

## 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**

<u>Issue</u>: 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.

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

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

<u>Environmental Review</u>: 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,

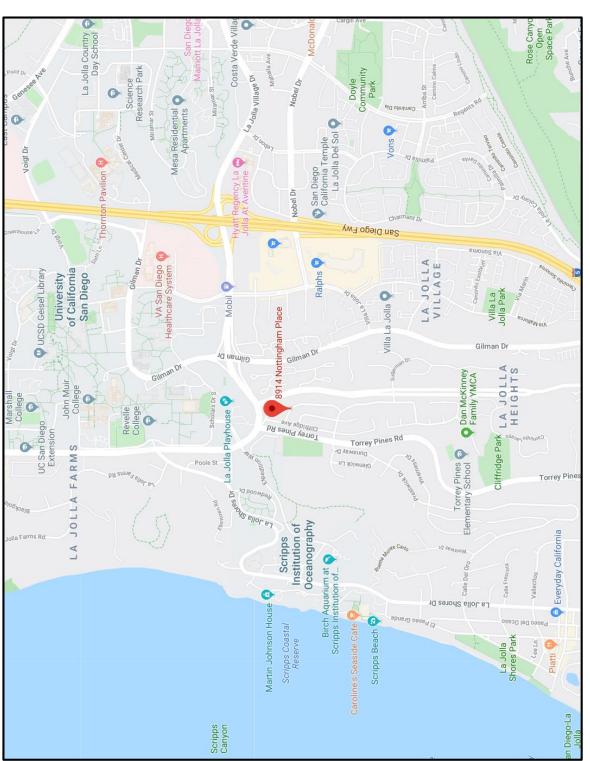
Xavier Del Valle, Development Project Manager

### 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



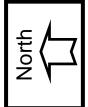


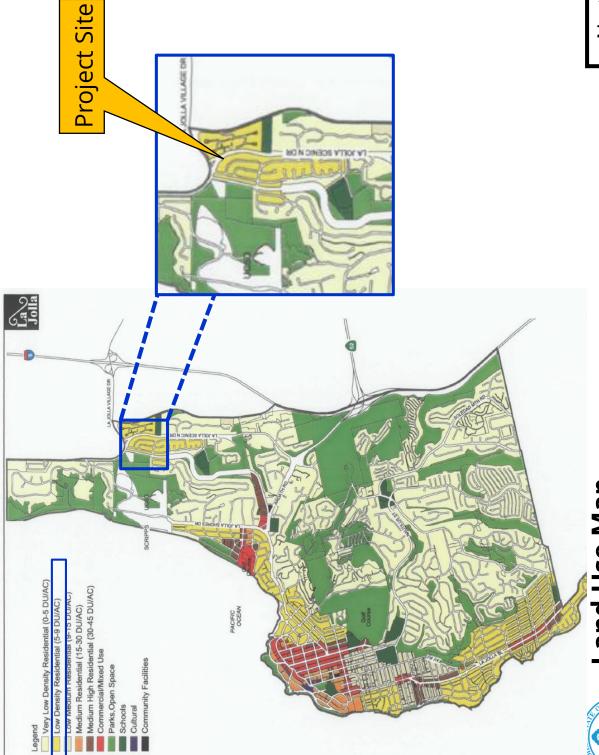


# Project Location Map



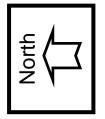


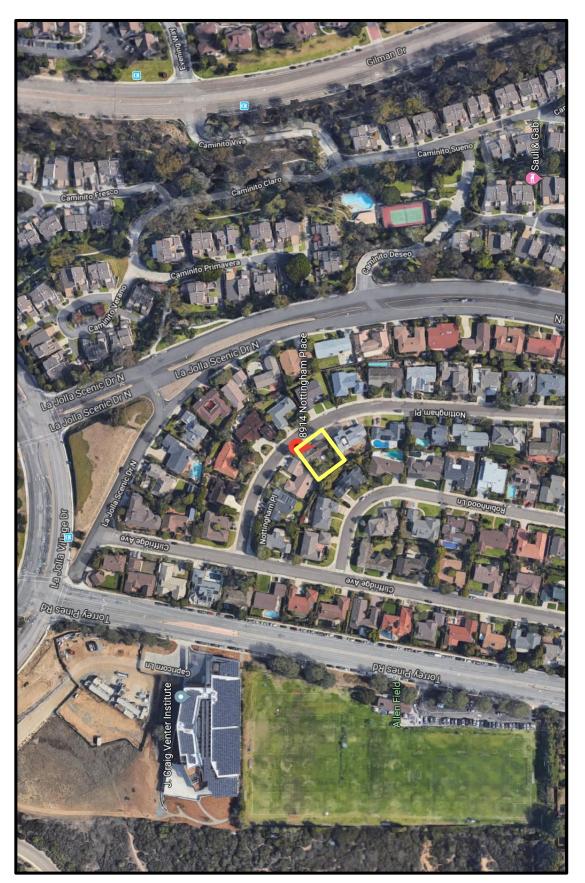




Land Use Map

Grossman SDP Project No. 629308 – 8914 Nottingham Place





# **Aerial Photograph**



<u>Grossman SDP</u> 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. <u>SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]</u>

### 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.

**ATTACHMENT 4** 

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.

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.

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].

### **ATTACHMENT 5**

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

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.



Date of Notice: August 29, 2019

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

### **DEVELOPMENT SERVICES DEPARTMENT**

SAP No. 24008168

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 Attachment 7

Regular Meetings: 1st 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 Email: <a href="mailto:info@lajollacpa.org">info@lajollacpa.org</a>

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

Opossed: 0 Abstain: 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

Ending Balance of 5/31/19

Beginning Balance as of 4/30/19	\$765.66
Income	\$ 163.00 \$ <u>0</u>
Total Income Expenses	\$ 163 .00
<ul><li>Agenda printing</li><li>AT&amp;T telephone Final Bill</li></ul>	\$ 63.06 \$ 17.92
Total Expenses Net Income/(Loss)	\$ 80.98 \$ 82.02

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

\$ 847.68

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 ( 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 scooterss:** 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

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** 

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 I5.

Gordon: According to Jim LaMatery at Community Planners meeting, SB 330 and 50 are moving targets. One thing not mentioned according to Jim La Matery 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. 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.

- 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:

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 No Report

# **7.2** UCSD - Planner: Anu Delouri, 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:

<u>Wireless Communication Facilities Webpage</u> | <u>Information Bulletin 536</u> | <u>WCF</u> <u>Questionnaire/Checklist (DS-420)</u> <u>Wireless Ordinance</u> (see Page 29) <u>WCF Guidelines</u> | <u>Information Bulletin 545 (Small Cells)</u> | <u>Submittal Manual</u>

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. <u>La Jolla Development Permit Review Committee</u>

<u>LJCPA Appointees:</u> <u>LJTC (Town Council) Appointees:</u>

Brian Will

Mike Costello

John Fremdling

Eamon Callahan

Gregory Jackson

Bob Collins

Diane Kane

Angeles Leira

Matthew Welsh

Lawrence Zynda

II. <u>La Jolla Shores Permit Review Committee</u>

<u>LJSA (Shores Association) Appointees:</u>

Andy Fotsch Janie Emerson

David Mandelbaum Myrna Naegle

Dave Gordon Angie Preisendorfer

Matt Edwards Ted Haas

III. <u>Traffic & Transportation</u>

LICPA Appointees: BRCC (Birdrock Comm Council Appointees:

Dave Abrams Erik Gaenzle
Tom Brady Patrick Ryan

LISA (La Jolla Shores Assoc.) Appointees:
Brian Earley
Ross Rudolph

### IV. La Jolla Planned District Ordinance

LJCPA Appointees:

LJTC (Town Council) Appointees:

Joe Parker

**Deborah Marengo** 

LJBID (La Jolla Bus Improvement District:

### V. <u>Community Planners Committee</u>

Representative – Dave Gordon Alternates – Matt Mangano Tony Crisafi

### VI. UCSD Liason Subcommittee

Dave Gordon Tony Crisafi Lisa Kriedeman - Alternate

### VII. <u>Coastal Access & Coastal Parking Board</u>

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

Appointe	d by LJCPA:	Appointed by La Jolla Town Cou	ncil

Brian Will Bob Collins

Mike Costello Diane Kane

John Fremdling Angeles Leira

Gregory Jackson Matthew Welsh

Elizabeth Gaenzle Lawrence Zynda

### **La Jolla Shores Permit Review Committee:**

Appointed by LJCPA: Appointed by La Jolla Shores Association:

Andy Fotsch Janie Emerson

Dave Gordon Myrna Naegle

**Angie Preisendorfer** 

**Matt Edwards** 

**Ted Haas** 

### **La Jolla Traffic & Transportation Committee:**

Appointed by LJCPA: Appointed by Birdrock Community Council:

Dave Abrams Erik Gaenzle

Tom Brady Patrick Ryan

Appointed by La Jolla Shores Association:

**Brian Earley** 

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	Ross Rudolph
La Jolla Planned District Ordinance Committee:	
Appointed by LJCPA:	Appointed by La Jolla Town Council:
loe Parker	Appointed by La Jolla Business Improvement
Deborah Marengo	District:
Appointed by LJCPA:	
Community Planners Committee:	
Dave Gordon	

### **UCSD Liason Committee:**

Matt Mangano - alternate

Tony Crisaft - alternate

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 <a href="https://www.sandiego.gov/planning/community/resources">www.sandiego.gov/planning/community/resources</a> Work must be completed & form

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### 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 Herschfield 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 <u>not</u> 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 <u>ratify recommendations of the community joint</u> <u>committees and boards</u> 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 LJCPA 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

La Jolla Community Planning Association June 2019 Regular Meeting Final Minutes Page 15 of 18 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.

**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.

**LISPRC 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

Action Item: Whether to demand review and action at the LIPDO 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 LICPA for consideration and action at the regular July meeting. Motion: Demand response from LIPDO 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



### 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, <a href="mailto:rodrigo@t7architecture.com">rodrigo@t7architecture.com</a>, (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, (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, (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, <u>cslaven@blueheron.com</u>, (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 rightof-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.

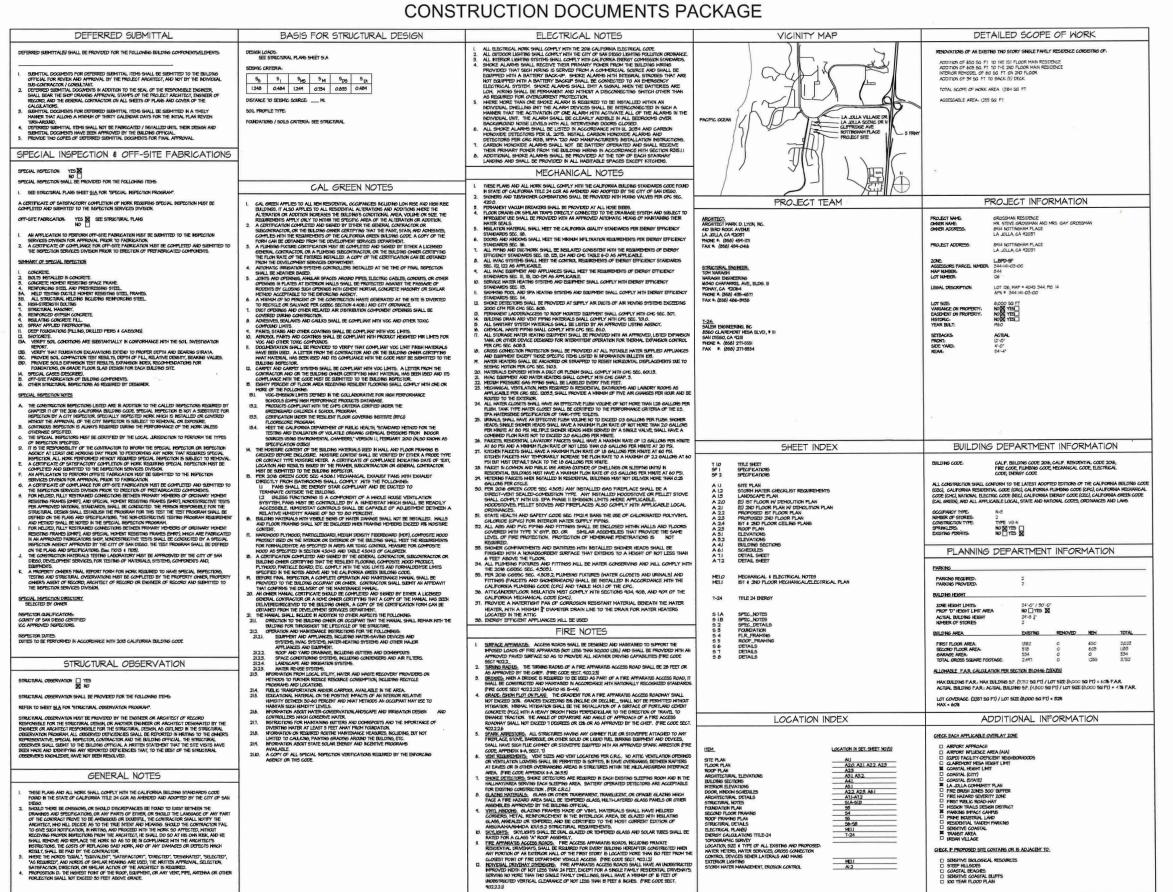
- **6. Next meeting date:** Monday, January 16, 2019.
- **7. Adjournment:** 12:51 p.m.

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

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# GROSSMAN RESIDENCE

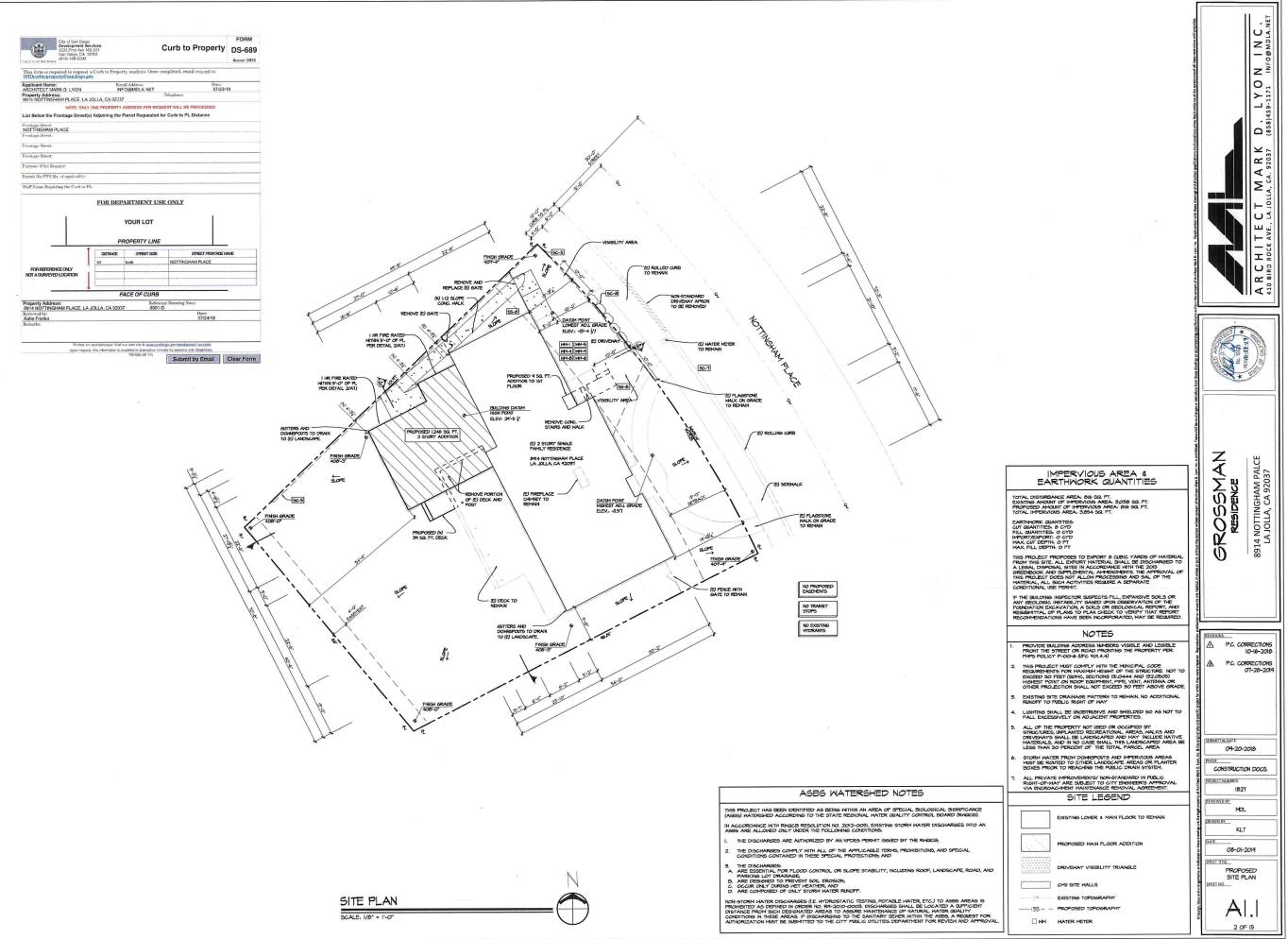
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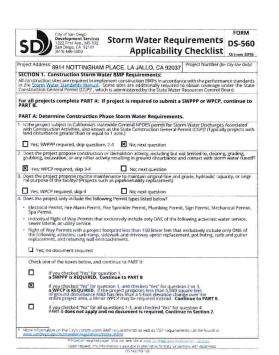












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2.	Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or road and constructed in accordance with the Green Streets guidance in the City's Storm Water Stand	is design	ned muni?
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or or	ojects that match one of the definitions below are subject to additional requirements including p floorn Water Quality Management Rain SWYQMPN.  "yes" is checked for any number in PART E, continue to PART F and check the box I ty Development Project."  "One 'is checked for every number in PART E, continue to PART F and check the box tandard Development Project."  New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site. This includes commercial, industrial, residential, mixed-use, and public development project site. This includes commercial, industrial, residential, mixed-use, and public development project son public or protected not. Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces. This includes commercial, industrial, residential, mixed use, and public.  New development or redevelopment of a restructure. To addition that programs from prepared tooks and drinks for immediate consumption to collect and references foods selin prepared tooks and drinks for immediate consumption (5 Sa12), and where the hand development creates and/or replaces 5,000 square feet or more of impervious surfaces. New development or redevelopment on a hillidad. The project creates and/or replaces 5,000 square feet or more of impervious surface to development or development on a hillidad consumption or property or the project site) and where the development or greates.	abeled labele  Yes  Yes  Yes	"Pri- d

Th pro Cit Sta an oif	is prioritiz e city rese ojects are ly has alig ite Constr d receivin ficance (AS	termine Construction Site Priority auton must be completed within this form, noted on the plans, and included in the SW rives the right to adjust the priority of projects both before and after construction. On the priority of the priority of projects of the priority of the priority of but the priority of the priority of the priority of the priority of the priority of justices and the priority of the priority of the priority of the priority of justices and the priority of the priority of justices and the priority of the priority of projects; rather, it determines the frequency of expectations that will be constructed by projects; rather, it determines the frequency of expectations that will be constructed by	nstruction uality," The pach of the ediment risk Biological Sig- requirements
Co	mplete l	ART B and continued to Section 2	
1.		ASBS	
		a. Projects located in the ASBS watershed.	
2.		High Priority	
		<ul> <li>Projects 1 acre or more determined to be Risk Level 2 or Risk Level 3 per the Cons General Permit and not located in the ASBS watershed.</li> </ul>	truction
		<ul> <li>Projects 1 acre or more determined to be LUP Type 2 or LUP Type 3 per the Const General Permit and not located in the ASBS watershed.</li> </ul>	truction
3		Medium Priority	
		a. Projects 1 acre or more but not subject to an ASBS or high priority designation.	
		<ul> <li>b. Projects determined to be Risk Level 1 or LUP Type 1 per the Construction General not located in the ASBS watershed.</li> </ul>	al Permit and
4.	×	Low Priority	
		<ul> <li>a. Projects requiring a Water Pollution Control Plan but not subject to ASBS, high, or priority designation.</li> </ul>	medium
SE	CTION 2	. Permanent Storm Water BMP Requirements.	
Ad	ottional in	aformation for determining the requirements is found in the Storm Water Standards A	tanual.
Pri vei BN	ojects tha lopment p MPs. "Ves" is a	Itermine if Not Subject to Permanent Storm Water Requirements.  are considered maintenance, or otherwise not categories a Sieve development purejects, according to the Storm Water Standards Manual are not subject to Permanen- thecked for any number in Part C, proceed to Part F and check "Not Subject Water SIMP Requirements".	it Storm Water
	"no" is c	necked for all of the numbers in Part C continue to Part D.	
lf	Doesth	e project only include interior remodels and/or is the project entirely within an enclosed structure and does not have the potential to contact storm water?	□Yes ⊠ No
	Does the	e project only include interior remodels and/or is the project entirely within an	□Yes ⊠No

Page 2 of 4 City of San Diego - Development Services - Storm Water Requirements Applicability Checklist

7.	New development or redevelopment discha- Sensitive Area. The project creates and/or rep- (collectively over project site), and discharges di- Area (ESA). Discharging directly to 'includes fio feet or less from the project to the ESA, or corv- as an isolated flow from the project to the ESA lands).	places 2,500 square feet of impervious surface irectly to an Environmentally Sensitive with the conveyed overland a distance of 200 leyed in a pine or open changed agy distance of 200 leyed in a pine or open changed agy distance.	□Yes	⊠No
8.	New development or redevelopment project create and/or replaces 5,000 square feet of it project meets the following criteria: (a) 5,000 so Average Daily Traffic (ADT) of 100 or more vehi	impervious surface. The development mare feet or more or (b) has a projected	□Yes	⊠ <sub>N0</sub>
9.	New development or redevelopment project creates and/or replaces 5,000 square feet or projects categorized in any one of Standard Ind 5541, 7532-7534, or 7536-7539.	more of impervious surfaces. Development	□Yes	⊠ No
10.	use of pesticides and fertilizers, such as slope s the square footage of impervious surface need	i of land and is expected to generate politizants ides. This does not include projects creating here added landscaping does not require regula tabilization using native plants. Calculation of not include linear pathways that are for infrequences or bloode pedestrian use, if they are built coess or bloode pedestrian use, if they are built and the properties of the		⊠ No
PA	ART F: Select the appropriate category base.  The project is NOT SUBJECT TO PERMANENT		PART E.	П
2.	The project is a STANDARD DEVELOPMENT P	ROIECT. Site design and source control		_
	BMP requirements apply. See the Storm Water	r Standards Manual for guidance.		×
3.	The project is PDP EXEMPT. Site design and so See the Storm Water Standards Manual for gu	ource control BMP requirements apply. Idance:		
4.	The project is a PRIORITY DEVELOPMENT PRO structural pollutant control BMP requirements for guidance on determining if project require	apply. See the Storm Water Standards Manual		
	ARK D. LYON unte of Owner or Agent (Please Print)	ARCHITECT Trile 8 - 9 - (&		
Na		0 (-10		
	gnature	Date		
	nature	Date		

**Attachment 10** 

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S: THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT, CALIFORNA REGIONAL QUALITY COMPACE, BOARD (GORVACCIS), SAN DIEGO MANCIPAL STORM AWITER PERMIT, THE CITY OF SAN DIEGO LAND DEVILLEMENT CODE, AND THE STORM HAIRES STANDARDS MANUAL. NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR BMP'S.

ALL REQUIREMENTS OF THE CITY OF SAN DIESO "STORM MATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGNA MUST CONSTRUCTION OF THE PROPROSED GRACHING/IMPROVEDHIS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION IP.M. (SMPPT) AND/OR NATER POLLUTION CONTROL IP.M. (PROP) FOR CONSTRUCTION LEVEL BAPS AND, IP APPLICABLE, THE STORM WATER CAULITY MANAGEMENT PLAN (SMARM) FOR POST-CONSTRUCTION CONTROL.

. ALL CONSTRUCTION EMPS SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM HATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BHYS THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SYMPTOPIC OF THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SYMPTOPIC OF THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE

IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENSINEER OF THE DISCHARGE, PRIOR TO RESIMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONNETANCE SYSTEM AND PROPERTY DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONNETANCE SYSTEM AND PROPERTY DISCHARGE SHALL BE

D. EQUIPMENT AND MORKERS FOR EMERGENCY MORK SHALL BE MADE AVAILABLE AT ALL TIMES, ALL NECESARY MATERIALS SHALL BE STOCKPILED ONSITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS NEW RAN IS IMMINES.

. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR-ROUND,

I. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS INTERE IMPOUNDED MATERS CREATE A HAZARDOUS CONDITION.

I. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TRAM (GENERAL CONTRACTOR, GUILLIFIED CONTRACT SHORD, PROSION CONTROL SUBCONTRACTOR IF ANY, DISHORDER OF HORK, CHOREOVELOPER, AND THE CITY RESIDENT ENGINEERY TO EVALUATE THE APESO OF THE PROSION AND SEDIMENT CONTROL MEASURES AND OTHER SHYS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.

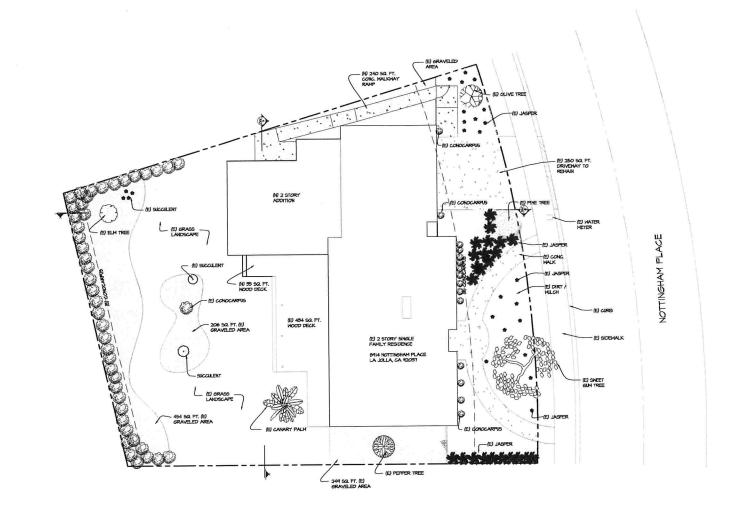
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A MATER POLLUTION CONTROL. PLAN (MPCP). THE MPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION SPP STANDARDS OF 4. OF THE CITY STORM WANTER STANDARDS.





