

INTRODUCTION

THE CITY OF DANA POINT STANDARD WALL PLAN APPLIES TO GARDEN WALLS, SITE WALLS, AND BLOCK FENCES OVER 3 FEET HIGH AND LESS THAN 6 FOOT HIGH.

ANY OTHER CONFIGURATION WILL REQUIRE A STRUCTURAL DESIGN, PREPARED BY A REGISTERED DESIGN PROFESSIONAL.

RETAINING WALLS OR BLOCK FENCES INCORPORATING A RETAINING WALL MAY NOT USE THIS CONSTRUCTION STANDARD. SEE THE RETAINING WALL CONSTRUCTION STANDARD # B051-RETAINING FOR FURTHER DETAILS.

THIS STANDARD PLAN CANNOT BE USED WHEN ANY ONE OF THE FOLLOWING CONDITIONS EXIST: WALLS THAT SUPPORT ANY SURCHARGE, WALLS SUPPORTING A BACK SLOPE, WALLS THAT ARE LOCATED ON OR ABOVE A COASTAL BLUFF, WALLS THAT ARE LOCATED IN AN AREA WITH A HISTORY OF SLOPE FAILURE OR WALLS THAT ARE LOCATED WITHIN OR ADJACENT TO A FLOOD PLAIN OVERLAY DISTRICT.

GENERAL INFORMATION

WALLS THAT ARE CONSTRUCTED ON OR ADJACENT TO THE COMMON PROPERTY LINE REQUIRE A SIGNED **"COMMON WALL AGREEMENT"** THIS FORM IS AVAILABLE ONLINE OR AT THE BUILDING AND SAFETY COUNTER. PROJECTS WITHOUT AN AGREEMENT ARE SUBJECT TO VERIFICATION OF PROPERTY LINES BY MEANS OF A PROPERTY LINE SURVEY AND CERTIFICATION, PREPARED BY A LICENSED CIVIL ENGINEER OR LICENSED PROFESSIONAL SURVEYOR.

CONCRETE MIX

THE CONCRETE TRANSIT MIXED FOR FOOTINGS SHALL MEET THE STRENGTH OF F'c = 4500psi TYPE V. WATER/CEMENT RATIO OF 0.45, UNLESS A SOILS REPORT RECOMMENDS OTHERWISE PORTLAND CEMENT SHALL CONFORM TO ASTM C 150, TYPE V. DEPUTY INSPECTION IS NOT REQUIRED. PROVIDE A "TRIP" TICKET BATCH PLANT RECEIPT FOR VERIFICATION OF CONCRETE MIX.

MORTAR MIX

MORTAR SHALL BE FRESHLY PREPARED AND UNIFORMLY MIXED IN THE RATIO BY VOLUMES OF 1 PART CEMENT, 1/2 PART LIME PUTTY, 4 1/2 PARTS SAND AND SHALL CONFORM TO ASTM C 270. IF PLASTIC TYPE CEMENT IS USED, THE LIME PUTTY SHALL BE OMITTED. CELLS WITH REINFORMENT SHALL NOT CONTAIN MORTAR PROJECTIONS OVER 1/4".

GROUT MIX

GROUT SHALL BE OF FLUID CONSISTANCY. RATIO BY VOLUMES 1 PART CEMENT, 3 PARTS SAND OR 1 PART PORTLAND CEMENT, 3 PARTS SAND, 2 PARTS PEA GRAVEL (3/8" AGGREGATE). UNITS SHALL BE LAID A MAXIMUM OF 4 FEET BEFORE GROUTING. LIFTS UP TO 5 FEET MAY BE ALLOWED WITH THE USE OF CLEANOUTS AT THE REINFORCEMENT CELLS.

REINFORCING STEEL

REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A 615 GRADE 60 OR BETTER. LAP SPLICES SHALL LAP A MINIMUM OF 24" OR 40 TIMES THE DIAMETER, WHICH EVER IS GREATER.

WALL DRAINAGE

PROVISIONS SHALL BE MADE TO RELIEVE HYDROSTATIC PRESSURE VIA A SUB DRAIN LOCATED BEHIND THE WALL. INSTALL A 4" PERFORATED DRAIN LINE WITH FILTER FABRIC AND A MINIMUM 12" WIDE GRAVEL BACKFILL OR LEAVE OUT THE HEAD JOINTS IN THE FIRST COURSE OF BLOCK EVERY 32" AT GRADE LEVEL. DRAINAGE WATER IS NOT PERMITTED TO DRAIN ONTO OR OVER ADJOINING PROPERTIES, BLUFF SLOPES OR CITY RIGHT OF WAY. SHOW THE DRAINAGE LINE AND TERMINATION POINTS ON THE SITE PLAN.

AN ENCROACHMENT PERMIT IS REQUIRED FOR WORK IN THE CITY RIGHT OF WAY, INCLUDING CURB CUTS.

FOOTINGS

FOOTING DESIGN IS BASED ON 1,500 PSF BEARING PRESSURE MAXIMUM WITHOUT A SOILS REPORT.

