



THE CITY OF SAN DIEGO

# Historical Resources Board

DATE ISSUED: August 12, 2010 REPORT NO. HRB-10-038

ATTENTION: Historical Resources Board  
Agenda of August 26, 2010

SUBJECT: **ITEM #8 – 5007 Raymond Place**

APPLICANT: Keith and Karen Hughes, property owners  
Represented by Rob Balentine, consultant

LOCATION: 5007 Raymond Place, Normal Heights Community, Council District 3

DESCRIPTION: Consider the designation of the property located at 5007 Raymond Place as a historical resource.

## STAFF RECOMMENDATION

Do not designate the property located at 5007 Raymond Place under any adopted HRB Criteria.

## BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. This two story single family residence was built in circa 1926 in the Craftsman style. The subject property is located in the Normal Heights Community, in a single family residential neighborhood.



## ANALYSIS

A historical resource research report was prepared by Rob Balentine the consultant, on behalf of the property owners, Keith and Karen Hughes which concludes that the resource is significant under HRB Criteria C and D. Staff disagrees with the determination that the site is significant under HRB Criteria C and D. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

*CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.*

The house located at 5007 Raymond Place is a two story single family home constructed in c.1926 in the Craftsman style. The house contains character defining features of the Craftsman style although overtime there has been several alterations to the original design. A side facing gable roof tops the first floor, on the second story there is a hipped roof. The overhanging eaves are deep with exposed wood rafter tails and beams. A front facing gable roof tops the partial width front porch which is supported by tapered square columns decorated at the base with broken stone. The exterior finish of the house is horizontal redwood siding. The fenestration of the house is comprised of mostly wood framed doors and windows, several are non-historic. Windows are primarily double hung, with some fixed. To the north of the front door is a single pane wood window flanked by two narrow double hung windows. There are two chimneys which are covered with broken stone, the original chimney is located on the left side elevation (north) and the non-original chimney is located on the rear elevation (east). On the north elevation of the property there is a detached garage which also has similar features to the main structure with a gable roof and horizontal redwood siding. The main entrance is surrounded by an approximately 2ft high broken stone wall that wraps around the property.

Originally designed in c.1926, the home was asymmetrical with a rectangular shape. In 1955, there was a 2<sup>nd</sup> story bathroom addition, as well as a remodel to the kitchen. In 1962, a central heating system was installed. In 2004, a two story addition was added to the left side elevation (north) of the home (see attachment). The detailed scope of work is described as a first floor addition consisting of a large great room, laundry room and rear deck, with stairs adjoining a new exterior second floor deck. The second floor addition consists of a master bedroom with exterior balcony, a master bath and master dressing/walk-in closet. The prominent addition is highly visible and has compromised the integrity of the c.1926 building, clearly impacting the original Craftsman style design.

The specific modifications in 2004 which have affected the overall integrity of the structure are as follows:

Modifications to the left side elevation (north):

- A two story addition, added around 1,700 square feet to the left side of the structure altering the original Craftsman design.
- Installation of an additional wood burning fireplace and chimney.

- It appears that several original wood windows were replaced with non-historic wood windows.
- It appears several non-historic doors were added.

Additional modifications may have occurred to the front elevation (west). The covering of the chimney and front porch columns with broken stone appears to be contradictory to the c.1926 construction. Also, the 2ft stone wall added along the front sidewalk appears to compromise the original setting.

The modifications listed above are inconsistent with the Secretary of Interior's Standards for Rehabilitation which states, "Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character." The Standards also states it does not recommend, "Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be a part of the historic building." Alterations have negatively impacted the building's integrity as it relates to materials, workmanship, design, setting and feeling which are all significant aspects of integrity related to the c.1926 architectural Craftsman design. Therefore, staff does not recommend designation of 5007 Raymond Place under HRB Criterion C.

In addition to the identified loss of integrity, staff notes that the research report is not consistent with required guidelines. If the Historical Resources Board wishes to consider designation of the home at 5007 Raymond Place, staff recommends the report be returned to the applicant for revisions consistent with adopted guidelines.

*CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.*

For designation under Criterion D, there is insufficient evidence to support the establishment of H. Arth Grigsby as a master builder or architect. According to Historical Resource Board (HRB) he is not recognized on the HRB master list. The discussion in the nomination with Zelda Detrich the previous owner from 1978-2003, does not provide enough information about H. Arth Grigsby for staff to establish him as a master.

In addition, the discussion with the previous owner does not provide enough information about the artist Ernest A. Batchelder, for staff to associate the design of the interior fireplace with his work. Also, the brief statement in the report concerning the artist's well-known tile work and association in Southern California is lacking information for staff to establish this person as a master artist. Therefore staff does not recommend the property at 5007 Raymond Place under Criterion D for the reason that the information provided is inadequate.

#### OTHER CONSIDERATIONS

If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

## CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 5007 Raymond Place should not be designated under any adopted HRB Criteria. Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives.



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Terra King  
Planning Intern

