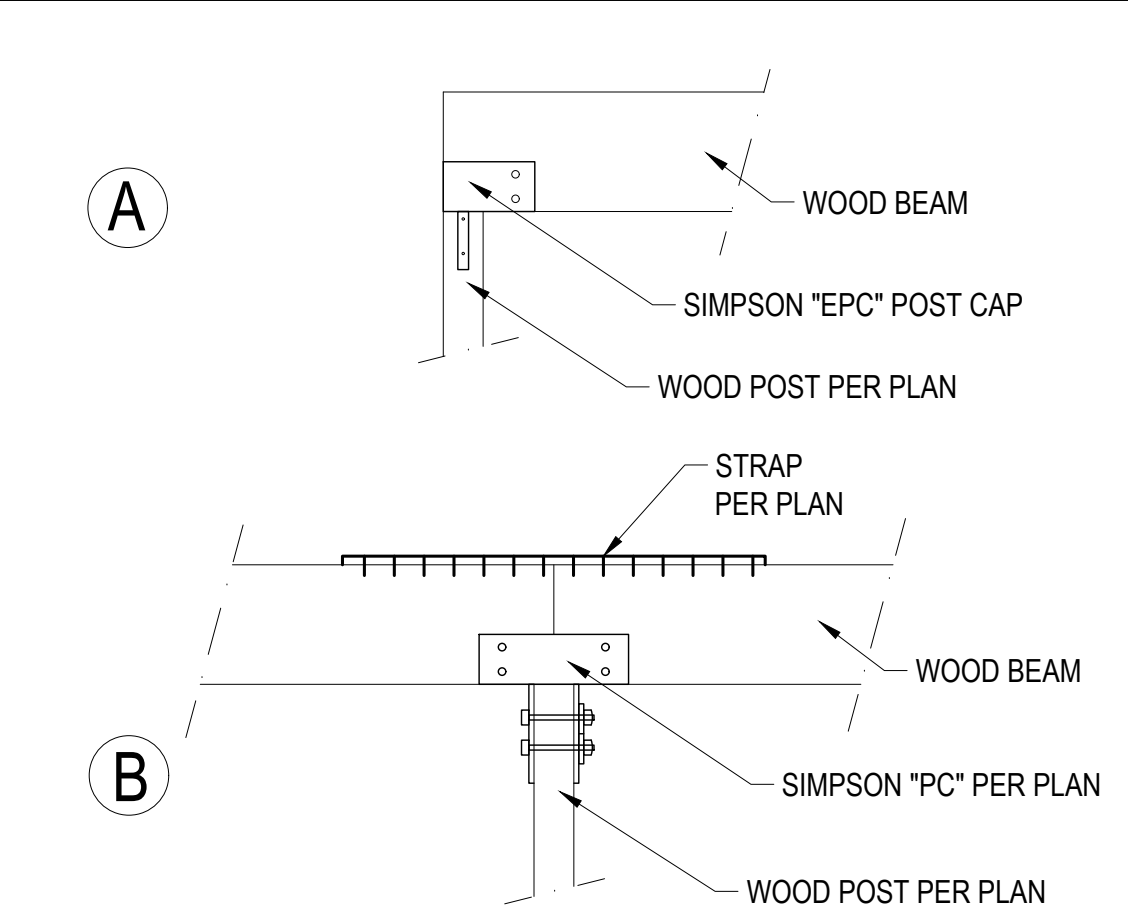
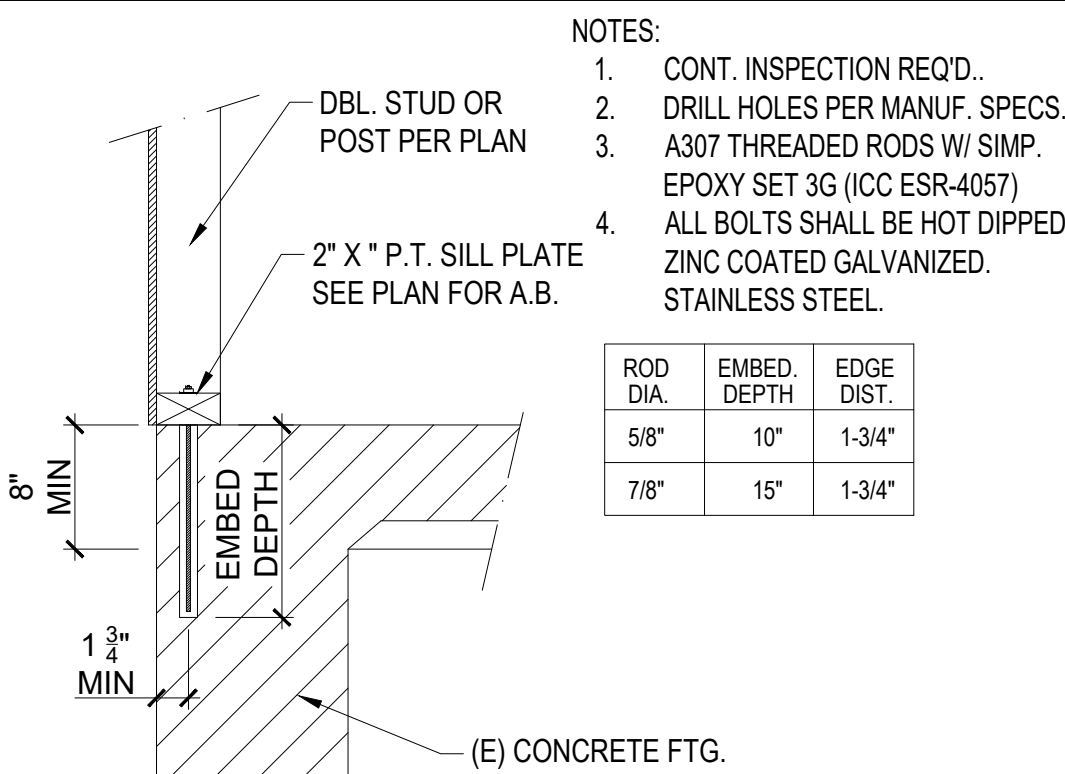
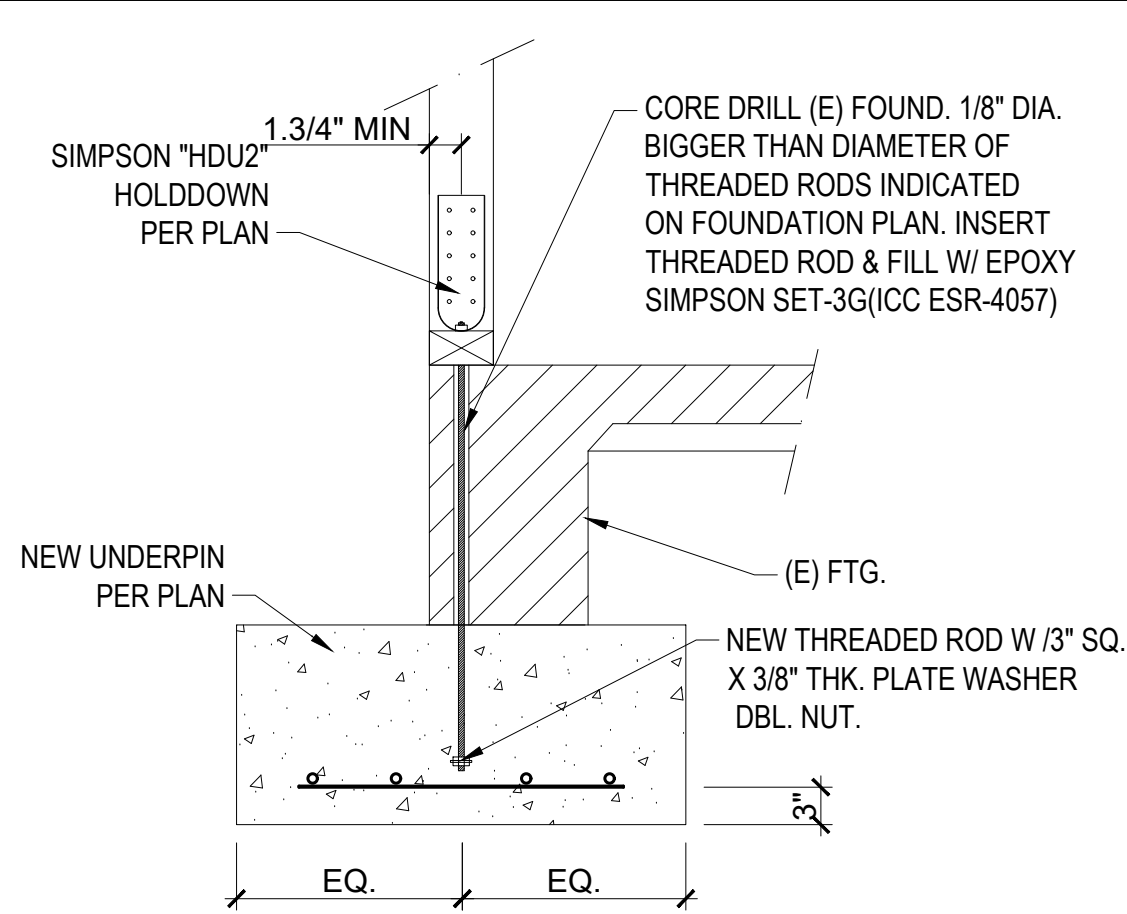