ALL WORK SHALL CONFORM TO THE:
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA ENERGY EFFICIENCY STANDARDS
AND THE CITY OF DANA POINT LOCAL ORDINANCES

THE DISCHARGE OF POLLUTANTS, CONSTRUCTION MATERIALS OR CONSTRUCTION BY-PRODUCTS ONTO CITY STREETS OR STORM DRAINS IS PROHIBITED

FINISH GRADE AROUND THE STRUCTURE SHALL BE SLOPED BY 2% AWAY FROM THE BUILDING FOR DRAINAGE PURPOSES

INSTRUCTIONS

- 1. FILL IN THE TITLE PAGE
- 2. DRAW THE SITE PLAN ON PAGE 2, SHOW LOCATION AND LENGTH OF WALLS.
- 3. IDENTIFY WHICH DETAILS ARE BEING USED ON PAGE 3

PLEASE READ AND SIGN

THE OWNER AND/OR CONTRACTOR, AS THE APPLICANT FOR THIS PERMIT, HAS READ AND UNDERSTANDS THE INFORMATION ON THESE PAGES AND AGREE TO CONSTRUCT THE PROPOSED WALLS AS SHOWN ON THESE PLANS.

ALTERNATE WALL DESIGNS MAY BE POSSIBLE WHEN PROVIDED WITH AN ENGINEERED ANALYSIS. USE OF THIS CONVENTIONAL STANDARD DESIGN IS AT THE USERS RISK AND CARRIES NO IMPLIED OR INFERRED GUARANTEE AGAINST FAILURE OR DEFECTS.

NOTE: THESE PLANS WILL BE REVIEWED FOR COMPLIANCE TO THE DESIGN ASSUMPTIONS OF THIS HANDOUT AND FOR CODE COMPLIANCE BASE ON THE APPLICANT'S PROVIDED INFORMATION. SITE CONDITIENS THAT DIFFER FROM THE INFORMATION PROVIDED MAY REQUIRE ADDITIONAL REVIEW, FEES AND SEPERATE APPROVALS.

