



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: October 30, 2019 REPORT NO. HO-19-101

HEARING DATE: November 6, 2019

SUBJECT: GROSSMAN SDP, Process Three Decision

PROJECT NUMBER: [629308](#)

OWNER/APPLICANT: E. Gay and Steven Grossman, Owner / Architect Mark D. Lyon, Applicant

### SUMMARY

Issue: Should the Hearing Officer approve an application to construct an addition and an interior remodel to an existing 2,497 square-foot, two-story, single family residence at a site located at 8914 Nottingham Place within the La Jolla Community Plan area?

Staff Recommendation: Approve Site Development Permit No. 2260711.

Community Planning Group Recommendation: On June 6, 2019 the La Jolla Community Planning Association voted 12-0-1 to recommend approval of the project (Attachment 7).

La Jolla Shores Planned District Advisory Board Recommendation: On November 19, 2018, the La Jolla Shores Planned District Advisory Board voted 4-0-1 to recommend approval of the project (Attachment 8).

Environmental Review: The project was determined to be exempt from the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities). The environmental exemption determination for this project was made on August 29, 2019, and the opportunity to appeal the determination ended on September 13, 2019. There were no appeals to the environmental determination.

### BACKGROUND

The project is located at 8914 Nottingham Place and is developed with a 2,497 square-foot, two-story, single family residence within an urbanized area in the La Jolla Community Plan area (Attachment 1). The surrounding properties are fully developed in a well-established residential neighborhood (Attachment 3). The project site is not located within the First Public Roadway as identified in the La Jolla Community Plan and Local Coastal Land Use Plan (Community Plan).

The 0.18-acre site is in the La Jolla Shores Plan District Single Family Zone, the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Campus Impact), and the Transit Priority Area. Pursuant to San Diego Municipal Code Section (SDMC) 1510.0201, a Process Three, Site Development Permit is required for the construction of the project within the La Jolla Shores Planned District. The project is located outside of the Coastal Overlay Zone.

### DISCUSSION

The project includes a 1,255-square-foot two-story addition, an 80-square-foot interior remodel, and a 39-square-foot addition to the back deck. There are no public view corridors, vantage points, or physical access routes from the project site. In addition, the project will not encroach upon any existing physical way legally used by the public or any proposed public access way identified in the Community Plan.

The project site is designated by the Community Plan for low density residential uses (5-9 dwelling units/acre), and the project is consistent with this land use designation. In addition, the project incorporates energy efficient technologies and appliances, which is encouraged in the Community Plan. The project complies with all the development standards required by the La Jolla Shores Plan District Single Family Zone, including height, density, building setbacks, lot coverage, and parking. There are no deviations or variances necessary or requested.

In addition, the project will not be detrimental to the public health, safety, and welfare. The Permit contains specific requirements to ensure compliance with the regulations of the Land Development Code. Permit requirements include implementing storm water construction best management practices, entering into an Encroachment and Maintenance Removal Agreement for a non-standard/private walkway within the right-of-way, and requiring removal of a non-standard driveway apron. The project site does not contain any sensitive biological resources or environmentally sensitive lands, and is not located within a coastal bluff, beach, or special flood area.

City staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration. Staff recommends that the Hearing Officer approve Site Development Permit No. 2260711 for the project.

### ALTERNATIVES

1. Approve Site Development Permit No. 2260711, with modifications.
2. Deny Site Development Permit No. 2260711, if the findings required to approve the project cannot be affirmed.

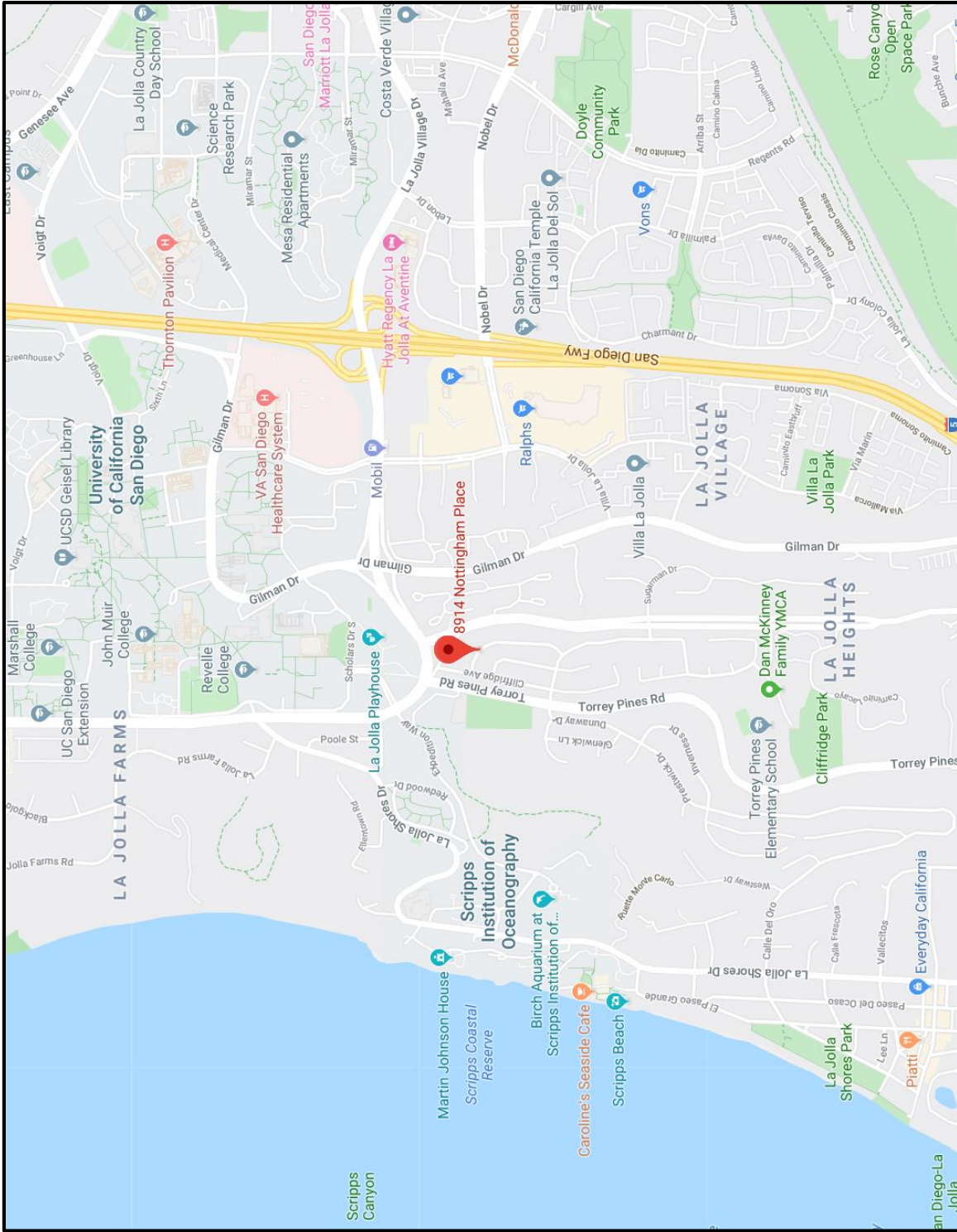
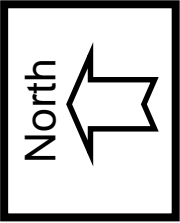
Respectfully submitted,



Xavier Del Valle, Development Project Manager

Attachments:

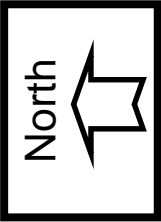
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. NORA Environmental Determination
7. Community Planning Association Recommendation
8. La Jolla Shores Planned District Advisory Board Recommendation
9. Ownership Disclosure Statement
10. Project Plans



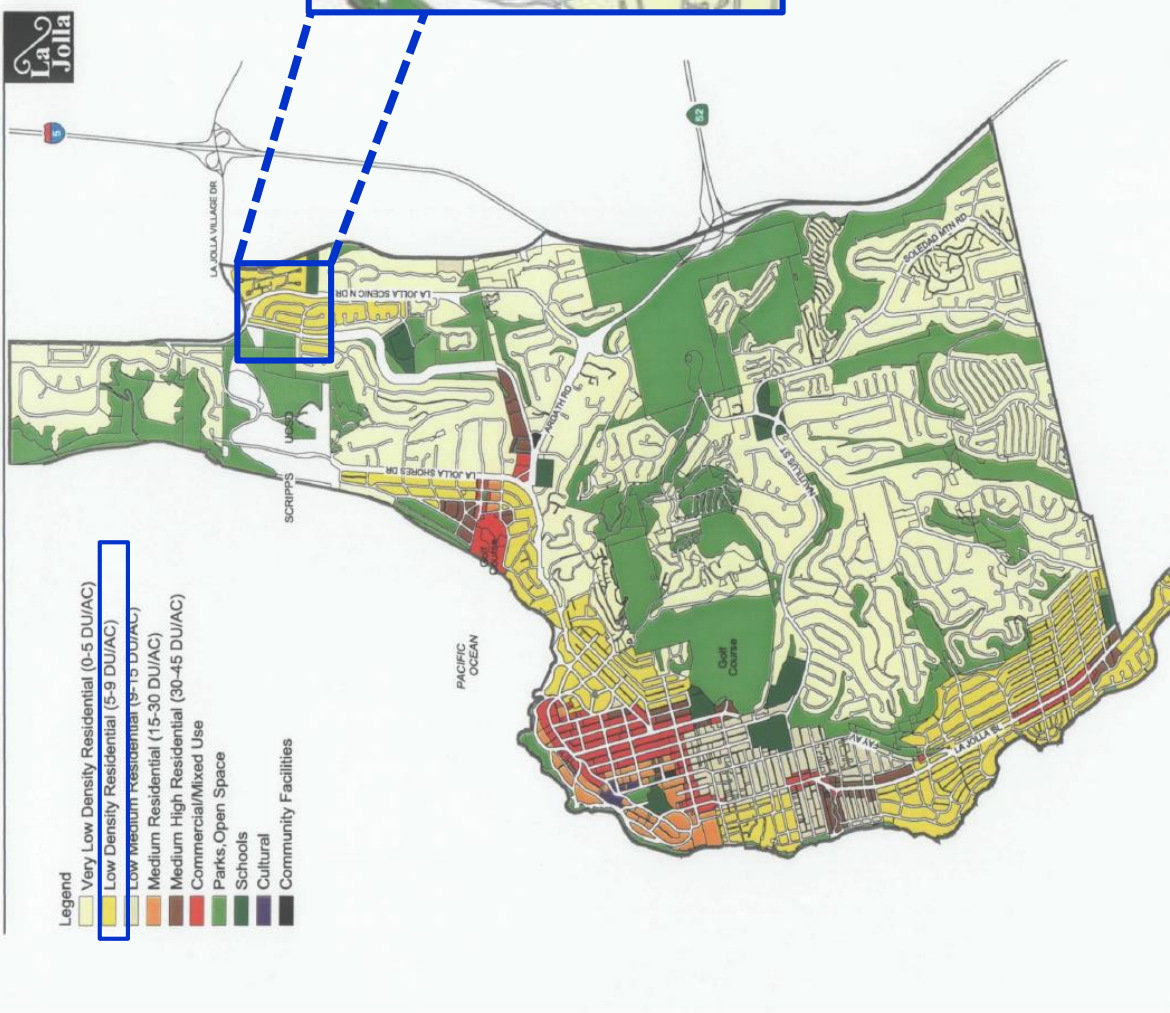
# Project Location Map

Grossman SDP  
Project No. 629308 – 8914 Nottingham Place





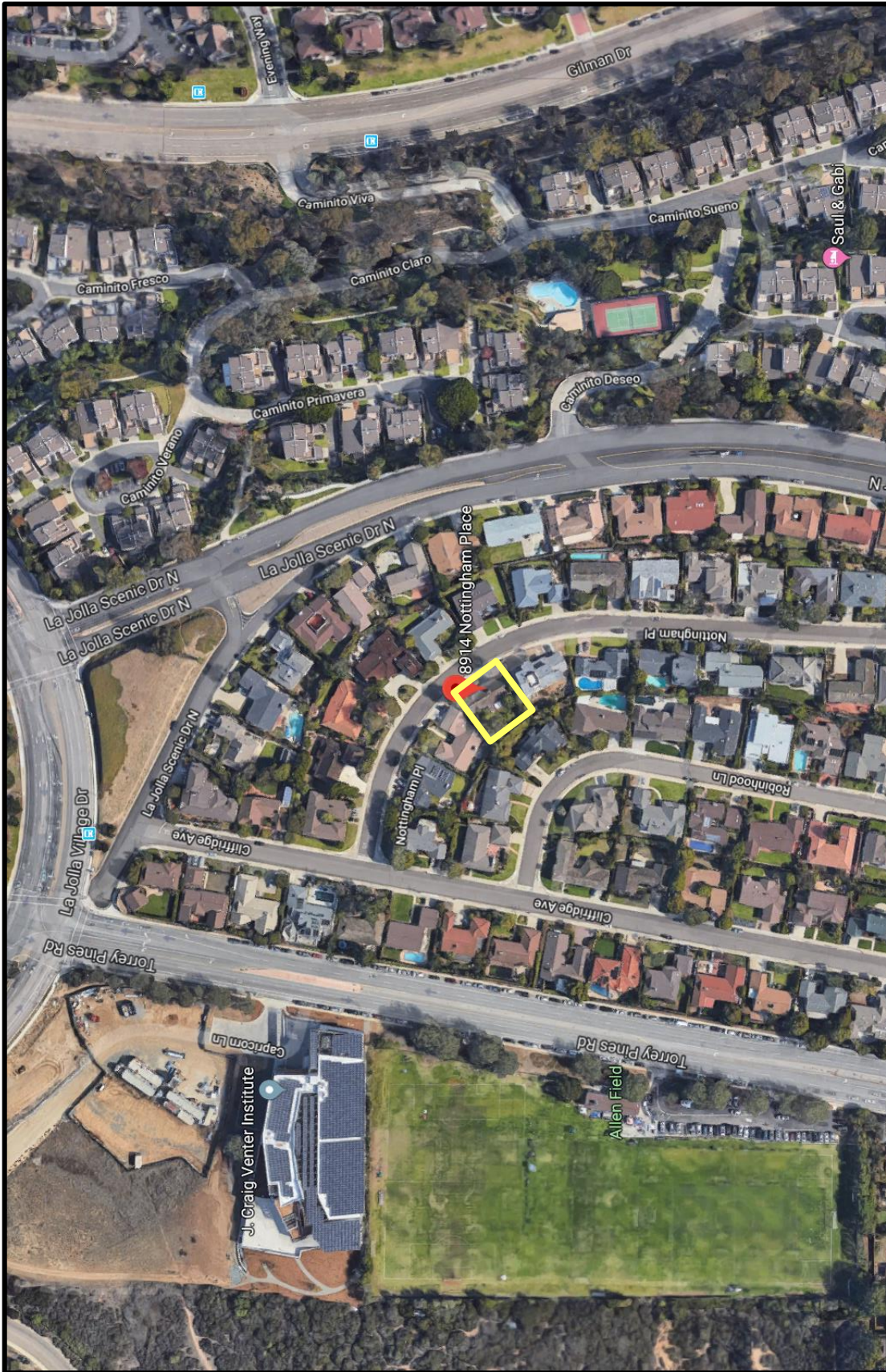
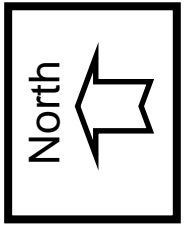
Project Site



# Land Use Map

Grossman SDP  
Project No. 629308 – 8914 Nottingham Place





# Aerial Photograph

Grossman SDP  
Project No. 629308 - 8914 Nottingham Place



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
SITE DEVELOPMENT PERMIT NO. 2260711  
**GROSSMAN SDP PROJECT NO. 629308**

WHEREAS, STEVEN GROSSMAN AND E. GAY GROSSMAN, Owner/Permittee, filed an application with the City of San Diego for a permit to construct an addition and an interior remodel to an existing single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 2260711), on portions of a 0.18-acre site;

WHEREAS, the project site is located at 8914 Nottingham Place and is in the La Jolla Shores Plan District Single Family Zone, the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Campus Impact), and the Transit Priority Area within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lot 126, La Jolla Highland Unit #5, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4045, filed in the Office of the County Recorder of San Diego County, December 29, 1958;

WHEREAS, on August 29, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on November 6, 2019, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2260711 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2260711:

**A. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]**

**1. Findings for all Site Development Permits:**

**a. The proposed development will not adversely affect the applicable land use plan.**

The project is located at 8914 Nottingham Place and is developed with a 2,497 square-foot, two-story, single family residence within an urbanized area in the La Jolla Community Plan area. The project includes a 1,255-square-foot two-story addition, an 80-square-foot interior remodel, and a 39-square-foot addition to the back deck. The 0.18-acre site is designated by the La Jolla Community Plan and Local Coastal Land Use Plan (Community Plan) for low density residential uses (5-9 dwelling units/acre), and the project is consistent with this land use designation.

The project site is not located within the First Public Roadway, and there are no public view corridors, vantage points, or physical access routes from the project site. The project will not encroach upon any existing physical way legally used by the public or any proposed public access way identified in the Community Plan. In addition, the project incorporates energy efficient technologies and appliances, which is encouraged in the Community Plan. Therefore, the project will not adversely affect the applicable land use plan.

**b. The proposed development will not be detrimental to the public, health, safety, and welfare.**

The project is located at 8914 Nottingham Place and is developed with a 2,497 square-foot, two-story, single family residence within an urbanized area in the La Jolla Community Plan area. The project includes a 1,255-square-foot two-story addition, an 80-square-foot interior remodel, and a 39-square-foot addition to the back deck.

The project will not be detrimental to the public health, safety, and welfare. The Permit contains specific requirements to ensure compliance with the regulations of the Land Development Code. Permit requirements include implementing storm water construction best management practices, entering into an Encroachment and Maintenance Removal Agreement for a non-standard/private walkway within the Nottingham Place right-of-way, and requiring removal of a non-standard driveway apron adjacent to Nottingham Place. In addition, the project site does not contain any sensitive biological resources or environmentally sensitive lands, and is not located within a coastal bluff, beach, or special flood area. Therefore, the project will not be detrimental to the public, health, safety, and welfare.



**c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

The project is located at 8914 Nottingham Place and is developed with a 2,497 square-foot, two-story, single family residence within an urbanized area in the La Jolla Community Plan area. The project includes a 1,255-square-foot two-story addition, an 80-square-foot interior remodel, and a 39-square-foot addition to the back deck. The project site is not located within the First Public Roadway, and there are no public view corridors, vantage points, or physical access routes from the project site.

In addition, the project complies with all the development standards required by the La Jolla Shores Plan District Single Family Zone, including height, density, building setbacks, lot coverage, and parking. There are no deviations or variances necessary or requested. Therefore, the project will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 2260711 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2260711, a copy of which is attached hereto and made a part hereof.

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Xavier Del Valle  
Development Project Manager  
Development Services

Adopted on: November 6, 2019

IO#: 24008168

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION  
501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24008168

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2260711  
**GROSSMAN SDP PROJECT NO. 629308**  
HEARING OFFICER

This Site Development Permit No. 2260711 is granted by the Hearing Officer of the City of San Diego to STEVEN GROSSMAN AND E. GAY GROSSMAN, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0505. The 0.18-acre site is located at 8914 Nottingham Place and is in the La Jolla Shores Plan District Single Family Zone, the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Campus Impact), and the Transit Priority Area within the La Jolla Community Plan area. The project site is legally described as: Lot 126, La Jolla Highland Unit #5, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4045, filed in the Office of the County Recorder of San Diego County, December 29, 1958.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct an addition and an interior remodel to the existing single-family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 6, 2019, on file in the Development Services Department.

The project shall include:

- a. Construction of an addition and an interior remodel to an existing 2,497-square-foot single-family residence. The project includes a 1,255-square-foot two-story addition, an 80-square-foot interior remodel, and a 39-square-foot addition to the back deck; and
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1

of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 21, 2022.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until the Owner/Permittee signs and returns the Permit to the Development Services Department, and the Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in

the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**CLIMATE ACTION PLAN REQUIREMENTS:**

11. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**ENGINEERING REQUIREMENTS:**

12. The project proposes to export eight cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

13. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment and Maintenance Removal Agreement from the City Engineer for the non-standard/private walkway within the Nottingham Place right-of-way.

14. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond to remove the non-standard driveway apron that is adjacent to the site on Nottingham Place.

15. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**PLANNING/DESIGN REQUIREMENTS:**

16. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

17. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on November 6, 2019, and [Approved Resolution Number].

Permit Type/PTS Approval No.: Site Development Permit No. 2260711  
Date of Approval: November 6, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Xavier Del Valle  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1189 et seq.**

\_\_\_\_\_  
**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**Owner/Permittee**

By \_\_\_\_\_  
Steven Grossman

**Owner/Permittee**

By \_\_\_\_\_  
E. Gay Grossman

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**



THE CITY OF SAN DIEGO

Date of Notice: August 29, 2019

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24008168

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**PROJECT NAME / NUMBER:** Grossman SDP / 629308  
**COMMUNITY PLAN AREA:** La Jolla  
**COUNCIL DISTRICT:** 1  
**LOCATION:** 8914 Nottingham Place, San Diego, CA 92037

**PROJECT DESCRIPTION:** The project proposes a Site Development Permit (SDP) for construction of an addition and interior remodel to an existing 2,497-square-foot single-family residence. The scope of work includes a 1,255-square-foot two-story addition, 80-square-foot interior remodel, and a 39-square-foot addition to the back deck located at 8914 Nottingham Place. The 0.18-acre project site is designated Low Density Residential and is subject to the La Jolla Shores Plan District (LJSPD-SF) base zone requirements pursuant to the La Jolla Community Plan. The project is also subject to the Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Campus Impact), Transit Priority Area, and Council District 1.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego, Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301, *Existing Facilities*.

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301, Existing Facilities. The project, as described in the Project Description section of this notice, meets the criteria set forth in CEQA Section 15301 which addresses permitting of existing facilities involving negligible or no expansion of existing of former use. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply because no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

**DEVELOPMENT PROJECT MANAGER:** Xavier Del Valle  
**MAILING ADDRESS:** 1222 First Avenue, MS 301, San Diego, CA 92101-4153  
**PHONE NUMBER / EMAIL:** (619) 557-7941 / xdelvalle@sandiego.gov

On August 29, 2019, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (September 13, 2019). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



# La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

Contact Us:

Mail: PO Box 889, La Jolla, CA 92038

Web: [www.lajollacpa.org](http://www.lajollacpa.org)

Email: [info@lajollacpa.org](mailto:info@lajollacpa.org)

President: Tony Crisafi

Vice President: Matt Mangano

2<sup>nd</sup> Vice President: David Gordon

Secretary: Suzanne Weissman

Treasurer: Michael Costello

## FINAL Minutes –

### Regular Meeting | Thursday, 6 June 2019 – 6 p.m.

#### 1.0 Welcome and Call to Order: Tony Crisafi, President, 6: 04 pm

*Please turn off or silence mobile devices Meeting is being recorded*

**Quorum present:** Brady, Costello, Crisafi, Fitzgerald, Gordon, Ish, Jackson, Kane, Mangano, Neil, Rasmussen, Will

#### 2.0 Adopt the Agenda:

**Motion:** Adopt agenda with modifications (Gordon/Will) **Vote:12-0-0 Motion Carries**

**In Favor:** Brady, Costello, Crisafi, Fitzgerald, Gordon, Ish, Jackson, Kane, Neil, Rasmussen, Will

**Opposed:** 0

**Abstain:** 0

#### 3.0 Meeting Minutes Review and Approval: Draft minutes not included in trustee packet.

**Motion:** Postpone approval of May draft LJCPA minutes until next meeting (Neil/Kane) **Vote: 11-0-1: Motion Carries**

**In Favor:** Brady, Costello, Fitzgerald, Gordon, Ish, Jackson, Kane, Mangano, Neil, Rasmussen, Will

**Opposed:** 0

**Abstain:** 1 (Chair)

#### 4.0 Officer Reports:

##### 4.1 Treasurer

<b>Beginning Balance</b> as of 4/30/19	\$765.66
<b>Income</b>	
• Collections	\$ 163.00
• CD Sales	\$ <u>0</u>
<b>Total Income</b>	\$ 163 .00
<b>Expenses</b>	
• Agenda printing	\$ 63.06
• AT&T telephone Final Bill	\$ <u>17.92</u>
<b>Total Expenses</b>	\$ <u>80.98</u>
<b>Net Income/(Loss)</b>	\$ 82.02
<b>Ending Balance</b> of 5/31/19	\$ 847.68

##### 4.2 Secretary- Secretary absent. Per Crisafi and Gordon: Everyone is requested to sign in on the sheets

in the back of the room to have attendance recorded. To become a member, fill in the membership forms available in the back. A member must attend at least one meeting per year to be eligible to vote, 3 meetings to be eligible to be a trustee.

*Courtney arrives; reflected in vote counts.*

### 5.0 Elected Officials – Information Only

**5.1** Council District 1: Councilmember Barbara Bry.

Rep: **Mauricio Medina**, 619-236-6611, [mauriciom@sandiego.gov](mailto:mauriciom@sandiego.gov) ( he arrived late and spoke after items 5.2 and 5.3)

Medina passed out June Bry Bulletin noting page 3 with schedule for remaining work on Torrey Pines Road. The most labor intensive work will be done overnight. To resurface Torrey Pines Rd. they ground the asphalt down to the concrete, took out all bad patches and put a clean layer of asphalt there. Thanks to all for your patience. Road work will continue later this month for restriping and median work. One lane will remain open during striping.

**Courtney:** When will they re-patch the other streets torn up by the work? **Reply:** He is trying to get more clarification on how they are coordinating scheduling.

**Kane:** requested that Hillside Dr. be prioritized. Where is that on budget process, how to track. **Reply:** This is a learning process on how to get a street paved, how to elevate a street to city staff to get them to come out to access it and get it on the schedule. Different streets require different treatment. Needs to coordinate with many different processes. He has tried to prioritize Hillside. **Kane:** the committee will be happy to have anything done to improve Hillside Dr. before it fails completely.

**Public comment:** Are you aware that the intersection of Hillside Dr. and Torrey Pines Road is worse than before? **Reply:** They replaced the cross gutter with new concrete. It was never their goal to change the grade so trucks wouldn't get stuck. As part of new repaving process, they plan to raise the level of asphalt to provide smoother transition. Mauricio has elevated this issue within the city bureaucracy. The Deputy Chief Operating Officer is looking at this issue.

**Other comments:** Allocation of property taxes? Problem with trucks getting stuck is with wording on signage such as terms like "kingpin" and "feet between axels" that are not understood by drivers. Need more understandable language and graphics and ability to ticket drivers. **Reply:** agreed. Crews from traffic engineering were there looking at better signage that can lead to ticketing. Some wording is regulated by state driving manuals.

**Dockless scooters:** The City of San Diego has proposed regulations for dockless scooter parking. They proposed corrals, 10 x 6 painted on the street to dock the scooters. He has the list of proposed suggestions for corrals within the village of La Jolla. He will be giving greater detailed presentations to the LJ Town Council, the LJ Village Merchants' Association, the LJ Shores Association and the LJ T & T. Four meetings for the public to attend to share concerns and give feedback to city staff. Also please reach out to him for more information.

**Costello:** Please, more effective enforcement!

**5.2** 78<sup>th</sup> Assembly District: Assembly member Todd Gloria

Rep: **Mathew Gordon** 619-645-3090 [mathew.gordon@asm.ca.gov](mailto:mathew.gordon@asm.ca.gov)

Following bills of note made it out of the assembly to state senate: AB 893, Del Mar Gunshow bill would prohibit sale of guns and firearms at Del Mar Fairgrounds property beginning 2021; AB 262 which clarifies authority of local health officers to report to health officials in event of communicable disease outbreak; AB 43, increases the transparency of governmental spending on health services to address issues of mental health; AB 1588, promotes good jobs for vets in CA giving credit for time served in military.

**Kane:** Any update on the bills addressing affordable housing? **Reply:** Nothing with regard to SB 50. Chevelle from Toni Atkin's office will know more.

**Costello:** California has something like 25% of the nation's homeless, but only 12% of the nation's

population. Why such a large homeless population? **Reply:** don't have an answer. The issue of homelessness is complicated issue which the legislature is trying to address. Please reach out anytime with further questions anytime and I will respond.

**Gordon:** SB 330 and 50 are an attempt to rectify affordable housing issues from the state level by telling local communities they no longer have control. Taxes, expenses, the cost of living is out of reach of too many people; it is unaffordable for normal people to live in CA. Way too many regulations that need to be addressed. Housing in La Jolla will never be affordable. **Reply:** I will pass these comments on. Todd Gloria does champion local control.

**Kane:** Does Todd Gloria have any position on these bills? **Reply:** No. **Kane:** Is he doing anything behind the scenes to shape legislation to conform to constituent's desires? **Reply:** He is asking for planning groups to share feedback; he is here to listen, write down and take back to his assembly member all comments. He has heard La Jolla's concerns.

**5.3** 39<sup>th</sup> Senate District: State Senator Toni Atkins, Senate President pro Tem  
Rep: **Chevelle Newell Tate**, 619-645-3133, [Chevelle.Tate@sen.ca.gov](mailto:Chevelle.Tate@sen.ca.gov)

**Chevelle Tate for Toni Atkins:** She has represented this community for 5 years. Every year we do a donation drive in partnership with Veterans Villages of San Diego. This is an opportunity to donate this year new and clean underwear for homeless vets and their families. A donation box is in the La Jolla library and will be there through 6/24. They have enough socks; they need underwear.

SB 330 is still active this year. It did pass out of the senate to the assembly. It will go through many more amendments. The bill is offered by Nancy Skinner. This bill does not suspend the height limit in the coastal regions. Should a local government implement new legislation to decrease the height limit, that government will be prohibited from doing that. The 30 ft. height limit stays in place. We have a letter from the maker's office saying that SB 330 does not affect San Diego's 30 ft. height limit. The letter is in the packet. Any development in coastal region is exempt. The premise of this bill is "do not make it more difficult to build more housing." City of SD has already implemented a policy for parking requirements that is more restrictive than required by this bill, so SD is not affected. This bill also has anti-displacement provisions to protect people in affordable housing from being displaced by new development. A new project cannot make a net loss in affordable units, it provides relocation assistance, it prohibits zoning to less intensive use, reduction in height or density, floor area ratio, or open space requirements.

**Public:** how is coastal zone defined? **Reply:** West of 15.

**Gordon:** According to Jim LaMaterly at Community Planners meeting, SB 330 and 50 are moving targets. One thing not mentioned according to Jim La Materly is that SB 330 takes away local community's right to have ballot provisions to change zoning. It all needs more discussion. Please check [raisetheballoon.org](http://raisetheballoon.org). SB 50 has become a 2 year bill. One other issue is that this bill lifts required parking minimums in LJ Shores within ½ mile of a transit corridor. LJ Shores parking requirements are different from rest of city of San Diego. **Reply:** General definition of transit corridor is ¼ mile radius of a transit stop that runs every 10 minutes M through F. Route 30 does not meet requirements for transit corridor.

SB 50 has more specific height limit provisions, but any development in coastal region is exempt.

The bill was introduced by Senator Scott Weiner of San Francisco area. Keeping up with the amendments has been difficult. It was shelved in the Senate appropriations committee which means that between now and January there will be committee meetings about it to offer amendments. The bill creates a streamlined ministerial approval process for neighborhood multi family residential properties. It would, upon request to local government, give an equitable community incentive – a density bonus. The project would have to meet criteria, mainly it must be within ¼ mile radius of a high quality transit area and a ¼ mile radius of a job rich area. Coastal zones, high fire hazard areas and cities that have under 50,000 population are exempt. San Diego meets two of these requirements. Another amendment is ability to convert an existing single family structure into a 4 plex.

**Kane:** this bonus could override existing zoning which I find threatening. **Reply:** It doesn't override existing zoning; it increases maximum allowable density for that area. **Kane:** zoning is local issue; it should

not be legislated at state level. **Reply:** we hear this concern as well. We need regulations to de-regulate. Years of increasing regulations have contributed to this housing crisis and increased cost of living. State is trying reverse this cycle.

**Kane:** Any discussion about upgrading infrastructure in concert with increased density. We are stuffing more things into neighborhoods with no way to accommodate them. Housing, transportation as well as infrastructure need to be timed together. **Reply:** SB 1 the gas tax bill sends funds to local governments for infrastructure. We are looking to see that these funds are being used to benefit our local communities.

**14.0 7:00 P.M. Time Certain - Preliminary review La Jolla Children's Pool retaining wall - Project No. 627990 (Process CIP-2 SCR CST-App WBS S-00644.07.01 – Fund 400002)** to determine if an already constructed 30-inch high retaining wall is consistent with CDP/SDP/CUP(PTS No. 154844), LJ Children's Pool Lifeguard Station. The retaining wall, 1) provides additional support for the gate posts, 2), retains about a foot of soil and 3) is a safety barrier for the newly constructed ramp. The CBC Section requires "guards" or barriers along open- sided walking surfaces. SCR request was prompted by CCC.

**DPR Motion: Findings cannot be made for construction change consistent with the CDP and is denied 5-0-1**

**Presentation by Jason Grani and James Arnhart, Public works engineers:**

The Children's Pool lifeguard tower was finished 2 years ago. We put in a new ADA access ramp to the lower level restrooms. To do this we put in a 30 inch retaining wall and as part of that we got a building permit for the construction change. Coastal Commission asked for a Substantial Conformance Review with DSD. The project was approved originally with an SDP and a CDP. During the design/build phase a construction change was needed in 2015. That was approved. Coastal Commission wasn't happy and asked for a SCR for the change. Construction was completed in 2017. Now we are doing the SCR in 2019. The wall has been there for the last 2 years. To complete the project and appease the CC we are here to seek approval of this SCR. We are open to questions:

**Neil:** Is SCR appropriate in this situation? **Reply:** In light of information bulletin 500, DSD reviewed the construction change and found it did meet the consistency requirements. **Neil:** I'm sure they did the review appropriately, I'm not sure it was the appropriate approach; it does bypass any of us (the public) being able to say anything. **Reply:** At that time it went to DSD because it was in construction for a construction change. If there had been another process, that was the time for them to tell us. **Neil:** I cannot vote to approve the SCR. It was not appropriate at that time and is not now.

**Costello:** At the time the project that appeared before us, it was going to leave that ramp open. **Reply:** To meet grade requirements for ADA, the whole ramp had to be lowered, to that was what created the difference. Further discussion ensued with photos to explain how the ramp had to be modified to meet ADA requirements to meet the height difference between the sidewalk and the restrooms. The current retaining wall blocks access to the beach.

**Kane:** Not only am I befuddled by the use of SCR to review this project, I'm befuddled by the fact that you didn't do an appropriate environmental review. You have blocked an access to the beach that is in our Community Plan. That is a huge impact to the public. You would have to get a community plan amendment to close that beach access. It is an environmental impact that was never addressed. Either the wrong review process was used or it is incomplete. Discussion continued about how long the ramp has been there and whether it is called out in the community plan as a beach access.

**Mangano:** Are there any other solutions to modify the ramp to provide access to the beach? **Reply:** Previous studies were done and it was concluded nothing else would work.

**Grani:** The project is appealable to the Coastal Commission meeting next week and the public is invited to provide input.

**Public Comment: Ken Hunrichs** with power point presentation.

- He has been following the lifeguard tower construction project since its inception.

## Attachment 7

- City has been aware since 2015 that the grade needed to install a ramp to ADA restroom was going to cause problems.
- The Coastal Development Permit called for a ramp to be functional for emergency beach access. This appears to be an attempt to change the ramp from public use to emergency use only.
- Jihad Sliman, the project engineer at the time, assured him that this problem would be corrected. This could have been fixed during the construction of the life guard tower.
- April, 2017, Hunrichs filed a formal complaint with the Coastal Commission for a coastal act violation resulting in this SCR.
- A Coastal Development permit is needed to change the coastal access route and the intensity of use to a California beach. These changes have not been permitted.
- When the CCC voted 5 years ago to establish the beach closure during harbor seal pupping season, one commissioner recommended that the City explore ways to improve handicapped access to the beach. This wall does not improve access and the concrete stairs called for in the permit have not been built.
- Several slides and historic photos followed showing how the retaining wall does not conform to the original Coastal Development permit and has taken away public access that had been established long ago.
- Asks CPA to reject notion that this SCR is in compliance with the CDP and if need be appeal it to the City Council.

**Reply:** Lifeguards are not using the ramp for access. The City cannot allow people to use a ramp that is not safe.

**Motion:** Confirm DPR motion to deny approval of the SCR. **(Costello/Brady) Vote: 12-0-1 Motion Carries**

**In Favor:** Brady, Costello, Courtney, Fitzgerald, Gordon, Ish, Jackson, Kane, Mangano, Neil, Rasmussen, Will

**Opposed:** 0

**Abstain:** 1 (chair)

**Costello:** Tomorrow is last day to appeal to the City. He has prepared an appeal with only a few modifications to the DPR Report.

**Motion:** Add filing appeal of SCR to agenda as action item due to time restraint. (Neil/Kane) **Vote: 12-0-1 Motion Carries**

**In Favor:** Brady, Costello Courtney, Fitzgerald, Gordon, Ish, Jackson, Kane, Mangano, Neil, Rasmussen, Will

**Opposed:** 0

**Abstain:** 1 (chair)

**Motion:** File appeal to City of denial of approval of SCR (Neil/Kane) **Vote: 12-0-1, Motion Carries**

**In Favor:** Brady, Costello Courtney, Fitzgerald, Gordon, Ish, Jackson, Kane, Mangano, Neil, Rasmussen, Will

**Opposed:** 0

**Abstain:** 1 (chair)

**Public Comment:** This whole issue emphasizes the importance of community review. What seemed like a minor change when the project was being designed that bypassed community review could have been resolved much differently early on in the process.

**7.0 Public Comment** (moved ahead out of order to hear large group in audience.)

*Opportunity for public to speak on matters not on the agenda, 2 minutes or less.*

**7.3 Public Comment:**

## Attachment 7

Mike Pallomary, licensed surveyor and geomatic engineer: He represents several neighbors regarding the project at 7830 E. Roseland Dr. proposing a second story remodel of a single family unit. It was approved 8-0-0 by PRC, approved on consent. Issues raised by Mr. Pallomary:

- Project plans included a number of violations of La Jolla Shores PDO and state laws. The plans that were reviewed were misrepresented.
- Neighbors were never notified as was stated during the review and in the newspaper
- City staff advised applicant to sanitize plans and violate state laws
- Mr. Pallomary showed how submitted plans were misleading.
- Mr. Pallomary and neighbors submitted 4 public records requests and forced a meeting with city staff
- City staff ignored the neighbors' statements of violations stating that the plans reviewed are just preliminary.
- Now they are doing extensive grading and demolition on the site that is not shown on plans. Photos were provided.
- Mr. Pallomary filed complaint with code compliance. The complaint was closed denying that grading or demolition is being done.
- Project violates La Jolla Shores PDO and city is not going to make effort to correct it.
- Applicant's consultant told city they dug a trench 90 ft. long, 11 ft. deep, 5ft wide at rear of property. There is no evidence of this trench.
- Documented Rose Canyon earthquake fault running through property.
- City ignored evidence and will do nothing.
- Project has been appealed to Planning Commission meeting next week. Urges public to attend.