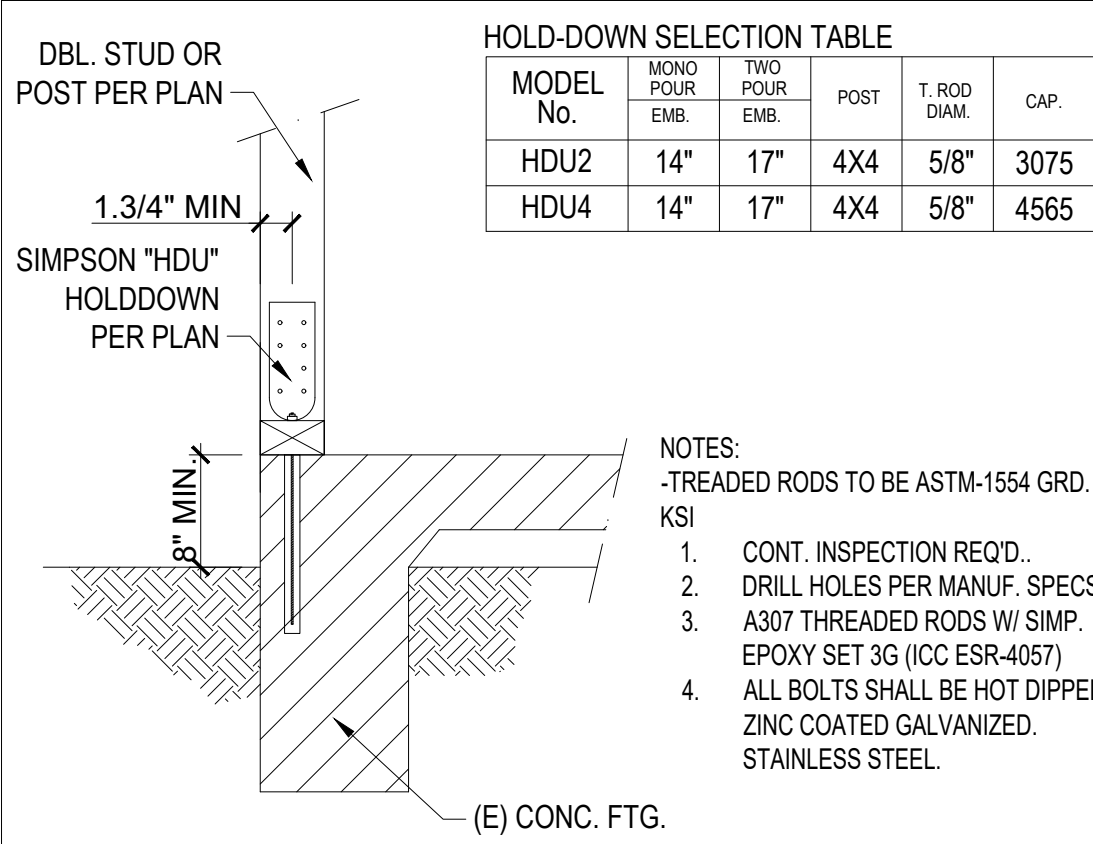
Results:	Wind Speed	95 Vmph
-----------------	------------	---------