PLEASE CALL **949 248 3590** TO SCHEDULE YOU INSPECTIONS. PERMITS ARE VALID FOR 180 DAYS FROM ISSUE DATE

OWNER'S NAME

OWNER'S ADDRESS

CITY, STATE, ZIP

OWNER'S PHONE NUMBER

APN #

CONTRACTOR'S NAME LIC. NUMBER

CONTRACTOR'S ADDRESS

CITY, STATE, ZIP

TOTAL AREA OF ALTERATION

HOMEOWNERS ASSOCIATION APPROVAL YES NO

SCOPE OF WORK

SIGNATURE OF OWNER/APPLICANT

DATE

BLOCK WALL STANDARD

2016 CBC
CODE CYCLE

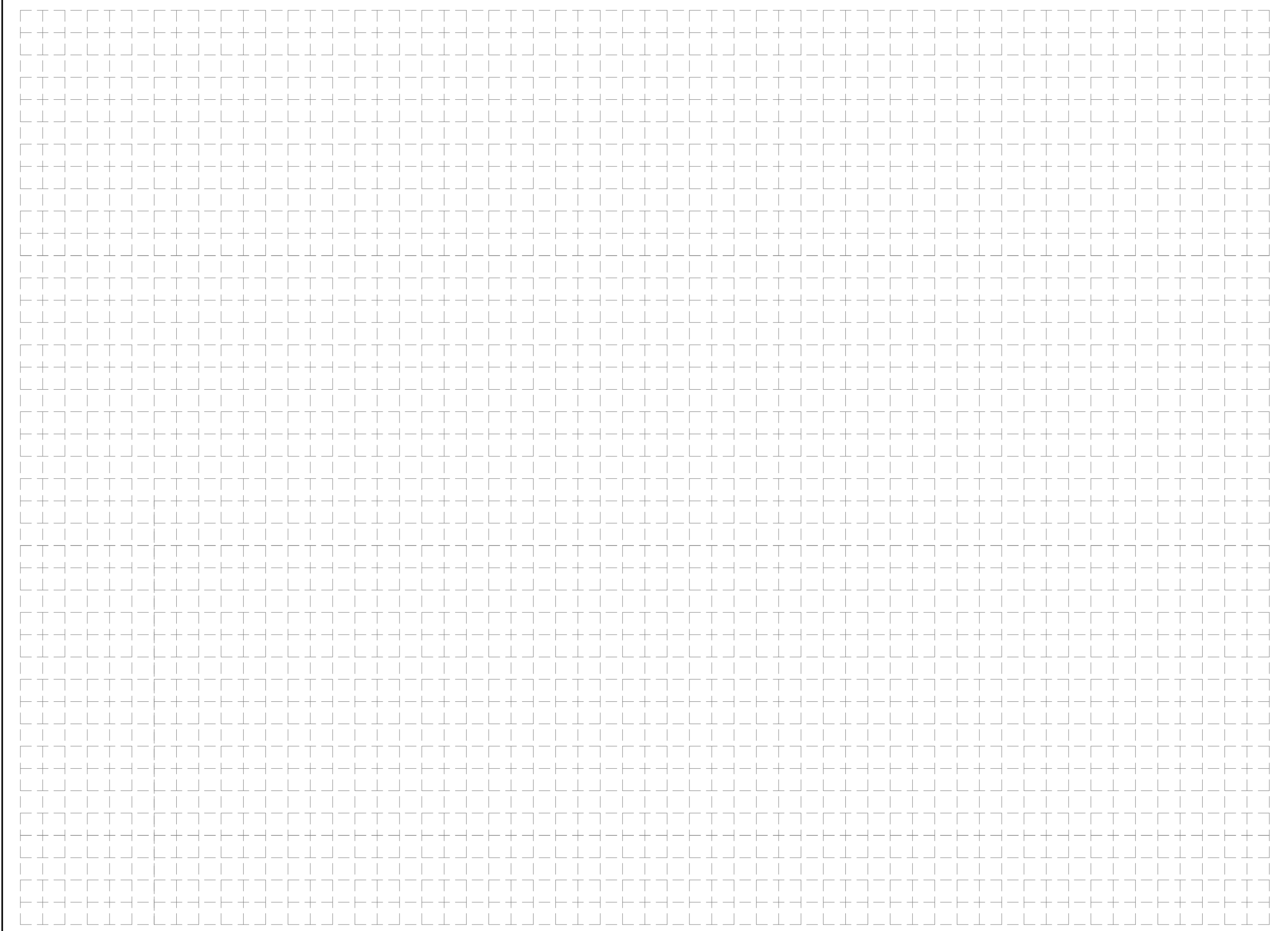
B050-BLOCK
FORM

CITY OF DANA POINT
COMMUNITY DEVELOPMENT, BUILDING and SAFETY
DIVISION

33282 GOLDEN LANTERN SUITE 209 DANA POINT, CA 92629



SECTIONS



SECTIONS

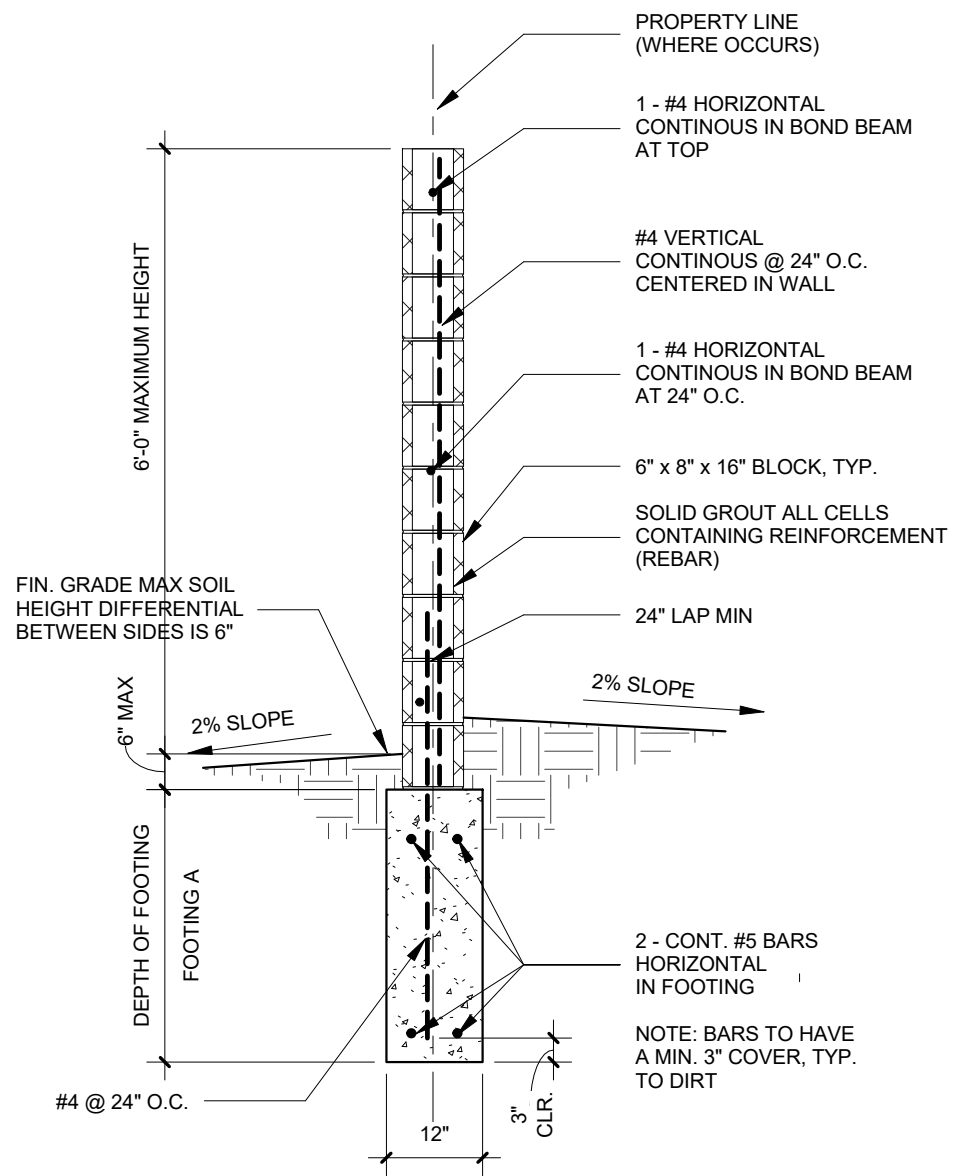
CITY OF DANA POINT
COMMUNITY DEVELOPMENT, BUILDING and SAFETY
DIVISION