OROSSMAN RESIDENCE 8914 NOTTINGHAM PALCE LA JOLLA, CA 92037







5MBal	TYPE	BOTANICAL NAME	COMMON HAME	SIZE/GUANTITY/ HEIGHT & SPREAD
A.S.	EXISTING SHADE TREE TO REMAIN	SMEETIGUM TREE	STORAX, HAZEL PINE, BILSTED REDGIM	(1) 25-0° HT, I 15-0° 970.
and the same of th	Existing shade tree to remain	PINE TREE	PINE TREE!	(i) 5'-0' HT, 5'-0' SPD.
	EXISTING SHADE TREE TO REMAIN	OLEA ELROPAEA	'OLIVE TREE'	(I) 25'-0" HT, 15'-0" SPO.
	EXISTING SHADE TREE TO REMAIN	PHOENIX CANADIES	CANARY PALM	(i) 25'-0' HT, 5'-0' SPO.
$\bigcirc$	EXISTING SHADE TREE TO REMAIN	ULMUS	ELM TREE	(i) 25'-0' HT, 15'-0' SPD.
	EXISTING SHADE TREE TO REMAIN	SCHINUS MOLLE	PEPPER TREE	(1) 25'-0" HT, 10'-0" 5PD.
*	EXISTING MEDIUM SHRUBS TO REMAIN	PLANTS OF JASPER	'JASPER'	(50) 2'-0" HT, I'-0" SPD.
	EXISTING MEDIUM SHRUBS TO REMAIN	COMPRETACEAE	'CONOCARPLE'	(50-75) I'-0" - 10'-0" HT, 8'-0" SFO
0	EXISTING SMALL SHRUBS TO REMAIN	SUCCULENTS	SICCULENT	(20) 1'-0" HT, 1'-0" SPD.

		DRIVEHAY (ENTRIES): 10'-0" INTERSECTIONS: 25'-0' (INTERSECTING CURB LINES OF 2 STREETS)
		5. A MINIMM ROOT ZONE OF 40 SQ. FT. IN AREA SHALL BE PROVIDED FOR ALL TRIES. THE MINIMM DIMENSION FOR THIS AREA SHALL BE 5"-0" PER SONE SEC. 142.0403(3)(5)
		<ol> <li>TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6-0" ABOVE THE WALKWAY GADEE AND BRANCHES OVER VEHCLIAR TRAVEL WAYS ARE 16-0" ABOVE HIS GRADE OF THE TRAVEL WAY FIRE THE STANG SEC. 14.2040/5b)(IO).</li> </ol>
		<ol> <li>MILCH: ALL REQUIRED PANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MILCH TO A MINIMM DEPTH OF 5°, EXCLIDING SLOPES REQUIRING VEGETATION PER SOMO SEC. 142.04II.</li> </ol>
LJPDO ZONE 5 OPTION 'B' LANDSCAPE CALCULATIONS		6. TREE ROOT BARRIERS SHALL BE INSTALLED MERCE TREES ARE PLACED MTHIN 5"O" OF PIBLIC IMPROVEMENTS INCLIDING WALKS, CURSO, OR STREET FAVENING OR MERCE REM FIBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EMSTING TREES. THE ROOT BARRIER WILL NO MRAY AROAD THE ROOT BALL.
EARDSOALE CALCULATIONS	SITE LEGEND	IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGES OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED
LOT SIZE: 8,000 50, FT. PROPOSED STRUCTURE FOOTPRINT: 2,574 50, FT. PREVIOUSLY CONFORMING LOT COVERAGE IN FRONT YARD (MISBLE FROM R.O.V.).	BULDING AREA	AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS ITO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 50 DAYS OF DAMAGE.
DECORATIVE PAVED PEDESTRIAN WALKWAYS: 606 SQ. FT. PLANTING AND GROUNDCOVER. 464 SQ. FT.	GRASS	NO PERMANENT IRRIGATION SYSTEM. ALL LANDSCAPE TO BE HAND-WATERED AT NIGHT.
TOTAL LATOSCAPE: 1575 SQ. FT.  TOTAL LOT COVERAGE: 1575 SQ. FT. = .19 = 19%  8,000 SQ. FT.	CONCRETE DIRT / MULCH	4. ALL ONSITE LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AREA SHALL BE MAINTAINED FREE OF DEBRIG AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTH GROWING
PROPOSED LOT COVERAGE IN FRONT YARD (VISIBLE FROM ROW):	GRAVEL ROCK	CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
* NO CHANGE *		

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



GROSSMAN
RESIDENCE
8914 NOTTINGHAM PALCE
LA JOLLA, CA 92037

BEVISIONS

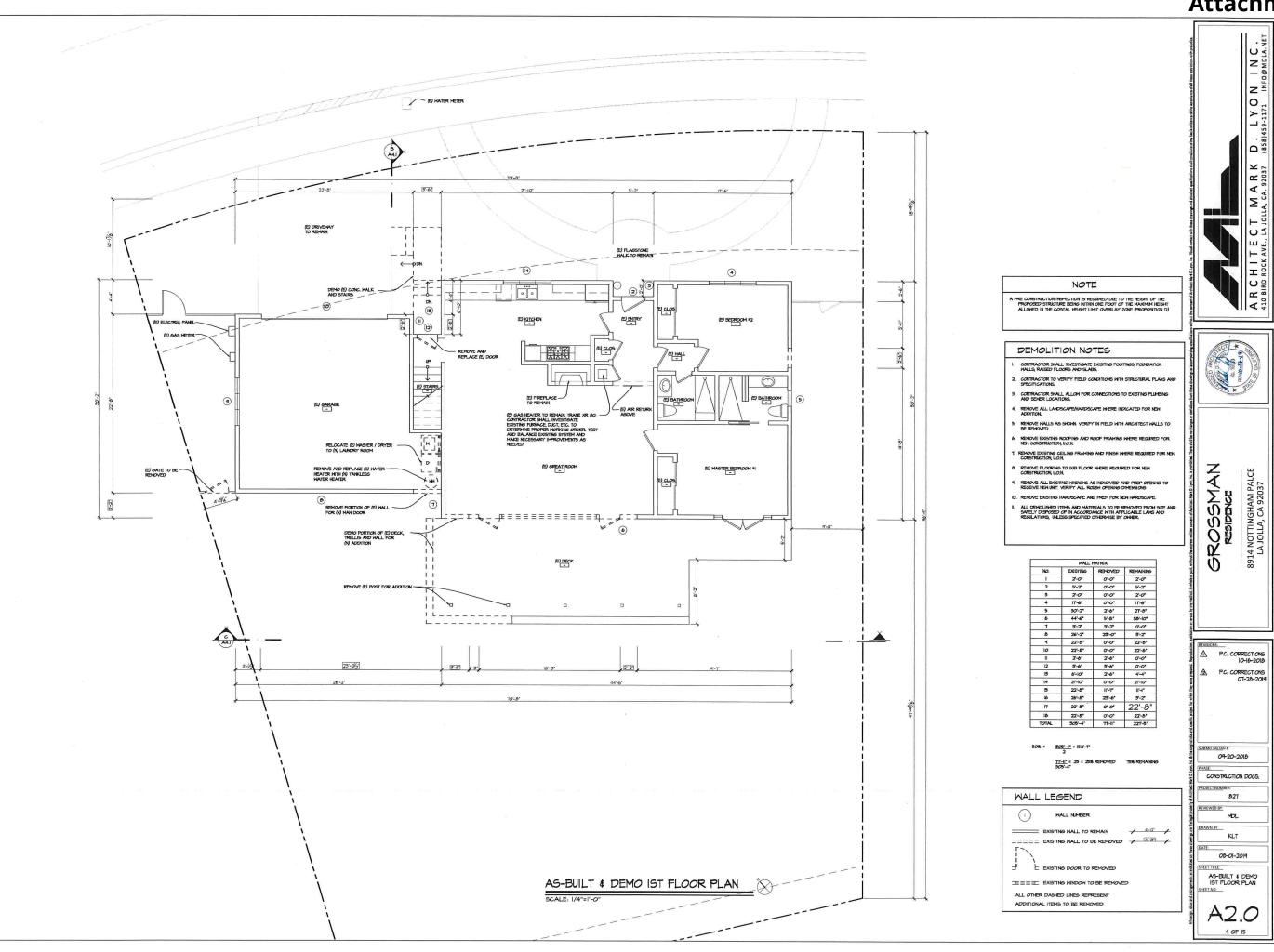
A P.C. CORRECTIONS
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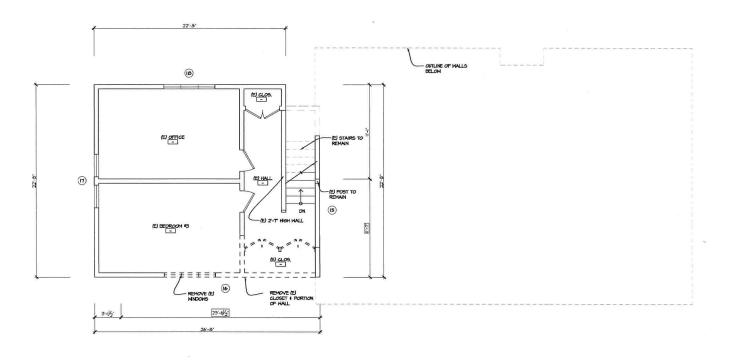
A P.C. CORRECTIONS
OT-28-2049

BEVILLE OF COLUMN TO THE COLUMN T

AI.3

NOTES







- , REMOVE EXISTING HARDSCAPE AND PREP FOR NEW HARDSCAPE.

WALL LEGEND

EXISTING HALL TO REMAIN ==== EXISTING WALL TO BE REMOVED / 4-0" /

IE EEE EXISTING WINDOW TO BE REMOVED ADDITIONAL ITEMS TO BE REMOVED.





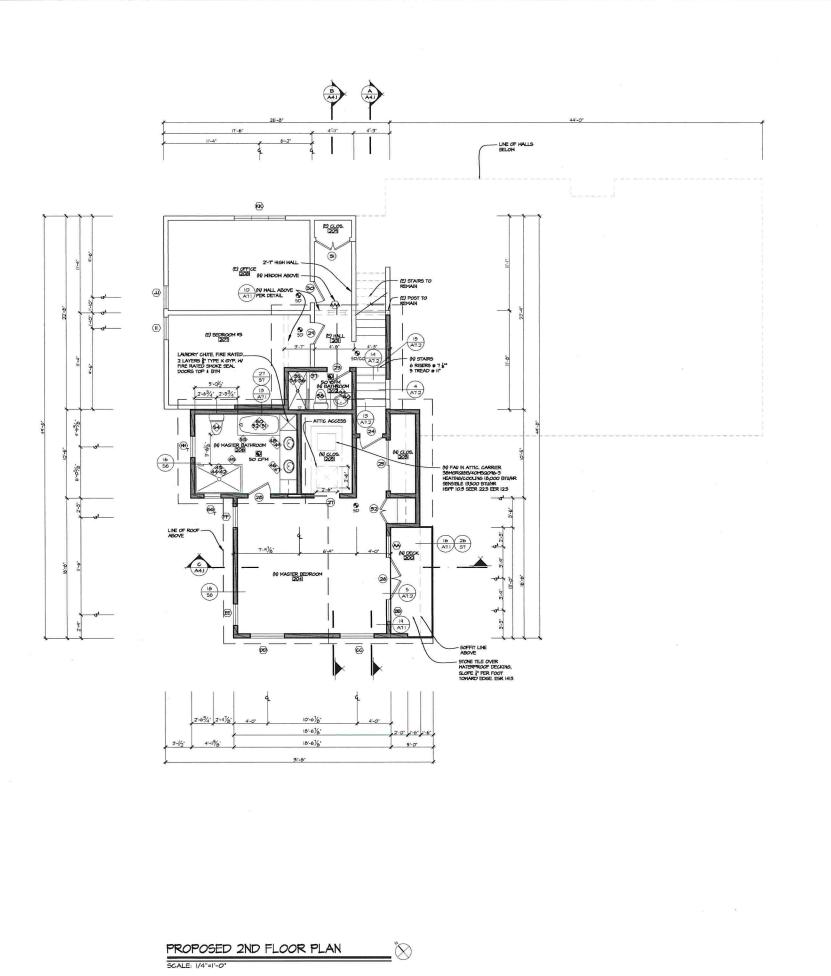


AS-BUILT & DEMO 2ND FLOOR PLAN

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

**Attachment 10** INC. O " (85 5'-0" 15 B 56 A12 20 (E) ENTRY NO CLOS (E) HALL 8914 NOTTINGHAM PALCE LA JOLLA, CA 92037 GROSSMAN RESIDENCE (E) (L) (B) GRAB BARS F (N) LAUNDRY ROOM (P) SD/CO N) VEST. AREA I. TOTAL VENTILATION AREA = 2055 SQ. FT. 2055 SQ. FT. / BO = 1556 SQ. FT. 15.56 SQ. FT. X 144 = 1,455.6 SQ. IN. 1543.6 SQ. IN. / 50 SQ. IN. = 31.0 VENTS = 32 VENTS (E) WOOD DECK 14 b A71 56 INDERFLOOR AREAS MIST COMPLY WITH SECTIONS 904, 908, 8 909 OF THE CALIFORNIA MECHANICAL CODE 5D -SYMBOL LEGEND (SCHEDULES ON SHEET A-6.1) ↑ P.C. CORRECTIONS 10-16-2018 A P.C. CORRECTIONS 01-28-2019 6-48  $\langle A \rangle$ I HR RATING WITH 5'-O' OF PL PER DETAIL 2/A1J  $\langle 1 \rangle$ 100 ROOM NUMBER 8 A7.2 3 96 AREA INCLUDED IN F.A.R. 04-20-2018 WALL LEGEND CONSTRUCTION DOCS. EXISTING WALL TO REMAIN EXISTING CMU WALL TO REMAIN FURRED WALL - EXISTING 2X4 EXTER STUDS SISTERED W 2X6 STUDS NEW WALL: 2X MOOD STUD @ 16\* O.C. EXTERIOR WALLS: 2X6 CONSTRUCTION INTERIOR PARTITIONS: 2X4 CONSTRUCT UNLESS OTHERWISE NOTED. MOL 3'-1/2" 4-115/8" KLT NEW CMU WALL 08-01-2019 PROPOSED IST ALARS IN THE INDIVIDUAL INT. THE ALARM SPALL BE CLEARLY MURICLE IN ALL BEADS OF THE PROPERTY OF THE PROVISIONS LEVELS HAVE SHALL BE LISTED IN ACCORDANCE WITH THE PROVISIONS THE GOVERNMENT ALARMS SHALL BE LISTED IN ACCORDANCE HITH THE PROVISIONS OF HIPPA TO. SYSTEMS AND COMPONENTS SHALL BE CALIFORNA STATE FIRST MARSHALL LISTED AND APPROVISED IN ACCORDANCE MITH CAR, TITLE IN, DIVISION I FOR T PROPOSE OF MICH THE PROPERTY BE MALL BY THE MARSHALL LISTED AND APPROVED IN ACCORDANCE MITH CAR, TITLE IN, DIVISION I FOR T PROPOSE OF MICH THE MICHAEL SHE MALL NOT BE BATTERY OPERATED AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING MINISON IN ACCORDANCE MITH SECOND RESIDES. PROPOSED IST FLOOR PLAN A2.2

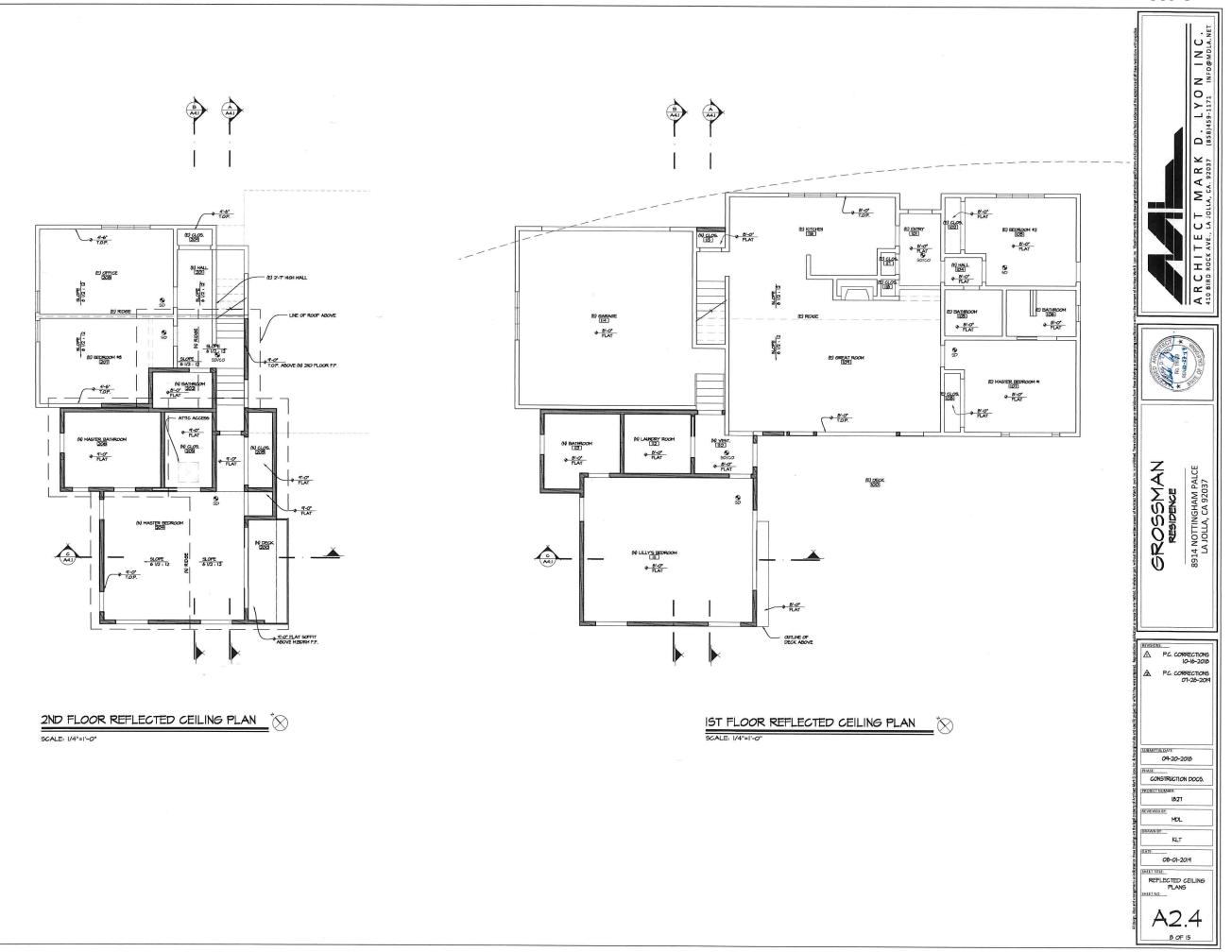
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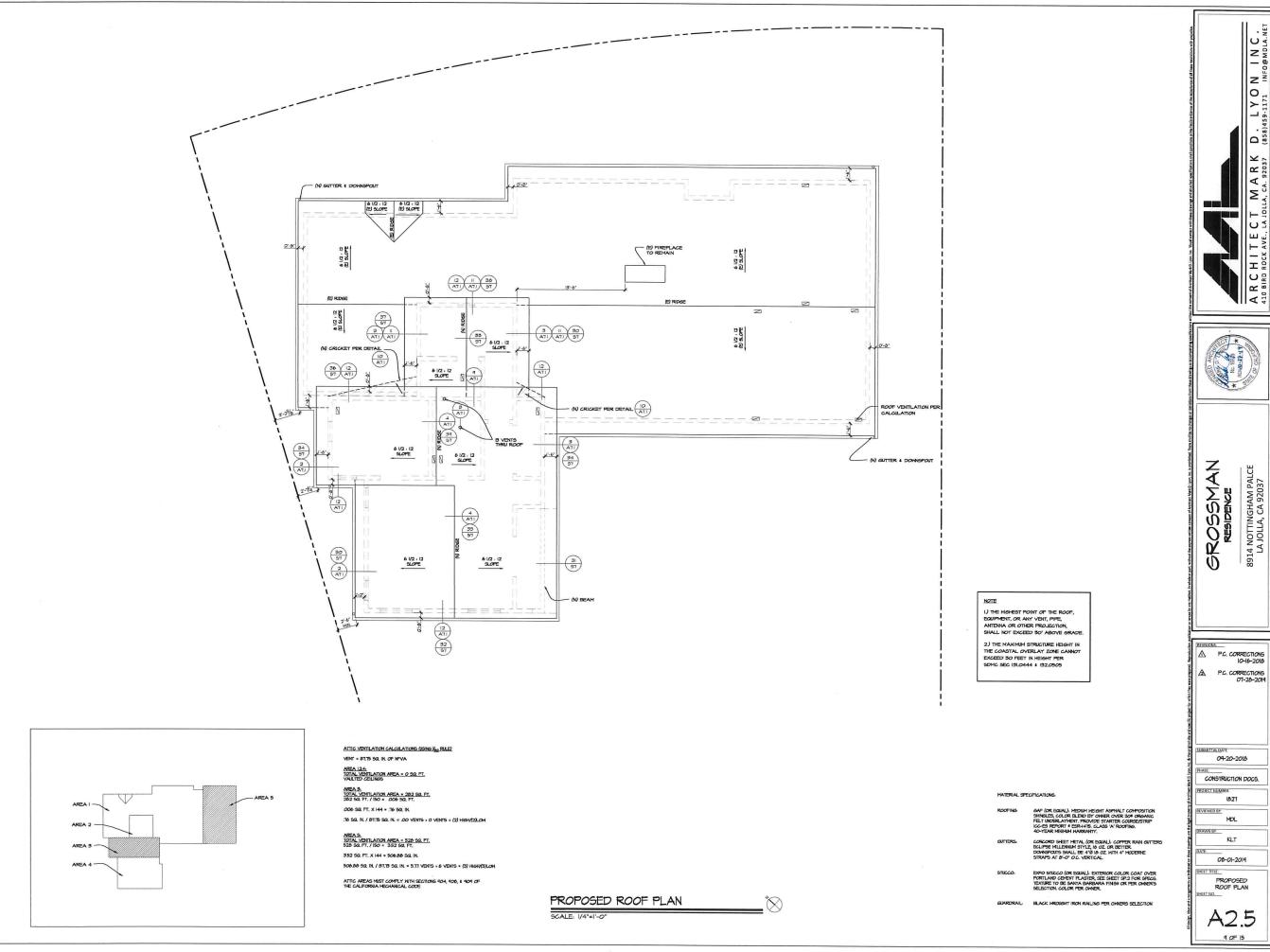






INC.

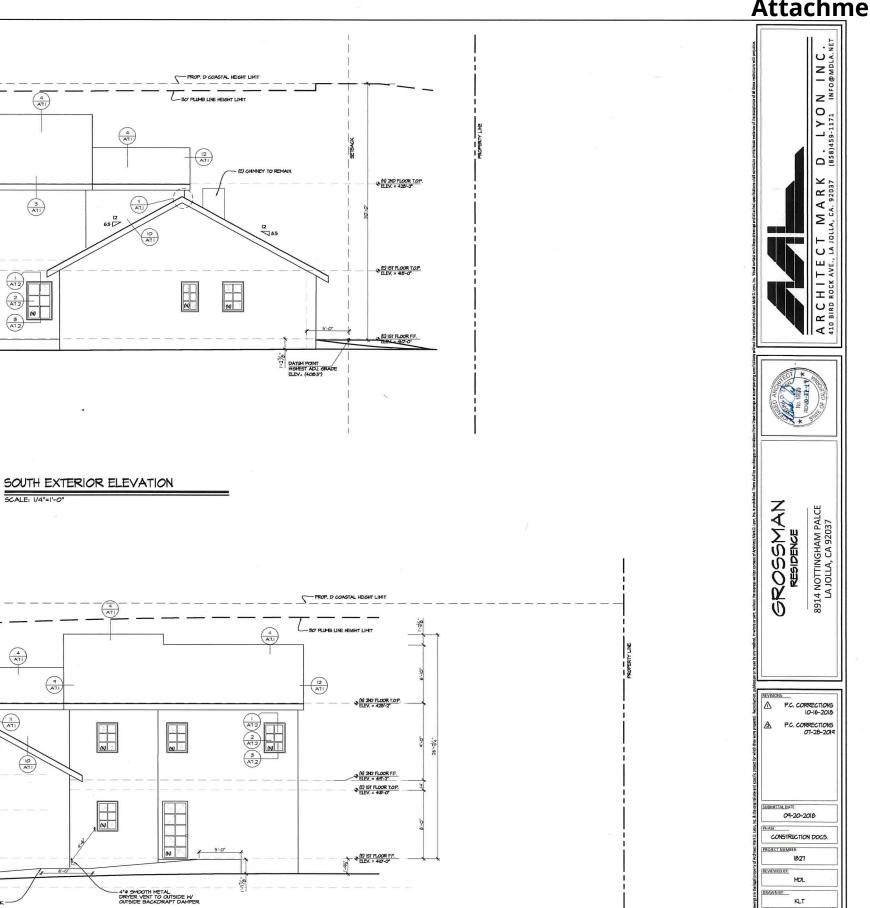
MOL



**Attachment 10** LYON INC. 0 AN 2ND FLOOR TOP. ELEV. = 420'-2" ELEV. = 410-0" NU III (E) 2ND FLOOR F.E ELEV. = 45'-7 1/2 (E) IST FLOOR F.F. ELEV. • 410-0 I) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY YEAT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 50' ABOVE GRAI DATUM POINT LONEST ADJ GRADE ELEV.. (4065') EAST EXTERIOR ELEVATION 8914 NOTTINGHAM PALCE LA JOLLA, CA 92037 **GROSSMAN** RESIDENCE ↑ P.C. CORRECTIONS 10-16-2018 @ AN 2ND FLOOR TOP. (N) 2ND FLOOR T.O. AN I α**.** . NO. (N) 2ND FLOOR F.F. ELEV. = 419'-2' (N) 2ND FLOOR F (E) IST FLOOR T.C (E) IST FLOOR T.O.P. SUBMITTAL DATE: 09-20-2018 CONSTRUCTION DOCS. (E) 15T FLOOR F.F. ELEV. = 410-0\* ELEV. = 40'-0' KLT 08-01-2019 EXTERIOR ELEVATION SHEET NO: WEST EXTERIOR ELEVATION A3.1

08-01-2019 EXTERIOR ELEVATION

A3.2



NORTH EXTERIOR ELEVATION

1 A12 A12 A12

(12 A71)

(N) 2ND FLOOR TOP HEV. = 428'-2'

0 2ND FLOOR F.F. ELEV. = 414-2"

ELEY. = 416'-0'

(N) 2ND FLOOR T.O.P.

ON 2ND FLOOR FF.