**Gordon:** Of whom from city staff are you speaking? **Reply:** high level staff; he has list. Gordon chairs the La Jolla Shores Permit Review Committee who reviewed these plans. Before any project is reviewed Gordon confirms that the requirements have been fulfilled, one of which is neighbor notification. This was verified with Pancho Mendosa by letter dated Aug. 19. Also received copy of posted notice. We did our due diligence. Replies from neighbors in audience saying no notice received.

**Crisafi:** This information is unclear. Notice would have been the Notice of Application for review of development plans. This project looks like it is under construction. If it is being appealed there must have been a Hearing Officer hearing or a Notice of Decision that was appealed. **Reply:** grading and demolition is going on now.

**Crisafi:** He will ask someone from the CPA to attend the hearing and someone from the Permit Review Committee to review the plans that were reviewed. This is the most the CPA can do to help the situation.

**Gordon:** The plans the PRC reviewed did not include demolition, so there is something fishy going on.

**7.1 City of San Diego – Community Planner: Marlon Pangilinan,**  
[mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov) No Report

**7.2 UCSD - Planner: Anu Delouri,** [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu/> or  
[Robert Brown](#)

Anu Delouri: UCSD Community group updates are in the back of the room

All are invited to the Community Open House on Wednesday, June 19, at the Faculty

Club from 5 to 7 PM. It is a capital projects open house to share with the community our recently approved 2018 Long Range Development Plan and to explain our housing strategy to become a residential campus with 65% of our students living on campus. Other projects in the pipeline are a future Living and Learning neighborhood in the initial planning stage now. Other minor projects are the restoration and revitalization of pedestrian and bicycle paths which includes landscaping and replacing the railing on the SIO Pier. The railing is 30 years old. We have applied for a CDP from the Coastal Commission which should be approved next week. We will present a similar program at the La Jolla Shores Association.

**7.3 General Public:** (see above)

**6.0 President’s Report** – Information only unless otherwise noted

**6.1** New City wireless guidelines from City DSD:  
[Wireless Communication Facilities Webpage](#) | [Informaion Bulletin 536](#) | [WCF Questionnaire/Checklist \(DS-420\) Wireless Ordinance](#) (see Page 29)  
[WCF Guidelines](#) | [Information Bulletin 545 \(Small Cells\)](#) | [Submittal Manual](#)

**6.2 Appointments for community groups, sub and joint committees – for ratification by Trustees – action item. Ratify the following appointees of the La Jolla Community Planning Association and the other parent organizations (La Jolla Town Council, La Jolla Shores Association, La Jolla Business Improvement District, Bird Rock Community Council) to the Joint Committees and Boards for 2019 – 2020.**

**I. La Jolla Development Permit Review Committee**

**LJCPA Appointees:**

Brian Will  
Mike Costello  
John Fremdling  
Eamon Callahan  
Gregory Jackson

**LJTC (Town Council) Appointees:**

Bob Collins  
Diane Kane  
Angeles Leira  
Matthew Welsh  
Lawrence Zynda

**II. La Jolla Shores Permit Review Committee**

**LJCPA Appointees:**

Andy Fotsch  
David Mandelbaum  
Dave Gordon

**LJSA (Shores Association) Appointees:**

Janie Emerson  
Myrna Naegle  
Angie Preisendorfer  
Matt Edwards  
Ted Haas

**III. Traffic & Transportation**

**LJCPA Appointees:**

Dave Abrams  
Tom Brady

**BRCC (Birdrock Comm Council Appointees:**

Erik Gaenzle  
Patrick Ryan

LJSA (La Jolla Shores Assoc.) Appointees:

Brian Earley  
Ross Rudolph

IV. La Jolla Planned District Ordinance

LJCPA Appointees:

Joe Parker  
Deborah Marengo

LJTC (Town Council) Appointees:

LJBID (La Jolla Bus Improvement District):

V. Community Planners Committee

Representative – Dave Gordon  
Alternates – Matt Mangano  
Tony Crisafi

VI. UCSD Liason Subcommittee

Dave Gordon  
Tony Crisafi  
Lisa Kriedeman - Alternate

VII. Coastal Access & Coastal Parking Board

Deborah Marengo  
Ray Weiss  
Tom Brady

**Discussion:**

**Courtney:** Objects to all or nothing approach. He questions whether trustees were contacted. Request to modify to appoint by each committee or individually.

**Costello:** would rather have a selection committee review each committee's needs and make selections. One person on this list is deceased, one person is controversial, another who has been a stellar member of DPR was not included. There needs to be a better way to do this.

**Brady:** I assume you (Crisafi) received emails with requests; we will be tied up forever if we have individual appointments.

**Crisafi:** The motion should be to not ratify the whole list or approve the list with the exceptions of ?.

**Pangilinan:** Changing the process of selection would require bylaw change. Existing bylaws state standing committees and ad hoc committees are appointed by CPA chair and trustees ratify. The joint boards are appointed by outside groups and do not need ratification by CPA trustees. It would be possible to ratify appointees from the other organizations; they are already appointed. Then work on the CPA chair's appointees.

**Costello:** The reason for ratification is for members to be indemnified.

**Gordon, Pangilinan:** Confirmed that bylaws state that LJCPA appointments are made by chair and ratified by trustees.

**Neil:** Could we do this with two votes; one to ratify outside group appointees, one to ratify CPA chair's appointees?



**Public Comment:**

**Merten:** I never have spoken out about appointees before, but this time is different. I would urge the association not to ratify the full component of the LJ Shores Permit Review Committee. That appointee has not only demonstrated that he is not familiar with the rules and regulations that apply in LJ Shores; because he currently has a project within the Shores. His actions have demonstrated that he has no intention to comply with the La Jolla Shores regulations and has disdain for those members who have questioned the project. Merton asks chair to reconsider this appointment and come back next month with a new slate.

**Desiree Kellogg.** I oppose the nomination of David Mandelbaum to the Permit Review Committee. He has harassed and terrified our neighborhood. Do not discount the women who are here tonight to talk. She continued with several examples of this harassment. Two further public comments about David Mandelbaum's conflict of interest if he were on the PRC.

**Motion:** Approve appointees on joint committees appointed by groups outside the LJCPA (Kane/Courtney) **Vote: 11-0-2, Motion Carries**

**In Favor:** Brady, Costello, Courtney, Fitzgerald, Ish, Jackson, Kane, Mangano, Neil, Rasmussen, Will

**Opposed:** 0

**Abstain:** 2 (Chair), Gordon

**Motion:** (as amended) Approve appointees of LJCPA with exception of David Mandelbaum and Eamon Callahan. (Jackson/Fitzgerald) **Vote: 11-1-1 Motion Carries**

**In Favor:** Brady, Costello Courtney, Fitzgerald, Gordon, Ish, Jackson, Kane, Mangano, Rasmussen, Will

**Opposed:** Neil

**Abstain:** 1 (chair)

**Costello:** Mrs. Gaenzle should be included on DPR. Mrs. Gaenzle confirmed she wants to be on DPR committee.

**Kane:** Could we move Eamon Callahan to PRC?

**Crisafi:** I will not move anyone to the list. I will agree to remove Callahan from DPR. I was not notified of Mrs. Gaenzle's wish until the list was finished.

**Neil:** I will vote "no"; the whole proceeding is irregular.

**Crisafi:** we need to do this tonight. Sub-committees are important. I will fill the vacancy next month.

Motion amended as shown above.

**Motion:** Appoint Elizabeth Gaenzle to DPR. (Costello/Mangano) **Vote: 12-0-1, Motion Carries.**

**In Favor:** Brady, Costello Courtney, Fitzgerald, Gordon, Ish, Jackson, Kane, Mangano, Neil, Rasmussen, Will

**Opposed:** 0

**Abstain:** 1(chair)

**La Jolla Community Planning Association Sub-Committee Appointments**

**Ratified on June 6, 2019**

**Development Permit Review Committee:**

**Appointed by LJCPA:**

Brian Will

Mike Costello

John Fremdling

Gregory Jackson

Elizabeth Gaenzle

**Appointed by La Jolla Town Council:**

Bob Collins

Diane Kane

Angeles Leira

Matthew Welsh

Lawrence Zynda

**La Jolla Shores Permit Review Committee:**

**Appointed by LJCPA:**

Andy Fotsch

Dave Gordon

**Appointed by La Jolla Shores Association:**

Janie Emerson

Myrna Naegle

Angie Preisendorfer

Matt Edwards

Ted Haas

**La Jolla Traffic & Transportation Committee:**

**Appointed by LJCPA:**

Dave Abrams

Tom Brady

**Appointed by Birdrock Community Council:**

Erik Gaenzle

Patrick Ryan

**Appointed by La Jolla Shores Association:**

Brian Earley

Ross Rudolph

**La Jolla Planned District Ordinance  
Committee:**

**Appointed by LJCPA:**

Joe Parker

Deborah Marengo

**Appointed by La Jolla Town Council:**

**Appointed by La Jolla Business Improvement  
District:**

**Appointed by LJCPA:**

**Community Planners Committee:**

Dave Gordon

Matt Mangano - alternate

Tony Crisafi - alternate

**UCSD Liason Committee:**

Dave Gordon

Tony Crisafi

Lisa Kriedeman - alternate

**Coastal Access & Coastal Parking Board:**

Deborah Marengo

Ray Weiss

Tom Brady

**6.3 Community orientation workshop (COW) is available online at  
[www.sandiego.gov/planning/community/resources](http://www.sandiego.gov/planning/community/resources) Work must be completed & form**

**submitted to LJCPA Secretary by July 31, 2019**

**6.3 Report May 15, 2019 Bonair Townhouses action—applicant offered to compromise –**

Hearing represented by Diane Kane. Applicant offered to discuss a compromise. Item was removed from the agenda. No further information.

Hershfield CDP/SDP appeal filed today. Please send any information you have regarding that project.

**6.4 Transit Zone height limit SB50 – Information request not approved by Senate**

**6.5 Hershfield CDP/SDP approved on HOH consent May 28, 2019. Applicant has contacted LJCPA President to work toward a design resolution. (noted at end of meeting)**

## **8.0 Non-Agenda Trustee Comment**

*Opportunity for trustees to comment on matters not on the agenda, 2 minutes or less.*

**Costello:** Several hearings at Planning Commission and one at the Coastal Commission next Thursday. 5251 Chelsea, could we ask to continue so someone can be there? Hope many of you will attend these hearing.

**Neil:** Could someone send the dates and place of these meetings to all the trustees? Crisafi: Secretary will do when she returns.

**Emerson:** La Jolla Shores Association Community forum will be held on June 12. Future development at the University and updates on the La Jolla Shores undergrounding project will be discussed. Lisa from Cooper's will host the reception so please come to show your support.

**Courtney:** Hopes murals will be on the agenda next month. He is referring to the murals – art or advertising -- not the banners which can be confusing.

**Gordon:** We need to be open and fair in our discussions. It is not appropriate for people to do things behind the scenes. It came to my attention that a member of our community spoke to several trustees about whom to vote for as officers. Please do not talk to anyone about CPA business outside of the meeting. This can be a violation of city council policy called collective concurrence.

**Jackson:** Our website needs work; your comments are welcome. More discussion next time. We are not going to have a group discussion online, but I will bring back more sample next time.

**Ish:** I cannot represent the CPA on the Ryan lot consolidation next Thursday at Planning Commission because it is within 500 feet of where I live. I need a trustee to fill in for me. He has all necessary information. Also I would like to be on the agenda next meeting regarding issues of serial permits and garage/carports.

**Crisafi:** I have a letter prepared by Melinda Merryweather requesting Pottery Canyon maintenance and improvement which I will send on to Park & Recreation if no objections. Hearing no objections, I will send it.

## **10.0 Consent Agenda – 10.1 – 10.9**

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision

regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

**10.1 – NAU Companion Unit – 441 Palomar Ave. Project No. 618029 (Process 2)** Coastal Development Permit for the construction of a 540 square foot one story companion unit on a lot with an existing single-family residence at 441 Palomar Avenue. The 0.11- acre site is located in the RM-1-1 base zone, Coastal (Non-Appealable) Overlay zone within the La Jolla Community Plan Area. Council District 1.

**DPR Motion: Findings can be made and motion passes 5-0-1**

**10.2 – Lillian/Lentell Cottage-7762 Bishop’s Lane Project No: 560771 (Process 4)** Site Development Permit, Neighborhood Dev Permit and Coastal Development Permit for relocation of designated historic resource (HRB no.1062), at 461-square feet, from site at 7762 Bishops Ln to 817 Silverado St Lane, construct new garage addition with study above for 841 square feet and deviate from Tandem Parking Regs. The 0.04-acre site is located in the LJPD-5 Base Zone within the Coastal (Non-Appealable) Overlay Zone in the La Jolla Community Plan area. In CD 1.

**DPR Motion: Findings can be made and motion passes 5-0-1**

**10.3 - Ngala Residence -1550 Via Corona Project No. 542954** Extension of time to project no. 524954 / CDP approval no. 1611273 / PDP approval no. 1611271

**DPR Motion: Findings can be made and motion passes 5-0-1**

**10.4 – Kornberg CEP 2605 Ellentown Rd. Project No. 624979 (Process 3)** CDP for the demolition of existing single dwelling and construction of 3,449-sf, one-story single-dwelling unit with 462-sf attached garage, and a 701-sf companion unit located at 2605 Ellentown Rd. The 0.3-acre site is in the RS-1-4 zone and Coastal (Appealable) Overlay Zone within the La Jolla Community Plan area and CD1.

**DPR Motion: Findings can be made and motion passes 4-1-1**

**10.5 – Kelman 1264 La Jolla Rancho Rd. Project No. 627119 (Process 2)** Coastal Development Permit for an addition to an existing 1,802 SDU, and the construction of a 500-SF attached companion unit at a site located at 1264 La Jolla Rancho Road. In addition to the companion unit, the scope of work includes a 154-SF dining room addition and a 382-SF bedroom and bath addition. The 0.23-acre site is located in the RS-1-4 zone and Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

**DPR Motion: Findings can be made and motion passes 5-0-1**

**10.6 – Grossman SDP (1<sup>st</sup> review) Project No. 629308 (Process 3)** ) Site Development Permit (SDP) for a renovation and two story addition to an existing single family dwelling unit for a total of 1,384 square feet of construction at a site at 8914 Nottingham Place for a completed structure of 3,752 square feet and FAR of 0.47. The 0.18 acre site is located in the La Jolla Shores Planned District (LJSPD-SF) base zone of the La Jolla Community Plan area and Council District 1.

**LJPRC Motion: Findings can be made and motion passes 6-0-1 in addition to proposed and the following: the project is designed to mitigate the second story massing by incorporating vertical articulation and setting the addition behind the existing house, thus meeting the intent of the La Jolla Shores Planned Development Ordinance and the La Jolla Design Manual. Motion by Tony Crisafi, 2<sup>nd</sup> by Andy Fotsch.**

**10.7 – Resident request to eliminate parking spaces south side of Torrey Pines Rd. east of Park Row (Robby Robinson)**

**T&T motion passes to contact the City Traffic Engineers and request they investigate the accident history from the parking spaces on Torrey Pines Rd between Exchange Place and Park Row, with the feasibility of realigning the road to eliminate the three parking spaces on the North side of Torrey Pines Rd: 9-0-0**

**10.8 – La Jolla Presbyterian Church Harvest Festival - Request for Temporary Street Closure and No Parking on Draper Ave between Kline and Silverado Streets for the 6<sup>th</sup> annual event on Sunday November 3, 2019 (Erika Hill)**

**T&T motion to approve La Jolla Presbyterian Church Harvest Festival request for Temporary Street Closure and No Parking on Draper Ave between Kline and Silverado Street for the 6<sup>th</sup> annual event on Sunday November 3, 2019: 10-0-0**

**10.9 - Taste of the Cove- Request by San Diego Sports Medicine Foundation for Temporary No Parking on Coast Blvd adjacent to Scripps Park for the 18<sup>th</sup> annual event on Thursday September 5, 2019**

**T&T motion to Approve Taste of the Cove request by San Diego Sports Medicine Foundation for Temporary No Parking on Coast Blvd adjacent to Scripps Park for the 18<sup>th</sup> annual event on Thursday September 5, 2019: 10-0-0**

*See Committee minutes and/or agenda for description of projects, deliberations, and vote. Anyone may request a consent item be pulled for full discussion by the LJCPA.*

**Crisafi:** request to pull item 10.4, Kornberg – issue with parking

**Motion:** Approve consent agenda with the exception of item 10.4. (Will/Gordon) Vote: 12-0-1

**Motion Carries**

**In Favor:** Brady, Costello Courtney, Fitzgerald, Gordon, Ish, Jackson, Kane, Mangano, Neil, Rasmussen, Will

**Opposed:** 0

**Abstain:** 1(chair)

**The following agenda items, are ACTION ITEMS unless otherwise noted, and may be *de novo* considerations. Prior actions by committees/boards are listed for information only.**

## 11.0 – 15.0 LCIPA Action Items

**11.0 Panorama Homes – 1188 Muirlands Dr. Project No.: 620974 (Process 2)** Coastal Development Permit for the construction of 2 new SFDUs on 2 vacant lots. The West House at 1188 Muirlands Drive totals 8,451 square feet and the East house at 1200 Muirlands Drive totals 8,510 square feet. The vacant lots total .56 acres and .61 acres, respectively. The site is located in the RS-1-2 Base Zone and Coastal (Non-Appealable) overlay zone within the La Jolla Community Plan area and Council District 1. Code Case CE-0502994.

**DPR Motion: That findings CAN be made for a CDP as presented (Kane/Leira) Passes 4-1-1. Pulled from April 4, 2019 consent agenda.**

**Presentation by Tim Golba, Project architect:** This is the lot known as 1136 Muirlands Dr. on old maps. There is a wide house on the property that crossed the property lines. The new owner removed part of the house to free up all 3 lots. The contractor doing the demolition grubbed the site. Code compliance cited the owner for “grubbing.” Grubbing is grading that pulls plants out with roots attached. An erosion control plan was submitted to the city to correct that situation. The erosion control was approved and installed. The city also required that when coastal permits come in you will be required to get a grading permit. That permit has now been submitted.

**Merten:** As of June of last year, the site has been 95% grubbed and also has been graded. Showed photos. The City issued a demolition permit to demolish two structures. Under Municipal Code, demolition is considered development and a CDP required. When I asked City staff why no CDP obtained, response from city was that improvements to existing buildings are exempt from CDP. How is complete demolition of a building an improvement and therefore exempt from a CDP? Couldn't get an answer. Finally the City issued the Code Compliance citation for illegal grading/grubbing.

Your responsibility is two things: to review a project for compliance with regulations and the Community Plan and to review the environmental document produced. This site was so completely denuded of all vegetation including large trees that it changed the character of the site making it different from the rest of the community. The Community Plan says that development should preserve and enhance the environment and maintain community character. The Muirlands are characterized by large, mature trees. Also the removal of large trees affects the habitat of various species.

Please hold off on any decision on this project until you are aware of the full environmental impact of the grubbing, and if an environmental impact report is required. Applicant has not obtained the required grading permits by the date required. The City has not enforced any penalties.

**Golba:** The house was cleared of any historicity. There are two grading permits active now. One for the lot for sale and one for the two lots being developed. The photo shown was 12 years old. It does not represent the current state of the site; it is green now. Newer photo shown. The structures demolished were accessory structures. A Coastal permit is not required to get an accessory structure built; why would you need one to tear one down? Structures demolished were shanties, falling down, illegally built.

**Motion:** Support DPR findings to approve the project. (Gordon/Kane) Vote: 10-2-1, Motion Carries

**Courtney:** What was DPR's view?

**Will:** You can't get a grading permit without this process to get CDP.

**Vote: 10-2-1: Motion Carries**

**In Favor:** Brady, Courtney, Fitzgerald, Gordon, Ish, Jackson, Kane, Mangano, Rasmussen, Will

**Opposed:** Costello, Neil

**Abstain:** 1 (chair)

**12.0 Sugarman - SDP**

**(2<sup>nd</sup> review) Project #625569** Project manager Xavier Del Valle (619) 557-7941

[xdelvalle@sandiego.gov](mailto:xdelvalle@sandiego.gov).

**Project description:** (Process 3) Site Development Permit (SDP) for the construction of a two story 5,694 SF family house with 1,217 SF basement garage on a vacant lot at 8356 Sugarman Drive. The .25 acre site is located in the La Jolla Shores Planned District-Single Family Zone of the La Jolla Community Plan area and Council District 1.

**LJSPRC Motion:** Findings cannot be made for Project #625569 (Process 3) Site Development Permit (SDP) for construction of a two story 5,694 square foot single family house with 1,217 square feet of basement garage on a vacant lot at 8356 Sugarman Drive based on character of the neighborhood and bulk and scale. **VOTE: 5-0-1.**

**Presentation by Claude Anthony Marengo, Project Architect:**

Original house built over two lots. His client purchased the lots with the intent of building a 2<sup>nd</sup> home. An existing house with empty lot next to it. Showed original plans for home. He then presented a new plan with some modifications to the PRC at the 2<sup>nd</sup> meeting addressing some of their comments, but it still didn't satisfy the committee and the plan was denied. 2<sup>nd</sup> story was the issue. Homes in this area are single level about 13 ft.6 in in height. Marengo asked the committee: what could be done to achieve a larger size home and be viable in this neighborhood? The possibility of pushing the house further down the slope was discussed. Marengo presented further revised plans showing how the house has been pushed down.

- A lot line adjustment was provided to free up the site
- Home placed with 20 ft front setback, 7 ft. 8 in on one side, 11 ft. 8 in to 8 ft. 10 in. on the other side
- Added space from top level to the basement level to reduce bulk and scale.
- Pulled the 2nd story to the back and recessed the windows.
- The majority of the building viewed from the front will be similar in height to adjacent houses.
- The 2<sup>nd</sup> story has been pushed into the slope. No one will see the rear view.
- Overall height is 23 ft., well below height limits.
- All drainage is handled on site.

Detailed plans were shown to demonstrate changes made and how the home now fits into the neighborhood.

**Costello:** Why not go back to the PRC? **Reply:** Trying not to delay process; I was not able to attend the last PRC meeting so decided to come here.

**Gordon:** The real issue at PRC was bulk and scale and relation to other houses. Marengo has done a lot to make the house fit in.

**Rosanna, a neighbor on Sugarman:** This is a vast improvement. What is size now: **Reply:** 4665 Sq. ft. not including 3355 sq. ft. basement. Marengo then answered several more of her questions explaining the changes made to meet her concerns.

**Gordon:** Main issue was how it fit into the neighborhood



**Crisafi:** Looks like a significant improvement. Views between yards are private issues and owners seem willing to work with you. It would be best to work this out on your own.

**Fitzgerald:** You have made a lot of changes especially moving the bulk back into the slope. We can't continue to build houses the sizes of those built in the 60's and 70's.

**Rosanna:** This is a vast improvement, but still too large the neighborhood. Other remodels don't overpower. She fears more giant homes.

**Courtney:** How big is the basement? Reply: 3355 sq. ft. It includes a 3 car garage, pool equipment, storage and bedrooms. The total is 8010 sq. ft.

**Crisafi:** It is truly not visible from the street.

**Will:** We are tasked with assessing bulk and scale as it appears from the public right of way. That 2<sup>nd</sup> floor will be invisible from the street. The house doesn't appear to be significantly wider or closer to the street than others on the street. Not perceptively larger. Private views, privacy in your back yard are not within our purview. Our concern is community character from the public right of way.

**Crisafi:** Also there is more articulation in the front from building setbacks.

**Motion:** Support PRC denial (Courtney/Neil) **Vote: 3-10-0: Motion Fails**

**In Favor:** Courtney, Neil, Costello

**Opposed:** Brady, Crisafi, Fitzgerald, Gordon, Ish, Jackson, Kane, Mangano, Rasmussen, Will

**Abstain:** 0

**Motion:** Approve revised design (Will/Kane) **Vote: 10-3-0: Motion Carries**

**In Favor:** Brady, Crisafi, Fitzgerald, Gordon, Ish, Jackson, Kane, Mangano, Rasmussen, Will

**Opposed:** Courtney, Neil, Costello

**Abstain:** 0

**13.0 Ratify appeal of 5/15/2019 Hearing Officer Hearing decision of Project No. 579587, Bonair Residence 744/746 Bonair St. Filed on May 28, 2019**

**Motion:** Ratify appeal of Hearing Officer decision of Bonair Project. (Kane/Brady) **Vote: 12-0-1**

**Motion Carries.**

**In Favor:** Brady, Costello, Courtney, Fitzgerald, Gordon, Ish, Jackson, Kane, Mangano, Neil, Rasmussen, Will

**Opposed:** 0

**Abstain:** 1 (chair)

**15.0 City response from Bill Harris in response to our request for a decision on Black's Beach Overlook Fence Sent on 5/29/19 is that no changes will be made to the current fence.**

Information only

## Attachment 7

**Action Item: Whether to demand review and action at the LJPDO regular June 2019 meeting to determine if the McLaren/Coach and The Conrad billboards are murals or advertisements. The decision will be forwarded to the LJCPA for consideration and action at the regular July meeting.**

**Motion:** Demand response from LJPDO committee regarding McLaren/Coach and The Conrad

**In Favor:** Brady, Costello, Courtney, Crisafi, Gordon, Ish, Jackson, Kane, Mangano, Rasmussen, Will

**Opposed:** 0

**Abstain:** 1 (chair)

**Adjourn: 9:55 PM**



THE CITY OF SAN DIEGO

## La Jolla Shores Planned District Advisory Board

Meeting Minutes for November 19<sup>th</sup>, 2018

615 Prospect Street

La Jolla, CA 92037

Trustee	Attendance	Trustee	Attendance
Dolores Donovan	Present	Herbert Lazerow	Present
Dan Goese, Chair	Present	Jane Potter	Present
Andrea Moser	Present	Susanne Weissman	Absent

1. **Call to Order:** 11:03 a.m. December meeting cancelled.
2. **Approval of the Agenda**  
Approval of the agenda unanimous 5-0-0.
3. **Approval of the Minutes**  
Approve October 15 minutes with change – Lazerow mentioned that Moser’s last name was misspelled on p. 2 under Comments. Lazerow requested a correction to minutes stating setback of 57 feet. Lazerow mentioned on page 3, IOD should be spelled out. Secondly, he said “motioned” should be “moved” for all cases cited. Thirdly, he said f’s look like t’s in the 6<sup>th</sup> and 9<sup>th</sup> bullet points, but may be a copy or printer problem, as other board members had correct spelling. Potter said last meeting adjourned at 12:43 not 11:43 as in minutes. Lazerow moved approval, Goese seconded. Minutes approved with changes 4-0-1 (Donovan abstaining).
4. **Public Comment:**  
City staff Kempton read the letter from Peggy Davis regarding Item D on today’s agenda. Goese suggested the board would address when deliberating on Item D.
5. **Project Review**

### ACTION ITEMS

#### ITEM A

**Project:** 602487 – Pathria Residence Addition and Remodel

**Location:** 7985 Calle de la Plata

APN: 346-502-0100

**Presented by:** Rodrigo Villalon, [rodrigo@t7architecture.com](mailto:rodrigo@t7architecture.com), (858) 345-1295

#### **Description:**

Proposed 412sf first floor addition, 646sf 2nd story, and 66sf garage addition to an existing single-story, 1,569sf residence with an 354sf garage on a 10,890sf lot. Project is seeking a

recommendation regarding whether the proposed project can be considered Minor/Process 1 in scope or if a Site Development Permit is needed. *See ATTACHMENT 1 for additional details.*

**Presentation**

- Presenter said this project came before the board in the spring for a garage extension and is now before the board for an addition of a second story.
- Height of proposal is 21 feet at the top of the ridge.
- Neighbors are OK with the proposal.
- Presenter is still asking for consideration as a minor project, as previous.

**Comments**

- Donovan said that the 412 sf plus the 646 sf addition would qualify as a major, not minor project.
- Audience member suggested proposal should be a process 3 because applicant has submitted what amounts to serial changes that, individually, would not qualify as a major project but taken together would. Audience member did not imply applicant was being deceptive but said the fault was with Development Services.

**Motion:** Board member Donovan moved that the project be approved as a major, not a minor project. Goese seconded with stipulation that applicant come back to the board for review as a major. Motion passed 4-0-1 with Goese abstaining.

**ITEM B**

**Project: 613642 – Roberts Addition and Remodel**

**Location:** 7333 Via Capri

APN: 352-323-0300

**Presented by:** Manuel De La Torre, [delatorredesignstudio@gmail.com](mailto:delatorredesignstudio@gmail.com), (619) 730-6484

**Description:** Proposed 102sf addition to an existing residence, 332sf addition to an existing garage, addition of a 308sf attached patio cover, and addition of a 432sf detached backyard deck and stairs to an existing single-story, 2,358sf residence on a 14,100sf lot. Project is seeking a recommendation regarding whether the proposed project can be considered Minor/Process 1 in scope of if a Site Development Permit is needed. *See ATTACHMENT 2 for additional details.*

**Presentation:**

- Project proposes an addition that would allow access to the residence from the garage.
- A cover for the existing patio is also proposed.
- A detached deck is proposed in the backyard.
- The entryway is to be reconfigured and the exterior is to be re-stuccoed.

**Comments:**

- Lazerow asked what the distance was between the uphill neighbor's deck and the proposed deck. Presenter said distance was approximately 40 feet. Neighbor's slab was 15 feet higher also.

- Moser said that construction is already occurring on this site. Donovan and Lazerow concurred. Presenter said he had no knowledge of ongoing construction.
- Lazerow asked how close the neighbor's house is to the property line. Presenter said 10 feet.
- Donovan expressed reservation on how to proceed if construction has begun. Lazerow said construction was underway but not related to the proposal.
- Presenter said they are waiting for approval from the structural engineer before work can begin on the deck.
- Goese said that the work underway would not appear to require a permit.
- Donovan said she thought the board should have more accurate and precise information before they could vote on this proposal.
- Goese suggested reviewing the proposal as agendized. Lazerow suggested reviewing it as a minor project, given the square footage and height but all the work being done should be considered.

**Motion:** Board member Donovan moved to continue and have the project come back to be reviewed for all work being done, as either a Minor or Major. Lazerow seconded. Goese asked if the project could be considered as agendized, as a Minor/Process 1 or if an SDP is needed. Original motion passed 4-0-1 with Goese abstaining. Subsequent to the vote the property owner said the work in question was related to a new sewer lateral and a new walkway around the house. He said everything done up to this point does not require any inspection. Goese suggested that, in light of these revelations, the board consider another motion. Potter moved to reconsider the previous vote. Motion passed 4-0-1 with Goese abstaining. Potter then moved to approved project as a Minor project. Lazerow seconded. Goese asked if what they are voting on includes everything shown in the drawings. Applicant responded in the affirmative. Motion to approve as a Minor project passed 4-0-1 with Goese abstaining.

**ITEM C**

**Project:** 619169 – Grossman Residence

**Location:** 8914 Nottingham Place

APN: 344-141-0300

**Presented by:** Mark Lyon, [info@mdla.net](mailto:info@mdla.net), (858) 459-1171

**Description:** Proposed 1,255sf addition to an existing two-story, 2,497sf residence on a 8,000sf lot. Project is seeking a recommendation regarding whether the proposed project can be considered Minor/Process 1 in scope of if a Site Development Permit is needed. See *ATTACHMENT 3 for additional details.*

**Presentation:**

- Presenter described the project as an addition of a two-story structure at the back of the existing house to accommodate a daughter with special needs.
- Presenter said the two-story structure would barely be visible from the street.

- The only change in setbacks would be for the rear, which would be reduced from 48 feet to 34 feet, which the presenter said would be excessive for this neighborhood.

**Motion:** Donovan moved to not consider for review as a Minor project due to proposal constituting a 50% increase in FAR. Donovan then moved a second motion to approve as a process three. Second by Moser. Lazerow raised a concern about lack of a step-back on the second story on the side setback. Donovan introduced a third motion that the proposal cannot be reviewed as a minor project. Moser seconded. Motion passed 4-0-1 with Goese abstaining.

### **ITEM D**

**Project:** - PTS 603740 Hershfield Residence CDP/SDP

**Location:** 8230 Prestwick Drive

APN: 346-262-0600

**Presented by:** Chandra Slaven, [cslaven@blueheron.com](mailto:cslaven@blueheron.com), (619) 316-7645

**Description:** Demolition of an existing residence and proposed construction of a new single-story, 10,750sf residence (5,537sf of basement) on a 19,550sf lot. Project is seeking a recommendation of approval for a Coastal Development Permit and Site Development Permit. See ATTACHMENT 4 for additional details.

### **Presentation:**

- Exterior finishes include tile siding, smooth plaster finish, wood paneling.
- Roof line is flat, sloping.
- Native and drought-tolerant landscaping are utilized in the project.
- Proposed structure height is 21' 7", where existing is 25'. Project would demolish existing one-story structure and construct a new one-story residence.
- Presenter agreed to 6' side setbacks at the request of the Prestwick Estates HOA, though the City does not enforce private CCR's. Presenter said Marlon asked them to discuss their working with the HOA.
- Presenter said the HOA would litigate if they didn't comply with side setback request.
- Bulk and scale is consistent with neighboring properties.
- Project is consistent with landscape requirements per City regulations.
- Project meets requirements of CDP/SDP.

### **Comments:**

- Goese criticized the project as presenting a bunker-like elevation to the public right-of-way, with barely visible windows.
- Presenter said that two view corridors are preserved in the side setbacks with landscaping limited to three feet in height.
- Lazerow called the project an example of 'fortress' architecture in that the street elevation is like looking at a castle wall.
- The architect responded that part of the idea of the design was to give the occupants privacy, as their bedrooms face the street. The design steps down to the entry, with the resulting wall blocking some of the fenestration.
- Moser said she was interested in hearing from neighbors about the project.
- A neighbor who sits on the La Jolla PRC said the project is three times the size of the existing residence. He asked if the presenter did a survey of existing FAR in the

neighborhood. She responded in the affirmative and that the proposal is within neighboring FAR and could supply the FAR study. He said that Peggy Davis is not qualified to comment on water issues in proposed basements and that geotechnical discussion should not be part of the board discussion.

- A neighbor said none of the neighbors in the area are aware of the project. The neighbors' concerns are mostly concerning bulk and scale.
- The presenter said their outreach was mainly to the architectural committee of the HOA. She assumed the architectural committee was notifying the neighbors and apologized.
- Goese said the wall facing the street was unusual and too high and not compatible with the neighborhood. The presenter said they would prepare a neighborhood study addressing this concern.

**Motion:** Potter moved to continue the item until the neighbors are involved and bulk and scale have been evaluated by neighbors. Moser seconded. Motion passed 4-0-0.

**6. Next meeting date:** Monday, January 16, 2019.

**7. Adjournment:** 12:51 p.m.

Minutes taken by Tony Kempton, Associate Planner, City of San Diego


Date Requested: \_\_\_\_\_  Completed  Inactive  Withdrawn  Collections

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

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 Upon request, this information is available in alternative formats for persons with disabilities.

DS-3242 (08-14)

Clear Form

 <p><b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p>	<h1>Ownership Disclosure Statement</h1>	<p><b>FORM</b></p> <p><b>DS-318</b></p> <p>October 2017</p>

**Approval Type:** Check appropriate box for type of approval(s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  Variance  
 Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment  Other \_\_\_\_\_

**Project Title:** GROSSMAN RESIDENCE **Project No. For City Use Only:** 619169

**Project Address:** 8914 NOTTINGHAM PLACE  
LA JOLLA, CA 92037

**Specify Form of Ownership/Legal Status (please check):**  
 Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: STEVIE & GAY GROSSMAN  Owner  Tenant/Lessee  Successor Agency

Street Address: 8914 NOTTINGHAM PLACE

City: LA JOLLA State: CA Zip: 92037

Phone No.: 858-472-6947 Fax No.: \_\_\_\_\_ Email: gay.grossman@gmail.com

Signature: [Signature] Date: 1-25-19

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: SAME  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No



GROSSMAN RESIDENCE

A CUSTOM RESIDENTIAL CONSTRUCTION DOCUMENTS PACKAGE

ARCHITECT MARK D. LYON INC. (858)459-1171 INFO@MDL.A.NET 440 BIRD ROCK AVE., LA JOLLA, CA. 92037

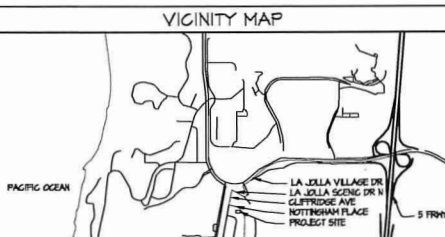


GROSSMAN RESIDENCE 8914 NOTTINGHAM PLACE LA JOLLA, CA 92037

DEFERRED SUBMITTAL DEFERRED SUBMITTALS SHALL BE PROVIDED FOR THE FOLLOWING BUILDING COMPONENTS/ELEMENTS...

Table with columns: DESIGN LOADS, SEISMIC CRITERIA, SOIL PROFILE TYPE, FOUNDATIONS / SOILS CRITERIA. Includes seismic coefficients and soil profile data.

ELECTRICAL NOTES 1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2016 CALIFORNIA ELECTRICAL CODE...



DETAILED SCOPE OF WORK RENOVATIONS OF AN EXISTING TWO STORY SINGLE FAMILY RESIDENCE CONSISTING OF: ADDITION OF 850 SQ FT TO THE 1ST FLOOR MAIN RESIDENCE...

SPECIAL INSPECTION & OFF-SITE FABRICATIONS SPECIAL INSPECTION YES NO...

CAL GREEN NOTES 1. CAL GREEN APPLIED TO ALL NEW RESIDENTIAL OCCUPANCIES INCLUDING LOW RISE AND HIGH RISE BUILDINGS...

MECHANICAL NOTES 1. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN STATE OF CALIFORNIA TITLE 24...

PROJECT TEAM ARCHITECT: ARCHITECT MARK D. LYON, INC. 440 BIRD ROCK AVENUE, LA JOLLA, CA 92037...

PROJECT INFORMATION PROJECT NAME: GROSSMAN RESIDENCE OWNER NAME: MR. STEVE GROSSMAN AND MRS. GAY GROSSMAN...

CONCRETE 1. CONCRETE 2. BOLTS INSTALLED IN CONCRETE 3. CONCRETE MOMENT RESISTING SPACE FRAME...

MECHANICAL 1. ALL HVAC SYSTEMS SHALL MEET THE CALIFORNIA QUALITY STANDARDS PER ENERGY EFFICIENCY STANDARDS SEC. 10...

FIRE NOTES 1. SURFACE APPARATUS: ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE PROPOSED LOADS OF FIRE APPARATUS...

SHEET INDEX T-10 TITLE SHEET T-11 SPECIFICATIONS T-12 SPECIFICATIONS...

BUILDING DEPARTMENT INFORMATION BUILDING CODE: CALIF. BUILDING CODE 2016, CALIF. RESIDENTIAL CODE 2016, CALIF. PLUMBING CODE, MECHANICAL CODE, ELECTRICAL CODE, ENERGY CODE...

STRUCTURAL OBSERVATION STRUCTURAL OBSERVATION SHALL BE PROVIDED FOR THE FOLLOWING ITEMS: REFER TO SHEET S1A FOR STRUCTURAL OBSERVATION PROGRAM...

