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.

INTRODUCTION

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 UNIFORMALLY 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 REINFORCEMENT
SHALL NOT CONTAIN MORTAR PROJECTIONS OVER 1/4".

GIROUT MIX

GIROUT 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 GIROUTING. LIFTS UP TO 5 FEET MAY BE ALLOWED WITH THE
USE OF CLEANNOUTS AT THE REINFORCEMENT CELLS.

REINFORCING STEEL

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

WALL DRAINAGE

PROVISIONS SHALL BE MADE TO RELEIVE 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 DISCARGE 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

SIGNATURE OF OWNER/APPLICANT

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 CONDITIONS THAT
DIFFER FROM THE INFORMATION PROVIDED MAY REQUIRE ADDITIONAL
REVIEW, FEES AND SEPARATE APPROVALS.

PLEASE CALL 949 248 3590 TO SCHEDULE YOUR INSPECTIONS.
PERMITS ARE VALID FOR 180 DAYS FROM ISSUE DATE.
#4 Horizontal Continuous in Bond Beam at Top

1. Property Line (Where Occurs)

- 1 - #4 Vertical Continuous @ 24" O.C. Centered in Wall
- 6" x 6" x 16" Block, Typ. Solid Grout All Cells Containing Reinforcement (Rebar)
- 24" Lap Min

NOTE: Bars to have a min. 3" cover, Typ. to dirt

Footing A
- Depth of Footing: 28" (3'-4"
- Height of Wall: 32" (3'-4"
- Width of Footing: 36" (3')

Footing B
- Depth of Footing: 30" (3'-4"
- Height of Wall: 34" (3'-4"
- Width of Footing: 39" (3')

Footing C
- Depth of Footing: 24" (3')
- Height of Wall: 27" (3')
- Width of Footing: 30" (3')

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 plum 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 separate 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.
SQUARE PAD

FIN. GRADE MAXIMUM SOIL
HEIGHT DIFFERENTIAL
BETWEEN SIDES IS 6".

NOTE: ALL REBAR TO HAVE A MIN 3" COVER, TYP.

2% SLOPE

UNDISTURBED SOIL
24" MIN. INTO
2% SLOPE

FINISH GRADE MAXIMUM SOIL
HEIGHT DIFFERENTIAL
BETWEEN SIDES IS 6"

6' - 0" HEIGHT MAXIMUM

PILASTER CAP
SOLID GROUT THROUGHOUT HEIGHT
1. #4 HORIZONTAL CONTINUOUS
REINFORCEMENT FROM ADJACENT BLOCK WALL

FIN. GRADE MAXIMUM SOIL
HEIGHT DIFFERENTIAL
BETWEEN SIDES IS 6"

NOTE: ALL REBAR TO HAVE A MIN 3" COVER, TYP.

LAP OF VERTICAL REBAR
25" MIN. #5 BAR
30" MIN. #6 BAR
2. #5 CONT. REINFORCEMENT TOP
4 BTM FROM ADJACENT BLOCK WALL FOOTING

INSTALLING IN CONJUNCTION WITH STANDARD BLOCK WALL
NOT APPROVED FOR STAND-ALONE PILASTER

FINISH GRADE
24" MIN.

NOTE: ALL REBAR TO HAVE A MIN 3" COVER, TYP.

BAR STRAIGHT LAP (L) HOOK LAP (H)
#4 24" 10"
#5 25" 12"
#6 30" 15"

TIE DETAIL

D/2 4d

HOOK DETAIL

6" MIN.

FINISH GRADE

TIE BEND HOOK PER THE DETAIL

PILASTER PLAN DETAIL

PILASTER SECTION WITHIN WALL

PILASTER SECTION

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.

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

BAR STRAIGHT LAP (L) HOOK LAP (H)
#4 24" 10"
#5 25" 12"
#6 30" 15"

H

L

D/2 4d

24" MIN LAP UNLESS NOTED ALTERNATE BEND EVERY OTHER BAR

2016 CBC FORM CODE CYCLE

CITY OF DANA POINT
COMMUNITY DEVELOPMENT, BUILDING and SAFETY DIVISION
33282 GOLDEN LANTERN SUITE 209 DANA POINT, CA 92629

B/C6/1-BLOCK SHEET 4 OF 4

SECTIONS

CITY OF DANA POINT
COMMUNITY DEVELOPMENT, BUILDING and SAFETY DIVISION
33282 GOLDEN LANTERN SUITE 209 DANA POINT, CA 92629

B/C6/1-BLOCK SHEET 4 OF 4

SECTIONS