

CALIFORNIA COASTAL COMMISSION

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STAFF REPORT: CONSENT CALENDAR

Application No. 5-15-1640

Applicant: Robert Gold

Agent: Daniel Kaufman

Location: 421 Puerto Del Mar, Pacific Palisades, City of Los Angeles, Los Angeles County (APN 4414-007-016).

Project Description: Remodel of 2,816 square foot single family home, addition of 493 square foot bonus room at rear lower level, removal of existing foundational elements, and installation of 12 new 36-inch diameter rebar and concrete piles and grade beams under existing footprint of home.

Staff Recommendation: Approval with Conditions.

SUMMARY OF STAFF RECOMMENDATION

Robert Gold requests a permit to remodel his residence, construct an addition at the rear lower level, and re-construct the foundation. The home is located on a sloping canyon-adjacent lot in the Pacific Palisades district of Los Angeles, approximately 600 feet inland of the Will Rodgers State Beach. The major issues raised by the proposed development are visual resources and geologic hazard. The proposed bonus room is positioned at the lower level of the rear of the property (adjacent to the canyon) and would not project any further than the façade of the existing home. The proposed foundation elements are under the existing footprint of the home and the grade beams will be no more visually intrusive than the existing support system. The proposed deepened foundation will increase the stability of the home but the factor of safety of the underlying landform, which has been subject to multiple landslides, may be less than 1.5. Commission staff recommends **approval** of the proposed development with conditions requiring the applicant to maintain visual screening elements/landscaping on the canyon side of the home, submit final plans consistent with the geotechnical recommendations, assume the risks of the development, and record a deed restriction referencing the terms of the permit.

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APPENDICES

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EXHIBITS

Exhibit 1 – Vicinity Map

Exhibit 2 – View from Public Park

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I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the coastal development permit application included on the consent calendar in accordance with the staff recommendations.*

Staff recommends a YES vote. Passage of this motion will result in approval of all of the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Vertical Screening Elements/Landscaping.** By acceptance of this permit, the applicant agrees, on behalf of all future successors and assigns, that vertical screening elements shall be maintained between the approved development and the canyon below. The existing landscaping (shrubs and trees) may serve as the required visual screening element, or the landscaping may be replaced by drought tolerant, non-invasive landscaping of the same height in the same location.

Vegetated landscaped areas adjacent to the canyon shall only consist of drought tolerant plants native to the Santa Monica Mountains and appropriate to the habitat type. Native plants shall be from local stock wherever possible. No permanent in-ground irrigation systems shall be installed on the canyon-adjacent portion of the site. Temporary above ground irrigation is allowed to establish plantings. Vegetated landscaped areas on the street-side of the residence are encouraged to use native plant species; however, non-native drought tolerant non-invasive plant species may also be used in that area. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a “noxious weed” by the State of California or the United States Government shall be utilized within the property. All plants shall be low water use plants as identified by California Department of Water Resources (See: <http://ucanr.edu/sites/WUCOLS/>).

If using potable water for irrigation, the project shall use water-conserving emitters (e.g. microspray) and drip irrigation. Use of weather-based irrigation controllers and reclaimed water for irrigation is encouraged.

2. **Final Plans Conforming to Geotechnical Recommendations.**

- A. All final design and construction plans shall be consistent with the recommendations contained in the Grover Hollingsworth and Associates, Inc. report dated November 26, 2014. The applicant shall also comply with the recommendations of the City of Los Angeles Department of Building and Safety. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.
- B. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the Executive Director’s review and approval, two full sets of plans with evidence that an appropriately licensed professional has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with all the recommendations specified in the above-referenced report.
- C. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission

amendment unless the Executive Director determines that no amendment is legally required.

3. **Assumption of Risk, Waiver of Liability, and Indemnity.** By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from bluff and slope instability, sea level rise, erosion, landslides and wave uprush or other tidal induced erosion; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
4. **Deed Restriction.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. DUAL PERMIT JURISDICTION AREA

Within the areas specified in Section 30601 of the Coastal Act, which is known in the City of Los Angeles permit program as the *Dual Permit Jurisdiction* area, the Coastal Act requires that any development which receives a local coastal development permit also obtain a second (or "dual") coastal development permit from the Coastal Commission. For projects located inland of the areas identified in Section 30601 (i.e., projects in the *Single Permit Jurisdiction* area), the City of Los Angeles local coastal development permit is the only coastal development permit required.

The proposed project site is located within the *Dual Permit Jurisdiction* area in the City of Los Angeles. On September 16, 2015, the City of Los Angeles Zoning Administrator approved local Coastal Development Permit No. ZA-2014-3163(CDP). The City reported its final action to the Coastal Commission on October 7, 2015 and there were no appeals within the 20 day appeal period. A permit from the Commission is required to compliment the local coastal development permit issued by the City of Los Angeles. Chapter 3 of the Coastal Act is the standard of review.

IV. FINDINGS AND DECLARATIONS

A. PROJECT LOCATION AND DESCRIPTION

Robert Gold requests a permit to remodel a 2,816 square foot single family home and construct a 493 square foot bonus room at the rear lower level. In order to stabilize the home, which is in a geologically unstable area, the applicant proposes to remove existing foundational elements and install 12 new 36-inch diameter rebar and concrete piles and grade beams under the existing footprint of the home (Exhibit 3). The home is located on a sloping lot adjacent to Las Pulgas Canyon in the Pacific Palisades, within the Dual Permit Jurisdiction Area of the City of Los Angeles, approximately 600 feet inland of the Will Rodgers State Beach (**Exhibit 1**).

The sloped lot descends approximately 80 feet down into the canyon at a slope ranging from 1:1 to 2:1. According to the applicant's geotechnical investigation, the lower canyon slope has been subject to at least two landslides. The slope is covered with a mixture of native and non-native vegetation. The lower canyon directly below the subject site is privately owned and not open to the public, but there is a public viewpoint and park across the canyon accessed from N. Gronola Street (**Exhibit 2**). Pacific Coast Highway runs between the Las Pulgas Canyon and Will Rodgers State Beach approximately 600 feet west of the subject site. The surrounding block and the opposite side of the canyon are developed with one and two story single-family residences. In order to ensure that any new landscaping is native to the area and in order to screen piles and grade beams from public viewpoints, **Special Condition 1** requires that vertical screening elements shall be maintained between the approved development and the canyon below. The existing landscaping (shrubs and trees) may serve as the required visual screening element, or the landscaping may be replaced by drought tolerant, non-invasive landscaping of the same height in the same location.