GENERAL NOTES 1. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24...

MECHANICAL 1. ALL HVAC SYSTEMS SHALL MEET THE CALIFORNIA QUALITY STANDARDS PER ENERGY EFFICIENCY STANDARDS SEC. 10...

LOCATION INDEX LOCATION INDEX (SEE SHEET NO.) SITE PLAN, FLOOR PLAN, ROOF PLAN, ARCHITECTURAL ELEVATIONS...

PLANNING DEPARTMENT INFORMATION PARKING: PARKING REQUIRED: 2 PARKING PROVIDED: 2 BUILDING HEIGHT: ZONE HEIGHT LIMITS: 34'-0" / 30'-0"...

INSPECTOR QUALIFICATIONS: COUNTY OF SAN DIEGO CERTIFIED ICC APPROVED INSPECTORS. INSPECTOR DUTIES: DUTIES TO BE PERFORMED IN ACCORDANCE WITH 2016 CALIFORNIA BUILDING CODE.

MECHANICAL 1. ALL HVAC SYSTEMS SHALL MEET THE CALIFORNIA QUALITY STANDARDS PER ENERGY EFFICIENCY STANDARDS SEC. 10...

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PLANNING DEPARTMENT INFORMATION PARKING: PARKING REQUIRED: 2 PARKING PROVIDED: 2 BUILDING HEIGHT: ZONE HEIGHT LIMITS: 34'-0" / 30'-0"...

Administrative forms including SUBMITTAL DATE (01-20-2018), PHASE (CONSTRUCTION DOCS.), PROJECT NUMBER (1021), DRAWN BY (MDL), CHECKED BY (KLT), DATE (08-01-2018), SHEET TITLE (TITLE SHEET), SHEET NO. (T-10), and I OF 15.

**City of San Diego**  
Development Services  
1223 First Ave. MS-201  
San Diego, CA 92101  
(619) 448-5000

**FORM DS-689**  
Curb to Property  
August 2015

This form is required to request a Curb to Property analysis. Once completed, email request to [DSDecorupt@sanidiego.gov](mailto:DSDecorupt@sanidiego.gov).

Applicant Name: ARCHITECT MARK D. LYON  
Email Address: INFO@MDLA.NET  
Date: 07/23/18  
Property Address: 8914 NOTTINGHAM PLACE LA JOLLA, CA 92037  
Telephone:

**NOTE: ONLY ONE PROPERTY ADDRESS PER REQUEST WILL BE PROCESSED**

List Below the Frontage Street(s) Adjoining the Parcel Requested for Curb to PL Distance

Frontage Street: NOTTINGHAM PLACE

Frontage Street:

Frontage Street:

Purpose of the Request:

Permit No./PTS No. of application:

Staff Name Requiring the Curb to PL:

**FOR DEPARTMENT USE ONLY**

YOUR LOT

PROPERTY LINE

DISTANCE	STREET SIDE	STREET FRONTAGE NAME
15'	both	NOTTINGHAM PLACE

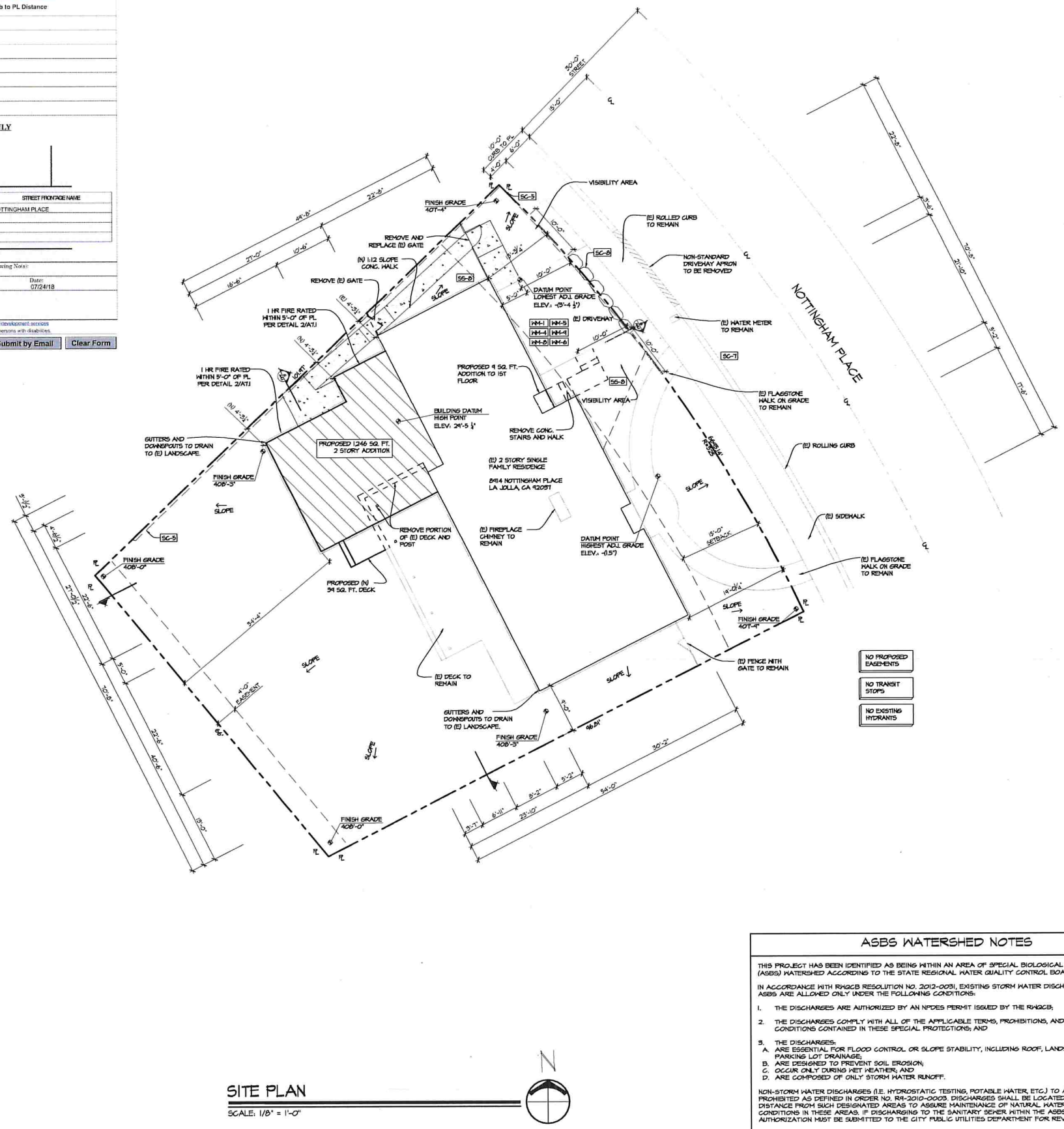
FOR REFERENCE ONLY  
NOT A SURVEYED LOCATION

FACE OF CURB

Property Address: 8914 NOTTINGHAM PLACE, LA JOLLA, CA 92037  
Reference Drawing Name: 6501-D  
Date: 07/24/18  
Reviewed by: Katie Franko

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06-688 (06-15)

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**IMPERVIOUS AREA & EARTHWORK QUANTITIES**

TOTAL DISTURBANCE AREA: 816 SQ. FT.  
EXISTING AMOUNT OF IMPERVIOUS AREA: 5,250 SQ. FT.  
PROPOSED AMOUNT OF IMPERVIOUS AREA: 816 SQ. FT.  
TOTAL IMPERVIOUS AREA: 3,254 SQ. FT.

EARTHWORK QUANTITIES:  
CUT QUANTITIES: 8 CYD  
FILL QUANTITIES: 0 CYD  
IMPORT/EXPORT: 0 CYD  
MAX CUT DEPTH: 0 FT  
MAX FILL DEPTH: 0 FT

THIS PROJECT PROPOSES TO EXPORT 8 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE 2015 GREENBOOK AND SUPPLEMENTAL AMENDMENTS. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SAL OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.

**NOTES**

- PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-8 (IFC 901.4.4)
- THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SOMC SECTIONS 151.0444 AND 152.0529) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
- EXISTING SITE DRAINAGE PATTERN TO REMAIN. NO ADDITIONAL RUNOFF TO PUBLIC RIGHT OF WAY
- LIGHTING SHALL BE UNOBTRUSIVE AND SHIELDED SO AS NOT TO FALL EXCESSIVELY ON ADJACENT PROPERTIES.
- ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURES, UNPLANTED RECREATIONAL AREAS, WALKS AND DRIVEWAYS SHALL BE LANDSCAPED AND MAY INCLUDE NATIVE MATERIALS, AND IN NO CASE SHALL THIS LANDSCAPED AREA BE LESS THAN 30 PERCENT OF THE TOTAL PARCEL AREA
- STORM WATER FROM DOWNSPOUTS AND IMPERVIOUS AREAS MUST BE ROUTED TO EITHER LANDSCAPE AREAS OR PLANTER BOXES PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.
- ALL PRIVATE IMPROVEMENTS/ NON-STANDARD IN PUBLIC RIGHT-OF-WAY ARE SUBJECT TO CITY ENGINEER'S APPROVAL VIA ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT.

**SITE LEGEND**

	EXISTING LOWER & MAIN FLOOR TO REMAIN
	PROPOSED MAIN FLOOR ADDITION
	DRIVEWAY VISIBILITY TRIANGLE
	CMU SITE WALLS
	EXISTING TOPOGRAPHY
	PROPOSED TOPOGRAPHY
	WATER METER

**SITE PLAN**  
SCALE: 1/8" = 1'-0"

**ARCHITECT MARK D. LYON INC.**  
410 BIRD ROCK AVE., LA JOLLA, CA. 92037 (858)459-1171 INFO@MDLA.NET



**GROSSMAN RESIDENCE**  
8914 NOTTINGHAM PLACE  
LA JOLLA, CA 92037

**REVISIONS**

△	P.C. CORRECTIONS	10-16-2018
△	P.C. CORRECTIONS	07-28-2018

**DATE**  
09-20-2018

**PROJECT NUMBER**  
1821

**DESIGNED BY**  
MDL

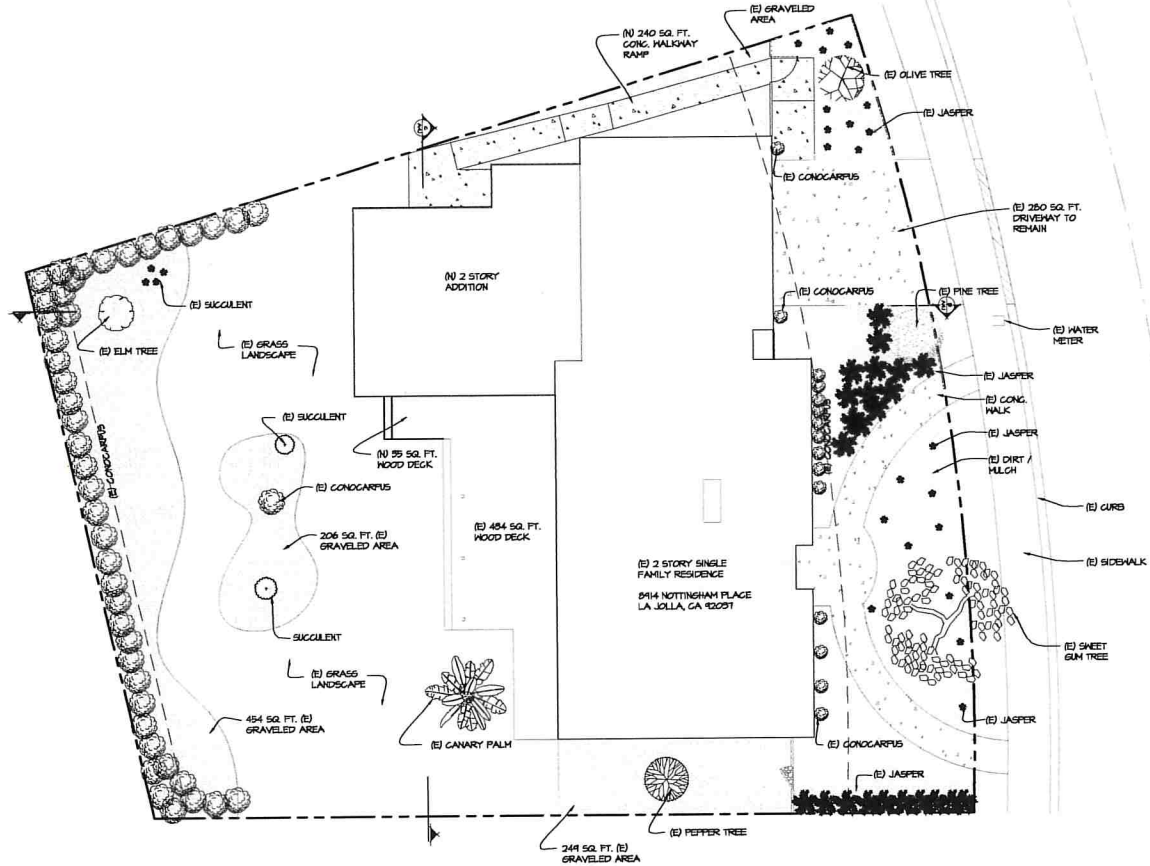
**DRAWN BY**  
KLT

**DATE**  
08-01-2018

**SHEET TITLE**  
PROPOSED SITE PLAN

**SHEET NO.**  
A1.1  
2 OF 15





LANDSCAPE PLAN  
SCALE: 1/8" = 1'-0"

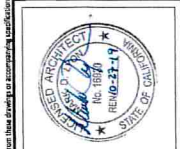
EXISTING TO REMAIN & PROPOSED PLANT LEGEND				
SYMBOL	TYPE	BOTANICAL NAME	COMMON NAME	SIZE/QUANTITY/HEIGHT & SPREAD
	EXISTING SHADE TREE TO REMAIN	SHEETGUM TREE	STORAX, HAZEL PINE, BILSTED REDGUM	(1) 25'-0" HT, 15'-0" SPD.
	EXISTING SHADE TREE TO REMAIN	PINE TREE	PINE TREE	(1) 5'-0" HT, 5'-0" SPD.
	EXISTING SHADE TREE TO REMAIN	OLEA EUROPAEA	'OLIVE TREE'	(1) 25'-0" HT, 15'-0" SPD.
	EXISTING SHADE TREE TO REMAIN	PHOENIX CANARIENSIS	'CANARY PALM'	(1) 25'-0" HT, 5'-0" SPD.
	EXISTING SHADE TREE TO REMAIN	ULMUS	ELM TREE	(1) 25'-0" HT, 15'-0" SPD.
	EXISTING SHADE TREE TO REMAIN	SCHINUS MOLLE	'PEPPER TREE'	(1) 25'-0" HT, 10'-0" SPD.
	EXISTING MEDIUM SHRUBS TO REMAIN	PLANTS OF JASPER	'JASPER'	(50) 2'-0" HT, 1'-0" SPD.
	EXISTING MEDIUM SHRUBS TO REMAIN	COMBRETACEAE	'CONDICARPUS'	(20-25) 1'-0" - 10'-0" HT, 8'-0" SPD.
	EXISTING SMALL SHRUBS TO REMAIN	SUCCULENTS	'SUCCULENT'	(20) 1'-0" HT, 1'-0" SPD.

LUPDO ZONE 5 OPTION 'B' LANDSCAPE CALCULATIONS	
LOT SIZE:	8,000 SQ. FT.
PROPOSED STRUCTURE FOOTPRINT:	2,574 SQ. FT.
PREVIOUSLY CONFORMING LOT COVERAGE IN FRONT YARD (VISIBLE FROM R.O.W.):	606 SQ. FT.
DECORATIVE PAVED PEDESTRIAN WALKWAYS, PLANTINGS AND GROUNDCOVER:	1,575 SQ. FT.
TOTAL LANDSCAPE:	2,181 SQ. FT.
TOTAL LOT COVERAGE:	1,575 SQ. FT. = 19.6% (19.6% = 19.6%)
PROPOSED LOT COVERAGE IN FRONT YARD (VISIBLE FROM R.O.W.):	8,000 SQ. FT.
* NO CHANGE *	

SITE LEGEND	
	BUILDING AREA
	GRASS
	CONCRETE
	DIRT / MULCH
	GRAVEL / ROCK

- NOTES**
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
  - MINIMUM TREE SEPARATION DISTANCE: TRAFFIC SIGNALS/STOP SIGNS: 20'-0" UNDERGROUND UTILITY LINES: 5'-0" (10'-0" FOR SEWER) ABOVE GROUND UTILITY STRUCTURES: 10'-0" DRIVEWAY (ENTRIES): 10'-0" INTERSECTIONS: 25'-0" (INTERSECTING CURB LINES OF 2 STREETS)
  - A MINIMUM ROOT ZONE OF 40 SQ. FT. IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5'-0" PER SDMG SEC. 142.0405(B)(3)
  - TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6'-0" ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVELWAYS ARE 18'-0" ABOVE THE GRADE OF THE TRAVELWAY PER THE SDMG SEC. 142.0405(B)(10).
  - MULCH: ALL REQUIRED PAINTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2". EXCLUDING SLOPES REQUIRING VEGETATION PER SDMG SEC. 142.0411.
  - TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5'-0" OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
  - IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.
  - NO PERMANENT IRRIGATION SYSTEM. ALL LANDSCAPE TO BE HAND-WATERED AT NIGHT.
  - ALL ON-SITE LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AREA SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

**ARCHITECT MARK D. LYON INC.**  
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**GROSSMAN RESIDENCE**  
8914 NOTTINGHAM PLACE  
LA JOLLA, CA 92037

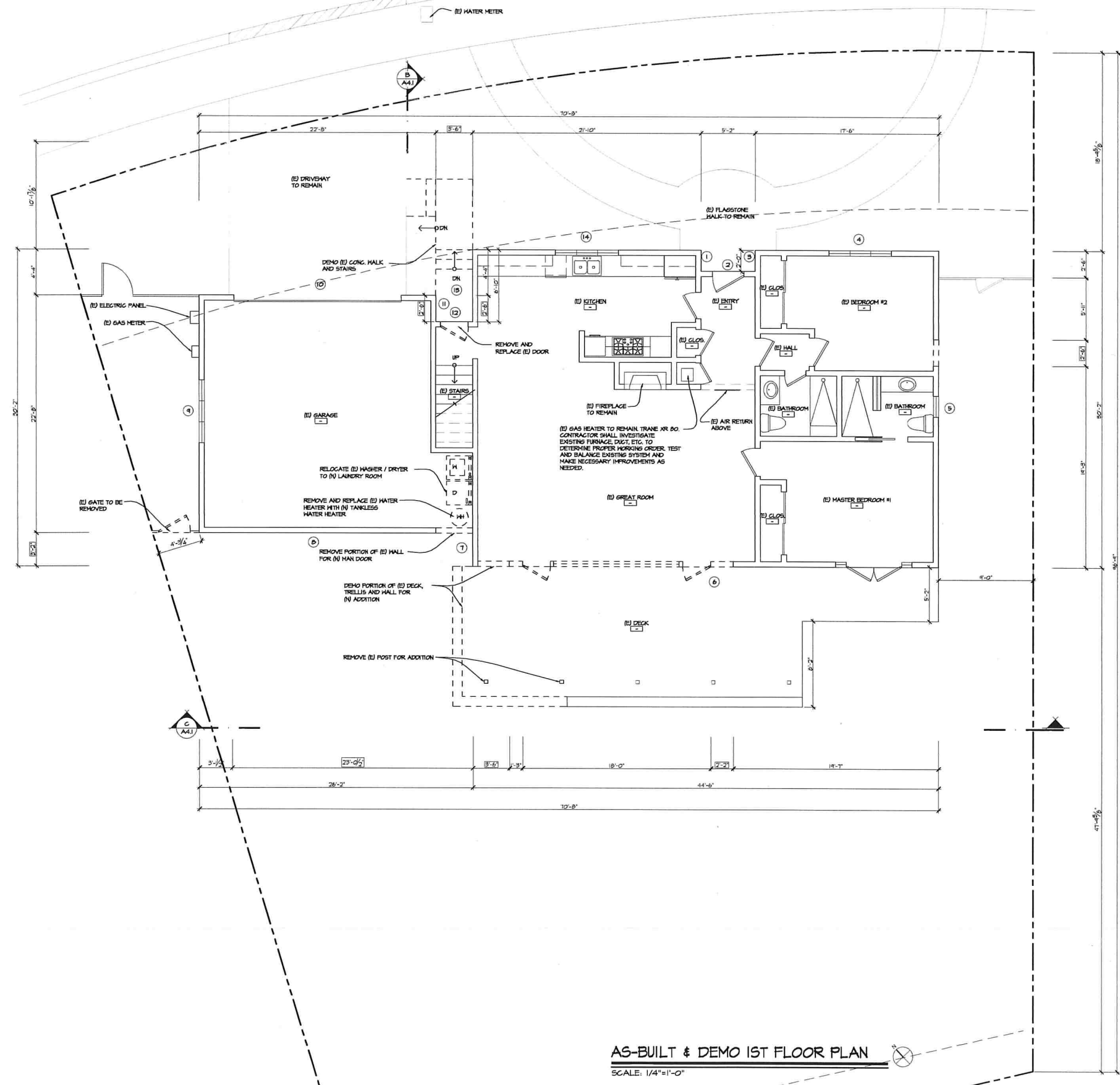
REVISIONS:  
 P.C. CORRECTIONS 10-15-2018  
 P.C. CORRECTIONS 07-28-2019

SUBMITTAL DATE: 04-20-2018  
 PROJECT NUMBER: CONSTRUCTION DOCS  
 PROJECT NUMBER: 1821  
 REVIEWED BY: MDL  
 DRAWN BY: KLT  
 DATE: 08-01-2014  
 SHEET TITLE: LANDSCAPE PLAN  
 SHEET NO: A1.3  
 3 OF 15



REVISIONS:  
 P.C. CORRECTIONS 10-16-2018  
 P.C. CORRECTIONS 07-26-2019

DATE: 09-20-2018  
 PHASE: CONSTRUCTION DOCS.  
 PROJECT NUMBER: 1821  
 REVIEWED BY: MDL  
 DRAWN BY: KLT  
 DATE: 08-01-2019  
 SHEET TITLE: AS-BUILT & DEMO 1ST FLOOR PLAN  
 SHEET NO.: A2.0  
 4 OF 15



**AS-BUILT & DEMO 1ST FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

**NOTE**  
 A PRE CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN ONE FOOT OF THE MAXIMUM HEIGHT ALLOWED IN THE COSTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION D)

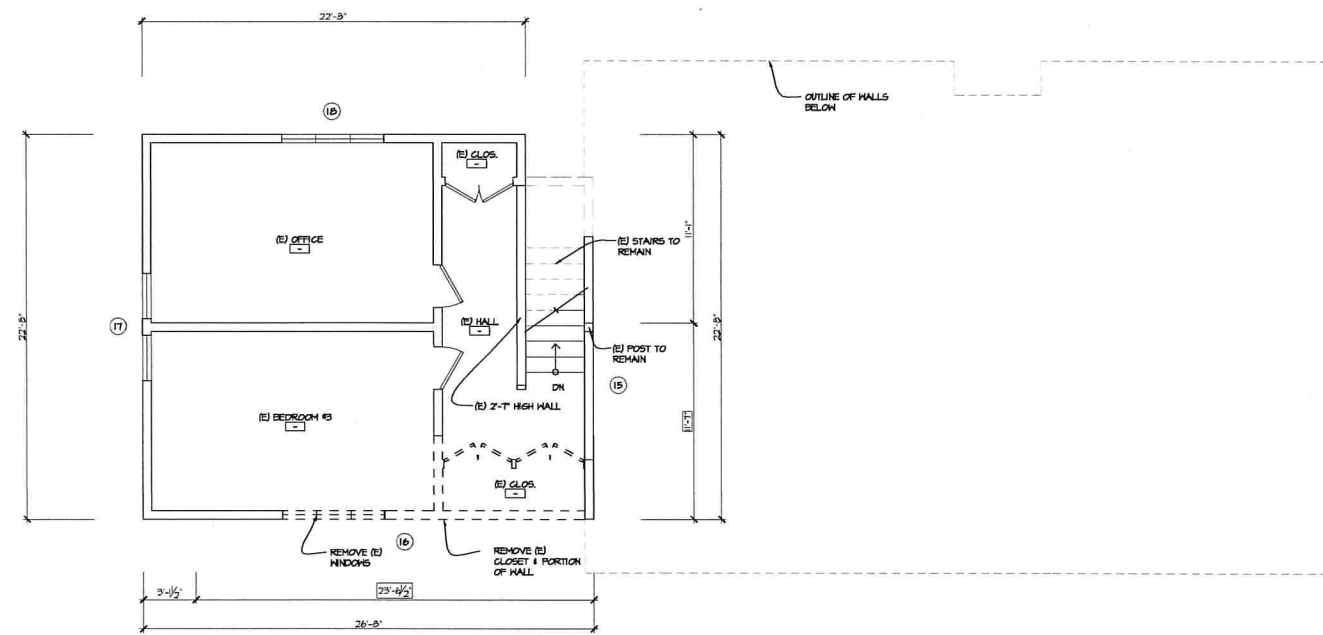
- DEMOLITION NOTES**
- CONTRACTOR SHALL INVESTIGATE EXISTING FOOTINGS, FOUNDATION WALLS, RAISED FLOORS AND SLABS.
  - CONTRACTOR TO VERIFY FIELD CONDITIONS WITH STRUCTURAL PLANS AND SPECIFICATIONS.
  - CONTRACTOR SHALL ALLOW FOR CONNECTIONS TO EXISTING PLUMBING AND SEWER LOCATIONS.
  - REMOVE ALL LANDSCAPE/HARDSCAPE HERE INDICATED FOR NEW ADDITION.
  - REMOVE WALLS AS SHOWN. VERIFY IN FIELD WITH ARCHITECT WALLS TO BE REMOVED.
  - REMOVE EXISTING ROOFING AND ROOF FRAMING WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.A.
  - REMOVE EXISTING CEILING FRAMING AND FINISH WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.A.
  - REMOVE FLOORING TO SUB FLOOR WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.A.
  - REMOVE ALL EXISTING WINDOWS AS INDICATED AND PREP OPENING TO RECEIVE NEW UNIT. VERIFY ALL ROUGH OPENING DIMENSIONS.
  - REMOVE EXISTING HARDSCAPE AND PREP FOR NEW HARDSCAPE.
  - ALL DEMOLISHED ITEMS AND MATERIALS TO BE REMOVED FROM SITE AND SAFELY DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS, UNLESS SPECIFIED OTHERWISE BY OWNER.

HALL MATRIX			
NO.	EXISTING	REMOVED	REMAINING
1	2'-0"	0'-0"	2'-0"
2	5'-2"	0'-0"	5'-2"
3	2'-0"	0'-0"	2'-0"
4	17'-6"	0'-0"	17'-6"
5	30'-2"	2'-6"	27'-8"
6	44'-6"	5'-8"	38'-10"
7	3'-2"	3'-2"	0'-0"
8	26'-2"	25'-0"	1'-2"
9	22'-8"	0'-0"	22'-8"
10	22'-8"	0'-0"	22'-8"
11	2'-6"	2'-6"	0'-0"
12	5'-6"	5'-6"	0'-0"
13	6'-10"	2'-6"	4'-4"
14	21'-10"	0'-0"	21'-10"
15	22'-8"	11'-7"	11'-1"
16	26'-8"	25'-6"	1'-2"
17	22'-8"	0'-0"	22'-8"
18	22'-8"	0'-0"	22'-8"
TOTAL	509'-4"	77'-1"	227'-5"

50% =  $\frac{509'-4" - 77'-1"}{2} = 152'-1"$   
 75% REMOVED =  $\frac{77'-1"}{2} = 38'-6"$   
 25% REMAINING =  $\frac{77'-1"}{2} = 38'-6"$

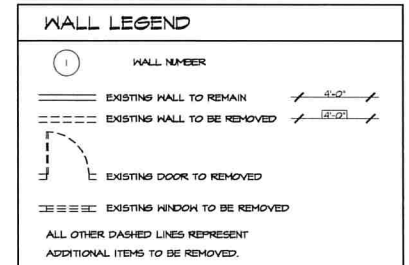
**WALL LEGEND**

- (1) HALL NUMBER
- EXISTING HALL TO REMAIN
- EXISTING HALL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- ALL OTHER DASHED LINES REPRESENT ADDITIONAL ITEMS TO BE REMOVED.



AS-BUILT & DEMO 2ND FLOOR PLAN  
SCALE: 1/4"=1'-0"

- DEMOLITION NOTES**
- CONTRACTOR SHALL INVESTIGATE EXISTING FOOTINGS, FOUNDATION WALLS, RAISED FLOORS AND SLABS.
  - CONTRACTOR TO VERIFY FIELD CONDITIONS WITH STRUCTURAL PLANS AND SPECIFICATIONS.
  - CONTRACTOR SHALL ALLOW FOR CONNECTIONS TO EXISTING PLUMBING AND OTHER LOCATIONS.
  - REMOVE ALL LANDSCAPE/HARDSCAPE WHERE INDICATED FOR NEW ADDITION.
  - REMOVE WALLS AS SHOWN. VERIFY IN FIELD WITH ARCHITECT WALLS TO BE REMOVED.
  - REMOVE EXISTING ROOFING AND ROOF FRAMING WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.N.
  - REMOVE EXISTING CEILING FRAMING AND FINISH WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.N.
  - REMOVE FLOORING TO SUB FLOOR WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.N.
  - REMOVE ALL EXISTING HINDOS AS INDICATED AND PREP OPENING TO RECEIVE NEW UNIT. VERIFY ALL ROUGH OPENING DIMENSIONS.
  - REMOVE EXISTING HARDSCAPE AND PREP FOR NEW HARDSCAPE.
  - ALL DELICIOUS ITEMS AND MATERIALS TO BE REMOVED FROM SITE AND SAFELY DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS, UNLESS SPECIFIED OTHERWISE BY OWNER.



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**GROSSMAN RESIDENCE**  
8914 NOTTINGHAM PALCE  
LA JOLLA, CA 92037

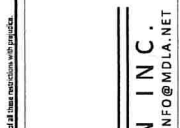
**REVISIONS**

△	P.C. CORRECTIONS	10-16-2018
△	P.C. CORRECTIONS	07-28-2019

**CONSTRUCTION DOCS.**

SUBMITTAL DATE	04-20-2018
PHASE	CONSTRUCTION DOCS.
PROJECT NUMBER	18271
REVIEWED BY	MDL
DESIGNED BY	KLT
DATE	08-01-2019
SHEET TITLE	AS-BUILT & DEMO 2ND FLOOR PLAN
SHEET NO.	A2.1
	5 OF 15

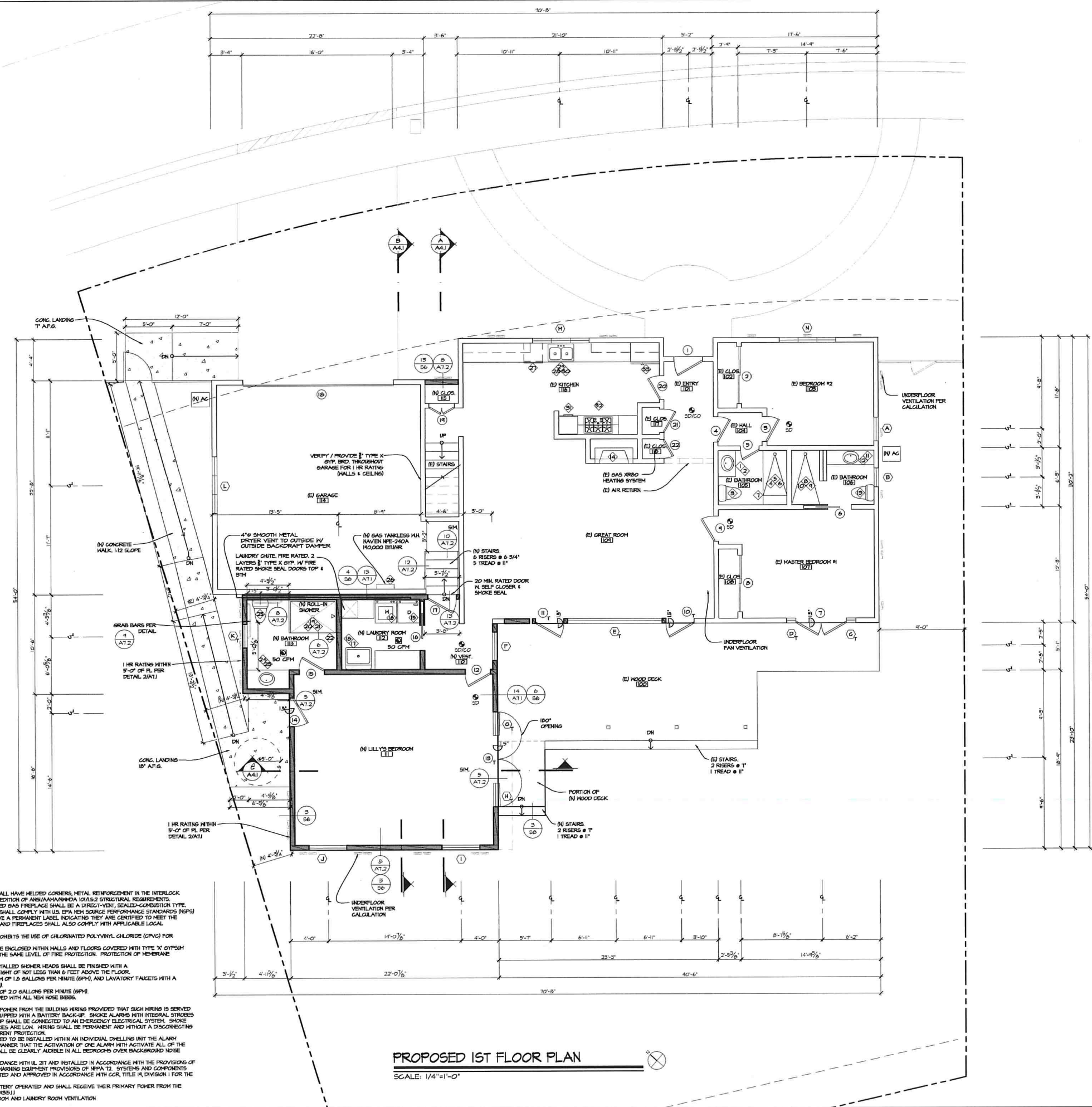
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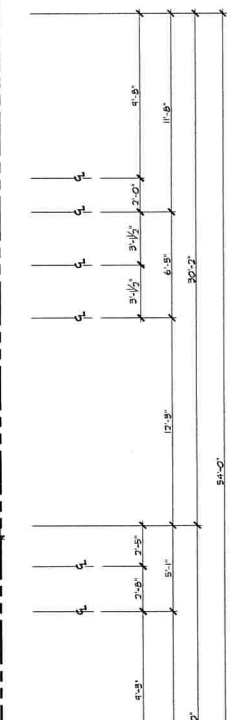


**GROSSMAN RESIDENCE**  
8914 NOTTINGHAM PALCE  
LA JOLLA, CA 92037



- NOTES**
- GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/HAWAIIANAAHUA 100.12.2 STRUCTURAL REQUIREMENTS.
  - PER 2016 GREEN CODE SEC. 4.5005, ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT, SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA HIGH PERFORMANCE STANDARDS (HPS) DESIGN LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE DESIGN LIMITS. WOOD STOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
  - STATE HEALTH AND SAFETY CODE SEC. 17011 PROHIBITS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY PIPING.
  - ALL ADS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE 'X' GYPSUM BOARD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF PENETRATIONS IS NOT REQUIRED.
  - SHOWER COMPARTMENTS AND BATHROOMS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
  - PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM), AND LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM).
  - PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GALLONS PER MINUTE (GPM).
  - PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
  - PROVIDE ULTRA LOW FLUSH TOILETS.
  - SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH A BATTERY BACK-UP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EXIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
  - WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WITH ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENSING DOORS CLOSED.
  - ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNING CGC AND THE HOUSEHOLD FIRE ALARMS EQUIPMENT PROVISIONS OF NFPA 72. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CGC, TITLE 19 DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.
  - CARBON MONOXIDE ALARMS SHALL NOT BE BATTERY OPERATED AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING IN ACCORDANCE WITH SECTION R511.
  - PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM VENTILATION

**PROPOSED 1ST FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**UNDERFLOOR VENTILATION CALCULATIONS (USING 1/80 IN. SLIT)**  
VENT = 50 SQ. IN. OF NFVA  
AREA 1  
TOTAL VENTILATION AREA = 2,025 SQ. FT.  
2,025 SQ. FT. / 80 = 1536 SQ. FT.  
1536 SQ. FT. X 144 = 1,456.6 SQ. IN.  
1536 SQ. IN. / 50 SQ. IN. = 32.8 VENTS = 32 VENTS  
UNDERFLOOR AREAS MUST COMPLY WITH SECTIONS 904, 906, & 901 OF THE CALIFORNIA MECHANICAL CODE

**SYMBOL LEGEND**  
(SCHEDULES ON SHEET A-6.1)

- DOOR NUMBER
- WINDOW NUMBER
- FIXTURE NUMBER
- ROOM NUMBER
- AREA INCLUDED IN P.A.R.

**WALL LEGEND**

- EXISTING HALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- FURRED HALL - EXISTING 2X4 EXTERIOR WALL STUDS SISTERED W/ 2X6 STUDS
- NEW HALL: 2X WOOD STUD @ 16" O.C.
- EXTERIOR WALLS: 2X6 CONSTRUCTION
- INTERIOR PARTITIONS: 2X4 CONSTRUCTION UNLESS OTHERWISE NOTED.
- NEW CMU WALL
- INTERIOR PARTITIONS: 2X4 CONSTRUCTION NEW DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED
- NEW POCKET DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED
- 4" WOOD
- 4" WOOD
- EXTERIOR WALL DIMENSIONS TO FACE OF STUD/PTN. WALL. INTERIOR WALL DIMENSIONS TO FACE OF STUD OR CENTER LINE Q.
- SEE SP-1 FOR INSULATION SPECIFICATIONS.

**REVISIONS**

- PC. CORRECTIONS 10-16-2018
- PC. CORRECTIONS 07-28-2019

SUBMITTAL DATE: 04-20-2018

PHASE: CONSTRUCTION DOCS.