(E) 2ND FLOOR F.F. ELEV. = 415'-7 1/2'

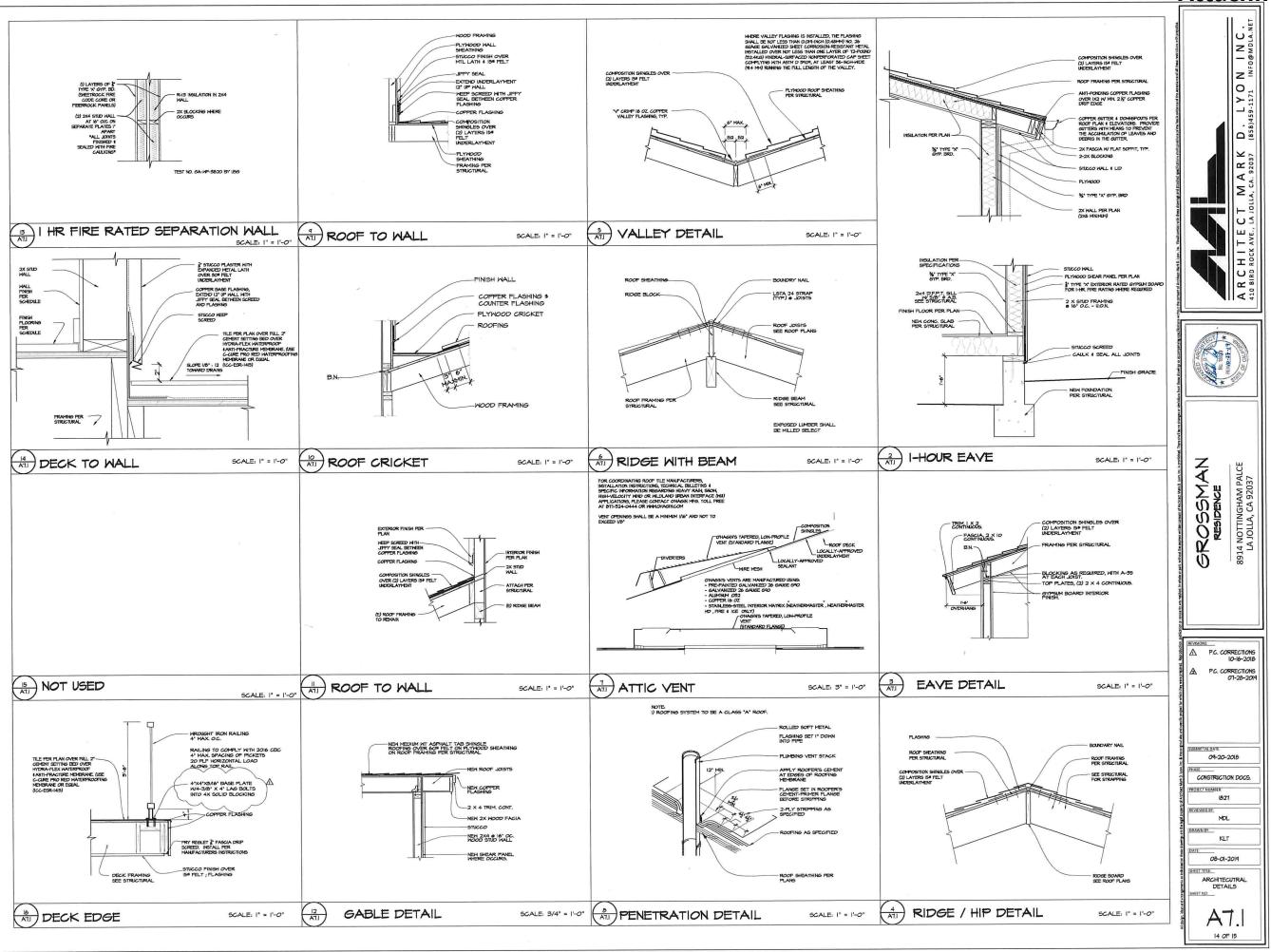
(E) IST FLOOR FF.

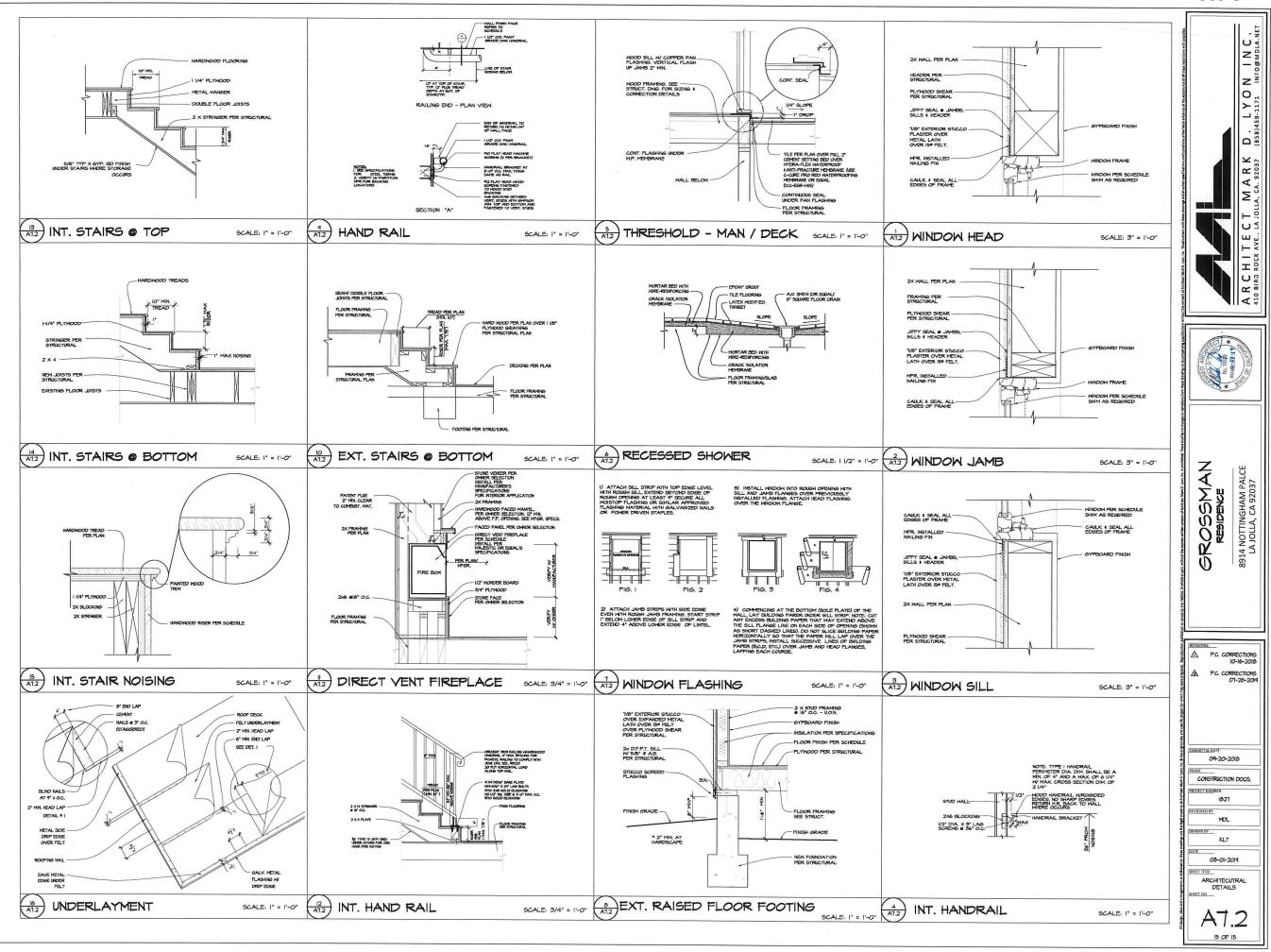
		MIN	D O	W	DETAILS			DFTAILS		1	DOOR			VERIFY ALL DOOR SELECTIONS WITH OWNE								
DW ROO	DM e	17 = 6	SLAZING	TYPE	TEMP'D	FRAME			SILL	REMARKS		OORR	ООМ			E 18.00	GLAZ	TEMP HEAD	-	1	HDWR	REMARKS
0. NO	). J		REA (SF)	(N) CASEMENT	GLASS	FRAME	HEAD	JAMB	SILL	OWNER TO SELECT	9	NO.	NO.	SIZE	-		(SF)		JAMB	SILL	TYPE	
101			7	(N) CASEMENT						OWNER TO SELECT	1			5'-0" x 6'-8" 6'-0" x 6'-8"	10000	SOLID WOOD DOOR SLIDING S.W.D.		-				OWNER TO SELECT
10	1 1'-0' X	( 6'-B'	6.6	(N) FIXED	YES					OWNER TO SELECT		3	103	2'-8' x 6'-8"	N) s	SOLID WOOD DOOR						OWNER TO SELECT
10			6.6	(N) FIXED	YES					OWNER TO SELECT		4	1000	2'-8' × 6'-8"	-	SOLID WOOD DOOR						OWNER TO SELECT
100			80 155	(N) FIXED (N) CASEMENT	YES		-			OWNER TO SELECT	-	6	_	2'-0" x 6'-8"		SOLID WOOD DOOR POCKET DOOR					-	OWNER TO SELECT
III	594 1000-0		16.6	(N) FIXED	YES					OWNER TO SELECT	l h	7		5'-4' × 6'-8"	_	PR FR DR	35 5	TEMP			-	OWNER TO SELECT
111	2'-6" X	K 6'-8'	16.6	(N) FIXED	YES					OWNER TO SELECT	1	8		6'-0' × 6'-5'	_	SLIDING SMD.	33.3	TETT				OWNER TO SELECT
HI			18	(N) CASEMENT						OWNER TO SELECT		9		2'-8" x 6'-8"	W s	SOLID WOOD DOOR						OWNER TO SELECT
111			IB .	(N) CASEMENT						OWNER TO SELECT			_	3'-0" x 6'-8"		FR. DR		TEMP				OWNER TO SELECT
113	727 727		8.7 21	(N) CASEMENT (N) XOX	-	-				OWNER TO SELECT	ł -	12	_	3'-0' x 6'-8'	-	FR. DR SOLID WOOD DOOR	17.7	TEMP			-	OWNER TO SELECT
116			21	(N) XOX						OWNER TO SELECT	1	-		PR. 2'-6" x 6'-8"		PR. FR. DR. 180 DEGREE OPENING	33.3	TEMP				OWNER TO SELECT
101	6'-0" x	× 3'-6*	21	(N) XOX						OWNER TO SELECT		14	10	3'-0" x 6'-8"	(N) s	SOLID WOOD DOOR						OWNER TO SELECT
			100000	Web-controller	-							-	-	3'-0" x 6'-8"	-	SOLID WOOD DOOR						OWNER TO SELECT
20		V / V / V	16.6	(N) FIXED	YES YES	-	-			OWNER TO SELECT	l  -	16		3'-0' x 6'-8'		POCKET DOOR W HEAVY DUTY TRACK					-	OWNER TO SELECT
20			18	(N) CASEMENT	1123					OWNER TO SELECT	1			16'-0' x 7'-0'	_	GARAGE DOOR	-					OWNER TO SELECT
20	04 4'-0" >	× 4'-6'	18	(N) CASEMENT						OWNER TO SELECT		19	115	2'-8' × 6'-8"		PR. 9.M.D.						OWNER TO SELECT
20	2 15 1 25000 150		8.7	(N) CASEMENT						OWNER TO SELECT		20		2'-6" × 6'-8"		SOLID WOOD DOOR						OWNER TO SELECT
20			8.T 5	(N) CASEMENT						OWNER TO SELECT	<b>!</b> ⊢	_	_	2'-6" × 6'-8"	_	SOLID WOOD DOOR						OWNER TO SELECT
20			5 8.7	(N) SLIDER (N) CASEMENT	1	-				OWNER TO SELECT OWNER TO SELECT	1	22	IIB	2'-0" × 6'-8"	(N) S	SOLID WOOD DOOR				-	-	OWNER TO SELECT
20	7.00		18.6	(N) CASEMENT W TRANSOM FIXE						OWNER TO SELECT. SEE ELEVATION	1 🖯	25	202	2'-8" × 6'-8"	N s	SOLID WOOD DOOR				-		OWNER TO SELECT
20			18.6	(N) CASEMENT W TRANSOM FIXE	D					OWNER TO SELECT, SEE ELEVATION	1 [	24	204	2'-8" × 6'-8"	45.00	SOLID WOOD DOOR						OWNER TO SELECT
20			21	(N) XOX						OWNER TO SELECT	1	_	_	6'-0' x 6'-8'	-	SLIDING SMD.						OWNER TO SELECT
20	OI 2'-0" >	x 2'-0"	4	(N) FIXED	1	1				OWNER TO SELECT	<b>I</b> ⊢	26		PR. 2-6" x 6-8"	-	PR. FR. DR.	33.3	TEMP				OWNER TO SELECT
+-	TOTA	AL GLAZING AREA: 4	24.1			GLAZING		NCY DUAL GL	∆7IN⊂	NOTE - EGRESS WINDOWS	[ <del> </del>	28	-	2'-8' × 6'-8" 2'-8' × 6'-8"	1909	POCKET DOOR SOUD WOOD DOOR	-	1	-		-	OWNER TO SELECT
1	1011				INSULA:	TED GLAS	SS WITH A	ARGON.	LING	PROVIDE EMERGENCY EXIT DOORS OR	-		_	2'-6" × 6'-8"	0/8	SOLID WOOD DOOR		<del>                                     </del>		-		OWNER TO SELECT
					U-FACT	OR: O	9.35 9.26			WINDOWS FROM SLEEPING ROOMS. NET				2'-6" × 6'-8"		SOLID WOOD DOOR						OWNER TO SELECT
								JAII DE -	יבוכ	CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 SQ. FT. (821 SQ.			_	4'-0' × 5'-3"	10.000	PR. SMD.						OWNER TO SELECT
	-				GLAZIN	NG INSULA	TED GLA	ASS WITH A		IN.) MINIMUM. NET OPENING HEIGHT DIMENSION, 24" CLEAR, MINIMUM.	-	52	204	3'-0" x 6'-8"	(N) F	PR. SH.D.		1		-	1	OWNER TO SELECT
+	-		LLENS	ING WINDOWS AND DOORS PLACED WITH SAME SIZE.	U-FACT	TOR: 0	.35 .26			MINIMUM NET OPENING WIDTH DIMENSION,	-	-	+							-	+	
			J DE KE	LAUED MITH DAME SIZE.					х.	20" CLEAR. FINISHED SILL HEIGHT MAXIMUM, 44" ABOVE FLOOR.	l 🖯					TOTAL GLAZING AREA	137.5					
										ANAMAN AN CASTA PARALL			ALLE	EXISTING WINDOWS AND DOOPS								
	FI	XTURE	5	CHEDULE							1 -		TO BE	EXISTING WINDOWS AND DOORS REPLACED WITH SAME SIZE.								
RM N				R. I. MODEL NO. SIZE		MARKS					$\vdash$											
105		AVATORY	T	342	+	TO REMAIN					l		R	ROOM FINI	S	H SCHEDU	LE	<b>=</b>	(5	EE MAT	ERIA	ALS LEGEND)
105	(147 147	AV. VALVE SET				TO REMAIN					ROC	MC	ROOM	M NAME FLOOR B	BASE	WALLS CEILING TR	NM	CROWN CA	AB'TS. TO	DPS .	p =	ARKS
105						TO REMAIN							× 281	NAT. FIN. NAT.			FIN.	MAT. FIN. MAT.	FIN. WAT.	FIN.		
105		HOWER HEAD	-			TO REMAIN					101		E) ENTR		F-2		F-2				STING TO I	DCYMSWW.
105	1000	HOWER VALVE SET	-			TO REMAIN					102		E) CLOS		F-2						STING TO I	
105	1000000	HOWER ENGLOSURE				TO REMAIN					104		E) HALL		_	THE RESERVE OF THE PARTY OF THE	F-2				TING TO	
106	(E) SH	HOWER HEAD			EXISTING	TO REMAIN					105	5	E) BATH	HROOM CT ST NO	F-2	2 SYP MR P-2 SYP P-1 NO	F-2			EXIS	TING TO	REMAIN
106	1	HOMER VALVE SET	-		-	TO REMAIN					106	_	E) BATH			2 SYP MR P-2 SYP P-I ND	F-2				STING TO	
106	1	HOWER DRAIN AVATORY	-		1-0-0-0	TO REMAIN					101		(E) BEDF (E) CLOS		F-2		_				TING TO	Acres de la companya del companya de la companya de la companya del companya de la companya de l
106		AV. VALVE SET				TO REMAIN					109	_		AT ROOM HOND F-2 ND			F-2			1 200,000	TING TO	STORES.
106					EXISTING	TO REMAIN					110	,	N VEST	T. HOND F-2 NO			_					
109		REPLACE				TO REMAIN					m		N) BEDA			2 SYP P-2 SYP P-I ND						
112			-		OWNER TO						112				_	2 GYP P-2 GYP P-1 ND						
112		ASHER AVATORY	-			O SELECT SS STEEL SIN	GI F SINK				113		N BATH E) BAR		F-2	2 SYP MR P-2 SYP P-1 MD SYP X P-2 SYP P-1	F-2			EVIG	STING TO I	DESCAIN
112		AV. VALVE SET			OWNER TO		OLL SHA				115		N) CLOS		F-2	2 6YP P-2 6YP P-1 WD	F-2			LAS	JINO IO	CITAN
113	(N) SH	HOWER HEAD			OWNER TO	O SELECT					116	,	E) KITC	HEN HOND F-2 NO	F-2	2 6YP P-2 6YP P-1 ND	F-2			EXIS	TING TO	REMAIN
113		HOWER VALVE SET			The second secon	O SELECT					117	_	(E) CLOS			2 SYP P-2 SYP P-1 NO	17.1.00				STING TO	
115		HOWER DRAIN	TEMP 61	ACC.		O SELECT		-,			118	•	(E) CLOS	SET HOND F-2 NO	F-2	2 SYP P-2 SYP P-1 ND	F-2			EXIS	STING TO I	REMAIN
115		HOWER ENGLOSURE AVATORY	IEMP 61	~~	_	O SELECT					20	, l	(E) HALL	L HOND F-2 NO	F-2	2 SYP P-2 SYP P-1 MD	F-2	+		Eve	STING TO I	REMAIN
115		AV. VALVE SET				O SELECT					20:		N) BATH			2 SYP WR P-2 SYP P-1 ND				EAS		-u-20
113	(N) LA	OUFT				O SELECT					20		(N) CLOS			2 SYPWR P-2 SYP P-1 NO						
113	(N) TO				OWNER T	O SELECT					20-	_			_	2 SYP P-2 SYP P-1 ND						
113 113	(N) TO	ANKLESS WATER HEATER	-		and the second						20		(N) CLOS		_	2 SYP WR P-2 SYP P-1 WD 2 SYP WR P-2 SYP P-1 WD	_	++-	-			
113 113 114	(N) TO	ANKLESS WATER HEATER ISH WASHER			EXISTING						200	6	יייייייייייייייייייייייייייייייייייייי	2000-1-00-1-00-1-00-1-00-1-00-1-00-1-00			_	+++-		EXIS	STING TO I	REMAIN
113 113	(N) TO	ANKLESS WATER HEATER			EXISTING	TO REMAIN TO REMAIN		×			20		(E) BEDA	100110	F-2	2 SYP P-2 SYP P-1 NO						REMAIN
113 114 116 116 116	(N) TC (N) TA (D) D! (E) K!	ANKLESS WATER HEATER ISH WASHER ITCHEN SINK INK LAY, VALVE SET ARBAGE DISPOSAL			EXISTING EXISTING EXISTING	TO REMAIN TO REMAIN TO REMAIN					201	71 B	(E) OFFI	ICE HOND F-2 NO	F-2	2 SYP P-2 SYP P-1 ND					IINO IO	
113 113 114 116 116 116	(N) TC (N) TA (E) (E) (E) (E) (E) (E) (E) (E) (E) (E)	ANCLESS WATER HEATER ISH WASHER ITCHEN SINK INK LAY, YALVE SET ARBAGE DISPOSAL ALL OVEN			EXISTING EXISTING EXISTING	TO REMAIN TO REMAIN TO REMAIN TO REMAIN					20	71 B		ICE HOND F-2 NO	F-2						STING TO	REMAIN
113   113   114   116   116   116   116	(N) TC (N) TA (E) DI (E) (E) (I) (E) GI (E) GI (E) W	ANKLESS WATER HEATER ISH WASHER ITCHEN SINK INK LAY, VALVE SET ARBAGE DISPOSAL ALL OVEN OOK TOP			EXISTING EXISTING EXISTING EXISTING EXISTING	TO REMAIN TO REMAIN TO REMAIN TO REMAIN					201	71 B	(E) OFFI	ICE HOND F-2 NO	F-2	2 SYP P-2 SYP P-1 ND						REMAIN
113   114   116   116   116   116	(N) TA (N) TA (E) DI (E) (E) SI (E) SI (E) SI (E) CA (E) W	ANCLESS WATER HEATER ISH WASHER ITCHEN SINK INK LAY, YALVE SET ARBAGE DISPOSAL ALL OVEN			EXISTING EXISTING EXISTING EXISTING EXISTING	TO REMAIN TO REMAIN TO REMAIN TO REMAIN					201	77 B	(E) OFFI (E) GLOS	ICE HOMO F-2 MO SET HOMO F-2 MO	F-2	2 SYP P-2 SYP P-1 MD 2 SYP P-2 SYP P-1 MD			. [ \$1	EXIS	STING TO I	
113   113   114   116   116   116   116   116	(N) TA (N) TA (E) DI (E) (E) SI (E) SI (E) SI (E) CE (E)	ANCLESS WATER HEATER ISH WASHER ITCHEN SINK INK LAV, VALVE SET ARBAGE DISPOSAL ALL OVEN OOK TOP EF, FREZ, COMBO			EXISTING EXISTING EXISTING EXISTING EXISTING EXISTING EXISTING	TO REMAIN TO REMAIN TO REMAIN TO REMAIN TO REMAIN TO REMAIN					201	77 B	(E) OFFI (E) GLOS	ICE HOND F-2 NO	F-2	2 SYP P-2 SYP P-1 MD 2 SYP P-2 SYP P-1 MD		F	- INIS	EXIS	STING TO I	SEND
113 114 116 116 116 116 116 116 20:	(N) TC (N) TA (	NNCLESS (MATER HEATER 18H MANER 11F MEN 18H MANER 11F MEN 18H MANE 11F MEN			EXISTING EXISTING EXISTING EXISTING EXISTING EXISTING EXISTING OWNER T OWNER T	TO REMAIN O SELECT O SELECT					200 200 200	M BER	(E) OPPI	TERIALS   RIPTICH	F-2 F-2	2 SYP P-2 SYP P-1 MD 2 SYP P-2 SYP P-1 MD	F-2	R DESCRIPTION		EXIS	E (	S E N D
113 114 116 116 116 116 116 116 202 202 202	(N) TC (N) TA (D) D) (E) D) (E) (E) W (E)	ANALESS HATER HEATER ISH MASHER ITCHEN SINK INC LAY, VALVE SET ARBAGE DISPOSAL ALL OVEN OOK TOP EF, FREZ, COMBO HOVER HEAD HOVER VALVE SET HOVER VALVE SET	TEMP. GL	A55	EXISTING EXISTING EXISTING EXISTING EXISTING EXISTING OWNER T OWNER T OWNER T	TO REMAIN O SELECT O SELECT O SELECT					200 200 200 NUME	M M BER	(E) OFFICE CONC	TERIALS   RIPTION RETE-SEALED	F-2 F-2	2 SYP P-2 SYP P-1 MD 2 SYP P-2 SYP P-1 MD	F-2	R DESCRIPTION PAINT - ESSSHEL	L	EXIS	E (	SEND MARKS O COLOR COATS OVER SEALER
113   114   116   116   116   116   116   116   120   20   20   20   20   20   20   20 	(N) TG (N) TA (	ANALESS WATER HEATER 15H WASHER 1TCHEN SINK 1TCHEN SINK INK LAV, VALVE SET ARBAGE DISPOSAL ALL OVEN OOK TOP EP: PREZ. COMBO HOVER HEAD HOVER VALVE SET HOWER DRAIN HOWER DRAIN	TEMP. GL	N66	EXISTING EXISTING EXISTING EXISTING EXISTING EXISTING OWNER T OWNER T OWNER T OWNER T	TO REMAIN O SELECT O SELECT O SELECT O SELECT O SELECT					200 200 200	DEER NC	(E) OFFICE (E) GLOS  A  DESCRIPTIVALE	TERIALS   RIPTION RETE-SEALED	F-2 F-2	2 SYP P-2 SYP P-1 MD 2 SYP P-2 SYP P-1 MD	F-2 LETTER P-1 P-2	PAINT - SATIN FIN	LL NISH	EXIS	E (	GEND  MARKS  O COLOR COATS OVER SEALER  O COLOR COATS OVER SEALER
113 114 116 116 116 116 116 116 116 203 203 203 203 203 203 203	N T T C T C T C T C T C T C T C T C T C	ANALESS MATER HEATER ISM MASHER ITOTEN SINK INC LAY, VALVE SET ARBASE DISPOSAL ALL OVEN OOK TOP BF. PREZ, COMBO HOVER HEAD HOVER PALVE SET HOVER DELOSURE DILET AVATORY	TEMP. GL	NG5	EXISTING EXISTING EXISTING EXISTING EXISTING EXISTING OWNER T OWNER T OWNER T OWNER T	TO REMAIN O SELECT O SELECT O SELECT					200 200 200 NUME CON	M M M M M M M M M M M M M M M M M M M	(E) OFFICE (E) GLOS  A  DESCRIPTIVALE	TERIALS  RIPTION RETE- SEALED  LOOD  RIPTION RETE- SEALED  LOOD  RIPTION RETE- SEALED  LOOD  RIPTION RETE- SEALED	F-2 F-2	2 SYP P-2 SYP P-1 MD 2 SYP P-2 SYP P-1 MD	F-2  LETTER P-1 P-2 P-3	PAINT - SATIN FIN PAINT - SEMI-GLO	LL NISH 055	5 H L	E (	SEND  MARKS 0 COLOR COATS OVER SEALER 0 COLOR COATS OVER SEALER 0 COLOR COATS OVER SEALER
113   114   116   116   116   116   116   116   120   20   20   20   20   20   20   20 	N TCC	ANALESS WATER HEATER 15H WASHER 1TCHEN SINK 1TCHEN SINK INK LAV, VALVE SET ARBAGE DISPOSAL ALL OVEN OOK TOP EP: PREZ. COMBO HOVER HEAD HOVER VALVE SET HOWER DRAIN HOWER DRAIN	TEMP. GL	NSS	EXSTING EXISTING EXISTING EXISTING EXISTING EXISTING EXISTING OWNER T	TO REMAIN TO SELECT					200 200 200 NUME CON PLY	M M M M M M M M M M M M M M M M M M M	(E) OFFICE (E) CLOS  DESCRIPTION  PLYM  GYPSI	TERIALS  RIPTION RETE- SEALED  BOOD  PAGE  REDORD  REDORD  RESERVED  RESERVE	F-2 F-2	2 SYP P-2 SYP P-1 MD 2 SYP P-2 SYP P-1 MD	F-2 LETTER P-1 P-2	PAINT - ESSHEL PAINT - SATIN FIN PAINT - SEMI-GLO 3 COAT SATIN UR	LL NSH OSS RATHANE OVER SI	5 H L	RE (	GEND  MARKS  O COLOR COATS OVER SEALER  O COLOR COATS OVER SEALER
113   114   116   116   116   116   116   120	N TC	ANALESS MATER HEATER ISH MASHER ITICHEN SHIK INC LAY, VALVE SET ARBAGE DISPOSAL ALL OVEN OOK TOP EP: PREZ, COMBO HOVER HEAD HOVER PRAIN HOVER RICLOSURE DILIET AVATORY AV, VALVE SET HOVER HEAD	TEMP. GL	NG5	EXISTING EXISTING EXISTING EXISTING EXISTING EXISTING EXISTING EXISTING OWNER T	TO REMAIN O SELECT					NUME CON PLY HOW WD 5T	M M M M M M M M M M M M M M M M M M M	(E) OFFIGE CONSTRUCTION	TERIALS  RIPTION RETE- SEALED  LOOD	F-2 F-2	2 SYP P-2 SYP P-1 MD 2 SYP P-2 SYP P-1 MD	F-2  LETTER P-1 P-2 P-3 P-1	PAINT - EGGSHEL PAINT - SATIN FIN PAINT - SEMI-GLO 3 COAT SATIN UR	LL NSH OSS RATHANE OVER SI	5 H L	RE (	SEND  MARKS  O COLOR COATS OVER SEALER  O COLOR COATS OVER SEALER  O COLOR COATS OVER SEALER  RIFY STAIN COLOR IV OWER
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113 113 113 114 116 116 116 116 116 116 116 116 116	M TCC M TC M TC M TC M TC M TC M TC M T	ANALESS HATER HEATER ISH MASHER ISH MASHER ISTOHN SINK INC LAY, VALVE SET ARBAGE DISPOSAL ALL OVEN OOK TOP EP, FREZ, COMBO HOVER HEAD HOWER VALVE SET HOWER VALVE SET HOWER DELCOSURE DILET ANATORY AV, VALVE SET HOWER HEAD HOWER HEAD HOWER HEAD HOWER WALVE SET HOWER WALVE SET HOWER WALVE SET HOWER VALVE SET HOWER VALVE SET HOWER VALVE SET	TEMP, GL		EXISTING EXISTING EXISTING EXISTING EXISTING EXISTING EXISTING OWNER T	TO REMAIN TO REMAIN TO REMAIN TO REMAIN TO REMAIN TO RELECT O SELECT					NUME CON PLY HOW ST CT CPT	M BER NC	(E) OFFILIA DESCH CONC. PLYM GYPSI HARD MOOD STONE	TERIALS  RIPTION  RRETE- SEALED  ROOD  P.2  RRETE- SEALED  ROOD  P.2  RRETE- SEALED  ROOD  RRETE- SEALED  ROOD  RRETE- SEALED	F-2 F-2	2 SYP P-2 SYP P-1 MD 2 SYP P-2 SYP P-1 MD	F-2  LETTER P-1  P-2  P-3  F-1  F-2  H-1  H-2  GF-1	R DESCRIPTION PAINT - EGGSHEL PAINT - SATIN FIN PAINT - SEMI-GLC 5 COAT SATIN UR STELL TROMEL BROOM FINSH LIGHT FOG TEXTU	I.L. NISH 055 RATHANE OVER S. 2 COATS OF SA	5 H L	RE (	SEND  MARKS  O COLOR COATS OVER SEALER  O COLOR COATS OVER SEALER  O COLOR COATS OVER SEALER  RIFY STAIN COLOR IV OWER
113 113 114 116 116 116 116 116 116 116 116 116	N TC   N TC	WALLESS HATER HEATER ISH MANER ISH MANER ITOKEN SHIK INC LAY, VALVE SET ARBAGE DISPOSAL ALL OVEN EP: FREZ, COMBO HOVER HEAD HOVER HEAD HOVER PALVE SET WALTORY ANY, VALVE SET HOVER DRAIN HOVER ENCLOSURE DILIET ANATORY ANY, VALVE SET HOVER DRAIN HOVER VALVE SET HOVER DRAIN HOVER VALVE SET HOVER DRAIN HOVER VALVE SET			EXISTING EXISTING EXISTING EXISTING EXISTING EXISTING EXISTING EXISTING EXISTING OWNER T	TO REMAIN TO SELECT O SELECT					NUME CON PLY HOW WD ST CT	M BEER NC	(E) OFFILIA  DESCH CONC. PLYM GYPSI HARD WOOD STONE CERAL CARP	TERIALS  RIPTION RETE-SEALED  BOOD  WAS BOARD  BOOD  DE  WHICH TILE	F-2 F-2	2 SYP P-2 SYP P-1 MD 2 SYP P-2 SYP P-1 MD	F-2  LETTER P-1  P-2  P-3  P-1  F-2  H-1	R DESCRIPTION PAINT - EGGSHEL PAINT - SATIN ITI PAINT - SATIN ITI STAIN 1 SEAL H/ STEEL TROPEL BROOM FINSH LIGHT FOG TEXTU SMOOTH MUD FIN	I.L. NISH 095 RATHANE OVER S. 2 COATS OF SA IRE	5 H L	RE (	SEND  MARKS  O COLOR COATS OVER SEALER  O COLOR COATS OVER SEALER  O COLOR COATS OVER SEALER  RIFY STAIN COLOR W OHER
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#### 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 state for review by Architect prior to refabilition.
- The locations of ducts, supply registers, sofflits, and return air grills are approximate. Unless otherwise noted verify height of wall mounted registers. Do not no 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 (latost edition) and other applicable state and local requirements. All data work shall be stated and Installed in accordance with chapter 10 of CMC & CAC. Title 24. See project specifications for additional mechanical information.
- 4. All ducting and equipment shall be sized for air conditioning. Supply and return ducts shall be pointed black behind registers and grills. Once system is in place contractor shall best system for the following:

- 5. Supply registers

  Add Type. Hert & Cooly A600 Series or aqual.

  Polit Type. Hert & Cooly 551 Royaldre Series or aqual.

  Prish: Solin Animan Prish, adjustated lowering difficult and multi-shutur valve.

  Celling type. Hert & Cooly 575-5-3 Solid diffuser with intered corners.

  Prish: Solin deminent Prish (versit) Provide a sample register for the owner approval. Alternate registers to be
- 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.
- 1. Provide a Honeywell or equal digital thermostat control for each FAU/AC unit at location shown on plan.
- Exhaust fars for baths and laundry room shall provide five air changes per hour. See electrical schedule.
   Discharge point for exhaust air will be at least 5 feet from any opening which allows air entry into building.
- Hotser heaters shall be provided with an exhaust flue through roof and a 3/4" copper P & T discharge line to exterior or drain. Provide metal selenic straps to wall framing at lop and bottom of storage tank. One strap around too I/3 of tank and one strap around bottom I/3 of water tank.
- 10. All roof mounted A/C units shall be attached to a vibration isolation platform separated from roof.

II. Per 2016 Groen Code Soc 4,506.1 Mechanical orhands fare which exhaust directly from bathrooms shall comply with the following shall be BERSOF STAR compliant and be ducted to be minded activate the building 2. When bruttering an a compromed of a rich horson writicism system, from such be carrivaled by a hundrated, which shall be readily accessible, himidated controls shall be capable of adjustment between a relative hundring range of 50 to 80 percent.

	MECHANICAL LEGEND:
⊢⊕	THERMOSTAT
HM 2	AIR SUPPLY  HW - HIGH WALL REGISTER
<b>포쒸 3쒸 명ብ</b>	LW - LOW WALL REGISTER
	CR - CEILING REGISTER
FIR	FLR - FLOOR REGISTER
R/A	RETURN AIR
$\boxtimes$	EXHAUST INTAKE
. EX	EXHAUST OUT
<b>−</b> • <sub>F.6.</sub>	FUEL GAS
→ <sub>H.D.</sub>	HOSE BIBB
KEY	KEY
0	GAS METER
D	CENTRAL VACUM
	ATTIC ACCESS
€FP	FLOOR DRAIN

#### LUMINAIDE COLEDULE & LECEND

	LUMIN	NAIRE SCHEDUL	= & LEGEND
Symb	Al_	Description Recessed LED Denniight 2-26W - 3000 K Lamps	Manufacturer Owner Selected, Contractor Installed, Decorative Fixtures
•	<u>A2</u>	Surface Mount LED Downlight IC/AT 591-2644-3000 K Lamp	Owner Selected, Contractor Installed, Decorative Fixtures
	<u>A3</u>	LED Shower Light 1-26M - 3000 K Lamp	Owner Selected, Contractor Installed, Decorative Fixtures
•	<u>A4</u>	Low Voltage Adjustable Downlight IC/AT 20m MR16 MFL	Owner Selected, Contractor Installed, Decorative Fixtures
g	M A5	Celling Fixture, LED 55W DCIRC, 3000 K	Owner Selected, Contractor Installed, Decorative Fixtures
Ø	BI	Mall Fixture w/Sensor & Photo Cell 50W Lamps	Owner Selected, Contractor Installed, Decorative Fixtures
	<u>≺</u> ন	l'x4' Recessed LED Troffer 2 - Lamps T-8 / 5500K	Owner Selected, Contractor Installed, Decorative Fixtures
⊢€	) <u>62</u>	LED Strip	Owner Selected, Contractor Installed, Decorative Fixtures
=	<u>C3</u>	Under cabinet LED WSM 2 - Lamps T-5 / 13M / 3000 K	Owner Selected, Contractor installed, Decorative Fixtures
	<u>C4</u>	Low Voltage Striplight - Provide Transformer W5W 24V Festoon Lamps	Owner Selected, Contractor Installed, Decarative Fixtures
-	, <u>c</u> 5	Halogen Under cabinet Fixture	Owner Selected, Contractor Installed, Decorative Fixtures
0	DI	Junction Box	Owner Selected, Contractor Installed, Decorative Fixtures
ф	D2	Exterior Wall Mounted Fixture	Owner Selected, Contractor Installed, Decorative Fixtures
a	D3	Hall Mounted Fixture	Owner Selected, Contractor Installed, Decorative Fixtures
Þ	D4	Wall Sconce	Owner Selected, Contractor Installed, Decorative Fixtures
+	D5	Pendant Light Fixture	Owner Selected, Contractor Installed, Decorative Fixtures
	<u>c8</u>	Recessed Lourve Step Light +12* I - Lamp IBM / 3000 K	Owner Selected, Contractor Installed, Decorative Fixtures
3	€ =	Paddle Fan	Owner Selected, Contractor Installed, Decorative Fixtures
3	D8	Paddle Fan H/ Light Kit	Owner Selected, Contractor Installed, Decorative Fixtures
€	) pa	Chandeleir / Hanging Light Fixture	Owner Selected, Contractor Installed, Decorative Fixtures

## LIGHTING MEASURES:

110.9. All lighting control devices and systems, ballasts, and luminaires shall meet the applicable requirements of section 110.9.

150(k)2A: High officacy luminaires must be switched separately from low officacy luminaires. 150(k)3A. A minimum of 50 percent of the total rated wattage of permanently installed lighting in kitchens shall be high afficacy.

150(k)5: 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.

150(k)6: Lighting installed in attached and detached garages, laundry rooms, utility rooms shall be high efficacy luminaires and controlled by vacancy sensors.

SO(No). Limitarines received this callings that is to lated for zero clearance insulation contact ((c) by Vederarties. Laborations or other nationally recognized being-fathing laborations have a label that certifies the limitaries as artifath with air leakage less than 2.0° CPH at 15° Prescale when tested in accordance with ASTM E285.

ISO(NA). For single-family residential buildings, autdoor lighting permanently mainted 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.

I. Controlled by a manual CN and OFF switch that does not override to ON the automatic actions of items is of it bollow; and it controlled by a motion sensor not having an override or bysoss switch that disobles the motion sensor, or controlled by a motion sensor having a temporary override suitch which temporarily bypasses the motion sensing function and automatically reactivates the motion sensor within 6 hours; and

II. Controlled by a motion sensor not having an override or byposs switch that disobles the motion sensor, or corrolled by an orbiton sensor having a temporary override switch which temporarily byposses the motion sensor having a temporary override switch which temporarily byposses the motion sensor within 6 hours; and the control of the control of

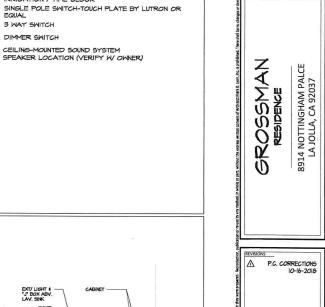
Exterior Lighting. Provide an exterior light at new exterior exits. For dwelling unit, attached garages with electric power, at least one wall exitan-controlled lighting value shall be installed to provide in a garage shall not be considered as an outdoor entire about which grade level access. A vehicle doe in a garage shall not be considered as an outdoor entire outside with grade level access. A vehicle doe in a garage shall not be considered as an outdoor entire outside shall be permitted.

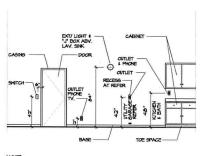
#### ELECTRICAL NOTES:

- I. 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 at 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 REC, state and local requirements.

- Verify electrical requirements for new appliances and mechanical equipment prior to running wire, see Appliance Schedule and floor plans for equipment.
- 8. All electrical panels shall have permanent legible labels indicating circuit use, amperage, etc.
- q. Verify with owner runtier of telephone lines to be provided to residence. Previne for cable TV and telephone per plans, verify size and shielding requirements for TV cable. Verify locations of telephone, cable and compare ruletes with woner prior to installation. All communications wiring shall be run radially (not looped) from outlet to master communication panel.
- 10. Varify with owner any electrical stub outs for future electrical.
- $\rm I\!L$  . Verity 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.)
- 12. 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 nired to the building electrical system, and shall be applied with buttery back up.
- 13. 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 values
- 4. Unction boxes for ceiling fans shall be securely fastened to framing per fan manufacturer's
- [6, Mounting heights for light flatures shown on plans are from Phish floor or flatwork to the centerine of junction box, whose noted otherwise. Also refer to exterior and interior elevations for additional information regarding fixture nounting lights.
- 17. Owner supplied fixtures shall be installed by contractor.
- 19. The primary lighting in kitchen and bathrooms shall have compact fluorescent builds installed in recessed type fixtures or shall be fluorescent type fixture.
- 20. As used in this section a "wall space" is considered a wall whorken along the floor line by doorwap, fireplaces, or similar openings. Each wall space two or more feet wide is breated individually from other wall spaces within a room. A wail space can include two or more valls of a room (crossid corners) where whorken at the floor line. The purpose of this requirement is to minimize the use of cords across doorwap, free places and whilming openings.
- A. In kitchers, family rooms, dring rooms, breakfast rooms, living rooms, portors, libraries, dars, so rooms, bedrooms, recreation rooms, or similar rooms, receptacle adulets must be installed so that no point along the floor line in any such space is more than six feet, measured no instantially from an adulet in that space. This includes any sail space but feet or more side and the sail space occupied by that do point in exterior sails. The sail space adthorded by fixed room dividers, such as freestanding barr-type counters, is included in the six foot measurement.
- B. In kitchen and dining areas, a receptacle mest be installed at each counter space wider than belief 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 comot be included as these required cuttes.
- C. 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.
- D. At least one wall receptacle must be installed in the bathroom, adjacent to the basin.
- E. For a single-family dualling, at least one outlet must be installed outdoors.
- F. At least one outlet must be installed in each basement and attached garage, and in each detached garage with electric power.
- 6. Outlets in other sections of the more for special appliances, such as laundry equipment, must be located within size feet of the intended location of the intended appliance.
- H. At least one outlet must be installed for the laundry.
- I. Lighting outlets must be installed as followed:
- At least one wall switch-controlled lighting outlet must be installed in every habitable room, in hallways, stain-rays, at all exterior exits, attached garages and in detached garages with electric power.
- a. In habitable rooms, other than kitchens or bathrooms, one or more receptacles controlled by a wall switch is permitted in lieu of lighting autiets.
- in hallways, stainways 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 aculpment 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:
- 2. Within 6 feet of a kitchen sink
- 5. Outdoors, garages, crawl spaces, and unfinished base
- 21. Corton Moroulda clarms shall reachive their primary power from the building sking share, such shifting te served from a commercial source and shall be subgrouped tilth a battering backet, a king shall be directly connected to the permanent building sking sithout a disconnecting satisful before the required for overcurrent protection.







#### NOTE:

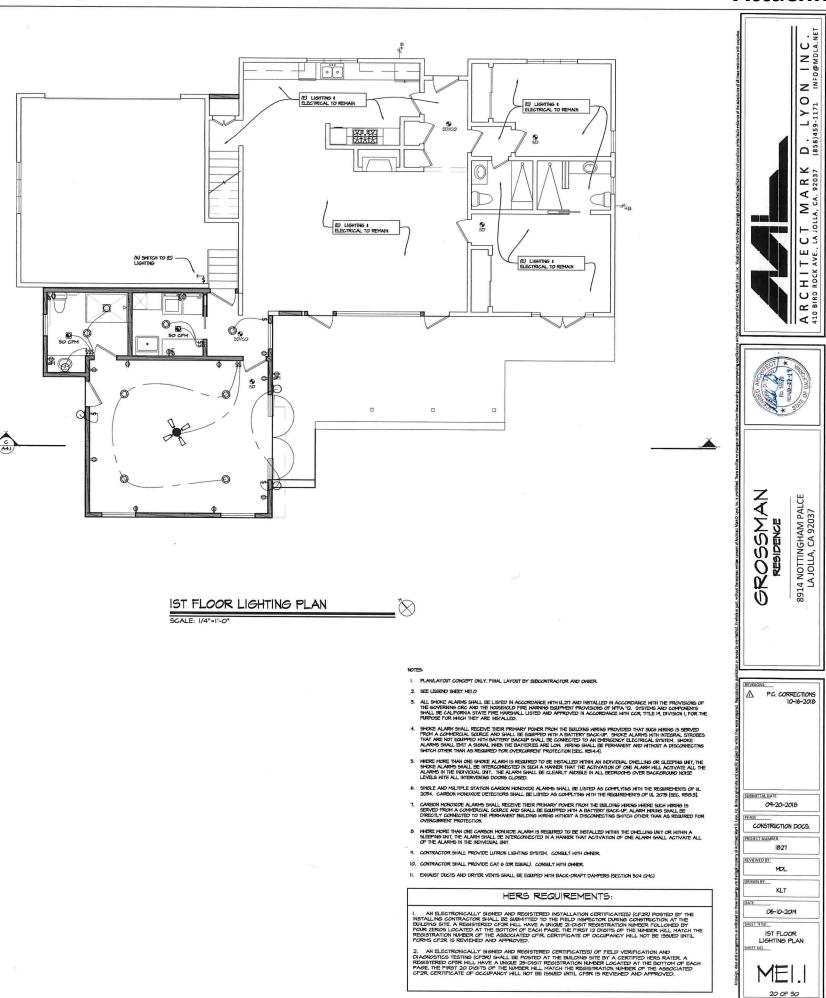
- LOCATIONS ARE TYPICAL (U.O.N.) ON EM PLANS.
  SMITCHES SHALL BE ROCKER TYPE (LEVITON OR EQ.)
  (VERIFY MITH OWNER).
- COVER PLATES AND RECEPTACLES SHALL MATCH IN COLOR AND STYLE (LEVITON OR EQ.) (VERIPY WITH DONER).
- WERE RECEPTACLES ARE EXPOSED TO MOISTURE PROVIDE WEATHER-PROOF COVERS SEE EM SHEETS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
- 6. VERIFY HEIGHTS WITH OWNER.

  1. ALL PLATES TO BE WHITE (LON) (VERIFY WITH OWNER).

RECEPTACLE LOCATIONS:







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

				Attachn
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ENGINE

NARAGHI E TOM NARAGHI, PI SECE-2721-Ø108 18340 Chaperral Way Blogs, Ca 92004

Grossman Residence 8914 Nottingham Place La Jolla, Ca 92037

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2. Pridging to jobs.  2. I'' it of settloor or less to each jobs.  3. I'' settloor in jobs or grider.  5. Z'' settloor to jobs or grider.  5. Sole pictae to jobs or prider.  5. Sole pictae to jobs or blocking.  Sole pictae to jobs or blocking.  Sole pictae to jobs or blocking.  Top pictae to sloud.  6. Start to sole pictae.  6. Doubte loop pictae.  Coubte loop pictae.  Coubte loop pictae.  Coubte loop pictae.  10. Doubte loop pictae.  10. Couttonoon header to state.  10. Couttonoon header to state.  11. Couttonoon header to state.  13. Couttonoon header to state.  14. Couttonoon header to state.  15. Couttonoon header to state.  16. Couttonoon header to state.  17. Couttonoon header to state.  18. Couttonoon header to state.  19. Couttonoon header to state.  19	2 - Did Common (D)* + 0.197) 2 - Did Common (D)* + 0.197) 2 - Fid Gogne (D)* - 0.197) 2 - Fid Common (D)* + 0.197) 3 - Common (D)* + 0.197) 4 - Common (D)* + 0.197) 5 - Common (D)* - 0	townal each end townal face noil town noil town noil town noil town noil typical face noil typical face noil typical face noil townal end noil townal end noil typical face noil typical face noil typical face noil townal
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1. If a 6' withflow or fees to accol jobb. 1. The shiften for less to accol jobb. 2. The shiften for less than 10 just to register. 3. The shiften for jobb to register. 3. The price to jobb to reflect to shift. 4. Top picta to shift. 5. Said to sole pictae. 5. Double top pictae. 5. Double top pictae. 5. Double top pictae. 6. Double top pictae. 7. Top pictae jobb to reflect to top pictae. 8. Top pictae jobb to top pictae. 8. Top pictae jobb to top pictae. 9. Top pictae jobb to top pictae. 9. Continuous header to shift. 9. Continuous headers to shift. 9. Continuo	2 - Bid common (B)* x 0.187)  2 - India common (B)* x 0.187)  2 - India common (B)* x 0.187)  2 - India common (B)* x 0.187)  3 - India common (B)* x 0.187  3 - India common (B)* x 0.187  4 - B)* x 0.18* nata of the common (B)* x 0.187  2 - India common (B)* x 0.187  4 - B)* x 0.18* nata of the common (B)* x 0.187  4 - B)* x 0.18* nata of the common (B)* x 0.187  4 - B)* x 0.18* nata of the common (B)* x 0.187  4 - B)* x 0.18* nata of the common (B)* x 0.187  3 - B)* in gage sloptes  4 - B)* x 0.18* nata of the common (B)* x 0.187  3 - B)* x 0.18* nata of the common (B)* x 0.187  3 - B)* x 0.18* nata of the common (B)* x 0.187  5 - B)* x 0.18* nata of the common (B)	tice noil  third and face noil  typical face noil  brocked roll panels  and noil  toenal  and noil  toenal  typical face noil  typical face noil  top spice  toenal  toenal  toenal  toenal  toenal  toenal  toenal  toenal
3. T without to joint or priorier  3. Solie pictae to joint or blocking of  5. Solie pictae to joint or blocking of  5. Solie pictae to joint or blocking of  5. Top pictae to skick  6. Solie to solie pictae  6. Double loop pictae  7. Double loop pictae  8. Double loop pictae  8. Double loop pictae  8. Double loop pictae  9. Double loop pictae  9. Double loop pictae  9. Double loop pictae  9. Common pictae  9. Common pictae  9. Common pictae  9. Common pictae  10. Common pic	2 - Bod. common (B)*, x 0 (B)*)  2 - 104 (B)*, x 0 (B)*, x 10 (B)*  2 - 104 (B)*, x 0 (B)*, x 10 (B)*  3 - 104 (B)*, x 0 (B)*, x 10 (B)*  3 - 104 (B)*, x 0 (B)*, x 10 (B)*  2 - 104 (common (B)*, x 0 (B)*)  4 - 20 (B)*, x 10 (B)*, x 10 (B)*  4 - 20 (B)*, x 10 (B)*, x 10 (B)*  3 - 2 - 104 (common (B)*, x 0 (B)*)  3 - 2 - 104 (common (B)*, x 0 (B)*)  3 - 2 - 104 (common (B)*, x 10 (B)*)  3 - 2 - 104 (common (B)*, x 10 (B)*)  3 - 2 - 104 (common (B)*, x 10 (B)*)  4 - 20 (B)*, x 10 (B)*, x 10 (B)*  3 - 2 - 104 (common (B)*, x 10 (B)*)  4 - 20 (B)*, x 10 (B)*, x 10 (B)*, x 10 (B)*  3 - 2 - 104 (common (B)*, x 10 (B)*)  5 - 2 - 2 - 2 (B)*, x 10 (B)*  5 - 2 - 2 - 2 (B)*, x 10 (B)*  5 - 3 - 2 - 2 (B)*, x 10 (B)*  5 - 3 - 2 (B)*, x 10 (B)*  6 - 2 - 2 (B)*, x 10 (B)*  6 - 2 - 2 (B)*, x 10 (B)*  6 - 3 - 2 (B)*, x 10 (B)*  7 - 2 (B)*, x 10 (B)*  7 - 2 (B)*, x 10 (B)*  7 - 3 - 3 (B)*, x 10 (B)*  7 - 3 - 3 (B)*, x 10 (B)*  6 - 4 (Common (B)*, x 10 (B)*)  6 - 4 (Common (B)*, x 10 (B)*)  7 - 3 - 3 (B)*, x 10 (B)*  6 - 4 (Common (B)*, x 10 (B)*)  7 - 3 - 3 (B)*, x 10 (B)*  6 - 4 (Common (B)*, x 10 (B)*)  7 - 3 - 4 (G)*, x 10 (B)*  7 - 4 (G)*, x 10 (B)*  8 - 4 (G)*, x 10 (B)*  8 - 4 (G)*, x 10 (B)*  8 - 4 (G)*, x 10 (B)*  9 - 4 (G)*, x 10 (	Unid and tace not bypical face not bypical face not broced roll panels and not because of not bypical face not bypical face not bypical face not because because bypical face not beautiful face not beauti
3. T without to joint or priorier  3. Solie pictae to joint or blocking of  5. Solie pictae to joint or blocking of  5. Solie pictae to joint or blocking of  5. Top pictae to skick  6. Solie to solie pictae  6. Double loop pictae  7. Double loop pictae  8. Double loop pictae  8. Double loop pictae  8. Double loop pictae  9. Double loop pictae  9. Double loop pictae  9. Double loop pictae  9. Common pictae  9. Common pictae  9. Common pictae  9. Common pictae  10. Common pic	66 (B) x 0.197) at 16" o.c.   7 14 gaps holyee of 0" o.c.   7 14 gaps holyee of 0" o.c.   8 15 gaps holyee of 0" o.c.   9 15 gaps holyee of 0" o.c.   14 gaps holyee of 0" o.c.   15 14 gaps holyee of 0" o.c.   15 15 gaps holyee   1	typical face nati traced ricil panels and roal toenat and noti face noti typical face nati toenat
cole picte to joist or blocking at braced not powel  1. Top picte to shid  2. Shid to sote picte  3. Shid to sote picte  4. Double loop pictes  Couble loop pictes  Couble loop pictes  Couble loop pictes  1. Blocking between joists or rafters to loop pictes  2. Ren joist to loop picte  3. Top pictes, loop and intersections  4. Continuous header, loop pictes  5. Celling joists to port pictes  5. Celling joist to port pictes  1. Continuous header, loop pictes  1. Continuous header  1. C	## - Ind (##) x (1097) x (16"  ## - 10" x (10)" x (10) x (16"  ## - 10" x (10)" x (16" x (16) x (16")  ## - 10" x (10" x (16") x (16) x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (16") x	braced notil panels and notil  toenal and notil face notil tapspice face notil tapspice toenat
cole picte to joist or blocking at braced not powel  1. Top picte to shid  2. Shid to sote picte  3. Shid to sote picte  4. Double loop pictes  Couble loop pictes  Couble loop pictes  Couble loop pictes  1. Blocking between joists or rafters to loop pictes  2. Ren joist to loop picte  3. Top pictes, loop and intersections  4. Continuous header, loop pictes  5. Celling joists to port pictes  5. Celling joist to port pictes  1. Continuous header, loop pictes  1. Continuous header  1. C	## - Ind (##) x (1097) x (16"  ## - 10" x (10)" x (10) x (16"  ## - 10" x (10)" x (16" x (16) x (16")  ## - 10" x (10" x (16") x (16) x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (10" x (16") x (16")  ## - 10" x (16") x	braced notil panels and notil  toenal and notil face notil tapspice face notil tapspice toenat
1. Top picte to sluid  2. Stat to sole picte  1. Double losp pictes  Coubie top pictes  Coubie top pictes  Coubie top pictes  Coubie top pictes  1. Blocking between joints or rothers to top picte  2. Ren joint to top picte  3. Top pictes, tops and Intersections  4. Continuous header, two picces  5. Cetting joints to picte  6. Continuous header to stat  7. Cetting joints on port pictine  6. Continuous header to stat  7. Cetting joints on port pictine  6. Cettinuous header to stat  7. Cetting joint to provider indian- tices Section 2000/10.4, Totale 2000/0.4))  19. Rother to picte  10. Tetting joint to provider indian-  10. Cettinuous pictin to picte  10. Cettinuous pictin to picte  10. Tettinuous pictinuous pictinuou	2 - 16d common (B)'s C (1627)  2 - 17 (018)** (1637)  3 - 17 (1637)** (1637)** (1637)  4 - 17 (1637)** (1637)** (1637)  5 - 17 (1637)** (1637)** (1637)  5 - 17 (1637)** (1637)** (1637)  5 - 17 (1637)** (1637)** (1637)  5 - 17 (1637)** (1637)** (1637)  5 - 17 (1637)** (1637)** (1637)  6 (1637)** (1637)** (1637)** (1637)  6 (1637)** (1637)** (1637)** (1637)  6 (1637)** (1637)** (1637)** (1637)  6 (1637)** (1637)** (1637)** (1637)** (1637)  7 (1637)**	end notil  toenotil end notil face notil typical face notil tap spitue  toenotil toenotil face notil face notil face notil face notil toenotil toenotil toenotil toenotil face notil
6. State to sole picke  7. Doubte loop pickes  10. Doubte loop pickes  10. Doubte loop pickes  10. Doubte loop pickes  10. Blocking between joints or rothers to top picke  12. Ren jeet to top picke  13. Top pickes, tops and Intersections  14. Continuous header, two pickes  15. Certifunous header, two pickes  15. Certifunous header, two pickes  16. Continuous header, two pickes  16. Continuous header, two pickes  16. Certifunous header to stad  17. Celling juiket to picke  16. Certifunous header to stad  17. Celling juiket to protein rothers  16. Certifunous headers  16. Certifunous header	4 Od common (2% × 0.05°) 4 Od common (2% × 0.05°) 2 Ind common (3% × 0.05°) 3 F 14 gape stoples 5 F 14 gape stoples 5 F 16 gape stoples 6 Od Common (3% × 0.05°) 7 Od F 16 gape stoples 6 Od common (3% × 0.05°) 7 Od G 16 gape stoples 6 Od common (3% × 0.05°) 7 Od G 16 gape stoples 7 Od G 16 g	toenal end not face not tgrical face not lap spitze toenal toenal face not face not face not Loenal Loenal Loenal Loenal Loenal Loenal Loenal Loenal Loenal
74. Double loop pickes  10. Double loop pickes  Double loop pickes  11. Blocking between joints or nothers to loop pickes  12. Sen joet to loop picke  13. Top pickes, lops and intersections  14. Continuous header, two pickes  15. Certification header to stud  17. Certification header to stud  17. Certification header to stud  17. Certification pickes  18. Certification header to stud  17. Certification pickes  18. Certification pickes  19. Tertification pickes  20. Tertification pickes  20. Tertification pickes  21. Tertification pickes  22. Tertification pickes  23. Dellings corner studie	2 - Ind. common (B)* x O(167)  2 - 17 x (O(187)* and the second of the s	end notil foce notil typical face notil tap spitce toenat toenat face notil tö* ac. clong edge toenat foce notil face notil
15. Double loop plotes Double top plotes Double top plotes Double top plotes  16. Blocking between joints or rafters to top plote 17. Ren joint to top plote 18. Top plotes, lops and intersections 18. Celling joints to plote 18. Celling joint to promition (see Section 200010-4), Table 220000-41)  19. Rotter to plote 18. Rotter to plote	Mod Cliff v. O.1997   at 16" oz.	foce not  typical foce not  top spice  loenot  toenot
(C. Double top pictae  Double top pictae  II. Bioching between joists or rotters to top pictae  III. Bioching between joists or rotters to top pictae  III. Bioching between joists or rotters to top pictae  III. Top pictae, lops and intersections  III. Continuous header, two pieces  III. Continuous header, two pieces  III. Continuous header to stad	Idea   District   Di	typical foce not lop spitie toenal toenal toenal foce not foce and toenal toenal foce not foce not
O. Double Lop picties  Double Lop picties  II. Blocking between Joista or rotters to top picties  12. Ren joint to top pictie  13. Top picties, laps and intersections  14. Continuous header, live pieces  15. Celling joints to pictie  16. Continuous header lo stad  17. Celling joints, laps over portitions  16. Celling looks (aps over portitions  16. Celling joints, laps over portitions  16. Celling joints, laps over portitions  16. Celling joint to parvaller rotters  16. Celling joint to parvaller rotters  16. Celling joint to promise rotters  17. Poly doughout broad to each stad and pictie  20. I'll doughout broad to each stad and pictie  22. Telder than I'll 8° Handdring to each bearring  22. Telder than I'll 8° Handdring to each bearring  23. Dellings corner studies	Idea   District   Di	lap settle toenal toenal foce nal lib* os. clang edge toenal toenal
Double top plates  11. Blocking between joists or rafters to top plate  12. Rin joist to top plate  13. Top plates, tops and histoscittins  14. Continuous header, two places  15. Centing joists to plate  16. Continuous header to stud  17. Celling joists to plate  16. Continuous header to stud  17. Celling joists pay over portitions  16. Continuous header to stud  16. Continuous header to stud  17. Celling joist to pervaled rafters  18. Celling joist to pervaled rafters  18. Celling joist to pervaled rafters  19. Celling joist to pervaled rafters  20. I'll diagnost brace to each stud and plate  22. Refer than 1" x 8" sheading to each bearing  22. Refer than 1" x 8" sheading to each bearing  23. Dellings corner studs	D - 16d common (B)* v (1/62*) 2 - 3* v (1)** (1/6*) 3 - 5* v (1)** (1/6*) 4 - 5* v (1)** (1/6*) 5 - 5* v (1)** (1/6*) 5 - 5* v (1)** (1/6*) 6 - 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Loenal Loenal Foce not It's ac. clong edge Loenal Loenal Loenal
II. Slocking insteader joists or rafters to top picte  12. Ren joist to top picte  13. Top pictes, tops and intersections  14. Continuous header, two pieces  15. Celling joists to picte  16. Continuous header to stud  17. Celling joists, are over portition (see Section 250010-41, Totale 2500010-41)  16. Celling joist to prorette rotters (see Section 25004-41, Totale 2500010-41)  17. Rotter to picte (see Section 25004-41, Totale 2500010-41)  18. Rotter to picte (see Section 2500010-41)  20. In 'diagnost brow to each stud and picte  21. I' x 0" sheading to each lead and picte  22. I' x 0" sheading to each bearing  22. Ibillings corner study  23. Ibilings corner study	3 - Del Common (Ph' + 0.137) 3 - Del Common (Ph' + 0.137) 3 - P' 1 - Physiophysion 5 (Ph' + 0.137) - Ph' 0.05 5 (Ph' + 0.137) - Ph' 0.05 7 1 1 gage sloghe of b' 0.6 7 1 1 gage sloghe of b' 0.6 7 1 1 gage sloghe 5 (Ph' + 0.137) 3 - Ph' 1 gage sloghe 6 (Ph' + 0.137) 5 - Ph' 1 gage sloghe 7 - Ph' 1 gage sloghe 8 - Ph' 1 gage sloghe 9 - Ph' 1 gage sloghe	Loanoli foce not or oz. clong edge Loanoli Loanoli foce not
12. Sim joint to top plote  13. Top plotes, tops and triansactions  14. Continuous header; two pleases  15. Cealing joints to plote  16. Continuous header of said  16. Cealing joint to promitions (see Saidion 230010-04, Totale 2300010-04))  16. Cealing joint to promitier notiners (see Saidion 230010-04, Totale 2300010-04))  17. Softian to plote (see Saidion 230010-01), Totale 2300010-01)  20. I'll diagnost brown to each said and plote  20. I'll diagnost brown to each said and plote  21. "I will deplot brown to each said and plote  22. Pulli-up conver sluds  23. Bulli-up conver sluds	bot (28° x 0.38°) of 6° oz.  y c (38° oz.  1 - (30° oz.  2 - (30° oz.  3 - (30° oz.  4 - (30° oz.	face nati
19. Top picters, lops and Intersections 14. Continuous header, luo picter 15. Ceiling joints to picter 16. Ceiling joints lay picter 17. Ceiling joints, lops over portitions (see Section 2000)0141, Totale 2000)0141) 18. Rotter to picter (see Section 2000)014, Totale 2000)0141) 19. Rotter to picter (see Section 2000)014, Totale 2000)017 20. I'll Rotter to picter (see Section 2000)017, Totale 2000)017 20. I'll Rotter to picter (see Section 2000)017, Totale 2000)017 20. I'll Rotter to picter (see Section 2000)017, Totale 2000)017 20. I'll Rotter to picter (see Section 2000)017, Totale 2000)017 20. I'll Rotter to picter 21. Rotter to picter 22. Rotter to Private Rotter 23. Bull rup corner sluds	2 - 1ed common (5½ × 0.162°) 3 - 2° × 0.31° voltes 5 - 2° vil 9 gage stophes 5 - 2° vil 9 gage stophes 6 common (5½ × 0.162°) 3 - 6d common (5½ × 0.162°) 3 - 6d common (5½ × 0.162°) 5 - 1° 4 gage stophes 4 - 3d common (5½ × 0.162°) rehaum, 1 clast 2000.10.41 4 - 3° × 0.13° voltes 5 - 1° di common (5½ × 0.162°) rehaum, 1 clast 2000.10.41 4 - 3° × 0.13° voltes 4 - 3° × 0.13° voltes 5 - 1° di common (5½ × 0.162°) rehaum, 4 - 3° × 0.13° voltes 5 - 5° voltes 5 - 5	let oz. dong edge toenal toenal foce nat
15. Celling joists to plotie  16. Continence header to stud  17. Celling joints, any over portition (see Section 250010.74), Trains 250010.74))  16. Celling joint to promiter orders (see Section 25004.4, Trains 250010.74))  17. Rotter to plotie (see Section 250010.4, Trains 250010.74))  20. I' diagnost brox to each stud and plotie  20. I' diagnost brox to each stud and plotie  27. I' No 9' sheatifeig to each study of plotie  27. I' No 9' sheatifeig to each study of plotie  27. I' No 9' sheatifeig to each study of plotie  28. I'Mill-up corner study	Mod. Common (197 x C.01677)   5 - 97 x C.01877   5 - 97 x C.0187 notice 1 - 57 - 57 4 (2009 stophes)   4 - 504 common (197 x C.01677) minimum,   1 clid common (197 x C.01677) minimum,   1 clid stophes    5 - 164 common (197 x C.01677) minimum,   1 clid stophes    6 - 167 x C.0187 x C.01877     6 - 167 x C.0187 x C.01877 x	toenat toenat face nat
15. Celling joists to plotie  16. Continence header to stud  17. Celling joints, any over portition (see Section 250010.74), Trains 250010.74))  16. Celling joint to promiter orders (see Section 25004.4, Trains 250010.74))  17. Rotter to plotie (see Section 250010.4, Trains 250010.74))  20. I' diagnost brox to each stud and plotie  20. I' diagnost brox to each stud and plotie  27. I' No 9' sheatifeig to each study of plotie  27. I' No 9' sheatifeig to each study of plotie  27. I' No 9' sheatifeig to each study of plotie  28. I'Mill-up corner study	3 - 6d common (5% x 0.137) 5 - 57 x 0.137 v 1047 5 - 75 x 0.137 v 1047 5 - 75 x 1047 5	toenat toenat face nat
16. Continuon header to stud 17. Calling joiles, layo over portitions (see Section 2000).0-41, Table 2000.0-41) (dee Section 2000).0-41, Table 2000.0-41) (dee Section 2000).0-41, Table 2000.0-41) (F. Rotter to piste (see Section 2000).0-1, Table 2000.0-1)  20. I' diagnost brac to each stud and piste 20. I' diagnost brac to each stud and piste 27. I' No 9' sheadthing to each bearing 27. Telser than 1" x 9" sheadthing to each bearing 27. Telser than 1" x 9" sheadthing to each bearing 27. Telser than 1" x 9" sheadthing to each bearing 27. Telser than 1" x 9" sheadthing to each bearing 27. Telser than 1" x 9" sheadthing to each bearing 28. Delli-up corner studies	4 - Od common (25' x 0 103')  3 - 16d common (25' x 0 103') minimum, 1calia 270010/41  1 calia 270010/41  5 - 15' (4 gogo stoples  5 - 16d common (35' x 0 162') minimum, 1706ia 270010/14  4 - 3' x 0 133' notis  4 - 3' x 0 133' notis  5 - 3' (4 gogo stoples  5 - 5' (4 gogo stoples  6 - 5' (4 gogo stoples  6 - 5' (4 gogo stoples  6 - 5' (4 gogo stoples	face nati
IT. Calling joints, tigns over portitions (see Section 2000)04.1, Totale 2000)04.1)  18. Calling joint to provide rolling (see Section 2000)04.1)  18. Calling joint to provide rolling (see Section 2000)04.1, Totale 2000)04.1)  18. Calling to joint (see Section 2000)07.1  19. Calling to joint (see Section 2000)07.1  20.1 I'd doggood brook to each stud and plotale control to section 2000)07.1  21. I'v 50" sheadthing to each bearing 22.1 Italians connected to the section 2000 of the s	9 - 16d common (35° × 0.162°) minimum, Totale 3250-010 × 0.138° notis 4 - 3° × 0.138° notis 5 - 3° 14 cgos stopies 3 - 16d common (55° × 0.162°) minimum, Totale 3250-010 × 0. 4 - 3° 14 gage stopies 4 - 3° 14 gage stopies 5 - 3° × 0.138° notis 5 - 3° × 0.138° notis 5 - 3° × 0.138° notis	face nati
IRI, Rotter to plate tees Section (2001.01, Table 2000.00)  20.1" diagonal brac to each stud and plate  20.1" s 0" sheadling to each bearing  22. Infer than 1" x 0" sheadling to each bearing  23. [Mill-up corner stude	9 - 16d common (3½° x 0.162°) minimum, Totale 230610.41 4 - 3° x 0.13° ndia 4 - 3° 14 gage stoptes 5 - 6d common (3½° x 0.131°) 5 - 3° x 0.13° notis 5 - 5° 14 gage stoptes	face nati
20. I' diagonal broc to each stud and plate 21. I' x 8" sheathing to each bearing 22. Hater than I" x 8" sheathing to each bearing 23. Bull-up corner stude	3 - 6d common (25" x 0131") 3 - 3" x 0131" nats 3 - 3" 14 gage staples	toenati
2), 1° x 8° sheathing to each bearing 22. Hilder than 1° x 8° sheathing to each bearing 23. Bill-up corner stude	2 - 8d common (2½° x 0.131°) 3 - 3° x 0.131° note	
22. hilder than I" x 8" sheathing to each bearing 23. Built-up corner studs	3 - 3" 14 gage stoples	face nat
23. Built-up corner studs	3 - 8d common (25" x 0131")	face nat
**	3 - 8d common (35' × 0131')	face nati
24. Bull-up girder and beams	i6d common (35" × 0.162") 3" × 0.131" nall at 24" o.c. 3" 14 gage stoples	24° oc. 16° oc. 16° oc.
	20d common (4" x 0.142") 32" 04. 3" x 0.13" noil at 24" 04. 3" 14 gage staple at 24" 06.	face not at top and bottom staggered on apposite sides
	2 - 20d common (4* x Ø192*) 3 - 3* x Ø191* nats 3 - 3* 14 gage stoples	face nail at ends and at each splice
Z5. 2° planks	3 - 3" 14 gage stoples 16d common (3%" x 0.162")	at each bearing
26. Collar tie to rafter	9-IOd common (3" x 0.146") 4 - 3" x 0.131" nalls 4 - 3" 14 gage staples	face red
27. Jack ratter to Np	4 - 3" 14 gage staples 5 - 10d common (3" x 0.140") 4 - 3" x 0.131" natis 4 - 3" 14 gage staples	toenali
	4 - 3" 14 gage stoples 2 - 16d common (35" x 0.162") 3 - 3" x 0.131" nails 3 - 3" 14 gage stoples	face nati
28. Roof rafter to 2-by ridge beam	2 - 164 cormon (35° x 0162°) 3 - 3° x 0.131° nots 3 - 3° 14 gage staples	Lornal
	3 - 3" 14 gage staples 2 - 16d common (35" x 0162") 3 - 3" x 0.13" nots 5 - 3" 14 gage staples	face nat
24. Joint to band joint	3 - 3* 14 gage stoples 3 - 16d common (35* × 0.162*)	
30. Ledger strip	3 - 16d common (35° x 0.162°) 4 - 3° x 0.131° ratis 4 - 3° 14 gage staples 3 - 16d common (35° x 0.162°)	face not
SI. Wood structural panels and particleboard* Subfloor, roof and wall sheathing (to framing)	3 - 16d common (35° x 0.162°) 4 - 3° x 0.131° nalls 4 - 3° 14 gage staples 5° and less 6d <sup>2</sup>	face nati
эмопоот, root ana наш sneathing (to framing)	5" and less 50" x 0 JIB" not 1% 16 gages 50 or 60" 18" 16 gages 50 or 60" 18" 16 gages 18" 10 to 1" 60" 10 to	
Single Floor (combination subtloor-underlayment to framing)	%" to 1" 8d"   10dfor 8d"	
32. Panel siding (to framing)		
33. Fiberboard shealthings	½" No. II gage roofing noth	
	No. 16 gage staple*  No. 11 gage roofing nath Bd common nati (25° x	1
		1
54, Interior paneling	019(*) No. 16 gage stople/ 14* 4d1 34* 6d*	

- Par Si. 1 Inch. 25.5 ms.

  Common or tox rolls on permitted to be used except, rhere otherwise stated.

  Common or tox rolls on permitted to be used except, rhere otherwise stated.

  Sies separat of 8 inches no center of edges, 17 orbits of 14 demandation separation except to raches of separation are Natis for wall reaching one permitted to be common box or common.

  Natis for wall reaching one permitted to the common box or common.

  Common or administration dates (file 7 or 2017 file 7 or 2017 file

- To compare the property and an in increase of the compare the property of the compared to the

TABLE 1705.7 - REGUIRED VERIFICATION AND INSPECTION OF	DRIVEN DEEP	FOUNDATION :	ELEMENIS
VERIFICATION AND INSPECTION TASK	NOT APPLICABLE	CONTINUOUS DURING TASK LISTED	PERIODIC DURING TASK LISTED
<ol> <li>Verify elements materials, sizes and lengths comply with the requirements.</li> </ol>		×	-
<ol><li>Determine capacities of test elements and conduct additional load tests, as required.</li></ol>		×	-
<ol> <li>Observe driving operations and maintain complete and accurate records for each element.</li> </ol>		×	-
4. Verily placement locations and plantness, confirm type and size of harmer, record verified to the per foot of penetration, determine required penetrations to achieve design capacity, record tip and butt elevations and document any damage to foundation element.		×	-
<ol> <li>For steel elements, perform additional inspections in accordance with Section 1705.2.</li> </ol>			-
<ol> <li>For concrete elements and concrete-filled elements, perform additional inspections in accordance with Section 17053.</li> </ol>		-	-
7. For specialty elements, perform additional inspections as determined by the		-	-

TABLE 1705A.2.1 -	KEGNIKED VEK	CIFICATION AND	INSPECTION	OF STEEL CONSTRUCTION		
VERIFICATION AND INSPECTION	NOT APPLICABLE	CONTINUOUS	PERIODIC	REFERENCED STANDARD*	CBC REFERENC	
. Material verification of high-strength boilts, ruts and washers:						
Identification markings to conform to ASTM standards specified in the approved construction documents.		-	×	AISC 360, Section A3.3 and applicable ASTM material standards	-	
<ul> <li>b. Manufacturer's certificate of compliance required.</li> </ul>		-	×		-	
2. Inspection of high-strength boiltings						
a. Snug-light joints.		~	×			
<ul> <li>Pretensioned and slip-critical joints using turn-of-nut with matchmoiding, twist-off boilt or direct tension indicator methods.</li> </ul>		-	×	AISG 360, Section M25	-	
<ul> <li>Pretensioned and slip-critical joints using turn-of-rut hithout matchmarking or calibrated wrench methods of installation.</li> </ul>		×	-			
Material verification of structural steel and cold-formed steel deck.			'			
<ol> <li>For structural steel, identification markings to conform to AISC 360.</li> </ol>			×	AlSC 360, Section A31	2203AJ	
<ul> <li>For other steel, identification markings to conform to ASTM standards specified in the approved construction documents.</li> </ul>		- ,	×	Applicable ASTM material standards	-	
c. Manufacturer's certified test reports.		-	×			
4. Material verification of neld filler materials						
<ul> <li>a. Identification markings to conform to AMS specification in the approved construction documents.</li> </ul>		8	×	AISC 360, Section A35 and applicable ANS A5 documents.		
<ul> <li>Manufacturer's certificate of compliance required.</li> </ul>		16	×	-	÷	
Inspection of neidings     Structural steel and cold-formed steel decks		***				
) Complete and partial joint penetration groove		×	81			
2) Multipass fillet noids.		×	-	1 1		
3) Single-pass fillet nelds > %*		×		AMS DI.I	1705A.2.2	
4) Plug and slot realds.		×	- 2			
5) Single-pose fillet nelds < %*		-	×	1 1		
<li>Floor and roof deck welds.</li>		-	×	A+6 DI3	-	
b. Reinforcing steel:				-		
) Verification of neldability of reinforcing steel other than ASTM ATIO6.		-	×			
<ol> <li>Reinforcing steel resisting flexural and axial forces in intermediate and special moment frames, and boundary shear reinforcement.</li> </ol>		×	-	AHS DI.4 ACI 316, 352	-	
3) Shear reinforcement		×	-			
4) Other reinforcing steel.		-	×	1		
Impection of steel frame joint details for compliance.     a. Details such as bracing and stiffening.     Hember locations.     Application of joint details at each connection.		Ę	×	-	⊓ <i>05</i> A.2.2	

TABLE 1705.3 - REGUII	RED SPECIAL I	ISPECTIONS AN	ID TESTS OF	CONCRETE CONSTRUCTION	
VERIFICATION AND INSPECTION	NOT APPLICABLE	CONTINUOUS	PERIODIC	REFERENCED STANDARD*	IBC REFERENCE
Inspect reinforcement, including prestressing tendors, and verify placement.		19	×	ACI 316: Ch. 20, 25.2, 25.3, 26.5.1 - 26.5.3	1908.4
Reinforcing bar welding:     ATOS;     Arror weldbilding of reinforcing bars other than ASTM ATOS;     Inspect single-pase filet welds, maximum \$1/6*; and     Impact all other resids.		- ×	×	AMS DI.4 ACI 318: 26:5:4	÷
3, Inspect anchors cast in concrete.		-	×	ACI 318 - 17.8.2	-
4. Inspect anthors post-hetalled in hardened concrete members. 5. 6. Acheste anchors histalled in hartanitally or upwardly inclinated orientations to resists seatined tersion loads. 6. Nechanical anchors and adjesive anchors not defined in 4a.		×	×	ACI 316: 17.6.2.4 ACI 316: 17.6.2	ш
5. Verify use of required design mix.		· =	×	AGI 3181 Ch. 14, 26.4.3, 26.4.4	1904.1, 1904.2, 1906.2, 1906.3
<ol> <li>Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.</li> </ol>		×	-	ASTH CIT2 ASTH CISI ACI 316: 26.45, 26.12	01.60PI
<ol> <li>Inspect concrete and shotcrete placement for proper application techniques.</li> </ol>		×	.=	ACI 318: 26,45	19066, 1906.7, 1906.6
B. Verify maintenance of specified curing temperature and techniques.		~	×	ACI 518: 26.4.7-26.4.9	P.80PI
Inspect prestressed concrete for:     Application of prestressing forces; and     Frouting of bonded prestressing tendons.		×	-	ACI 315: 26:9:21 ACI 315: 26:9:23	-
O, Inspect erection of precast members.			×	ACI 3181 Ch. 26.8	-
II. Verify in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.		18	×	ACI 318- 2610.2	-
<ol> <li>Inspect formwork for shape, location and dimensions of the concrete member being formed.</li> </ol>		1.4	×	ACI 516: 26.10.1(b)	-

a. Here applicable, see also Section 176312, Special impaction for selentic resistance.
a. Specific requirements for special impaction shall be included in the research report for the anthor issued by an approved source in accordance with 178.2 in Act 190, or other applification procedures. Here specific requirements are not provided, special impaction requirements shall be specified by the regulared

