



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: January 30, 2019 REPORT NO. HO-19-006

HEARING DATE: February 6, 2019

SUBJECT: Houlton Bluff Repair, Process Three Decision

PROJECT NUMBER: [553802](#)

OWNER/APPLICANT: Barbara Davis Houlton, Trustee of the Turner Estate

SUMMARY

Issue: Should the Hearing Officer approve the demolition and removal of an existing seawall and related structure and the installation of a new seawall located at 4820 Point Loma Avenue within the Ocean Beach Community Planning area?

Staff Recommendation: APPROVE Site Development Permit No. 1957770.

Community Planning Group Recommendation: On April 4, 2018, the Ocean Beach Planning Board voted 8-0 to recommend approval of the proposed project without conditions/recommendations. The group recommended against simply filling the sea cave with cement and/or attempting minimalist repairs (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 20, 2018 and the opportunity to appeal that determination ended on December 4, 2018. (Attachment 6).

BACKGROUND

The 0.12-acre site is located at 4820 Point Loma Avenue Coastal Overlay Zone (Appealable), Sensitive Coastal Overlay Zone – Coastal Bluff, and First Public Roadway in the RM-2-4 Zone within the Ocean Beach Community Plan, and designated Residential with a density of up to 25 dwelling units per acre allowed. The project lies on environmentally sensitive lands in the form of Coastal Bluffs and is associated with an existing single dwelling unit. The surrounding urban development around the site consists of a single-family residence to the north, an auto repair shop is located immediately to the east, and south of the site, across Point Loma Avenue is the Inn at Sunset Cliffs. Additional uses in

the vicinity include and a gas station and convenience mart across Sunset Cliffs Boulevard, a religious facility and day care are located to the southeast, and other residential and commercial uses.

The single dwelling unit on the site is setback from the existing seawall by approximately 30 to 50 feet with a landscaped yard area between the wall and the residence. The existing wall, as part of the Sunset Cliffs Stabilization Project, was constructed by the City of San Diego after approval by the California Coastal Commission (CCC) in 1978 and was completed in 1983. Currently, a portion of the wall abutting the project site has been undermined by a sea cave and is subject to failure. Over time unpermitted riprap and sandbags have been used to provide additional protections for the site. All rip rap and any additional features or structures would be removed and replaced with the new seawall as part of the project.

The project proposes a Site Development Permit (SDP) pursuant to San Diego Municipal Code (SDMC) section 126.0502 for "... development on a premises containing sensitive coastal bluffs or coastal beaches...". The California Coastal Commission has jurisdiction for any Coastal Development Permits (CDP) for this project, and should the City approve the SDP, the project would need a CDP approval from that Commission before any construction permits could be issued by the City.

On January 16, 2019 the CCC issued an emergency CDP to the property owners, which allowed for temporary repairs to the existing crib wall, involving the placement of geotextile fabric over the northern portion of the wall. The fabric would be pinned to the upper bluff with metal nails and wood stakes, and four tons of rip rap was to be placed on the geotextile. As noted in the emergency CDP, (Attachment 9), additional actions are required for that emergency work to be finalized, and may be separate and apart to any CDP for work consistent with this SDP.

DISCUSSION

The project proposes the removal of the following: the existing seawall; grouted rip rap that is located seaward of the existing seawall; a crib wall located above and immediately to the east of the existing seawall; and sand bags located above and to the east of the existing crib walls. The project also proposes a new seawall that would be approximately 26 feet in height and 54 feet in length located easterly of the existing wall. The top of the new seawall would be located at a distance ranging from approximately 15 to 40 feet from the residence.

The new seawall would be a cast-in-place concrete and embedded into formation. Buried wing walls would be located along the north and south ends of the seawall to reduce the potential for marine erosion easterly of the new seawall.

Once constructed, a shotcrete finish sculpted and softened to mimic the natural bluffs would be applied to the seawall consistent with the guidelines of the Ocean Beach Community Plan and San Diego Municipal Code.

Community Plan Analysis:

The proposed project was deemed complete on June 22, 2017. The project site is designated Residential with a density of up to 25 dwelling units per acre allowed. No development beyond the

wall is proposed, and the continued residential use of the site would be consistent with the community plan.

The Ocean Beach Community Plan includes recommendations that "Shoreline protective works should be designed to blend with the surrounding shoreline...". This project is consistent with that recommendation, as the shotcrete wall would be sculpted to mimic a natural bluff.

Discussion of Issues:

The purpose of the project is to replace a seawall that has a likelihood of failing due to a cave that has developed behind the existing wall, along with general deterioration of the existing wall. A number of technical reports have been prepared by the applicant's project team, including geotechnical reports to evaluate existing site conditions, which document the need for a replacement seawall, and provide analysis of alternative erosion control measures.

The CCC has jurisdiction over the CDP required for this project. Should the project be approved by the City of San Diego, the CCC would hear the project and make a determination on the CDP. Should the CDP be approved, after all final discretionary processes are complete, the applicant would submit for a building/construction permit from the City.

Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings (Attachment 4) and draft conditions (Attachment 5) to support approval of the project. Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Site Development Permit No. 1957770, with modifications.
2. Deny Site Development Permit No. 1957770, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

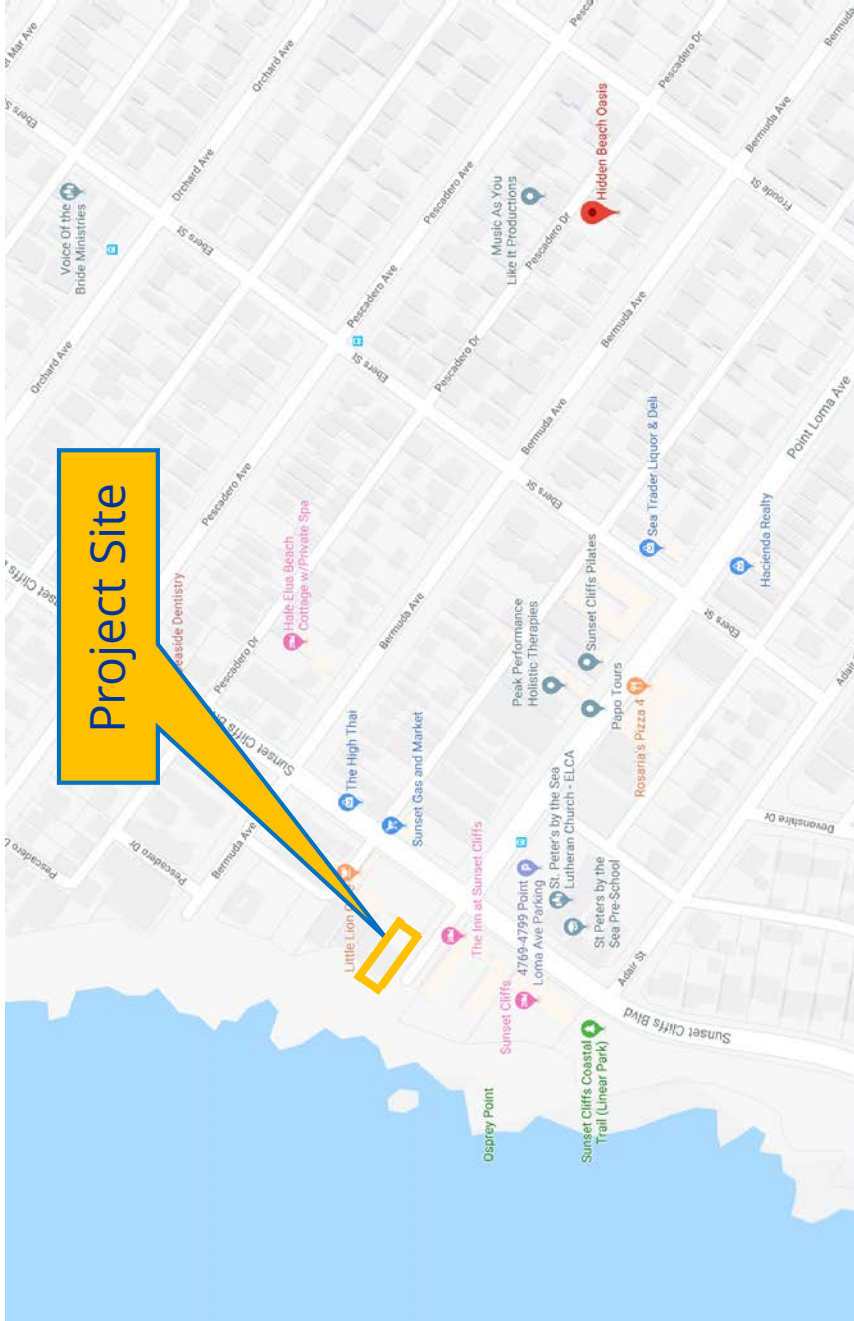
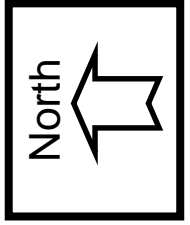


Martha Blake, Development Project Manager

Attachments:

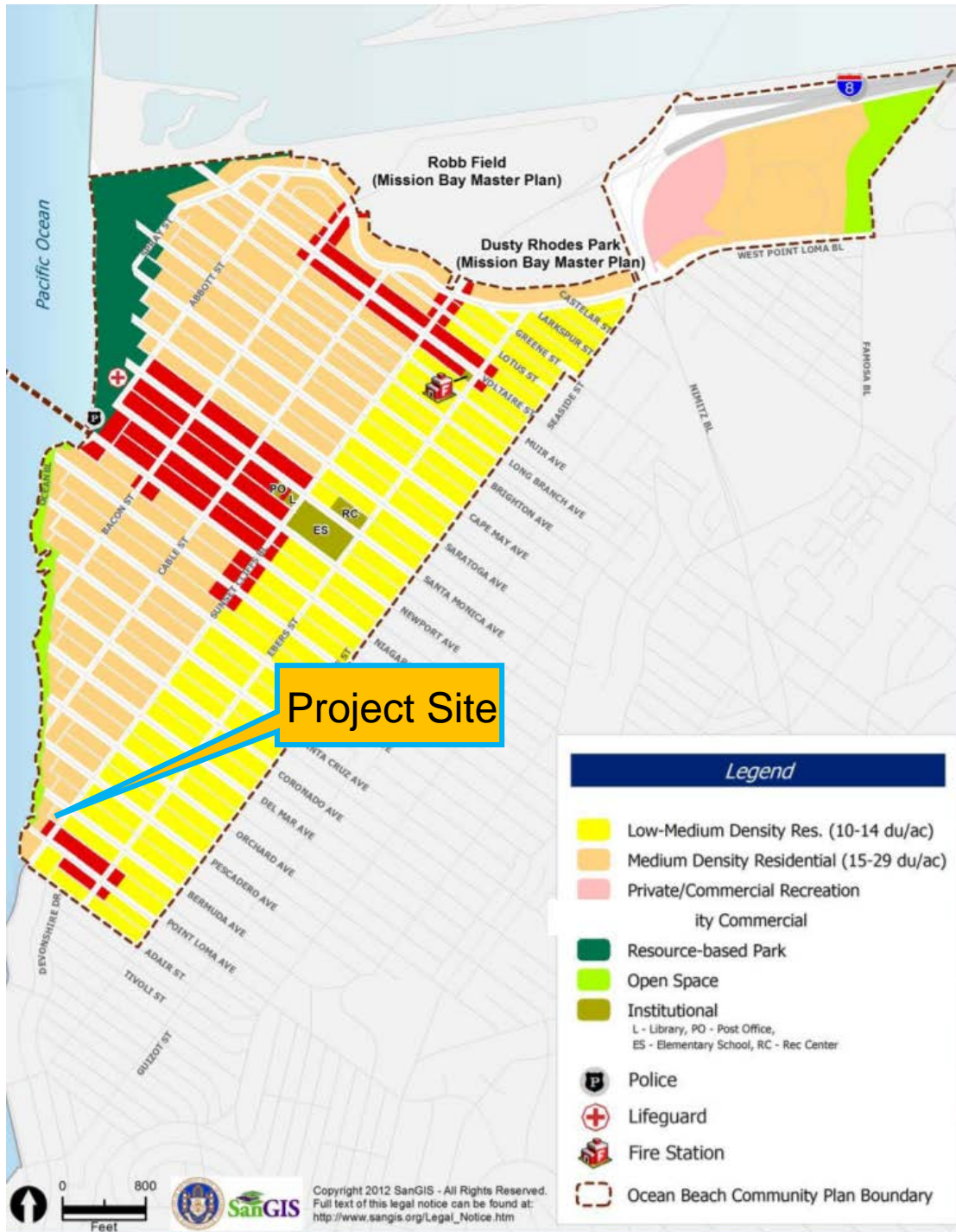
1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map

4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Notice of Right to Appeal Environmental Determination
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Emergency CDP Issued by California Coastal Commission
10. Project Plans



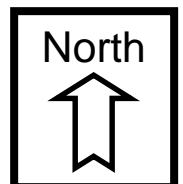
Location Map
Houlton Bluff Repair/4820 Point Loma Avenue
PROJECT NO. 553802





Land Use Map

Houlton Bluff Repair/4820 Point Loma Avenue
 PROJECT NO. 553802



HEARING OFFICER
RESOLUTION NO.
SITE DEVELOPMENT PERMIT NO. 1957770
HOULTON BLUFF REPAIR PROJECT NO. 553802

WHEREAS, BARBARA DAVIS HOULTON, TRUSTEE OF THE TURNER ESTATE, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing seawall and construct a new, approximately 26 feet in height and 54 feet in length seawall (as described in and by reference to the approved Exhibit "A" and corresponding conditions of approval for the associated Site Development Permit No. 1957770), on portions of a 0.12-acre site;

WHEREAS, the project site is located at 4820 Point Loma Avenue in the RM-2-4 zone of the Ocean Beach Community Plan; and

WHEREAS, the project site is legally described as All of Lot 12 and the Southeasterly 5.00 feet of Lot 11, in Block 43 of Ocean Beach, according to Map thereof No. 279, filed in the Office of the County Recorder on May 28, 1887; and that portion of Point Loma Avenue adjoining said Lot 12 on the Southwest as closed June 7, 1915 by Resolution No. 19826 of the Common Council of the City of San Diego, lying within Pueblo Lot 195 of the Pueblo Lands of the City of San Diego; and

WHEREAS, on November 20, 2018, 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 15302 [Replacement or Reconstruction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, on February 6, 2019, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1957770, 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. 1957770:

A. Site Development Permit - SDMC Section 126.0505

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

The 0.12-acre project site is located at 4820 Point Loma Avenue. The site is designated as Residential (Medium Low Density) and zoned RM-2-4 within the Ocean Beach Community Plan area. The Ocean Beach Community Plan Section 7.3.4 states: *“Shoreline protective works should be designed to blend in with the surrounding shoreline ...”* *“The seawall along the Bermuda Avenue beach is an excellent example of an appropriately designated shoreline protective work.”*

The Houlton Bluff Repair project (Project) proposes to replace a permitted, failing coastal bluff protection device on a disturbed site with a new shoreline protective device (seawall) set back farther to the east, and thus allowing for a larger public beach area. The seawall will have a hand-sculpted, color-treated finish to blend to the greatest extent possible with the natural coastal bluff.

The proposed Project will remove grouted rip-rap, a failing seawall, a crib wall and sand bags, which constitute a visual blight that is in direct conflict with the goals and objectives of the Ocean Beach Community Plan. The appearance of the proposed replacement shoreline protective device will be similar in design and appearance to the Bermuda Avenue seawall because it will include a sculpted, color-treated finish designed to blend in with the appearance of the natural coastal bluffs in this area. The proposed development will not adversely affect the applicable land use plan.