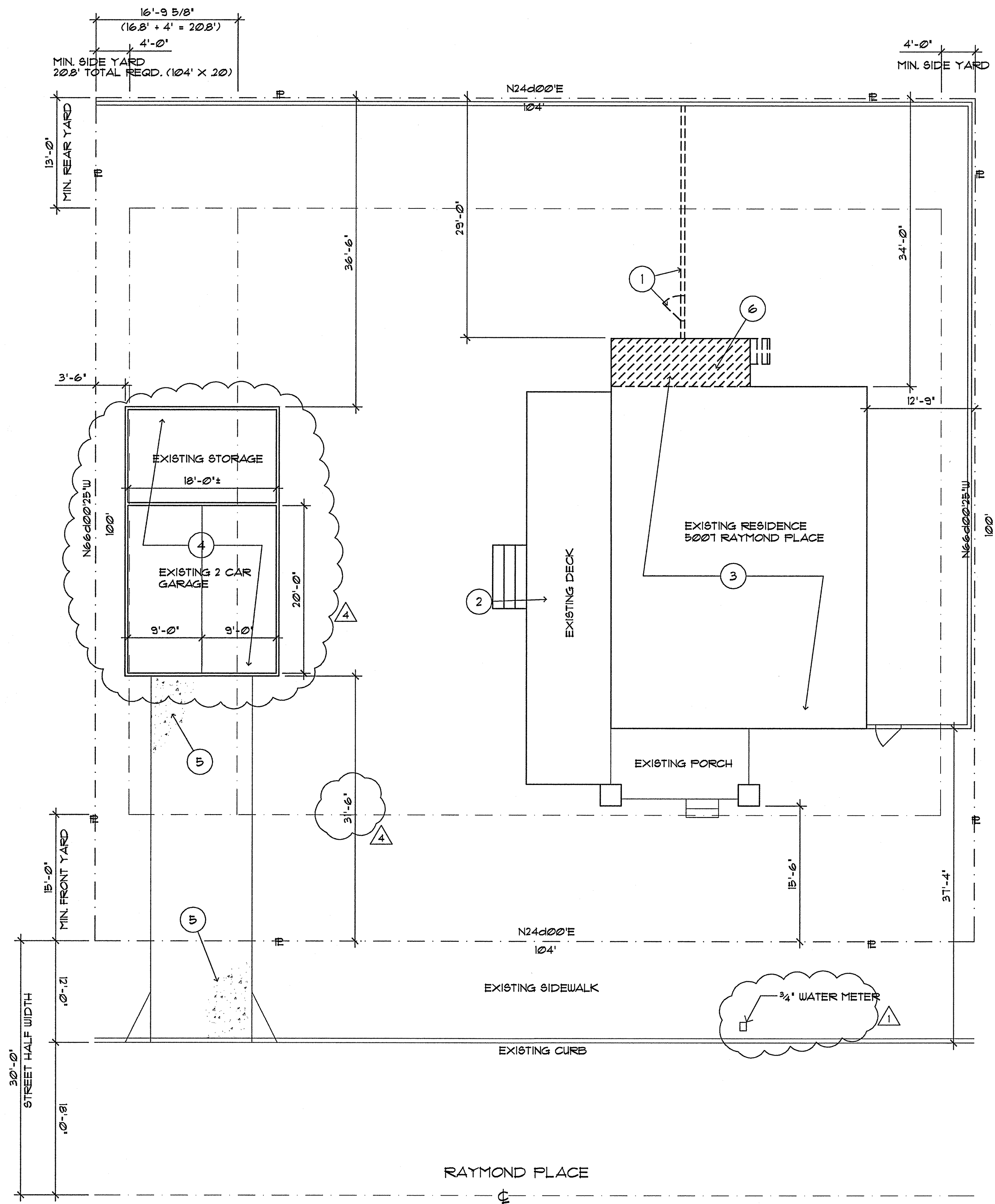


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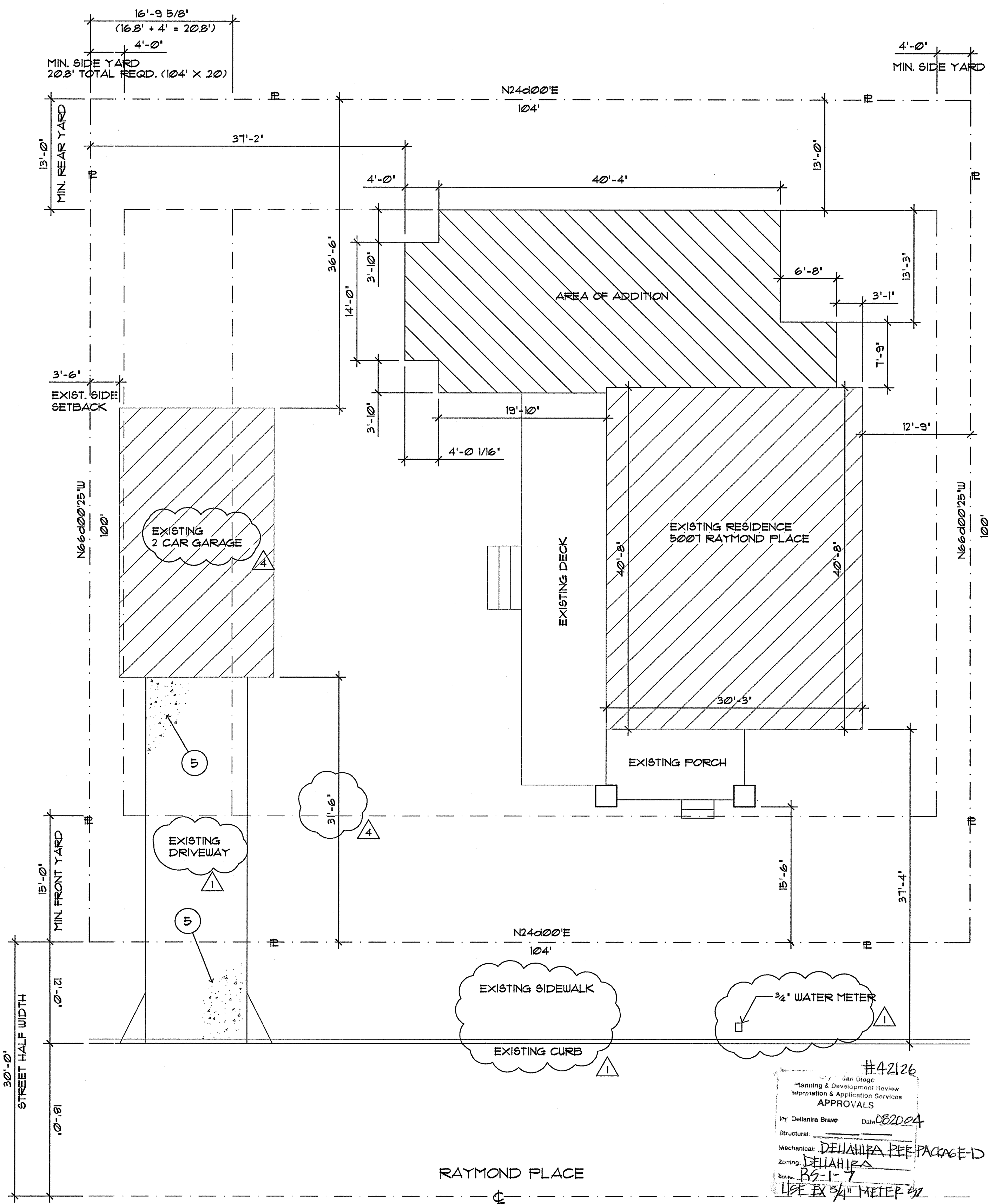
Cathy Winterrowd  
Principal Planner/HRB Liaison

TK/cw

Attachments: 1. 2004 Addition Site Plans  
2. Applicant's Historical Report under separate cover



**EXISTING CONDITIONS  
SITE PLAN**  
SCALE 1/8"=1'-0"  
NORTH



**NEW CONDITIONS  
SITE PLAN**  
SCALE 1/8"=1'-0"  
NORTH

**GENERAL NOTES:**

- A. SITE INFO IS TAKEN FROM A CURSORY SITE VISIT. FIELD VERIFY CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION.
- B. ALL PLUMBING, HVAC, ELEC, AND LIGHTING WORK IS DESIGN/BUILD BY THE CONTRACTOR. CONTRACTOR SHALL PROVIDE NECESSARY CALCULATIONS, SIZING, DIAGRAMS, ETC. WHICH MAY BE REQUIRED FOR PERMITS AND CONSTRUCTION. (VERIFY WITH OWNER FOR "AS-BUILT" DRAWING REQUIREMENTS.) CONTRACTOR SHALL SUBMIT A COMPLETE LIST OF EQUIPMENT & FIXTURES WITH MANUFACTURERS CATALOG NUMBER AND DESCRIPTION PROPOSED FOR A COMPLETE JOB TO OWNER WITH HIS BID.
- C. ADEQUACY OF EXISTING HVAC, GAS AND ELECTRICAL SERVICES TO PROVIDE NEW LOADS SHALL BE CONFIRMED BY THE G.C.