	FREC	QUENCY OF INSPE	CTION	RE	FERENCE FOR CE	RITERIA
INSPECTION TASK	NOT APPLICABLE	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	CBC section	AGI 530/ASCE 5-II/TMS 402*	ACI 530.I/ASCE 6-II/TMS 602
. As masonry contruction begins, the following shall be verified to ensure compliance:						
a. Proportions of site-prepared mortan.			×	-	-	Art 2.6A
b. Construction of mortar joints.		· · · · · · · · · · · · · · · · · · ·	×	-	-	Art. 338
<ol> <li>Location of reinforcement, connections, prestressing tendons and anchorages.</li> </ol>		78	×	-	· · ·	Art. 3.4, 36A
d. Prestressing technique.		-	×	-	-	Art. 568
e. Grade and size of prestressing tendons and anchorages.			×	-		Art. 2.4B, 2.4H
2. The Inspection program shall verify:						
a. Size and location of structural elements.			×	-	-	Art. 3.36
<ul> <li>Type, size and location of anchors, including other details of anchorage of masorny to structural members, frames or other construction.</li> </ul>			×	-	Sec. 1.2.2(e), 21.4, 3.16	-
c. Specified size, grade and type of reinforcement.		2-	×	-	Sec. IJB	Art. 2.4, 3.4
d. Helding of reinforcing bars.		×		15.	5ec. 2110.7.2, 333.4(b)	-
<ul> <li>Protection of masonry during cold neather (temperature below 40°F) or hot neather (temperature above 90°F).</li> </ul>		(=	×	Sec. 21043, 2104.4	-	Art. 18G, 18D
<ol> <li>Application and measurement of prestressing force.</li> </ol>						
<ol> <li>Prior to growing, the following shall be verified to ensure compliance:</li> </ol>						
a. Grout space is clean.		-	×	~	- 2	Art. 3.20
b. Placement of reinforcement and connectors and prestnessing tendons and anchorages.		-	×	-	Sec. IJ3	Art. 3.4
<ol> <li>Proportions of site-prepared grout and prestressing grout for bonded lendons.</li> </ol>		ne ne	×	- 2	= -	Art. 268
d. Construction of mortar joints.		-	×	-	-	Art. 938
<ol> <li>6 rout placement shall be verified to ensure compliance with code and construction document provisions.</li> </ol>		×	-		-	Art. 35
<ul> <li>a. 6routing of prestressing bonded tendors.</li> </ul>		×	2		-	Art. 36G
<ol> <li>Preparation of any required grout spectmens, mortar spectmens and/or prisms shall be observed.</li> </ol>		×	-	5ec. 2105.2.2, 2105.3	-	Art. I.4
<ol> <li>Compliance with required inspection provisions of the construction documents and the approved submittals shall be verified.</li> </ol>		-	×	14	-	Art. 15
7. Post-installed anchors.		×	-	~	2	-

. The specific standards referenced are those listed in Chapter 35.						
REG	WIRED VERIFICA	TABLE 170 ATION AND		OF SOILS		
VERIFICATION AND INSPECTION TASK	NOT APPLICABLE	CONTIN	UOUS DURING	TASK LISTED	PERIODIC	DURING TASK LISTED
. Verify materials below footings are adequate to achieve the design bearing capacity.			-			×
<ol> <li>Verify excavations are extended to proper depth and have reached proper material.</li> </ol>			-			×
3. Perform classification and testing of controlled fill materials.			-			×
<ol> <li>Verify use of proper materials, densities and lift thicknesses during placement and compaction of controlled IIII.</li> </ol>			×			-
<ol><li>Prior to placement of controlled fill, observe subgrade and verify that site has been prepared properly.</li></ol>			H			×
		•				

TABLE 1705.0 AND INSPECTION OF CAST-IN-PLACE DEE	P FOUNDATION E		QUIRED VERIFICATION
VERIFICATION AND INSPECTION TASK	NOT APPLICABLE	CONTINUOUS DURING TASK LISTED	PERIODIC DURING TASK LISTED
1. Observe drilling operations and maintain complete and accurate records for each element.		×	
<ol> <li>Verity placement locations and plumbness, confirm element diameteres, bell diameters (if applicable), lengths, embednent into bedrock (if applicable) and adequate end-bearing strata capacity. Record concrete or grost volumes.</li> </ol>		×	-
3. For concrete elements, perform additional inspections in accordance with Section 1705.3.		-	_

SECTION 1704 REQ. NOT REQ. 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:

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

#### OFFSITE FABRICATION:

- 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 additily 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.
- 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.

\* ALL DRAWINGS ARE BASED ON 2016 CALIFORNIA BUILDING CODE

\* NOTICE TO THE APPLICANT/OWNER/OWNER/S AGENT/ARCHITECT OF ENGINEER OF RECORD. By using this permitted construction drawings for construction installation of the work specified hereint, you capse to comply with the requirements of city of 5an Diego for special inspections, structural observations construction material testing and off-site fractrication of building components, contained in the statement of special inspection and, as required by the callifornia construction codes.

by the Callifornia construction codes.

\*NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER: By using this permitted construction drawings for construction/installation of the work specified herein, you calroniedge and are aware of, the requirement contained in the statement of special inspections. You agree to comply with the requirements of Clip of 5 on Diego for special inspections, structural observations construction material testing and off-site factivation to building components, contained in the statement of special inspections and, as required by the Callifornia construction codes.

- The special inspector must be certified by the any local jurisdiction, Development Services, in the category of work required to have special
- respection.

  12. A property Owner's Final Report form for work required to have special inspections, testing and structural observations must be completed by the property owner, property owner, agent of record, architect of record or, engineer of record 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 floarication must be completed and submitted to the inspection services division prior to erection of prefabricated components.
- 15. The construction materials testing laboratory must be approved by the any local jurisdiction, Development Services, for testing of materials, systems and, equipments.
- Site visits by the structural engineer do not constitute on inspection.
- The special inspector must be approved by any local jurisdiction.
   The testing laboratory must be approved by any local jurisdiction.
- Fabricator must be registered and approved by any local jurisdiction, Development. Services for the Fabrication of members and assemblies on the premises of the Fabricator's shop.
  - Fabricator shall submit an 'Application to perform Off-Site Fabrication' to the Inspection Services Division for approval prior to commencement of fabrication.
  - Fabricator shall submit a 'Certificate of Compliance of OFF-Site Fabrication' to the inspection Services Division prior to erection of Fabricated Items and assemblies.

#### LABELING NOTE:

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

TA	ABLE (2): STATEMENT OF SPECIAL INSPECTION (1704.3	3)
	DESCRIPTION OF TYPE OF INSPECTION REQUIRED, LOCATION, REMARKS, ETC.	DESIGN STRENGTH
Ĩ.	SIMPSON EPOXY SET XP ANCHOR BOLTS ICC ESR #2508	FULL STRENGT
2.		
3.		
4.		
5.		
6.		
7.		
8.		
۹.		
10.		
H.		
12.		
13.		

- A. THE SPECIAL INSPECTIONS LISTED ARE IN ADDITION TO THE CALLED INSPECTIONS NOT CHAPTER IT OF CBC 2016.

  A. THE SPECIAL INSPECTIONS LISTED ARE IN ADDITION TO THE CALLED INSPECTIONS NOT CHAPTER IT OF THE CBC 2016. SPECIAL INSPECTIONS IN NOT CHAPTER IT OF THE CBC 2016. SPECIAL INSPECTION IS NOT CHAPTER IF OF THE CBC 2016. SPECIAL INSPECTION IS NOT THE CBC 2016. SPECIAL INSPECTION IS NOT THE CBC 2016. SPECIAL INSPECTION IS NOT CHAPTER IT CALLED INSPECTION IS NOT CHAPTER IT OF CALLED INSPECTION IS NOT CHAPTER IN THE CALLED INSPECTION IS NOT CHAPTER IT OF CALLED INSPECTION IS NOT CHAPTER IN THE CALLED INSPECTION IS NOT CHAPTER IT OF CALLED INSPECTION IS NOT CHAPTER IT OF CALLED INSPECTION IS NOT CHAPTER IN THE CALLED INSPECTION IS NOT CHAPTER IN THE CALLED INSPECTION IS NOT CHAPTER IN THE CALLED INSPECTION IS NOT CHAPTER IN THE CALLED IN THE CALLED

SPECIAL	_ INSPECTION TO		LE M-I NOOD DIAP	HRAGM & SH	EAR WALLS
	INSPECTION	NOT		EVENCY PECTION	REFERENCE FOR CRITERIA
	TASK	APPLICABLE	CONTINUOUS DURING TASK	PERIODICALLY DURING TASK	CBC//BC SECTION
Hortzontal wood diaphrogms with edge nall spacing equal	Pseld glung of sheathing to framing.		×		
to or closer than 4° o.c.	Sheathing types, grade thickness, span rating, and nail types, nail sizes & spacing.			×	Sec. 1705
Mood shear mails with edge equal to or closer than 4°	Sheathing types, grade thickness, Hall nall types, nating sizes and spacing.			. ×	
	Still not types, size 4 spacing.			×	1
	Anchor bolt sizes & spacing.			×	
	Holdown types & their connections to shear Halls & foundation/framing.			×	Sec. (105-10.)
	Mail end post sizes.			×	1
	Shear transfer connector types & spacing. Drag struct, connections to shear walls.			×	
Manufacturer shear nails, hardy panels, Simpson steel & Wood Strong nails.	Panel types, nalling, boiling, anchoring, nall top plate screen types, sizes 4 spacing, holdown 4 drag strut connections to			×	5ec, 1705-11

- DESCRIPTION THE TYPES OF INSPECTION STRUCTURE.

  EXCEPTIONS.

  1. SOILS INSPECTIONS BY THE SOILS DESCRIPE.

  2. SHOKE CONTROL, SYSTEM BY THE MECHANICAL EMSINEER OF RECORD.

  2. SHOKE CONTROL, SYSTEM BY THE MECHANICAL EMSINEER OF RECORD

  3. SHOKE CONTROL, SYSTEM BY THE MECHANICAL EMSINEER OF RECORD

  4. IT IS THE RESPONSIBILITY OF THE DIMENSION TO INFORM AND SCHEDULE FOR THE SPECIAL INSPECTION OF INSPECTION ASSESSMENT OF THE SPECIAL INSPECTION.

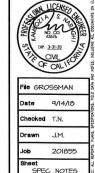
  5. SPECIALLY INSPECTED WORK THAT IS RISTALLED OR COVERED MITKUT THE APPROVAL OF THE CITY INSPECTION IS SUBJECT TO REMOVAL OR EXPOSURE.

DESIGN CRITERIA:			
2016 CALIFORNIA BUI	LDING COD	E	
ROOF DEAD LOAD:	13 PSF 20 PSF	SEISMIG ZONE:	5DC "D" 5D5 = .883q
FLOOR DEAD LOAD	14 PSF 40 PSF	MIND:	IIO MPH EXP. "B"
		50IL:	1,500 PSF

#### SECTION 1704 CONTRACTOR RESPONSIBILITY

17045 Contractor responsibility. Each contractor responsible for the construction of a main wind- or selsmic-force-resisting system, designated selsmic system or a vinid- or selsmic-resisting component listed in the statement of special inspections shall submit a written statement of responsibility to the building official and the onne prior to the commencement of work on the system or component. The contractor's statement of responsibility shall contain the following:

- Acknowledgment of awareness of the special requirements contained in the statement of special inspections;
   Acknowledgment that control will be exercised to obtain conformance with the construction documents approved by the building official;
   Procedures for exercising control within the controlacion's organization, the method and frequency of reporting and the distribution of the reports; and I dentification and qualifications of the person(s) exercising such control and their position(s) in the organization.



SI.A

E 60000

THESE DRAWINGS ARE BASED ON ARCHITECTURAL BASE DRAWINGS RECEVED BY EMAIL FROM ARCHITECT MARK D. LYON B. ASSOCIATES ON B/72/18

REVISED BASES DATE

I. THE CONTRACTOR SHALL VERIFY DIMENSIONS ELEVATIONS AND CONDITIONS AT THE JOB SITE DEFORE STARTING WORK, AND SHALL NOTIFY THE ARCHITECT INVEDIGATELY OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL RESOLVE CONFLICTS ON THE PLANS WITH THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.

JULIES OTHERWISE SHOWN OR NOTIFE IS ESPHERE ON THE PLANS, TYPICAL DETAILS AND GENERAL NOTIES ARPLY TO ALL PARTS OF THE JOB.

WEETER NO CONSTRUCTION DETAILS ARE SHOWN OR NOTIED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWNERS.

NOW, SUCH DEFAILD SHALL BE THE SAME AS FOR SHILLAN WORK SHOWN ON THE MODIFIED OF THAILS ON THE DRAININGS SHALL TAKE PRECEDENCE OVER SHERVAL NOTES AND THE TYPICAL DETAILS.

SHE STRUCTURAL DRAININGS SHOW ONLY THE BASIC STRUCTURAL REGUIREMENTS, REFER TO CIVIL, ARCHITECTURAL, RECHANICAL, PLIMBING AND ELECTRICAL DRAININGS FOR NON-STRUCTURAL ITEMS SUCH AS OPENINGS, BLOCK OUTS, POCKETS, INSERTS, EMBEDDED TITMS, EQUIPMENT ANCHORACE, ETC.

DIFFERENCE, LOCATION AND SIZES OF DETRINES IN FLOODS, ROOTS AND VALLES, INSERTS, EMBEDDED TITMS, EQUIPMENT ANCHORACE, ETC.

TO PRESENCE, LOCATION AND SIZES OF DETRINES IN FLOODS, ROOTS AND VALLES (NEEDS STEED). TO SIZES OF DETRINES IN FLOOD, ROOTS AND VALLES STECHICALLY DETAILED, REFER TO TYPICAL, DETAILS FOR SPECIAL DRAININGS.

IN IND CASE SHALL WORKING DIMENSIONS DE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE STRUCTURAL DRAINING.

4. CONTRACTOR SHALL VERTIFY AND DETERMINE LOCATION OF ALL EXISTING UTILITIES.

5. CONTRACTOR SHALL VERTIFY AND DETERMINE LOCATION OF ALL EXISTING UTILITIES.

5. CONTRACTOR SHALL VERTIFY AND DETERMINE LOCATION OF AND SHALL SHAPE INTEREST.

5. CONTRACTOR SHALL VERTIFY AND DETERMINE LOCATION OF AND SHAPE AND LOCAL SAMETY.

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL AND LOCAL SAMETY.

1. THE CONTRACTOR STRUCTURAL DRAININGS.

REGURENENTS.

I. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE PHISHED STRUCTURE INTERS OTHERWISE MIGHT STRUCTURE. THE PHISHED STRUCTURE INTERS OTHERWISE MIGHT STRUCTURE INTO THE TOWN NOT INDICATE THE PHISHED STRUCTURE INTO THE STRUCTURE, WORKERS, AND OTHER PRESCHE DRING CONSTRUCTION SUCH PERSONS DIRING CONSTRUCTION SUCH PERSONS DIRING CONSTRUCTION SUCH PROPERTY SERVING FOR THE PROBLEM FOR PROPERTY NOT BE LIMITED TO THE SUILDING, SHORING FOR THE EARTH BANKS, FORNES, SCARFOLDING, PLANING, SAFETY NETS, SUPPORT AND BRACKING FOR CREATED AND SIN POLICY, RESPONSIBLE FOR ALL CONSTRUCTION OF THE FIRST OF AND SIN POLICY RESPONSIBLE FOR ALL CONSTRUCTION OF THE FIRST OF AND THE SECOND THE SECOND SINCE THE SECOND SINCE THE SECOND SINCE SECOND SECOND SINCE SECOND SINC II. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE

#### STRUCTURAL STEEL:

STRICTURAL WORK SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORD-ANCE WITH THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRICTURAL STEEL FOR BUILDINGS. (LATEST EDITION AND SUPPLIEDENT)

2. ALL STRUCTURAL STEEL UNLESS OTHERWISE NOTED SHALL CONFORM TO THE FOLLOWING:

ROLLED SHAPES ("PLATES ASTM A36 FIPES ASTM A50, GRADE B ASTM A500, GRADE B

MACHINE BOLTS SHALL BE ASTM A30T.
 THE STRUCTURAL STEEL FARRICATOR SHALL FURNISH SHOP DRAWINGS OF ALL.

4. THE STRUCTURAL STEEL FARRICATOR SHALL FIRMSH SHOP DRAWINGS OF ALL STEEL FOR ARCHITECTS REVIEW BEFORE FARRICATION.

5. BOLT HOLES IN STEEL SHALL BE IND INCH LARGER DIAMETER THAN NOMINAL. SIZE OF BOLT ISSED, EXCEPT AS NOTED.

6. ALL STRUCTURAL STEEL SURFACES THAT ARE ENCASED IN CONCRETE OR MASONRY OR ARE ENCASED BY BUILDING FIRMSH, SHALL BE LETT IMPAINTED.

7. ALL NELDS SHALL BY IN CONFORMITY WITH THE LATEST EDITION OF THE CODE FOR PELDING IN BUILDING CONSTRUCTION (AND BUILDING SHALL BY IN CONFORMITY WITH THE LATEST EDITION OF THE CODE FOR PELDING IN NEW ARCHITECTS THE EXTENSIVE ELIGIBLE SOCIETY.

8. PROPERTY OF THE CONTROL OF THE CODE FOR ARCHITECTS AND SHALL BE AS A RECOMPENSED BY THEIR MANUFACTURER FOR THE POSITION AND CONDITION OF USE ALL BECKNOODS FILLER MATERIAL SHALL BE A MINIMAN OF ETOXX.

10. PERMISSIBLE MELDING PROCESSES ARE:

9MAY, SAM 1 FCAM

AISC LATEST EDITION RECOMMENDATION.

NON-SHRINK GROUT SHALL HAVE A MINIMAM COMPRESSIVE STRENGTH AT 28 DAYS
OF TOOO PSI PER ASTM CION, NON-SHRINK GROUT SHALL BE INSTALLED INFEDIATELY
AFTER COLUMN IS PLIM-BED, CONTRACTOR SHALL NOT LOAD COLUMN ANCHOR BOLTS
BEFORE PLACEMENT OF NON-SHRINK GROUT WITH OUT TAKING MEASURES TO PREVENT
BUCKLING OF ANCHOR BOLTS INDEX CONTRICTION LOAD.

#### TIMBER:

. ALL FRAMING LIMBER TO BE GRADE MARKED PER THE LIMBER SCHEDULE SHOWN ON THESE DRAWINGS.

5HOWN ON THESE DRAWINGS.

2. SILL PLATES SHALL BE BOLTED TO CONGRETE WITH 5/8" DIA, x 10"

2. SILL FORLS AND LE BOLLES OTHERSHEE NOTED.

SHEETS STUD PARTITIONS JOIN CONCRETE OR MAGORY MALLS THE BID STID SHALL BE ANKNORDY HERE WITH 1/2" DIA BOLTS NEAR TOP AND BOTTOM MND AT 4-0" OLG. SUCH BOLTS SHALL BE EMBEDDED IN THE WALL NOT LESS THAN 2/3" OF MALL THICKNESS.

STUDS SHALL BE SPACED AT 16" O.C. MAX. AND OF THE SIZE SHOWN ON

4. SILDS SHALL BE SPACED AT IS '0.C. MAX. AND OF THE SIZE SHOWN ON TAXON OF THE SIZE SHOWN OF

B. TOP PLATES OF ALL MOOD STUD MALLS TO BE TWO PIECE SAME SIZE AS STUDS, EXCEPT AS OTHERWISE SHOWN. LAP 4-0" MINIMAM WITH NOT LESS THAN 5-IED WILL ST TEACH LAP NOR MORE THAN 12 INCHES BETWEEN MAILS.

A.L. FRANHIS CONNECTORS TO BE "SIMPSON" AS MANUFACTURED BY SIMPSON COMPANY OR APPROVED EQUAL, UNLESS OTHERWISE MOTED. SALV, WERE EXPOSED TO MEATHER.

10. NOTCHES OR HOLLES SHALL NOT BE PLACED IN STUDS OR JOISTS UNLESS THALL FOR PARTIES OF MINISTERS OF MINISTER

SCHEDILE.

L. LAG SCREPG. FRE DRILL MITH A BIT SIZE OF 65% OF THE SHANK DIAMETER FOR THE THREADED PORTION. LEAD HOLES SHALL BE THE SAME LENGTH WITHERADED PORTION AND THE SAME DIAMETER AS THE SHANK. SCREM ALL LAGS INTO PLACE OUT MASHERS SHALL BE PROVIDED WIDER HEADS SHICH BEAR ON MOOD.

3. 2"X SOLID BLOCKING SHALL BE PLACED BETVERN JOISTS OR RAFTERS WHERE SPANS EXCEED 8-0". CROSS RIDGING MAY BE OMITTED FOR ROOF AND CEILING JOISTS 8" AND INDER IN DEPTH. 14. ALL BOLIS SHALL HAVE STANDARD CUT WASHERS AT BOLT HEAD AND NUT.

I4. ALL BOLTS SHALL HAVE STANDARD CUT MASHERS AT BOLT HEAD AND NUT. IS PROVIDE 2°FIRE BLOCKING IN SIDU MALLS AT MAXIMM SPACING PERMITTED BY GOVERNING CODE AND AT ALL CELLING LINES.
I6. ALL BOLTS SHALL HAVE STANDARD CUT MASHERS AT BOLT HEAD AND NUT. APPLICATION OF DRYMALL, PLYMODO, PLASTER, ETC.
I7. TRUGS INSPECTION AT FABRICATION SHOT SHALL CONFORM TO C.B.D., REQUIREMENTS.
IB. PROVIDE MEATHERPROOFING UNDER EXTERIOR SIDINGM PER ARCHIL DRAWINGS.

#### GLU-LAMINATED BEAM:

I. GLIE LAMINATED BEAMS SHALL BE D.F., COMB. SYMBOL 24F-VØ OR 24F-V4/PER PLAN. FER CBC STANDARD WITH NET USE ADMENIVE, ARCHITECTURAL APPERANCIE AND FER CBC STANDARD WITH NET USE ADMENIVE, ARCHITECTURAL APPEARANCE AND BIDS SEALED UNLO. THE CONTRACTOR SHALL SIPPLY SHOP DRAVINGS FOR REVIEW BY THE ENGINEER AND UPON COMPLETION OF FABRICATION AND PRIOR TO PRECITION SHALL SIPPLY TO THE ENGINEER AND THE BUILDING DEPARTMENT OF THE STANDARD AND SHALL SIPPLY TO THE ENGINEER AND THE BUILDING DEPARTMENT OF THE ADMENTATION OF SHALL SIPPLY COMPRESSION WENERS SHALL BEAR ALLT.C. GUALTY MARK! ROUGHTMEN COMPONENCE WITH THESE REGUIREMENTS. LAMINATIONS SHALL BE 1-1/2' UNLO. CHAMBERS SHALL BE AS SHOWN.

#### LUMBER SCHEDULE:

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

MEMBER	SPECIES	GRADE
POST 4x4 & LARGER	DOUGLAS FIR-LARCH	NO.I-POST & TIMBERS
2x4, 3x4 & 4x4 STUDS, PLATES, STRIPPING, MISC. CONCEALED FRAMING, BLOCKING & FIRE STOPPING	DOUGLAS FIR-LARCH	NO.1 OR NO.2 (U.N.O.)
SILL ON CONCRETE	PRESSURE TREATED DOUGLAS FIR-LARCH	NO.1 OR NO.2 (U.N.O.)
2x & 3x (LARGER THAN 4" NOM, WIDTH STUDS, PLATES, STRIPPING, JOISTS, MISC., CONCEALED FRAMING, BLOCKING & FIRE STOPPING	DOUGLAS FIR-LARCH	NO.2 JOIST & PLANCE OR BETTER (V.O.N.)
BEAMS & STRINGERS	DOUGLAS FIR-LARCH AND STRINGERS (U.O.N.)	NO.I OR BETTER BEAM
PLYWOOD ROOF, CONCEALED WALL SHEATHING	U.S. PS 1-45 GROUP I	STRUCTURAL I GRADE C-D, EXT. GLI
FLOOR SHEATHING	U.S. PS 1-45 GROUP I UNDERLAYMENT, EXT. GLUE	STRUCTURAL I, T ( 6 GRADE C-D PLUGGET

AN AITC CERTIFICATE WILL NOT MEET THIS REQUIREMENT.

#### MACHINE APPLIED NAILING:

I. USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOB SITE DEVOKSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE PROJECT AND THE OFFICE OF THE STATE ARCHITECT. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY

MACJECT ANCHITECT OR STINACT HIGHER AND THE OFFICE OF THE STATE ARCHITECT. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE HALLING HILL NOT BE APPROVED IN 516° FLYWOOD. IF MALL LEADS FEBERARY THE OUTER FLY MORE THAN MOULD BE NORMAL FOR THE PERFORMANCE HILL SET DEFINED IN CALLING ANCHORY OF A MORE NOT MAINTAINED THE PERFORMANCE HILL SET DEFINED IN CALLING ANCHORY OF AN AND MAXIMAM NAILING MIST BE APPLIED PER MORRS BE PROVIDED BY THE MIST RET BENDERS STAMPED SHOP DINGS & CALIC MIST BE PROVIDED FOR APPROVAL BEFORE FASHICATION, HANDLING, STORAGE & INSTALLATION MIST BE FER MANIFACTURED SECRETORY OF MIST BE STATED SHORED BY THE ANALY.

3. MAX MOISTURE CONTENT OF GILB-LAM BEANS & SAME NET BE SIMP.

4. MIN EDGE DISTANCE OF HALLS TO PLYMOOD EDGES MIST BE 30°.

5. LEAVE A 10° SAP BETWEEN ALL PLYMOOD SHEETS ALL ARGAIN.

6. ALL MATERIALS MUST BE HANDLED AND STORED FER LATEST RECOMMENDATIONS OF CALL ALTEST EDITION.

INSPECTOR.

PLYMOOD FLOOR SHEATHING SHALL BE GLUED TO FLOOR JOISTS WITH ONE CONTINUOUS BEAD OF AN ADHESIVE CONFORMING TO USC LATEST STANDARDS AND IN ACCORDANCE WITH THE MANUFACTURES

LATEST STANDARDS AND IN ACCORDANCE WITH THE MANUFACTURE 3D DIRECTIONS.