The applicant retained Grover Hollingsworth and Associates Inc. to conduct a geotechnical investigation, including multiple borings and a study of historic and recent landslides. The initial report was dated May 20, 2013 and updated November 26, 2014. The updated report indicates that the uppermost portion of the slope has failed several times over the years and contains debris associated with both landslides and more recent man-placed fill. The rear portion of the residence sits on top of a landslide where exploratory drilling encountered debris six feet thick. The geotechnical report recommends a deep pile foundation, a minimum of 35 feet below the ground surface at the west dwelling wall, with grade beams to support the house, which is what the applicant has proposed. The original investigation indicated a static factor of safety of 1.5 for the descending slope, although seismic slope stability calculations were not performed. The updated report concluded that the descending slope has a seismic factor of safety of less than 1.0 under the home. The proposed new foundation would establish a seismic factor of safety of 1.0 for the home and the hillside supported by the deep piles. Both the original geotechnical report and the updated report suggested that tie back anchors may be utilized to provide additional lateral support for the deepened piles, as needed; however the applicant has not proposed tie backs.

The applicant indicates that "tie backs will not be necessary and all piles will be hand dug and dirt conveyed to the street. The piles will vary in depth, 36-inches in diameter consisting of a rebar cage and concrete." The applicant further indicates that there will be no grading and that the foundation has been designed to support the home even if portions of the hillside further erode. The applicant has proposed a set of construction best management practices and will comply with the requirements of the Grading Division of the City of Los Angeles Department of Building and Safety.

The Grading Division reviewed and approved both the original and the updated geotechnical report, most recently on February 12, 2015. The Grading Division conditional approval and the Coastal Development Permit from the City each contained conditions addressing geotechnical issues with specific requirements for site preparation, grading, pile design, site drainage, and erosion control.

Recommendations regarding the design and installation of the foundational elements and drainage features have been provided in the above noted report. Adherence to the recommendations is necessary to ensure that the proposed foundation assures stability and structural integrity, and neither creates nor contributes significantly to erosion or geologic instability. Therefore, **Special Condition 2** requires the applicant's final foundation plan to be consistent with the recommendations contained in the Grover Hollingsworth and Associates, Inc. report dated November 26, 2014. The applicant shall also comply with the recommendations of the City of Los Angeles Department of Building and Safety. Prior to issuance of the permit, the applicant shall submit, for the Executive Director's review and approval, two full sets of plans with evidence that an appropriately licensed professional has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with all the recommendations specified in the above-referenced report. Finally, the permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment unless the Executive Director determines that no amendment is legally required.

Under Section 30253 of the Coastal Act new development in areas of high geologic, flood, and fire hazard may occur so long as risks to life and property are minimized and the other policies of Chapter 3 are met. The Coastal Act recognizes that new development may involve the taking of some risk. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use his property.

The proposed piles and grade beams, as well as the existing structure and the proposed addition, lie on sloping canyon-adjacent lot. The applicant's geotechnical analysis has stated that the property is suitable for the proposed improvements from a geotechnical engineering and engineering geology standpoint provided that the recommendations are incorporated into the plans. However, the proposed project may still be subject to natural hazards such as slope failure and erosion. The geotechnical analysis does not guarantee that future erosion, landslide activity, and land movement will not affect the stability of the proposed project. Because of the inherent risks to development situated on sloping canyon lots, the Commission cannot absolutely acknowledge that the design of the pile and retaining wall system will protect the subject property during future storms, erosion, and/or landslides. Therefore, the Commission finds that the proposed project is subject to risk from erosion and/or slope failure and that the applicant should assume the liability of such risk.

The applicant may decide that the economic benefits of development outweigh the risk of harm which may occur from the identified hazards. However, neither the Commission nor any other public agency that permits development should be held liable for the applicant's decision to develop. Therefore, the applicant is required to expressly waive any potential claim of liability against the Commission for any damage or economic harm suffered as a result of the decision to develop. The assumption of risk (**Special Condition 3**) when recorded against the property as a deed restriction (**Special Condition 4**) will demonstrate that the applicant is aware of and appreciates the nature of the hazards which may exist on the site and which may adversely affect the stability or safety of the proposed development.

The deed restriction will provide notice of potential hazards of the property and help eliminate false expectations on the part of potential buyers of the property, lending institutions, and insurance agencies that the property is safe for an indefinite period of time and for further development indefinitely in the future.

Therefore, prior to issuance of the Coastal Development Permit, the applicant shall execute and record a deed restriction in a form and content acceptable to the Executive Director, which reflects the above restriction on development. The deed restriction shall include a legal description of the entire parcel. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

B. DEVELOPMENT

The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area, has been designed to assure structural integrity, maintains visual resources, and will avoid cumulative adverse impacts on public access. Therefore, the Commission finds that the development, as conditioned, conforms with Sections 30250, 30251, 30252, 30253 and the public access provisions of the Coastal Act.

C. GEOLOGIC HAZARD

Development adjacent to slopes such as those found on canyons or hillsides is inherently hazardous. Development which may require a protective device in the future cannot be allowed due to the adverse impacts such devices have upon public access, and visual resources. To minimize risks to life and property the development has been conditioned to require that the landowner or and any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

D. ENVIRONMENTALLY SENSITIVE HABITAT

The Commission has found that certain coastal bluffs and canyons in the Pacific Palisades area and Santa Monica Mountains are classified as Environmentally Sensitive Habitat Areas. Typically these areas are undeveloped and include extensive, connected habitat areas that are relatively undisturbed. The subject area is in a developed, subdivided location where homes, urban landscaping, and landslides have impacted habitat. The area of the proposed development has been disturbed by existing development. All new development will be located near the top of the slope in an area that has been disturbed by previous landslides and will not disturb the lower portions of the slope. For this reason, the Commission finds that the proposed project will not affect a sensitive habitat area. Therefore, the project, as conditioned is consistent with Section 30240 of the Coastal Act.

E. DEED RESTRICTION

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes one additional condition requiring that the property owner record a deed restriction against the property, referencing all of the above Special Conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of

the Property. Thus, as conditioned, this permit ensures that any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land in connection with the authorized development, including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability.

F. LOCAL COASTAL PROGRAM (LCP)

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The City of Los Angeles has neither a certified LCP nor a certified Land Use Plan for the Pacific Palisades area. As conditioned, the proposed development will be consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare a Local Coastal Program for the Pacific Palisades area that is in conformity with the provisions of Chapter 3 of the Coastal Act.

G. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 13096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect which the activity may have on the environment.

The City of Los Angeles is the lead agency responsible for certifying that the proposed project is in conformance with the California Environmentally Quality Act (CEQA). On August 26, 2014 the City determined that the project is Categorically Exempt from provisions of CEQA.

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

SUBSTANTIVE FILE DOCUMENTS

1. Geotechnical Report. Grover Hollingsworth and Associates. May 20, 2013. Updated November 26, 2014.
2. City of Los Angeles local Coastal Development Permit ZA-2014-3163(CDP). September 16, 2015.