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

The Project proposes a coastal bluff protective device which will be a textured, color-treated and hand-sculpted shotcrete installation designed to blend to the greatest extent possible with the natural coastal bluff. The project will be engineered to meet all required factors of safety, and will be embedded in formational soils for stability. The project will remove grouted rip-rap and existing wall features that are becoming unstable. The purpose of the project is to stabilize a coast bluff and this will enhance the safety of the slope for the existing residential structure as well as existing public utilities. Conditions of approval require compliance with all applicable building regulations and construction plans will be reviewed, by professional staff to determine the project is in compliance with those. Additionally, the project is subject to inspection of construction to assure construction permits are implemented in accordance with the approved plans. By replacing the deteriorating shoreline protective devices with the new seawall that is structurally sound, the Project will not be detrimental to public health, safety and welfare.

3. 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 proposes a coastal bluff protection device to be constructed utilizing a hand-sculpted, color-treated shotcrete finish to blend to the greatest extent possible with the natural coastal bluff. The Project complies with the development regulations of the applicable zone as contained within the Land Development Code/Municipal Code. The Project does not require any deviations or a variance. Therefore, the Project will comply with the regulations of the Land Development Code.

B. Supplemental Site Development Permits Findings - Environmentally Sensitive Lands - Section 126.0505(b)

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

The Project proposes a coastal bluff protection device on a previously disturbed and protected coastal bluff (landward side of an existing permitted concrete splash wall that will be removed as an element of the Project). The Project will not result in any further seaward development. The Project will also remove existing grouted rip-rap from the adjacent sandy beach, a crib wall above the splash wall, and temporary sand bags located to the east of the crib wall. Construction design techniques will utilize a hand-sculpted, color-treated shotcrete installation designed to blend to the greatest extent possible with the natural coastal bluff. The existing bluff protective measures are currently in imminent failure. Without the project, the existing measures will fail, resulting in catastrophic and excessive bluff erosion placing the primary residential structure on the site in immediate jeopardy.

The Project is the least impactful alternative and may result in the creation of new sensitive lands/beach. A "No Project" alternative would result in the failure of existing bluff protective measures and adverse impacts to the on-site residential structure, the neighboring home to the north, as well as the adjacent public infrastructure. Reconstruction of a new coastal bluff protective device in the same location as the existing wall may create a greater area of beach and/or marine environment available for public use.

The Project will provide a color-treated sculpted facing that blends to the greatest extent possible with the natural bluff appearance. The project will also result in the removal of an assortment of various bluff protective measures, which occupy the sandy beach area and Point Loma formation, and do not mimic or complement the natural bluff appearance. Implementation of the project will contribute to expansion of the sandy beach for public use. The site is physically suitable for the design and, as the existing site is significantly disturbed, the siting of the proposed development will result in minimal disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

The Project will remove and replace an existing seawall that has been undermined by a significant sea cave and is projected to fail. The Project proposes a shotcrete coastal bluff protective device which will be surfaced utilizing a hand-sculpted, color-treated shotcrete application to blend to the greatest extent possible with the natural coastal bluff.

The Project will relocate and reconstruct a coastal bluff protective device farther to the east. In addition to removing the City permitted splash wall, the project will remove grouted rip-rap existing to the west of the City splash wall and an existing crib wall and sand bag fortifications to the east of the City splash wall. The site is not within a floodway or flood plain and is not within or adjacent to an area of undeveloped natural terrain which contains a wildfire hazard. There will be minimal alteration of natural land forms and the proposed erosion control device will prevent undue risks from geologic and erosional forces, and flood hazards. Therefore, the Project will minimize the alteration of natural landforms, remove existing structures that are impacting natural landforms, create additional new beach/beach environment, and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

The Project will construct a new seawall to protect the coastal bluff which is an environmentally sensitive land (ESL), on the landward side of the existing, failing bluff protective measures that will be removed as part of the Project. The Project is bordered to the north by a single residential dwelling unit property and adjacent coastal bluff (ESL) which also has an existing seawall. The Project is bordered to the south by Point Loma Avenue, a City storm water outfall and a City public beach access stairway that is presently closed due to damage.

The project is required to comply with the Land Development Code (LDC), Section 143.0143, which provides regulations for development on Sensitive Coastal Bluffs, and the Coastal Bluffs and Beaches Guidelines and Section 143.0144 which provide the regulations for Sensitive Coastal Beaches. No sensitive biological resources exist on or adjacent to the project site, and much of the face of the bluffs is disturbed with existing walls and shoreline protective devices.

In order to comply with the LDC, all drainage from the improvements on the premises will be directed away from coastal bluff and either into an existing or improved public storm drain system or onto a street developed with a gutter system or public right-of-way designated to carry surface drainage run-off. All drainage from unimproved areas will be appropriately collected and discharged in order to reduce, control, or mitigate erosion of the coastal bluff.

Additionally, the LDC allows for the use of only native or other drought-tolerant plant species in landscaped areas in order to minimize irrigation requirements and to reduce potential slide hazards due to overwatering of the coastal bluffs.

Therefore, the removal of the existing, failing coastal protective measures, and the landward or easterly construction of the new erosion control device are designed to prevent adverse impacts on any adjacent environmentally sensitive lands,

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

The project site is not within or adjacent to the Multi-Habitat Planning Area of the City's Multiple Species Conservation Plan. Additionally, the project site does not contain any vernal pools and is not subject to the Vernal Pool Habitat Conservation Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The Project proposes to replace an existing coastal bluff protection device with a new seawall, which will have a hand-sculpted, color-treated shotcrete finish to blend to the greatest extent possible with the natural coastal bluff. Relocation of the proposed Project seawall to the east and removal of the existing wall may create additional public sandy beach and/or marine environment. In addition to the potential enhancement of beach area, the Project will provide a sand fee mitigation payment in accordance with the Beach Sand Mitigation Program developed with the CCC and the County of San Diego. The amount of \$4,837.00, derived from utilizing the methodology found in the "Report on In-Lieu Fee Beach Sand Mitigation Program – San Diego County, dated January 1997". Therefore, the proposed Project will not contribute to the erosion of public beaches or adversely impact the local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The proposed Project will remove an existing seawall that is in danger of failing as a result of being undercut by an extensive sea cave. The Project proposes a coastal protective device which will have a hand-sculpted, color-treated shotcrete finish to blend to the greatest extent possible with the natural coastal bluff as conditioned in Site Development Permit No. 1957770 and shown on the Exhibit A.

The Project will also remove existing grouted rip-rap located seaward of the existing seawall, as well as a crib wall and sandbags located to the east of the existing seawall. These Project actions will result in the removal of structures that are visually incompatible with the Ocean Beach Community Plan and may result in the creation of new beach and/or marine environment. In addition to the creation of new sandy beach area, the Project will provide a sand fee mitigation payment in the amount of \$4,837.00, derived from utilizing the Coastal Commission's Beach Sand Mitigation Program, with methodology found in the "Report on In-Lieu Fee Beach Sand Mitigation Program – San Diego County, dated January 1997".

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. 1957770 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form of, exhibits, terms and conditions as set forth in Site Development Permit No. 1957770, a copy of which is attached hereto and made a part hereof.

Martha Blake
Development Project Manager
Development Services

Adopted on: February 6, 2019

IO#: 24007316

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: 24007316

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1957770
HOULTON BLUFF REPAIR PROJECT NO. 553802
 HEARING OFFICER

This Site Development Permit No. 1957770 is granted by the Hearing Officer of the City of San Diego to BARBARA DAVIS HOULTON, TRUSTEE OF THE TURNER ESTATE, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0505. The 0.12-acre site is located at 4820 Point Loma Avenue within the Coastal Overlay Zone (Appealable), Sensitive Coastal Overlay Zone – Coastal Bluff, and First Public Roadway in the RM-2-4 zone of the Ocean Beach Community Plan. The project site is legally described as: All of Lot 12 and the Southeasterly 5.00 feet of Lot 11, in Block 43 of Ocean Beach, according to Map thereof No. 279, filed in the Office of the County Recorder on May 28, 1887; and that portion of Point Loma Avenue adjoining said Lot 12 on the Southwest as closed June 7, 1915 by Resolution No. 19826 of the Common Council of the City of San Diego, lying within Pueblo Lot 195 of the Pueblo Lands of the City of San Diego;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing seawall and install a new, approximately 26 feet in height and 54 feet in length seawall, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 6, 2019, on file in the Development Services Department.

The project shall include:

- a. The demolition and removal of an existing seawall and related structures;
- b. Installation of a new seawall;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. 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 February 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:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. 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. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of

San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

8. 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.

9. 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.

10. 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" condition(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.

11. 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.

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
13. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for proposed sea wall.
14. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for proposed sidewalk underdrain(s) in Point Loma Avenue.
15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to construct sidewalk underdrain/ curb outlet per current City standards on Point Loma Avenue.
16. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
17. 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:

18. 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.
19. The seawall or shoreline protective device shall be designed to blend with the surrounding shoreline per the Exhibit A.
20. Prior to the issuance of any construction permit, the Owner/Permittee shall pay the sand fee mitigation payment in the amount of \$4,837.00, derived from utilizing the Coastal Commission's Beach Sand Mitigation Program, with methodology found in the "Report on In-Lieu Fee Beach Sand Mitigation Program – San Diego County, dated January 1997".

21. 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 February 6, 2019 and Resolution No. XXXX.

Permit Type/PTS Approval No.: SDP No. 1957770
Date of Approval: February 6, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Martha Blake
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.

By _____
Barbara Davis Houlton
Trustee of the Turner Estate
Owner/Permittee

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



THE CITY OF SAN DIEGO

Date of Notice: November 20, 2018

REVISED

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007316

PROJECT NAME/NUMBER: Houlton Bluff Repair NUP/553802

COMMUNITY PLAN AREA: Ocean Beach Community Planning Area

COUNCIL DISTRICTS: 2

LOCATION: 4820 Point Loma Avenue, San Diego CA 92167

PROJECT DESCRIPTION: Coastal Development Permit (CDP) and Site Development Permit (SDP) for the demolition of an existing, formally approved seawall and replacement with a new approximately 54-foot-long seawall. The existing seawall has eroded due to marine erosion within the voids in the face and foundation of the wall. The proposed cast in place seawall would treat all exposed concrete surfaces with hand-sculpted, hand-textured color treated shotcrete. The shotcrete is designed to blend to the greatest extent possible with the surrounding natural coastal bluffs. As part of the demolition the proposed project would remove grouted rip-rap, the failing seawall, a crib wall and sand bags. Upon completion of the of the wall the contractor would plant the area with a drought tolerant hydroseed mix in disturbed areas of the site. The 0.12-acre site contains a two-story residence and is located within the Coastal Overlay Zone (Appealable), Sensitive Coastal Overlay Zone - First Public Roadway in the RM-2-4 zone(s) of the Ocean Beach Community Plan area.

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

ENVIRONMENTAL DETERMINATION: Section 15302 (Replacement or Reconstruction)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego, Development Services Department

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review and determined that the project would qualify to be Categorically exempt from CEQA pursuant to Section 15302 (Replacement or Reconstruction). CEQA Section 15302 allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure being replaced and will have substantially the same purpose and capacity as the structure replaced. Since the project is located as the same site and would

replace the failing seawall with a new one the exemption is appropriate. The project site has been previously disturbed and lacks sensitive resources and the exceptions listed in section 15300.2 do not apply.

DEVELOPMENT PROJECT MANAGER: Martha Blake
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER: mblake@sandiego.gov (619) 446-5375

On November 20, 2018 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 and therefore the appeal would end on December 4, 2018. 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.

OCEAN BEACH PLANNING BOARD

General Meeting Minutes: Date April 4 , 2018

Page 1 of 4

MEETING CALLED TO ORDER AT 6:05 PM**MEMBERS PRESENT (MARKED WITH "X")**

1 <i>Vacant</i>	x 3 Andrew Waltz	6 <i>Vacant</i>
1 <i>Vacant</i>	x 4 Craig Klein (Treasurer)	x 6 Dan Dennison (Secretary)
x 2 Tom Gawronski	x 4 Blake Herrschaft (Chair)	x 7 Andrea Schlageter (Vice Chair)
2 <i>Vacant</i>	x 5 Jane Gawronski	x 7 Richard Aguirre
3 <i>Vacant</i>	5 Numan Stotz	<i>Numbers indicate district</i>

Meeting began with several challenges from Richard Aguirre about Board Officer elections at last month's Board meeting. Specifically that they were not conducted under terms of Roberts Rules of Order

AGENDA MODIFICATIONS & APPROVAL

Craig Klein moved to change agenda to include procedure for Board Officer elections in future

Richard Aguirre moved that last month's Board officer elections be re-voted. Richard moved that Chair for Planning Board be either Blake Herrschaft or Dan Dennison. Vote: Blake 7, Dan 2. Richard moved Vice Chair be either Andrea Schlageter or Dan Dennison. Vote: Andrea 7, Dan 2

ACTION ITEM: In future defer election of Board Officers until Board meeting after the election of Board members. Vote 9 yes, 0 no

MINUTES MODIFICATIONS & APPROVAL

Eliminated election of Board Officers from last meeting. Vote: 9 yes, 0 no Minutes Approved

TREASURER'S REPORT

\$933

REPRESENTATIVES REPORTS

None present

OCEAN BEACH PLANNING BOARD

General Meeting Minutes: Date April 4 , 2018

*Page 2 of 4***NON-AGENDA PUBLIC COMMENT**

Nanci Kelly announced several Earth Day events on April 21 including Reunion of Science and Religion Head and Heart, 28th climate mobilization rally and clean up at beach at 10 am and The Green Center having their 29th anniversary celebration on April 29th

Virginia Wilson reported on success of Peninsula Tree Program. Also, the City is actively planting trees for the program

ACTION ITEM #1

Board meeting agendas items to be set by entire Board. Richard Aguirre 1st. Andrea Schlageter 2nd Vote: 9 yes, 0 no.

ACTION ITEM #2

Meeting efficiency Improvements. Presentation by Chair Blake Herrschaft. Blake passed out “Efficient Public Process document with guidelines for Presentation, Public Comment, Board Comment and motions” Active discussion of items in the hand-out. Some key comments from Board Members and audience

- Time limits for comments should not prevent due process/democracy
- Have consent section for meeting agendas to collectively approve items (except development permits) that have no objections.
- pass out information for upcoming development permits in close vicinity to project
- Have name signs for Board members at meetings
- No Board member abstentions from voting except for cause
- If have board member vacancies after an election ask departing members to apply for them
- For projects have Board member for that district make introduction for presentation to Board
- City needs to advise Planning Board of development activities in Board’s area that the city is working on——likely ministerial applications
- Insist the City provide written notices of planned City improvements to Board within their planning area.
- Each person should not be held to two minute comment period if Chair extends.
- Chair should not be allowed to independently set meeting agendas

OCEAN BEACH PLANNING BOARD

General Meeting Minutes: Date April 4 , 2018

Page 3 of 4

ACTION ITEM #3- REVIEW PLANS FOR 4763 PESCADERO:

Roger Bennet , Architect, showed model for 465 s.f.guest house and 493 s.f. garage
Approval motion made by Richard Aguirre, seconded by Jane Gawronski Approved 8/0

ACTION ITEM 4- BLUFF REPAIR 4820 PT LOMA AVE

Bob Tretman, representing owners, presented history of existing seawall including plan to remove rip rap placed through an emergency permit in the 80's and problem with sea cave that has been created by erosion.

Richard Aguirre moved to approved the project as presented with recommendation against the following:

- A. Simply Filling the sea cave with cement
- B. Attempting minimalist repairs to the existing condition.