4. ALL TOE NAILS MUST BE APPLIED AT AN ANGLE OF 3D TO VISITIO.A.

THE PRESENTATION MUST START, AT A DISTANCE OF LIST AL-NAIL LENGTH)
ABOVE THE RECEIVING MEMBERS'S SURFACE.

10. "ALL STRUCTURAL GUIDE LAMINATED THEBER SHALL BE CONTINUOUSLY
INSPECTED DURING FABRICATION BY AN INSPECTOR SPECIALLY APPROVED
BY THE STATE. AN AIT CENTRICATE MILL NOT MEET THIS REQUIREMENT.
THIS RECOURSEMENT IS FOR SCHOOL AND MOSPITAL JOBS.

11. PLYWOOD FLOOR SHEETING SHALL BE GUIDET TO FLOOR JOISTS WITH ONE
CONTINUOUS BEAD OF AN ADMESTME CONFORMING TO USE LATEST STANDARDS
AND IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS.

NAIL EMBEDMENT SCHEDULE (ALL NAILS SHALL BE COMMON

#### CONCRETE BLOCK MASONRY:

I. CONCRETE BLOCK MASONRY UNITS SHALL BE TYPE I MEDIUM MEIGHT UNITS CONFORMING TO ASTIM C-4D AND TO THE PROJECT SPECIFICATIONS (fm = 1,500 PS). C. GROUT SHALL HAVE A MINHM ZB DAY COMPRESSIVE STREMSHID OF 2500 PS), U.O.N. (SEE SPECIAL INSPECTION TABLE FOR OTHER REQUIREMENTS) AND SHALL CONSIST OF THE FOLLOWING VOLMETRIC PROPORTIONS.

SIKA GROUT AID II PER MANUFACTURER'S RECOMMENDATIONS.

 MORTER SHALL BE TYPE 5 AND SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH 1,800 PSI AND SHALL HAVE THE FOLLOWING VOLUMETRIC PROPORTIONS (MAX) PER ASTM - 6270.

I PART PORTLAND CEMEN 1/2 PART HYDRATED LIME 4 1/2 PARTS SAND

4 1/2 PARIS SAID

1. THICKNESS OF MASONRY BED JOINT SHALL BE 3/8' MINIMA AND I' MAXIMM,

5. VERTICAL BARS IN MALLS ARE 10 BE PLACED IN CENTER OF MALL INLESS OTHERWISE SHOWL USE FILL HEIGHT VERTICAL REINFORCING BARS MITHOUT SPLICES

ON CANTILENER MALL MILES NOTED OTHERWISE, OTHER MALLS 10 BE SPLICED

1. VERTICAL BARS IN MASONRY ARE 10 BE TIED OR OTHERWISE FIRED IN POSITION

AT INTERVALS OF NOT LESS THAN 142 DIA, AND AT 170 MO BOTTON.

1. ALL CELLS CONTAINING REINFORCING OR ANCHOR BOLTS SHALL BE GROUTED SOLID.

MEEN MALLS ARE SHOWN TO BE SOLID GROUTED, ALL CELLS SHALL BE FILLED MITH

GROUT. SOLID GROUT MALLS BELOW GRADE.

2). TYPICAL CORRENING SHALL USE OFPEN BUS UNITS, BOXD BEAM CORRESS SHALL BE

DOUBLE OFEN BID BOND BEAM INITS.

1. HORZICATIA, REINFORCEMENT SHALL BE PLACED IN BOND BEAM UNITS.

O. HIGH LIFT AND LOW LIFT GROUTING REQUIREMENTS SHALL CONFORM TO CHAPTER

2114 OFF COR.

10. HIGH LIFT AND LOW LIFT GROUTING NECESSARY—THE SAVEL SAVE

III. A PINIPAMPI F GROUP SHALL BE PROVIDED BETWEEN BOLTS AND MASONRY FACE
SHELLS ON CONDUTS PROSING THROUGH MASONRY SHALL BE SLEEVED. SLEEVES
SHALL NOT BE CENTREED CLOSER THAN 4 DIAMETERS, NOT PIPES OR SLEEVES SHALL
BE EMBEDDED HORIZOTHAL
III. ALL HORIZOHTAL BARS MUST HAVE A 180° HOOK AT MALL ENDS AROUND A
VERTICAL BAR.

#### REINFORCING STEEL (CONCRETE & MASONRY):

REINFORCING STEEL (CONCRETE & MASCNRY).

1. BAR REINFORCIPENT SHALL CONFORN TO ASTM ABIS, GRADE 60. ALL WELDED BARS TO MEET ASTM ATOS REQUIREMENTS.

2. MELDED WIRE FASRIC REINFORCIPENT SHALL CONFORM TO ASTM ABIS.

3. INPA TA BAR SPLICES SHALL BE 36 BAR DIAMETER IN CONCRETE, OR 1'-6' MINMM (AND 46 BAR SHACES HALL BE 36 BAR DIAMETER IN CONCRETE, OR 1'-6' MINMM (AND 46 BAR DIAMETER IN MASCNRY OR 2'-0' MINMM) INLESS OTHERWISE NOTED. LAP OR NELDED WIRE FASRIC AT SPLICES SHALL NOT BLEES THAN 5' OF 16A LAP SHAP CONCRETE SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF 19AR LATEST BUTTON OF MAILL OF STANDARD PRACTICE FOR REINFORCED CONCRETE BALLES OF THE SAME SIZE AND SPACIAL CONCRETE SHALL CONTINUES SERVED IN THE MASC PRACTICE STEEL WELDING TO COMPLY WITH ANS D 1.4. ALL WELDED TO SUPPORTING FOOTINGS, BEATHS OR PADD WITH BARS OF THE SAME SIZE AND SPACIAGE AS YERTICAL BARS IN THE WALLS AND COLUMB UNION.

5. PALLE CONTINUOUS REINFORCEMENT FOR CONTINUOUS GRADE BEATHS OR FOOTINGS FOOTINGS CONTINUOUS GRADE BEATH OR PROTINGS FOR THE SAME SIZE AND SPACIAGE AS SETTING FOR THE SAME SAME TO THE SAME SIZE AND SPACIAGE AS SETTING FOR THE SAME SAME TO THE SAME

CONCRETE PLACED AGAINST EARTH FORMED CONCRETE IN CONTACT WITH EARTH EXTERIOR FACE OF WALL OTHER WALL FACES (NOT EARTH CONTACT) 1 1/2" SLAB SURFACES SUPPORTING EARTH

IO. ALL REINFORCING STEEL LAP SPLICES LENGTH SHALL BE CLASS B CONFORMING TO

TABLE (I): SP 1'c = 2500 PSi, fy :						-		2		DULE
	Т			BA	R S	ΖE			П	
DESCRIPTION	#3	#4	#5	#6	#7	*8	Ħq	#10	#11	
TENSION SPLICE	(4	SLAS	% 'E	* 30	00	P51	CON	5)		1.5.3
A. BM TOP BAR &WALL HORIZONTAL BARS	21	29	36	46	63	82	104	132	163	-
B. OTHER BARS	16	21	28	36	49	63	80	102	129	

L = SPLICE LENGTH
NOTES, ALL SPLICES TO BE TENSION SPLICES UNLESS OTHERWISE NOTED.
1. A TOP BAR IS A BAR WITH MORE THAN 12" OF CONCRETE CAST BELOW IT.

#### ROOF FRAMING NOTES:

I. 1/2" PLY. (32/8) BN. 8d • 6", EN. 8d • 6", FN. 8d • 12" O.C

2. INDICATES ROOF RAFTER PER SCHED. (U.O.N.)

3. INDICATES TRUSS DIRECTION @ 24" O.C (U.O.N. PER MANUF.).

1. INDICATES SHEAR MALLS & SHEAR TRANSFER FOR WALLS BELOW ROOF FRAMING. FOR SHEAR MALL SCIEDALE SEE SHEAR TRANSFER FOR WALLS BELOW ROOF FRAMING. FOR SHEAR MALL SCIEDALE SEE SHEET 52.

5. MALLS SHOWN ARE BELOW ROOF FRAMING & SHALL BE 2x4 @ 16\* (M.O.N.)

6. HEADERS (M.O.N.) ARE: 4x5 to 6-0\* SHAN.

7. FOR ROOF SLOPES & ROOF OPENINGS, SEE ARCHITECTURAL DRAWINGS.

8. 2-2x MIN. POST UNDER BEAMS AND HEADERS (TYP. MON.).

9. SEE PLAN FOR EACH SIDE OF TOP PLATE SPLICE (TYP. MON.).

10. (F) INDICATES FLUSH BEAMS.

11. BJA. OVER ALL DRAGS & BIN. ALL VERT. POSTS IN SHEAR WALLS (TYP.).

12. LOCATE MECHANICAL EQUIPMENT OVER BEAM LINES AS DESIGNED BY STRUCTURAL BINSINEER. IN SPECIFIED ON PLANS.

### ENGINEER. (IF SPECIFIED ON PLANS) FLOOR FRAMING NOTES:

1. 3/4" (TEG) PLY. (40/20) BN. & EN. IOd . 6" O.C., FN. IOd . IO" O.C.

2. \_\_\_\_ INDICATES JOIST DIRECTION (U.O.N.)

INDICATES JOST DIRECTION (JON)

3. INDICATES SHAR NULLS 1 SHEAR TRANSFER FOR WALLS
BELON FLOOR FRAMING, FOR SHEAR WALL SCHEDULE SEE SHEET 52.

HEADING DOUBLE JUST UNDER PARALLE INDICEARING PARTITIONS.

5. WALLS SHOWN ARE BELON ROOF FRAMING SHALL BE 2x4 6 16' (JON)

6. HEADERS (JON) ARE: 4x6 TO 4'-0' SHOWN

4x6 TO 6'-0' SHAN

4x6 TO 6'-0' SHAN

7. SEE PLAN FOR TO PLATE SPLICE AT EXTERIOR AND SHEAR WALLS.

9. PROVIDE 4X STUDS INDER VERTICAL STRAPS.

4. BIN OVER ALL DRAGS (TYP)

10. ALL NAILS ARE COMPON (JON)

11. NO PRETENTIONS ALLOWED IN SHEAR WALL, TOP AND BOTTOM PLATES,

JOISTS, BEAFS CITCS) INLESS SPECIFICALY CALLED OUT AND DETAILED ON

JOISTS, BEAMS (ETC.) INLESS SPECIFICALLY CALLED OUT AND DETAILED ON STRUCTURAL DRAWINGS.

\* ALL DRAWINGS ARE BASED ON 2016 CALIFORNIA BUILDING CODE

**Attachment 10** 

Z

ENGINEERING,

NARAGHI I TOM NARAGHI, P. SECE\* 2721-Ø1Ø8 1834Ø, Chepatral Way Powly, Ca. 92004

Residence ngham Place Ca 92037

Grossman | 8914 Notting La Jolla, C

**20000** 

#### FOUNDATION NOTES:

I. MAXIMUM DESIGN SOIL PRESSURE: 1,500 PSF (TYP. 5 PER C.B.C. 1806.2) CONTINUOUS FOOTINGS: \_\_1,500 PSF

PAD FOOTINGS: 1500 PSF

NARAGHI ENGINEERING HAS NOT PROVIDED ANY INSPECTION OR VERIFICATION OF THE SOIL AND OR EXISTING FORMOLITON AND SHALL ASSIME THE SOIL IS OF TYP. 5 OF CABO. TABLE BOOK 2 MITH ISOO PSF OF BEATMING PRESUME IT IS THE RESPONSIBILITY OF THE OWNER REPRESENTATIVE / CONTRACTOR TO NOTIFY THE DISNIERS OF ANY PROBLEM DURING EXCAVATION.

\_\_12\*\_ BELOW FINISH GRADE

4. SOILS COMPACTION AND SITE PREPARATION TO BE IN ACCORDANCE WITH SOILS REPORT. ALL WORK TO BE DONE INDER THE DIRECT SPERVISION OF THE SOILS BENIERER.

4. FINISH EXCAVATION FOR FONDATION SHALL BE NEAT AND TRUE TO LINE WITH LOOS HATERAIL REPOVOED FROM BYCAVATION.

5. FINISH EXCAVATION FOR FONDATION SHALL BE NEAT AND TRUE TO LINE WITH LOOS HATERAIL REPOVOED FROM BYCAVATION.

6. THE FOOTHING EXCAVATIONS SHALL BE NEAT FROM CONCRETE IS PLACED, SHALL BE CHECKED AND APROVED BY A QUALIFIED SOILS ENSINEER TO INSURE OFFICIAL SHALL BE CHECKED AND APROVED BY A QUALIFIED SOILS ENSINEER TO INSURE COPPLIANCE INTHIN THE REGUIREMENTS.

1. SIDE OF FONDATION MAY BE POURED ACAINST STABLE EARTH (IO.N.)

N. METHOD OF SUPPORTING NEWTOCKNETS (METS SUPPOVED).

1. SIDE OF FOUNDATION WHITE PROVIDED AGAINST STABLE EARNI (IOUN)

BY THE STRUCTURAL ENGINEER

BY THE STRUCTURAL ENGINEER

CONTRACTOR SHALL PROTECT ALL VITLITY LINES, ETC., ENCOUNTERED DURING

ECAVATION AND BACKFILLING.

CONTRACTOR TO BRACE OR PROTECT FROM LATERAL LOADS THE PIT AND

RETAINING MALLS WITL. ATTACHING FLOOPS OR SLADS ARE COMPLETELY IN

PLACE AND HAVE ATTAIND PLAL STRENGTH.

I. FOOTING BACKFILL AND UTILITY TEREVIT BACKFILL WITHIN BUILDING AREA SHALL

BE MECHANICALLY COMPACTED.

BE NECHANICALLY COMPACTED.

2. ALL ANGANE BOLTS AND HOLDOWNS SHALL BE TIED IN PLACE PRIOR TO FOUNATION INSPECTION.

3. 4\*SLAS ON GRADE WITH \$3 p. 16\* O/C E, WAY. (CL. IN SLAS TYP.) (U.O.N.).

14. ALL FOOTINS WIDTH 12\* MIN. (U.O.N.).

5. AS. 4 NO BOLTS TO BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.

15. A.B. 4 PO BOLTS TO BE TIED IN PLACE PRIOR TO FOMODATION INSPECTION. IG. ALL SILL PLATES (PLIDE) YIMT 50/9 AND X 12\*0 4.0° U.O.N. ON PLAYS).
17. ADDITIONAL DIMENSIONS SEE ARCHITECTIRAL DRAWINGS.
18. SOIL ENGINEER MUST REVIEW AND APPROVE OF FOUNDATION PLAN IN WRITING, BEFORE CONSTRUCTION. IF SOILS REPORT HAS BEEN DONE.
19. PRIOR TO CONTRACTOR REGULESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITINGS THAT.

"ALL BUILDING FOUNDATION WORK HAS BEEN PERFORMED ACCORDING

"ALL BUILDING FOMDATION NORK HAS BEEN PERFORMED ACCORDING TO THE SOLID REPORTS FOR ALL FILL TO THE TESTING LAB SHALL SUBHIT COMPACTION REPORTS FOR ALL FILL TO THE REGISERS PEGFORE PROMOTHON INCRECTION. ALL LOOSE SOIL AND TO AT LEAST 40% OF MAXIMAL DENSITY, OR GREATER AS REQUIRED BY THE SOLIS REPORT. HIS OLID REPORT HAS DEED DONE.

2). BACKFILL FOR ALL RETAINING HALLS SHALL BE KON-EXPANSIVE PERVIOUS MATERIAL APPROVED BY THE SOLIS SHORIZER AND SHALL NOT BE PLACED WITH MASONRY OR CONCRETE RETAINING MEMBERS HAVE BEEN IN PLACE A MINIMAL OF HIS DAYS OF HAVE DETAINED THIS OF THE PLACED WITH MASONRY OR CONCRETE RETAINING MEMBERS HAVE BEEN IN PLACE A MINIMAL OF HIS DAYS OF HAVE DETAINED THIS OF THE DESIGN STRENGTH.

#### REINFORCING CONCRETE:

I. CONCRETE MINIMUM ULTIMATE COMPRESSIVE STRENGTH IN 28 DAYS SHALL BE AS FOLLOMS. (SEE PLAN FOR SPECIAL INSPECTION REQUIREMENTS)

FOUNDATIONS If c=2,500 PSI (REG, MT.) (NO SPECIAL INSPECTION) COLLINNS AND WALLS Fc = \$9,000 PSI (REG, MT.) (NO SPECIAL INSPECTION) ELEVATED SLABS AND BEANS Fc = \$951 (REG, MT.)

ALI REINFORCING STEEL, ANCHOR BOLTS, DOWELS, AND INSERTS SHALL BE WELL
SECURED IN POSITION PRIOR TO PLACING CONCRETE.
 REFER TO DETAILS ON ACCHITECTURAL, HEICHANICAL & ELECTRICAL DRAWING FOR
MOLDS, ORGANISHINS, GROOVES, CLIPS, GROONES, ETC., TO BE CAST IN CONCRETE.
 NO FIRES OF DICTIS SHALL BE PLACED IN CONCRETE MALLS OR SLASS INLESS
SHALLS OR SLASS INLESS
 J. M. LEGS SHOWN OTHERWISE IN DETAILS, FIRRIISH NO. 3 SPACER TIES AT APPROXIMATE Y 27-67 CA. IN ALI PRAMS AND FOOTINGS TO SEEP REINFORCING.

SINCE SEARCH STATE OF THE STATE

A CLEAR, ROUGHED SHATERIAL SHALL BE USED TO SUPPORT FOOTING REINFORCE

8. NO BRICK OR FOROLS MATERIAL SHALL BE USED TO SUPPORT FOOTING REINFORCE

18. NO BRICK OR FOROLS MATERIAL SHALL BE USED TO SUPPORT FOOTING SECTIONS

18. NO LATER THAN 24 KOMES AFTER FOR HAVE IN MORE BY SAN OUTTING SHALL BE

18. FICHISTIC HARD TO PREVENT PANCILING METER HAVE GUITTING.

10. PROVIDE 34" CHAMFER ON ALL BRYOSED CORRESS.

10. PROVIDE 34" CHAMFER ON ALL BRYOSED CORRESS.

11. CEPHET SHALL CONFORM TO TIPE I OR II FORTIAND CHEMITS IN ACCORDANCE WITH

ASTIM CISO.

13. USET TYPE II CEPHENT FOR SOILS WINDDEARTE SUFATE ACTION

14. TYPE V. CEPHET FOR SOILS WINDDEARTE SUFATE ACTION

4 TYPE V CEMENT FOR SOILS W/ HIGH SULFATE ACTION.

14. ALL HORIZONTAL BARS IN WALL MUST HAVE A 180° BEND @ THE WALL END AROUND A VERTICAL BAR.

5. MAXIMUM SLUMP TO BE 4 INCHES.

15. MAXIMM SUMP TO BE 4 INCHES.

16. MATER FOR MIXING AND CURING SHALL BE FRESH GLEAN & PORTABLE TURBIDITY OF MATER SHALL NOT EXCEED 2000 POUNDS FER MILLION.

17. MATER CHEMIT RATIO SHALL NOT EXCEED PER CBC TABLE 14-7.

CONCRETE MIX. DESIGN MUST BE SUBMITTED (STAMPED BY A PROFESSIONAL CIVIL ENERS) FOR A PROPROVAL.

10. IN CONCRETE LINTELS ALL VERTICAL BARS MUST HAVE A 180° HOOK AT ENDS.

14. FORM REMOVAL SHALL COMPORATION THILE 24.

20. CONSTRUCTION JOINT PREPARATION SHALL BE IN ACCORDANCE WITH TITLE 24.

21. PLACEMENT OF CONCRETE FOR HOT MO COLD MEATHER CONDITIONS SHALL BE IN 22. CONCRETE MIX DESIGN FRR TITLE 24.

22. CONCRETE MIX DESIGN FRR TITLE 24.

23. NETHOD OF INSPECTION TITLE 24.

### ABBREVIATIONS:

EXISTING
FIELD VERIL
FIELD VERIL
FLOOR
FOOTING
FOUNDATION
FURRING
GAGE

GALVANIZED
GYPSIM BOARD
HORIZONTAL
HORIZONTA CLEAR
COLUMN
CONCRETE
CONCRETE MASONRY
CONTINUOUS
CONTROL JOINT
COOLER NAIL COOLER NAIL
DECK JOIST
DIMENSION
DOUBLE
EACH
EDGE NAIL
EXPANSION JOINT
EXTERIOR

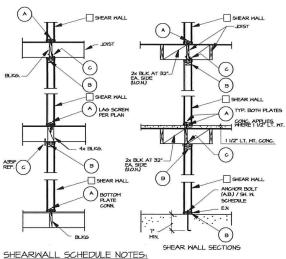
201855 SPEC\_NOTES SIB

EVISED BASES DATE EXP. 3-31-20 9/14/18

CIVIL OF CALII File GROSSMAN ecked T.N. Drawn J.M.

ENGINEERING,

NARAGHII I TOM NARAGHI, P. SECS. 2721-Ø1Ø8 BIGG Chaparral Way Powy, Ca. 92064



- SHEARMALL SCHEDULE NOTES:

  1. EXTERIOR STUCCO WHERE OCCURS SHALL BE WOVEN WELDED WIRE LATH WITH 1/6" PORTLAND CEMENT PLASTER WITH #II GA. NAILS XI 1/2" LONG X. 17/6" #IEAD NAILS OR # II 6 GA. STAPLE X. 1/6" LONG & 6" 0" OC. (NAIL & ALL STUDS, SILL PLATES & UPPER TOP PLATES)

  2. ALL SUPPORTS FOR THE GYP. BOARD TO BE NAILED WITH COOLER NAILS (C.N.)

  3. ALL PLYMOOD PANEL EDGES TO BE BLOCKED. (F.N. & 12" O.C. FOR PLYMOOD)

  4. 3X AT 16" STUDS, 3X BOTTOM PLATE AND 3X INTERMEDIATE BLOCKING IS REGURED AT SHEARMALL NOTED.

  5. 4X6 STUDS, 3X6 TOP AND BOTTOM PLATES & 4X6 BLOCKING & INTERMEDIATE BLOCKING IS REGURED. (AX6 STUDS EVERTWHERE)

  6. SHEAR WALLS WITH PLYMOOD ON BOTH SIDES (BS), BOTH VERTICAL AND HORIZONTAL INTERIOR JOINTS ON OPPOSITE SIDES OF THE WALL SHALL BE STAGERED.

  7. ALL ANCHOR BOLTS TO BE 12 INCHES LONG. (MINIMUM A.B. EMBEDMENT TO BE T INCHES U.O.))

  8. ALL PLYMOOD EDGE NAILING TO PRESS, TREATED SILL PLATE TO BE GALVANIZED.

- GALVANIZED.

  4. 2-ANCHOR BOLTS OR KB-II=2 PER WALL MINIMUM.

  10. MAXIMUM A.B. SPACING : 5/0° jA.B.'S AT 48" AT EXTERIOR WALLS.

  11. GALVANIZED BOX NAILS COULD BE USED INSTRAD OF COMMON NAILS.

  12. (A) CONNECTIONS FOR 2ND FLOOR AND ABOVE ONLY.

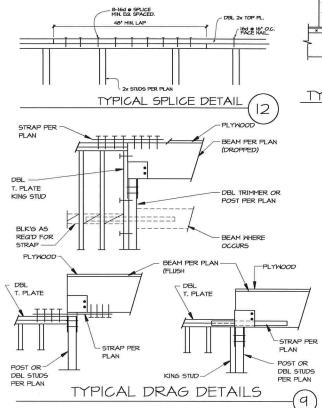
  13. 3. CR 4. RIM JOIST OR BLOCKING MINIMUM.

MINIMUM SIZE FOR

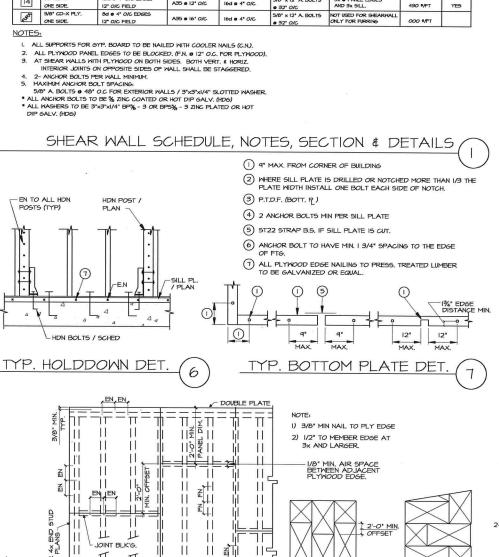
SQUARE PLATE WASHERS

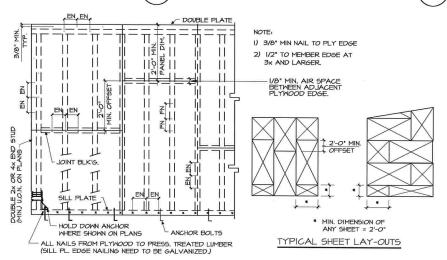
AT HOLDOWN BOLTS & SILL BOLTS BOLT 5IZE 1/2" . . . . 5/8". . . . PLATE SIZE . 3/16"x3"x3" 1/4"x3"x3" SLOTTED WASHER

ANCHOR BOLTS IN PRESERVATIVE-TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILLCON BRONZE OR COPPER. THE COATING NEIGHTS FOR ZINC-COATED STEEL WITH COATING NEIGHTS IN ACCORDINACE WITH ATSM B 643; CALL 55 MIN FASTNERS OTHER THAN NAILS, WOOD SCREWS AND LAG SCREWS HAY BE MECHANICALLY DEPOSITED ZINC IN ACCORDANC WITH ASTM B 645, CLASS 55.