Vicinity Map: 421 Puerto Del Mar, Pacific Palisades, Los Angeles

Exhibit 1

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California Coastal
Commission



View from public park on N. Granola Street, Pacific Palisades, Los Angeles



Exhibit 2

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California Coastal
Commission

PROJECT SUMMARY

SHEET INDEX

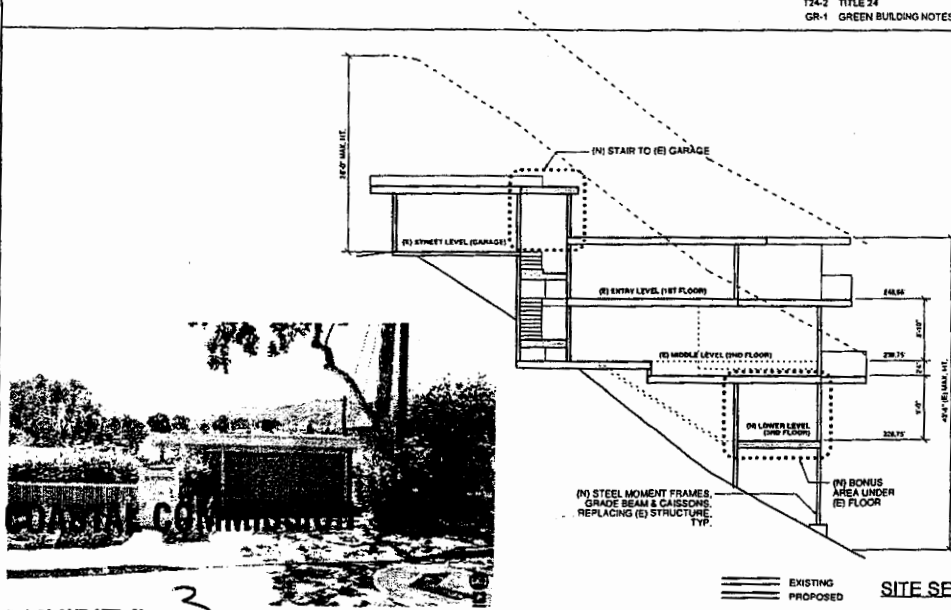
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EXHIBIT #

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BUILDING ENVELOPE NOTES:

3. Glazing in the following locations shall be safety glazing conforming to the human impact loads of Section R308.3 (see exceptions) (R308.4):
 - a. Fixed and operable panels of windows, sliding and bi-fold door assemblies.
 - b. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the door is less than 60 inches above the floor or walking surface.
 - c. Glazing in an individual fixed or operable panel that meets all of the following conditions:
 - 1) Exposed area of an individual pane greater than 8 square feet.
 - 2) Bottom edge less than 18 inches above the floor.
 - 3) Top edge greater than 36 inches above the floor.
 - 4) One or more walking surfaces within 36 inches horizontally of the glazing.
 - d. Glazing in railings.
 - e. Glazing in enclosures for walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
 - f. Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches, measured horizontally, to the adjacent walking surface of stairs, landings between flights of stairs and ramps.
 - g. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread.
6. Damp-proofing, where required, shall be installed with materials and as required in Section R406.1.
7. Vehicular access doors shall comply with Section R612.4.
8. Protection of wood and wood based products from decay shall be provided in the locations specified per Section R317.1 by the use of naturally durable wood or wood that is preservative-treated in accordance with ANFA (1) for the species, product, preservative and use. Preservatives shall be listed in Section 4 of ANFA (1).
10. Provide anti-graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors. Exception: Maintenance of building affixed is recorded by the owner in accordance and agree with the City of Los Angeles to remove any graffiti within 7-days of the graffiti being applied. (S306)

(E) LOWER ROOF

(E) UPPER ROOF TO BE REMOVED

MEANS OF EGRESS NOTES:

9. Landing at a door shall have a length measured in the direction of travel of no less than 36". (R311.3)
 10. A landing shall be provided at the top and bottom of stairways. (R311.7.5)
 11. Show the following stairway details on plans:
 - a. 7/8" maximum rise and minimum 10" run. (R311.7.5)
 - b. Minimum 8'-0" headroom clearance. (R311.7.2)
 - c. Maximum 36" clear width. (R311.7.1)
 - d. Handrails 34" to 38" high above tread nosing (R311.7.6.1)
 - e. Nosing portion of handrail shall not be less than 1.25" and no more than 2" cross-sectional dimension having a smooth surface with no sharp corners. (R311.7.7.2)
 - f. Maximum 4" clear spacing opening between rails. (R312.1.3)
 16. All interior and exterior stairways shall be illuminated. (R303.7)
 17. Provide 42" high guards with maximum 4" clear spacing opening between rails at:
 - a. (R303.2)
- # INTERIOR ENVIRONMENT NOTES:
8. Provide natural light in (habitable rooms), () by means of exterior wall openings with an area not less than 8% of floor area. Artificial lighting may be permitted. (R303.1)
 7. Provide natural ventilation in (habitable rooms) () by means of operable exterior wall openings with an area not less than 4% of floor area. Mechanical ventilating systems may be permitted. (R303.1)
 6. Provide natural light and ventilation for adjoining spaces (R303.2)
 5. Under-floor ventilation shall be not less than 1/150 of under floor area. (R406.1)
 13. Provide 15" minimum between the center of water closet to any side wall. (Calif. Plumb. Code 407.6)
 14. Provide 24" clear space in front of any water closet. (Calif. Plumb. Code 407.6)
 15. Bathrooms, water closet compartments and other similar rooms shall be provided natural ventilation per mechanical ventilation capable of 50 cfm exhausted directly to the outside (R303.3)
 16. Heater shall be capable of maintaining a minimum room temperature of 68°F at a point 2 feet above the floor and 2 feet from exterior walls in all habitable rooms at the design temperature. (R303.9)

FIRE PROTECTION NOTES:

1. The building shall be equipped with an automatic residential fire sprinkler system in accordance with Section R313.3 or NFPA13D. (R313.1, 12.21A17(d))
3. An approved smoke alarm shall be installed in each sleeping room and hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that activation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back-up and low battery signal. (R314)
4. An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units with which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)

BUILDING CODE NOTES:

- h. Water heater must be strapped to wall. (Sec. 507.3, LAPC)
- k. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R303.4)
- l. Smoke detectors shall be provided for all dwelling units intended for human occupancy, upon the owner's application for a permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1,000). (R314.6.2)
- m. Where a permit is required for alterations, repairs or additions exceeding one thousand dollars (\$1,000), existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.2. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R315.2.2)
- n. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 8 foot-candles over the area of the room at a height of 30 inches above the floor level. (R303.1)

BUILDING CODE NOTES:

- a. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
- b. An approved Saturated Gas Shutoff Valve shall be installed on the fuel gas line on the downstream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170,156) (Separate plumbing permit is required).
- c. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3).
- d. Kitchen sink, lavatories, bathtubs, showers, toilets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4).
- e. Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor (R307.2).
- f. Provide ultra-low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.