Seconded by Jane Gawronski. Approved 8/0

ACTION ITEM 5- MOBILE ANTENNAS AT MASONIC HALL

Representative of T-Mobile present plans for improvements to existing antennas on the building.
Motion by Tom Gawronski to recommend extension of conditional use permit. Seconded by Craig Klein. Concerns expressed about health issues and opinion that antennas not be allowed in residential districts. Passed 6/2

CHAIR ANNOUNCEMENTS/CORRESPONDENCE/LIAISON REPORTS:

Community Planners Committee: none

OB town Council: Andrew Waltz said bike sharing was topic for recent meeting

OB Mainstreet Association:NONE

OB Recreation Council: none

OB Historical Society: info about next meeting with local author

OB Community Development Corporation: no recent meeting

OBMA Crime Prevention Committee:

OCEAN BEACH PLANNING BOARD

General Meeting Minutes: Date April 4 , 2018

Page 4 of 4

OB Women's Club: none

Peninsula Community Planning Board:none

Midway Community Planning Advisory Group: No recent meeting

SANDAG:none

Mission Bay Park Committee:no recent meeting

San Diego River Coalition:no recent meeting

Airport Noise Advisory Committee:

ADJOURNED at 8:35 PM

OCEAN BEACH PLANNING BOARD
General Meeting Minutes: Date April 4 , 2018



City of San Diego
Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**
 Houlton Bluff Repair Project 553802

Project Address:
 4820 Point Loma Avenue, San Diego, CA 92107

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):
 Barbara Davis Houlton, Trustee of the Turner Family Trust
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
 4820 Point Loma Avenue
City/State/Zip:
 San Diego, CA 92107
Phone No: (619) 222-8143 **Fax No:**
Signature : *Barbara Davis Houlton* **Date:** 05/22/17

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: **Fax No:**
Signature : **Date:**

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: **Fax No:**
Signature : **Date:**

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: **Fax No:**
Signature : **Date:**

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CALIFORNIA 92108-4402
PH (619) 767-2370 FAX (619) 767-2384
WWW.COASTAL.CA.GOV

**EMERGENCY PERMIT**

Issue Date: January 16, 2019
Emergency Permit No. G-6-18-0029

APPLICANT:

Tim and Barbara Houlton

LOCATION OF EMERGENCY:

4820 Point Loma Avenue, Ocean Beach, San Diego (APN: 448-241-01)

EMERGENCY WORK:

Temporary repairs to an existing crib wall consisting of the placement of a geotextile fabric over the northern portion of the wall with a riprap revetment facing. The fabric will be pinned to the upper bluff with 12" metal nails and wood stakes. Four-ton riprap will be placed on top of the geotextile. Revetment will be designed with a crown elevation of up to twenty-three feet MSL and will extend no further seaward than the toe of the existing grouted riprap, at an approximately 1.5:1 inclination. Cavities under or within the riprap will be filled with beach-quality sand and sandbags. Existing gravel bags above the crib wall which have fallen or become dislodged will be restored to their previous configuration. No placement of grout or erodible concrete is authorized herein.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of a partial collapse of the northern segment of an existing crib wall and splash wall is posing a threat to structures at Point Loma Avenue, San Diego requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. The Executive Director of the California Coastal Commission hereby finds that:

- (a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this Emergency Permit; and
- (b) Public comment on the proposed emergency development has been reviewed if time allows.

The emergency work is hereby approved, subject to the conditions listed on the attached pages.

Sincerely,

A handwritten signature in black ink, appearing to read "John Ainsworth".

John Ainsworth

Executive Director

By: Karl Schwing, Deputy Director

cc: Local Planning Department

Enclosures: 1) Acceptance Form; 2) Regular Permit Application Form

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above is authorized. Work is further limited to the that specifically identified in the Emergency Riprap Revetment Cross Section, received January 16, 2019, and shown on the plans attached to this permit. Any additional work requires separate authorization from the Executive Director.
3. All work shall take place in a time and manner to minimize any potential damages to any resources, including intertidal species, and to minimize impacts to public access.
4. The work authorized by this permit must be completed within 30 days of the date of this permit, which shall become null and void unless extended by the Executive Director for good cause.
5. Within 30 days following completion of the emergency work, the applicant shall submit as-built plans providing information on the volume of sand and sandbags, the elevation of the toe of the grouted revetment and of the proposed revetment, and rock volume and size, along with plan and profile views, to scale, of the work authorized by this permit. The applicant shall submit certification by a registered civil engineer, acceptable to the Executive Director, verifying that the repairs authorized work has been constructed in conformance with the emergency work project description.
6. The applicant recognizes that the emergency work is considered temporary and subject to removal unless and until a regular coastal development permit permanently authorizing the work is approved. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as offers to dedicate, easements, in-lieu fees, etc.) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.
7. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
8. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California Department of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, and the California State Lands Commission.
9. Within 60 days of issuance of this Emergency Permit, or as extended by the Executive Director through correspondence, for good cause, the applicant shall either: (a) remove all of the

materials placed or installed in connection with the emergency development authorized in this Permit and restore all affected areas to their prior condition after consultation with California Coastal Commission staff, and consistent with the Coastal Act. In some instances, a permit may be needed for removal; or (b) submit a complete follow-up Coastal Development Permit (CDP) that satisfies the requirements of Section 13056 of Title 14 of the California Code of Regulations. If the Executive Director determines that the follow-up CDP application is incomplete and requests additional information, the applicant shall submit this additional information by a certain date, as established by the Executive Director. If such a follow-up CDP application is withdrawn by the applicant or is denied by the Commission, or if the follow-up CDP application remains incomplete for a period of 120 days after the Executive Director informs the applicant that the application is incomplete, the emergency-permitted development shall be removed and all affected areas restored to their prior condition, after consultation with CCC staff and consistent with the Coastal Act, within 60 days, subject to any regulatory approvals necessary for such removal. In some instances, a permit may be needed for removal.

10. Failure to a) submit a complete follow-up CDP Application that complies with Condition 9 above, or b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff, and consistent with the Coastal Act (if required by this Emergency Permit) by the date specified in this Emergency Permit¹, or c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein, or d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon denial of the required follow-up CDP² will constitute a knowing and intentional violation of the Coastal Act³ and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.

¹ In some instances, a permit may also be required for removal.

² As noted above, in some instances, a permit may also be required for removal.

³ The Coastal Act is codified in sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, to the Coastal Act, unless otherwise indicated.

**SOIL
ENGINEERING
CONSTRUCTION_{INC.}**

January 15, 2019

TO: Mr. Dennis Davis
California Coastal Commission
San Diego Office

FROM: John Niven, P.E.
Soil Engineering Construction, Inc.

RE: Modification of Emergency Permit Submittal;
4820 Point Loma Avenue, San Diego 92107

After discussions with Coastal staff, and order to expediently address the existing and ongoing failure / erosion at the north, unprotected end of the 4820 Pt. Loma Ave. property, SEC, Inc. has evaluated the temporary use of rip-rap in lieu of caissons or a segment of the upper tie-back wall that is an element of the regular CDP request.

It is our professional opinion and recommendation that the placement of a rock revetment under Coastal Emergency Permit (primarily using 4-ton rip-rap) will temporarily remediate the existing failure and lessen ongoing erosion / sloughage that would otherwise impact the residential structure at the subject site.

The toe of the proposed temporary revetment will not extend beyond the western terminus of the existing, grouted rock revetment and will be placed between the remaining revetment materials and the westerly trending headland to the north (which is comprised of Point Loma formation materials). The emergency work will be constructed at an approximately 1.5:1 (h/v) steepness and will not include grouting. The project will include filter fabric placed behind the upper areas of rip-rap and extending to the top of bluff. The fabric will be pinned to the upper Bay Point formation material with 12" long metal nails and wood stakes, and fill material bags on-site will be restacked above the fabric near the top of bluff. Additional clean sand / sand bags may be used to fill cavities under/within the rip-rap near the top of bluff.

Failed segments of the existing crib wall and splash wall that are accessible will be removed and disposed of. Stabilizing the remaining portions of the crib wall and splash wall is not a part of this current emergency project.

**SOIL
ENGINEERING
CONSTRUCTION_{INC.}**

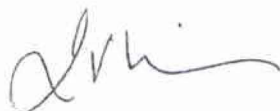
The Coastal application for the proposed permanent project will be amended to include the removal of the rip-rap addressed in this emergency permit action.

It should be emphasized that additional failure of the crib wall and splash wall is projected to occur. If a larger area of either of these walls fails prior to the owner receiving all necessary regular permits for a permanent project, then additional emergency remediation will become necessary.

SEC Inc. will monitor the success of this proposed, minimal emergency repair and will notify Coastal staff immediately if additional emergency measures become necessary.

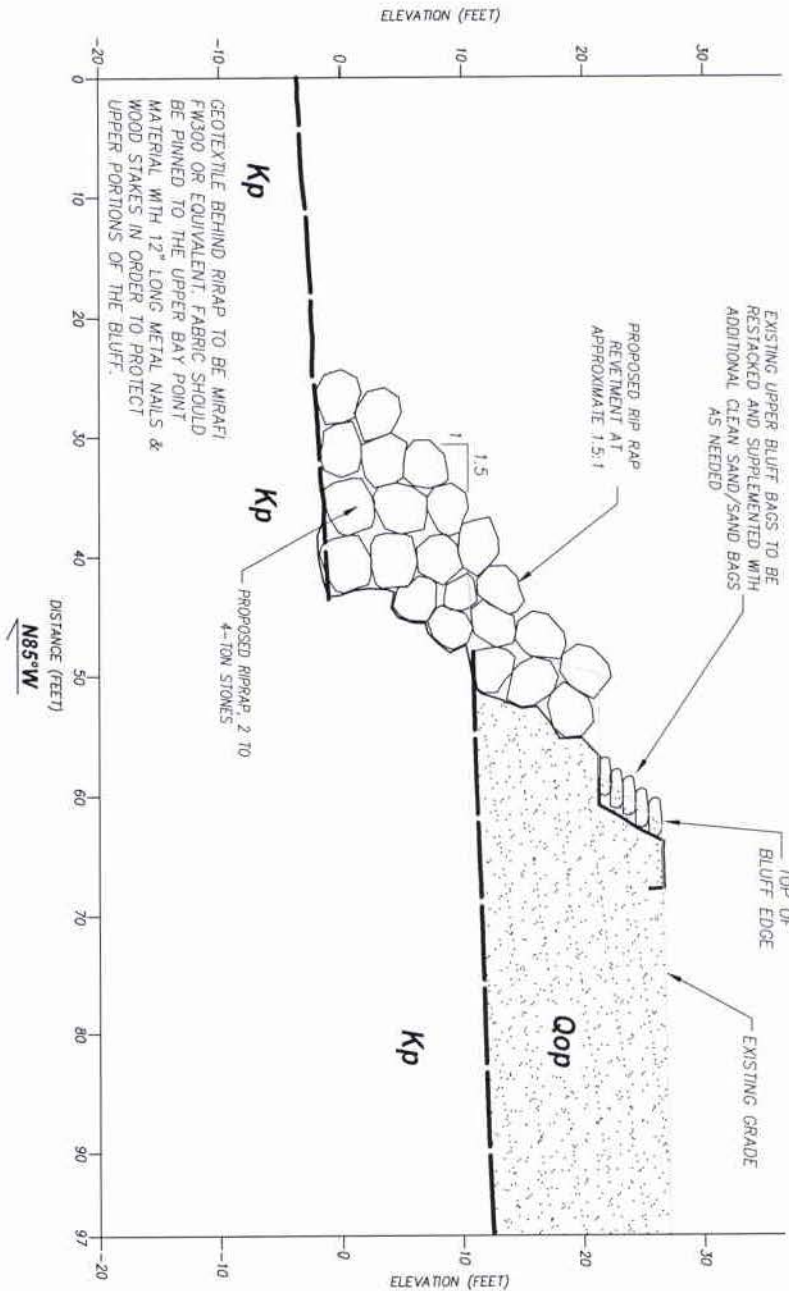
Respectfully submitted,

SOIL ENGINEERING CONSTRUCTION, INC.



John Niven, R.C.E.





LEGEND

Qop — QUATERNARY OLD PARALIC DEPOSITS

Kp — CRETACEOUS-AGE POINT LOMA FORMATION

— — APPROXIMATE LOCATION OF GEOLOGIC CONTACT

ALL LOCATIONS ARE APPROXIMATE

This document or erfile is not a part of the Construction Documents and should not be relied upon as being an accurate depiction of design.

EMERGENCY RIPRAP REVELMENT CROSS SECTION A



PROPOSED SECTION

PROJECT: 4820 PT. LOMA AVENUE
SAN DIEGO, CA 92107

SOIL SPECIALISTS: SOIL ENGINEERING CONSTRUCTION, INC.
560 N. HWY 101, STE. 5
ENCINITAS, CA 92024

(760) 633-3470 P / (760) 633-3472 F

DATE: 01/15/19 SCALE: 1"=10' DRAWN: SEC SHEET: 1 OF 1

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT OFFICE
 7575 METROPOLITAN DRIVE, SUITE 103
 SAN DIEGO, CALIFORNIA 92108-4402
 PH (619) 767-2370 FAX (619) 767-2384
WWW.COASTAL.CA.GOV

**EMERGENCY PERMIT ACCEPTANCE FORM**

TO: CALIFORNIA COASTAL COMMISSION
 San Diego Coast District Office
 7575 Metropolitan Drive, Suite 103
 San Diego, California 92108-4402

RE: Emergency Permit No. G-6-18-0029

INSTRUCTIONS: After reading the attached Emergency Permit, please sign this form and return to the San Diego Coast District Office within 15 working days from the permit's date.

I hereby understand all of the conditions of the emergency permit being issued to me and agree to abide by them.

I also understand that the emergency work is TEMPORARY and that a regular Coastal Development Permit is necessary for any permanent installation. I agree to complete the regular Coastal Development Permit application within 60 days of the date of the emergency permit or I will remove the emergency work in its entirety within 60 days of the date of the emergency permit (i.e., by March 17, 2019). Finally, I understand that my failure either to:

- a) submit a complete follow-up Coastal Development Permit (CDP) Application that satisfies the requirements of Section 13056 of Title 14 of the California Code of Regulations by the date specified in this Emergency Permit, which date may be extended by the Executive Director for good cause, or
- b) Remove the emergency development and restore all affected areas to their prior condition after consultation with Coastal Commission staff as you identified consistent with the Coastal Act, will constitute a knowing and intentional violation of the Coastal Act and may result in formal enforcement action by the Commission or the Executive Director.

In some instances, a permit may be required for removal (if required by this Emergency Permit) by the date specified in this Emergency Permit. This formal action could include a recordation of a Notice of Violation on my property; the issuance of a Cease and Desist Order and/or Restoration Order; imposition of administrative penalties for violations involving public access, and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.

 Signature of Property Owner or
 Authorized Representative

Address: _____

 Print Name

 Date of Signing

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT OFFICE
 7575 METROPOLITAN DRIVE, SUITE 103
 SAN DIEGO, CA 92108-4421
 VOICE AND TDD (619) 767-2370
 FAX (619) 767-2384



PERMIT APPLICATION INSTRUCTIONS

A completed application includes the APPLICATION FOR COASTAL DEVELOPMENT PERMIT, the appendices to the application, and **Required Attachments**.

- Please answer all questions. If a question is not applicable to your project, indicate "N.A."
- Refer to pages 7–8 of the APPLICATION for a list of **Required Attachments**.
- Incomplete applications will not be accepted for filing.
- All exhibits must be legible.

The following checklist is provided for the convenience of applicants in gathering necessary application materials; it is not a complete statement of filing requirements.

	Page	Item
<input type="checkbox"/> Proof of applicant's interest in the property.	7	1
<input type="checkbox"/> Assessor's parcel map(s) showing the proposed development site and all adjacent properties within 100 feet of the property boundary.	7	2
<input type="checkbox"/> Stamped envelopes (<i>no postage meter please</i>) addressed to neighboring property owners and occupants and other interested parties and a list of the same.	7, 8	4, 5
<input type="checkbox"/> Vicinity map.	8	6
<input type="checkbox"/> Two sets of each: project plan(s), site plan(s), and applicable other plans. (Please note the size which plans are required to be submitted.) Inc. 8½ x 11 site plan	8	7, 11
<input type="checkbox"/> Copy of any environmental documents (DRAFT AND FINAL EIRs, EISs, NEGATIVE DECLARATION) if prepared for the project and any comments and responses.	8	9
<input type="checkbox"/> Verification of all other permits, permissions or approvals applied for or granted by public agencies.	8	10
<input type="checkbox"/> Copy of geology or soils report (if necessary).	8	11
<input type="checkbox"/> Local approval of the project.	Appendix B	
<input type="checkbox"/> Has the Notice of Pending Permit been posted in a conspicuous place?	Appendix D	
<input type="checkbox"/> Filing fee.	Appendix E	
<input type="checkbox"/> Have you and the agent (if appropriate) signed the application at the appropriate lines on pages 9, 10, and 13?		