**SITE KEYNOTES:**

- D. REPAIR AND PATCH ALL SURFACES AFFECTED BY REMODELING OPERATIONS TO MATCH SURROUNDING MATERIAL UNLESS OTHERWISE NOTED.
- E. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30" ABOVE GRADE.
- F. ATTIC/UNDER FLOOR INSTALLATION MUST COMPLY WITH SECTIONS 304, 309, 319 & 320 OF THE UMC.
- G. STATE HEALTH & SAFETY CODE SEC. 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER-SUPPLY PIPING.
- H. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AS NEEDED.

**SITE KEYNOTES:**

- 1. DEMO PORTION OF EXISTING FENCE & GATE
- 2. EXISTING DECK TO REMAIN
- 3. EXISTING RESIDENCE TO REMAIN
- 4. EXISTING 2 CAR GARAGE TO REMAIN
- 5. EXISTING CONCRETE DRIVEWAY TO REMAIN
- 6. DEMO PORTION OF EXISTING RESIDENCE, SHOWN HATCHED.

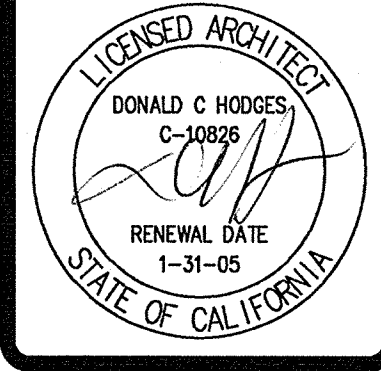
PRC 42126  
BUILDING DEVELOPMENT REVIEW  
DIVISION STRUCTURAL  
Date: 9-20-04

| REVISIONS                            | BY  |
|--------------------------------------|-----|
| 1/13/04<br>PLAN CHECK<br>CORRECTIONS | RMB |
| 1/22/04<br>OWNER PLAN<br>CHANGES     | RMB |
| 8/16/04<br>CLARIFICATION<br>CHANGES  | DHC |
| 8/12/04<br>PLAN CHECK<br>CORRECTIONS | RMB |

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http://www.studiohodes.com

**HUGHES & HODGES ARCHITECTS**  
RESIDENCE ADDITION  
5007 RAYMOND PLACE  
SAN DIEGO, CA 92116

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



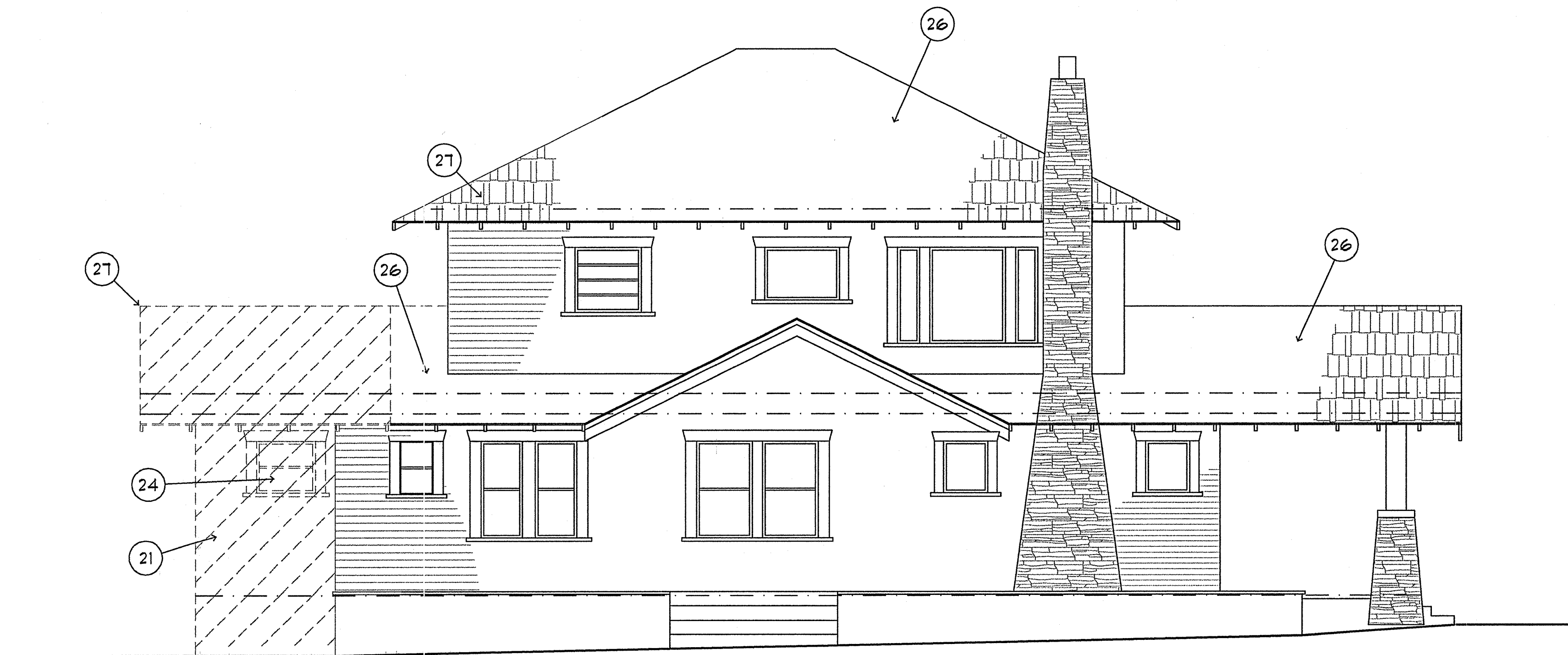
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| DRAWN      | RMB      |
| CHECKED    | DCH      |
| DATE       | 6/11/04  |
| SCALE      | AS NOTED |
| JOB NUMBER | 0405     |
| SHEET      |          |