(E) LOWER ROOF

CLASS A RUBEROID ENERGY CAP TORCH GRANULE FR (WHITE) ROOFING, TYP. ASTM D6227 ICESUR 1274 CRIC ID# 0678-0025

(NO UPPER ROOF (SEE FRONT ELEV. FOR SLOPE))

NOTE:
CONTRACTOR SHALL CHECK AND VERIFY ALL FIELD DIMENSIONS AND CONDITIONS AS THEY RELATE TO DRAWINGS AND SHALL BE RESPONSIBLE FOR SAME. IN CASE OF ANY DISCREPANCY, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY PRIOR TO PROCEEDING WITH CONSTRUCTION.

PROPOSED ROOF PLAN 1/8"=1'-0"

COASTAL COMMISSION

EXISTING ROOF / DEMOLITION PLAN 1/4"=1'-0"

EXHIBIT # 3
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LINCOLN CHUNG ARCHITECT

GOLD RESIDENCE
421
PUERTO DEL MAR
PACIFIC PALMDALE
CA 90772



THESE DOCUMENTS, SPECIFICATIONS AND DETAILS ARE THE PROPERTY OF LINCOLN CHUNG ARCHITECT. NO PART OF THESE DOCUMENTS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF LINCOLN CHUNG ARCHITECT.

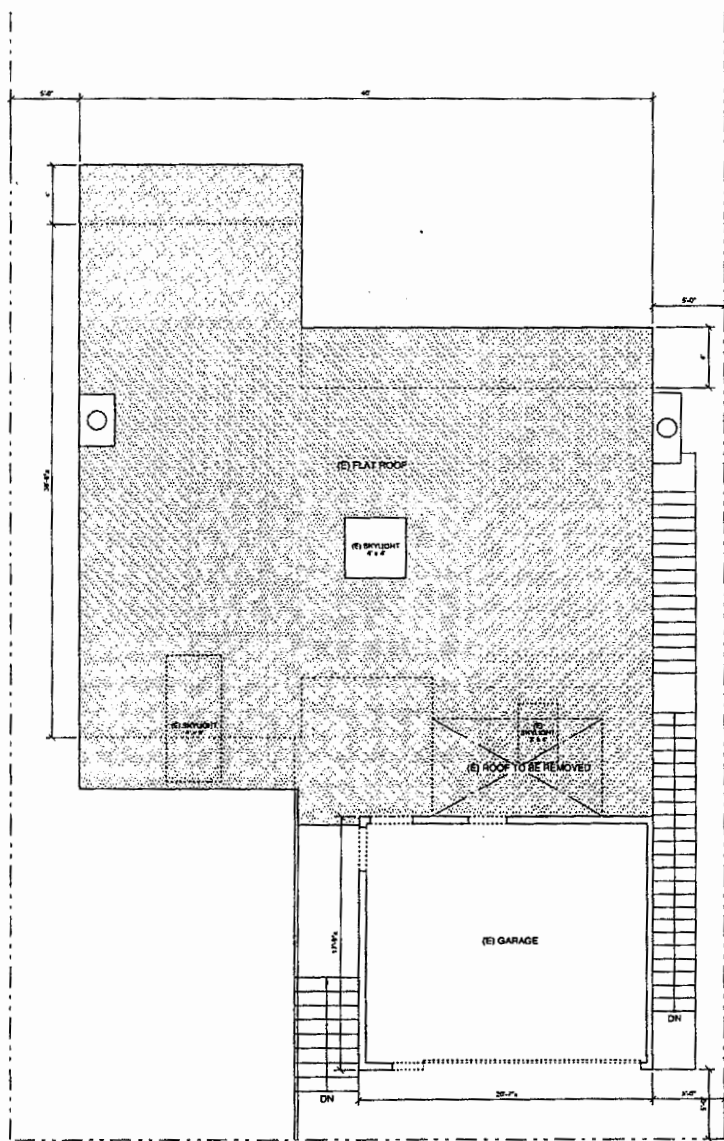
Revisions
▲
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Job : 1403
Date : 06-10-15
Scale : AS NOTED
Drawn by : L.C.

A-1.0

COASTAL COMMISSION

EXHIBIT # 3
PAGE 4 OF 11



EXISTING STREET LEVEL (GARAGE) / DEMOLITION PLAN
BMD AREA = 328 sq. 365 sq. including ext. walls
1/4"=1'-0"

NOTE:
CONTRACTOR SHALL CHECK AND VERIFY ALL FIELD DIMENSIONS AND CONDITIONS AS THEY RELATE TO DRAWINGS AND SHALL BE RESPONSIBLE FOR SAME. IN CASE OF ANY DISCREPANCY, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY, PRIOR TO PROCEEDING WITH CONSTRUCTION.

GARAGE / CARPORT NOTES:

5. Ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 20 gage sheet steel or other approved material and shall not have openings into the garage (R302.5.2).
6. Other penetrations of garage/ceiling ceilings and walls shall be protected as required by Section R302.1.1, Item 4 (R302.5.3).
7. Garage floor surfaces shall be of an approved noncombustible material, and the area used to park POVS/STAC/STL/STO (Rev. 5/06/01) www.ladco.org Page 10 of 14 vehicles shall be sloped to a drain or toward the main vehicle entry doorway (R308.1).

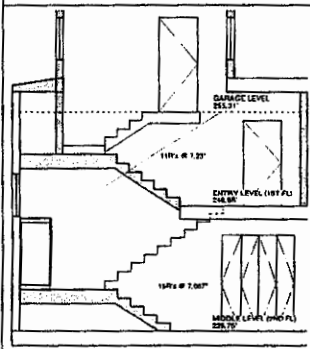
CLASS A
THERMO ENERGY CAP
TORCH GRANULE FR (WHITE)
ROOFING, TYP.
ASTM D6622
ICC-ESR 1274
CORC CM 0676-0025

(E) DAYLIGHT
8' x 8'

ALIGN WITH (E) WALL BELOW

(N) STAIR ENCLOSURE

(E) GARAGE



STAIR SECTION A
1/4"=1'-0"

PROPOSED STREET LEVEL (GARAGE) PLAN
BMD AREA = 328 sq. 365 sq. including ext. walls
1/4"=1'-0"

LINCOLN
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2135-11th ST #10
SAN DIEGO, CA 92105
1-310-227-6564
www.ladco.org