PROJECT NUMBER: 1827

DESIGNED BY: MDL

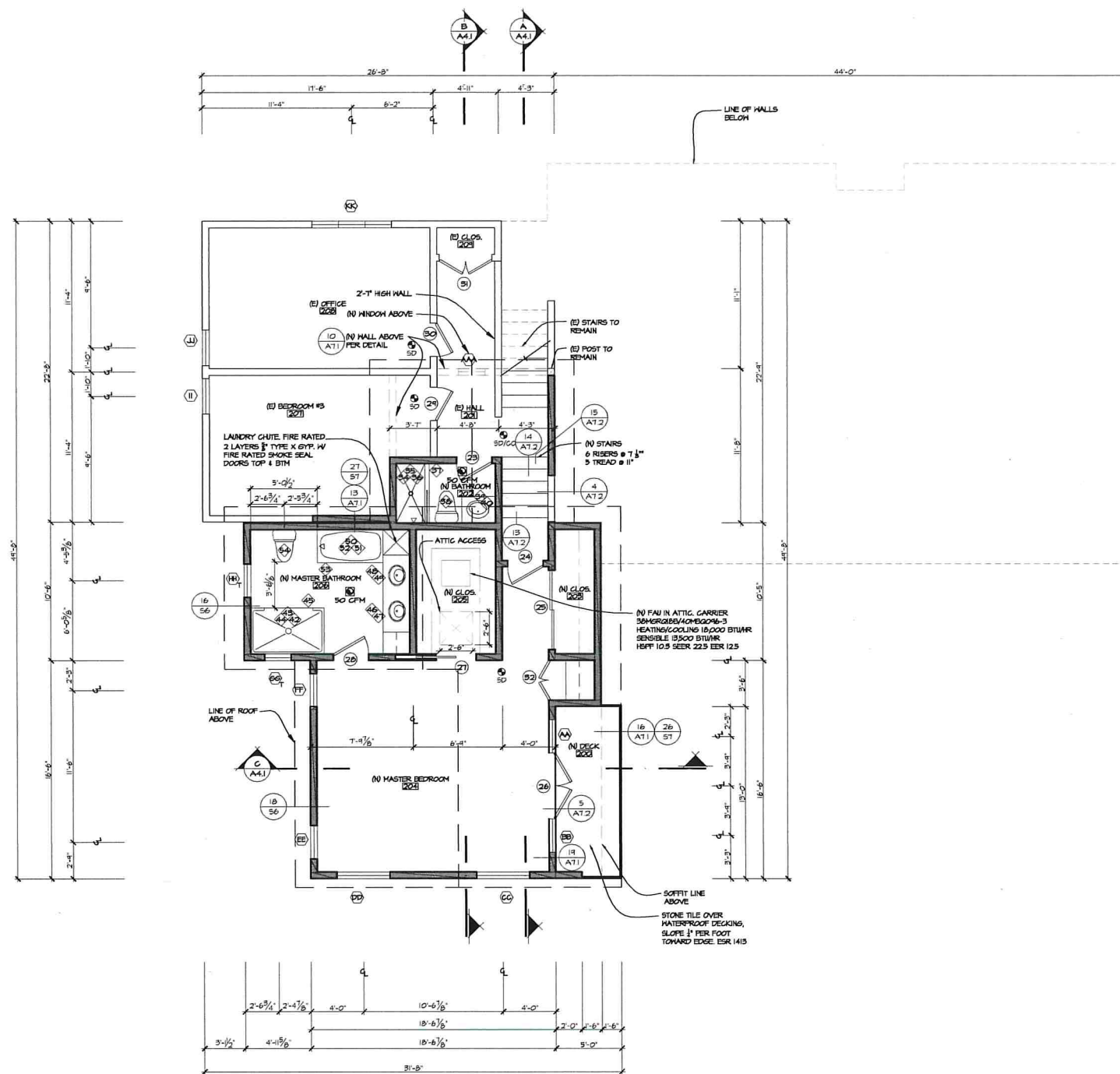
DRAWN BY: KLT

DATE: 08-01-2019


SHEET TITLE: PROPOSED 1ST FLOOR PLAN

SHEET NO: A2.2

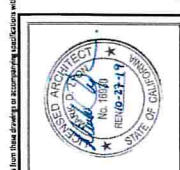
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**PROPOSED 2ND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



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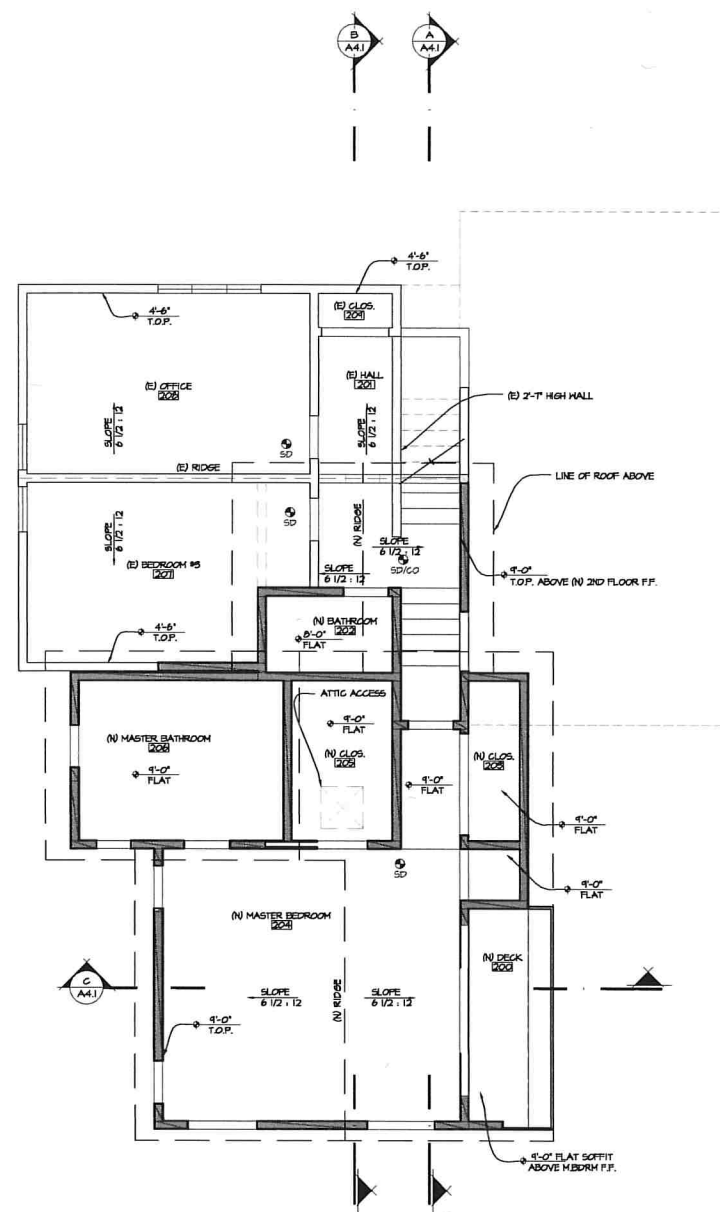
**GROSSMAN RESIDENCE**  
8914 NOTTINGHAM PALCE  
LA JOLLA, CA 92037

REVISIONS

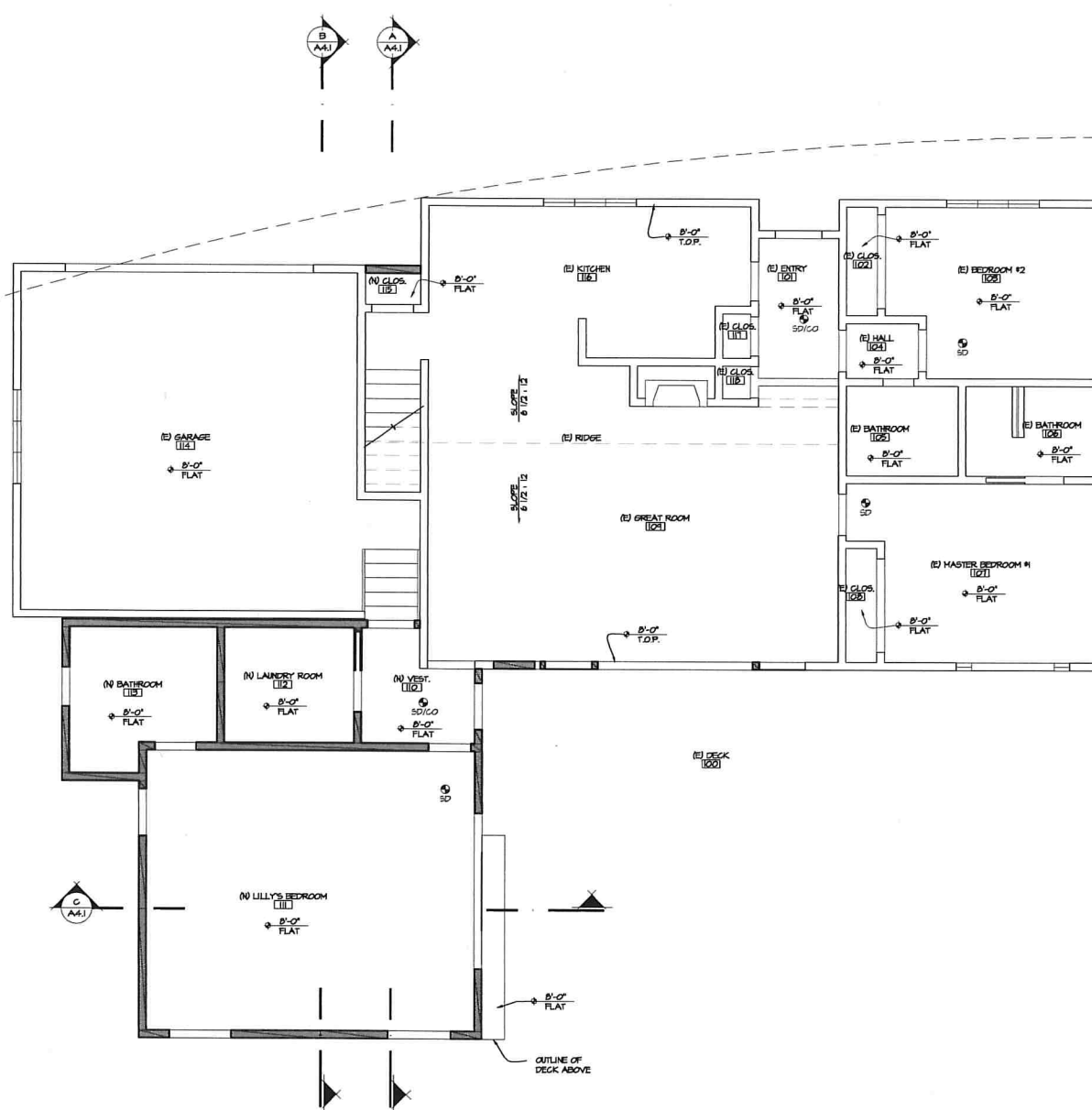
△	P.C. CORRECTIONS 10-16-2018
△	P.C. CORRECTIONS 01-28-2019

SUBMITTAL DATE	04-20-2018
PHASE	CONSTRUCTION DOCS.
PROJECT NUMBER	1821
REVIEWED BY	MDL
DRAWN BY	KLT
DATE	08-01-2018
SHEET TITLE	PROPOSED 2ND FLOOR PLAN
SHEET NO.	A2.3
	7 OF 15



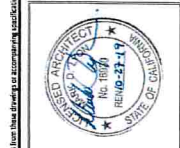


**2ND FLOOR REFLECTED CEILING PLAN**  
SCALE: 1/4"=1'-0"



**1ST FLOOR REFLECTED CEILING PLAN**  
SCALE: 1/4"=1'-0"

**ARCHITECT MARK D. LYON INC.**  
410 BIRD ROCK AVE., LA JOLLA, CA. 92037 (858)459-1171 INFO@MDLIA.NET



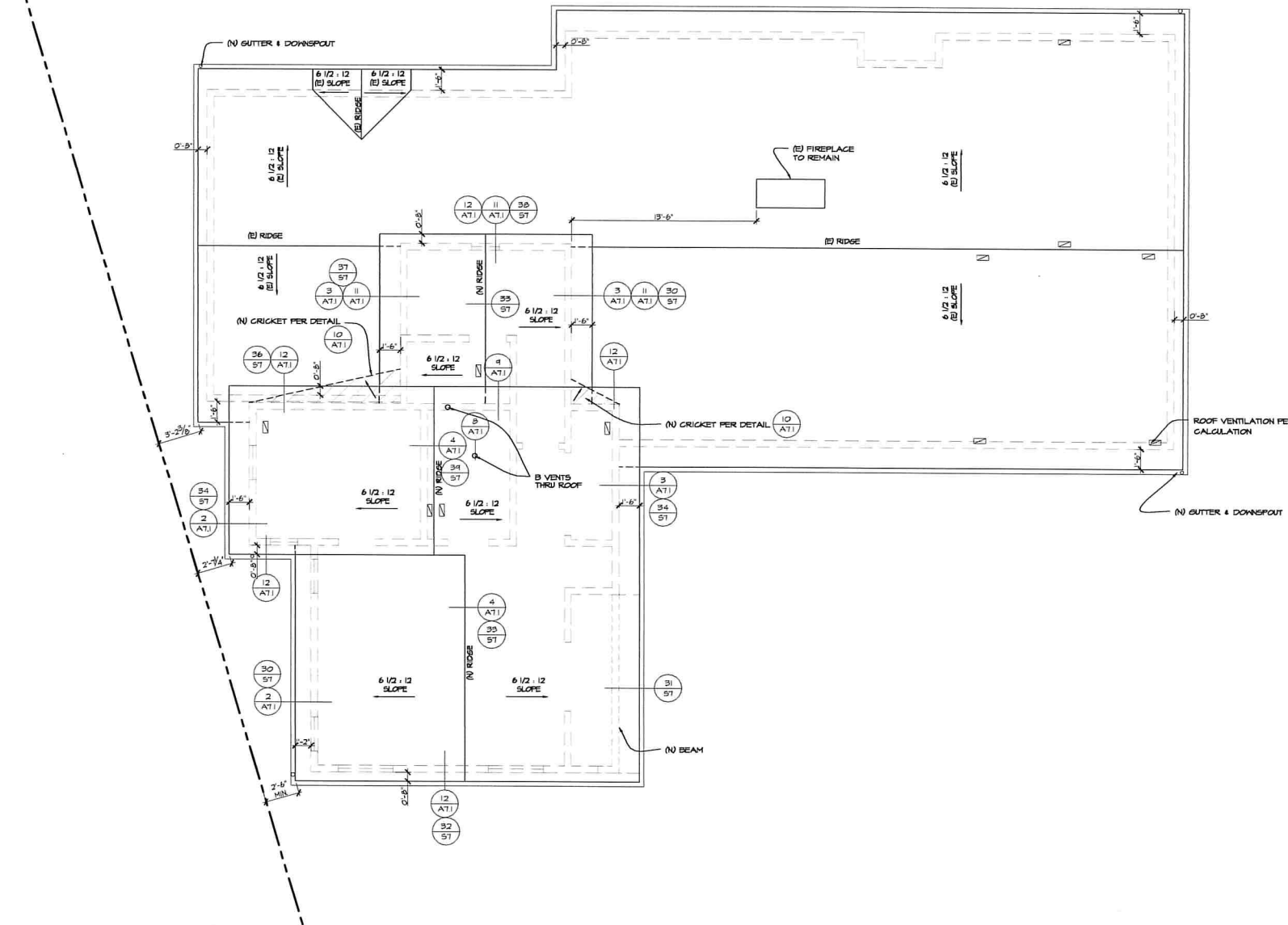
**GROSSMAN RESIDENCE**  
8914 NOTTINGHAM PALCE  
LA JOLLA, CA 92037

REVISIONS:

△	P.C. CORRECTIONS	10-16-2018
△	P.C. CORRECTIONS	07-28-2019

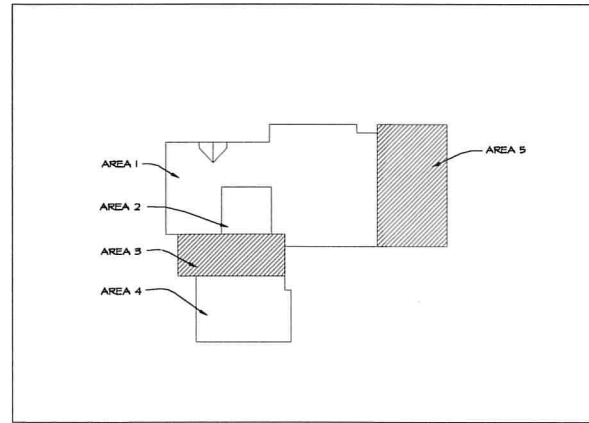
SUBMITTAL DATE	04-20-2018
PHASE	CONSTRUCTION DOCS.
PROJECT NUMBER	1827
REVIEWED BY	MDL
DRAWN BY	KLT
DATE	08-01-2019
SHEET TITLE	REFLECTED CEILING PLANS
SHEET NO.	A2.4
	B OF 15

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**NOTE**

- 1) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.
- 2) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 30 FEET IN HEIGHT PER SDMG SEC 151.0444 & 152.0505



**ATTIC VENTILATION CALCULATIONS (USING  $\frac{1}{30}$  RULE)**

VENT = 81.75 SQ. IN. OF NFVA

**AREA 1, 2, 4:**  
TOTAL VENTILATION AREA = 0 SQ. FT.  
VAULTED CEILINGS

**AREA 3:**  
TOTAL VENTILATION AREA = 282 SQ. FT.  
282 SQ. FT. / 150 = 1.88 SQ. FT.

006 SQ. FT. X 144 = 76 SQ. IN.  
76 SQ. IN. / 81.75 SQ. IN. = .93 VENTS = 0 VENTS = (2) HIGH/LOW

**AREA 5:**  
TOTAL VENTILATION AREA = 528 SQ. FT.  
528 SQ. FT. / 150 = 3.52 SQ. FT.

352 SQ. FT. X 144 = 506.88 SQ. IN.  
506.88 SQ. IN. / 81.75 SQ. IN. = 6.19 VENTS = 6 VENTS = (3) HIGH/LOW

ATTIC AREAS MUST COMPLY WITH SECTIONS 404, 406, & 409 OF THE CALIFORNIA MECHANICAL CODE

**PROPOSED ROOF PLAN**  
SCALE: 1/4" = 1'-0"

**MATERIAL SPECIFICATIONS:**

**ROOFING:** 60# (OR EQUAL), MEDIUM HEIGHT ASPHALT COMPOSITION SHINGLES, COLOR BLEND BY OWNER OVER 30# ORGANIC FELT UNDERLAYMENT, PROVIDE STARTER COURSE/STRIP (ICC-ES REPORT # ESR-1475, CLASS 'A' ROOFING, 40-YEAR MINIMUM WARRANTY.

**GUTTERS:** CONCORD SHEET METAL (OR EQUAL), COPPER RAIN GUTTERS ECLIPSE MILLENNIUM STYLE, 16 OZ. OR BETTER. DOWNSPOUTS SHALL BE 4" X 16 OZ. WITH 4" MODERNE STRAPS AT 8'-0" O.C. VERTICAL.

**STUCCO:** EXPO STUCCO (OR EQUAL), EXTERIOR COLOR COAT OVER PORTLAND CEMENT PLASTER, SEE SHEET SP-3 FOR SPECS. TEXTURE TO BE SANTA BARBARA FINISH OR PER OWNER'S SELECTION. COLOR PER OWNER.

**GUARDRAIL:** BLACK WROUGHT IRON RAILINGS PER OWNER'S SELECTION

**ARCHITECT MARK D. LYON INC.**  
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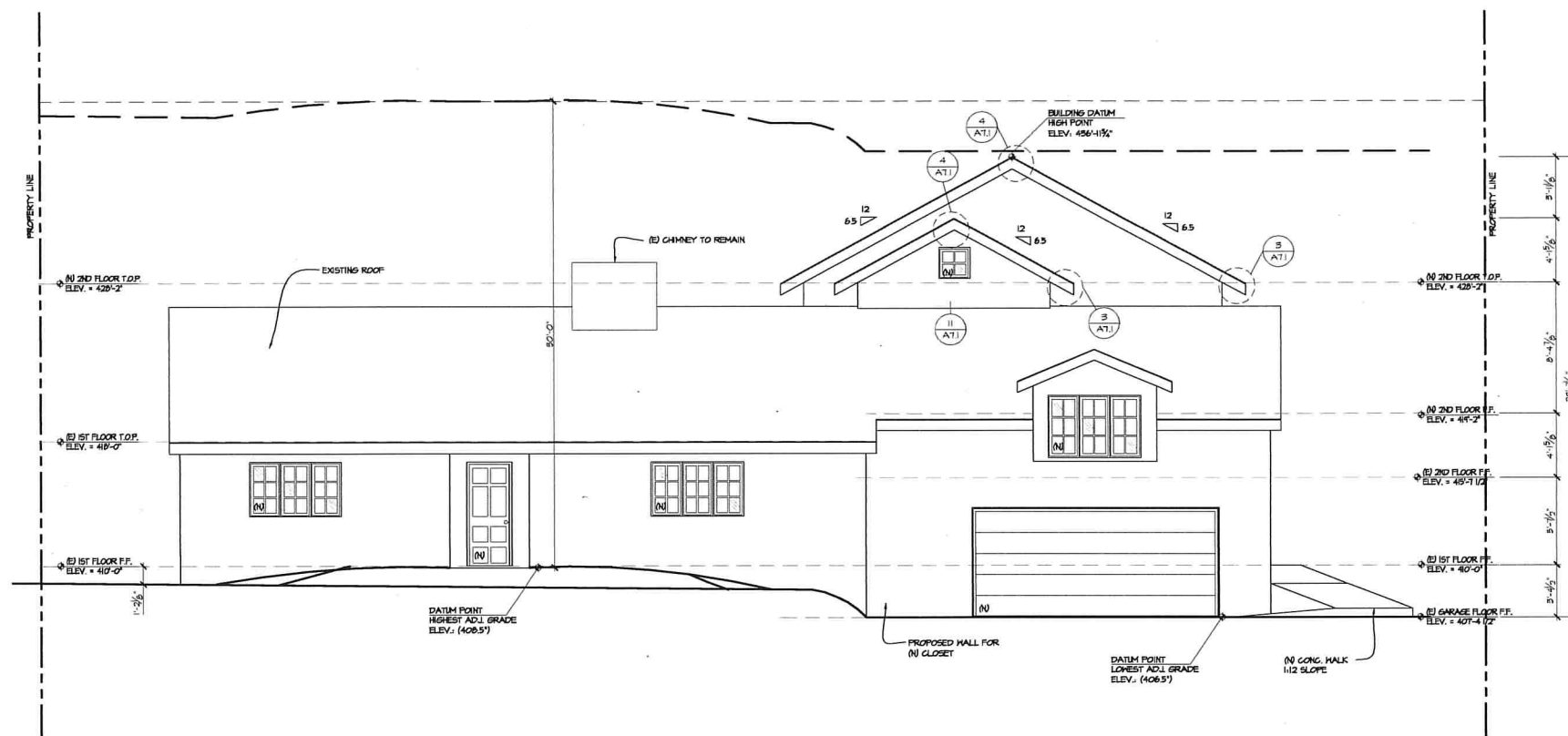
**GROSSMAN RESIDENCE**  
8914 NOTTINGHAM PALCE  
LA JOLLA, CA 92037

**REVISIONS:**

△	P.C. CORRECTIONS	10-16-2018
△	P.C. CORRECTIONS	07-28-2019

**REVISIONS:**

DATE	09-20-2018
PHASE	CONSTRUCTION DOCS.
PROJECT NUMBER	1821
REVIEWED BY	MDL
DRAWN BY	KLT
DATE	08-01-2019
SHEET TITLE	PROPOSED ROOF PLAN
SHEET NO.	A2.5
	9 OF 15



**EAST EXTERIOR ELEVATION**

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

**NOTE**

- 1) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.
- 2) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 30 FEET IN HEIGHT PER SOMC SEC 151.0444 + 152.0505

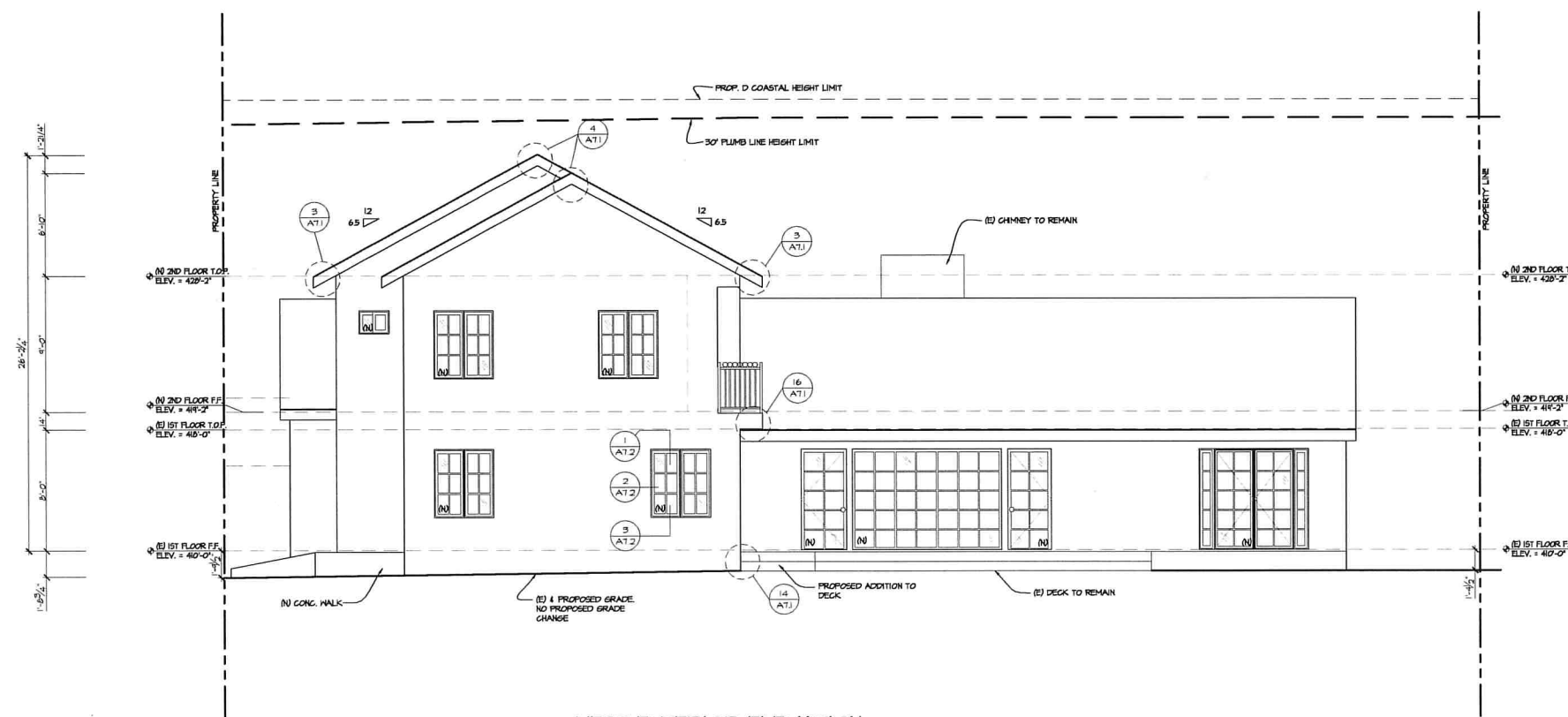
**MATERIAL SPECIFICATIONS**

**ROOFING:** 3/4" (OR EQUAL) MEDIUM WEIGHT ASPHALT COMPOSITION SHINGLES, COLOR BLEND BY OWNER OVER 30# ORGANIC FELT UNDERLAYMENT. PROVIDE STARTER COURSE/STRIP ICC-ES REPORT # ESR-445. CLASS 'A' ROOFING. 40-YEAR MINIMUM WARRANTY.

**GUTTERS:** CONCORD SHEET METAL (OR EQUAL) COPPER RAIN GUTTERS WORLD BUTTER SYSTEM 4" HALF ROUND, 16 OZ. OR BETTER. ALL LEADERHEAD TO BE 1/2" OZ. STAK OUTLET 4" GUTTER. DOWNSPOUTS SHALL BE 4" OZ. WITH 4" MODERNE STRAPS AT 8'-0" O.C. VERTICAL.

**STUCCO:** EXPO STUCCO (OR EQUAL), EXTERIOR COLOR COAT OVER PORTLAND CEMENT PLASTER, SEE SHEET SP-2 FOR SPECS. TEXTURE TO BE SANTA BARBARA FINISH OR PER OWNER'S SELECTION. COLOR PER OWNER.

**GUARDRAIL:** BLACK WROUGHT IRON RAILING PER OWNER'S SELECTION



**WEST EXTERIOR ELEVATION**

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

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**GROSSMAN RESIDENCE**  
8914 NOTTINGHAM PALCE  
LA JOLLA, CA 92037

**REVISIONS**

△	P.C. CORRECTIONS	10-16-2018
△	P.C. CORRECTIONS	07-28-2019

**SUBMITTAL DATE**  
04-20-2018

**PROJECT NUMBER**  
1827

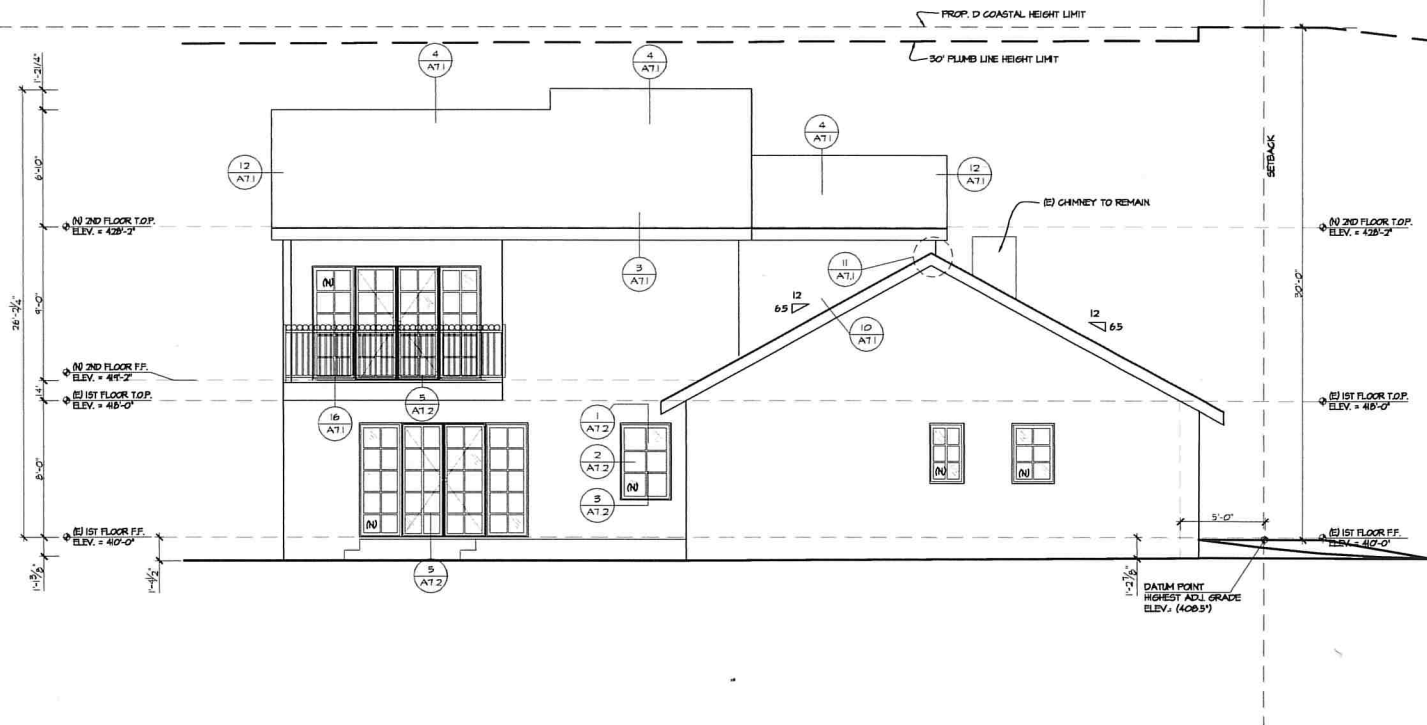
**DATE**  
08-01-2019

**SHEET TITLE**  
EXTERIOR ELEVATIONS

**SHEET NO.**  
A3.1

10 OF 15

PROPERTY LINE

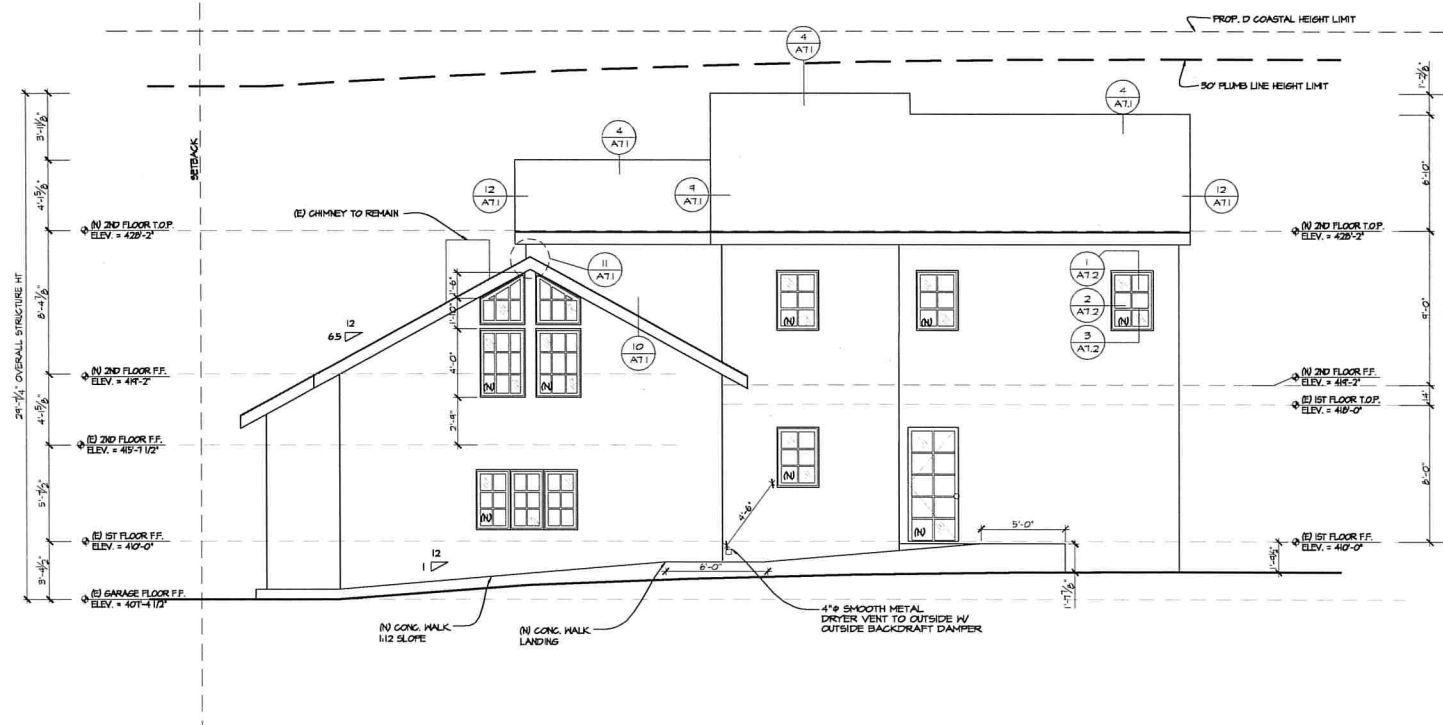


PROPERTY LINE

**SOUTH EXTERIOR ELEVATION**

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

PROPERTY LINE

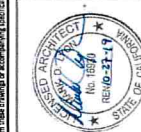


PROPERTY LINE

**NORTH EXTERIOR ELEVATION**

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

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**GROSSMAN RESIDENCE**  
8914 NOTTINGHAM PALCE  
LA JOLLA, CA 92037

REVISIONS

△	P.C. CORRECTIONS	10-16-2018
△	P.C. CORRECTIONS	07-28-2019

SUBMITTAL DATE: 04-20-2018

PHASE: CONSTRUCTION DOCS.