**SI-1**

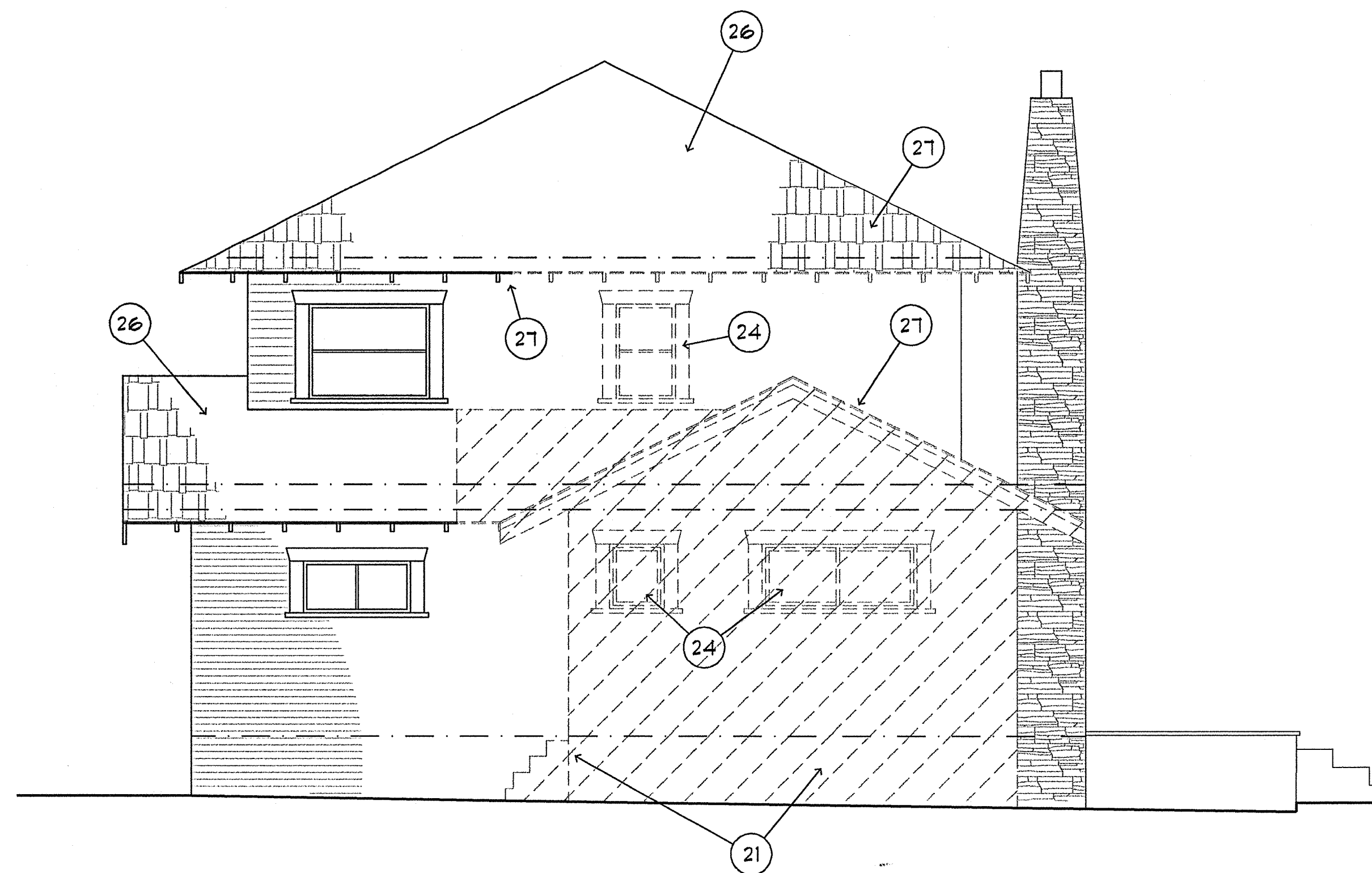




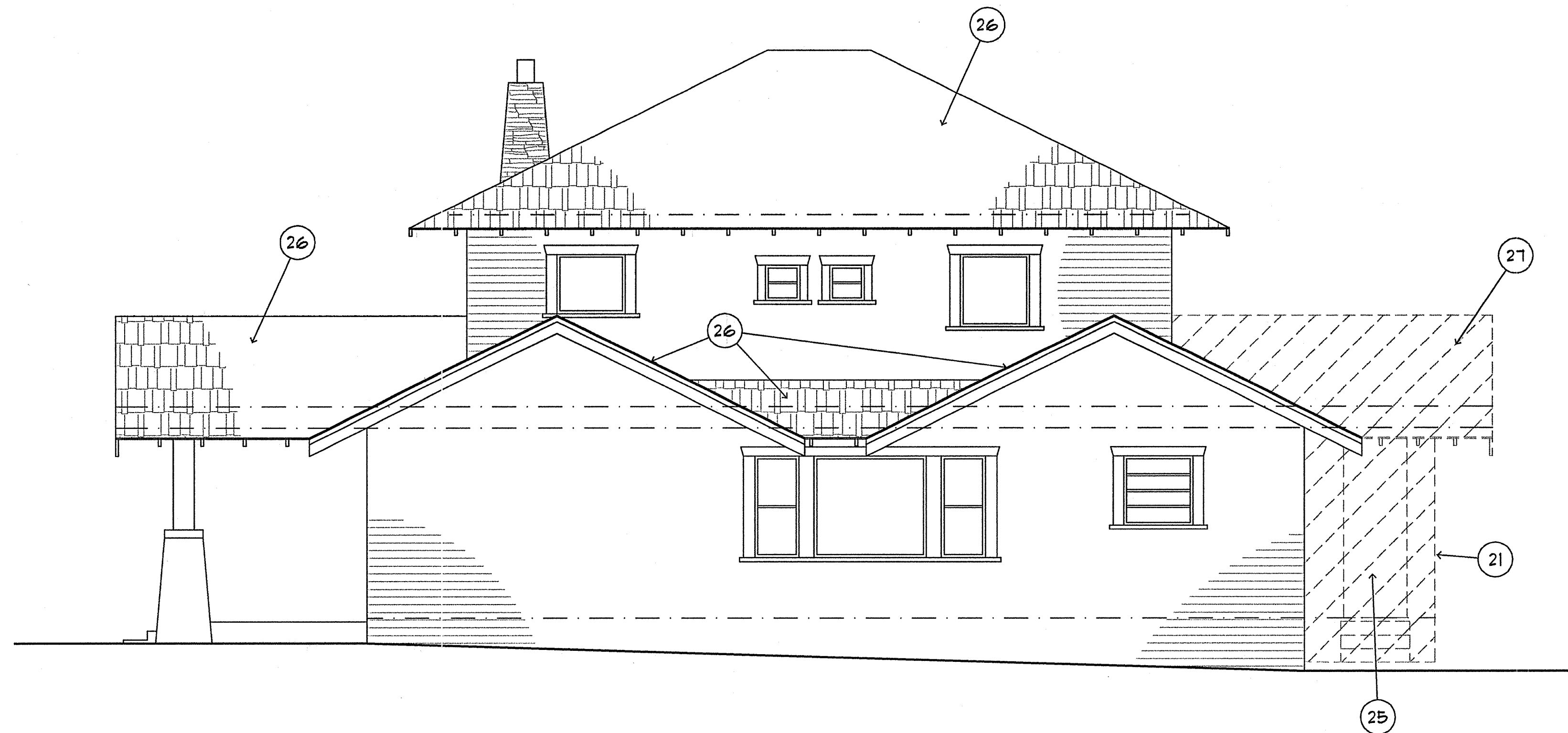
**EXISTING & DEMO  
FRONT ELEVATION**  
SCALE 1/4"=1'-0"