Site Soil Class:	D - Stiff Soil
-------------------------	----------------

Results:			
S _B :	1.317	S _{D1} :	N/A
S ₁ :	0.469	T _L :	8
F _w :	1	PGA :	0.568
F _v :	N/A	PGA _M :	0.625
S _{WS} :	1.317	F _{PGA} :	1.1
S _{W1} :	N/A	I _w :	1
S _{D2} :	0.878	C _v :	1.363

Ground motion hazard analysis may be required. See ASCE/SEI 7-16 Section 11.4.8.

Date Accessed:	Mon Feb 23 2026
Date Source:	USGS Seismic Design Maps



HOLDDOWN @ EXT. FTG.

01

HOLDDOWN @ EXISTING FTG.

02

ANCHOR BOLTS @ EXISTING FTG.

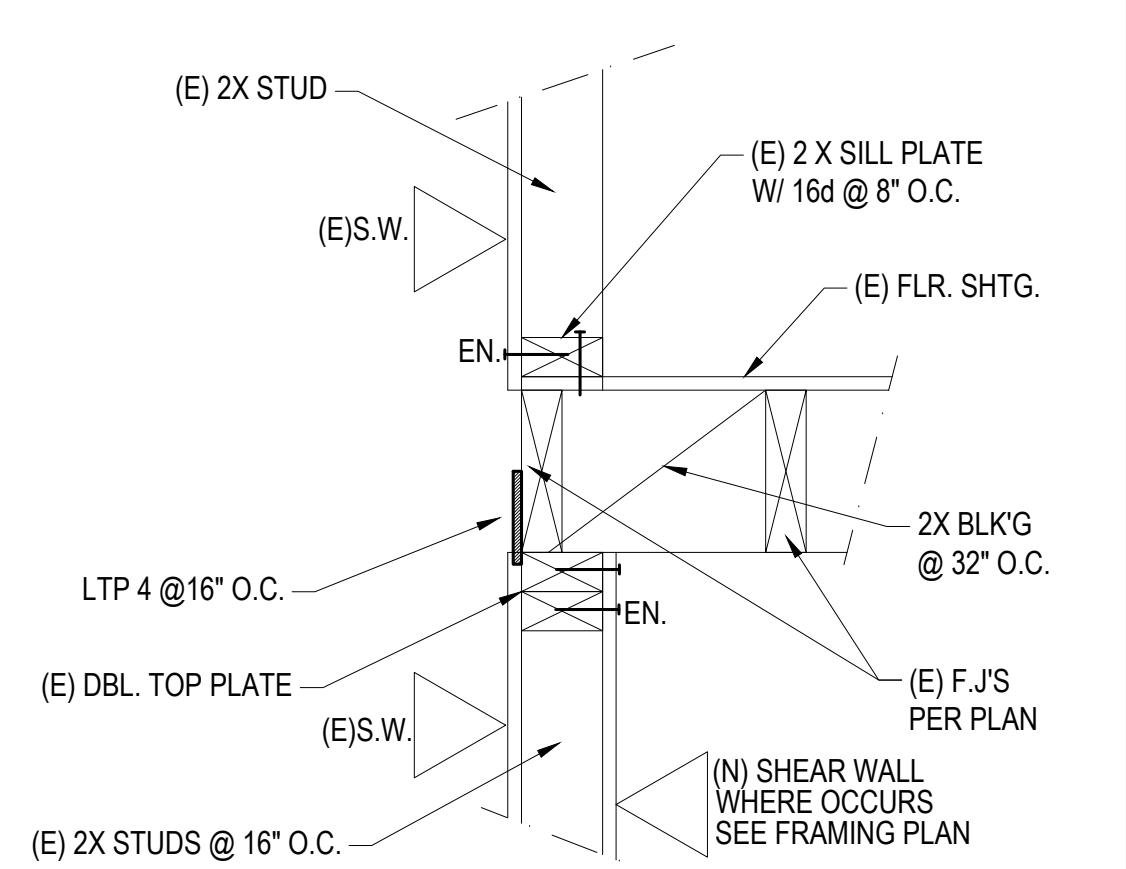
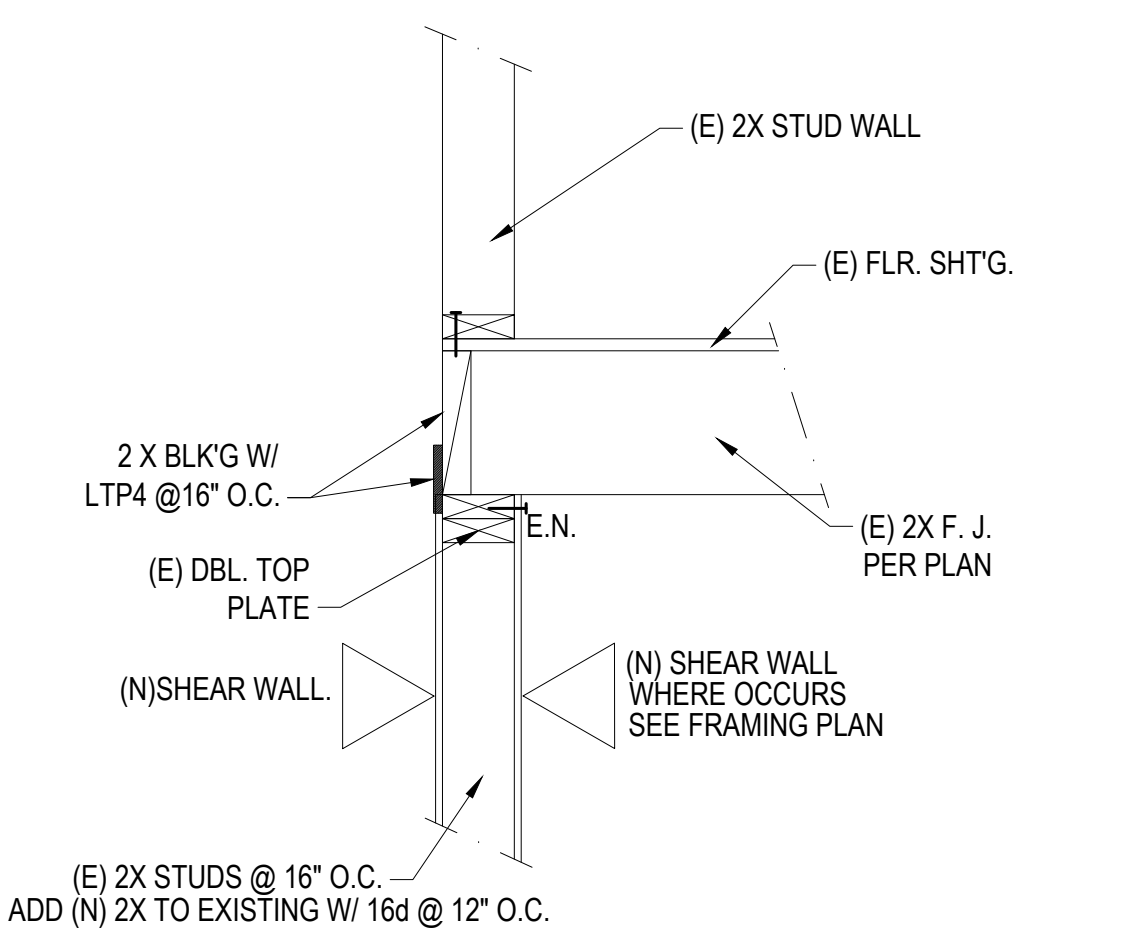
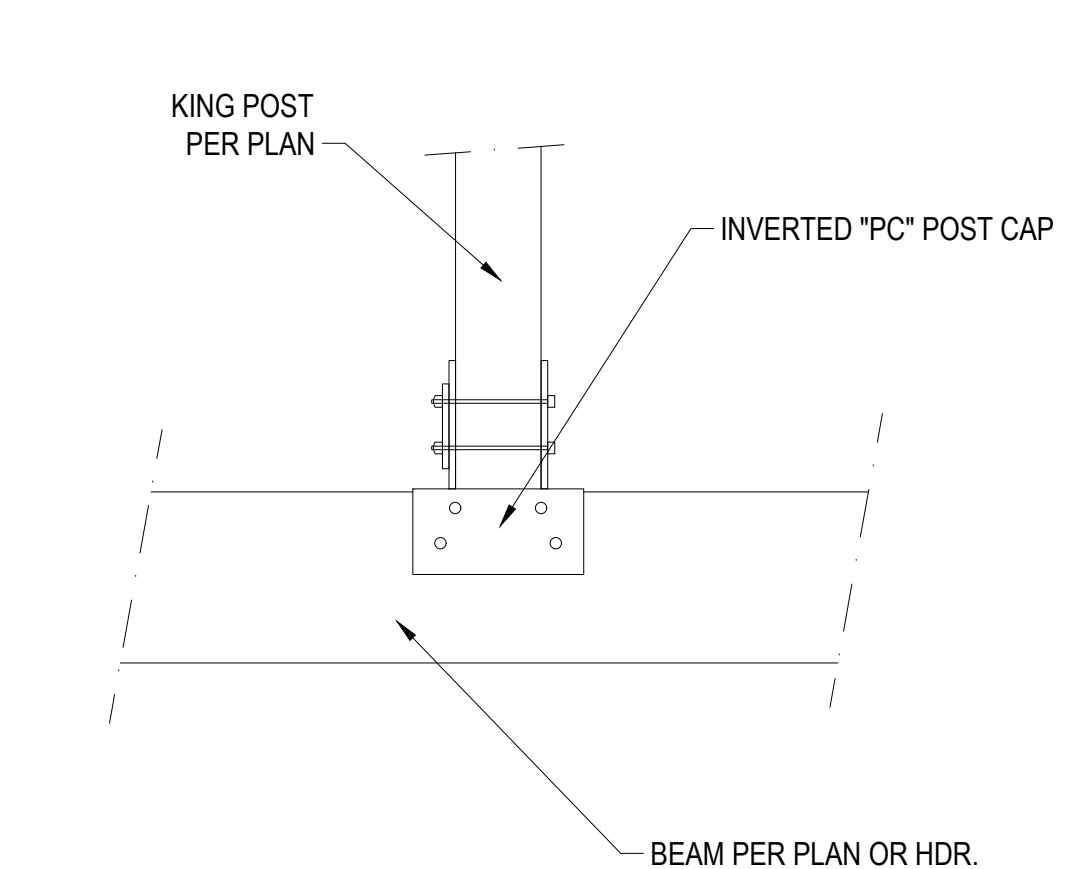
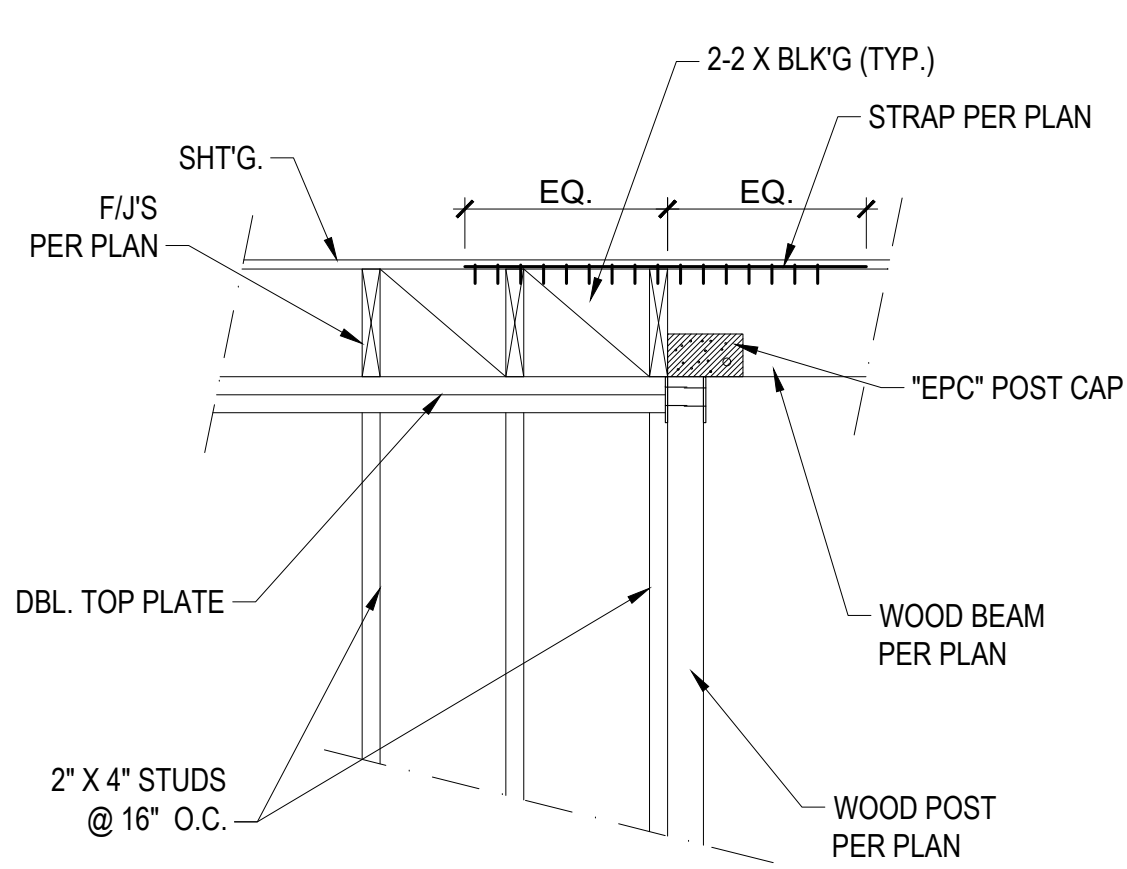
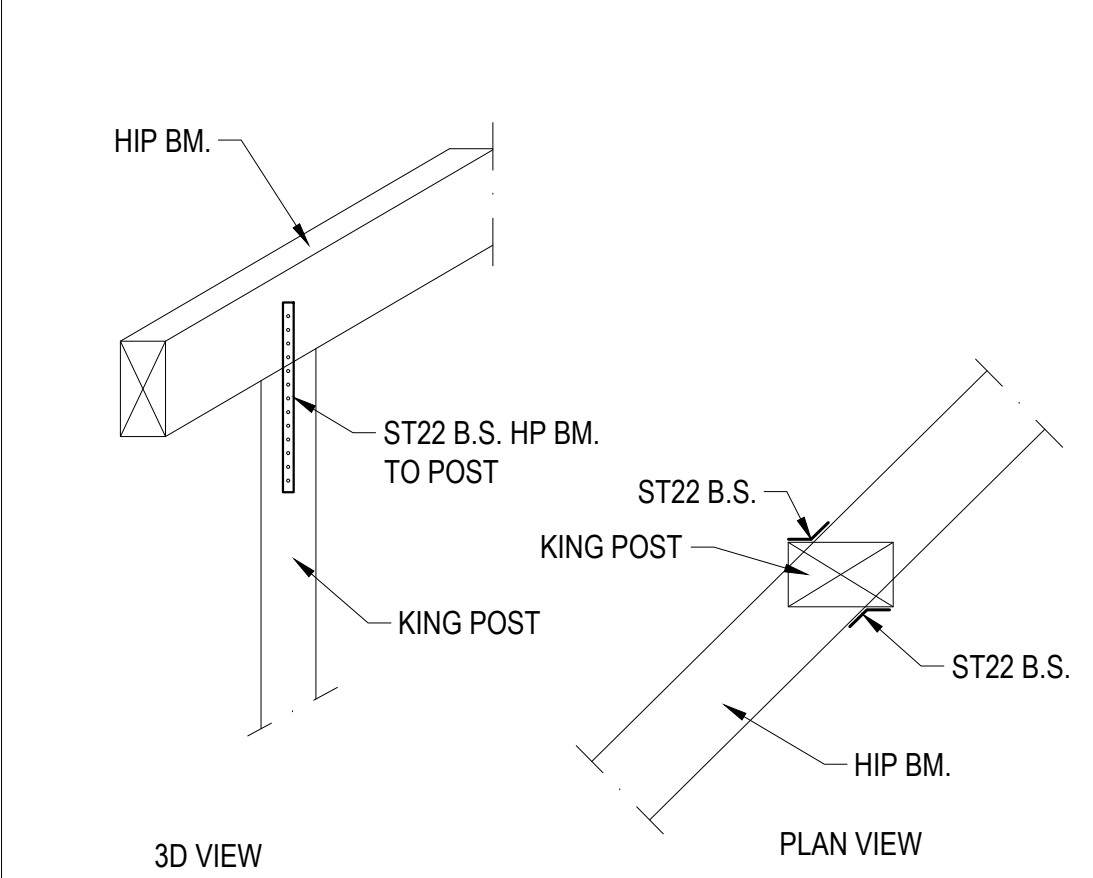
03