PROJECT NUMBER: 18271

REVIEWED BY: MDL

FORWARDED BY: KLT

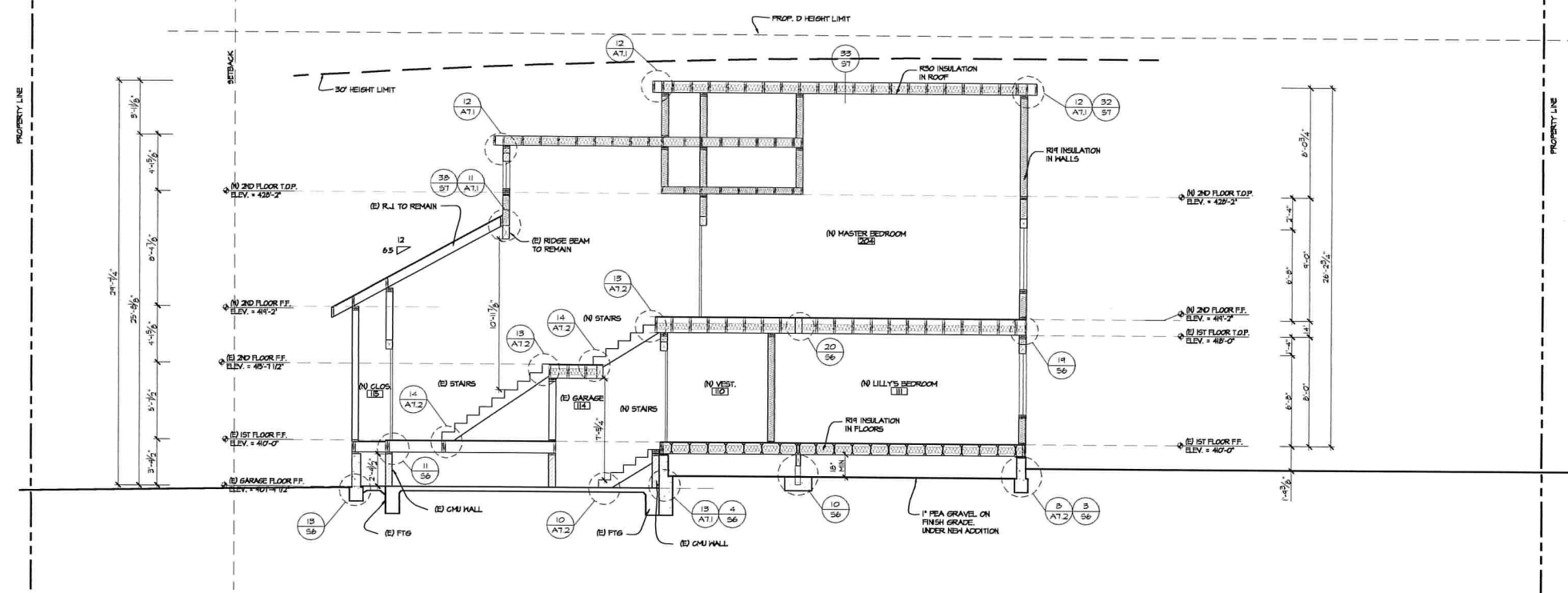
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SHEET TITLE: EXTERIOR ELEVATIONS

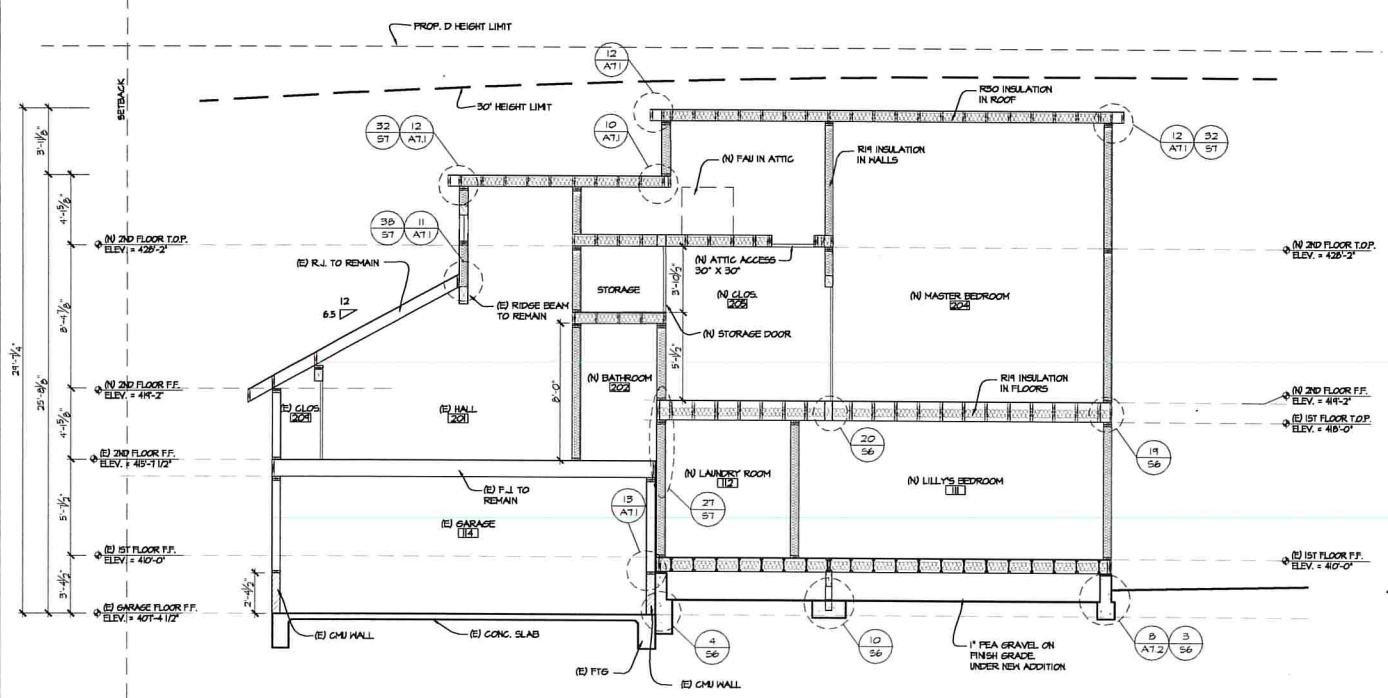
SHEET NO. A3.2

11 OF 15

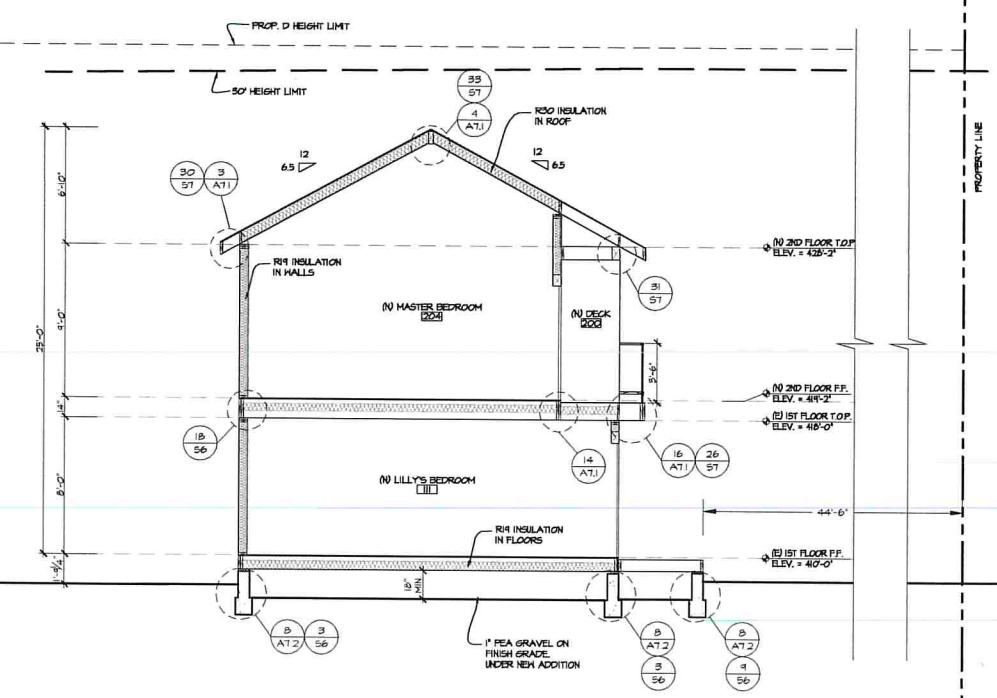
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**A - BUILDING SECTION**  
SCALE: 1/4"=1'-0"



**B - BUILDING SECTION**  
SCALE: 1/4"=1'-0"



**C - BUILDING SECTION**  
SCALE: 1/4"=1'-0"

**ARCHITECT MARK D. LYON INC.**  
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**GROSSMAN RESIDENCE**  
8914 NOTTINGHAM PALCE  
LA JOLLA, CA 92037

REVISIONS:	
△ P.C. CORRECTIONS	10-16-2018
DATE	04-20-2018
PHASE	CONSTRUCTION DOCS.
PROJECT NUMBER	1821
REVIEWED BY	MDL
DRAWN BY	KLT
DATE	06-10-2019
SHEET TITLE	BUILDING SECTIONS
SHEET NO.	A4.1
	12 OF 15

All design, fabrication and construction shall be in accordance with the approved project documents. The contractor shall be responsible for obtaining all necessary permits and for ensuring that all work complies with applicable codes and regulations. The architect shall not be responsible for any errors or omissions in the construction documents or for any consequences arising therefrom.

WINDOW SCHEDULE

ALL WINDOWS "ANDERSON" SILVER LINE "E" SERIES, ALUMINUM CLAD WHITE EXTERIOR, PINE INTERIOR PAINTED, LOW E GLASS. VERIFY ALL WINDOW SELECTIONS WITH OWNER

Table with columns: WINDOW (WDM NO., ROOM NO., SIZE, GLAZING AREA (SF), TYPE), DETAILS (TEMP'D GLASS, FRAME, HEAD, JAMB, SILL), REMARKS. Includes rows A through AAA and summary rows for total glazing area and notes on efficiency and egress windows.

DOOR SCHEDULE

ALL DOORS "TM COBB" UNLESS OTHERWISE NOTED. VERIFY ALL DOOR SELECTIONS WITH OWNER

Table with columns: DOOR (DOOR NO., ROOM NO., SIZE), DETAILS (TYPE AND STYLE, GLAZ AREA (SF), TEMP GLASS, HEAD, JAMB, SILL, HDWR TYPE), REMARKS. Includes rows 1 through 32 and summary rows for total glazing area and note on replacement.

FIXTURE SCHEDULE

Table with columns: NUMBER, RM NO., ITEM, MFR. & MODEL NO., SIZE, REMARKS. Lists various fixtures like lavatory, toilet, shower, kitchen, and bathroom items with their respective specifications and remarks.

ROOM FINISH SCHEDULE

(SEE MATERIALS LEGEND)

Table with columns: ROOM NO., ROOM NAME, FLOOR, BASE, WALLS, CEILING, TRIM, CROWN, CABTS., TOPS, REMARKS. Lists finish materials for various rooms including entry, bedrooms, bathrooms, kitchen, and laundry.

MATERIALS LEGEND

Table with columns: NUMBER, DESCRIPTION, REMARKS. Lists materials like concrete, plywood, gypsum board, wood, stone, tile, carpet, and various finishes.

FINISH LEGEND

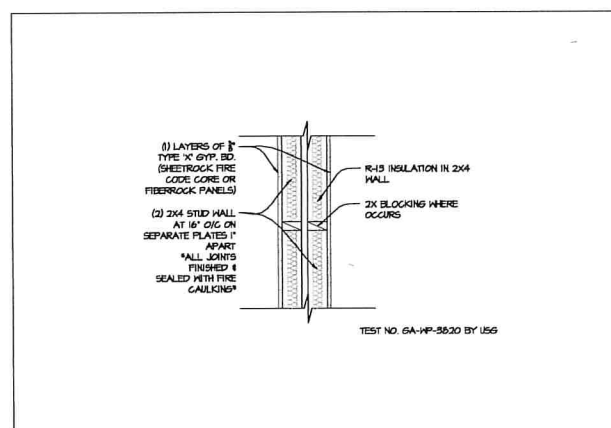
Table with columns: LETTER, DESCRIPTION, REMARKS. Lists finish letters (P-1 to P-5, F-1, H-1, H-2, GP-1, GP-2, GP-3) and their corresponding descriptions and application notes.

Architect Mark D. Lyon Inc. logo and contact information: 410 BIRD ROCK AVE., LA JOLLA, CA. 92037 (858)459-1171 INFO@MDLA.NET

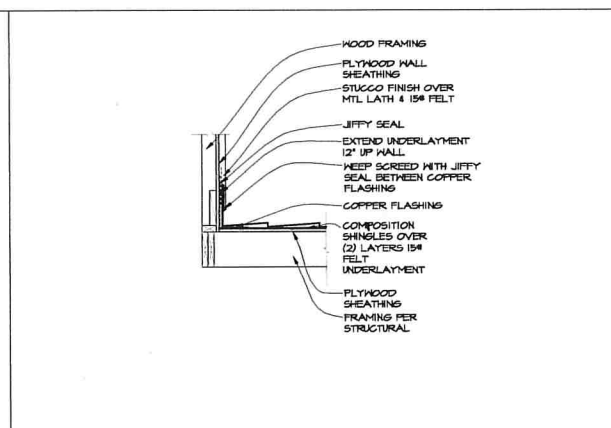


Grossman Residence logo and address: 8914 NOTTINGHAM PALCE, LA JOLLA, CA 92037

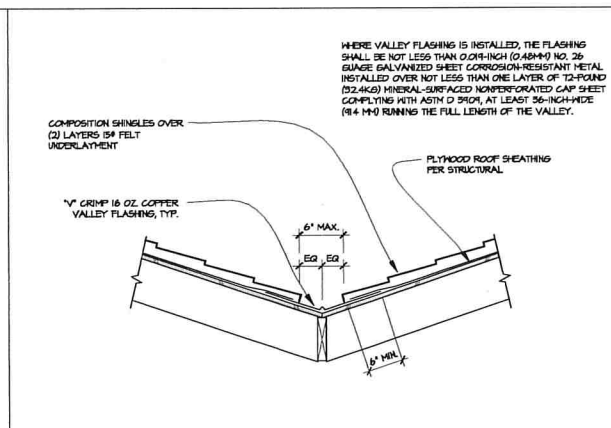
Revisions table with two entries for P.C. CORRECTIONS on 10-16-2018 and 07-28-2019. Includes submission date (01-20-2018), project number (1027), reviewer (MDL), drafter (KLT), date (08-01-2019), sheet title (SCHEDULES), and sheet number (A6.1 of 15).



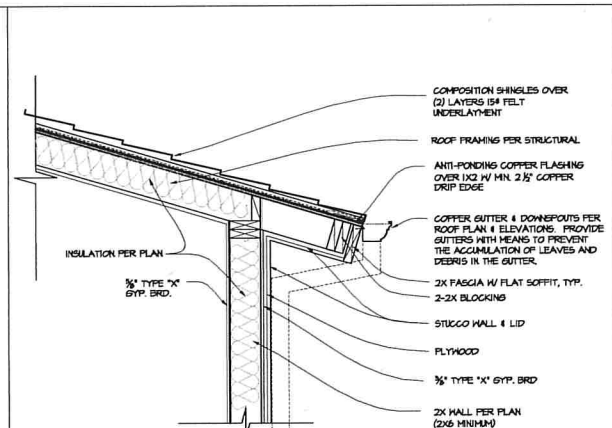
13 ATJ 1 HR FIRE RATED SEPARATION WALL SCALE: 1" = 1'-0"



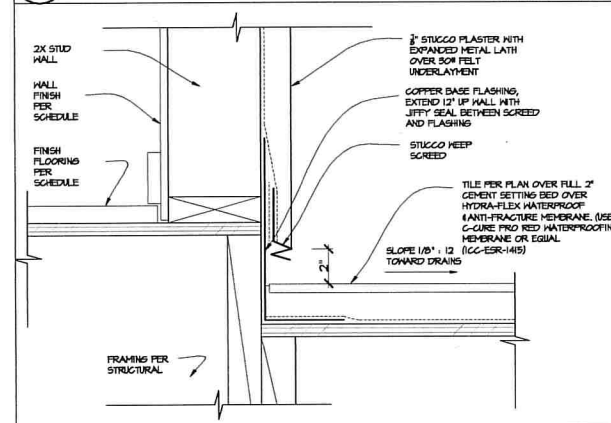
9 ATJ ROOF TO WALL SCALE: 1" = 1'-0"



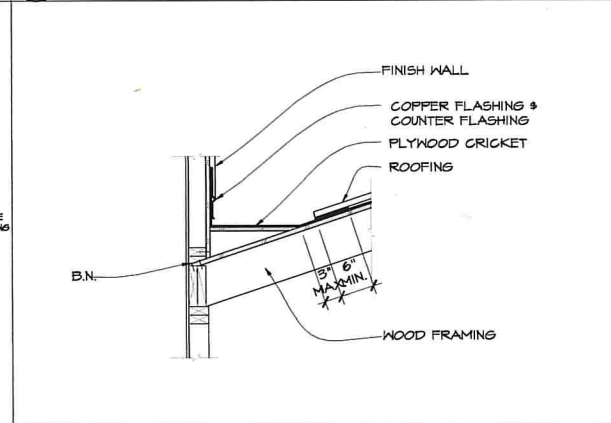
5 ATJ VALLEY DETAIL SCALE: 1" = 1'-0"



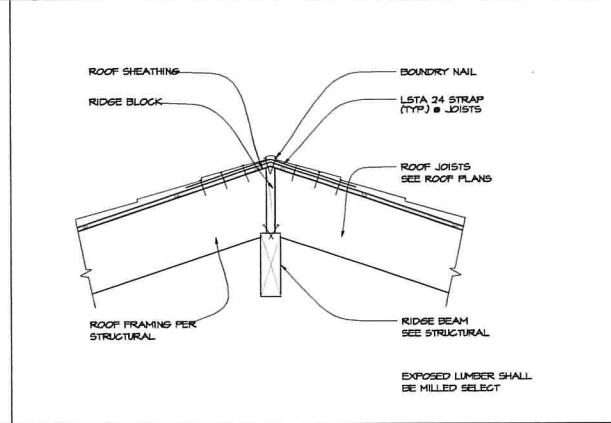
2 ATJ I-HOUR EAVE SCALE: 1" = 1'-0"



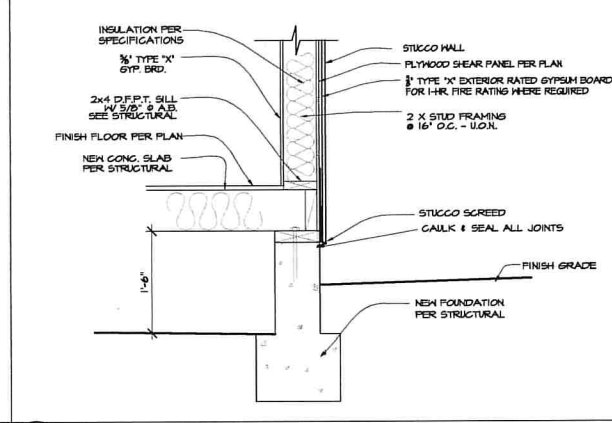
14 ATJ DECK TO WALL SCALE: 1" = 1'-0"



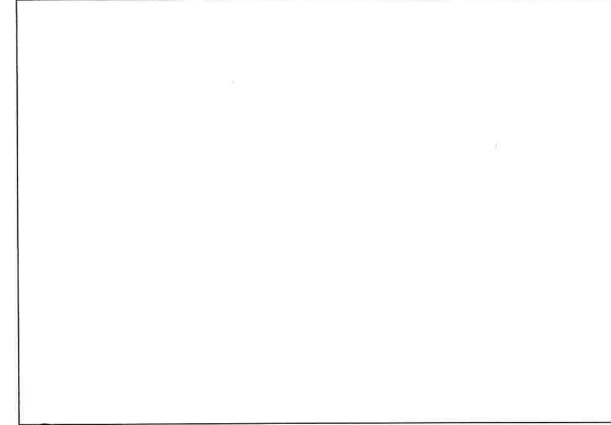
10 ATJ ROOF CRICKET SCALE: 1" = 1'-0"



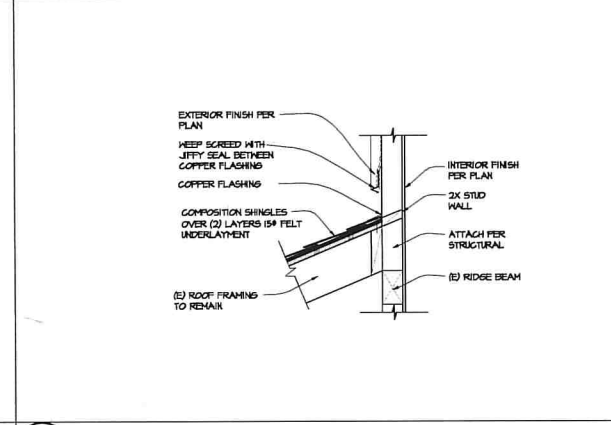
6 ATJ RIDGE WITH BEAM SCALE: 1" = 1'-0"



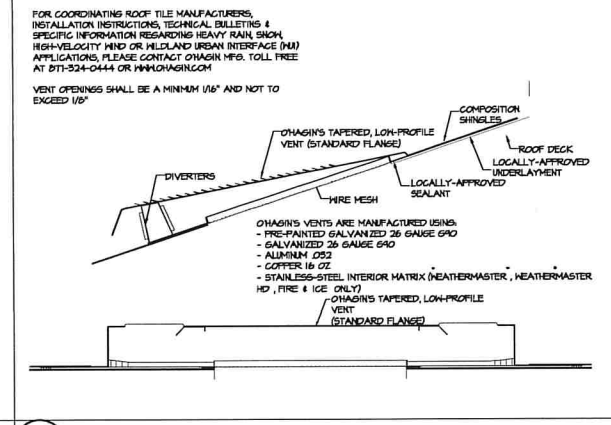
1 ATJ I-HOUR EAVE SCALE: 1" = 1'-0"



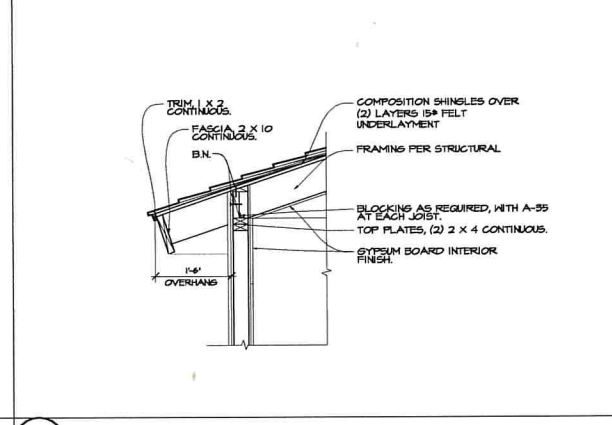
15 ATJ NOT USED SCALE: 1" = 1'-0"



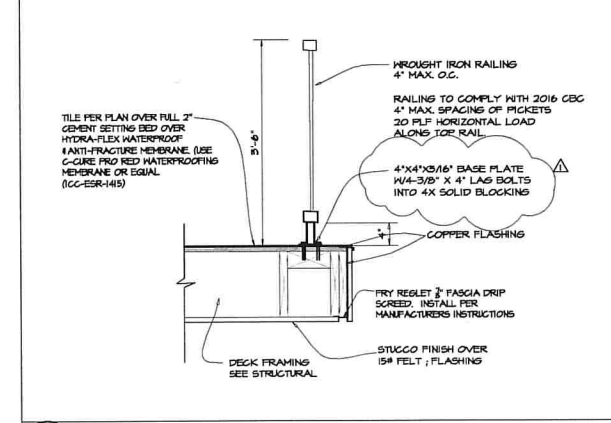
11 ATJ ROOF TO WALL SCALE: 1" = 1'-0"



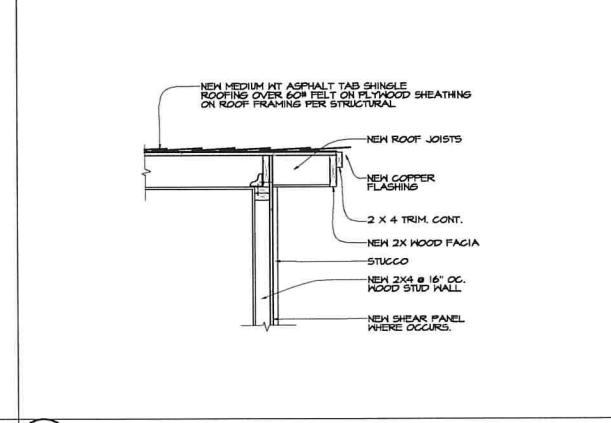
7 ATJ ATTIC VENT SCALE: 3" = 1'-0"



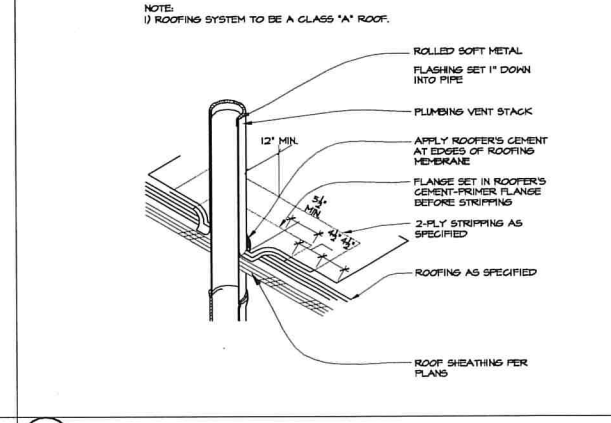
3 ATJ EAVE DETAIL SCALE: 1" = 1'-0"



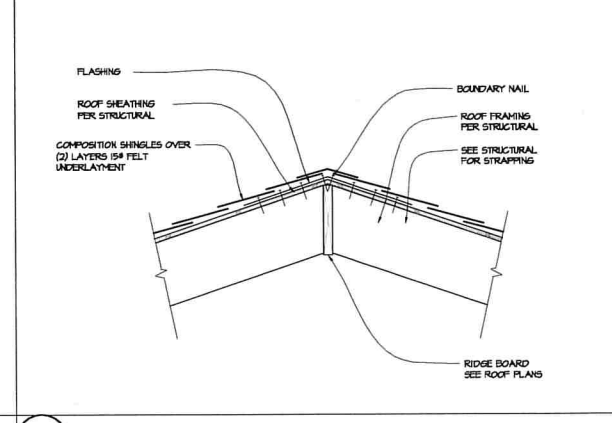
16 ATJ DECK EDGE SCALE: 1" = 1'-0"



12 ATJ GABLE DETAIL SCALE: 3/4" = 1'-0"



8 ATJ PENETRATION DETAIL SCALE: 1" = 1'-0"



4 ATJ RIDGE / HIP DETAIL SCALE: 1" = 1'-0"

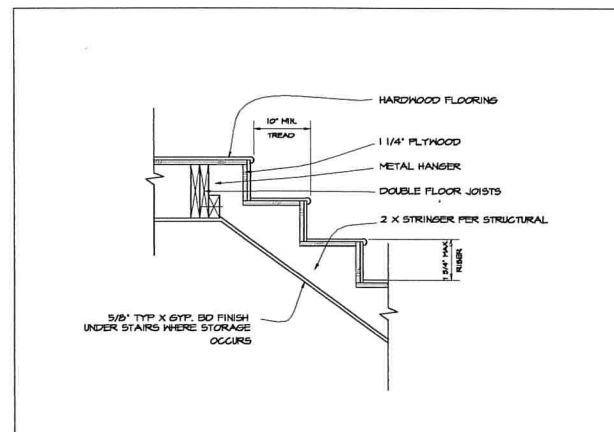
**ARCHITECT MARK D. LYON INC.**  
 410 BIRD ROCK AVE., LA JOLLA, CA. 92037 (858)459-1171 INFO@MDLA.NET



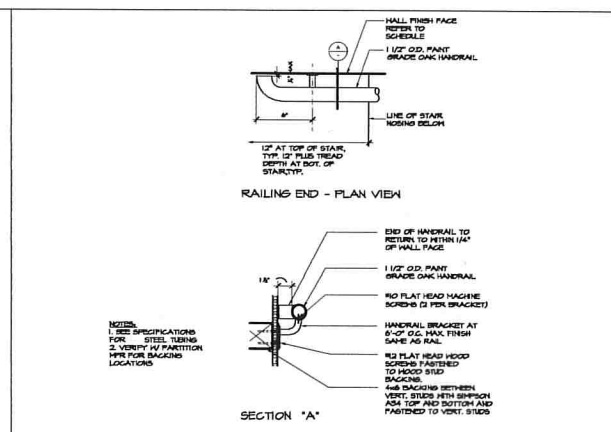
**GROSSMAN RESIDENCE**  
 8914 NOTTINGHAM PALCE  
 LA JOLLA, CA 92037

REVISIONS:  
 P.C. CORRECTIONS 10-16-2018  
 P.C. CORRECTIONS 07-28-2014

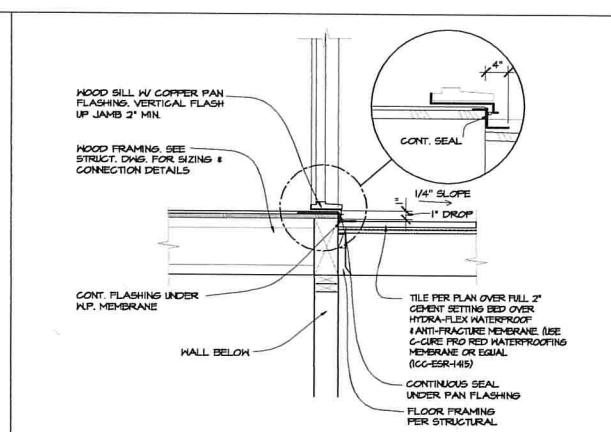
DATE: 04-20-2018  
 PROJECT NUMBER: B2T  
 DRAWN BY: MCL  
 DATE: 08-01-2014  
 SHEET TITLE: ARCHITECTURAL DETAILS  
 SHEET NO: A7.1



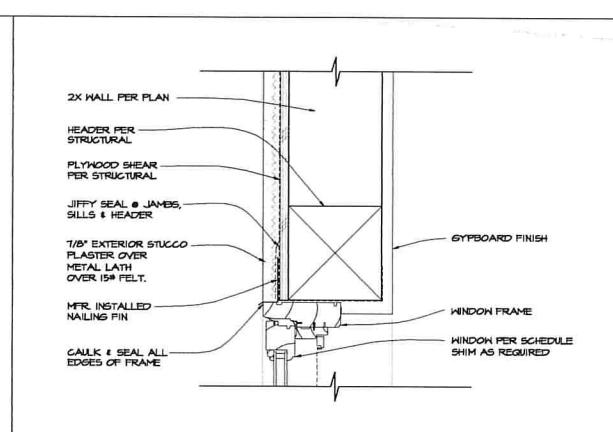
13 AT.2 INT. STAIRS @ TOP SCALE: 1" = 1'-0"



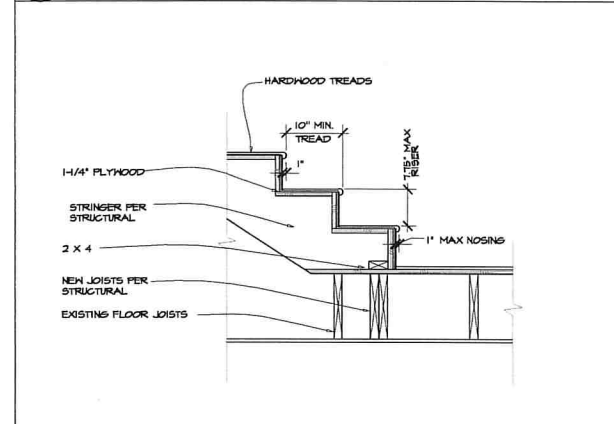
14 AT.2 HAND RAIL SCALE: 1" = 1'-0"



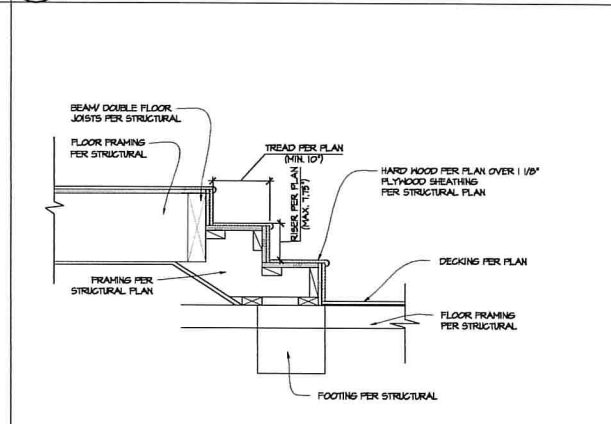
5 AT.2 THRESHOLD - MAN / DECK SCALE: 1" = 1'-0"



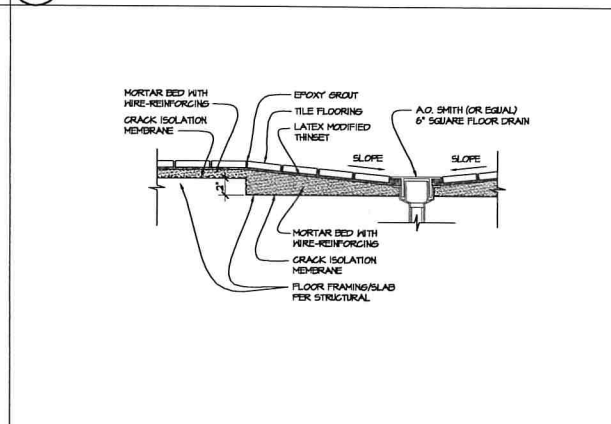
1 AT.2 WINDOW HEAD SCALE: 3" = 1'-0"



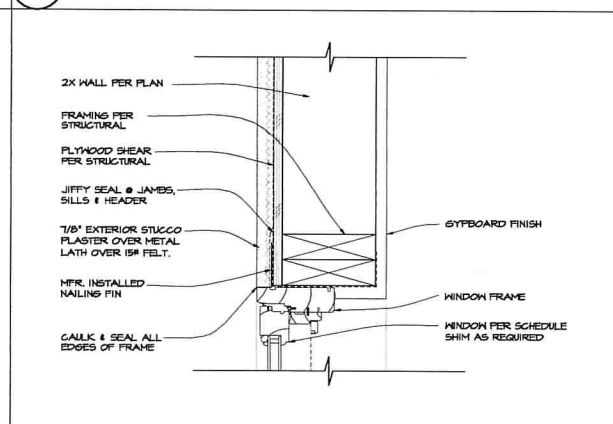
14 AT.2 INT. STAIRS @ BOTTOM SCALE: 1" = 1'-0"



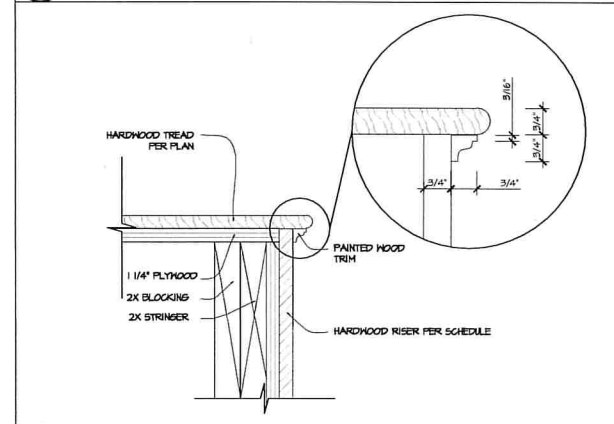
10 AT.2 EXT. STAIRS @ BOTTOM SCALE: 1" = 1'-0"



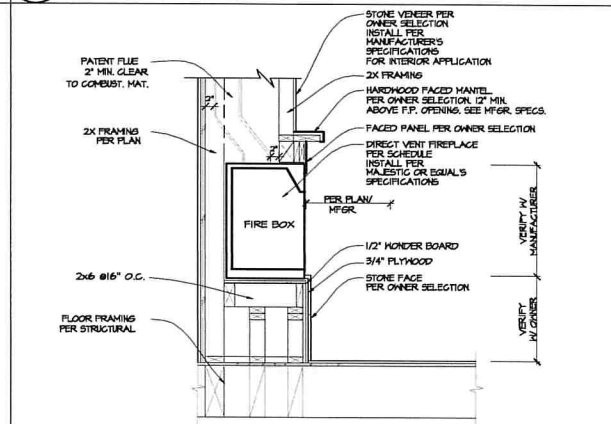
6 AT.2 RECESSED SHOWER SCALE: 1/2\"/>



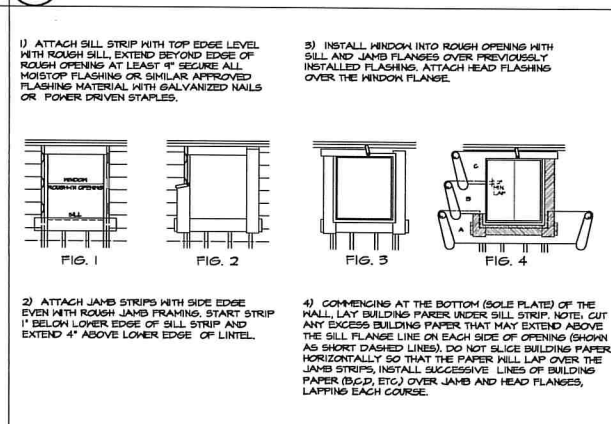
2 AT.2 WINDOW JAMB SCALE: 3" = 1'-0"



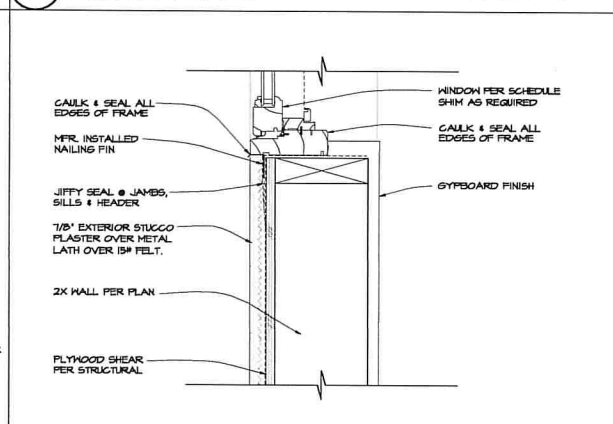
15 AT.2 INT. STAIR NOISING SCALE: 1" = 1'-0"



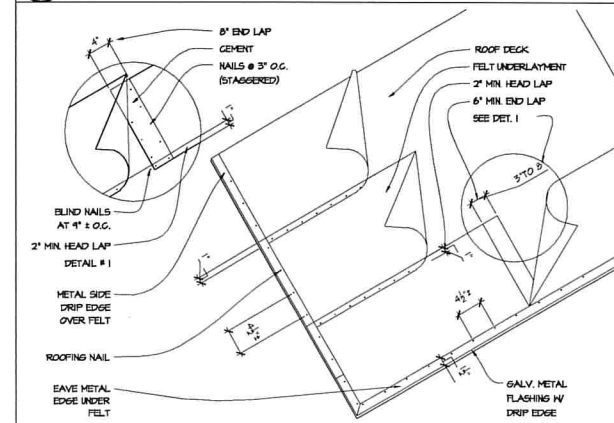
11 AT.2 DIRECT VENT FIREPLACE SCALE: 3/4\"/>



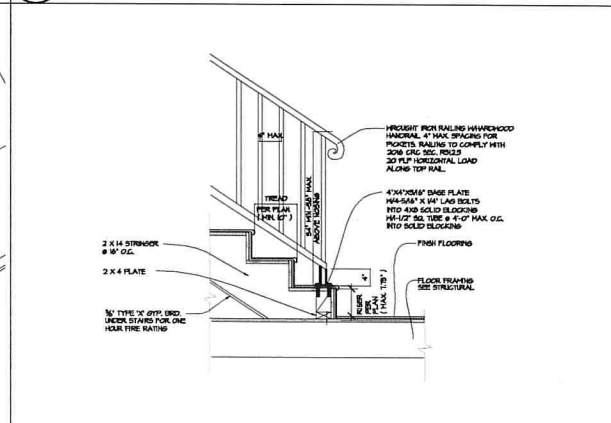
7 AT.2 WINDOW FLASHING SCALE: 1" = 1'-0"



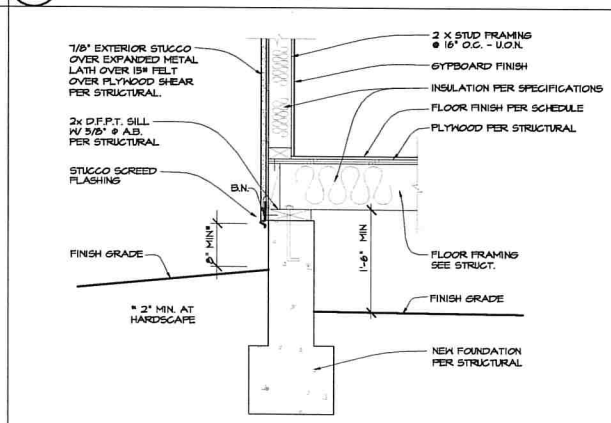
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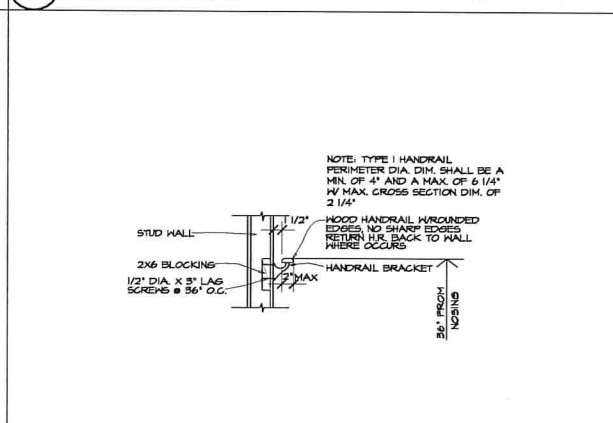
16 AT.2 UNDERLAYMENT SCALE: 1" = 1'-0"



12 AT.2 INT. HAND RAIL SCALE: 3/4\"/>



8 AT.2 EXT. RAISED FLOOR FOOTING SCALE: 1" = 1'-0"



4 AT.2 INT. HANDRAIL SCALE: 1" = 1'-0"

**ARCHITECT MARK D. LYON INC.**  
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**GROSSMAN RESIDENCE**  
 8914 NOTTINGHAM PALCE  
 LA JOLLA, CA 92037

REVISIONS:  
 P.C. CORRECTIONS 10-16-2018  
 P.C. CORRECTIONS 07-28-2019

DATE: 09-20-2018  
 PHASE: CONSTRUCTION DOCS.  
 PROJECT NUMBER: 18271  
 REVIEWED BY: MDL  
 DRAWN BY: KLT  
 DATE: 08-01-2019  
 SHEET TITLE: ARCHITECTURAL DETAILS  
 SHEET NO: A7.2  
 15 OF 15



MECHANICAL NOTES:

- This plan is for schematic purposes only. See Floor Plan, Elevations and Sections for additional mechanical information and duct or register locations. Contractor shall provide a layout drawing including all duct and register sizes for review by Architect prior to installation.
- The locations of ducts, supply registers, soffits, and return air grills are approximate. Unless otherwise noted, verify height of wall mounted registers. Do not run ducts until all register locations are marked in place and the owner and architect has been called to make visual review of all locations.
- All mechanical installations shall conform to the California Mechanical Code (latest edition) and other applicable state and local requirements. All duct work shall be sized and installed in accordance with chapter 10 of CMC 4 C.A.C. Title 24. See project specifications for additional mechanical information.
- All ducting and equipment shall be sized for air conditioning. Supply and return ducts shall be painted black behind registers and grills. Once system is in place contractor shall test system for the following:
  - Balance system to provide even heating and cooling in all rooms.
  - Adjust ducting to eliminate any excessive air flow "noise".
- Supply registers:
  - Hall type: Hart 4 Cooly - AGCO Series or equal.
  - Floor type: Hart 4 Cooly - 191 Register Series or equal.
  - Finish: Satin aluminum finish, adjustable louvers grills and multi-rotator valve.
  - Ceiling type: Hart 4 Cooly - 875-3-2 Slot diffuser with mirrored corners.
  - Finish: Satin aluminum finish (verify). Provide a sample register for the owner approval. Alternate registers to be standard white.
- FAU closet or alcove must be 12 inches wider than furnace or furnaces being installed. Provide a 3 inch minimum clear space at sides, back, and top of furnace.