33282 GOLDEN LANTERN SUITE 209 DANA POINT, CA 92629

BLOCK WALL STANDARD

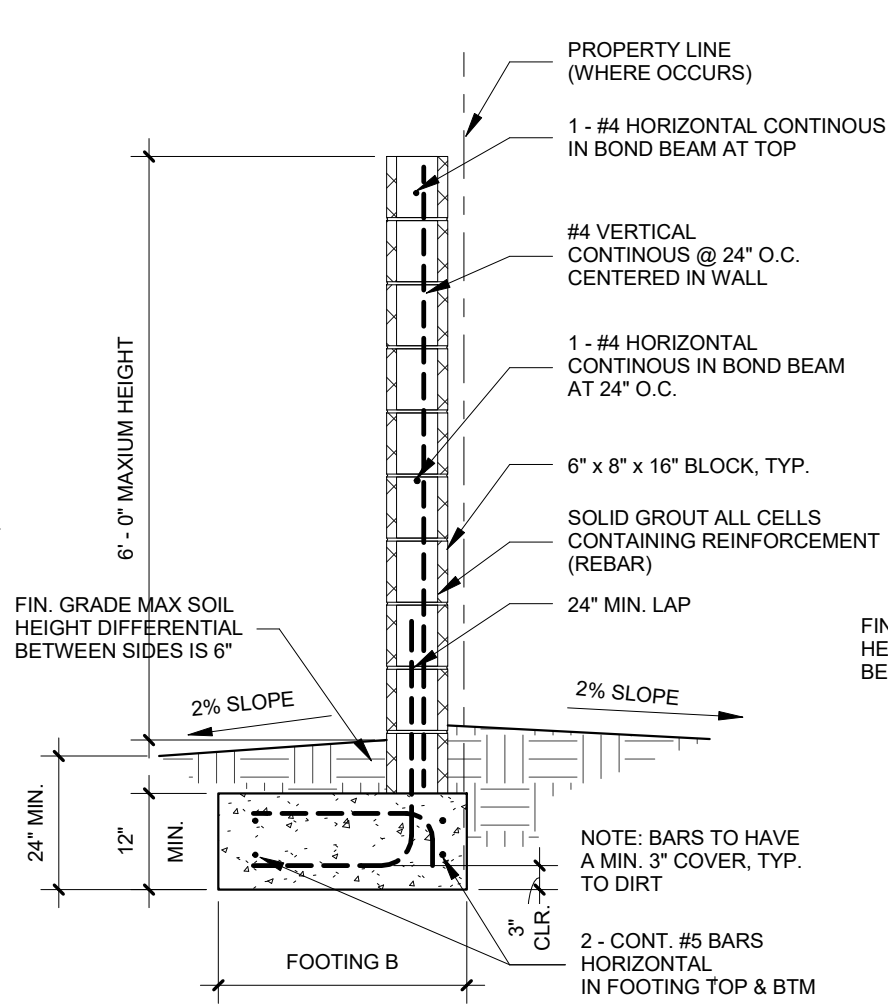
**B050-BLOCK
FORM**

2016 CBC
CODE CYCLE



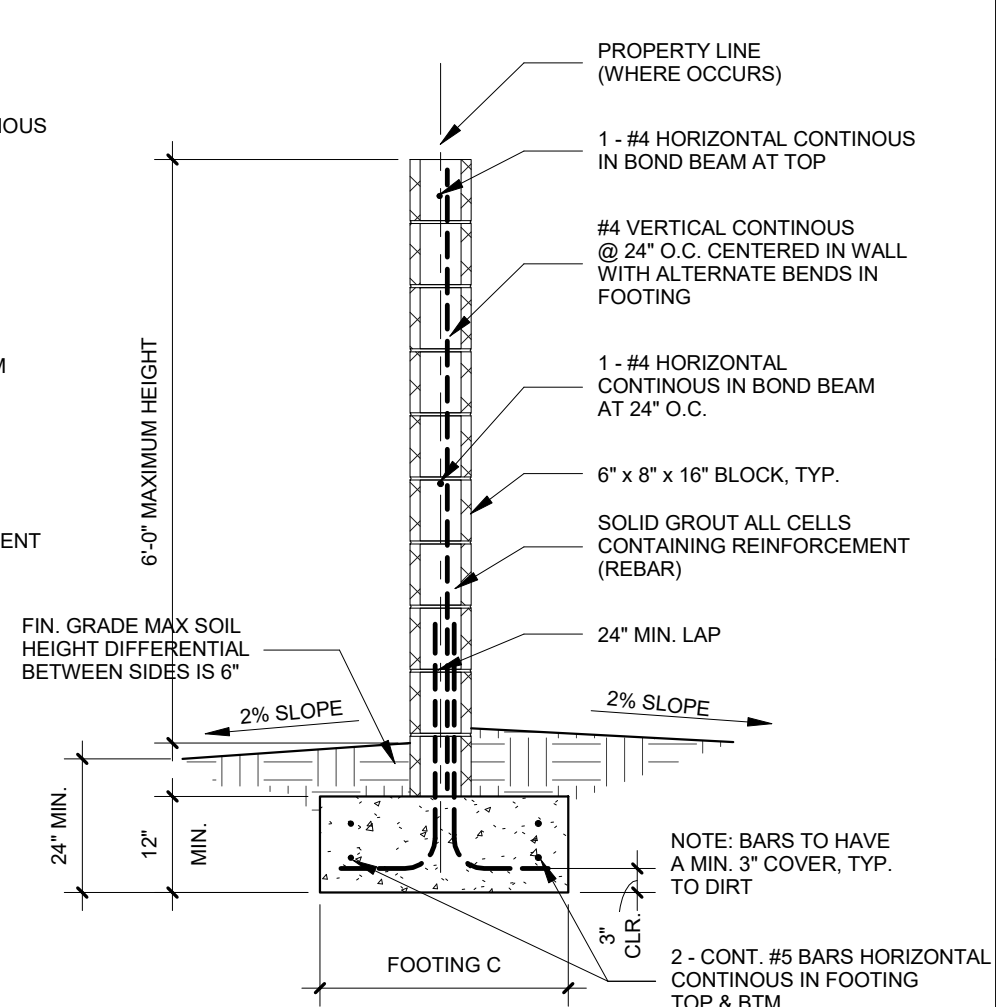
BLOCK WALL SECTION A
1/2" = 1'-0"

FOOTING A	
HEIGHT OF WALL	DEPTH OF FOOTING
3' - 4'	28 INCHES
5'	32 INCHES
6'	36 INCHES



BLOCK WALL SECTION B
1/2" = 1'-0"

FOOTING B	
HEIGHT OF WALL	WIDTH OF FOOTING
3' - 4'	30 INCHES
5'	34 INCHES
6'	39 INCHES



BLOCK WALL SECTION C
1/2" = 1'-0"

FOOTING C	
HEIGHT OF WALL	WIDTH OF FOOTING
3' - 4'	24 INCHES
5'	27 INCHES
6'	30 INCHES

GENERAL NOTES

1. THIS WALL IS NOT DESIGNED TO BE USED FOR A RETAINING WALL.
2. FILL ALL CELLS CONTAINING REINFORCEMENT STEEL, INCLUDING THE BOND BEAMS.
3. THE WALL SHALL BE PLUMB AND ALL BLOCK COURSES SHALL BE LEVEL.
4. THE FIRST COURSE MAY BE WET SET IN FRESH CONCRETE OF THE FOOTING.
5. PLANNING REGULATES THE HEIGHT, LOCATION AND DESIGN OF THE WALL BASED ON THE ZONING, LOCATION ON THE PROPERTY, AND COMMUNITY DESIGN STANDARDS. PLANNING MUST APPROVE THE PLANS PRIOR TO PERMIT ISSUANCE.