**EXISTING & DEMO  
LEFT SIDE ELEVATION**  
SCALE 1/4"=1'-0"



**EXISTING & DEMO  
REAR ELEVATION**  
SCALE 1/4"=1'-0"



**EXISTING & DEMO  
RIGHT SIDE ELEVATION**  
SCALE 1/4"=1'-0"

**GENERAL NOTES:**

- A. SITE INFO. IS TAKEN FROM A CURSORY SITE VISIT. FIELD VERIFY CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION.
- B. ALL PLUMBING, HVAC, ELEC., AND LIGHTING WORK IS DESIGN/BUILD BY THE CONTRACTOR. CONTRACTOR SHALL PROVIDE NECESSARY CALCULATIONS, SIZING, DIAGRAMS, ETC. WHICH MAY BE REQUIRED FOR PERMITS AND CONSTRUCTION. (VERIFY WITH OWNER FOR 'AS-BUILT' DRAWING REQUIREMENTS.) CONTRACTOR SHALL SUBMIT A COMPLETE LIST OF EQUIPMENT & FIXTURES WITH MANUFACTURER'S CATALOG NUMBER AND DESCRIPTION PROPOSED FOR A COMPLETE JOB TO OWNER WITH HIS BID.
- C. ADEQUACY OF EXISTING HVAC, GAS AND ELECTRICAL SERVICES TO PROVIDE NEW LOADS SHALL BE CONFIRMED BY THE G.C.
- D. REPAIR AND PATCH ALL SURFACES AFFECTED BY REMODELING OPERATIONS TO MATCH SURROUNDING MATERIAL UNLESS OTHERWISE NOTED.
- E. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.
- F. ATTIC/UNDER FLOOR INSTALLATION MUST COMPLY WITH SECTIONS 304, 309, 319 & 320 OF THE UMC.
- G. STATE HEALTH & SAFETY CODE SEC. 179219 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER-SUPPLY PIPING.
- H. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AS NEEDED.

**EXISTING AND DEMOLITION KEYNOTES:**

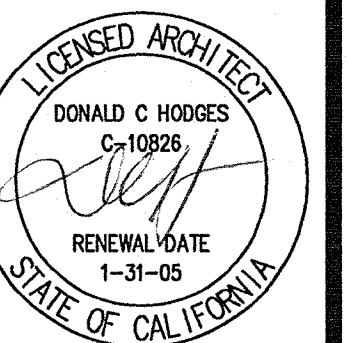
- 20. EXISTING 10000 BTU OUTPUT FAU TO REMAIN.
- 21. EXISTING WALL TO BE DEMOLISHED TYP. (SHOWN DASHED)
- 22. EXISTING ROOF TO REMAIN TYPICAL. (SHOWN CONTINUOUS)
- 23. DEMO EXISTING ROOFING TO EXPOSE SHEATHING IN PREPARATION FOR NEW SHINGLES.
- 24. DEMO EXISTING WINDOWS.
- 25. DEMO EXISTING DOORS.
- 26. DEMO EXISTING ROOFING LAYERS AND FLASHINGS DOWN TO SHEATHING. TYPICAL AT ALL EXISTING ROOFS.
- 27. DEMO ROOFING IN PREPARATION FOR NEW FRAMING.
- 28. EXISTING 40 GAL. GAS WATER HEATER TO BE RELOCATED. CAREFULLY REMOVE AND SAFEGUARD DURING CONSTRUCTION. RELOCATE TEMPORARILY DURING CONSTRUCTION AND HOOK UP TO PROVIDE CONTINUOUS SERVICE.
- 29. DEMO EXISTING STAIRS.

| REVISIONS                            | BY  |
|--------------------------------------|-----|
| 1/13/04<br>PLAN CHECK<br>CORRECTIONS | RMB |
| 2/22/04<br>OWNER PLAN<br>CHANGES     | RMB |
|                                      |     |
|                                      |     |
|                                      |     |
|                                      |     |