MECHANICAL LEGEND:

	THERMOSTAT
	AIR SUPPLY
	HX - HIGH WALL REGISTER
	LX - LOW WALL REGISTER
	CR - CEILING REGISTER
	FLR - FLOOR REGISTER
	RA - RETURN AIR
	EX - EXHAUST INTAKE
	EX - EXHAUST OUT
	F.G. FUEL GAS
	H.B. HOSE BIBB
	KEY
	GAS METER
	CENTRAL VACUUM
	ATTIC ACCESS
	FLOOR DRAIN

LUMINAIRE SCHEDULE & LEGEND

Symbol	Fixture	Description	Manufacturer
	A1	Recessed LED Downlight 2-26W - 3000 K Lamps	Owner Selected, Contractor Installed, Decorative Fixtures
	A2	Surface Mount LED Downlight 16WAT 26W-3000 K Lamp	Owner Selected, Contractor Installed, Decorative Fixtures
	A3	LED Shower Light 1-26W - 3000 K Lamp	Owner Selected, Contractor Installed, Decorative Fixtures
	A4	Low Voltage Adjustable Downlight 16WAT 20W MR16 MFL	Owner Selected, Contractor Installed, Decorative Fixtures
	A5	Ceiling Fixture, LED 25W DCIRC, 3000 K	Owner Selected, Contractor Installed, Decorative Fixtures
	B1	Hall Fixture w/Sensor 4 Photo Cell 50W Lamps	Owner Selected, Contractor Installed, Decorative Fixtures
	C1	1x4' Recessed LED Troffer 2 - Lamps T-5 / 15W / 3000 K	Owner Selected, Contractor Installed, Decorative Fixtures
	C2	LED Strip	Owner Selected, Contractor Installed, Decorative Fixtures
	C3	Under cabinet LED H/SH 2 - Lamps T-5 / 15W / 3000 K	Owner Selected, Contractor Installed, Decorative Fixtures
	C4	Low Voltage Striplight - Provide Transformer 15W 24V Fastoon Lamps	Owner Selected, Contractor Installed, Decorative Fixtures
	C5	Halogen Under cabinet Fixture	Owner Selected, Contractor Installed, Decorative Fixtures
	D1	Junction Box	Owner Selected, Contractor Installed, Decorative Fixtures
	D2	Exterior Wall Mounted Fixture	Owner Selected, Contractor Installed, Decorative Fixtures
	D3	Hall Mounted Fixture	Owner Selected, Contractor Installed, Decorative Fixtures
	D4	Hall Sconce	Owner Selected, Contractor Installed, Decorative Fixtures
	D5	Pendant Light Fixture	Owner Selected, Contractor Installed, Decorative Fixtures
	C6	Recessed Linear Strip Light 12" 1 - Lamp 15W / 3000 K	Owner Selected, Contractor Installed, Decorative Fixtures
	D7	Paddle Fan	Owner Selected, Contractor Installed, Decorative Fixtures
	D8	Paddle Fan w/ Light Kit	Owner Selected, Contractor Installed, Decorative Fixtures
	D9	Chandelier / Hanging Light Fixture	Owner Selected, Contractor Installed, Decorative Fixtures

LIGHTING MEASURES:

- 1004: All lighting control devices and systems, ballasts, and luminaires shall meet the applicable requirements of section 1004.
- 150K2A: High efficacy luminaires must be switched separately from low efficacy luminaires.
- 150K2A: A minimum of 50 percent of the total rated wattage of permanently installed lighting in kitchens shall be high efficacy.
- 150K2B: A minimum of one high efficacy luminaire shall be installed in each bathroom, and all other lighting installed in each bathroom shall be high efficacy or controlled by vacancy sensors.
- 150K2C: Lighting installed in attached and detached garages, laundry rooms, utility rooms shall be high efficacy luminaires and controlled by vacancy sensors.
- 150K7: Lighting installed in rooms or areas other than in kitchens, bathrooms, garages, laundry rooms, and utility rooms shall be high efficacy, or shall be controlled by either dimmers or vacancy sensors. Closets that are less than 70 square feet are exempt from this requirement.
- 150K8: Luminaires recessed into ceilings shall be listed for zero clearance insulation contact (ZC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory have a label that certifies the luminaire as airtight with air leakage less than 2.0 CFM at 75 Pascals when tested in accordance with ASTM E285.
- 150K8A: For single-family residential buildings, outdoor lighting permanently mounted to a residential building or to other buildings on the same lot shall be high efficacy, or may be low efficacy if it meets all of the following requirements:
  - Controlled by a manual ON and OFF switch that does not override to ON the automatic actions of items II or III below; and
  - Controlled by a motion sensor not having an override or bypass switch that disables the motion sensor, or controlled by a motion sensor having a temporary override switch which temporarily bypasses the motion sensing function and automatically reactivates the motion sensor within 6 hours; and
  - Controlled by one of the following methods:
    - Photocell not having an override or bypass switch that disables the photocell; or
    - Astronomical time clock not having an override or bypass switch that disables the astronomical time clock, and which is programmed to automatically turn the outdoor lighting OFF during daylight hours; or
    - Energy management control system which meets all of the following requirements: At a minimum provides the functionality of an astronomical time clock in accordance with section 1004, meets the Installation Certification requirements in section 1004, meets the requirements for an IMCS in section 1005, does not have an override or bypass switch that allows the luminaire to be always ON, and, is programmed to automatically turn the outdoor lighting OFF during daylight hours.
- Exterior Lighting: Provide an exterior light at new exterior exits. For dwelling unit, attached garages with electric power, at least one wall switch-controlled lighting outlet shall be installed to provide illumination on the exterior side of outdoor entrances or exits with grade level access. A vehicle door in a garage shall not be considered as an outdoor entrance or exit.  
Exception: Remote, central, or automatic control of lighting shall be permitted.

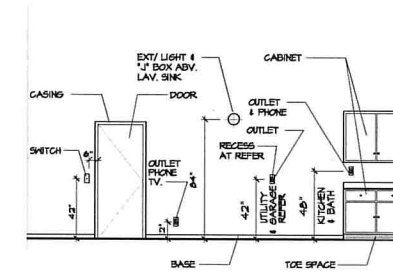
ELECTRICAL NOTES:

- The locations of switches, outlets and light fixtures shown on electrical plans are approximate. Do not run wire until after all boxes are in place and the owner or architect has been called to make visual review of all locations.
- Verify all electrical requirements for new work and provide service as necessary. All new electrical wiring and installation shall comply with the latest adopted edition of the N.E.C., state and local requirements.
- Rockers switches, dimmers, receptacles, wall plates and other related receptacles such as telephones, Lavlin Jacks, GFCI receptacles and cable outlets shall be "Decorative". Color of all items shall be "White" unless otherwise noted.
- All electric switches unless noted on the plan are to be located 42 inches above the finish floor. All outlet receptacles shall be 12 inches above finish floor, unless noted otherwise. Verify locations for horizontally mounted outlets (marked "horizontal" or "H") on plans. Multiple switches shall be ganged together unless noted otherwise.
- Convenience outlets in bathrooms, kitchens, outdoors, basements and garages shall be ground fault interrupter circuit (GFCI) types. Convenience outlets in bedrooms shall be ARC-Fault Interrupter circuit (AFIC) type.
- Electrical outlet plate gaskets shall be installed on all receptacles, switches or other electrical boxes in exterior walls and on all walls on perimeter of conditioned space.
- Verify electrical requirements for new appliances and mechanical equipment prior to running wire, see Appliance Schedule and floor plans for equipment.
- All electrical panels shall have permanent legible labels indicating circuit use, amperage, etc.
- Verify with owner number of telephone lines to be provided to residence. Provide for cable TV and telephone per plans, verify size and shielding requirements for TV cable. Verify locations of telephone, cable and computer outlets with owner prior to installation. All communications wiring shall be run radially (not looped) from outlets to master communication panel.
- Verify with owner any electrical stub outs for future electrical.
- Verify with owner and coordinate installation requirements of sound system and speaker wire for sound system. (System and wiring are not in contract unless specified in bid.)
- Smoke detectors shall be installed in each bedroom and at points centrally located serving sleeping areas, and on each level of residence. Smoke detectors shall be permanently wired to the building electrical system, and shall be equipped with battery back-up.
- General contractor to verify with the owner and coordinate any electrical requirements for the installation of security system and/or intercom system. (System and wiring not in contract unless specified in bid.)
- Junction boxes for ceiling fans shall be securely fastened to framing per fan manufacturer's instructions.
- Bathroom exhaust fans shall be separately switched.
- Mounting heights for light fixtures shown on plans are from finish floor or finished to the centerline of junction box, unless noted otherwise. Also refer to exterior and interior elevations for additional information regarding fixture mounting heights.
- Owner supplied fixtures shall be installed by contractor.
- The primary lighting in kitchen and bathrooms shall have compact fluorescent bulbs installed in recessed type fixtures or shall be fluorescent type fixture.
- As used in this section a "wall space" is considered a wall unbroken along the floor line by doorways, fireplaces, or similar openings. Each wall space two or more feet wide is treated individually from other wall spaces within a room. A wall space can include two or more walls of a room (around corner) where separation at the floor line. The purpose of this requirement is to minimize the use of cords across doorways, fireplaces and similar openings.
  - In kitchens, family rooms, dining rooms, breakfast rooms, living rooms, parlors, libraries, dens, sun rooms, bedrooms, recreation rooms, or similar rooms, receptacle outlets must be installed so that no point along the floor line in any wall space is more than six feet, measured horizontally from an outlet in that space. This includes any wall space two feet or more wide and the wall space occupied by fixed panels in exterior walls. The wall space afforded by fixed room dividers, such as freestanding bar-type counters, is included in the six foot measurement.
  - In kitchen and dining areas, a receptacle must be installed at each counter space wider than twelve inches. Counter-top spaces shall be supplied with receptacles spaced every four feet on center, per California Electrical Code. Receptacles inaccessible because of the installation of stationary appliances cannot be included as these required outlets.
  - Receptacle outlets, as much as is practical, must be spaced at equal distances. Receptacles in floors are not counted as part of the required number unless located close to the wall.
  - At least one wall receptacle must be installed in the bathroom, adjacent to the bath.
  - For a single-family dwelling, at least one outlet must be installed outdoors.
  - At least one outlet must be installed in each basement and attached garage, and in each detached garage with electric power.
  - Outlets in other sections of the more for special appliances, such as laundry equipment, must be located within six feet of the intended location of the intended appliance.
  - At least one outlet must be installed for the laundry.
- Lighting outlets must be installed as follows:
  - At least one wall switch-controlled lighting outlet must be installed in every habitable room, in hallway, stairways, at all exterior exits, attached garages, and in detached garages with electric power.
    - In habitable rooms, other than kitchens or bathrooms, one or more receptacles controlled by a wall switch is permitted in lieu of lighting outlets.
    - In hallway, stairways and at outdoor entrances, remote, central or automatic control of lighting is permitted.
  - At least one outlet must be installed in the attic, under-floor space, utility room and basement when used for storage or containing equipment requiring servicing.
- All 120-Volt, single phase, 15 and 20 ampere outlets installed outdoors and in bathrooms must have ground-fault circuit interrupter protection when installed in the following locations:
  - Bathrooms
  - Within 6 feet of a kitchen sink.
  - Outdoors, garages, crawl spaces, and unfinished basements.
- Carbon Monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection.

22. Kitchens: all the installed wattage of luminaires in kitchen shall be high efficacy and shall have a remote on/off in addition to a vacancy sensor or dimmer under cabinet lighting shall be switched separately.

ELECTRICAL LEGEND

Symbol	Description
	DUPLEX OUTLET • 12" AFF UNLESS OTHERWISE NOTED
	DUPLEX OUTLET • 42" AFF UNLESS OTHERWISE NOTED
	DUPLEX OUTLET IN FLOOR
	FOURPLEX OUTLET
	220 V OUTLET
	WATERPROOF OUTLET
	DUPLEX OUTLET HALF HOT
	DEDICATED OUTLET CIRCUIT
	GROUND FAULT INTERRUPTER CIRCUIT
	HEIGHT TO CENTERLINE A.F.F.
	TELEPHONE/DATA OUTLET, 18" A.F.F. TO CENTER OR ALIGN MOUNTING HEIGHT WITH ADJACENT DEVICE, UNLESS OTHERWISE NOTED. COORDINATE EXACT DEVICE TYPE AND REQUIRED FACEPLATE W/ OWNER/TENANT.
	T.V. CABLE
	COMPUTER CABLE
	GARBAGE DISPOSAL
	SERVICE DISCONNECT
	JUNCTION BOX (VERIFY VOLTAGE)
	WATERPROOF JUNCTION BOX
	EXHAUST FAN - 5 AIR CHANGES PER HOUR
	SMOKE DETECTOR - PERM. WIRED TO BUILDING POWER W/ BATTERY BACK-UP
	SMOKE DETECTOR/CARBON MONOXIDE COMBO ALARM - PERM. WIRED TO BUILDING POWER WITH BATTERY BACK-UP
	OVERHEAD GARAGE DOOR OPERATOR
	SECURITY KEYPAD
	ELECTRICAL PANEL
	DOORBELL
	200 AMPERE METER MAIN
	IRRIGATION / TIME CLOCK
	SINGLE POLE SWITCH-TOUCH PLATE BY LUTRON OR EQUAL
	3 WAY SWITCH
	DIMMER SWITCH
	CEILING-MOUNTED SOUND SYSTEM
	SPEAKER LOCATION (VERIFY W/ OWNER)



- NOTE:
- LOCATIONS ARE TYPICAL (N.O.N) ON EM PLANS.
  - SWITCHES SHALL BE ROCKER TYPE (LEVITON OR EQ) (VERIFY WITH OWNER).
  - COVER PLATES AND RECEPTACLES SHALL MATCH IN COLOR AND STYLE (LEVITON OR EQ) (VERIFY WITH OWNER).
  - WHERE RECEPTACLES ARE EXPOSED TO MOISTURE PROVIDE WEATHER-PROOF COVERS.
  - SEE EM SHEETS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
  - VERIFY HEIGHTS WITH OWNER.
  - ALL PLATES TO BE WHITE (N.O.N) (VERIFY WITH OWNER).

RECEPTACLE LOCATIONS:

**ARCHITECT MARK D. LYON INC.**  
 410 BIRD ROCK AVE., LA JOLLA, CA. 92037  
 (858) 455-1171  
 INFO@MDLIA.NET



**GROSSMAN RESIDENCE**  
 8914 NOTTINGHAM PALCE  
 LA JOLLA, CA 92037

REVISIONS:  
 P.C. CORRECTIONS  
 10-16-2018

SUBMITTAL DATE:  
 04-20-2018

PHASE:  
 CONSTRUCTION DOCS.

PROJECT NUMBER:  
 1827

REVIEWED BY:  
 MDL

DRAWN BY:  
 KLT

DATE:  
 06-10-2018

SHEET TITLE:  
 ELECTRICAL, LIGHTING & MECHANICAL NOTES & LEGENDS

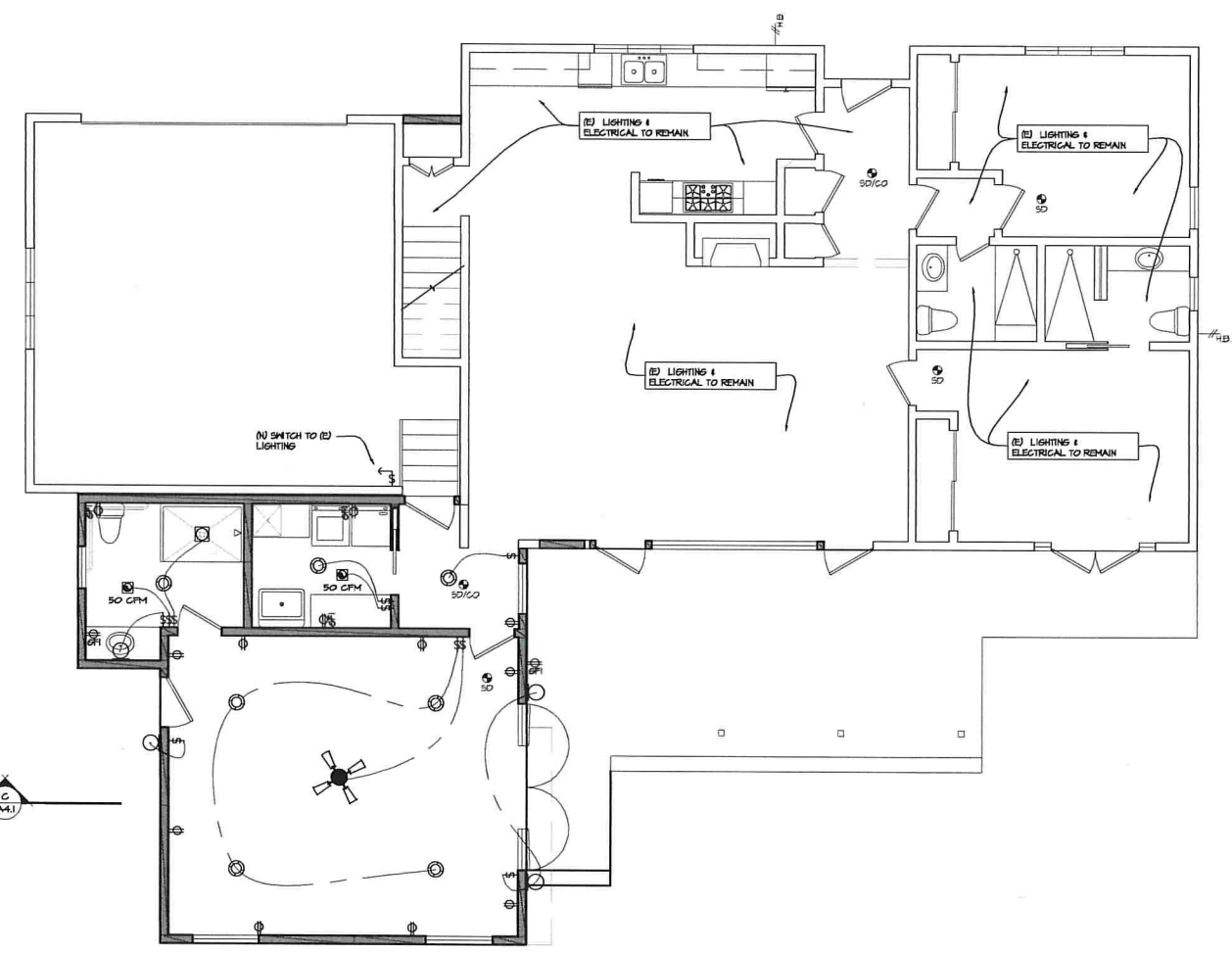
SHEET NO:  
 ME1.0

**ARCHITECT MARK D. LYON INC.**  
 410 BIRD ROCK AVE., LA JOLLA, CA. 92037 (858)459-1171 INFO@MDLIA.NET

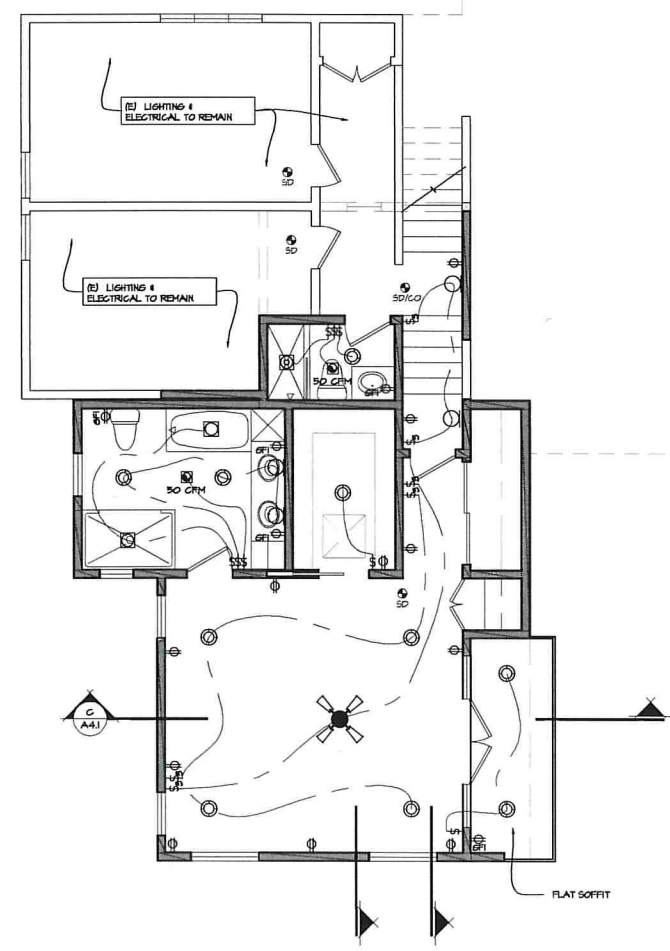


**GROSSMAN RESIDENCE**  
 8914 NOTTINGHAM PALCE  
 LA JOLLA, CA 92037

REVISIONS	PC CORRECTIONS 10-16-2016
SUBMITTAL DATE	04-20-2016
PROJECT EXAMINER	CONSTRUCTION DOCS
PROJECT NUMBER	1821
REVIEWED BY	MDL
DRAWN BY	KLT
DATE	06-10-2014
SHEET TITLE	1ST FLOOR LIGHTING PLAN
SHEET NO.	ME.1.1 20 OF 30



**1ST FLOOR LIGHTING PLAN**  
 SCALE: 1/4"=1'-0"



**2ND FLOOR LIGHTING PLAN**  
 SCALE: 1/4"=1'-0"

**NOTES**

1. PLAN/LAYOUT CONCEPT ONLY. FINAL LAYOUT BY SUBCONTRACTOR AND OWNER.
2. SEE LEGEND SHEET ME.1.0
3. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNING CRC AND THE HOUSEHOLD FIRE HAZARD EQUIPMENT PROVISIONS OF NFPA 72. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHALL LISTED AND APPROVED IN ACCORDANCE WITH CCR, TITLE 19, DIVISION 1, FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.
4. SMOKE ALARM SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EXIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION (SEC. 1904.4).
5. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
6. SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2004. CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 207B (SEC. 1905.5).
7. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
8. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT, THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
9. CONTRACTOR SHALL PROVIDE LUTRON LIGHTING SYSTEM. CONSULT WITH OWNER.
10. CONTRACTOR SHALL PROVIDE CAT 6 (OR EQUAL). CONSULT WITH OWNER.
11. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS (SECTION 504 CM2)

**HERS REQUIREMENTS:**

1. AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE(S) (ICFR) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED ICFR WILL HAVE A UNIQUE 21-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED ICFR. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORMS ICFR IS REVIEWED AND APPROVED.
2. AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTICS TESTING (CFVR) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CFVR WILL HAVE A UNIQUE 25-DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CFVR. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CFVR IS REVIEWED AND APPROVED.

Revisions table with columns for No., Revisions, and By. Includes contact information for Salehi Engineering, Inc. and project location: 8914 Nottingham Place, La Jolla, CA 92037.

Project Name: Grossman Residence, 8914 Nottingham Place, La Jolla, CA 92037. Includes project location and contact information.

Project Name: Grossman Residence, 8914 Nottingham Place, La Jolla, CA 92037. Includes project location and contact information.

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Grossman Residence. Calculation Date/Time: 13:44, Tue, Sep 18, 2018. Input File Name: G910.tbl16. Page 1 of 9.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Grossman Residence. Calculation Date/Time: 13:44, Tue, Sep 18, 2018. Input File Name: G910.tbl16. Page 2 of 9.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Grossman Residence. Calculation Date/Time: 13:44, Tue, Sep 18, 2018. Input File Name: G910.tbl16. Page 3 of 9.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Grossman Residence. Calculation Date/Time: 13:44, Tue, Sep 18, 2018. Input File Name: G910.tbl16. Page 4 of 9.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Grossman Residence. Calculation Date/Time: 13:44, Tue, Sep 18, 2018. Input File Name: G910.tbl16. Page 5 of 9.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Grossman Residence. Calculation Date/Time: 13:44, Tue, Sep 18, 2018. Input File Name: G910.tbl16. Page 6 of 9.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Grossman Residence. Calculation Date/Time: 13:44, Tue, Sep 18, 2018. Input File Name: G910.tbl16. Page 7 of 9.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Grossman Residence. Calculation Date/Time: 13:44, Tue, Sep 18, 2018. Input File Name: G910.tbl16. Page 8 of 9.

RESIDENTIAL MEASURES SUMMARY. Includes sections for INSULATION, FENESTRATION, HVAC SYSTEMS, WATER HEATING, and WATER DISTRIBUTION. Lists various measures with their status and R-values.

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2016 Low-Rise Residential Mandatory Measures Summary. Lists measures 1.10.01 through 1.10.09 with descriptions and compliance requirements.

2016 Low-Rise Residential Mandatory Measures Summary. Lists measures 1.10.10 through 1.10.18 with descriptions and compliance requirements.

2016 Low-Rise Residential Mandatory Measures Summary. Lists measures 1.10.19 through 1.10.27 with descriptions and compliance requirements.

2016 Low-Rise Residential Mandatory Measures Summary. Lists measures 1.10.28 through 1.10.36 with descriptions and compliance requirements.

Sheet Title: T24-1. Date: 09-18-2018. Drawing: G910. Includes a QR code and project name: Grossman Residence.

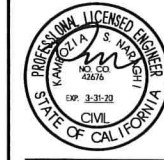
\* ALL DRAWINGS ARE BASED ON 2016 CALIFORNIA BUILDING CODE

NARAGHI ENGINEERING, INC. logo and contact information including phone, fax, and email addresses.

Grossman Residence 8914 Nottingham Place La Jolla, Ca 92037

Table with columns for REVISIONS, DATE, and CORRECTIONS.

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File GROSSMAN, Date 9/14/18, Checked T.N., Drawn J.M., Job 201855, Sheet SPEC\_NOTES, SIA logo.

SECTION 1704 STRUCTURAL OBSERVATIONS

1704.6 General. Where required by the provisions of Section 1704.6.1 or 1704.6.2 the owner shall employ a registered design professional to perform structural observation as defined in Section 1702.

Provide Structural Observation for the steel moment frame. This observation is to be done after erection of the steel frame.

SPECIAL INSPECTION:

- 1. In addition to the regular inspection, the following items will also require special inspection in accordance with Sec. 1704 of the Building Code.
2. Soils compliance prior to the foundation inspection, pre-stress foundation, high strength steel and concrete.
3. All inspection and tests shall be performed by a qualified testing agency retained by the owner.
4. The special inspector shall be qualified and approved by the building department and acceptable to the architect.
5. The special inspector shall observe work assigned for conformance to the approved design drawings and specification.
6. The special inspector shall furnish inspection report to building department, engineer and architect of record. Copies of the report shall be available at the job site at all times.
7. Contractor shall be responsible for all expenses due to any premature notification of inspection which results in additional site visits.
8. Final reports for all inspections and testing must be provided by the special inspector. Final reports shall document completion of all inspection and correction of all noted discrepancies.
9. The duties of special inspection shall be in conformance with the requirements of section 1705 of the California building code the latest edition.
10. Failure of notification by the contractor for inspection on a timely basis may result in complete removal and replacement of all work performed at contractor's expense.

OFFSITE FABRICATION:

- 1. Special inspection is required for fabrication of members and assemblies done in a shop of a fabricator which is not approved by Inspection Services. [Section 1704.2.5]
2. Special inspector shall verify that fabricator maintains detailed fabrication and quality control procedures that provide a basis for inspection control of the workmanship and fabricator's ability to conform to approved construction documents and referenced standards. The special inspector shall review the procedures for completeness and adequacy relative to the code requirements for fabricator's scope of work.
3. Fabrication of members and assemblies done in a fabricator's shop approved by Inspection Services need not have continuous or periodic special inspection. At completion of fabrication, the approved fabricator shall submit the 'Certificate of Compliance' form to Inspection Services.

LABELING NOTE:

Where materials or assemblies are required by the building code to be labeled, such materials and assemblies shall be labeled by an agency approved by any local jurisdiction in accordance with Section 1705. Products and material to be labeled shall be tested, inspected and labeled in accordance with the procedures set forth in Sections 1705. Identify on plans, name and addresses of the testing / inspection agency. [Section 1705]

TABLE (2): STATEMENT OF SPECIAL INSPECTION (1704.3). Table with columns for DESCRIPTION OF TYPE OF INSPECTION REQUIRED, LOCATION, REMARKS, ETC., and DESIGN STRENGTH.

STRUCTURAL TESTS & STRUCTURAL OBSERVATIONS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CHAPTER 17 OF CBC 2016.

- a. THE SPECIAL INSPECTIONS LISTED ARE IN ADDITION TO THE CALLED INSPECTIONS REQUIRED BY CHAPTER 17 OF THE CBC 2016. SPECIAL INSPECTION IS NOT A SUBSTITUTED FOR INSPECTION BY A CITY INSPECTOR.
b. CONTINUOUS INSPECTION IS ALWAYS REQUIRED DURING THE PERFORMANCE OF THE WORK UNLESS OTHERWISE SPECIFIED. WHEN WORK IN MORE THAN ONE CATEGORY OF WORK REQUIRING SPECIAL INSPECTION IS TO BE PERFORMED SIMULTANEOUSLY, OR THE GEOGRAPHIC LOCATION OF THE WORK IS SUCH THAT IT CANNOT BE CONTINUOUSLY OBSERVED IN ACCORDANCE WITH THE PROVISIONS OF CBC SECTION 1704, IT IS THE AGENT'S RESPONSIBILITY TO EMPLOY A SUFFICIENT NUMBER OF INSPECTORS TO ASSURE THAT ALL THE WORK IS INSPECTED IN ACCORDANCE WITH THE PROVISIONS.

TABLE 1704-F SPECIAL INSPECTION TABLE FOR WOOD DIAPHRAGM & SHEAR WALLS. Table with columns for INSPECTION TASK, NOT APPLICABLE, FREQUENCY OF INSPECTION, PERIODICALLY DURING TASK, REFERENCE FOR CRITERIA.

TABLE 1705-B REQUIRED VERIFICATION AND INSPECTION OF SOILS. Table with columns for VERIFICATION AND INSPECTION TASK, NOT APPLICABLE, CONTINUOUS DURING TASK LISTED, PERIODIC DURING TASK LISTED.

TABLE 1705-B AND INSPECTION OF CAST-IN-PLACE DEEP FOUNDATION ELEMENTS. Table with columns for VERIFICATION AND INSPECTION TASK, NOT APPLICABLE, CONTINUOUS DURING TASK LISTED, PERIODIC DURING TASK LISTED.

TABLE 1705A.21 - REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION. Table with columns for VERIFICATION AND INSPECTION, NOT APPLICABLE, CONTINUOUS, PERIODIC, REFERENCED STANDARD, CBC REFERENCE.

TABLE 1705.3 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION. Table with columns for VERIFICATION AND INSPECTION, NOT APPLICABLE, CONTINUOUS, PERIODIC, REFERENCED STANDARD, IBC REFERENCE.

TABLE 1705.4 - LEVEL 1 SPECIAL INSPECTION OF MASONRY. Table with columns for INSPECTION TASK, NOT APPLICABLE, FREQUENCY OF INSPECTION, PERIODICALLY DURING TASK LISTED, REFERENCE FOR CRITERIA.

TABLE 1705-B REQUIRED VERIFICATION AND INSPECTION OF SOILS. Table with columns for VERIFICATION AND INSPECTION TASK, NOT APPLICABLE, CONTINUOUS DURING TASK LISTED, PERIODIC DURING TASK LISTED.

TABLE 1705-B AND INSPECTION OF CAST-IN-PLACE DEEP FOUNDATION ELEMENTS. Table with columns for VERIFICATION AND INSPECTION TASK, NOT APPLICABLE, CONTINUOUS DURING TASK LISTED, PERIODIC DURING TASK LISTED.

TABLE 1705.1 - REQUIRED VERIFICATION AND INSPECTION OF DRIVEN DEEP FOUNDATION ELEMENTS. Table with columns for VERIFICATION AND INSPECTION TASK, NOT APPLICABLE, CONTINUOUS DURING TASK LISTED, PERIODIC DURING TASK LISTED.

TABLE 1705.1 - REQUIRED VERIFICATION AND INSPECTION OF DRIVEN DEEP FOUNDATION ELEMENTS. Table with columns for VERIFICATION AND INSPECTION TASK, NOT APPLICABLE, CONTINUOUS DURING TASK LISTED, PERIODIC DURING TASK LISTED.

TABLE 1705.1 - REQUIRED VERIFICATION AND INSPECTION OF DRIVEN DEEP FOUNDATION ELEMENTS. Table with columns for VERIFICATION AND INSPECTION TASK, NOT APPLICABLE, CONTINUOUS DURING TASK LISTED, PERIODIC DURING TASK LISTED.

For 3/4" x 1/4" x 25.4 mm.
a. Common or last nails are permitted to be used instead where otherwise stated.
b. Nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at supports where spans are 40 inches or more. For nailing of steel structural panel and partitioned diaphragms and shear walls, refer to Section 2305.
c. Nails for nail sheathing are permitted to be common box or casing.
d. Common or deformed steel (1" x 0.131, 1.5" x 0.181, 1.0" x 0.149).
e. Common (1" x 0.131, 1.5" x 0.181, 1.0" x 0.149).
f. Corrosion-resistant steel (1/2" x 0.099, 3/8" x 0.125, 1/2" x 0.131, 3/4" x 0.188, 1/2" x 0.131, 3/4" x 0.188).
g. Corrosion-resistant steel (1/2" x 0.099, 3/8" x 0.125, 1/2" x 0.131, 3/4" x 0.188).
h. Corrosion-resistant steel (1/2" x 0.099, 3/8" x 0.125, 1/2" x 0.131, 3/4" x 0.188).
i. Corrosion-resistant steel (1/2" x 0.099, 3/8" x 0.125, 1/2" x 0.131, 3/4" x 0.188).
j. Corrosion-resistant steel (1/2" x 0.099, 3/8" x 0.125, 1/2" x 0.131, 3/4" x 0.188).
k. Corrosion-resistant steel (1/2" x 0.099, 3/8" x 0.125, 1/2" x 0.131, 3/4" x 0.188).
l. Corrosion-resistant steel (1/2" x 0.099, 3/8" x 0.125, 1/2" x 0.131, 3/4" x 0.188).
m. Corrosion-resistant steel (1/2" x 0.099, 3/8" x 0.125, 1/2" x 0.131, 3/4" x 0.188).
n. Corrosion-resistant steel (1/2" x 0.099, 3/8" x 0.125, 1/2" x 0.131, 3/4" x 0.188).
o. Corrosion-resistant steel (1/2" x 0.099, 3/8" x 0.125, 1/2" x 0.131, 3/4" x 0.188).
p. Corrosion-resistant steel (1/2" x 0.099, 3/8" x 0.125, 1/2" x 0.131, 3/4" x 0.188).
q. Corrosion-resistant steel (1/2" x 0.099, 3/8" x 0.125, 1/2" x 0.131, 3/4" x 0.188).
r. Corrosion-resistant steel (1/2" x 0.099, 3/8" x 0.125, 1/2" x 0.131, 3/4" x 0.188).
s. Corrosion-resistant steel (1/2" x 0.099, 3/8" x 0.125, 1/2" x 0.131, 3/4" x 0.188).
t. Corrosion-resistant steel (1/2" x 0.099, 3/8" x 0.125, 1/2" x 0.131, 3/4" x 0.188).
u. Corrosion-resistant steel (1/2" x 0.099, 3/8" x 0.125, 1/2" x 0.131, 3/4" x 0.188).
v. Corrosion-resistant steel (1/2" x 0.099, 3/8" x 0.125, 1/2" x 0.131, 3/4" x 0.188).
w. Corrosion-resistant steel (1/2" x 0.099, 3/8" x 0.125, 1/2" x 0.131, 3/4" x 0.188).
x. Corrosion-resistant steel (1/2" x 0.099, 3/8" x 0.125, 1/2" x 0.131, 3/4" x 0.188).
y. Corrosion-resistant steel (1/2" x 0.099, 3/8" x 0.125, 1/2" x 0.131, 3/4" x 0.188).
z. Corrosion-resistant steel (1/2" x 0.099, 3/8" x 0.125, 1/2" x 0.131, 3/4" x 0.188).

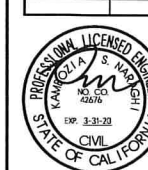
\* ALL DRAWINGS ARE BASED ON 2016 CALIFORNIA BUILDING CODE

NARAGHI ENGINEERING, INC. TOM NARAGHI, P.E. 15340 Chaperria Way, La Jolla, CA 92037

Grossman Residence 8914 Nottingham Place La Jolla, Ca 92037

Table with 2 columns: REVISIONS, DATE. Contains a grid for tracking changes.

THESE DRAWINGS ARE BASED ON ARCHITECTURAL BASE DRAWINGS PROVIDED BY SHAL FROM PROJECT MARK D. LYON & ASSOCIATES ON 8/27/18



File: GROSSMAN Date: 9/14/18 Checked: T.N. Drawn: J.M. Job: 201855 Sheet: SPEC. NOTES S.I.B.

GENERAL NOTES

- 1. THE CONTRACTOR SHALL VERIFY DIMENSIONS ELEVATIONS AND CONDITIONS AT THE JOB SITE BEFORE STARTING WORK, AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

STRUCTURAL STEEL

- 1. STRUCTURAL WORK SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, (LATEST EDITION AND SUPPLEMENT).