6. A COMMON WALL AGREEMENT OR LINE CERTIFICATION IS REQUIRED.
7. THESE DRAWINGS ARE DESIGNED AND ENGINEERED USING THE CITY OF DANA POINT GEOGRAPHY AND SOILS CONDITIONS. OTHER STRUCTURAL DESIGNS MAY BE USED PROVIDED THEY ARE APPROVED BY THIS DEPARTMENT PRIOR TO INSTALLATION. ALL MATERIAL TYPES AND SIZES ARE SUBJECT TO THE APPROVAL OF THIS DEPARTMENT.
8. ANY CONSTRUCTION BEYOND THE DESIGN LIMITS OF THIS PLAN WILL REQUIRE A SEPERATE ENGINEERED DESIGN.

REQUIRED INSPECTION

1. FIRST INSPECTION SHALL BE A FOUNDATION INSPECTION. THIS IS PERFORMED AFTER THE EXCAVATION OF THE FOOTINGS AND PRIOR TO PLACEMENT OF CONCRETE. AT THIS TIME THE PROPERTY LINE SETBACK REQUIREMENTS ARE VERIFIED.
2. SECOND INSPECTION SHALL BE A PRE - GROUT INSPECTION. THIS IS PERFORMED AFTER THE BLOCK IS LAID UP TO A MAXIMUM OF 4 FEET. LIFTS UP TO 5 FEET MAY BE ALLOWED WITH THE USE OF CLEAN OUTS AT THE REINFORCEMENT CELLS.
3. THIRD INSPECTION WILL BE THE "WALL FINAL" INSPECTION. AT THIS TIME THE WALL IS COMPLETE AND THE PROJECT SITE IS CLEAN.