2. Describe the proposed development in detail. Include secondary improvements such as grading, septic tanks, water wells, roads, driveways, outbuildings, fences, etc. (Attach additional sheets as necessary.)

a. If multi-family residential, state:

Number of units			Number of bedrooms per unit (both existing and proposed)	Type of ownership proposed
Existing units	Proposed new units	Net number of units on completion of project		
				<input type="checkbox"/> rental <input type="checkbox"/> condo <input type="checkbox"/> stock cooperative <input type="checkbox"/> time share <input type="checkbox"/> other _____

b. If land division or lot line adjustment, indicate:

Number of lots			Size of lots to be created (indicate <i>net</i> or <i>gross</i> acreage)	
Existing Lots	Proposed new lots	Net number of lots on completion of project	Existing	Proposed

9. Parking:

Number of parking spaces (indicate whether standard or compact)		
Existing Spaces	Proposed new spaces	Net number of spaces on completion of project

Is any existing parking being removed?..... Yes No

If yes, how many spaces? _____ size _____

Is tandem parking existing and/or proposed? Yes No

If yes, how many tandem sets? _____ size _____

10. Are utility extensions for the following needed to serve the project? (Please check yes or no)

a) water b) gas c) sewer d) electric e) telephone

Yes Yes Yes Yes Yes
 No No No No No

Will electric or telephone extensions be above-ground? Yes No

11. Does project include removal of trees or other vegetation? Yes No

If yes, indicate **number**, **type** and **size** of trees

or **type** and **area** of other vegetation

SECTION III. ADDITIONAL INFORMATION

The relationship of the development to the applicable items below must be explained fully. Attach additional sheets if necessary.

1. Present use of property.

a. Are there existing structures on the property? Yes No

<i>If yes, describe</i>

5. Does the development involve diking, filling, draining, dredging or placing structures in open coastal waters, wetlands, estuaries, or lakes? (Please check yes or no)

a) diking b) filling c) dredging d) placement of structures

- | | | | |
|------------------------------|------------------------------|------------------------------|------------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> Yes | <input type="checkbox"/> Yes | <input type="checkbox"/> Yes |
| <input type="checkbox"/> No | <input type="checkbox"/> No | <input type="checkbox"/> No | <input type="checkbox"/> No |

Amount of material to be **dredged** or **filled** (indicate which) _____ cu. yds

Location of dredged material disposal site _____

Has a U.S. Army Corps of Engineers' permit been applied for? Yes No

6. Will the development extend onto or adjoin any beach, tidelands, submerged lands or public trust lands? Yes No

For projects on State-owned lands, additional information may be required as set forth in Section IV, paragraph 10.

7. Will the development protect existing lower-cost visitor and recreational facilities? Yes No

Will the development provide public or private recreational opportunities? .. Yes No

<i>If yes, explain.</i>

8. Will the proposed development convert land currently or previously used for agriculture to another use? Yes No

If yes, how many acres will be converted? _____

9. Is the proposed development in or near:

- | | | |
|-------------------------------------------------------------------------------------|------------------------------|-----------------------------|
| a. Sensitive habitat areas (Biological survey may be required) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| b. Areas of state or federally listed rare, threatened, or endangered species | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| c. 100-year floodplain (Hydrologic mapping may be required) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| d. Park or recreation area | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

10. Is the proposed development visible from:

- | | | |
|------------------------------------------------|------------------------------|-----------------------------|
| a. State Highway 1 or other scenic route | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------------------------|------------------------------|-----------------------------|

5. **Stamped, addressed envelopes (no metered postage, please) and a list of names and addresses of all other parties known to the applicant to be interested in the proposed development** (such as persons expressing interest at a local government hearing, etc.).
6. **A vicinity or location map** (copy of Thomas Bros. or other road map or USGS quad map) with the project site clearly marked.
7. Copy(s) of plans drawn to scale, including (as applicable):
 - site plans
 - floor plans
 - building elevations
 - grading, drainage, and erosion control plans
 - landscape plans
 - septic system plans

Trees to be removed must be marked on the site plan. In addition, a reduced site plan, 8 1/2" x 11" in size, must be submitted. Reduced copies of complete project plans will be required for large projects. NOTE: See Instruction page for number of sets of plans required.

8. Where septic systems are proposed, evidence of County approval or Regional Water Quality Control Board approval. Where water wells are proposed, evidence of County review and approval.
9. A copy of any **Draft or Final Negative Declaration, Environmental Impact Report (EIR) or Environmental Impact Statement (EIS)** prepared for the project. If available, comments of all reviewing agencies and responses to comments must be included.
10. **Verification of all other permits, permissions or approvals** applied for or granted by public agencies such as:
 - Department of Fish and Game
 - State Lands Commission
 - Army Corps of Engineers
 - U.S. Coast Guard

For projects such as seawalls located on or near state tidelands or public trust lands, the Coastal Commission must have a written determination from the State Lands Commission whether the project would encroach onto such lands and, if so, whether the State Lands Commission has approved such encroachment.

11. For development on a bluff face, bluff top, or in any area of high geologic risk, a comprehensive, site-specific **geology and soils report** (including maps) prepared in accordance with the Coastal Commission's Interpretive Guidelines. Copies of the guidelines are available from the District Office.

SECTION V. NOTICE TO APPLICANTS

Under certain circumstances, additional material may be required prior to issuance of a coastal development permit. For example, where offers of access or open space dedication are required,

APPLICATION FOR COASTAL DEVELOPMENT PERMIT

APPENDIX A

DECLARATION OF CAMPAIGN CONTRIBUTIONS

Government Code Section 84308 prohibits any Commissioner from voting on a project if he or she has received campaign contributions in excess of \$250 within the past year from project proponents or opponents, their agents, employees or family, or any person with a financial interest in the project.

In the event of such contributions, a Commissioner must disqualify himself or herself from voting on the project.

Each applicant must declare below whether any such contributions have been made to any of the listed Commissioners or Alternates (see last page).

CHECK ONE

The applicants, their agents, employees, family and/or any person with a financial interest in the project **have not contributed** over \$250 to any Commissioner(s) or Alternate(s) within the past year.

The applicants, their agents, employees, family, and/or any person with a financial interest in the project **have contributed** over \$250 to the Commissioner(s) or Alternate(s) listed below within the past year.

Commissioner or Alternate _____

Commissioner or Alternate _____

Commissioner or Alternate _____

Signature of Applicant or Authorized Agent

Date

Please type or print your name _____

Application No. _____

APPENDIX C

LIST OF PROPERTY OWNERS AND OCCUPANTS WITHIN 100 FEET AND THEIR ADDRESSES
(MAKE ADDITIONAL COPIES OF THIS SHEET AS NECESSARY)

APPENDIX E
FILING FEE SCHEDULE
(EFFECTIVE JULY 1, 2018)

FEES WILL BE ADJUSTED EACH YEAR ON JULY 1, ACCORDING TO THE CALIFORNIA CONSUMER PRICE INDEX

- Pursuant to Government Code section 6103, public entities are exempt from the fees set forth in this schedule.
- Permits shall not be issued without full payment for all applicable fees. If overpayment of a fee occurs, a refund will be issued. Fees are assessed at the time of application, based on the project as proposed initially. If the size or scope of a proposed development is amended during the application review process, the fee may be changed. If a permit application is withdrawn, a refund will be due only if no significant staff review time has been expended (e.g., the staff report has not yet been prepared). Denial of a permit application by the Commission is not grounds for a refund.
- If different types of development are included on one site under one application, the fee is based on the sum of each fee that would apply if each development were applied for separately, not to exceed \$120,900 for residential development and \$302,250 for all other types of development.
- Fees for after-the-fact (ATF) permit applications shall be five times the regular permit application fee unless the Executive Director reduces the fee to no less than two times the regular permit application fee. The Executive Director may reduce the fee if it is determined that either: (1) the ATF application can be processed by staff without significant additional review time (as compared to the time required for the processing of a regular permit,) or (2) the owner did not undertake the development for which the owner is seeking the ATF permit.
- In addition to the above fees, the Commission may require the applicant to reimburse it for any additional reasonable expenses incurred in its consideration of the permit application, including the costs of providing public notice.
- The Executive Director shall waive the application fee where requested by resolution of the Commission. Fees for green buildings or affordable housing projects may be reduced, pursuant to Section 13055(h) of the Commission's regulations.

**SEE SECTION 13055 OF THE COMMISSION'S REGULATIONS
(CALIFORNIA CODE OF REGULATIONS, TITLE 14)
FOR FULL TEXT OF THE REQUIREMENTS**

If **not** a waiver or an amendment to a previous coastal development permit, the fee is assessed according to the schedule in A. above (i.e., based on the calendar and/or size of the addition, plus the grading fee, if applicable).

If handled as an amendment to a previous coastal development permit, see Amendments (in Section III.F).

II. OFFICE, COMMERCIAL, CONVENTION, INDUSTRIAL (INCLUDING ENERGY FACILITIES), AND OTHER DEVELOPMENT NOT OTHERWISE IDENTIFIED IN THIS SECTION^{7,8,9}

A. Based on Gross Square Footage

1,000 square feet (gross) or less	<input type="checkbox"/>	\$ 6,045
1,001 to 10,000 square feet (gross)	<input type="checkbox"/>	\$ 12,090
10,001 to 25,000 square feet (gross)	<input type="checkbox"/>	\$ 18,135
25,001 to 50,000 square feet (gross)	<input type="checkbox"/>	\$ 24,180
50,001 to 100,000 square feet (gross)	<input type="checkbox"/>	\$ 36,270
100,001 or more square feet (gross).....	<input type="checkbox"/>	\$ 60,450

B. Based on Development Cost¹⁰

Development cost up to and including \$100,000	<input type="checkbox"/>	\$ 3,627
\$100,001 to \$500,000	<input type="checkbox"/>	\$ 7,254
\$500,001 to \$2,000,000	<input type="checkbox"/>	\$ 12,090
\$2,000,001 to \$5,000,000.....	<input type="checkbox"/>	\$ 24,180
\$5,000,001 to \$10,000,000.....	<input type="checkbox"/>	\$ 30,225
\$10,000,001 to \$25,000,000.....	<input type="checkbox"/>	\$ 36,270
\$25,000,001 to \$50,000,000.....	<input type="checkbox"/>	\$ 60,450
\$50,000,001 to \$100,000,000.....	<input type="checkbox"/>	\$ 120,000
\$100,000,001 or more	<input type="checkbox"/>	\$ 302,250

III. OTHER FEES

⁷ The fee shall be based on either the gross square footage or the development cost, whichever is greater.

⁸ Additional fee for grading applies. (See section III.A of this schedule).

⁹ Pursuant to section 13055(a)(5) of the Commission's regulations, this category includes all development not otherwise identified in this section, such as seawalls, docks and water wells.

¹⁰ Development cost includes all expenditures, including the cost for planning, engineering, architectural, and other services, made or to be made for designing the project plus the estimated cost of construction of all aspects of the project both inside and outside the Commission's jurisdiction.

- I. Request for continuance
 - 1st request No charge
 - Each subsequent request
(where Commission approves the continuance) \$ 1,209
- J. De minimis or other waivers \$ 605
- K. Federal Consistency Certification¹⁷
[The fee is assessed according to sections I, II, and III, above] \$ _____
- L. Appeal of a denial of a permit by a local government¹⁸
[The fee is assessed according to sections I, II, and III, above] \$ _____
- M. Written Permit Exemption \$ 302
- N. Written Boundary Determination \$ 302
- O. Coastal Zone Boundary Adjustment \$ 6,045

TOTAL SUBMITTED	\$
------------------------	-----------

¹⁷ Fees for federal consistency items will be assessed now that the Commission has received approval from NOAA to amend the California Coastal Management Program.

¹⁸ Pursuant to Public Resources Code section 30602 or 30603(a)(5).

NOTICE OF PENDING PERMIT

A PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS
PENDING BEFORE THE CALIFORNIA COASTAL COMMISSION.

PROPOSED DEVELOPMENT: _____

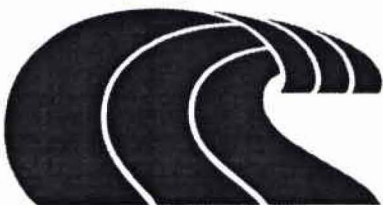
LOCATION: _____

APPLICANT: _____

APPLICATION NUMBER: _____

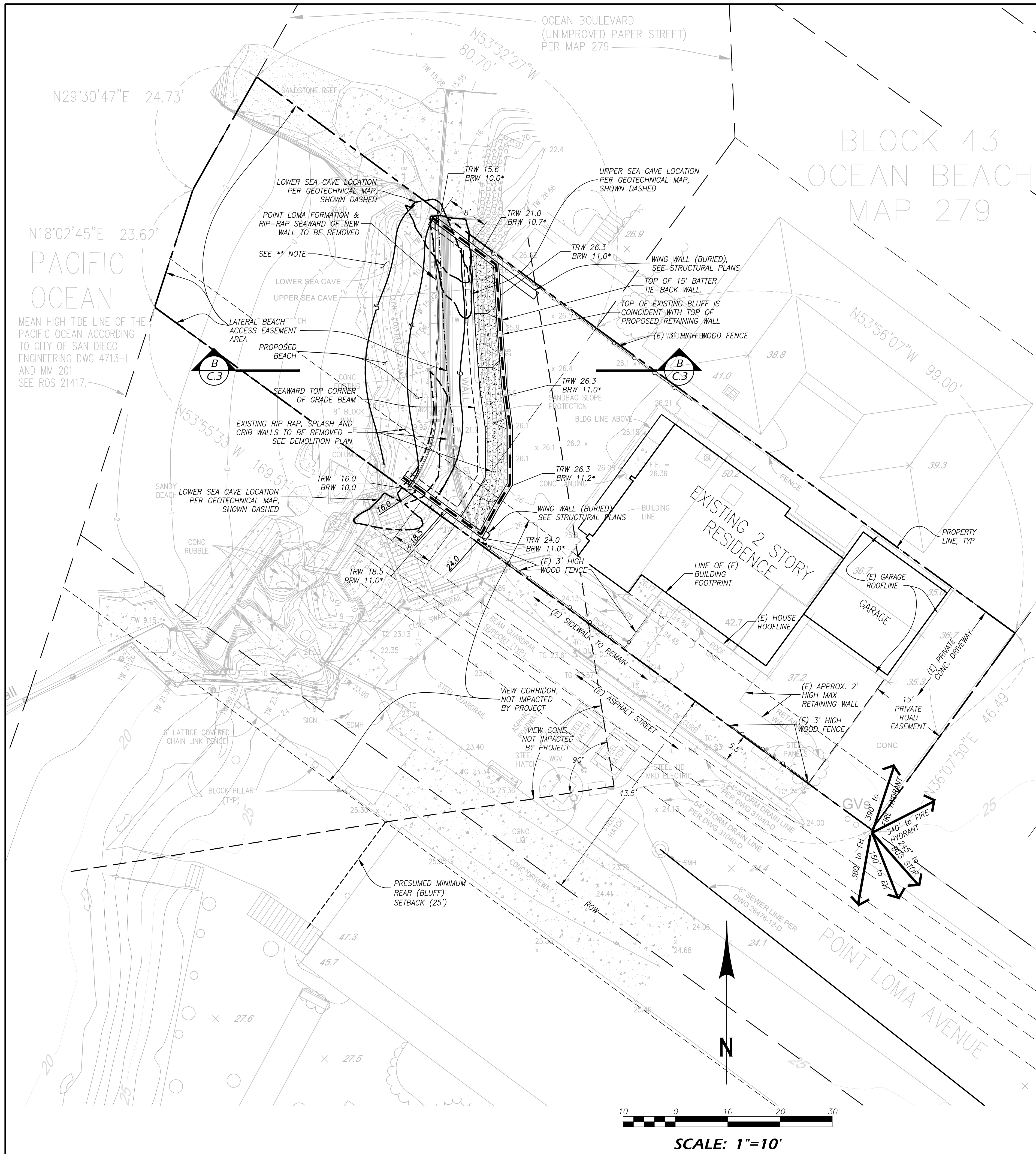
DATE NOTICE POSTED: _____

FOR FURTHER INFORMATION, PLEASE PHONE OR WRITE THE
OFFICE LISTED BELOW BETWEEN 8 A.M. AND 5 P.M., WEEKDAYS.