TIMBER

- 1. ALL FRAMING LUMBER TO BE GRADE MARKED PER THE LUMBER SCHEDULE SHOWN ON THESE DRAWINGS.

GLUE-LAMINATED BEAM

- 1. GLUE LAMINATED BEAMS SHALL BE D.F., COMB. SYMBOL 24F-V8 OR 24F-V8PER PLAN, PER CBC STANDARD WITH NET USE ADHESIVE ARCHITECTURAL APPEARANCE AND PER CBC STANDARD WITH NET USE ADHESIVE ARCHITECTURAL APPEARANCE AND ENDS SEALED UNDO.

LUMBER SCHEDULE

- 1. IN ACCORDANCE WITH THE LATEST STANDARD GRADING RULES FOR WESTERN LUMBER BY THE WESTERN WOOD PRODUCTS ASSOCIATION.

Table with columns: MEMBER, SPECIES, GRADE. Lists various timber members like studs, joists, and beams with their respective species and grades.

MACHINE APPLIED NAILING

- 1. USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE PROJECT ARCHITECT OR STRUCTURAL ENGINEER AND THE OFFICE OF THE STATE ARCHITECT.

Table: NAIL EMBEDMENT SCHEDULE (ALL NAILS SHALL BE COMMON). Lists embedment requirements for different nail sizes and materials.

CONCRETE BLOCK MASONRY

- 1. CONCRETE BLOCK MASONRY UNITS SHALL BE TYPE I MEDIUM HEIGHT UNITS CONFORMING TO ASTM C-90 AND TO THE PROJECT SPECIFICATIONS (Fm = 1500 PSI).

REINFORCING STEEL (CONCRETE & MASONRY)

- 1. BAR REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, ALL WELDED BARS TO MEET ASTM A706 REQUIREMENTS.

TABLE (I): SPLICE LENGTHS SCHEDULE

Table with columns: DESCRIPTION, BAR SIZE, SPLICE LENGTH. Provides splice length requirements for various bar sizes and conditions.

ROOF FRAMING NOTES

- 1. 1/2" PLY. (32)28 BN. 8d @ 6", EN. 8d @ 6", FL. 8d @ 12" O.C.

FLOOR FRAMING NOTES

- 1. 3/4" (14)6 PLY. (40)20 BN. 1 EN. 10d @ 6" O.C., FL. 10d @ 10" O.C.

FOUNDATION NOTES

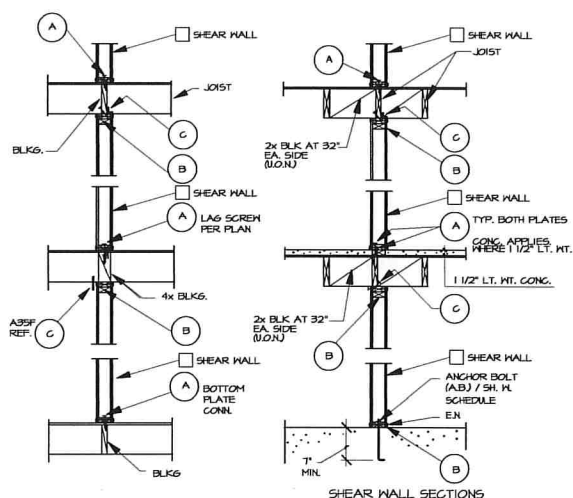
- 1. MAXIMUM DESIGN SOIL PRESSURE: 1500 PSF (TYP. 5 PER C.B.C. 1806.2)

REINFORCING CONCRETE

- 1. CONCRETE MINIMUM ULTIMATE COMPRESSIVE STRENGTH IN 28 DAYS SHALL BE AS FOLLOWS: (SEE PLAN FOR SPECIAL INSPECTION REQUIREMENTS)

ABBREVIATIONS

Table with 2 columns: ABBREVIATIONS, MEANING. Lists various symbols and abbreviations used in the drawings.



**SHEARWALL SCHEDULE NOTES:**

- EXTERIOR STUCCO WHERE OCCURS SHALL BE WOVEN WELDED WIRE LATH WITH 7/8" PORTLAND CEMENT PLASTER WITH #11 GA. NAILS x 1/2" LONG x 7/16" HEAD NAILS OR #16 GA. STAPLE x 7/8" LONG @ 6" O.C. (NAIL @ ALL STUDS, SILL PLATES & UPPER TOP PLATES)
- ALL SUPPORTS FOR THE GYP. BOARD TO BE NAILED WITH COOLER NAILS (C.N.)
- ALL PLYWOOD PANEL EDGES TO BE BLOCKED. (F.N. @ 12" O.C. FOR PLYWOOD)
- 3x AT 16" STUDS, 3x BOTTOM PLATE AND 3x INTERMEDIATE BLOCKING IS REQUIRED AT SHEARWALL NOTED.
- 4x6 STUDS, 3x6 TOP AND BOTTOM PLATES & 4x6 BLOCKING @ INTERMEDIATE BLOCKING IS REQUIRED. (4x6 STUDS EVERYWHERE)
- SHEAR WALLS WITH PLYWOOD ON BOTH SIDES (BS), BOTH VERTICAL AND HORIZONTAL INTERIOR JOINTS ON OPPOSITE SIDES OF THE WALL SHALL BE STAGGERED.
- ALL ANCHOR BOLTS TO BE 12 INCHES LONG. (MINIMUM A.B. EMBEDMENT TO BE 7 INCHES U.O.N.)
- ALL PLYWOOD EDGE NAILING TO PRESS. TREATED SILL PLATE TO BE GALVANIZED.
- 2-ANCHOR BOLTS OR KB-II-2 PER WALL MINIMUM.
- MAXIMUM A.B. SPACING : 5/8" @ A.B.'S AT 48" AT EXTERIOR WALLS.
- GALVANIZED BOX NAILS COULD BE USED INSTEAD OF COMMON NAILS.
- ALL CONNECTIONS FOR 2ND FLOOR AND ABOVE ONLY.
- 3x OR 4x RIM JOIST OR BLOCKING MINIMUM.

MINIMUM SIZE FOR SQUARE PLATE WASHERS AT HOLD DOWN BOLTS & SILL BOLTS

BOLT SIZE	PLATE SIZE
1/2"	3/16"x3"x3"
3/8"	5/16"x3"x3" SLOTTED WASHER
1/2"	5/16"x3"x3"
3/4"	3/8"x3-1/2"x3-1/2"

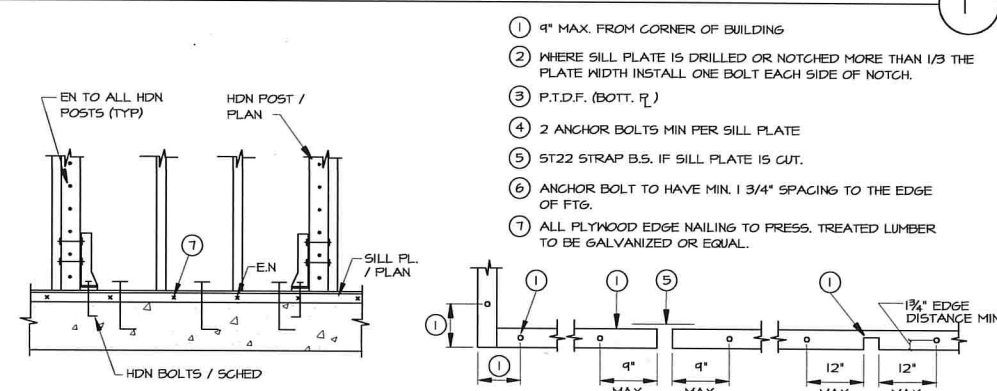
\* ANCHOR BOLTS IN PRESERVATIVE-TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B 645, CALL 55 MIN. FASTENERS OTHER THAN NAILS, WOOD SCREWS AND LAG SCREWS MAY BE MECHANICALLY DEPOSITED ZINC IN ACCORDANCE WITH ASTM B 645, CLASS 55.

WALL	MATERIAL	NAILING	TOP PL. SHEAR TRANSFER	SILL PL. SHEAR TRANSFER	ANCHOR BOLT @ FOUNDATIONS	REMARKS	ALLOWABLE LOAD FOR GSB OR STRUCTURAL I PLYWOOD	PLYWOOD NAILING SPECIAL INSPECTION TABLE
1	1/2" STRUC. I PLY BOTH SIDES	10d @ 4" O/C EDGES 12" O/C FIELD	A35 @ 6" O/C 3x TOP PLATE OVER 2x	20d @ 2" O/C OR 1/4"x3"x3" LAG @ 3" O/C	5/8" x 12" A. BOLTS 16" O/C OVER 3x	3x STUDS @ 16" O/C W/ 6x @ ENDS	1000 #/FT	YES
2	1/2" STRUC. I PLY ONE SIDE	10d @ 3" O/C EDGES 12" O/C FIELD	A35 @ 6" O/C	16d @ 3" O/C	5/8" x 12" A. BOLTS 24" O/C OVER 3x	3x @ PANEL EDGES	667 #/FT	YES
3	1/2" STRUC. I PLY ONE SIDE	10d @ 4" O/C EDGES 12" O/C FIELD	A35 @ 10" O/C	16d @ 3" O/C	5/8" x 12" A. BOLTS 24" O/C OVER 3x	3x @ PANEL EDGES	510 #/FT	YES
4	3/8" CD-X PLY ONE SIDE	8d @ 6" O/C EDGES 12" O/C FIELD	A35 @ 16" O/C	16d @ 6" O/C	5/8" x 12" A. BOLTS 48" O/C		264 #/FT	
5	3/8" CD-X PLY ONE SIDE	8d @ 4" O/C EDGES 12" O/C FIELD	A35 @ 16" O/C	16d @ 4" O/C	5/8" x 12" A. BOLTS 48" O/C		344 #/FT	
6	3/8" CD-X PLY ONE SIDE	8d @ 3" O/C EDGES 12" O/C FIELD	A35 @ 12" O/C 2x TOP PL. OVER 2x	16d @ 3" O/C	5/8" x 12" A. BOLTS 32" O/C OVER 3x	3x @ PANEL EDGES	410 #/FT	YES
7	3/8" CD-X PLY BOTH SIDES	8d @ 3" O/C EDGES 12" O/C FIELD	A35 @ 12" O/C 2x TOP PL. OVER 2x	16d @ 3" O/C	5/8" x 12" A. BOLTS 32" O/C OVER 3x	3x STUDS @ 16" O/C W/ 6x @ ENDS	484 #/FT	YES
8	1/2" STRUC. I PLY BOTH SIDES	10d @ 3-1/2" O/C EDGES 12" O/C FIELD	16d @ 12" O/C 3x TOP PLATE OVER 2x	20d @ 2" O/C OR 1/4"x3"x3" LAG @ 3" O/C	5/8" x 12" A. BOLTS 16" O/C OVER 3x	3x STUDS @ 16" O/C W/ 6x @ ENDS	1100 #/FT	YES
9	1/2" GYP. BD. ONE SIDE	3d COOLER NAILS @ 4" O/C (BLOCKED)	A35 @ 32" O/C	16d @ 10" O/C	5/8" x 12" A. BOLTS 60" O/C		075 #/FT	
10	1/2" GYP. BD. BOTH SIDES	3d COOLER NAILS @ 4" O/C (BLOCKED)	A35 @ 16" O/C	16d @ 10" O/C	5/8" x 12" A. BOLTS 48" O/C		150 #/FT	
11	1/2" GYP. BD. BOTH SIDES	3d COOLER NAILS @ 7" O/C (BLOCKED)	A35 @ 16" O/C	16d @ 6" O/C	5/8" x 12" A. BOLTS 48" O/C		125 #/FT	
12	1/2" STRUC. I PLY. ONE SIDE	10d @ 2-1/2" O/C EDGES 12" O/C FIELD	A35 @ 6" O/C	16d @ 2" O/C	5/8" x 12" A. BOLTS 24" O/C	3x @ PANEL EDGES AND 3x SILL. @ 3x STUDS	710 #/FT	YES
13	1/2" STRUC. I PLY. ONE SIDE	10d @ 2-1/2" O/C EDGES 12" O/C FIELD	A35 @ 24" O/C	16d @ 6" O/C	5/8" x 12" A. BOLTS 60" O/C		180 #/FT	
14	1/2" CD-X ONE SIDE	10d @ 4" O/C EDGES 12" O/C FIELD	A35 @ 12" O/C	16d @ 4" O/C	5/8" x 12" A. BOLTS @ 32" O/C	3x @ PANEL EDGES AND 3x SILL.	430 #/FT	YES
15	3/8" CD-X PLY. ONE SIDE	8d @ 4" O/C EDGES 12" O/C FIELD	A35 @ 16" O/C	16d @ 4" O/C	5/8" x 12" A. BOLTS @ 32" O/C		000 #/FT	

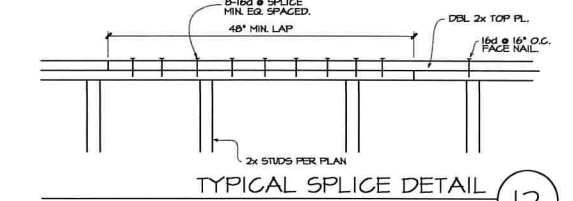
**NOTES:**

- ALL SUPPORTS FOR GYP. BOARD TO BE NAILED WITH COOLER NAILS (C.N.)
- ALL PLYWOOD PANEL EDGES TO BE BLOCKED. (F.N. @ 12" O.C. FOR PLYWOOD)
- AT SHEAR WALLS WITH PLYWOOD ON BOTH SIDES, BOTH VERT. & HORIZ. INTERIOR JOINTS ON OPPOSITE SIDES OF WALL SHALL BE STAGGERED.
- 2-ANCHOR BOLTS PER WALL MINIMUM.
- MAXIMUM ANCHOR BOLT SPACING: 5/8" @ A.B.'S AT 48" AT EXTERIOR WALLS / 3"x3"x1/4" SLOTTED WASHER.
- ALL ANCHOR BOLTS TO BE 3/4" ZINC COATED OR HOT DIP GALV. (HDG)
- ALL WASHERS TO BE 3"x3"x1/4" BP% - 3 OR BP5% - 3 ZINC PLATED OR HOT DIP GALV. (HDG)

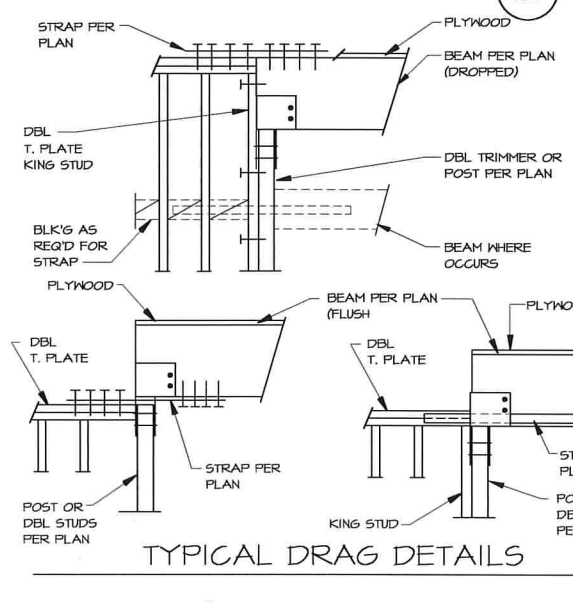
**SHEAR WALL SCHEDULE, NOTES, SECTION & DETAILS**



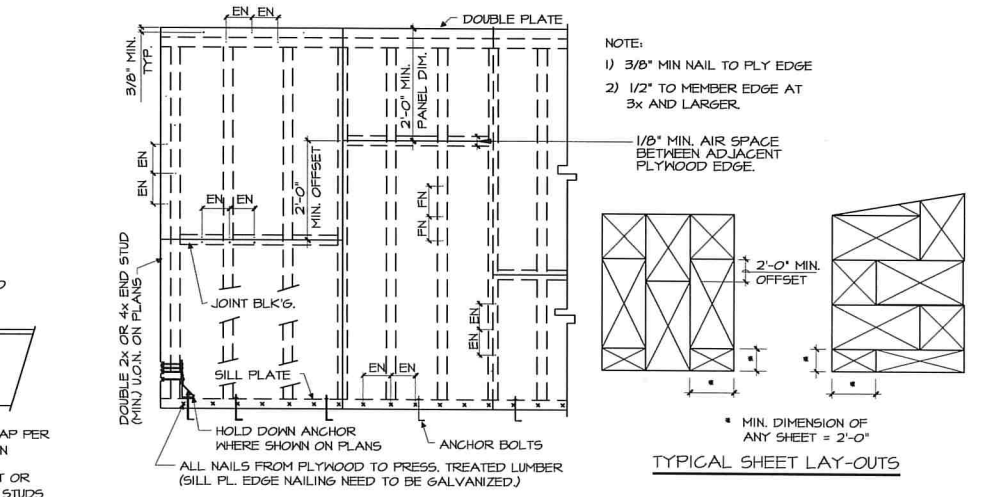
TYP. HOLDDOWN DET. (6) TYP. BOTTOM PLATE DET. (7)



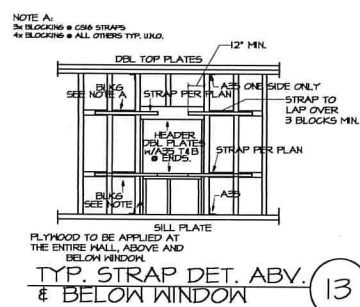
TYPICAL SPLICE DETAIL (12)



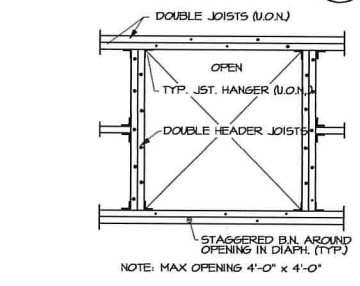
TYPICAL DRAG DETAILS (9)



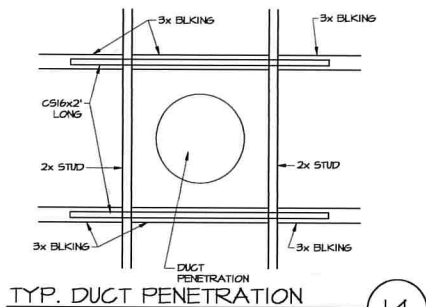
TYPICAL SHEET LAY-OUTS (10)



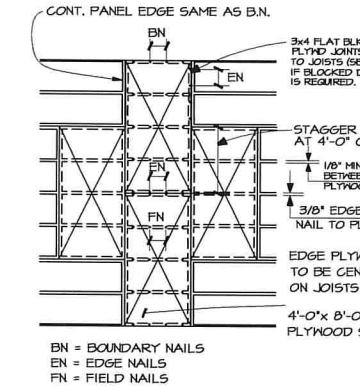
TYP. STRAP DET. ABV. & BELOW WINDOW (13)



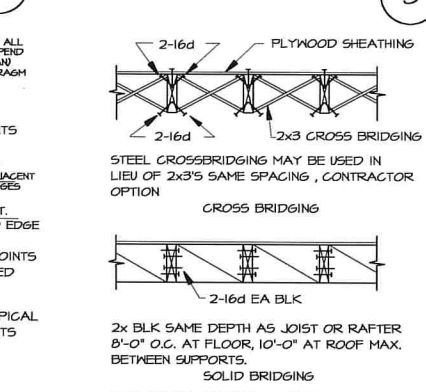
TYPICAL OPENING (2)



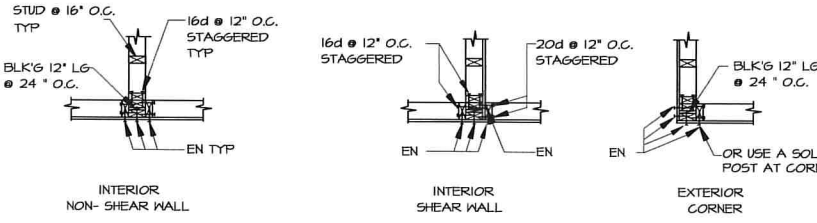
TYP. DUCT PENETRATION @ SHEARWALL DETAIL (14)



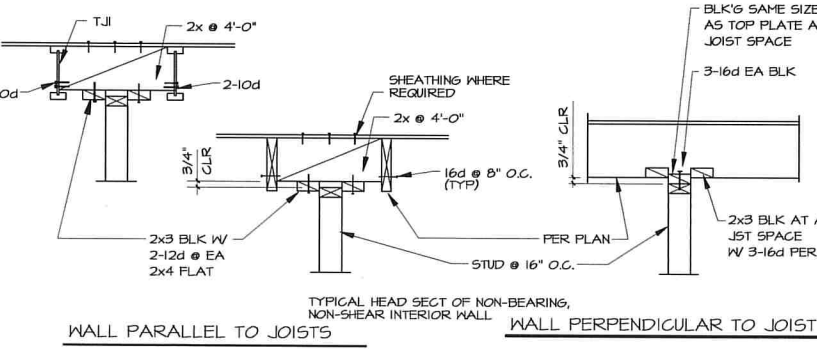
TYPICAL PLYWOOD SHEATHING LAYOUT (HORIZONTAL) (4)



TYPICAL BRIDGING (5)



TYPICAL STUD WALL INTERSECTION (8)



TYPICAL NON-BEARING WALL DETAIL (11)

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 La Jolla, Ca 92037

DATE	REVISIONS

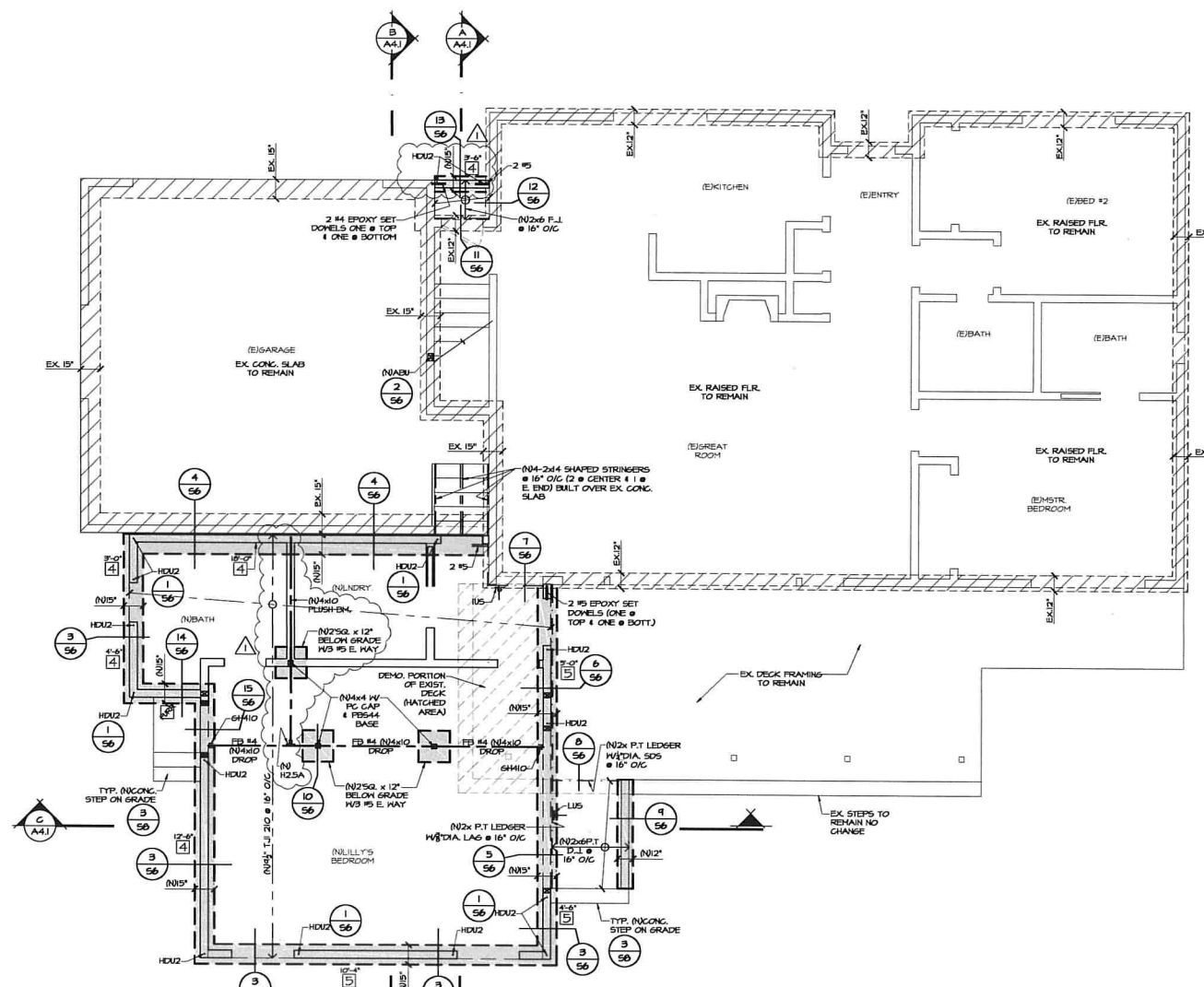
THESE DRAWINGS ARE BASED ON ARCHITECTURAL BASE DRAWINGS RECEIVED BY EMAIL FROM ARCHITECT MARK D. LYON & ASSOCIATES ON 8/23/18

PROFESSIONAL LICENSED ENGINEER  
 MARK D. LYON  
 CIVIL  
 STATE OF CALIFORNIA

File: GROSSMAN  
 Date: 9/14/18  
 Checked: T.N.  
 Drawn: J.M.  
 Job: 201855  
 Sheet: SPEC\_DETAILS  
 52

SHEAR WALL SCHEDULE							ALLOWABLE LOAD FOR OSB OR STRUCTURAL PLYWOOD	PLYWOOD NAILING SPECIAL INSPECTION TABLE
WALL	MATERIAL	NAILING	TOP FL. SHEAR TRANSFER	SILL FL. SHEAR TRANSFER	ANCHOR BOLT @ FOUNDATIONS	REMARKS		
4	3/8" CD-X PLY ONE SIDE	8d @ 6" O/C EDGES 12" O/C FIELD	A35 @ 16" O/C	16d @ 6" O/C	5/8" x 12" A. BOLTS 48" O/C		264 #/FT	
5	3/8" CD-X PLY ONE SIDE	8d @ 4" O/C EDGES 12" O/C FIELD	A35 @ 16" O/C	16d @ 4" O/C	5/8" x 12" A. BOLTS 32" O/C		344 #/FT	
6	3/8" CD-X PLY ONE SIDE	8d @ 4" O/C EDGES 12" O/C FIELD	A35 @ 16" O/C	16d @ 4" O/C	5/8" x 12" A. BOLTS @ 32" O/C	NOT USED FOR SHEARWALL ONLY FOR FIRRING	000 #/FT	

\* ADJACENT OUTSIDE GRADE OR SLAB NEEDS TO SLOPE AWAY FROM BUILDING.  
 \* SITE DRAINAGE IS NOT PART OF NARAGHI ENGINEERING FOUNDATION PLAN. ROOF DRAINS TO BE TIED TO APPROPRIATE SITE STORM DRAIN DESIGNED BY OTHERS.



**FOUNDATION PLAN**  
 SCALE: 1/4"=1'-0"  
 N

WALL LEGEND	
[Symbol]	NEW WALLS
[Symbol]	EXIST. WALL
[Symbol]	DEM'D WALLS
[Symbol]	NEW FOOTING
[Symbol]	EXIST. FOOTING

**FOUNDATION NOTES:**

- MAXIMUM DESIGN SOIL PRESSURE: 1500 PSF  
CONTINUOUS FOOTINGS: 1500 PSF  
PAD FOOTINGS: 1500 PSF
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING WORK & IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES.
- CONCRETE SHALL ATTAIN MINIMUM 2500 PSI COMPRESSIVE STRENGTH IN 28 DAYS MAXIMUM.
- FTS SHALL EXTEND A MIN. OF 18" NATURAL GRADE. OFFSET FOOTING TO ALLOW FOR 1/2" SHEAR WALL ON ALL ELEVATIONS.
- REINFORCING STEEL SHALL CONFORM TO ASTM A655 GRADE 40 FOR #3 AND ASTM A655 GRADE 60 FOR ALL OTHERS.
- UNLESS NOTED OTHERWISE, COVER OVER REINFORCING SHALL BE: 3" FOR CONCRETE CAST AGAINST EARTH 2" FOR EXPOSED CONCRETE
- HOLDOWN ANCHORS TO BE TIED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION.
- SILL FL. TO BE MIN. 2x4 P.T.D.P. W/5/8" DIA. x 12" A. BOLTS @ 48" O/C 12" MAX. FROM FL. ENDS (REFERENCE SHEARWALL SCHED.) W/ 3/8" x 1/4" DIA. WASHER TYP.
- ALL ANCHOR BOLTS TO BE 3/8" DIA. OR HOT DIP GALV. (BDS)
- ALL WASHERS TO BE 3/8" x 1/4" EP36 - 3 OR EP36 - 3 ZINC PLATED OR HOT DIP GALV. (BDS). ALL PLYWOOD EDGE NAILING TO PRESSURE TREATED SILL FL. NEEDS TO BE HOT DIP GALV. OR EQ.
- ALL HOLDINGS & ANCHOR BOLTS TO BE TIGHTENED PRIOR TO DRYWALL INSTALLATION.
- FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE-RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.
- FASTENERS REQUIRED TO BE CORROSION RESISTANT SHALL BE EITHER ZINC-COATED FASTENERS, ALUMINUM ALLOY WIRE FASTENERS OR STAINLESS STEEL FASTENERS.

**GENERAL NOTES:**

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- Due to the fact that no destructive as-built investigation has been performed, some existing framing conditions have been assumed. If, during construction or after ex. conditions have been exposed, contractors must verify all locations of all load bearing & lateral resisting elements, etc. If the exist. structural conditions have not been properly addressed within the structural drawings, Naraghi Engineering must be contacted immediately, so an appropriate solution may be designed and related drawings modified to reflect actual condition.
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- Naraghi Engineering is not responsible for any water proofing technique or detail in any shape or form.
- Owner or Owner Representative is required to hire contractor that is an expert in the field of what they are building. NARAGHI ENGINEERING IS NOT RESPONSIBLE NOR PROVIDES HOW TO BUILD PROCEDURE ON ANY CONSTRUCTION PHASE OF THIS PROJECT.

REVISIONS	DATE
1	11/9/18

THESE DRAWINGS ARE BASED ON ARCHITECTURAL BASE DRAWINGS RECEIVED BY G.M. FROM ARCHITECT MARK O. LYON & ASSOCIATES ON 8/23/18

REVISED BASES DATE

**PROFESSIONAL LICENSED ENGINEER**  
 NARAGHI ENGINEERING, INC.  
 CIVIL  
 STATE OF CALIFORNIA

File: GROSSMAN  
 Date: 9/14/18  
 Checked: T.N.  
 Drawn: J.M.  
 Job: 201855  
 Sheet: FOUNDATION  
 63  
 © 2018 Naraghi Engineering

**NARAGHI ENGINEERING, INC.**  
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**Grossman Residence**  
 8914 Nottingham Place  
 La Jolla, Ca 92037

SHEAR WALL SCHEDULE							
WALL	MATERIAL	NAILING	TOP PL. SHEAR TRANSFER	SILL PL. SHEAR TRANSFER	ANCHOR BOLT # FOUNDATIONS	REMARKS	ALLOWABLE LOAD FOR OSB OR STRUCTURAL PLYWOOD
4	3/8" CD-X PLY ONE SIDE.	6d @ 6" O/C EDGES 12" O/C FIELD	A35 @ 16" O/C	16d @ 6" O/C	5/8" x 12" A. BOLTS 48" O/C		264 MFT
5	3/8" CD-X PLY ONE SIDE.	6d @ 4" O/C EDGES 12" O/C FIELD	A35 @ 16" O/C	16d @ 4" O/C	5/8" x 12" A. BOLTS 32" O/C		344 MFT
6	3/8" CD-X PLY ONE SIDE.	6d @ 4" O/C EDGES 12" O/C FIELD	A35 @ 16" O/C	16d @ 4" O/C	5/8" x 12" A. BOLTS @ 32" O/C	NOT USED FOR SHEARWALL ONLY FOR FURRING	000 MFT

**NOTES:**

(A) OS16x48" LONG OVER 3x BLUING BETWEEN STUDS PLYWOOD THE ENTIRE WALL ABOVE & BELOW WINDOW & ABOVE DOORS. SEE DETAIL. PROVIDE 10d @ EVERY OTHER HOLE. NOT ALL THE STRAP HOLES ARE TO BE NAILED (MIN. 24-10d ARE NEEDED PER STRAP, 12 @ E. END)

(B) OS16x42" LONG VERTICAL STRAP TO BM. OR STUDS BELOW. MIN. 24-10d NAILS ARE REQUIRED PER STRAP. PROVIDE MIN. 12-10d @ E. END OF STRAP.

FOR TYPICAL HEADER END POST & OR TRIMMER SEE TYPICAL UNO.

**WALL LEGEND**

NEW WALLS  
EXIST. WALL  
WALLS ABOVE

SHEAR WALLS

**FLOOR FRAMING NOTES:**

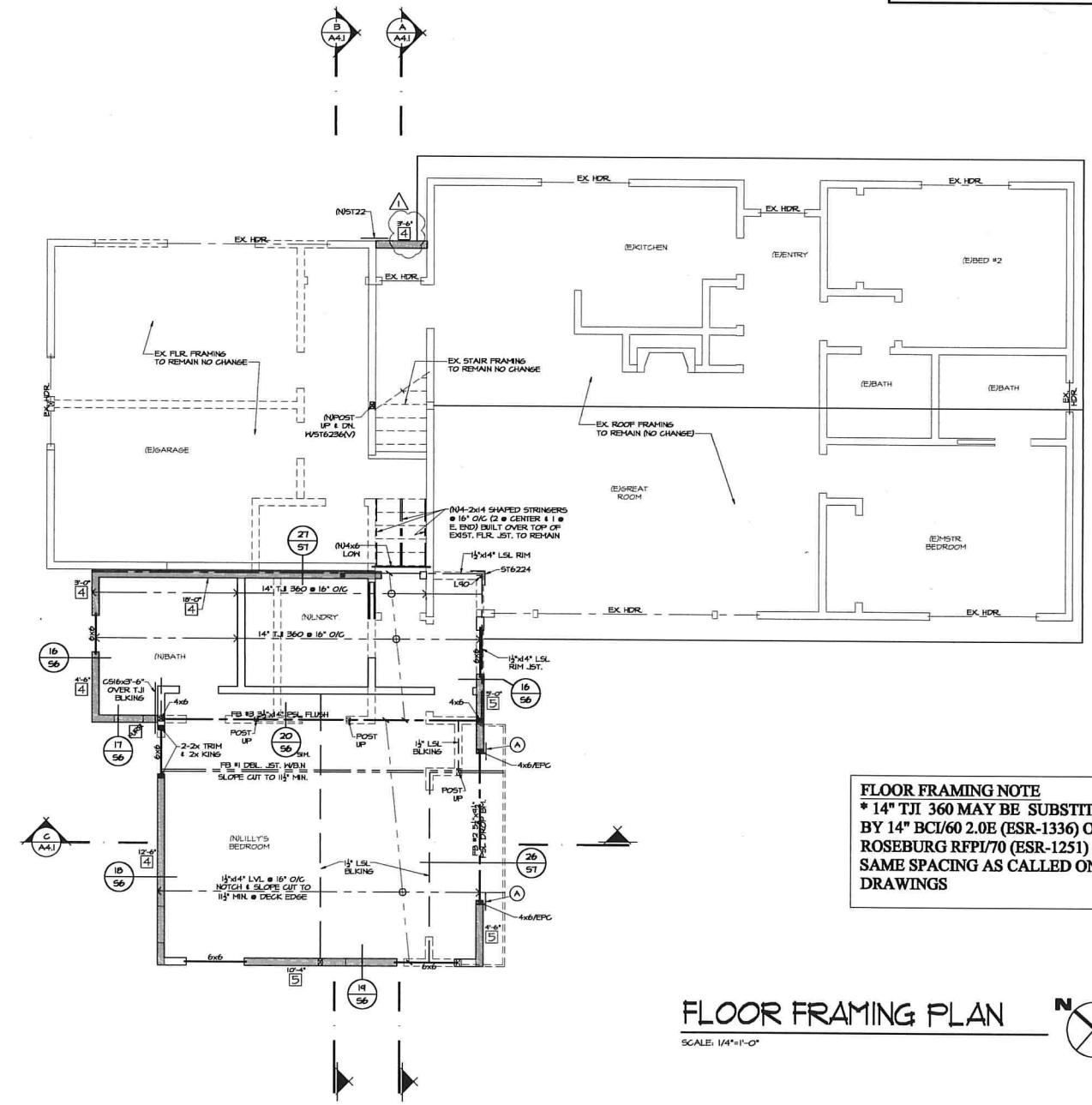
- CDX OR OSB 3/4" (11/8) PLY. (40/20) BN & EN 10d @ 6" O/C, FN 10d @ 10" O/C.
- USE OF OSB PLYWOOD FOR FLOOR SHALL BE LIMITED TO INDOOR USE. OSB SHALL NOT BE USED @ ROOF DECK & FLOOR DECK.
- INDICATES JOIST DIRECTION (U.O.N)
- INDICATES SHEAR WALLS & SHEAR TRANSFER FOR WALLS BELOW ROOF FRAMING. FOR SHEAR WALL SCHEDULE SEE SHEET S2.
- PROVIDE DOUBLE JOIST UNDER PARALLEL NON-BEARING PARTITIONS 1/2-ROOF OF 16d @ 12" O/C FACE NAIL TYP.
- WALLS SHOWN ARE BELOW FLOOR FRAMING & SHALL BE 2x4 @ 16" (U.O.N).
- HEADERS (U.O.N) ARE: 4x6 TO 4'-0" SPAN  
4x8 TO 6'-0" SPAN  
4x10 TO 8'-0" SPAN
- SEE PLAN FOR TOP PL. SPLICE & EXTERIOR & SHEAR WALLS.
- PROVIDE 4x STUDS UNDER VERTICAL STRAPS.
- B.N. OVER ALL DRAGS (TYP)
- ALL NAILS ARE COMMON (U.O.N)
- NO PENETRATIONS ALLOWED IN SHEARWALL, TOP & BOTTOM PL. JOISTS, BM, ETC.) UNLESS SPECIFICALLY CALLED OUT & DETAILED ON STRUCTURAL DRAWINGS.
- 11T HANGER TOP FLANGE TYP. @ ALL T.J. & U2 HANGER @ 2x JOISTS
- ALL DEL. T.J. TO HAVE FILLER BLOCK / SPACER x 12" LONG @ 32" O/C 1/4-10d FACE NAIL TO T.J. WEB.
- BY I LEVEL, INC.:  
TIMBER STRANDS PER ESR - 1331 PER ESR - 1301  
(PARALLAM) PSL's PER ESR - 1301 E=2.0x10<sup>3</sup> PSI  
FD = 2400 PSI  
FV = 240 PSI

**WALL FRAMING**

- ALL WALL FRAMING PER MINIMUM CONSTRUCTION STANDARD. COVERS AS SET FORTH IN CHAPTER 23 OF THE CBC 2016, U.O.N.
- BALLOON FRAME STUD WALLS OF ROOMS UNWALLED CEILING AND @ END OF ROOF W/ GABLE FRAMING, TYP.
- PROVIDE S122 STRAPS @ TOP PLATES OF EACH SIDE OF BAY WINDOW FLUSH BEAMS AND OTHER CONDITIONS WHERE PL. LINE IS NOTICED AND/OR INTERRUPTED/TYP. USE S16236 @ ALL DRAG CONDITIONS U.O.N.
- SOLID BLUING STUDS @ VERT. INTERVALS NOT EXCEEDING 10FT.
- ALL LUMBER IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED D.F., REDWOOD, OR APPROVED EQUIVALENT.
- PROVIDE 4" MIN. LAP SPLICES @ ALL TOP PLATES, U.O.N.
- ALL SHEAR WALLS TO BE CONTINUOUS TO ROOF DIAPHRAGM WITH EITHER CONTINUOUS PARTER OR BLUING & EN ALONG ENTIRE LENGTH OF SHEAR WALL.
- INSTALL A35 CLIPS/SHEAR WALL SCHEDULE TO TRANSFER LOADS FROM ROOF DIAPHRAGM TO SHEAR WALL.
- BUILDING "POP-OUTS" (i.e. NOOK, ETC.) TO BE FRAMED AS FOLLOWS:  
I. 4x POST @ EA. CORNER WITH PAND2 OR 102A.  
II. SHEAR ENTIRE SIDES WITH TYPE '3' SHEAR WALL.  
III. NAIL SHEAR PANELS @ POSTS W/ 6d @ 4" O/C, STAGGED.
- CALCULATED BEAMS TO BE SUPPORTED BY 4x POST W/ 8PC, U.O.N.
- ALL NAILS FROM PLYWOOD TO PRESS. TREATED LUMBER (SILL PL. EDGE NAILING NEED TO BE GALVANIZED)
- "A CERTIFICATE OF SATISFACTORY COMPLETION ON WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION."
- "AN APPLICATION TO PERFORM OFF-SITE FABRICATION MUST BE SUBMITTED TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO FABRICATION."
- "A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENTS."