BLOCK WALL STANDARD

2016 CBC
CODE CYCLE

**B050-BLOCK
FORM**

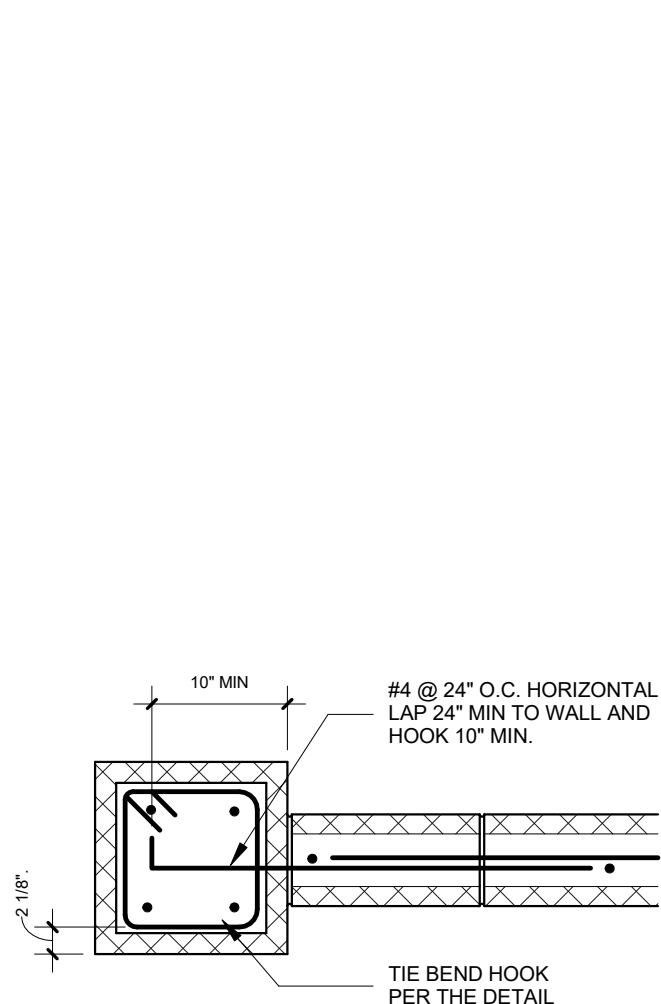
CITY OF DANA POINT
COMMUNITY DEVELOPMENT, BUILDING and SAFETY
DIVISION