CALIFORNIA COASTAL COMMISSION
SAN DIEGO COAST DISTRICT OFFICE
7575 METROPOLITAN DRIVE, STE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370

PRINT ON YELLOW STOCK CARD



DEVELOPMENT SUMMARY:

PROJECT OWNER:

TURNER FAMILY TRUST
BARBARA HOULTON, TRUSTEE
PO BOX 7798
SAN DIEGO, CA 92167

SITE ADDRESS:

4820 POINT LOMA AVENUE
SAN DIEGO, CA 92107

LEGAL DESCRIPTION:

ALL OF LOT 12 & A PORTION OF LOT 11, BLOCK 43 OF OCEAN BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 279, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MAY 28, 1887. ALSO, A PORTION OF POINT LOMA AVENUE, CLOSED TO PUBLIC USE. SEE RECORD OF SURVEY 22796.

ASSESSOR'S PARCEL NUMBER: 448-241-01

SOURCE OF TOPOGRAPHY:

MICHAEL PALLAMARY, PLS
PALLAMARY & ASSOCIATES
7755 FAY AVENUE, SUITE J
LA JOLLA, CA, 92037
(858)454-4094

BENCHMARK:

CITY OF SAN DIEGO VERTICAL CONTROL BOOK, SOUTH BRASS PLUG IN TOP OF CURB, PT LOMA AVE AND SUNSET CLIFFS BLVD.
ELEVATION: 26.448 DATUM: MSL, NGVD 29

ZONING:

DESIGNATION: RM-2-4

OVERLAY ZONES:

CST-APP
CHLOZ
SCOZ-CB
1ST-PBL-RDXY

GEO-HAZARD CATEGORY: 43

GROSS SITE AREA:

LOT AREA = 8,177 SQ. FEET (0.188 ACRES)

FLOOR AREA: 2312 SQ. FT

EXISTING USE: SINGLE FAMILY RESIDENCE

PROPOSED USE: SINGLE FAMILY RESIDENCE

YEAR OF CONSTRUCTION: 1953; REMODELED 1983.

OCCUPANCY CLASSIFICATION: R3

EASEMENTS: AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES OVER THE SOUTHEASTERLY 15.00 FEET OF THE SOUTHWEST 5.00 FEET OF LOT 11 AND OVER THE SOUTHEAST 15.00 FEET OF LOT 12, AND OVER THE SOUTHEASTERLY 15.00 FEET OF THAT PORTION OF POINT LOMA AVENUE ADJOINING SAID LOT 12 AS GRANTED IN DEED RECORDED NOVEMBER 18, 1953 IN BOOK 5051, PAGE 30 OF OFFICIAL RECORDS.

NO WATER, SEWER, ELECTRICAL, OR ANY OTHER EASEMENT EXCEPT AS LISTED ABOVE.

SCOPE OF WORK

- REMOVE / RELOCATE TO THE EAST / RECONSTRUCT AN EXISTING PERMITTED SEAWALL THAT IS IN A FAILURE MODE.
- REMOVE GROUNDED RIP-RAP THAT IS LOCATED SEAWARD OF THE EXISTING SEAWALL.
- REMOVE A CRIB WALL LOCATED IMMEDIATELY TO THE EAST OF THE EXISTING SEAWALL.
- REMOVE SAND BAGS LOCATED TO THE EAST OF THE EXISTING WALLS.
- THE PROJECT REQUIRES APPROVAL OF A SITE DEVELOPMENT PERMIT.

NOTES:

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE 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.

CIVIL ENGINEER:

JOHN S. COFFEY, PE, PLS
COFFEY ENGINEERING, INC.
9666 BUSINESSPARK AVENUE, SUITE 210
SAN DIEGO, CA 92131
(858) 831-0111

John S. Coffey 9/26/18
JOHN S. COFFEY DATE
RCE 062716



LEGEND

DESCRIPTION	STD. DWG	SYMBOL
PARCEL BOUNDARY	N45°45'45"W	—
ROW CENTERLINE	—	—
EXISTING CONTOUR	90	—
PROPOSED CONTOUR	90	—
EXISTING SPOT ELEVATION	+222.22	+
PROPOSED SPOT ELEVATION	100.00	▲
DRAINAGE SWALE OR DIRECTION OF FLOW	—	—
EXISTING SEWER—MAIN	S	—
TOP OF RETAINING WALL	—	—
WALL	—	—
EXISTING TREE	—	—
EXISTING FENCE	—	—
LAID-BACK (SHOTCRETE) WALL	—	—
SEA CAVE LOCATION PER GEOTECHNICAL MAP	—	—

UTILITY NOTE

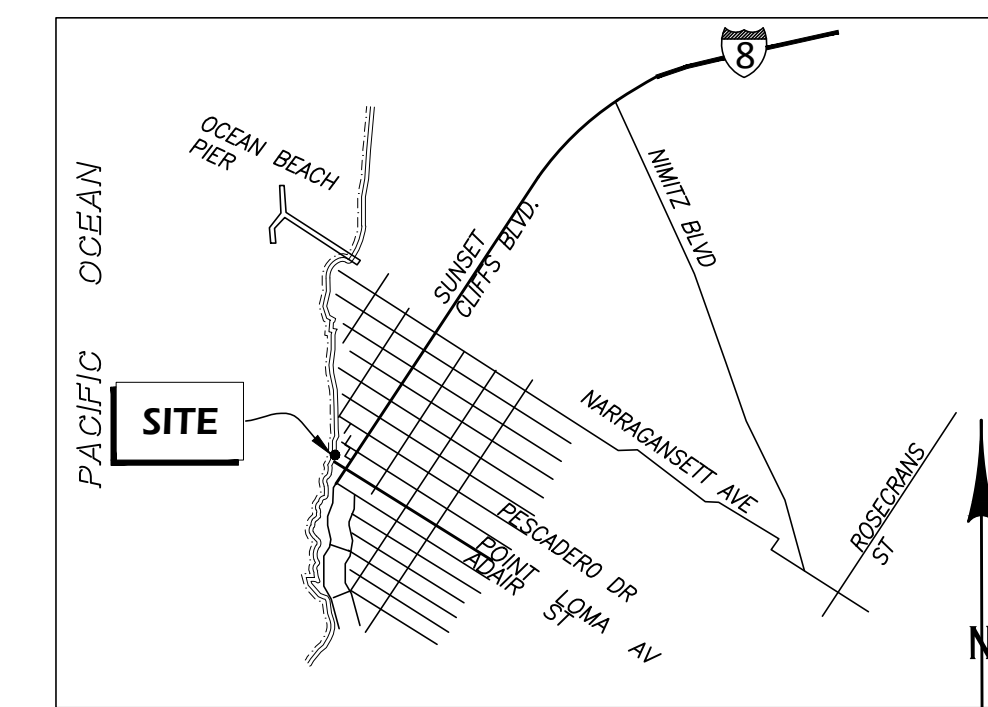
- THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.

ABBREVIATIONS:

AC	ALPHALIC CONCRETE	CL	CENTER LINE
BRW	(GRADE AT) BOTTOM OF RETAINING WALL	CONC.	CONCRETE
CB	CATCH BASIN	FL	FLOW LINE
FF	FINISH FLOOR	ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT	PLTR	PLANTER/PLANTING AREA
FL	FLOWLINE	TC	TOP OF CURB
HP	HIGH POINT	WM	WATER METER
IE	INVERT ELEVATION	CO	CLEANOUT
PCC	PORTLAND CEMENT CONCRETE	S	SEWER
TC	TOP OF CURB	W	WATER
TRW	(GRADE AT) TOP OF RETAINING WALL	PP	POWER POLE
		SD	STORM DRAIN

SHEET INDEX:

C.1	.....	CIVIL SITE PLAN, SHEET INDEX
C.1a	.....	FINISHED CONDITION PLAN (FOR PLAN CLARITY)
1	.....	TOPOGRAPHICAL SURVEY (EXISTING CONDITIONS)
C.2	.....	DEMOLITION PLAN
C.3	.....	DRAINAGE PLAN
L.1	.....	LANDSCAPE PLAN
S.1	.....	GENERAL NOTES
S.2	.....	SPECIAL INSPECTION
S.3	.....	TYPICAL DETAILS
S.4	.....	WALL ELEVATIONS
S.5	.....	SECTIONS AND DETAILS
S.6	.....	SECTIONS AND DETAILS



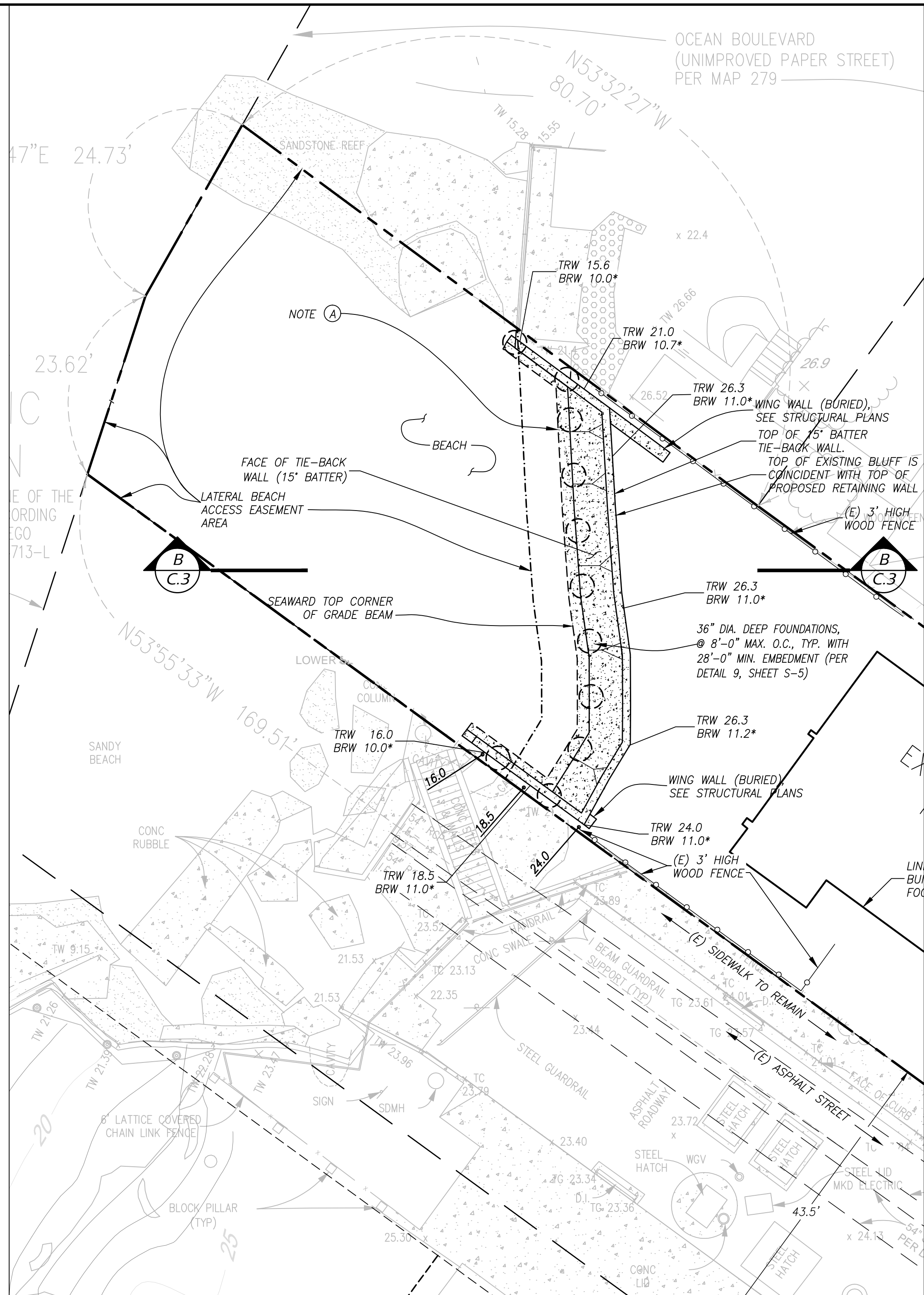
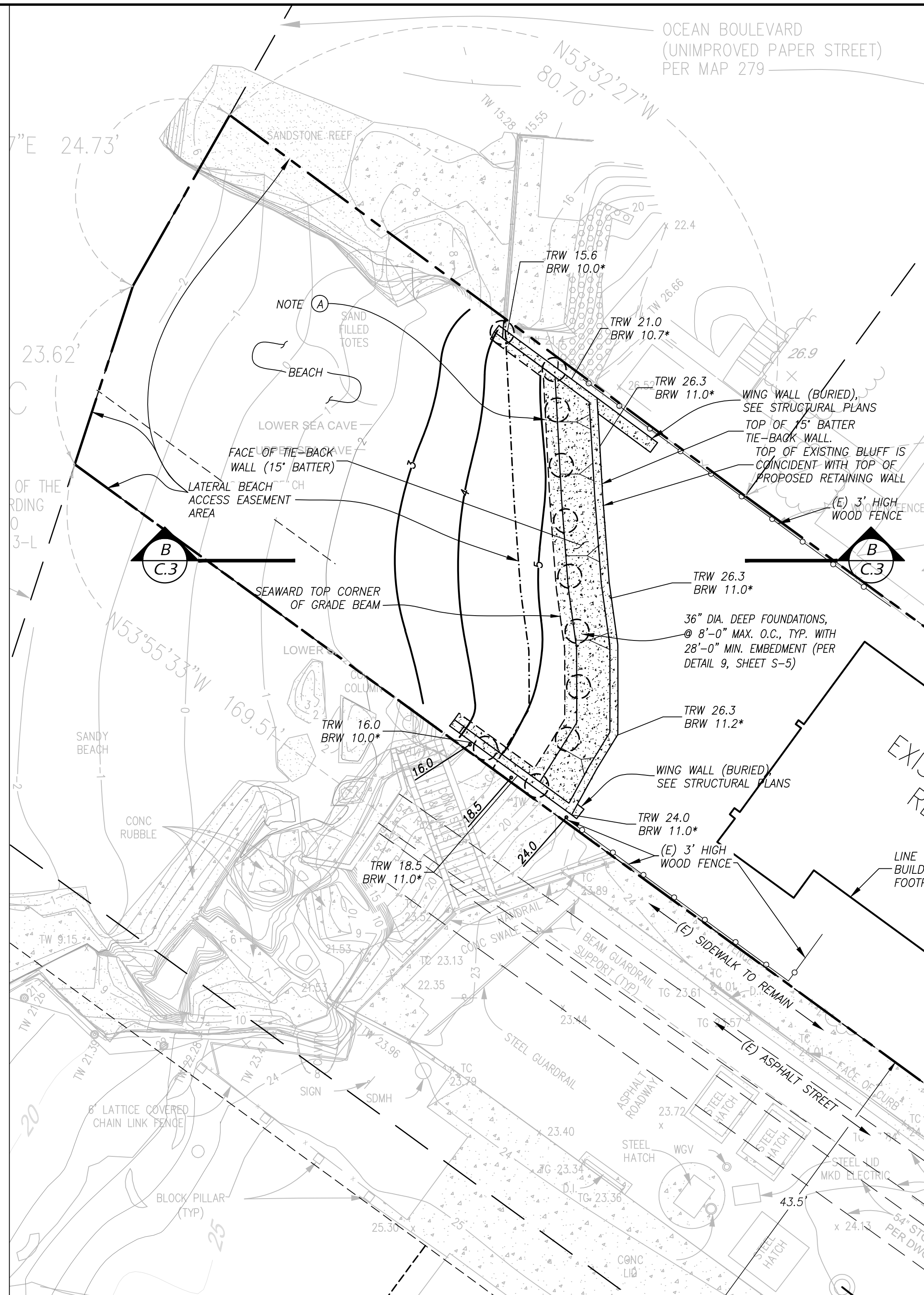
VICINITY MAP

THOMAS BROS. MAP 1267-H7
NO SCALE

CITY OF SAN DIEGO, CALIFORNIA	
SITE DEVELOPMENT PERMIT	
HOULTON BLUFF REPAIR	ORIGINAL: 9/26/18
4820 Point Loma Avenue San Diego, CA 92107	REVISIONS:
SITE PLAN	C.1
DRAWN BY: GC	CHECKED BY: JC
SHEET 1 OF 12	

** PROPOSED CONTOURS & GRADES IN THE BEACH SAND AREA ARE PRESUMED AND EXTRAPOLATED FROM TOPOGRAPHIC DATA WEST OF THE EXISTING ROCK REVETMENT. THE ACTUAL BEACH SAND ELEVATIONS ARE MIGRATORY & SUBJECT TO CHANGE.