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**FLOOR FRAMING NOTE**  
 \* 14" TJI 360 MAY BE SUBSTITUTED BY 14" BCI/60 2.0E (ESR-1336) OR ROSEBURG RFP1/70 (ESR-1251) @ SAME SPACING AS CALLED ON THE DRAWINGS

**FLOOR FRAMING PLAN**  
 SCALE: 1/4"=1'-0"

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**Grossman Residence**  
 8914 Nottingham Place  
 La Jolla, Ca 92037

DATE	REVISIONS
11/7/18	
	CORRECTIONS

REVISED DATES	DATE



File	GROSSMAN
Date	9/14/18
Checked	T.N.
Drawn	J.M.
Job	201855
Sheet	FLR_FRAMING
	34



SHEAR WALL SCHEDULE							ALLOWABLE LOAD FOR OSB OR STRUCTURAL PLYWOOD	PLYWOOD NAILING SPECIAL INSPECTION TABLE
WALL	MATERIAL	NAILING	TOP PL. SHEAR TRANSFER	SILL PL. SHEAR TRANSFER	ANCHOR BOLT # FOUNDATIONS	REMARKS		
4	3/8" CD-X PLY ONE SIDE	8d @ 6" O/C EDGES 12" O/C FIELD	A35 @ 16" O/C	16d @ 6" O/C	5/8" x 12" A BOLTS @ 48" O/C		264 K/FT	
5	3/8" CD-X PLY ONE SIDE	8d @ 4" O/C EDGES 12" O/C FIELD	A35 @ 16" O/C	16d @ 4" O/C	5/8" x 12" A BOLTS @ 32" O/C	NOT USED FOR SHEARWALL ONLY FOR FURRING	000 K/FT	

**NOTES:**

(A) CS16x48" LONG OVER 3x BLUING BETWEEN STUDS PLYWOOD THE ENTIRE WALL ABOVE & BELOW WINDOW & ABOVE DOORS. SEE DETAIL. PROVIDE 10d @ EVERY OTHER HOLE. NOT ALL THE STRAP HOLES ARE TO BE NAILED (MIN. 24-10d ARE NEEDED PER STRAP, 12 @ E. END)

(B) CS16x42" LONG VERTICAL STRAP TO BM, OR STUDS BELOW. MIN. 24-10d NAILS ARE REQUIRED PER STRAP. PROVIDE MIN. 12-10d @ E. END OF STRAP.

\* FOR TYPICAL HEADER END POST & OR TRIMMER SEE TYPICAL U.N.O. (3/52)

**CEILING JOIST SPAN CHART**

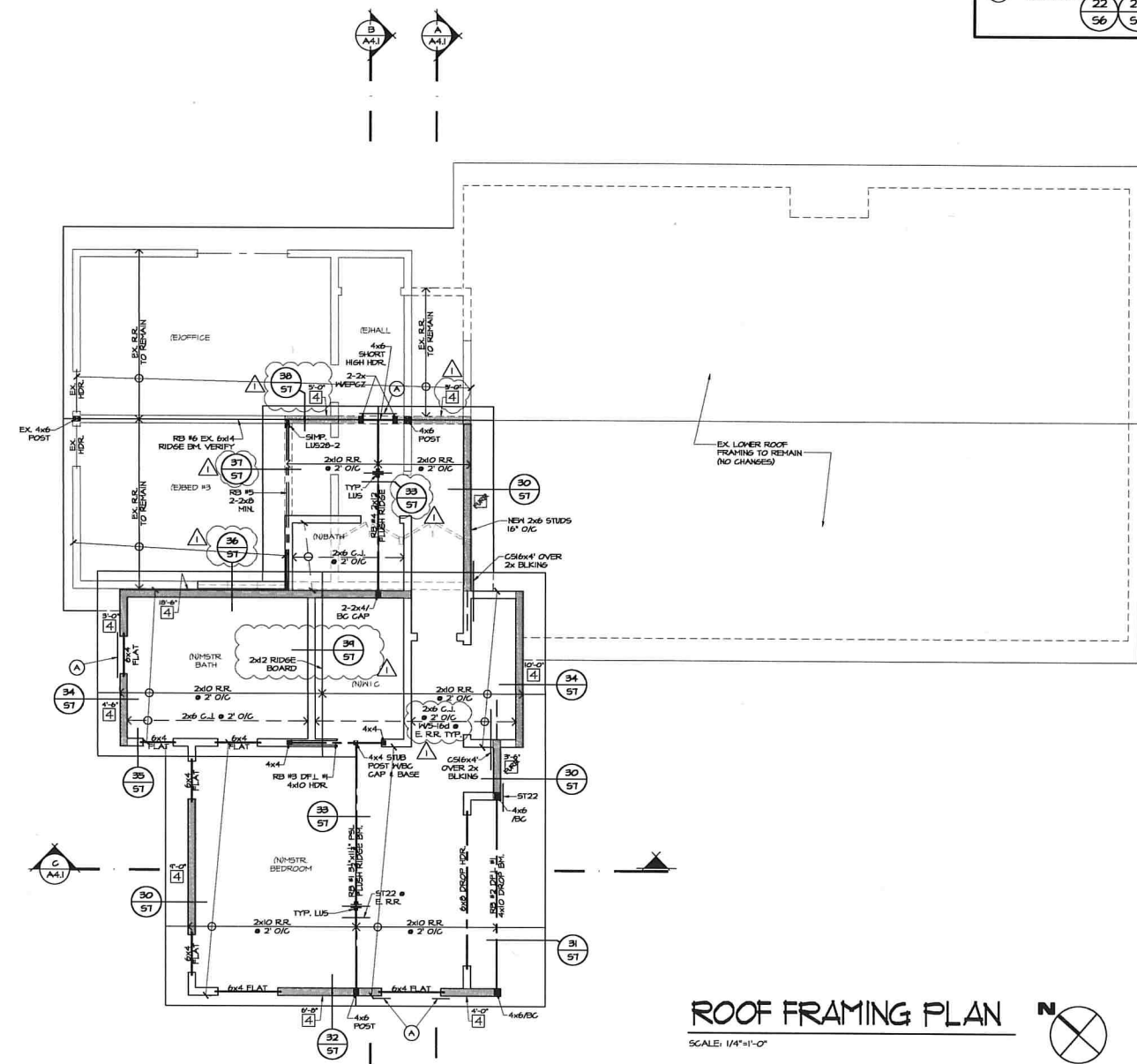
CLG. JST. SIZE & SPACING	MAX. SPAN
2x4 @ 24" O/C	8'-0"
2x4 @ 16" O/C	10'-0"
2x6 @ 24" O/C	14'-0"
2x6 @ 16" O/C	16'-8"
2x8 @ 24" O/C	18'-0"
2x8 @ 16" O/C	20'-0"
2x10 @ 24" O/C	21'-6"
2x10 @ 16" O/C	26'-0"

**WALL LEGEND**

[Symbol]	NEW WALLS	[Symbol]	SHEAR WALLS
[Symbol]	EXIST. WALL	[Symbol]	
[Symbol]	DRHO WALLS		

- ROOF FRAMING (CONVENTIONAL)**
- ALL ROOF FRAMING PER MINIMUM CONSTRUCTION STANDARDS AS SET FORTH AND IN CONFORMANCE W/ CHAPTER 23 OF THE CBC 2016, U.O.N.
  - ALL ROOF RAFTERS TO HAVE MIN. LUS U.N.O. HANGER @ ALL STRUCTURAL RIDGE MEMBERS.
  - ALL ROOF RAFTER TO STRUCTURAL HIP & VALLEY MEMBERS TO HAVE SURSAL SKEW HANGER OR USE 2-3/8" DIA. x 4" LONG LAG SCREWS FOR 2x10 & LARGER RAFTER & 1-3/8" DIA. x 4" LONG @ 2x6 & SMALLER.
  - DOUBLE RAFTERS AROUND ALL SKYLIGHTS, TYPICAL.
  - ALL DOUBLE MEMBER TO BE FACED NAILED W/ 6d @ 8" O.C.
  - USE HEADER SCHEDULE FOR ALL BEAMS, U.O.N.
  - PROVIDE 2x BLOCKING @ RAFTER/CILING JST. CONNECTIONS @ TOP PLATE W/ A35 @ 32" O.C. U.O.N. ON SHEARWALL SCHED.
  - BRACE RIDGES & PURLINS TO INTERIOR BEARINGS WALLS AND/OR FLUSH BEAMS @ 4' O.C.
  - VERTICAL AND/OR DIAGONAL SUPPORTS TO RIDGES, HIP & VALLEYS: USE 4x4 NOTCHED & FACE NAILED TO RIDGE, HIP OR VALLEY. USE A35 FRAMING ANCHOR @ EA. SIDE OF 4x4 SUPPORT TO CONNECT TO BEARING WALL OR FLUSH BEAM.
  - CALIFORNIA FILL FRAMING: CONTINUE ROOF SHEATHING UNDER CALIFORNIA FILL AREAS, USE 2x6 RAFTERS MIN. W/ 2x6 SLEEPERS.
  - PROVIDE PURLINS @ ALL RAFTERS WHERE SPAN IS GREATER THAN RAFTER SCHEDULE.
  - ALL HIP, VALLEYS AND RIDGES TO BE 2x12's, U.O.N.
  - HANG ALL BEAMS W/ HUTF HANGERS, U.O.N.
  - DRAG BEAMS INTO TOP PLATE W/ ST6236 PER DRAG DETAIL.
  - SUPPORT ALL BEAMS W/ MIN. 4x POST, U.O.N.
  - USE EPIC OR PC POST CAPS FOR ALL POST TO BEAM CONNECTIONS, U.O.N. WHERE BOTTOM OF BEAM IS DIRECTLY ON TOP OF DOUBLE TOP PLATE, USE A35 EA. SIDE OF BEAM W/ 4x POST IN WALL.
  - TYP. ROOF DIAPHRAGM, 1/2" PLYWOOD (23/16), 5/16" OR OSB W/ 8d @ 6" O/C EDGE & 30x20x4K & 2x6 @ 12" O/C FIELD.
  - ALL DEL. FRAMING MEMBERS TO HAVE 2-ROD OF 16d @ 12" O/C FACE NAIL.

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**ROOF FRAMING PLAN**  
SCALE: 1/4"=1'-0"

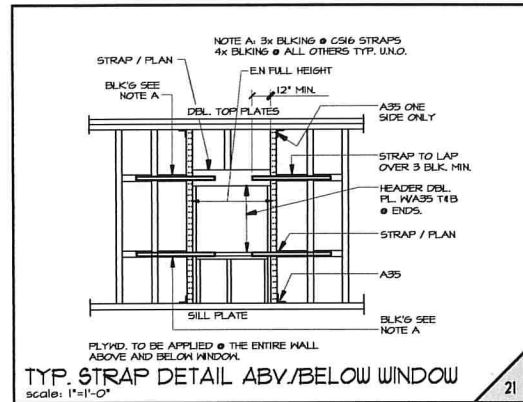
**NARAGHI ENGINEERING, INC.**  
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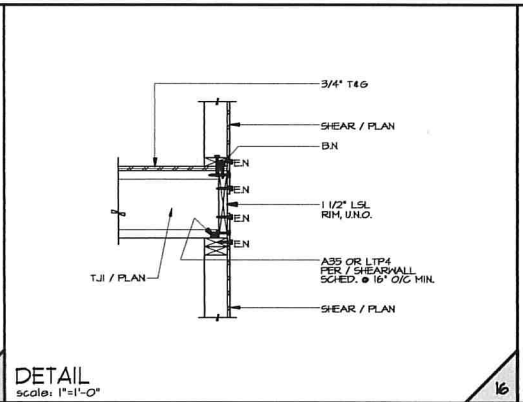
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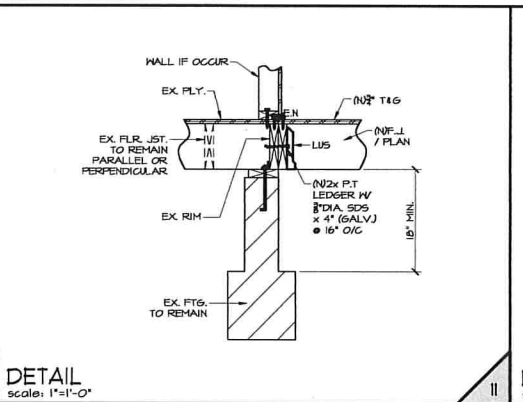
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Checked	T.N.
Drawn	J.M.
Job	201855
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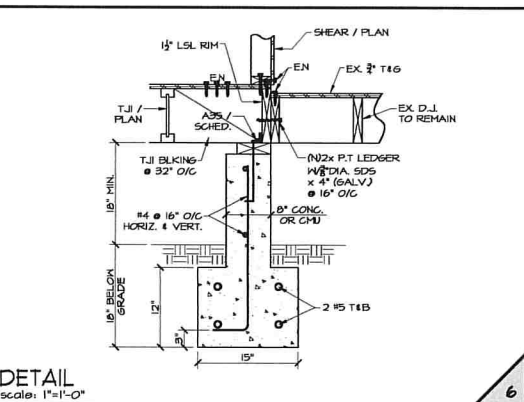
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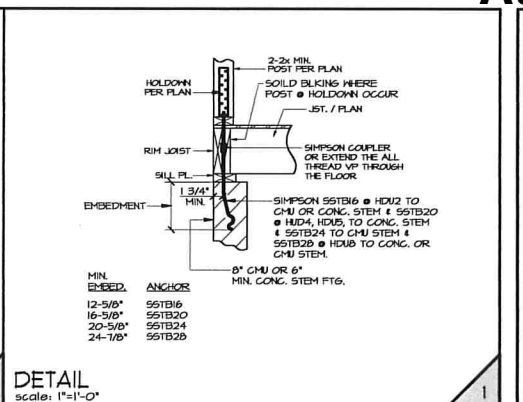
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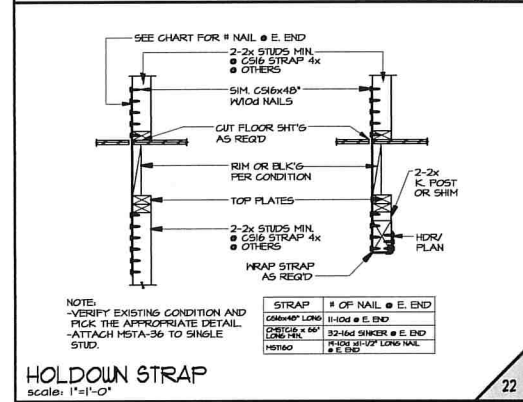
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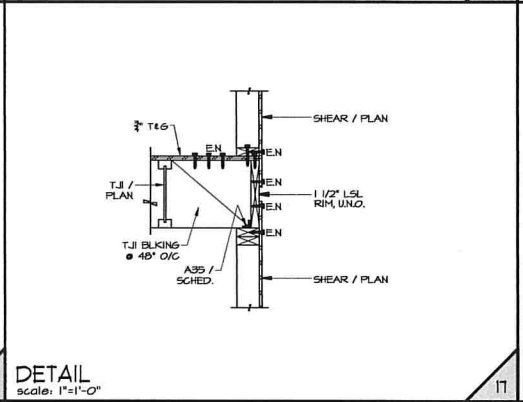
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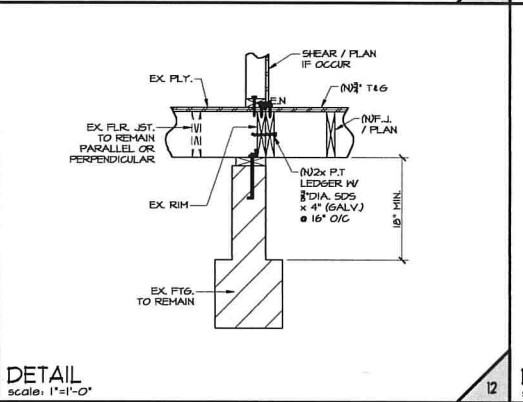
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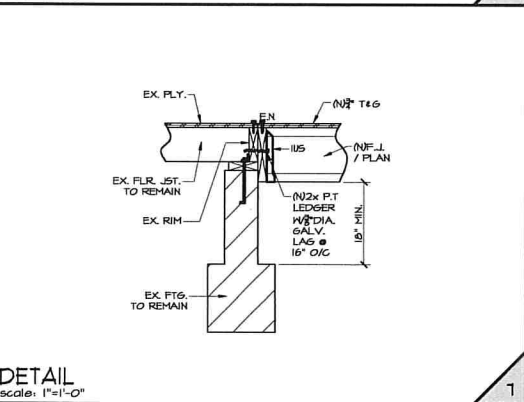
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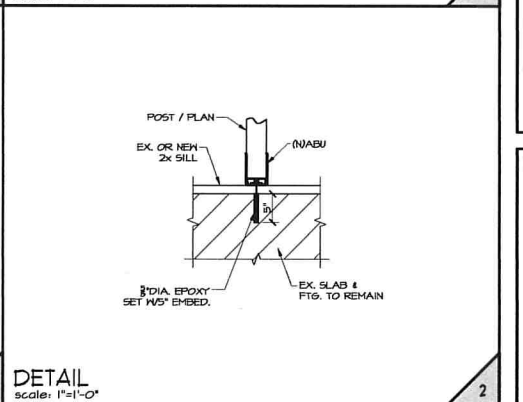
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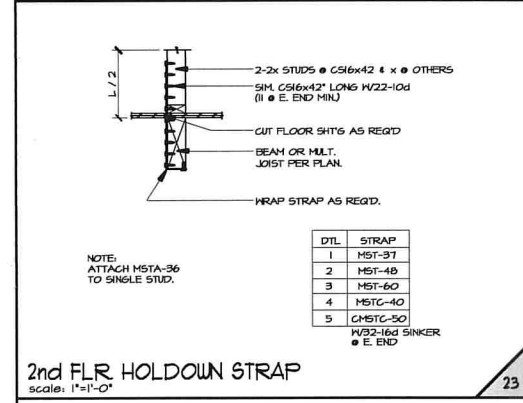
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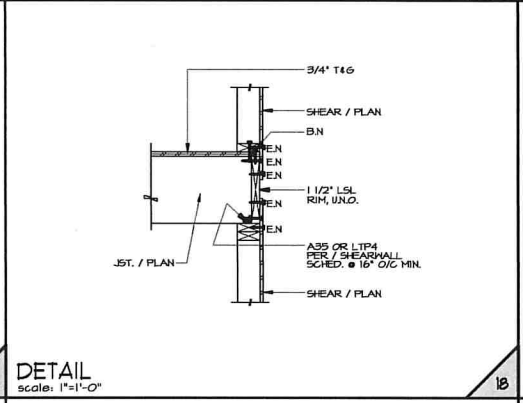
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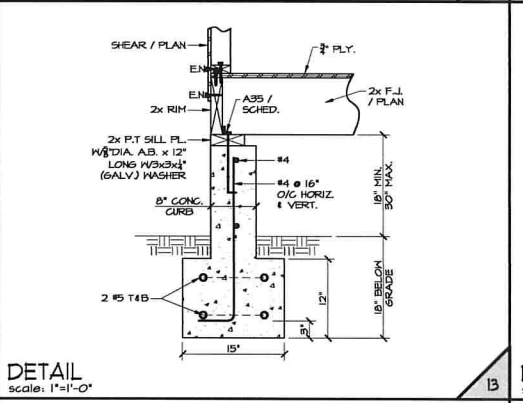
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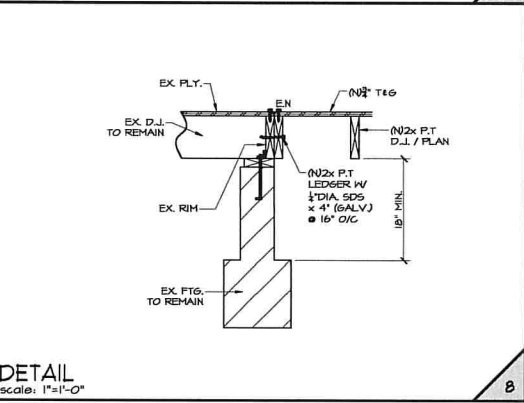
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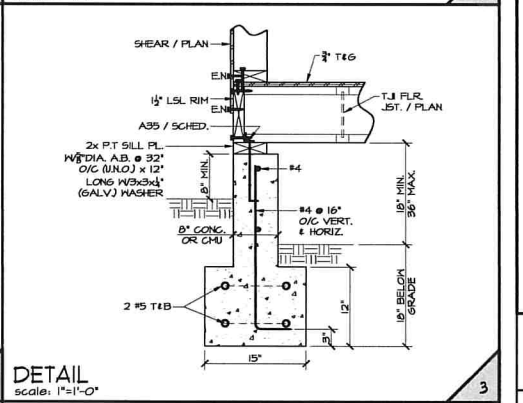
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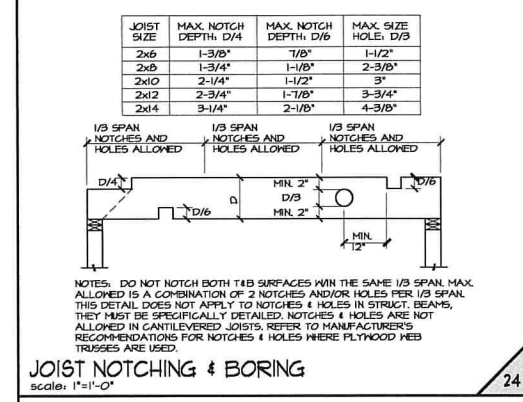
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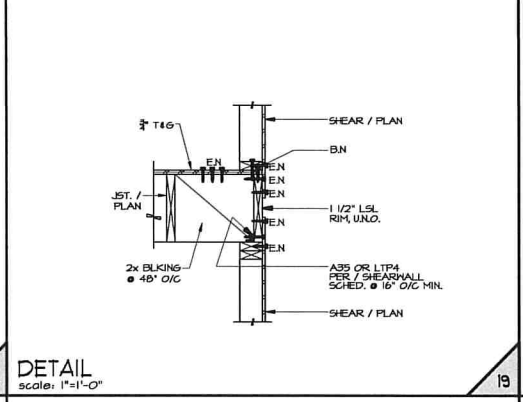
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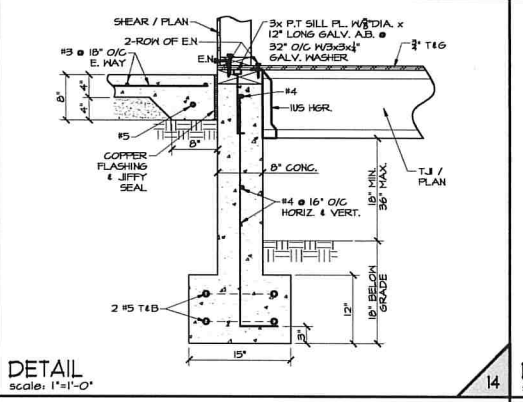
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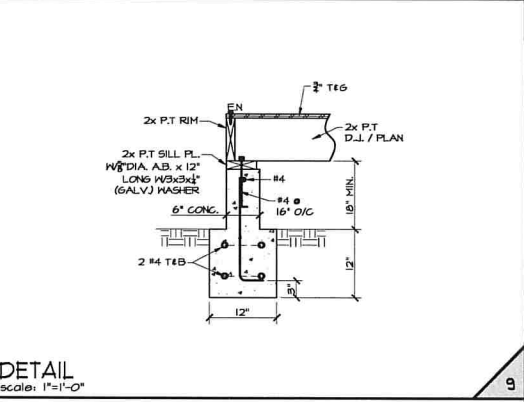
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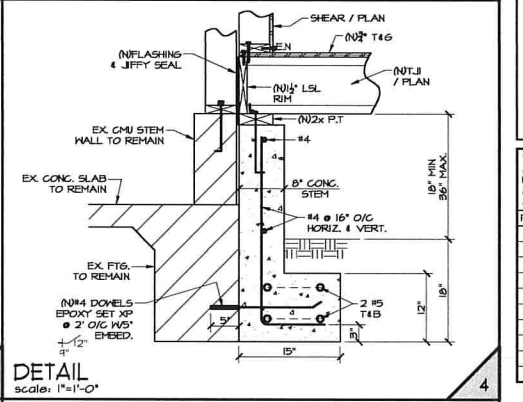
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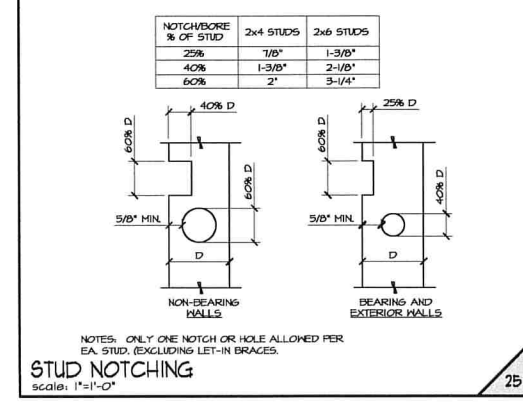
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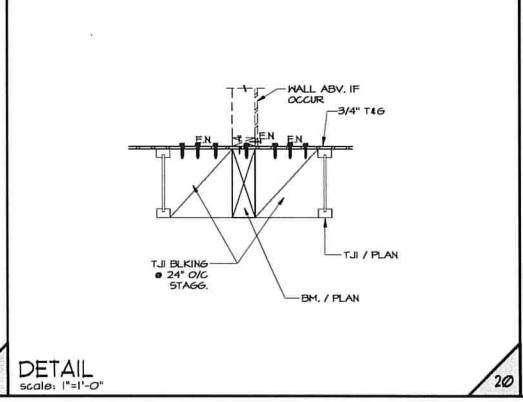
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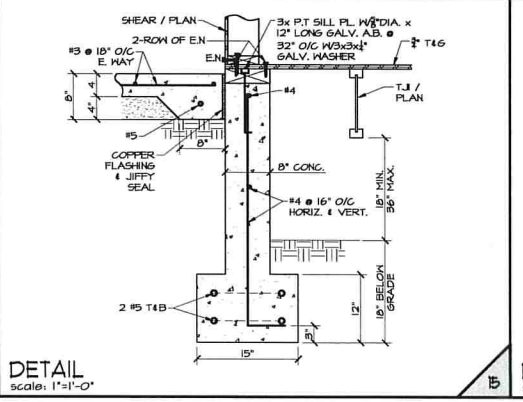
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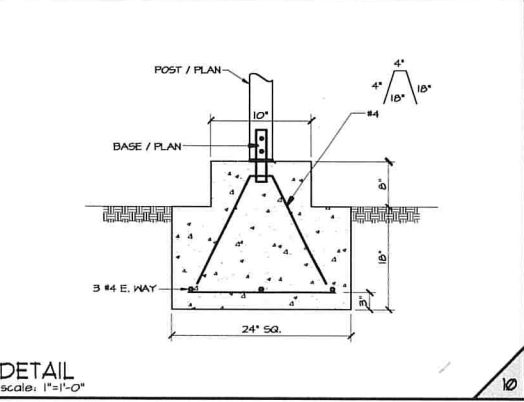
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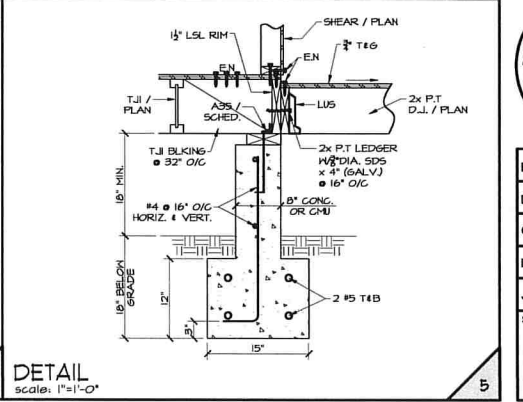
DETAIL  
scale: 1"=1'-0"



DETAIL  
scale: 1"=1'-0"



DETAIL  
scale: 1"=1'-0"



DETAIL  
scale: 1"=1'-0"

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REVISED BASES	DATE



File GROSSMAN  
Date 9/14/15  
Checked T.N.  
Drawn J.M.  
Job 201555  
Sheet DETAILS  
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DETAIL scale: 1"=1'-0" 46

DETAIL scale: 1"=1'-0" 41

DETAIL scale: 1"=1'-0" 36

DETAIL scale: 1"=1'-0" 31

DETAIL scale: 1"=1'-0" 26

DETAIL scale: 1"=1'-0" 47

DETAIL scale: 1"=1'-0" 42

DETAIL scale: 1"=1'-0" 37

DETAIL scale: 1"=1'-0" 32

DETAIL scale: 1"=1'-0" 27

DETAIL scale: 1"=1'-0" 48

DETAIL scale: 1"=1'-0" 43

DETAIL scale: 1"=1'-0" 38

DETAIL scale: 1"=1'-0" 33

DETAIL scale: 1"=1'-0" 28

DETAIL scale: 1"=1'-0" 49

DETAIL scale: 1"=1'-0" 44

DETAIL scale: 1"=1'-0" 39

DETAIL scale: 1"=1'-0" 34

DETAIL scale: 1"=1'-0" 29

DETAIL scale: 1"=1'-0" 50

DETAIL scale: 1"=1'-0" 45

DETAIL scale: 1"=1'-0" 40

DETAIL scale: 1"=1'-0" 35

DETAIL scale: 1"=1'-0" 30

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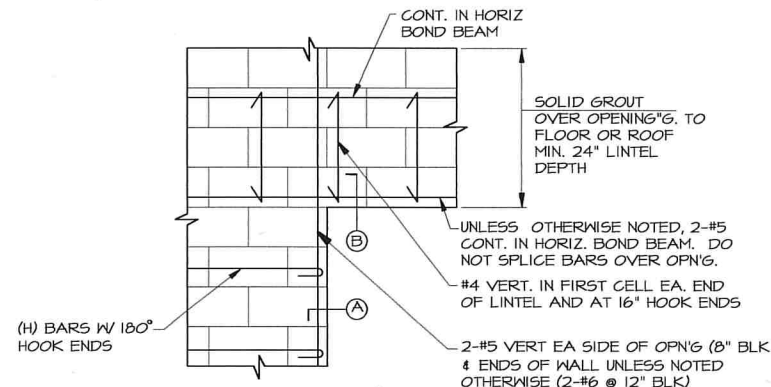
REVISIONS	DATE
1	11/9/18

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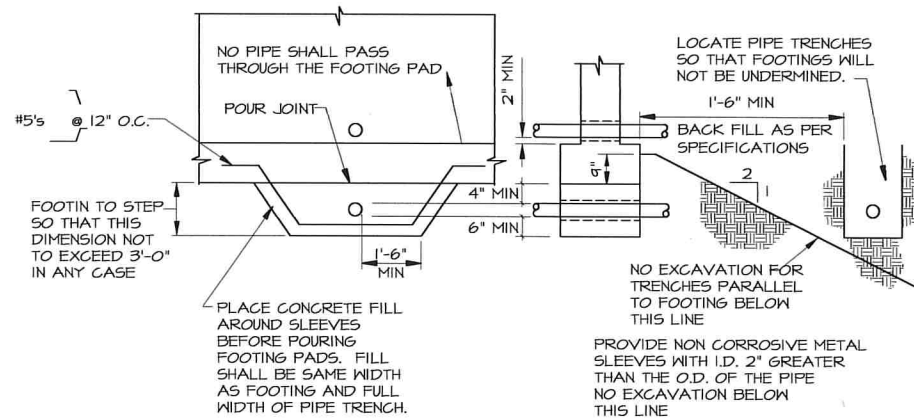
REVISED BASES	DATE



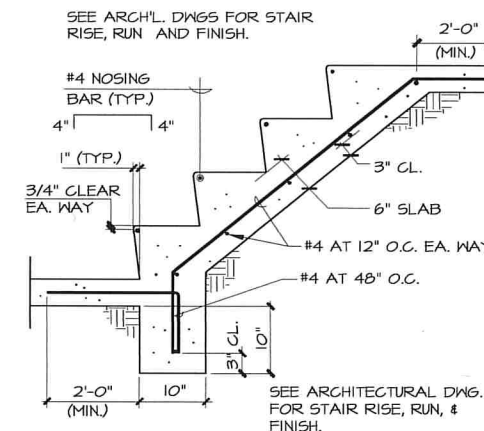
File: GROSSMAN  
 Date: 9/14/18  
 Checked: T.N.  
 Drawn: J.M.  
 Job: 201855  
 Sheet: DETAILS  
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TYPICAL DOOR & WINDOW LINTEL & END WALL REINFORCEMENT

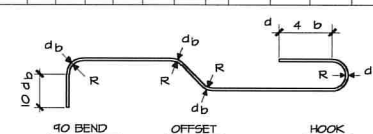


TYPICAL PIPE TRENCH / FOOTING DETAIL

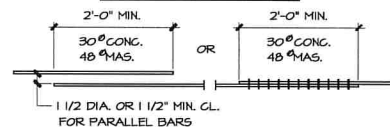


CONC. STAIR ON GRADE

BAR SIZE	2	3	4	5	6	7	8	9	10	11	14	18
BAR DIA	1/4	3/8	1/2	5/8	3/4	7/8	1	1 1/8	1 1/4	1 3/8	1 3/4	2 1/4

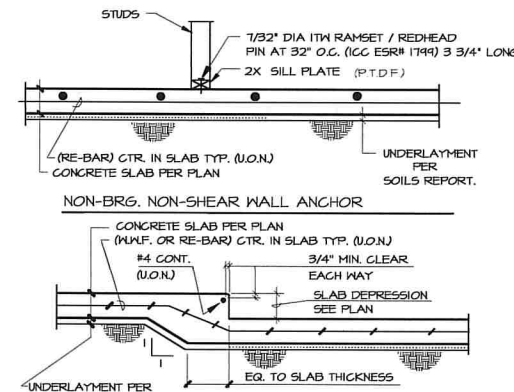


TYPICAL BAR BEND

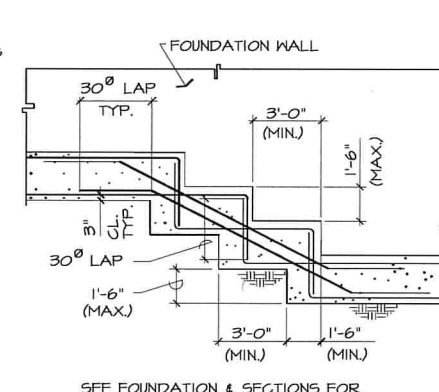


TYPICAL SPLICE

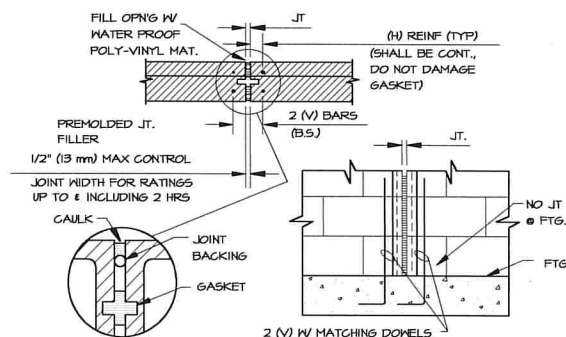
REINF. BAR BEND & SPLICE DETAIL



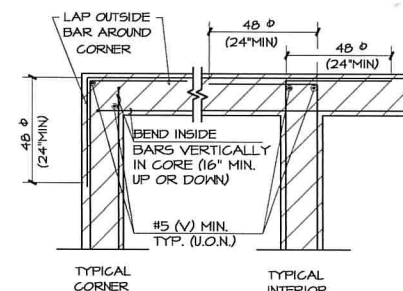
DEPRESSED SLAB DETAIL  
SLAB ON GRADE



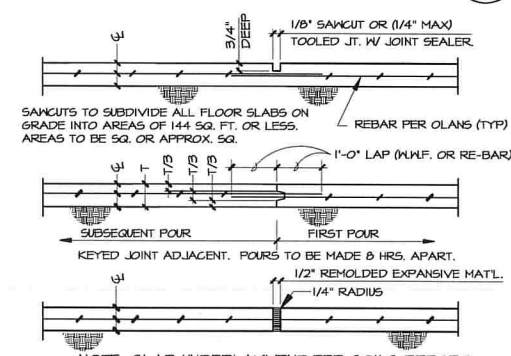
TYP. STEPPED FOOTING



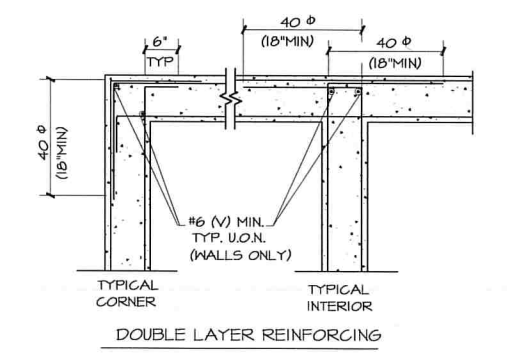
TYPICAL CONTROL JOINT



TYPICAL REINFORCING AT INTERSECTION OF MASONRY WALLS



CONSTRUCTION JOINTS  
SLAB ON GRADE



TYP. REINF. AT INTERSECTION OF CONCRETE BEAMS, WALLS & FOOTINGS

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THESE DRAWINGS ARE BASED ON ARCHITECTURAL BASE DRAWINGS RECEIVED BY EMAIL FROM ARCHITECT MARK D. LYON & ASSOCIATES ON 6/23/10

REVISED BARS	DATE



File GROSSMAN  
Date 9/14/10  
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