33282 GOLDEN LANTERN SUITE 209 DANA POINT, CA 92629

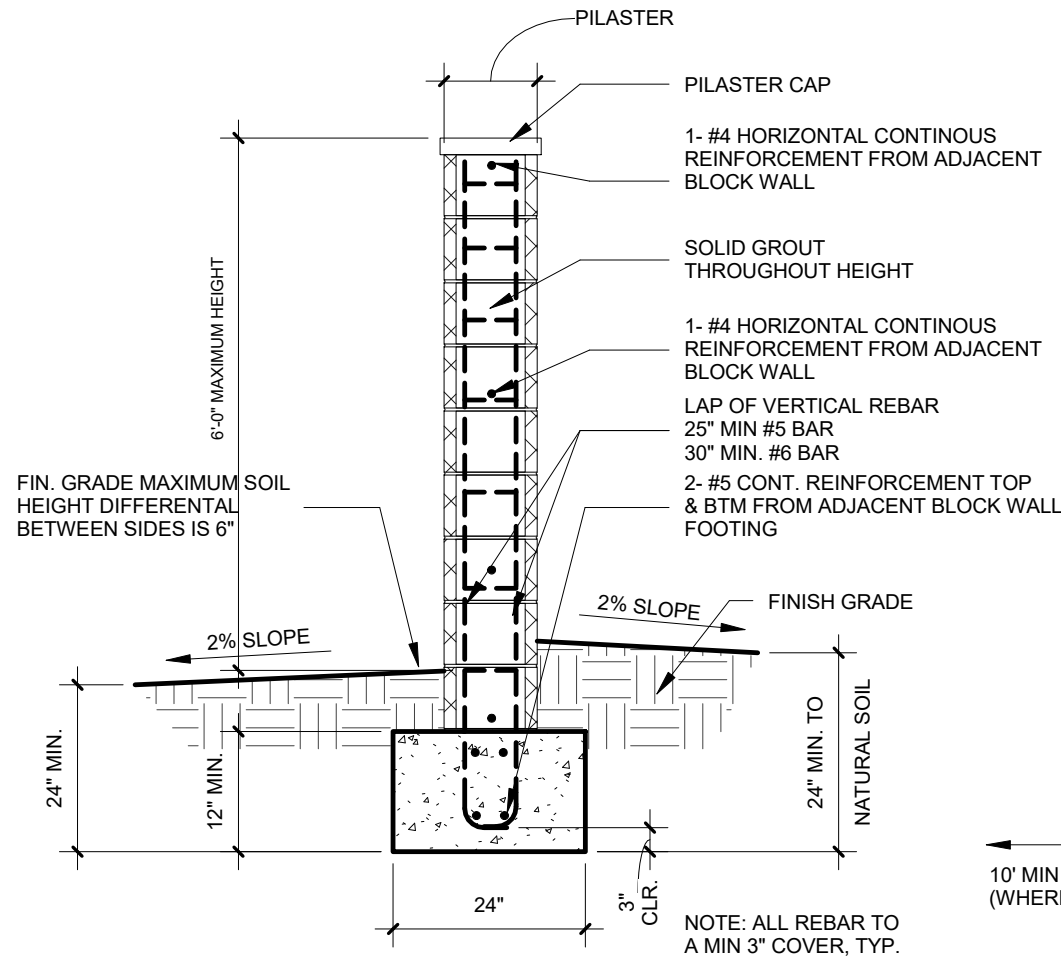


SECTIONS

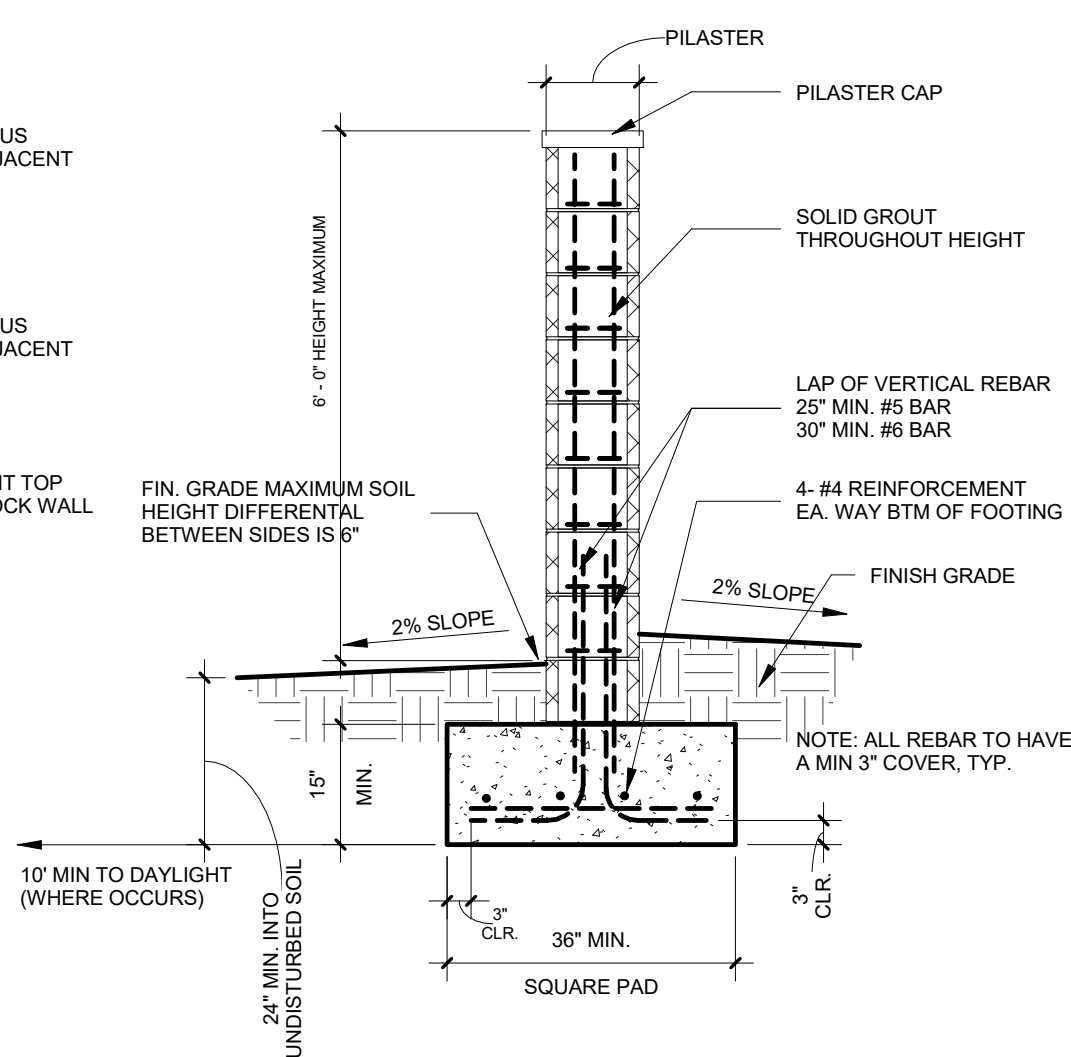
SHEET 3 OF 4



PILASTER PLAN DETAIL
3/4" = 1'-0"