LEGEND

DESCRIPTION	STD. DWG	SYMBOL
PARCEL BOUNDARY	N45°45'45"W	---
ROW CENTERLINE	---	---
EXISTING CONTOUR	90	---
PROPOSED CONTOUR	90	---
EXISTING SPOT ELEVATION	+222.22	•
PROPOSED SPOT ELEVATION	100.00	•
DRAINAGE SWALE OR DIRECTION OF FLOW	---	---
EXISTING SEWER—MAIN	S	---
TOP OF RETAINING WALL	---	---
WALL	---	---
EXISTING TREE	---	---
EXISTING FENCE	---	---
LAID-BACK (SHOTCRETE) WALL	---	---
SEA CAVE LOCATION PER GEOTECHNICAL MAP	---	---

UTILITY NOTE

1. THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.

ABBREVIATIONS:

AC	ALPHALIC CONCRETE	CL	CENTER LINE CONCRETE
BRW	(GRADE AT) BOTTOM OF RETAINING WALL	FL	FLOW LINE
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PCC	PORTLAND CEMENT CONCRETE	W	WATER
TC	TOP OF CURB	PP	POWER POLE
TRW	(GRADE AT) TOP OF RETAINING WALL	SD	STORM DRAIN

(A) THE CAST-IN-PLACE CONCRETE WALL ELEMENT OF THE REINFORCED SOLID RETENTION SYSTEM SHOULD MINIMALLY EXTEND 1 FOOT INTO COMPETENT POINT LOMA FORMATION OR TO ELEVATION-2 FEET NGVD29 (WHICHEVER EXTENDS TO THE GREATER DEPTH). ACTUAL EMBEDMENT IS TO BE EVALUATED BY THE GEOTECHNICAL CONSULTANT DURING CONSTRUCTION, BASED ON THE EXPOSED CONDITIONS.

FINISHED CONDITION PLAN -WITH CONTOURS

FINISHED CONDITION PLAN -NO CONTOURS

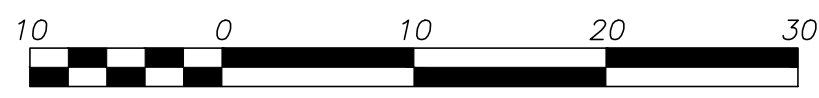


CIVIL ENGINEER:
 JOHN S. COFFEY, PE, PLS
 COFFEY ENGINEERING, INC.
 9666 BUSINESSPARK AVENUE, SUITE 210
 SAN DIEGO, CA 92131
 (858) 831-0111

John S. Coffey
 JOHN S. COFFEY
 RCE 062716

9/26/18

DATE



SCALE: 1"=10'

CITY OF SAN DIEGO, CALIFORNIA	
SITE DEVELOPMENT PERMIT	
HOULTON BLUFF REPAIR	ORIGINAL: 9/26/18
4820 Point Loma Avenue San Diego, CA 92107	REVISIONS:
FINISHED CONDITION PLAN	C.1a
DRAWN BY: GC	CHECKED BY: JC
SHEET 2 OF 12	



LEGEND

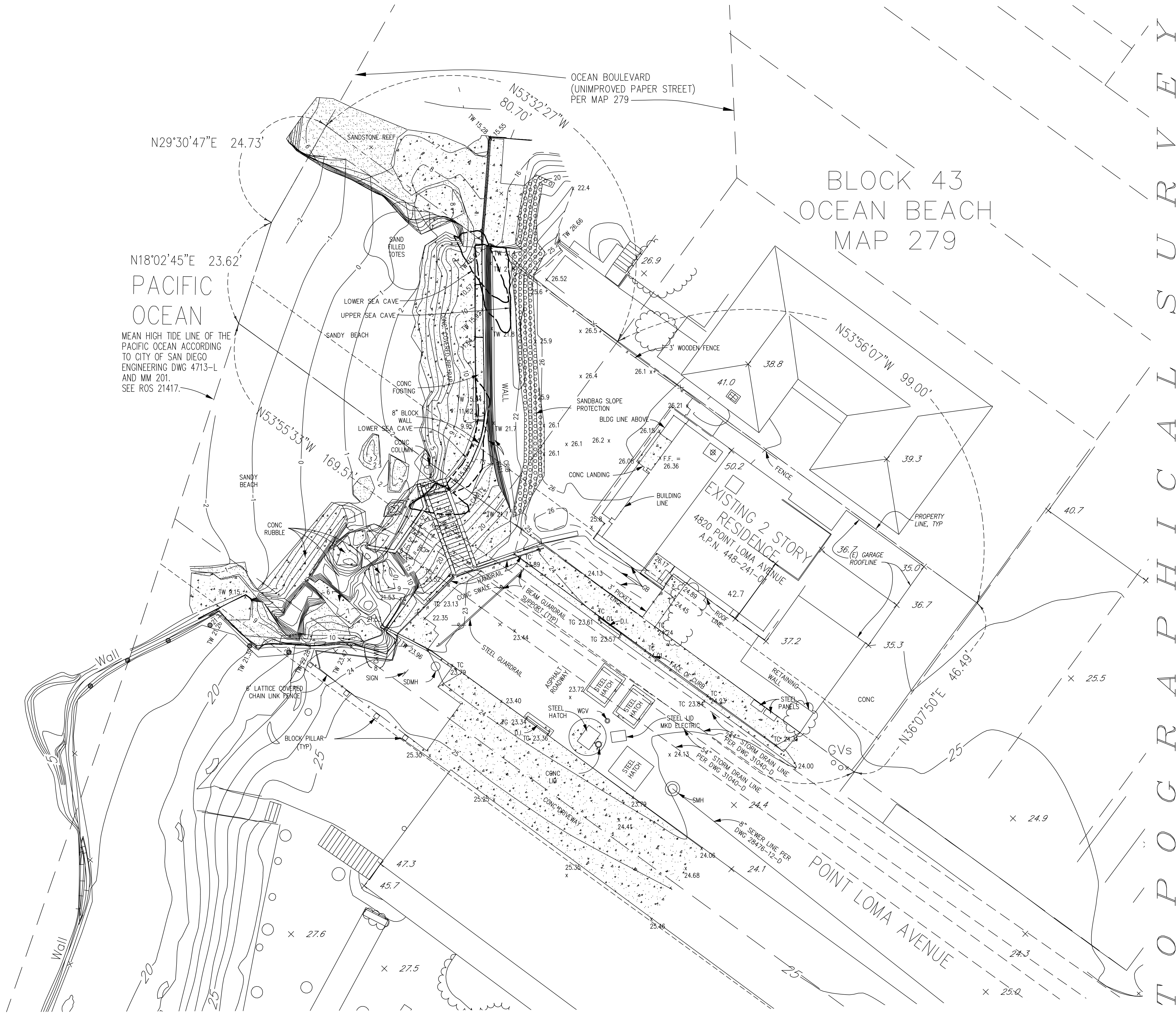
- A.P.N. - ASSESSOR'S PARCEL NUMBER
- CONC. - CONCRETE
- - CONCRETE
- D.I. - DRAIN INLET
- F.F. - FINISH FLOOR
- FL - FLOWLINE
- GB - GRADE BREAK
- RCP - REINFORCED CONCRETE PIPE
- - SANDSTONE
- SDMH - STORMDRAIN MANHOLE
- SMH - SEWER MANHOLE
- TC - TOP OF CURB
- TG - TOP OF GRATE
- TW - TOP OF WALL
- (TYP) - TYPICAL
- WGV - WATER GATE VALVE

LOT AREA = 8,177 SQ. FEET (0.188 ACRES)

LEGAL DESCRIPTION

ALL OF LOT 12 AND THE SOUTHWESTERLY 5.00 FEET OF LOT 11, IN BLOCK 43, OF OCEAN BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 279, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 28, 1887.

ALSO THAT PORTION OF POINT LOMA AVENUE ADJOINING SAID LOT 12 ON THE SOUTHWEST AS CLOSED JUNE 7, 1915 BY RESOLUTION NO. 19826 OF THE COMMON COUNCIL OF THE CITY OF SAN DIEGO, LYING WITHIN PUEBLO LOT 195 OF THE PUEBLO LANDS OF THE CITY OF SAN DIEGO.



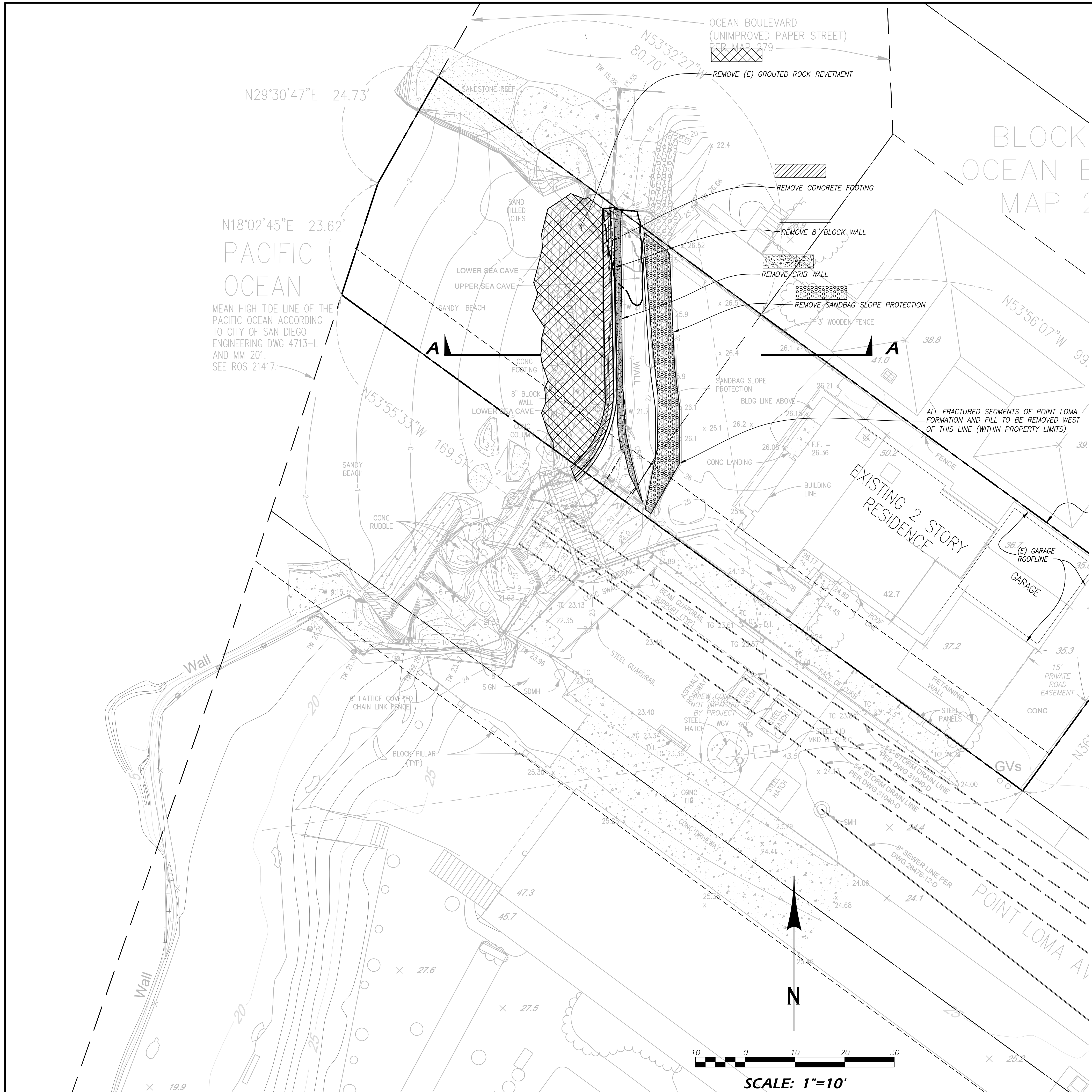
Graphic Scale: 1" = 10'	Legal Description LOT 12, AND PORTION OF LOT 11 IN BLOCK 43, MAP NO. 279 COUNTY OF SAN DIEGO	Benchmark Location: SOUTH BRASS PLUG IN TOP OF CURB PT LOMA AVE AND SUNSET CLIFFS BLVD. Elevation: 26.446 Datum: MEAN SEA LEVEL (N.G.V.D. 29)	Surveyor's Certification I, Michael J. Pallamary, a duly licensed Land Surveyor in the State of California, hereby certify that this plat represents the results of a survey performed during the period of my license from MARCH, 2017 to MARCH, 2017. NOT BE CONSIDERED A CERTIFIED DOCUMENT.																		
<p>If sheet is less than 24" x 36" it is a reduced print, scale is reduced accordingly.</p>	<p>Notes</p> <p>BOUNDARY DATA PER ROS 22796</p>																				
<p>Project Tracking</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Task</th> <th>Approved</th> <th>Date</th> <th>Task</th> <th>Approved</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>PRELIMINARY</td> <td>MJP</td> <td>6/16/17</td> <td>ADDED ROS DATA</td> <td></td> <td></td> </tr> <tr> <td>REVISED</td> <td></td> <td>04/24/18</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Task	Approved	Date	Task	Approved	Date	PRELIMINARY	MJP	6/16/17	ADDED ROS DATA			REVISED		04/24/18				<p>Job No. 06-1018 061018T5.DWG ROCKWELL</p> <p>Sheet 3 of 12</p>	
Task	Approved	Date	Task	Approved	Date																
PRELIMINARY	MJP	6/16/17	ADDED ROS DATA																		
REVISED		04/24/18																			

THIS DOCUMENT ORIGINALLY ISSUED BY MICHAEL J. PALLAMARY, PLS 4830, ON 06/19/17. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

7755 FAY AVENUE, SUITE J
LA JOLLA, CA 92037
(858) 454-4094
FAX (858) 454-4667
WWW.PALLAMARYANDASSOCIATES.COM

PALLAMARY & ASSOCIATES

IF THIS SHEET IS NOT STAMPED AND SIGNED, IT IS NOT A FINAL CERTIFIED SURVEY. (SECTION 8761, BUSINESS & PROFESSIONS CODE)