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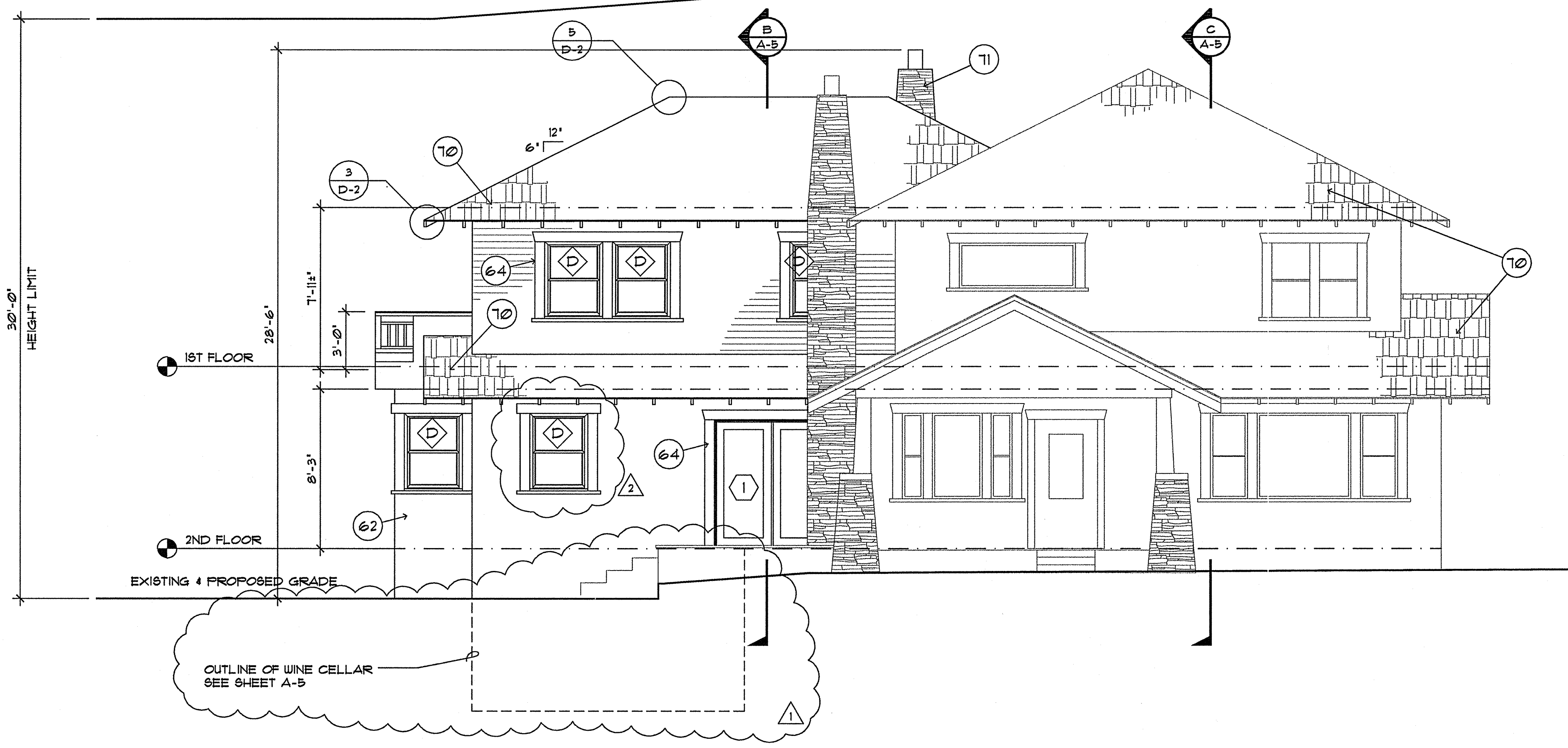
EXISTING & DEMO  
FLOORPLANS  
SCALE: AS NOTED



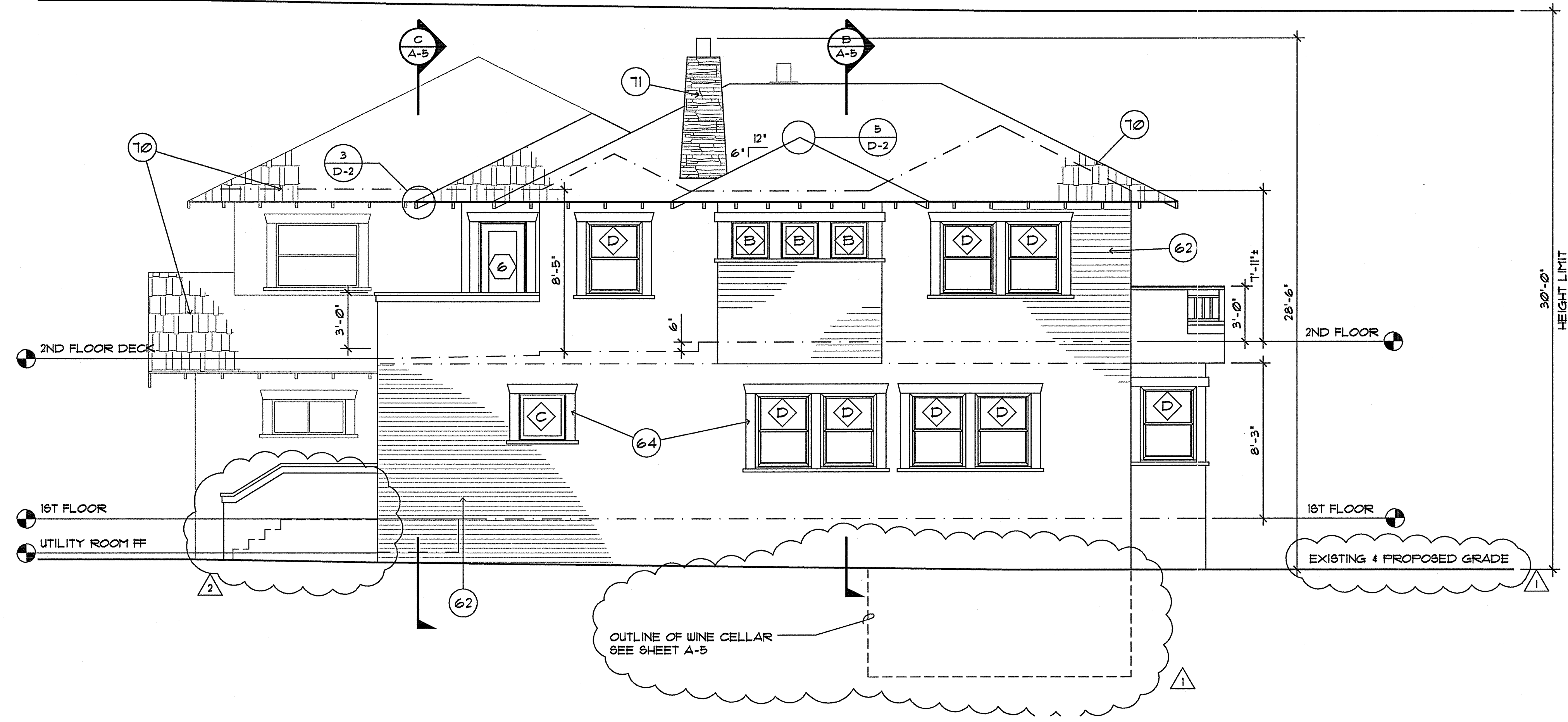
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| DRAWN      | RMB      |
| CHECKED    | DCH      |
| DATE       | 6/11/04  |
| SCALE      | AS NOTED |
| JOB NUMBER | 0405     |
| SHEET      |          |

**EX-2**





**NEW CONDITIONS  
FRONT ELEVATION (WEST)**  
SCALE 1/4"=1'-0"



**NEW CONDITIONS  
REAR ELEVATION (EAST)**  
SCALE 1/4"=1'-0"

**GENERAL NOTES:**

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- D. REPAIR AND PATCH ALL SURFACES AFFECTED BY REMODELING OPERATIONS TO MATCH SURROUNDING MATERIAL UNLESS OTHERWISE NOTED.
- E. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.
- F. ATTIC/UNDER FLOOR INSTALLATION MUST COMPLY WITH SECTIONS 304, 309, 319 & 320 OF THE UMC.
- G. STATE HEALTH & SAFETY CODE SEC. 119219 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER-SUPPLY PIPING.
- H. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AS NEEDED.