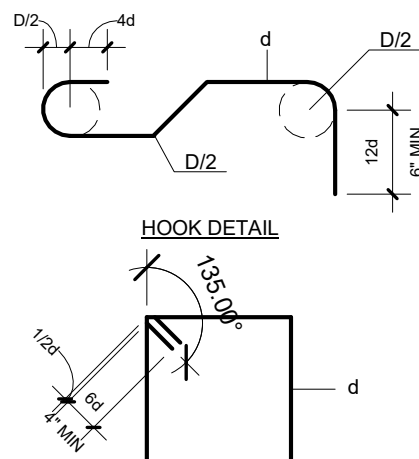


PILASTER SECTION WITHIN WALL
1/2" = 1'-0"
INSTALLED IN CONJUNCTION WITH STANDARD BLOCK WALL
NOT APPROVED FOR STAND-ALONE PILASTER

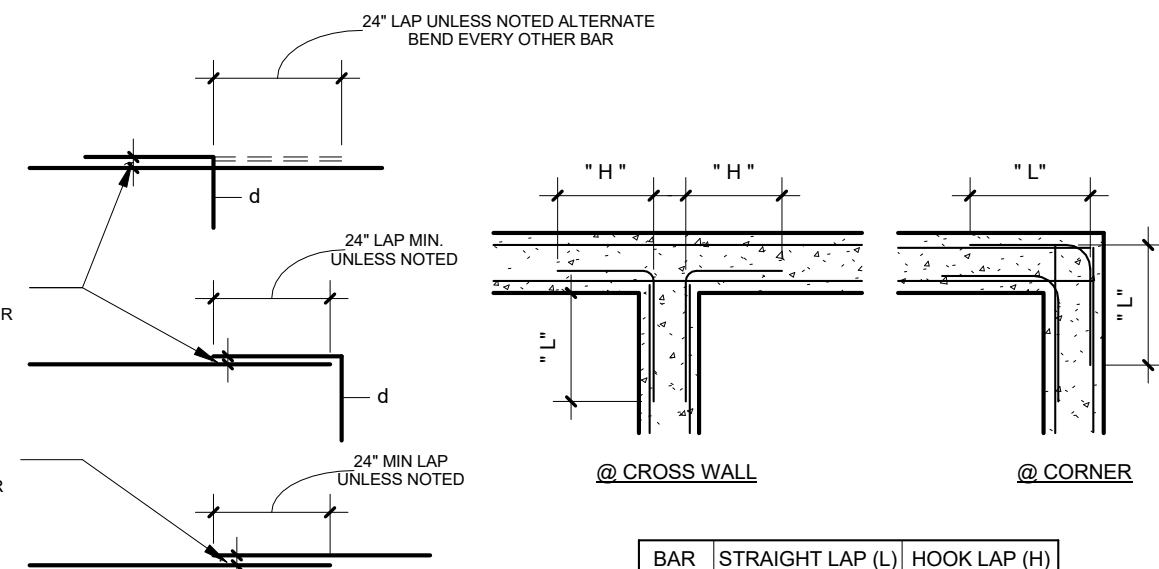


PILASTER SECTION
1/2" = 1'-0"
INSTALLED AS AN ISOLATED PILASTER

d = BAR DIAMETER
D = BEND DIAMETER
= 6d FOR #3 THROUGH #8 BARS
= 8d FOR #9 THROUGH #11 BARS



TIE DETAIL



LAP DETAIL

40 BAR DIA. ALL BARS MASONRY
54 BAR DIA. #8 THROUGH #9 BARS CONCRETE
40 BAR DIA. #6 THROUGH #7 BARS CONCRETE

BAR	STRAIGHT LAP (L)	HOOK LAP (H)
#4	24"	10"
#5	25"	12"

SIZE	# OF VERTICAL	TIES
16" x 16"	(4) - # 5	#3 @ 8" O.C.
24" x 24"	(4) - # 6	#3 @ 8" O.C.

REQUIRED INSPECTION

- FIRST INSPECTION SHALL BE A FOUNDATION INSPECTION. THIS IS PERFORMED AFTER THE EXCAVATION OF THE FOOTINGS AND PRIOR TO PLACEMENT OF CONCRETE. AT THIS TIME THE PROPERTY LINE SETBACK REQUIREMENTS ARE VERIFIED.
- SECOND INSPECTION SHALL BE A PRE - GROUT INSPECTION. THIS IS PERFORMED AFTER THE BLOCK IS LAID UP TO A MAXIMUM OF 4 FEET. LIFTS UP TO 5 FEET MAY BE ALLOWED WITH THE USE OF CLEAN OUTS AT THE REINFORCEMENT CELLS.
- THIRD INSPECTION WILL BE THE "WALL FINAL" INSPECTION. AT THIS TIME THE WALL IS COMPLETE AND THE PROJECT SITE IS CLEAN.

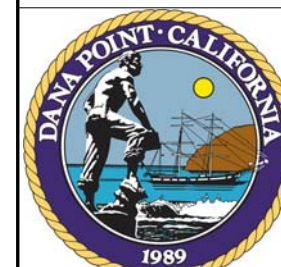
BLOCK WALL STANDARD

2016 CBC
CODE CYCLE

B050-BLOCK
FORM

CITY OF DANA POINT

COMMUNITY DEVELOPMENT, BUILDING and SAFETY
DIVISION



SECTIONS

SHEET 4 OF 4

33282 GOLDEN LANTERN SUITE 209 DANA POINT, CA 92629