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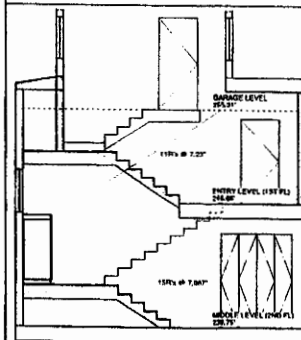
EXHIBIT # 3
PAGE 5 OF 11

EXISTING ENTRY LEVEL / DEMOLITION PLAN
BHO AREA = 1,168 sf, 1,232 sf including ext. walls
1/4"=1'-0"

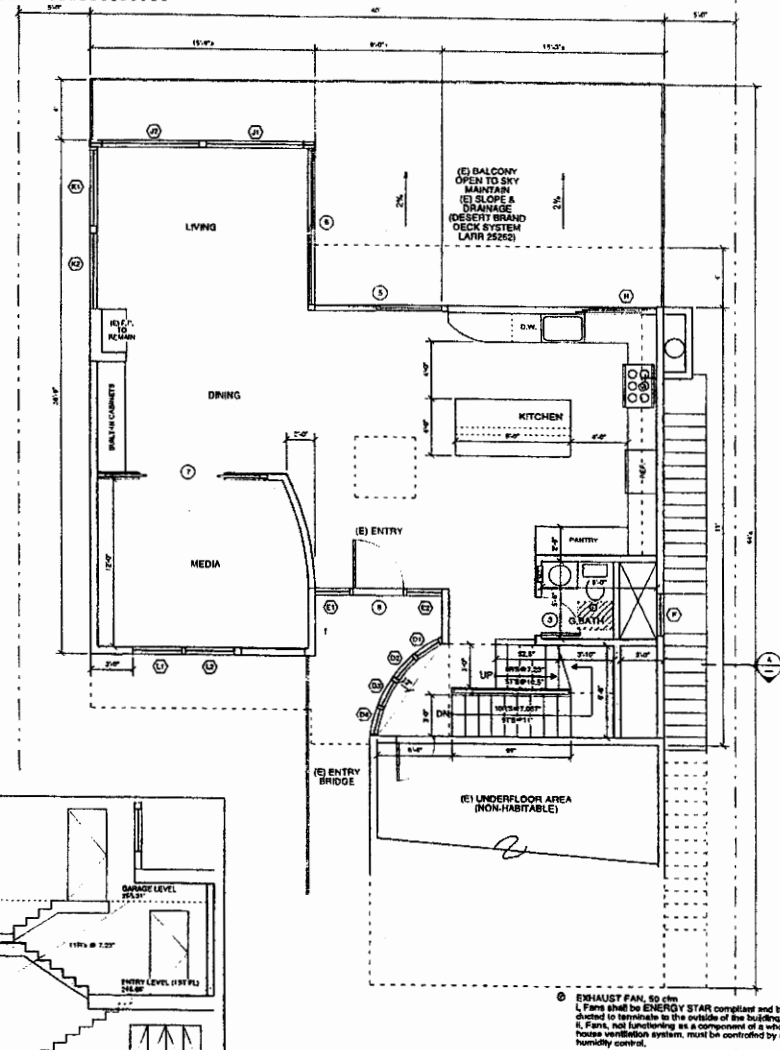
(E) WALLS TO REMAIN
(E) WALLS TO BE REMOVED



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STAIR SECTION A
1/4"=1'-0"



30" x 24" CLEAR SPACE

EXHAUST FAN, 50 cfm
Fans shall be ENERGY STAR compliant and be
ducted to terminate to the outside of the building.
If Fans, not functioning as a component of a whole
house ventilation system, must be controlled by a
humidity control.

EXHAUST VENT, 100 cfm
FIELD GAS

(E) WALLS TO REMAIN
(N) 2 x 4 STUDS @ 16" O.C. TYP.

PROPOSED ENTRY LEVEL (3RD FL) PLAN
BHO AREA = 1,168 sf, 1,232 sf including ext. walls
1/4"=1'-0"



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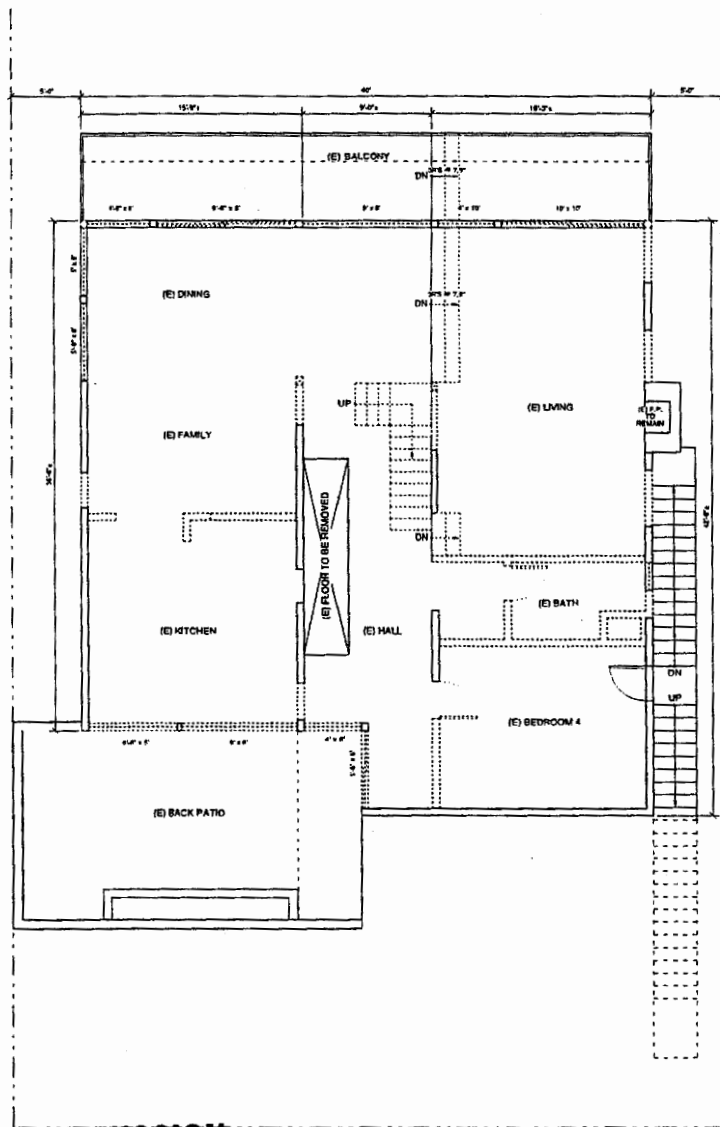
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Date : 06-15-15
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Drawn by : L.C.