**NEW CONSTRUCTION KEYNOTES**

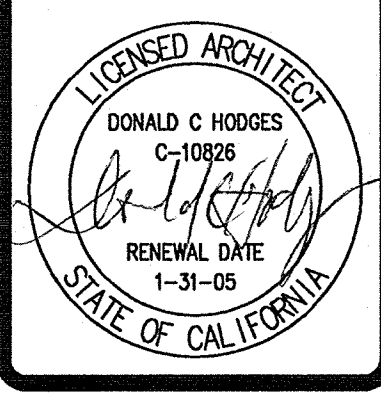
- 60. EXISTING 40 GAL. GAS WATER HEATER RELOCATED.
- 61. LINE OF ROOF ABOVE TYPICAL.
- 62. REDWOOD SIDING TYPICAL. MATCH EXISTING.
- 63. NEW 2X FRAMING PER STRUCTURAL TYP.
- 64. WOOD TRIM TYPICAL. MATCH EXISTING.
- 65. EXISTING FRAMING TO REMAIN.
- 66. TYPE R-15 INSULATION AT EXTERIOR WALLS, TYPICAL.
- 67. TYPE R-30 INSULATION AT ROOF/CEILING, TYPICAL.
- 68. TEMPERED ALL-GLASS SHOWER ENCLOSURE.
- 69. ADJUSTABLE MELAMINE SHELVES.
- 70. COMP. SHINGLE ROOF BY 'ELK ROOFING PRODUCTS' ICBO \* ER-5414. INSTALL PER MFG'S RECOMMENDATIONS. TYPICAL ENTIRE ROOF, EXISTING & NEW. MIN. CLASS A.
- 71. STONE CHIMNEY. MATCH EXISTING.
- 72. NEW PERMANENTLY WIRED SMOKE DETECTOR.
- 73. BATTERY OPERATED SMOKE DETECTOR.
- 74. POSTS PER STRUCTURAL TYPICAL.
- 75. WOOD BURNING FIREPLACE BY 'LENNOX HEARTH PRODUCTS', MODEL \* LBR43, ICBO \* ER-5611. INSTALL PER MFG'S RECOMMENDATIONS.
- 76. WATERPROOF DECKING BY 'MIRACOTE' ICBO \* B452. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- 77. 'BRISTOLITE' SKYLIGHT, ICBO \* 2469. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- 78. HARDWOOD FLOORING TYP. MATCH EXISTING.
- 79. TILE FLOORING TYP.
- 80. 'GEORGIA PACIFIC' 3/8" DEN5-GLASS GOLD, 1HR RATED.
- 81. 1/2" PAINTED PLYWOOD SHEATHING.
- 82. DECORATIVE GLAZED TILE, 6" SQ. SIM. TO MALIBU POTTERY.
- 83. STAINED WOOD MANTLE.
- 84. STAINED WOOD BASE CABINETS TYPICAL.
- 85. STAINED WOOD WALL CABINETS TYPICAL.
- 86. SPIRAL STAIR BY 'CARROLL METAL WORKS, INC.'. CITY OF SAN DIEGO MASTER PLAN #10.
- 87. STAINED WOOD TRIM TYPICAL.
- 88. 1 1/2" STYROFOAM INSUL. IN FURRED WALL.
- 89. NEW FOOTINGS PER STRUCTURAL TYPICAL.
- 90. BUILT-IN ENT. CENTER.
- 91. DECORATIVE BEAMS.
- 92. WOOD WINE STORAGE SHELVES.
- 93. WOOD RAILING AROUND FLOOR OPENING.
- 94. DOOR & WINDOW TRIM BY OWNER.
- 95. STAINED WOOD PANELING BY OWNER.
- 96. WOOD BASE BY OWNER.
- 97. 12" MARBLE TILE.
- 98. WASHER & DRYER BY OWNER.
- 99. STAINED WOOD BUILT-IN DRESSER. PROVIDE 2 LAYERS OF DRYWALL ON CEILING. COORDINATE WITH DETAIL 28 ON SHEET 8-6.
- 100.
- 101. BEAM PER STRUCTURAL TYP.
- 102. FURR CLG. TO 1'-0" AFF.
- 103. MASONRY STEM WALL PER STRUCTURAL TYPICAL.

| REVISIONS | BY                               |
|-----------|----------------------------------|
| 1         | 7/13/04 (PLAN CHECK CORRECTIONS) |
| 2         | 7/22/04 OWNER PLAN CHANGES       |
| 3         | 8/6/04 CLARIFICATION CHANGES     |
|           |                                  |
|           |                                  |
|           |                                  |

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**HUGHES**  
**RESIDENCE ADDITION**  
5007 RAYMOND PLACE  
SAN DIEGO, CA 92116

**NEW CONDITIONS**  
**FRONT & REAR**  
**ELEVATIONS**  
SCALE: AS NOTED



|            |          |
|------------|----------|
| DRAWN      | RMB      |
| CHECKED    | DCH      |
| DATE       | 6/11/04  |
| SCALE      | AS NOTED |
| JOB NUMBER | 0405     |
| SHEET      |          |

**A-3**

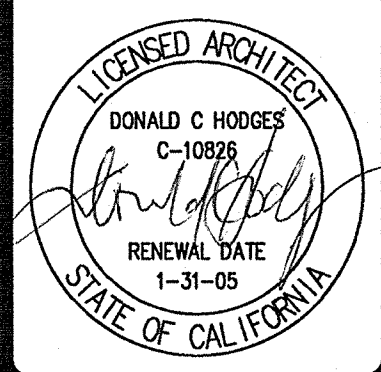


| REVISIONS                              | BY  |
|--|-----|
| 1/13/04<br>PLAN CHECK<br>(CORRECTIONS) | RFB |
| 1/22/04<br>OWNER PLAN<br>CHANGES       | RFB |
| 8/6/04<br>CLARIFICATION<br>CHANGES     | DHC |
|  |     |
|  |     |
|  |     |

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HUGHES  
 RESIDENCE ADDITION  
 5607 RAYMOND PLACE  
 SAN DIEGO, CA 92116