BEAM TO POST CONNECTION

04

SHEAR TRANSFER

05



HIP BM. SUPPORT POST

06

DRAG DETAIL (FLUSH BEAM)

07

KING POST PER PLAN

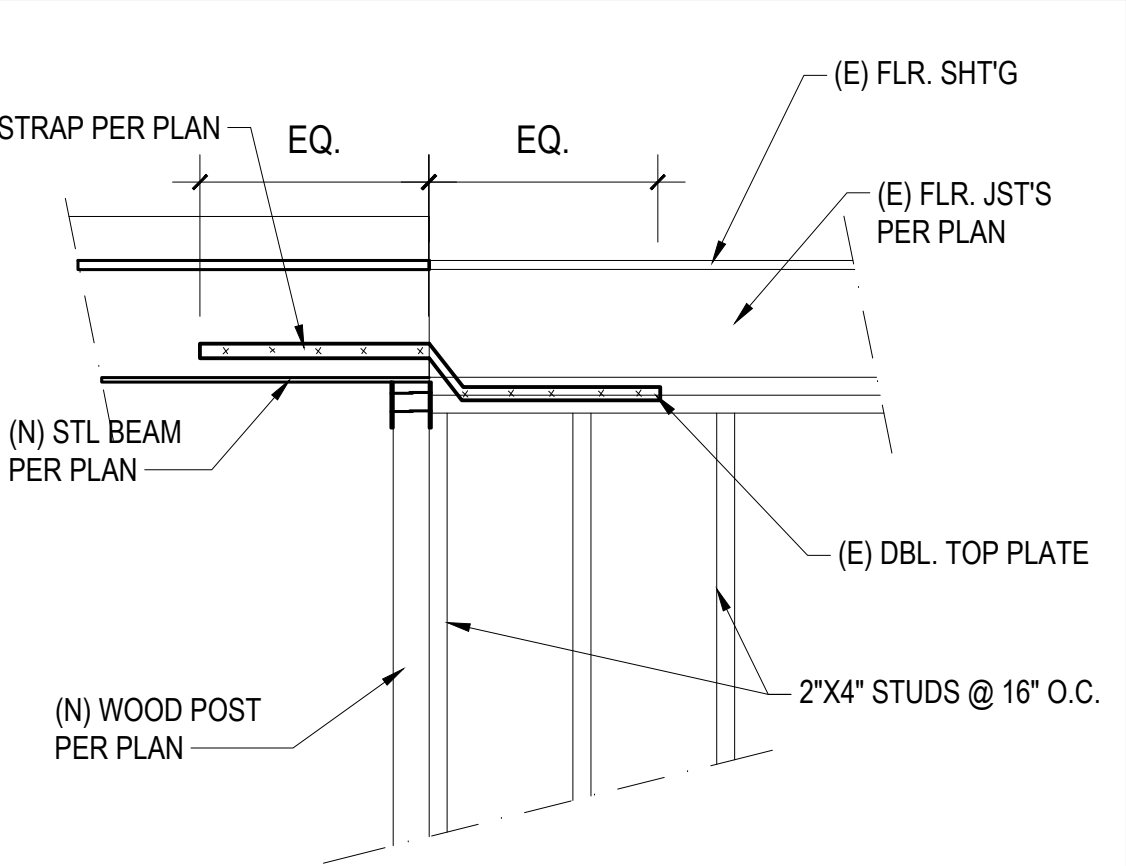