A-1.2

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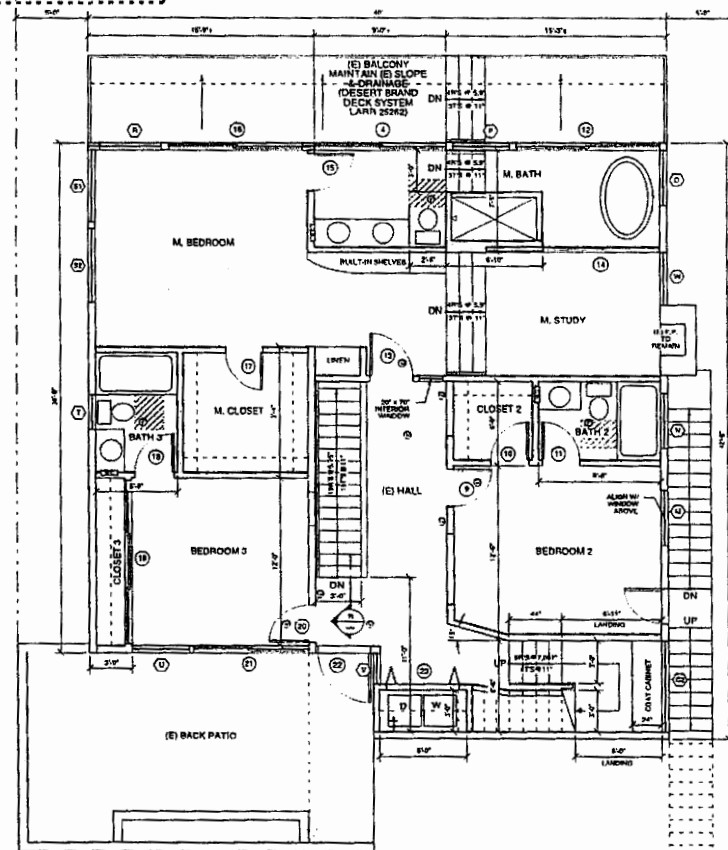
EXHIBIT # 3

PAGE 6 OF 11



EXISTING MIDDLE LEVEL DEMOLITION PLAN
RHO AREA = 1,502 sq. ft., 1,584 sq. ft. including ext. wall
1/4" = 1'-0"

NOTE:
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STAIR SECTION B
1/4" = 1'-0"

- ① EXHAUST FAN, 50 cm
I. Fans shall be ENERGY STAR compliant and be
designed to terminate to the outside of the building.
II. Fans, not functioning as a component of a whole
house ventilation system, must be controlled by a
humidity control.
- ② SMOKE DETECTOR
(IN ALL BEDROOMS & HALL OUTSIDE)
- ③ CARBON MONOXIDE ALARM
(OUTSIDE BEDROOMS)
- (E) WALLS TO REMAIN
(D) 2 x 4 STUDS @ 16" O.C. TYP.

PROPOSED MIDDLE LEVEL (2ND FL.) PLAN
RHO AREA = 1,502 sq. ft., 1,584 sq. ft. including ext. wall
1/4" = 1'-0"

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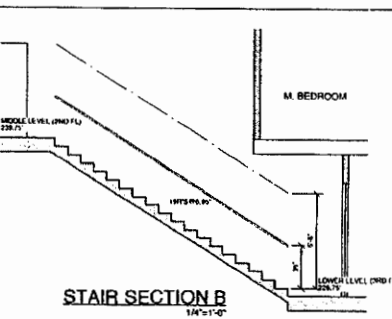
A-1.3

COASTAL COMMISSION

EXHIBIT # 3

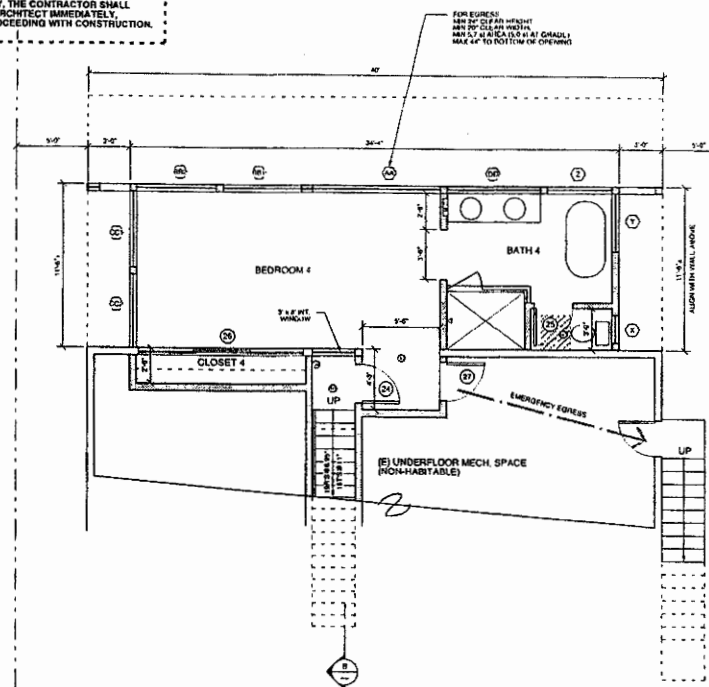
PAGE 7 OF 11

EXISTING LOWER LEVEL PLAN
1/4"=1'-0"



STAIR SECTION B
1/4"=1'-0"

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PRIOR TO PROCEEDING WITH CONSTRUCTION.



- ① EXHAUST FAN, 50 cfm
1. Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building.
- 2. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.
- ② - SMOKE DETECTOR
(IN ALL BEDROOMS & HALL OUTSIDE)
- ③ CARBON MONOXIDE ALARM
(OUTSIDE BEDROOMS)
- (E) WALLS TO REMAIN
(R) 2 x 4 STUDS @ 16" O.C. TYP.