NEW CONDITIONS  
 LEFT & RIGHT SIDE  
 ELEVATIONS  
 SCALE: AS NOTED

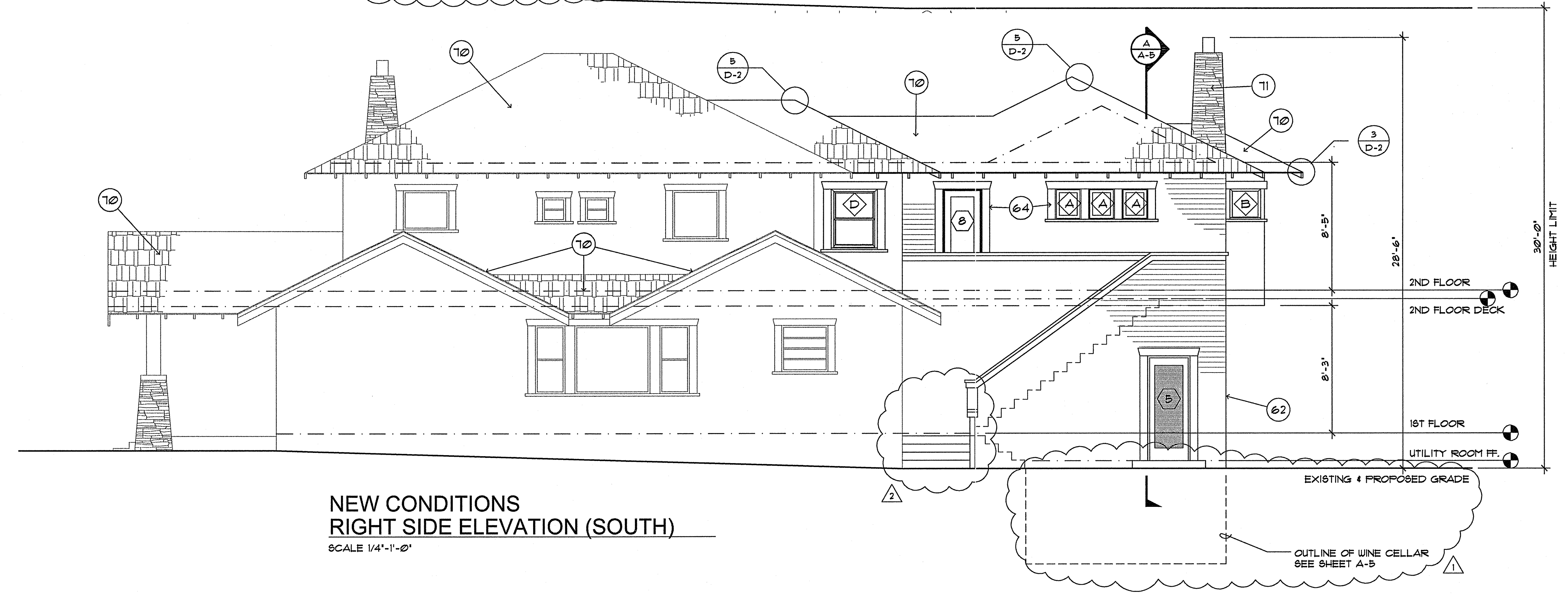


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|------------|----------|
| DRAWN      | RFB      |
| CHECKED    | DCH      |
| DATE       | 6/11/04  |
| SCALE      | AS NOTED |
| JOB NUMBER | 0405     |
| SHEET      | A-4      |

**A-4**



**NEW CONDITIONS  
 LEFT SIDE ELEVATION (NORTH)**  
 SCALE 1/4"=1'-0"



**NEW CONDITIONS  
 RIGHT SIDE ELEVATION (SOUTH)**  
 SCALE 1/4"=1'-0"

**GENERAL NOTES:**

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- G. STATE HEALTH & SAFETY CODE SEC. 119213 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER-SUPPLY PIPING.
- H. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AS NEEDED.

**NEW CONSTRUCTION KEYNOTES**

- 60. EXISTING 40 GAL. GAS WATER HEATER RELOCATED.
- 61. LINE OF ROOF ABOVE TYPICAL.
- 62. REDWOOD SIDING TYPICAL. MATCH EXISTING.
- 63. NEW 2X FRAMING PER STRUCTURAL TYP.
- 64. WOOD TRIM TYPICAL. MATCH EXISTING.
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- 69. ADJUSTABLE MELAMINE SHELVES.
- 70. COMP. SHINGLE ROOF BY 'ELK ROOFING PRODUCTS' ICBO \* ER-5 1/4. INSTALL PER MFG'S RECOMMENDATIONS.
- 71. STONE CHIMNEY. MATCH EXISTING.
- 72. NEW PERMANENTLY WIRED SMOKE DETECTOR.
- 73. BATTERY OPERATED SMOKE DETECTOR.
- 74. POSTS PER STRUCTURAL TYPICAL.
- 75. WOOD BURNING FIREPLACE BY 'LENNOX HEARTH PRODUCTS', MODEL \* LBR43, ICBO \* ER-56 TT. INSTALL PER MFG'S RECOMMENDATIONS.
- 76. WATERPROOF DECKING BY 'MIRACOTE', ICBO \* B432. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
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- 81. 1/2" PAINTED PLYWOOD SHEATHING.
- 82. DECORATIVE GLAZED TILE, 6" SQ. SIM. TO MALIBU POTTERY.
- 83. STAINED WOOD MANTLE.
- 84. STAINED WOOD BASE CABINETS TYPICAL.
- 85. STAINED WOOD WALL CABINETS TYPICAL.
- 86. SPIRAL STAIR BY 'CARROLL METAL WORKS, INC.'. CITY OF SAN DIEGO MASTER PLAN #10.
- 87. STAINED WOOD TRIM TYPICAL.
- 88. 1 1/2" STYROFOAM INSUL. IN FURRED WALL.
- 89. NEW FOOTINGS PER STRUCTURAL TYPICAL.
- 90. BUILT-IN ENT. CENTER.
- 91. DECORATIVE BEAMS.
- 92. WOOD WINE STORAGE SHELVES.
- 93. WOOD RAILING AROUND FLOOR OPENING.
- 94. DOOR & WINDOW TRIM BY OWNER.
- 95. STAINED WOOD PANELING BY OWNER.
- 96. WOOD BASE BY OWNER.
- 97. 12" MARBLE TILE.
- 98. WASHER & DRYER BY OWNER.
- 99. STAINED WOOD BUILT-IN DRESSER.
- 100. PROVIDE 2 LAYERS OF DRYWALL ON CEILING. COORDINATE WITH DETAIL 28 ON SHEET S-6.
- 101. BEAM PER STRUCTURAL TYP.
- 102. FURR CLG. TO 1'-0" AFF.
- 103. MASONRY STEM WALL PER STRUCTURAL TYPICAL.