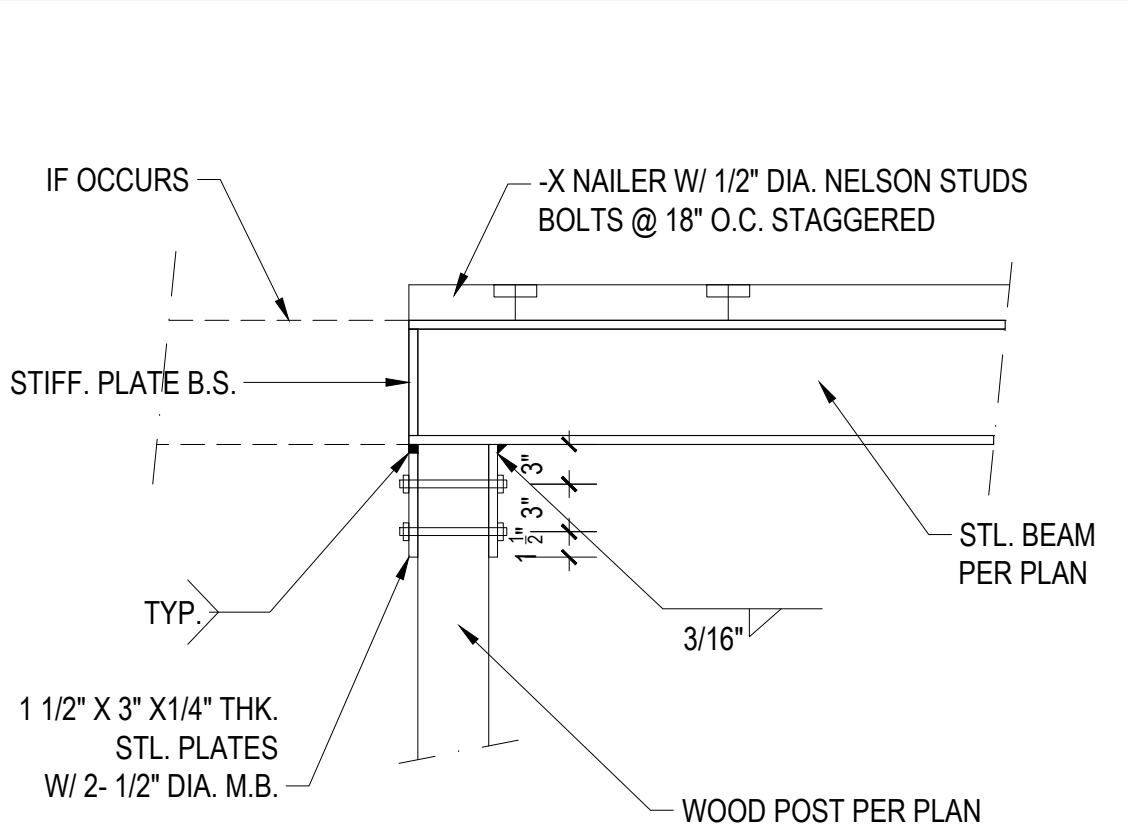
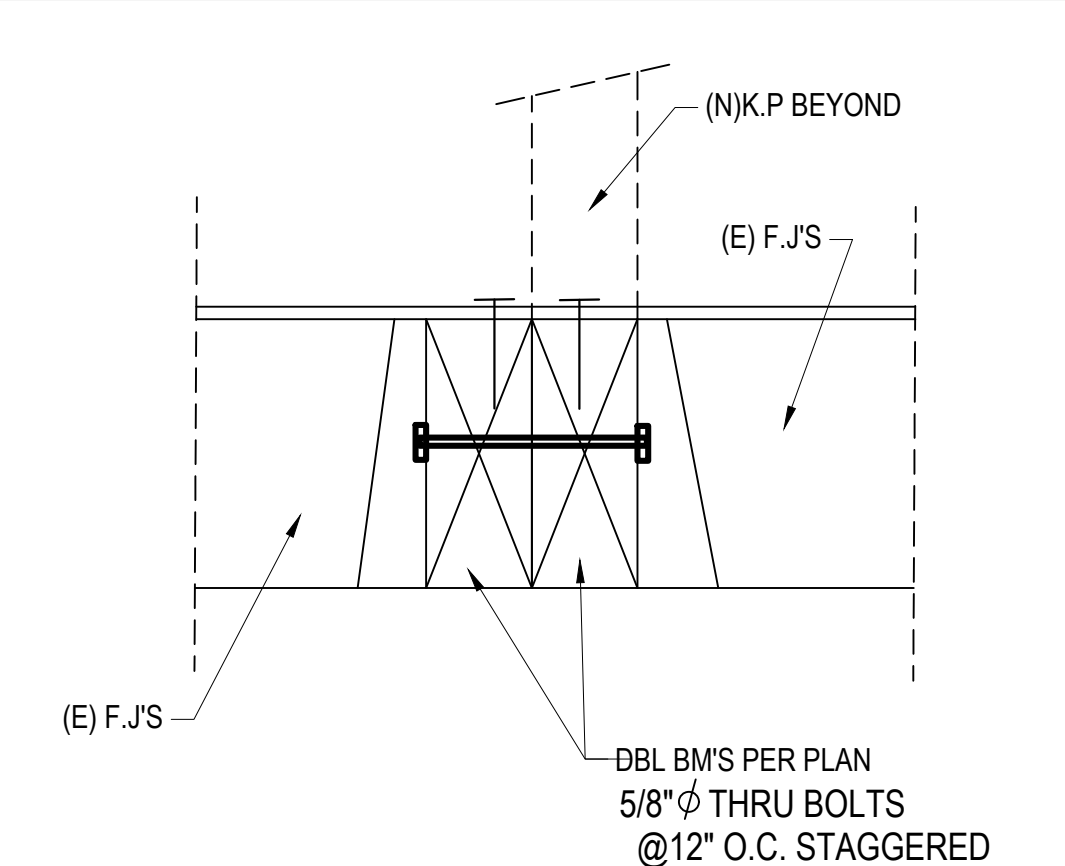
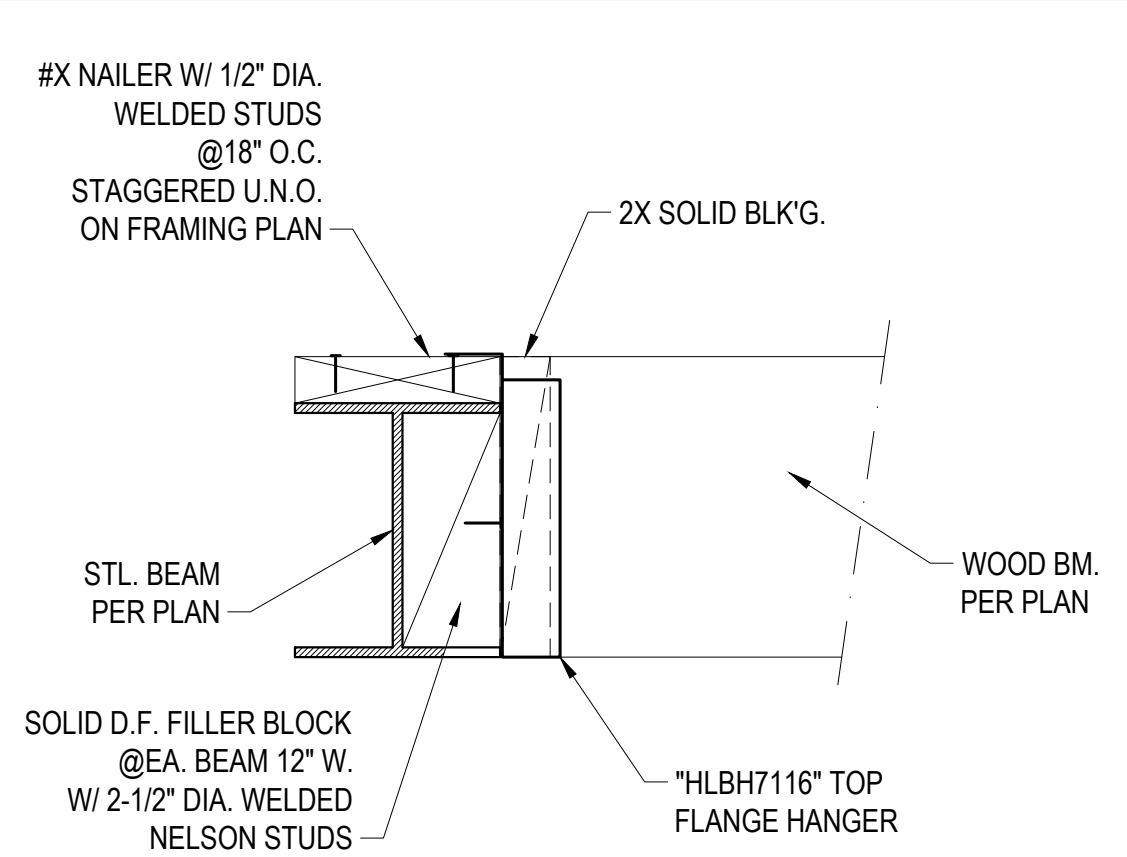
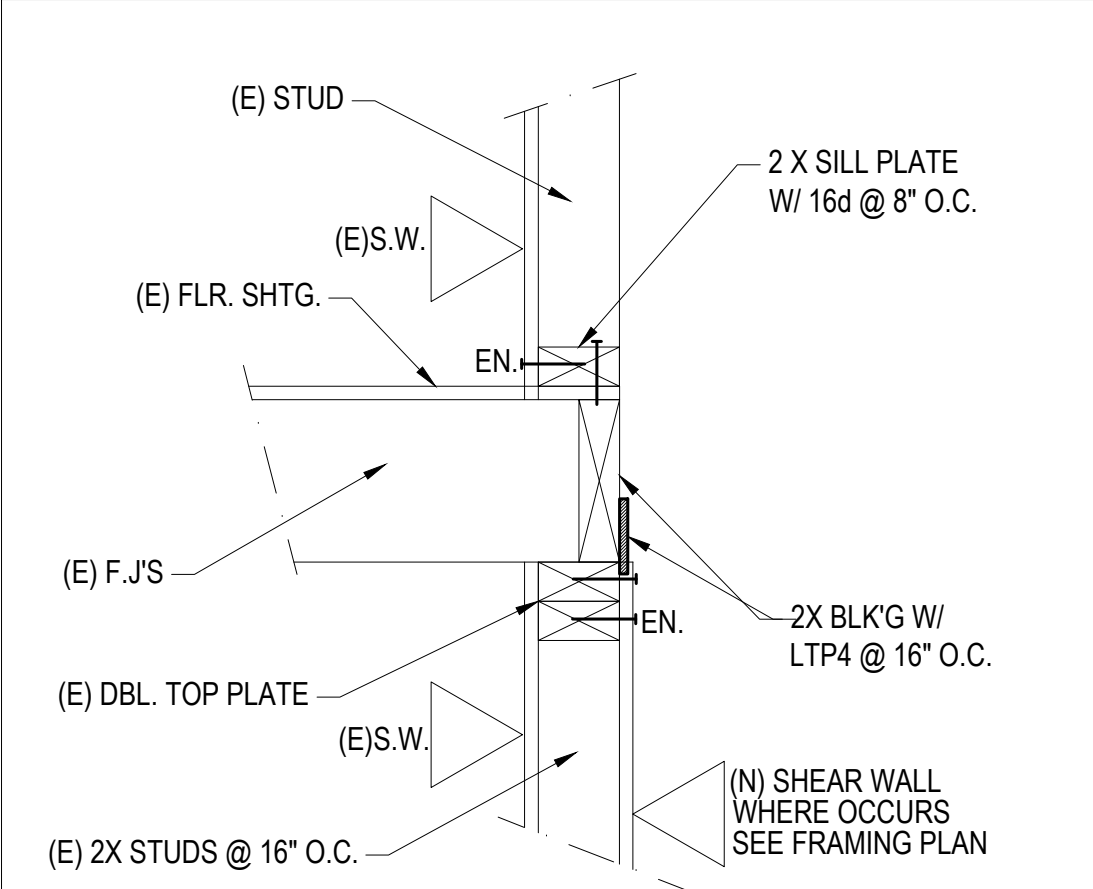
08