LEGEND

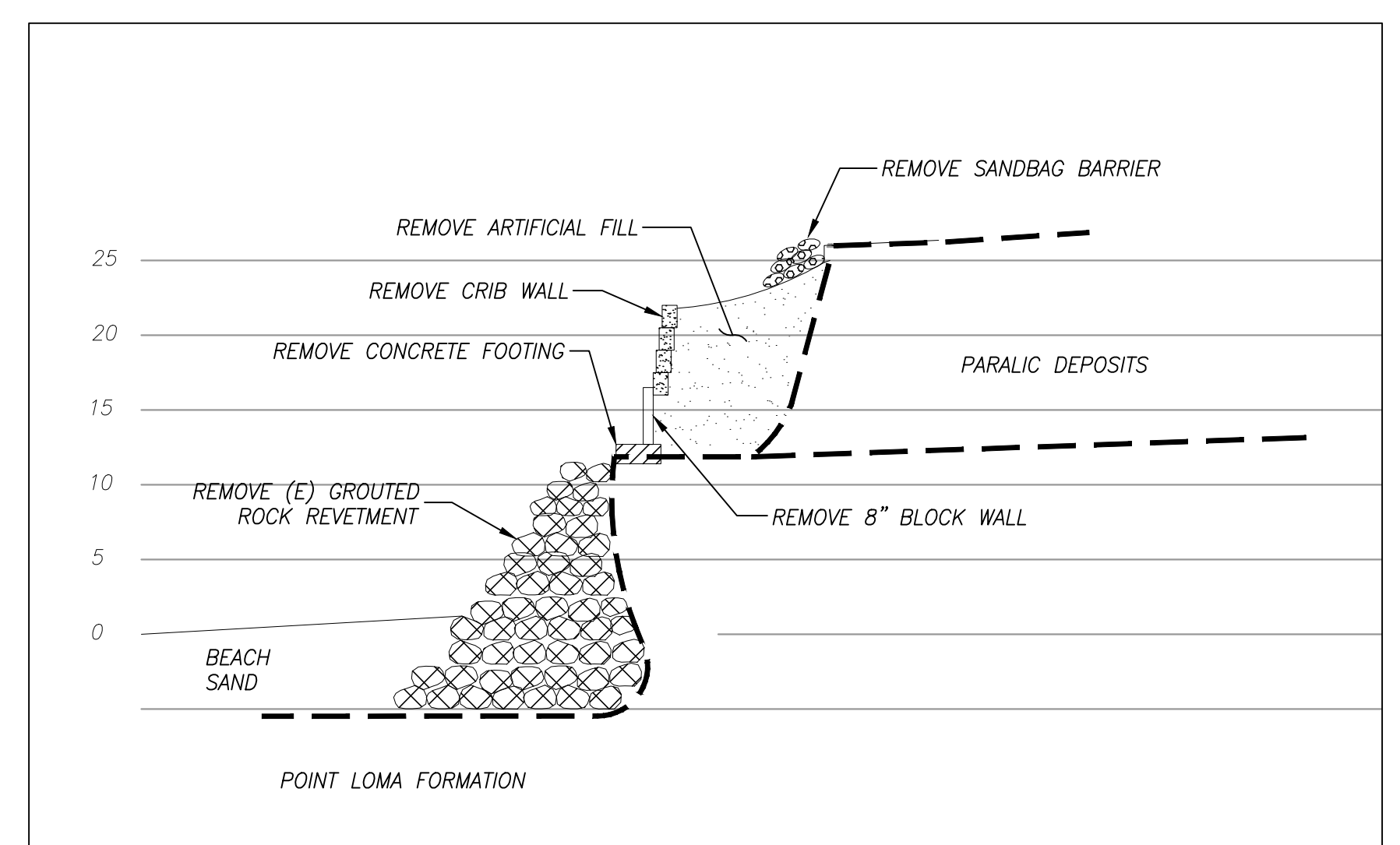
DESCRIPTION	STD. DWG	SYMBOL
PARCEL BOUNDARY	N45°45'45"W	—
ROW CENTERLINE	—	—
EXISTING CONTOUR	-90	—
EXISTING SPOT ELEVATION	+222.22	+
REMOVE (E) GROUDED ROCK REVETMENT		[Cross-hatched pattern]
REMOVE CONCRETE FOOTING		[Diagonal hatching]
REMOVE 8" BLOCK WALL		[Horizontal hatching]
REMOVE CRIB WALL		[Grid pattern]
REMOVE SANDBAG SLOPE PROTECTION		[Dotted pattern]

UTILITY NOTE

1. THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.

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TC	TOP OF CURB	W	WATER
TRW	(GRADE AT) TOP OF RETAINING WALL	PP	POWER POLE
		SD	STORM DRAIN



SECTION A-A

NO SCALE

CIVIL ENGINEER:
 JOHN S. COFFEY, P.E., P.L.S.
 COFFEY ENGINEERING, INC.
 9666 BUSINESSPARK AVENUE, SUITE 210
 SAN DIEGO, CA 92131
 831-0111

[Signature] 9/26/18
 JOHN S. COFFEY DATE
 RCE 062716



CITY OF SAN DIEGO, CALIFORNIA	
SITE DEVELOPMENT PERMIT	
HOULTON BLUFF REPAIR	ORIGINAL 9/26/18
4820 Point Loma Avenue San Diego, CA 92107	REVISIONS
DEMOLITION PLAN	C.2
DRAWN BY: GC	SHEET 4 OF 12
CHECKED BY: JC	

GRADING TABULATIONS

TOTAL AMOUNT OF SITE TO BE GRADED:	0.06 ACRES	% OF TOTAL SITE:	34.1%
AMOUNT OF CUT:	250 CUBIC YARDS **	MAXIMUM DEPTH OF CUT:	12 FEET
AMOUNT OF FILL:	0 CUBIC YARDS	MAXIMUM DEPTH OF FILL:	0 FEET
MAXIMUM HEIGHT OF FILL SLOPE(S):	N/A FEET	SLOPE RATIO:	N/A
MAXIMUM HEIGHT OF CUT SLOPE(S):	N/A FEET	SLOPE RATIO:	N/A
AMOUNT OF IMPORT/EXPORT SOIL:	200 CUBIC YARDS	MAXIMUM HEIGHT:	15.3 FEET
RETAINING/ CRIB WALLS:	LENGTH 90 FEET		

*CALCULATED FOR PERMIT PURPOSES ONLY

** NOT INCLUDING ROCK REVETMENT & SANDBAGS

LEGEND

DESCRIPTION	STD. DWG	SYMBOL
PARCEL BOUNDARY		N45°45'45"W
ROW CENTERLINE		C
EXISTING CONTOUR		90
PROPOSED CONTOUR		90
EXISTING SPOT ELEVATION		+222.22
PROPOSED SPOT ELEVATION		100.00
DRAINAGE SWALE OR DIRECTION OF FLOW		→
EXISTING WATER MAIN		W
EXISTING SEWER-MAIN		S
EXISTING GAS LINE		G
EXISTING WATER LINE		W
RETAINING WALL		[Symbol]
HEADWALL		[Symbol]
5" HARDSCAPE DRAIN		[Symbol]
DOWNSPOUT		DS
EXISTING SWALE OR DIRECTION OF FLOW		→
VEGETATED SWALE		[Symbol]

UTILITY NOTE

1. THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.

SOURCE CONTROL (SC) BMP REQUIREMENTS:

- SC-1 SC-1: PREVENT ILLICIT DISCHARGES INTO THE MS4
- SC-2 IDENTIFY THE STORM DRAIN SYSTEM USING STENCILING OR SIGNAGE
- SC-5 PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL

SITE DESIGN (SD) BMP REQUIREMENTS:

- SD-1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
- SD-2 CONSERVE NATURAL AREAS, SOILS AND VEGETATION
- SD-4 MINIMIZE SOIL COMPACTION
- SD-5 DISPERSE IMPERVIOUS AREAS
- SD-7 LANDSCAPE WITH NATIVE OR DROUGHT TOLERANT SPECIES

(FOR FURTHER INFORMATION, REFER TO WATER QUALITY STUDY)

ABBREVIATIONS:

AC	ALPHALTIC CONCRETE	CL	CENTER LINE
BRW	(GRADE AT) BOTTOM OF RETAINING WALL	CONC.	CONCRETE
CB	CATCH BASIN	FL	FLOW LINE
FF	FINISH FLOOR	ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT	PLTR	PLANTER/PLANTING AREA
FL	FLOWLINE	TC	TOP OF CURB
HP	HIGH POINT	WM	WATER METER
HP	INVERT ELEVATION	CO	CLEANOUT
IE	INVERT ELEVATION	S	SEWER
PCC	PORTLAND CEMENT CONCRETE	W	WATER
TC	TOP OF CURB	PP	POWER POLE
TRW	(GRADE AT) TOP OF RETAINING WALL	SD	STORM DRAIN

CIVIL ENGINEER:

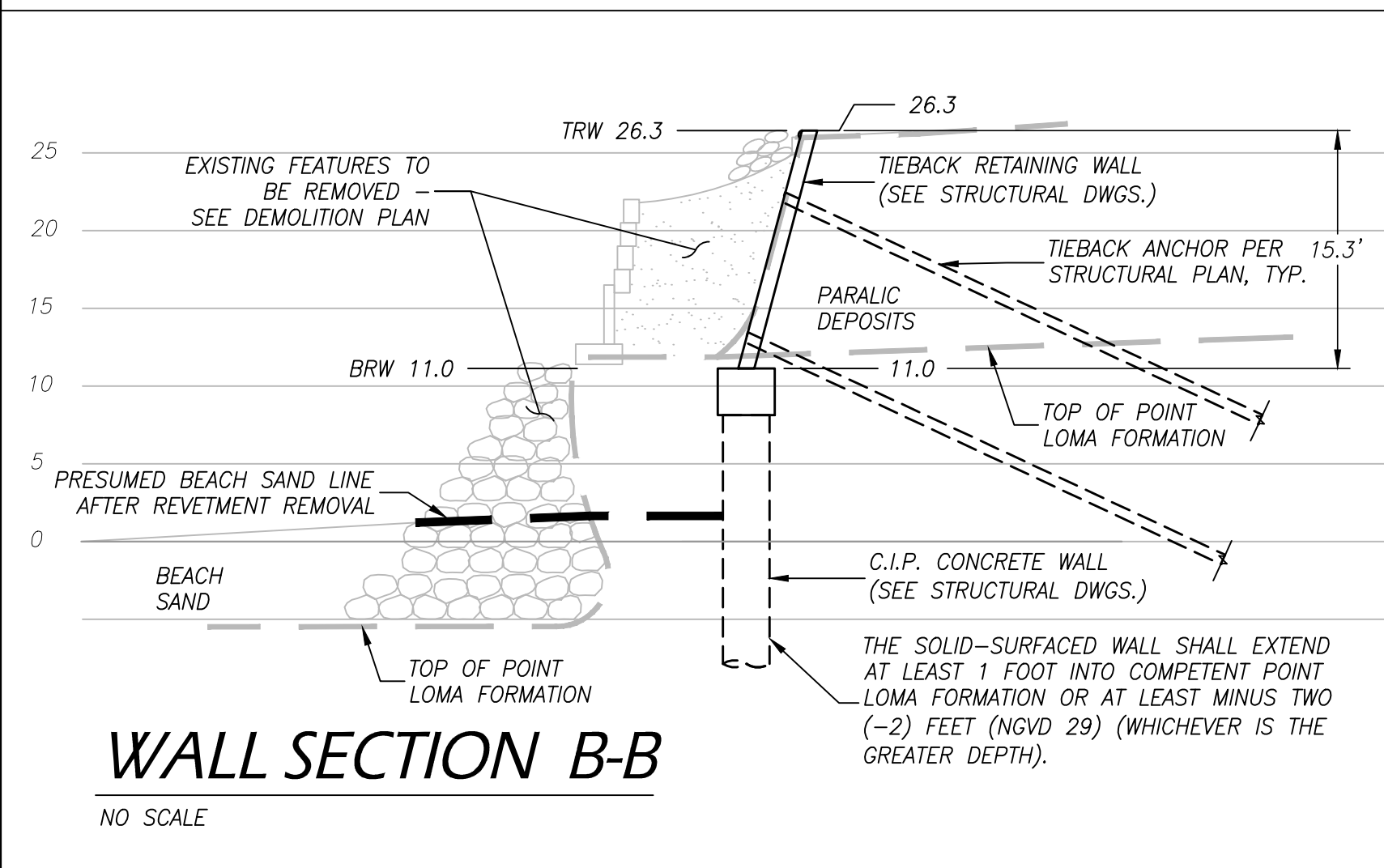
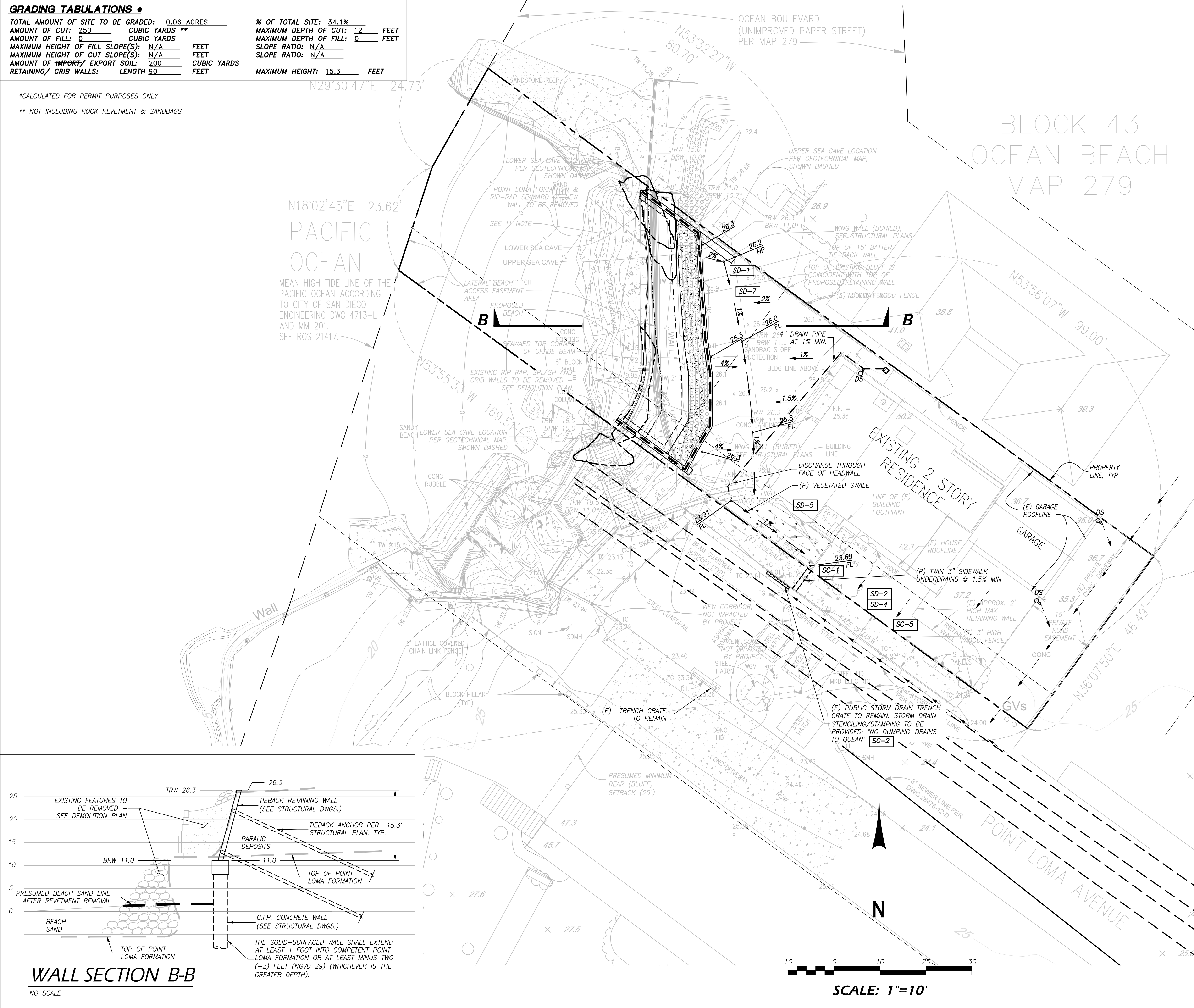
JOHN S. COFFEY, P.E., P.L.S.
COFFEY ENGINEERING, INC.
9666 BUSINESSPARK AVENUE, SUITE 210
SAN DIEGO, CA 92131
831-0111

[Signature]

9/26/18
DATE

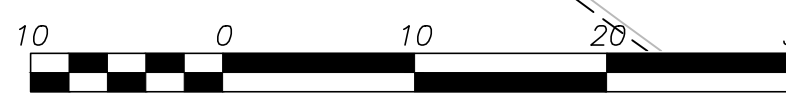


COFFEY ENGINEERING, INC.
9666 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92131 PH (858)831-0111 FAX (858)831-0179