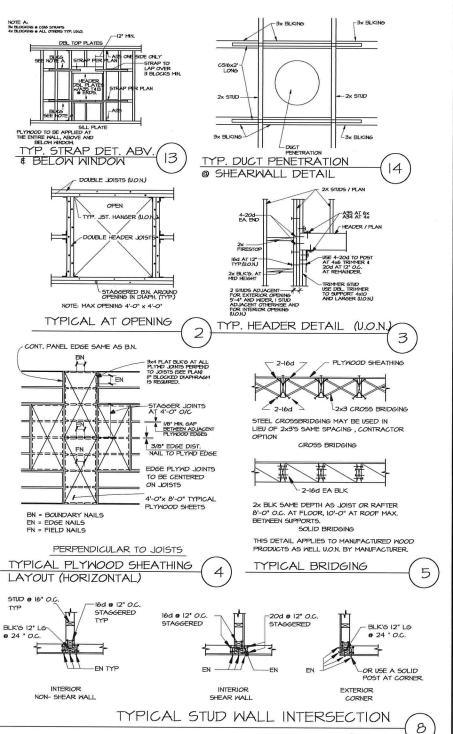


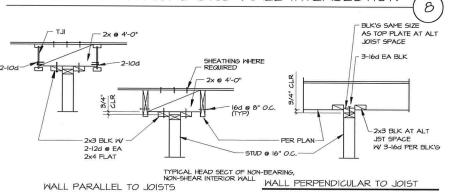
		SH	EAR WALL	SCHEDULI			ALLOWABLE LOAD FOR OSB	PLYWOOD NAILING
WALL	MATERIAL	MATERIAL NAILING		SILL PL. SHEAR TRANSFER	ANCHOR BOLT 9 FOUNDATIONS	REMARKS	OR STRUCTURAL I PLYMOOD	SPECIAL INSPECTION TABLE
	1/2" STRUC. I PLY BOTH SIDES	IOd • 4' O/C EDGES	A35 e 6' O/C 3x TOP PLATE OVER 2x	20d 8 2" 0/C 0R 1/4"DIA x 4 1/2" LAG 8 3 1/2" 0/C	5/8" x 12" A. BOLTS 16" O/C OVER 3x	3x 5TUDS • 16" O/C W 6x • ENDS	1000 #/FT	YE5
2	I/2" STRUC. I PLY ONE SIDE	IOd • 3" O/C EDGES	A35 • 8° O/C	16d • 3° 0/C	5/8" x 12" A. BOLTS 24" O/C OVER 3x	3x @ PANEL EDGES	661 #/FT	YES
3	1/2" STRUC. I PLY ONE SIDE	IOd a 4" O/C EDGES I2" O/C FIELD	A35 9 10° 0/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 ED6E5	A35 • 16' 0/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	A35 @ 16* O/C	16d • 4" O/C	5/8" x 12" A. BOLTS 32" O/C		344 <b>I</b> /FT	
6	3/8' CD-X PLY ONE SIDE.	8d • 3' 0/C EDGES 12' 0/C FIELD	A35 • 12" O/C 2x TOP PL. OVER 2x	16d • 3* 0/C	5/8" x 12" A. BOLTS 32" O/C OVER 3x	3x • PANEL EDGES	490 <b>%</b> FT	YES
7	3/8" CD-X PLY BOTH SIDES.	8d • 3' O/C EDGES 12' O/C FIELD	A35 @ 6" O.C 3x TOP PLATE OVER 2x	20d e 2° O/C OR 1/4*DIA x 4 1/2° LAG e 3 1/2° O/C	5/8" x 12" A. BOLTS 16" 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	HGAIO e 12° O.C 3x TOP PLATE OVER 2x	20d e 2º O/C OR 1/4°DIA x 4 1/2° LAG e 3 1/2° O/C	5/8" x 12" A BOLTS 16" O/C OVER 3x	3x STUDS • 16" O/C W 6x • ENDS	IIOO #/FT	YES
q	I/2" GYP, BD, ONE SIDE.	5d COOLER NAILS 6 4" O/C (BLOCKED)	A35 e 32' O/C	16d • 10° 0/C	5/8" x 12" A. BOLTS 60" O/C		015 ¥/FT	
10	1/2" GYP, BD. BOTH SIDES	5d COOLER NAILS 6 4" O/C (BLOCKED)	A35 9 16' O/C	16d e 10" 0/C	5/8" x 12" A. BOLTS 48" O/C		150 MFT	
11	I/2" GYP. BD. BOTH SIDES.	5d COOLER NAILS • T' O/C (BLOCKED)	A35 ● 16' O/C	16d <b>e</b> 6° 0/C	5/8" x 12" A BOLTS 48" O/C		125 \$/FT	
12	I/2" STRUC. I PLY. ONE SIDE.	10d • 2-1/2" O/C EDGES 12" O/C FIELD	A35 • 6' 0/C	16d e 2° 0/C	5/8" x 12" A. BOLTS 24" O/C	3x @ PANEL EDGES AND 3x SILL & 3x STUDS	TRO MFT	YES
13	HETAL OR HOVEN HIRE LATH & PORT, CEMPLAST.	HEAD HAIL 16 GA STAPLE 1/0" LEG @ 6" OKC	A35 • 24" O/G	16d • 8° 0/C	5/8" x 12" A BOLTS 60" O/C	=	180 #/FT	
14	I/2" CD-X ONE SIDE.	IOd • 4° O/C EDGES I2° O/C FIELD	A35 e 12' O/C	16d • 4" O/C	5/8" x 12" A. BOLTS	3x • PANEL EDGES AND 3x SILL.	430 */FT	YES
est.	3/8" CD-X PLY. ONE SIDE.	8d ● 4" O/C EDGES 12" O/C FIELD	A35 • 16' 0/C	16d • 4* 0/C	5/8" x 12" A. BOLTS • 32" O/G	NOT USED FOR SHEARWALL ONLY FOR FURRING	000 #/FT	





WALL ELEVATION TYPICAL PLYMD. WALL SHEATHING LAYOUT (VERT.)





TYP

TYPICAL NON-BEARING WALL DETAIL

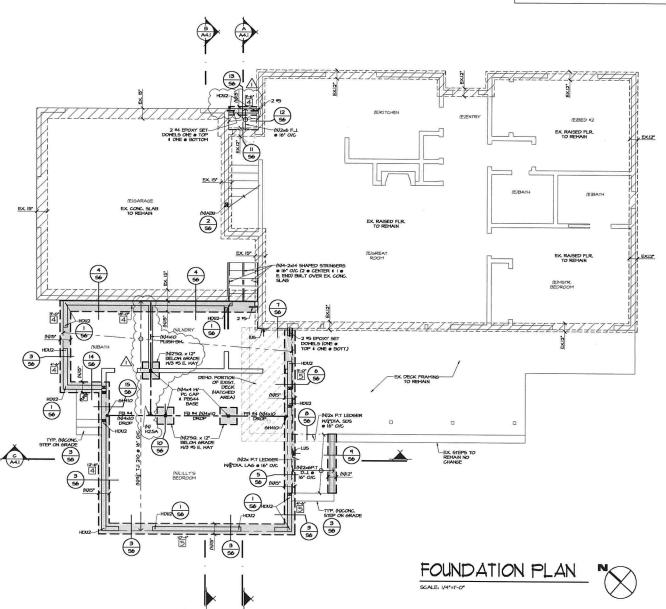
Grossman Residence 8914 Nottingham Place La Jolla, Ca 92037 EVSED BASES DATE 6 GROSSMAN 9/14/18 ecked T.N. J.M. 201855 SPEC\_DETAILS 52

		ALLOWABLE	PLYWOOD NAILING					
WALL	MATERIAL	NAILING	TOP PL. SHEAR TRANSFER	SILL PL. SHEAR TRANSFER	ANCHOR BOLT 6 FOUNDATIONS	REMARKS	OR STRUCTURAL I PLYMOOD	SPECIAL INSPECTION TABLE
4	3/8" CD-X PLY ONE SIDE.	8d • 6° O/C EDGES	A35 e 16° 0/C	16d • 6" O/C	5/8" x 12" A. BOLTS 48" O/G		264 #/FT	
5	3/6" CD-X PLY ONE SIDE.	8d ● 4° O/C EDGES 12° O/C FIELD	A35 a 16" O/C	16d • 4" O/C	5/8" x 12" A. BOLTS 32" O/C		344 MFT	
est.	3/8" CD-X PLY. ONE SIDE.	8d • 4' 0/C EDGES 12' 0/C FIELD	A35 • 16" O/C	16d • 4" O/C	5/8" x 12" A. BOLT5	NOT USED FOR SHEARWALL ONLY FOR FURRING	000 MFT	

NARAGHI ENGINEERING, INC. 10M NARAGHI, P.E. 161 (EBBA139-4811 P.E. 161 (EBBA139-481) P.E. 161 (EBBA139-4811 P.E. 161 (EBBA139-4811 P.E. 161 (EBBA139-481 P.E. 161 (EB

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.



### WALL LEGEND

NEW FOOTING EXIST, WALL []]]] EXIST, FOOTING

#### FOUNDATION NOTES:

FOR 19 AND A 19M AND GRADE BO FOR ALL OTHERS,
NULSES NOTED OTHERNISE, COVER OVER REINFORCING
SHALL BE:
3º FOR CONCRETE CAST AGAINST EARTH
2º FOR EXPOSED CONCRETE
L. HOLDOWN ANCHORS TO BE TIED IN PLACE PRIOR TO CALL
FOR FOUNDATION INSPECTION.

THE STRUCTURED WILL BE LOCATED ENTIRELY ON NATIVE/
WILDISINGED SCHEMEDZIE NATURED WITH STRUCTURE OF THE STRU

SPECIAL INSPECTION REQUIRED FOR ALL EPOXY SET ANCHOR

. STELAN INSTITUTION REGISTRED FOR ALL EPOXT SET ANDRE O. "A CERTIFICATE OF SATISFACTION OF WORK REGULING SPECIAL INSPECTION MUST DE COMPLETED IN SUPHTITED TO THE INSPECTION SERVICES DIVISION."

MINIMAN FOUNDATION/FOOTING REGULIRE/HEITS TO BE IN ACCORDANCE WITH CHAPTER IS OF THE EGG 2016, IUDN. 2. TYP. CONCRETE SLAB CALL-OUT ON THE FOUNDATION PLAN.

3. SEE SHEAR WALL SCHEDULE FOR SIZE & SPACING OF A. BOLT

4. SEE FRANKING PLAN FOR EXACT LOCATION OF ALL SHEARWALL 5. USE TYP. Y CEMENT FOR MODERATE TO HIGH SULFATE ACTION SOIL. CONTRACTOR TO VERIFY THIS BEFOR ORDERING & POURING CONC.

### GENERAL NOTES:

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify & cross check structural drawings & architectural drawings is to be responsible for dimensions and conditions of the job & Narcagii Engineering, must be realling and the production of the job & Narcagii Engineering, must be realling in writing of any variation from the dimensions conditions & specifications appearing on these plans.

Owner or Owner Representative is required to his contractor that is an expert in the field of what they are building. NARA-6H EMI-BERING IS NOT RESPONSIBLE NOR PROVIDES HOW TO BUILD PROCEDURE ON ANY CONSTRUCTION PHASE OF T

Grossman Residence 8914 Nottingham Place La Jolla, Ca 92037

REVISIONS	CORREC				
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FIIB GROSSMAN 9/14/18 Checked T.N. J.M.

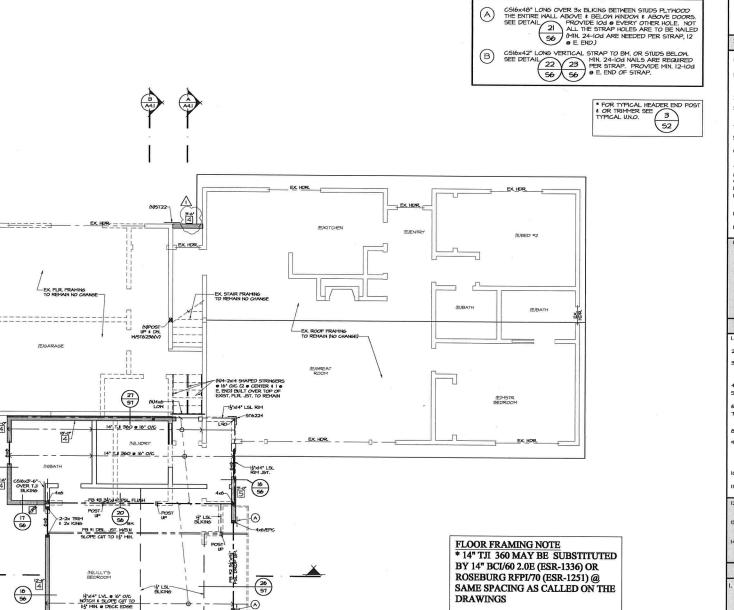
201855

FOUNDATION 53

N.C.

NARAGHI ENGINEERING,
TOM NARAGHI, P.E.
65CB\* 2121-0708
10340 Chaparal Way introduced in consumplies and in c

		SI	HEAR WALL	SCHEDULI	E M F		ALLOWABLE	PLYWOOD NAILING
WALL	MATERIAL	NAILING	TOP PL. SHEAR TRANSFER	SILL PL. SHEAR TRANSFER	ANCHOR BOLT &	REMARKS	LOAD FOR OSE OR STRUCTURAL I PLYWOOD	SPECIAL INSPECTION TABLE
4	3/8" CD-X PLY ONE SIDE.	8d • 6* O/C EDGES	A35 o 16° O/C	16d • 6" O/C	5/8" x 12" A BOLTS 48" O/G		264 ₽/FT	
5	3/8" CD-X PLY ONE SIDE.	8d • 4° O/C EDGES	A35 o 16" O/C	16d • 4° 0/C	5/8" x 12" A BOLTS 32" O/C		344 MFT	
295	3/8" CD-X PLY. ONE SIDE.	8d 9 4" O/C EDGES 12" O/C FIELD	A35 9 16* 0/C	16d • 4* 0/C	5/8" x 12" A. BOLTS • 32" O/G	NOT USED FOR SHEARWALL ONLY FOR FURRING	000 #/FT	



1

| (14) (56)

NOTES:

SAME SPACING AS CALLED ON THE

DRAWINGS

FLOOR FRAMING PLAN

WALL LEGEND SHEAR HALLS EXIST. WALL

#### FLOOR FRAMING NOTES:

---] WALLS ABOVE

- CDX OR OSB 3/4" (146) PLY. (40/20) BN 4 EN IOd 6" O/C, F.N IOd IO" O/C.
- USE OF OSB PLYWOOD FOR FLOOR SHALL BE LIMITED TO INDOOR USE. OSB SHALL NOT BE USED @ ROOF DECK & FLOOR DECK.
- INDICATES SHEAR WALLS & SHEAR TRANSFER FOR WALLS BELOW ROOF FRAMING, FOR SHEAR WALL SCHEDULE SEE SHEET 52.
- . PROVIDE DOUBLE JOIST UNDER PARALLEL NON-BEARING PARTITIONS WIZ-ROW OF IEG # 12" O.C. FACE WALL TYP. WALLS SHOWN ARE BELOW FLOOR FRAMING # SHALL BE 2x # 16" (UON.).
- 6. HEADERS (IJON) ARE: 4x6 TO 4-0\* SPAN
  400 TO 50\* SPAN
  400 TO
- . NO PENETRATIONS ALLOWED IN SHEARWALL, TOP & BOTTOM PL., JOISTS, BM, (ETC) UNLESS SPECIFICALLY CALLED OUT & DETAILED ON STRUCTURAL DRAWINGS.
- 12. ITT HANGER TOP FLANGE TYP. ALL TJ & UZ HANGER 2x JOISTS.

14.	(PARALLAM) F	IMBER ST	RAND'S P	ER ESR -	1153 1367 1367 E=2.0xld* Fb = 240X Fv = 240
	PRODUCT	E-IO	Pb (psi)	Fv (psi)	
	TIMBER	15xld		400	
	LSL	1 DAIL	2200	100	
	MICROLAM LVL	1,9xld		285	

#### WALL FRAMING

- ALL WALL FRAMING PER MINIMUM CONSTRUCTION STANDARD CODES AS SET FORTH IN CHAPTER 23 OF THE CBC 2016, U.O.Y.
- SOLID BLKS STUDS . VERT. INTERVALS NOT EXCEEDING IOF ALL LIMBER IN CONTRACT WITH CONCRETE TO BE PRESSURE TREATED D.F., REDWOOD, OR APPROVED EQUIVALENT. PROVIDE 4' MIN. LAP SPLICES • ALL TOP PLATES, U.O.N.
- INSTALL A35 CLIPS/SHEAR WALL SCHEDULE TO TRANSFER LOADS FROM ROOF DIAHRAGM TO SHEAR WALL.
- BUILDING POP-OUTS' (i.e. NOOK, ETC.) TO BE FRAMED AS FOLLOWS:
- AS FOLLOYS.

  1. 4x POST # EA CORNER WITH PAHD42 OR HD2A.

  11. STEAR ENTIRE SIDES WITH TYPE 3" SHEAR WALL.

  11. NAIL STEAR PANELS # POSTS WAS # 40 C, STAGE

  1. CALCULATED BEAMS TO BE SUPPORTED BY 4x POST W
  TPC, U.O.N.

#### GENERAL NOTES:

- NRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify & cross check structural drawings & cartifications are stressionally as the second structure of the conditions of the second structure of the conditions of the second structure of the second rottled in retting of any variation from the dimension conditions & specifications appearing on these plans.

Grossman Residence 8914 Nottingham Place La Jolla, Ca 92037

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(3)	EXP 3-31	-20 L	
1	OF C	ALIF	

THESE DRAWINGS ARE BASED ON ARCHTECTURAL BASE DRAWINGS RECEVED BY EMAL FROM ARCHTECT MARK D. LYON & ASSOCIATES ON 8/23/16

REVISED BASES DATE

9/14/18 hecked T.N. mawn J.M. 201855

> FLR\_FRAMING 54

		SI	EAR WALL	SCHEDUL	E		ALLOWABLE		
WALL	MATERIAL	NAILING	TOP PL. SHEAR TRANSFER	SILL PL. SHEAR TRANSFER	ANCHOR BOLT • FOUNDATIONS	REMARKS	OR STRUCTURAL I PLYWDOD	SPECIAL INSPECTION TABLE	
4	3/6" CD-X PLY ONE SIDE.	8d • 6' 0/C ED6E5	A35 • 16' O/C	16d a 6* 0/C	5/8" x 12" A BOLTS 48" O/G		264 #/FT		
250	3/8" CD-X PLY. ONE SIDE.	8d • 4* O/C EDGES	A35 e 16° O/C	16d • 4" O/C	5/8" x 12" A. BOLTS • 32" O/C	NOT USED FOR SHEARMALL ONLY FOR FURRING	000 MFT		

### NOTES:

38 57 57 4

NUBATH

34

4x6 POST

32 51

33)

30 51

--5T22 -4x6 /BC

31

ROOF FRAMING PLAN

--- NEN 2x6 STUDS 16" O/C

37 51 ED #3 RB #5-2-2x8 MIN.

A (36)

(NIMSTR. BATH

EX. 4x6-POST

0 34

(35) (57)

- A CSI6x49" LONG OVER 3x BLKING BETNEEN STUDS PLYWOOD THE ENRIFE WALL ABOVE 1 BELOW INDOOM & ABOVE DOORS, SEE DETAIL 21 ALL THE STRAP HOLES ARE TO BE NAILED (MIN. 24-lod ARE NEEDED PER STRAP, I2 & END)
- (B) CSI6x42' LONG VERTICAL STRAP TO BM, OR STUDS BELON.
  MIN. 24-IOd NAILS ARE REGAIRED
  FRESTRAP. PROVIDE MIN. 12-IOd
  6 E. END OF STRAP.

FOR TYPICAL H	EADER END P
& OR TRIMMER SE TYPICAL UNO.	± (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 SHEAR HALLS EXIST, HALL

F	ROOF FRAMING	(CONVENTIONAL
ij.	ALL ROOF FRAMING PER MINIMUM CON AS SET FORTH AND IN ACCORDANCE IN	STRUCTION STANDARDS

- 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 SURJEUL SKEW HANGER OR USE 2-3/8\*DIA. x 4\* LONG LAG SCREWS FOR 2xIO & LARGER RAFTER & I-3/8\*DIA x 4\* LONG a 2x8 & SMALLER.
- 2. DOUBLE RAFTERS AROUND ALL SKYLIGHTS, TYPICAL.
  24. ALL DOUBLE MEMBER TO BE FACED NAILED WIGH ® 8° O.C.
- 3. USE HEADER SCHEDULE FOR ALL BEAMS, U.O.N.
- PROVIDE 2x BLOCKING @ RAFTER/CEILING JST. CONNECTIONS @ TOP PLATE WA35 @ 32" O.C, U.O.N. ON SHEARWALL SCHED.
- BRACE RIDGES & PURLING TO INTERIOR BEARING WALLS AND / OR FLUSH BEAMS @ 4" O.C. VERTICAL AND/OR DIAGONAL SUPPORTS TO RIDGES, HIPS & 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 BEAN.
- CALIFORNIA FILL FRAMING; CONTINUE ROOF SHEATHING UNDER CALIFORNIA FILL AREAS, USE 2x6 RAFTERS MIN. W 2x8 SLEEPERS.
- PROVIDE PURLING ALL RAFTERS WHERE SPAN IS GREATER THAN RAFTER SCHEDULE.
- ALL HIPS, VALLEYS AND RIDGES TO BE 2x12's, U.O.N.
- 2. SUPPORT ALL BEAMS W MIN. 4x POST, U.O.N.
- USE EPC' OR PC' POST CAPS FOR ALL POST TO BEAM CONNECTIONS, UDAL WHERE BOTTOM OF BEAM IS DIRECTLY ON TOP DO DUBLE TOP PLATE, USE A35 EA. SIDE OF BEAM W 4x POST IN WALL.
- . TYP, ROOF DIAPHRAGM; I/2" PLYWOOD (32/16), STII OR OSB W 8d's @ 6" O.C EDGE & BOUNDARY, & 8d's @ 12" O.C FIELD
- 5. ALL DBL. FRAMING MEMBERS TO HAVE 2-ROW OF 16d 12\* O/C FACE NAIL.

### GENERAL NOTES:

- MRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify 4 cross check structural drawings 4 architectural drawings 4 conditions of the job 4 Naraghi Engineering, must be notified in writing of any variation from the dimensions, conditions 4 specifications appearing on these plans.
- conditions 4 specifications appearing on these plan 2. 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 exc. conditions have been exposed, contractors must verify all locations of all load bearing 4 lateral resisting elements, etc. If the exist, structural conditions have not been properly activessed within the structural dravings, Naraghi Engineering must be contacted immediately so an appropriate solution may be designed and related dravings modified to reflect actual conditi
- Contractor shall field verify all dimensions on the job site with a complete set of the latest drawings. Notes 4 all dimensions shall be checked 4 verified the Architectural 4 Structural drawings 4 any variational be brought to the attention of the designer before commencing work, so that proper remedial wich be excuted, Marcall Engineering shall not be responsible if work has already been performed. Narcall Engineering is for successful.
- Naraghi Engineering is not responsible for any indeed proofing technique or detail in any shape or form.

  Owner or Owner Representative is required to hine contractor that is on expert in the field of what they are building. NARAGHI ENGINEERING IS NOT RESPONSIBLE NOR PROVIDES HOW TO BUILD PROCEDURE ON ANY CONSTRUCTION PRASE OF THIS PROJECT.

SINIEEDING	Ouviciano,	tal: (858)435-4817  In2:(858)486-3817 emall: tomnaraghi®aol.com
NAPAGHI FNGINEEPING	TOM NARAGHI, P.E. SECB* 2721-@1@8	1634@ Chaparral Way Blog. B Poway, Ca 92064

Grossman Residence 8914 Nottingham Place La Jolla, Ca 92037

DATE	11/9/18				
REVISIONS	CORRECTIONS				
REV	$\forall$	$\nabla$	abla	$\triangleleft$	

THESE DRAWINGS ARCHITECTURAL E RECEVED BY EMA ARCHITECT MARK ASSOCIATES ON	MASE DRAWINGS ML FROM D. LYON &
REVISED BASES	DATE



File GRO	SSMAN
Date	9/14/18
Checked	
Drawn	J.M.
	201855

Sheet ROOF\_FRAMING

**S5** 

**Attachment 10** NC. NOTE A: 3x BLKING @ CSI6 STRAPS 4x BLKING @ ALL OTHERS TYP, U.N.O. -EN FULL HEIGHT SOILD BLKING WHERE BLK'G SEE NOTE A -STRAP TO LAP OVER 3 BLK, MIN. TJI BLKING PL WA35 TIB • ENDS. MIN. EMBED. ANCHOR 12-5/8\* 95TB16 16-5/8\* 95TB20 20-5/8\* 95TB24 24-7/8\* 95TB28 PLYND, TO BE APPLIED O THE ENTIRE MALL

TYP. STRAP DETAIL ABV/BELOW WINDOW

scale: 1'=1'-0' DETAIL scale: I"=1'-0" DETAIL scale: I\*=1'-0 DETAIL scale: I"=1'-0" DETAIL -2-2x STUDS MIN.-• CSI6 STRAP 4x • OTHERS -(N)2x P.T LEDGER W B\*DIA. 5D5 x 4" (GALV) • 16\* O/C -(N)2× P.T LEDGER W\*DIA. GALV. LAG @ 16" O/C Grossman Residence 8914 Nottingham Place La Jolla, Ca 92037 -2-2x STUDS MIN. • CSI6 STRAP 4x • OTHERS TJI BLKING-SET W5" EMBED STRAP # OF NAIL @ E. END
COMMO\* LONG
II-lOI @ E. BND
OFFICIA x 66\*
32-16d SINKER @ E. BND
NSTI60
NSTI60
NSTI60
NSTI60
NSTI60
NSTI60 DETAIL DETAIL HOLDOWN STRAP DETAIL DETAIL 2-2x STUDS . CSI6x42 & x . OTHERS SIM. CSI6x42\* LONG W22-IOd (II o E. END MIN.) A35 / 5CHED. 2x P.T SILL PL. Wirda. A.B. @ 32' O/C (UN.O.) x 12' LONG W3x3x4' (GALV) WASHER DTL STRAP

1 M5T-37

2 M5T-48

3 M5T-60

4 M5T-60

5 CM5TC-50

W32-16d SINKER

6 E END A35 OR LTP4
PER / SHEARWALL
SCHED. • 16° O/C MIN 2nd FLR HOLDOWN STRAP DETAIL DETAIL DETAIL DETAIL scale: |"=1'-0 JOIST MAX. NOTCH MAX. NOTCH MAX. SIZE SIZE DEPTH; D/4 DEPTH; D/6 HOLE; D/3 (N)FLASHING 4 JFFY SEAL (N)2x P EX. CMU STEM WALL TO REMAIN B" CONC. 8° CONC. D/3 O #4 0 16' 0/C HORIZ & VERT 6" CONC. REVISED BASES DATE THITH 2 #4 TEB-A35 OR LTP4 PER / SHEARWALL SCHED. • 16" O/C MIN 12" JOIST NOTCHING & BORING scale: I'=1'-0' DETAIL DETAIL scale: I"=1'-0 DETAIL scale: I"=I'-0 DETAIL File GROSSMAN 9/14/18 5/8" MIN. 0 Checked T.N. J.M. 201855 NON-BEARING WALLS DETAILS NOTES: ONLY ONE NOTCH OR HOLE ALLOWED PER EA STUD, (EXCLUDING LET-IN BRACES. STUD NOTCHING 56 DETAIL DETAIL DETAIL scale: I"=1'-0 DETAIL