SHEAR TRANSFER

09

SHEAR TRANSFER

10



SHEAR TRANSFER

11

BEAM TO BEAM CONNECTION

12

DETAIL

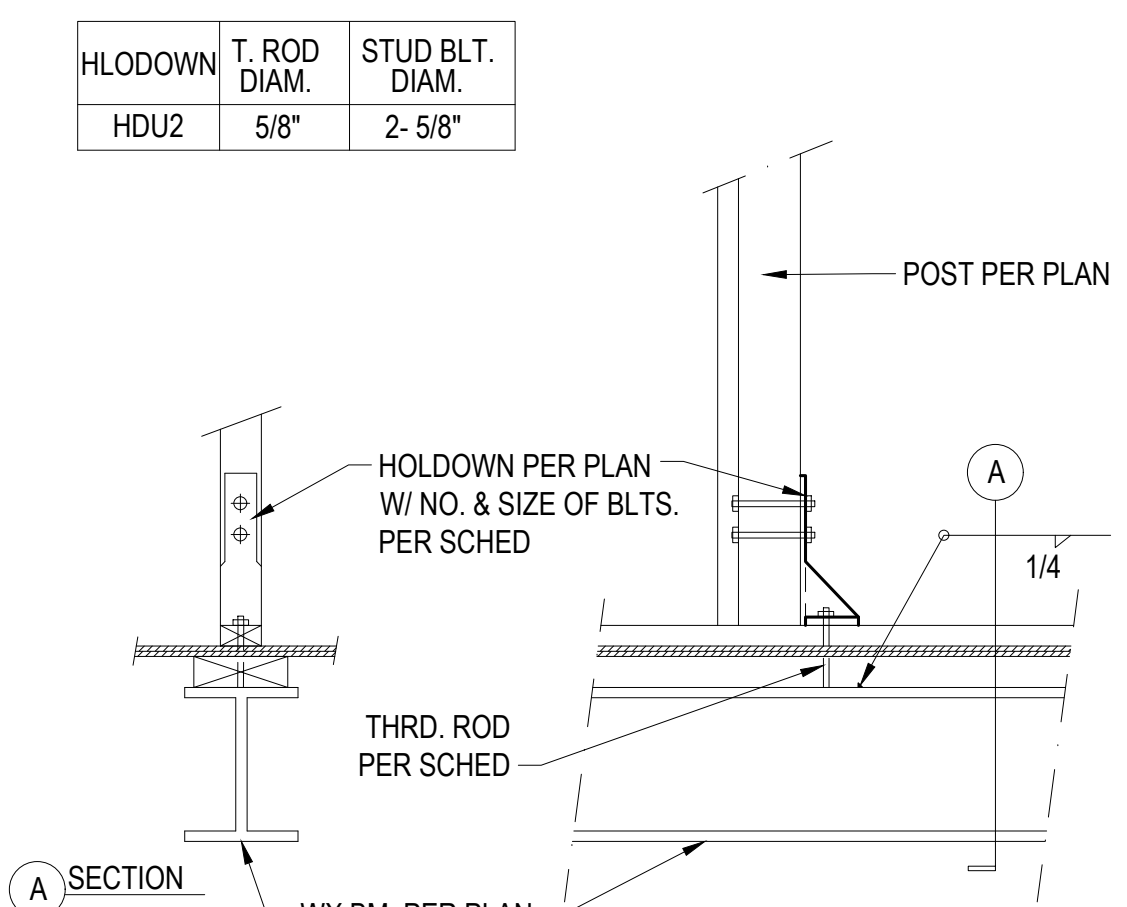
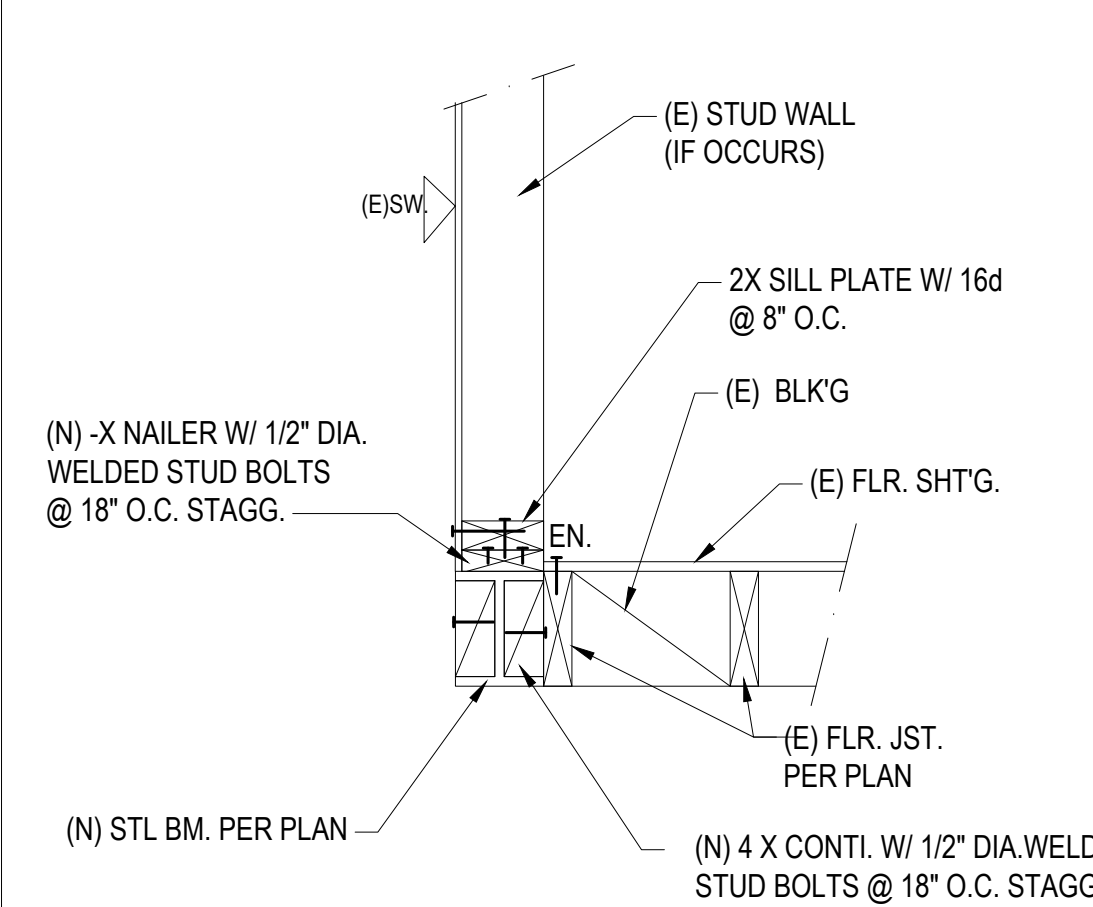
13

STL. BM. TO WOOD POST

14

DRAG DETAIL (FLUSH BEAM)

15



FLR. JST. TO STL BM. CONN.

16

HOLDOWN TO STL. BM.

17

1

SAKKA CONSULTING INC.

h usam. alsakka Design

Planning
Interiors
Exteriors

(714)909-5138

hssakka@gmail.com

THE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. NO PART THEREOF SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OF PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. COPYRIGHT © 2024 BY SAKKA CONSULTING

Revisions

1 02/25/2026

2

3

Harkush IIC
50 Belcourt Dr #33,
Newport Beach, CA 92660
(949) 813-3114

1

SHEET N:

D-01

Date: 02/23/2026

Project No : 001

SHAHROKH RADVAR
PROFESSIONAL ENGINEER
66139 - CIVIL
EXP DATE : 06/30/2026