PROPOSED LOWER LEVEL (1ST FL) PLAN
BNO AREA = 432 sf, 468 sf including ext. walls
1/4"=1'-0"



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A-1.4

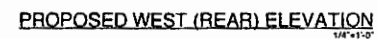
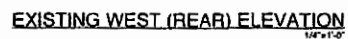
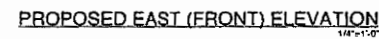
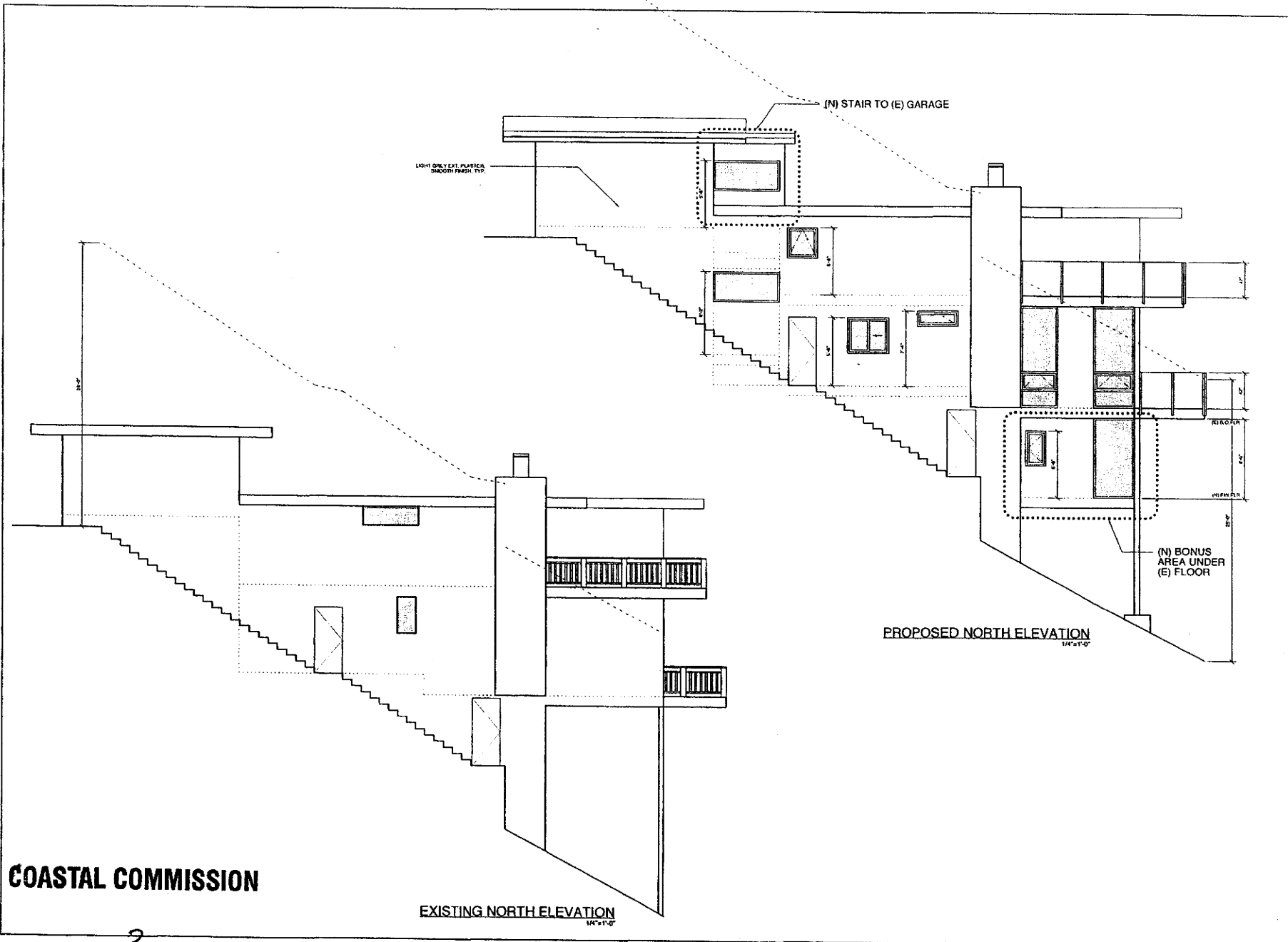


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COASTAL COMMISSION

EXHIBIT # 3
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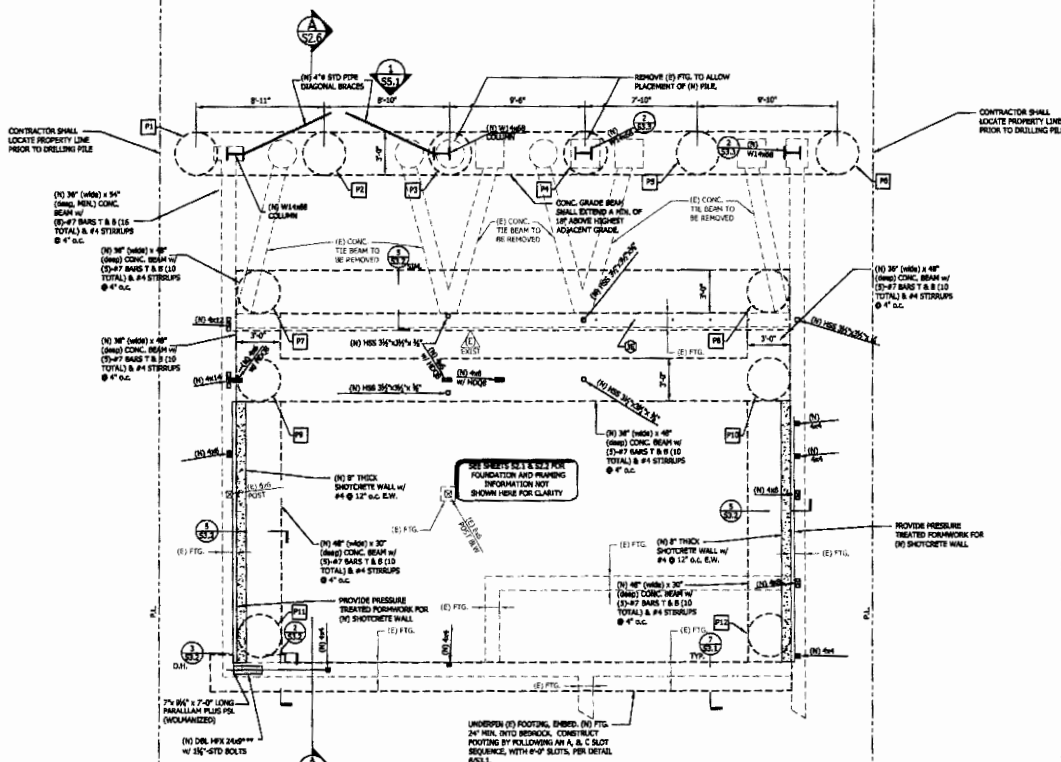


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Job : 1403
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A-2.2



PARTIAL FOUNDATION PLAN
SCALE: 1/4\"/>

NOTES:

- STUDS AT WALLS SHALL BE 2x4 @ 16\"/>

ABBREVIATIONS:

- ANV = ABOVE
 BWN = BELOW
 BWN = BOUNDARY WALLING
 C.B. = CEILING JOISTS
 C.B. = CEILING BEAM
 DBL = DOUBLES
 D.F.A. = DOUGLAS FIR-LARCH
 E.W. = EDGE WALLING
 E.W. = BACK WAYS
 HBR = HEADER
 PARALL = PARALLEL BY WYERHAEUSER, LLC IS REPORT 159-187
 R.H. = ROOF HANGERS
 R.B. = RIDGE BEAM
 TYP. = TYPICAL UNLESS NOTED OTHERWISE
 UNAD. = UNLESS NOTED OTHERWISE
 V.L.P. = VERIFY IN FIELD

WALL TYPES:

- CONCRETE
 EXISTING WALLS
 INTERIOR BRACING WALLS

COASTAL COMMISSION

EXHIBIT #

3

5-151640

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PAGE 12 OF 11

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South Coast Region

CALIFORNIA
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SHEATHING SCHEDULE						
MARK	SHEATHING	WALING (REQUIRED)	BLOCKING TO COLUMN P.	SILL P.L. W/ALUMINUM	SILL P.L. - ANCHOR BOLT TO CONCRETE (U.L.O. OR PLATE)	ALLOWABLE SHEAR VALUE
V	1/2" TYPICAL W/ALUMINUM SHEATHING BRACE	2" x 6 @ 12" SHEATHING @ 24"	SHEATHING ANCHORS @ 24"	1/4" x 6 @ 12"	1/4" x 6 @ 12" x 27" x 1/4"	184 KIP
V	1/2" TYPICAL W/ALUMINUM PLYWOOD OR PLYWOOD OR	2" x 6 @ 12" SHEATHING @ 24"	SHEATHING ANCHORS @ 24"	1/4" x 6 @ 12"	1/4" x 6 @ 12" x 27" x 1/4"	184 KIP
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V	1/2" TYPICAL W/ALUMINUM PLYWOOD OR	2" x 6 @ 12" SHEATHING @ 24"	SHEATHING ANCHORS @ 24"	1/4" x 6 @ 12"	1/4" x 6 @ 12" x 27" x 1/4"	131 KIP ^{MAX}
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V	1/2" TYPICAL W/ALUMINUM PLYWOOD OR	2" x 6 @ 12" SHEATHING @ 24"	SHEATHING ANCHORS @ 24"	1/4" x 6 @ 12"	1/4" x 6 @ 12" x 27" x 1/4"	131 KIP ^{MAX}
V	1/2" TYPICAL W/ALUMINUM PLYWOOD OR	2" x 6 @ 12" SHEATHING @ 24"	SHEATHING ANCHORS @ 24"	1/4" x 6 @ 12"	1/4" x 6 @ 12" x 27" x 1/4"	13

NOTES:

- ALL PLYWOOD SHALL BE EXTERIOR GRADE UNLESS NOTED OTHERWISE.
- ALL WALLS SHALL BE COMMON WALLS. ALL WALLS IN CONTACT WITH W/ PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
- WALLS SHALL BE PLACED AT LEAST 1/2\"/>

CONNECTION ID	DETAIL NUMBER
A	6/54.5
B	6/54.5
C	10/54.5
D	11/54.5
E	12/54.5
F	1/54.6
G	2/54.6
H	3/54.6

A.B. ID	A.B. SIZE AND SPACING
1	3/4\"/>
2	3/4\"/>
3	3/4\"/>
4	3/4\"/>
5	3/4\"/>
6	3/4\"/>

ANCHOR BOLT SCHEDULE

ANCHOR BOLT SCHEDULE

TIE-BACK SCHEDULE ¹⁰⁸					
MARK	HORIZONTAL BRACING BETWEEN REACTION ZONES ¹⁰⁹	# OF "N" STRINGS ¹¹⁰	DESIGN LOAD (LBS)	150% x DESIGN LOAD (LBS)	200% x DESIGN LOAD (LBS)
T1	18'-0"	7	81,000 LBS	121,500 LBS	162,000 LBS
T2	31'-4"	7	148,000 LBS	222,000 LBS	296,000 LBS
T3	31'-4"	7	148,000 LBS	222,000 LBS	296,000 LBS
T4	31'-4"	7	148,000 LBS	222,000 LBS	296,000 LBS
T5	31'-4"	7	148,000 LBS	222,000 LBS	296,000 LBS
T6	38'-0"	7	81,000 LBS	121,500 LBS	162,000 LBS

NOTES:

- ALL TIE-BACK ANCHORS SHALL BE DIVIDING PERMANENT STRAND ANCHORS WITH DOUBLE CORROSION PROTECTION (DCT) AND SHALL BE POST-CURED.
- BRACKETING JOINTS SHALL BE PROVIDED BY THE GEOTECHNICAL ENGINEER AND VERIFIED IN THE FIELD.
- STRANDS SHALL BE COMPOSED OF THREE LOW RELAXATION 270 KSI STRANDS CORRESPONDING TO ASTM A431 (BARE STRANDS).
- ALL OF THE TIE-BACK ANCHORS SHALL BE TESTED TO 100% OF THE DESIGN LOAD. THE LOAD SHOULD BE APPLIED IN APPROPRIATELY 25% INCREMENTS OF THE DESIGN LOAD. THE LOAD SHOULD BE HELD AT EACH INCREMENTAL LEVEL UNTIL A STABLE RECORD IS OBTAINED. THE DEFLECTION AT 100% OF THE DESIGN LOAD SHOULD NOT EXCEED 0.1 INCHES OVER A 15-MINUTE PERIOD. THE TOTAL MOMENT OF THE ANCHOR SHALL NOT EXCEED 12 INCHES.
- TWO SELECTED ANCHORS SHALL BE TESTED AT 200% OF THE DESIGN LOAD. THE DEFLECTION AT 200% OF THE DESIGN LOAD SHOULD NOT EXCEED 0.1 INCHES OVER A 15-MINUTE PERIOD. IT IS RECOMMENDED THAT AT LEAST ONE ANCHOR BE TESTED AT 300% OF THE DESIGN LOAD BE HELD FOR 24 HOURS. THE LOCATIONS OF THE 200% ANCHOR SHALL BE PRE-DETERMINED PRIOR TO THE COMMENCEMENT OF WORK TO ALLOW FOR A LARGER TENSION AND REINFORCEMENT OF THE PILE TO WHICH IT IS ATTACHED.
- AFTER COMPLETION OF THE LOAD TESTS, THE ANCHORS SHALL BE LOADED AT THE DESIGN LOAD.

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ASE #12-034

11/03/2014

PROJECT INFORMATION:

GOLD RESIDENCE

421 PUERTO DEL MAR

PACIFIC PALISADES, CA 90272

DATE	DESCRIPTION
6/19/14	For Coastal Commission Review
11/03/14	Plan Check Set
3/04/15	Foundation Revision along Gridline F

SHEET TITLE

PARTIAL FOUNDATION PLAN

S2.0