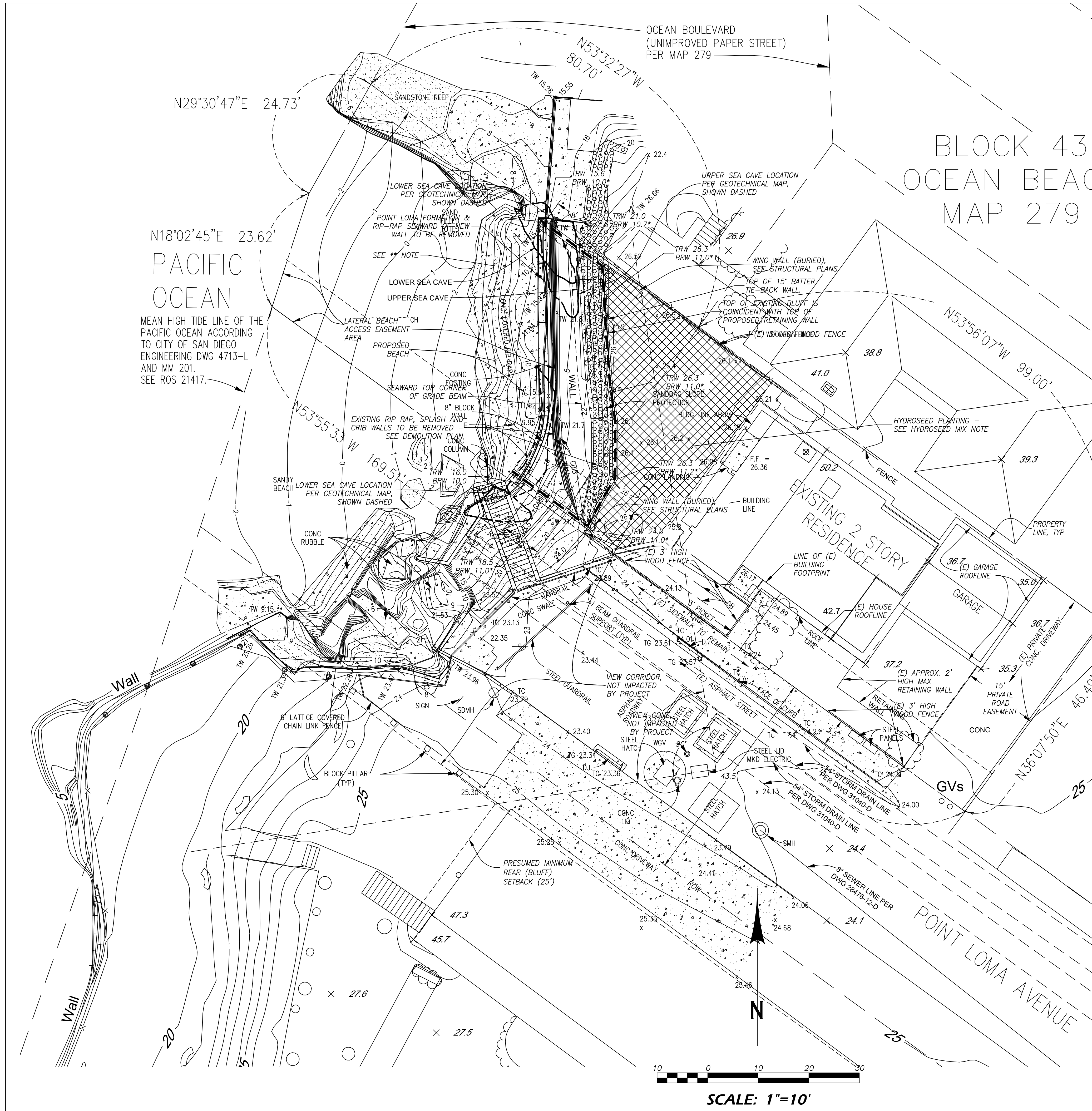
WALL SECTION B-B

NO SCALE



SCALE: 1"=10'

CITY OF SAN DIEGO, CALIFORNIA	
SITE DEVELOPMENT PERMIT	
HOULTON BLUFF REPAIR	ORIGINAL 9/26/18
4820 Point Loma Avenue San Diego, CA 92107	
Drainage Plan	C.3
DRAWN BY: GC	CHECKED BY: JC
SHEET 5 OF 12	



LEGEND

DESCRIPTION	STD DWG	SYMBOL
PARCEL BOUNDARY		N45°45'45"W
ROW CENTERLINE		—C—
EXISTING CONTOUR		—90—
PROPOSED CONTOUR		—90—
EXISTING SPOT ELEVATION		+222.22
PROPOSED SPOT ELEVATION		100.00
DRAINAGE SWALE OR DIRECTION OF FLOW		→
EXISTING SEWER—MAIN		S
TOP OF RETAINING WALL		—
WALL		—
EXISTING TREE		⊗
EXISTING FENCE		—X—
LAID-BACK (SHOTCRETE) WALL		—
SEA CAVE LOCATION PER GEOTECHNICAL MAP		—
HYDROSEED		—

UTILITY NOTE

1. THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.

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PCC	PORTLAND CEMENT CONCRETE	S	SEWER
TC	TOP OF CURB	W	WATER
TRW	(GRADE AT) TOP OF RETAINING WALL	PP	POWER POLE
		SD	STORM DRAIN

PLAN NOTES

- UPON COMPLETION OF THE WALL, CONTRACTOR SHALL PLACE AN OWNER-APPROVED DROUGHT TOLERANT HYDROSEED MIX ON THE DESIGNATED AREAS AND ALL DISTURBED AREAS THAT ARE NOT HARDSCAPED.
- AREA TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/TACKIFIER AS NEEDED FOR DUST EROSION CONTROL DURING DRY WEATHER, WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON.
- SEED MIXES SHALL BE SPECIFIED BY THE PURE LIVE SEED OF EACH SPECIES.
- FIBER MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2000 LBS PER ACRE EXCEPT WHEN USED IN CONJUNCTION WITH STRAW MULCH WHEN IT SHALL BE APPLIED AT A MINIMUM RATE OF 400 LBS PER ACRE.
- A WETTING AGENT CONSISTING OF 95% ALKYL POLYETHYLENE GLYCOL ETHER SHALL BE APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS.
- EQUIPMENT USED FOR THE APPLICATION OF SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUSPEND AND HOMOGENOUSLY MIX THE SLURRY. THE SLURRY MIX SHALL BE DYED GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY.
- WATERING SHALL BE DONE BY HAND AND SHALL BE DONE TO THE MINIMUM EXTENT POSSIBLE. AS THERE IS NO IRRIGATION, THE OWNER MAY BE REQUIRED TO PERIODICALLY REAPPLY HYDROSEED COVERAGE AS NEEDED.

HYDROSEED MIX:

SEEDS:
 ABRONIA VILLOSA - 24%. (1 lb./acre, 68,000 seeds/lb.)
 ARTEMESIA CALIFORNICA - 9%. (5 lbs./acre, 55,000,000 seeds/lb.)
 CAMISSONIA CHEIRANTHIFOLIA SSP. SUFFRUTICOSA - 17%. (1/2 lb./acre, 4,000,000seeds/lb.)
 ENCELIA CALIFORNICA - 24%. (8 lbs./acre, 175,000 seeds/lb.)
 ERIOGONUM FASCICULATUM - 7%. (20lbs/acre, 450,000 seeds/lb.)
 LASTHENIA CALIFORNICA, - 0.5%. (1 1/2 lbs/acre, 5,250,000 seeds/ lb.)
 LUPINUS BICOLOR - 7%. (5 lbs/acre, 118,000 seeds/ lb.)
 MIMULUS PUNICEUS - 1%. (1 1/2 lbs/acre, 1,200,000 seeds/lb.)

COMPONENTS:
 BINDER - 225 lbs/acre
 FERTILIZER 500 lbs/acre
 MULCH - 5000 lbs/acre
 SARVON SOIL PENETRANT - 6 gals.
 SUPERTHRIVE NON-TOXIC VITAMIN SOLUTION - 20 oz. /100 gals of hydroseed slurry
 MYCORRHIZAL INOCULUM, GLOMIS INTRADICES SOIL INNOCLANT: 40 oz.



CITY OF SAN DIEGO, CALIFORNIA	
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4820 Point Loma Avenue San Diego, CA 92107	
LANDSCAPE PLAN	L.1
DRAWN BY: GC	CHECKED BY: JC
SHEET 6 OF 12	

GENERAL

- 1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE BEFORE STARTING WORK, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
3. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES AND TYPICAL DETAILS IN CASE OF CONFLICT.
4. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THESE STRUCTURAL DRAWINGS.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS AND THE APPLICABLE PROVISIONS OF THE 2016 CALIFORNIA BUILDING CODE (CBC) AS AMENDED BY THE CITY OF SAN DIEGO.
6. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWINGS. MEMBER SIZES ARE GENERALLY FOUND ON PLANS. DETAILS AND SECTIONS GENERALLY REFER TO GENERIC ELEMENTS.
7. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE INDICATED. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR THE BUILDING, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING, SAFETY NETS, SUPPORT AND BRACING FOR CRANES AND GIN POLES, ETC. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE OR SHE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NOT CONSTITUTE INSPECTION OF THE ABOVE ITEMS.
8. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC, NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN THE STRUCTURAL MEMBERS.
9. NO PIPES OR DUCTS SHALL BE PLACED IN FOUNDATION SLABS UNLESS SPECIFICALLY SHOWN OR NOTED ON THESE STRUCTURAL DRAWINGS. NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, DUCTS, ETC, UNLESS SPECIFICALLY SHOWN.
10. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DETAILS FOR AVOIDING THE INTERFERENCE OF MATERIALS TO BE EMBEDDED IN CONCRETE INCLUDING BUT NOT LIMITED TO REINFORCING STEEL, PRESTRESSING STEEL AND HARDWARE, MISCELLANEOUS STEEL AND CONDUITS. THIS IS BEST ACCOMPLISHED THROUGH CAREFUL COORDINATION OF SHOP DRAWINGS.
11. PRIOR TO BEGINNING EXCAVATION, THE CONTRACTOR SHALL LOCATE EXISTING UTILITY SERVICES IN AREAS TO BE EXCAVATED.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES IN THE WORK AREA AND SHALL REPAIR ANY DAMAGE CAUSED BY HIS OR HER OPERATIONS AT HIS OR HER OWN COST.
13. ELEVATIONS GIVEN ON THE STRUCTURAL DRAWINGS ARE REFERENCED FROM MEAN SEA LEVEL.
14. ALL SPECIFICATION AND CODES NOTED SHALL BE THE LATEST APPROVED EDITIONS AND REVISIONS BY THE GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THIS PROJECT.
15. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DUE TO HYDROSTATIC, EARTH, WIND OR SEISMIC FORCES, CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
16. CONTRACTOR SHALL INVESTIGATE THE SITE DURING CLEARING AND EARTH WORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, UTILITIES, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
17. SHOP DRAWINGS SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW SHALL CONSIST OF 2 PRINTED SETS MINIMUM.

SOILS CONDITION

- 1. THE CHARACTER OF SOIL AT THIS SITE IS CONTAINED IN THE GEOTECHNICAL (SOILS) REPORT PREPARED BY GEO SOILS INC PROJECT NO 7206-A-SC DATED JAN 23 2017.
2. THE DESIGN IS BASED UPON:

SOILS CONDITION (CONTINUED)

- A. ALLOWABLE SOIL BEARING AT BOTTOM OF CIDH PILES IS 4,000 P.S.F. SKIN FRICTION IS 400 P.S.F./FT OF (DEEP) FOUNDATIONS DEPTH BELOW THE SCOUR DEPTH, MAXIMUM OF 4,000 P.S.F./FT. SCOUR DEPTH HAS BEEN ASSUMED TO BE AT -2 FT M.S.L.
B. A SOIL PASSIVE PRESSURE OF 400 P.S.F. PER FOOT OF DEPTH, 4,000 P.S.F. MAX.
C. A SLIDING COEFFICIENT OF 0.
D. RETAINING WALL DESIGN LOADS AS FOLLOWS:
1. ACTIVE SOIL PRESSURES: ACTIVE PRESSURE ACTING ON THE BACK OF THE WALL IS 45 P.C.F. ASSUMING A WELL-DRAINED LEVEL BACKFILL CONDITION AND A SLOPING WALL AT 14 DEGREES FROM THE VERTICAL.
2. SEISMIC LOADS: ADD INVERTED TRIANGULAR PRESSURE DISTRIBUTION WITH A MAXIMUM SOIL PRESSURE OF 20H P.S.F. (WHERE "H" IS THE TOTAL HEIGHT OF THE WALL).
3. FOOTING ELEVATIONS SHOWN ARE FOR BIDDING PURPOSES ONLY AND ARE ASSUMED TO BE IN SUITABLE BEARING MATERIALS. THE ACTUAL ADEQUACY OF THE BEARING MATERIAL SHALL BE DETERMINED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER PRIOR TO PLACING OF REINFORCING OR POURING OF CONCRETE, AND FOOTING ELEVATIONS SHALL BE ADJUSTED, OR OTHER REMEDIAL ACTION TAKEN, AS DIRECTED BY THIS REPRESENTATIVE AND APPROVED BY THE OWNER AND THE ENGINEER.
4. IF THE BUILDING INSPECTOR SUSPECTS EXPANSIVE SOILS BASED ON OBSERVATION OF THE FOUNDATION EXCAVATION, HE MAY REQUIRE SOIL EXPANSION INDEX TESTS.
5. CONTRACTOR SHALL PROVIDE FOR THE DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED TO SAFELY AND ADEQUATELY RETAIN THE EARTH BANKS AND ANY EXISTING STRUCTURE.

CONCRETE

- 1. ALL CONCRETE SHALL BE NORMAL WEIGHT, 150 P.C.F. U.O.N. USE 1-INCH NOMINAL AGGREGATE WITH WATER/CEMENT RATIO NOT TO EXCEED 0.40. CEMENT SHALL BE ASTM C-150 TYPE V. USE TYPE V CEMENT AND CONCRETE COMPLYING WITH ACI 318 SECTION 19.3 WHEN CONCRETE IS EXPOSED TO SOILS CONTAINING SULFATES AND/OR CHLORIDES. CHLORIDE CONTENT IN CONCRETE SHALL BE LIMITED TO 15% MAX OF THE CEMENT WEIGHT.
2. CONCRETE STRENGTHS:
ITEM OF CONSTRUCTION STRENGTH (P.S.I.) SLUMP (INCHES) MAX
FOUNDATIONS & DEEP FOUNDATIONS 5,000 4
3. CONCRETE PROTECTION FOR REINFORCEMENT. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
MIN COVER (INCHES)
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3
B. CONCRETE EXPOSED TO EARTH OR WEATHER:
NO 6 THROUGH NO 18 BAR 2
NO 5 BAR AND SMALLER 1 1/2
A CALCIUM NITRITE BASED CORROSION INHIBITOR SHALL BE USED AT THE MAXIMUM DOSAGE RECOMMENDED BY THE MANUFACTURER.
4. REINFORCING, ANCHOR BOLTS AND DOWELS: SECURELY HELD IN PLACE PRIOR TO PLACING CONCRETE.
5. PIPES, DUCTS, VENTS AND SIMILAR OPENINGS ARE NOT PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.
6. CHAMFER: 3/4" ON ALL EXPOSED CORNERS.
7. THE ENGINEER SHALL BE NOTIFIED 2 WORK DAYS IN ADVANCE OF ALL CONCRETE PLACEMENT.
8. FORMS FOR CONCRETE SHALL BE LAID OUT AND CONSTRUCTED TO PROVIDE THE SPECIFIED CAMBERS SHOWN ON THE DRAWINGS.
9. THE CONCRETE SLAB THICKNESS SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN.
10. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS TO THE ENGINEER FOR REVIEW PRIOR TO CASTING CONCRETE.

CONCRETE (CONTINUED)

- 11. WHERE CONTINUOUS BARS ARE CALLED OUT, PROVIDE TIED CONTACT SPLICES AS REQUIRED. STAGGER SPLICES OF ALTERNATE BARS BY THE FULL SPLICE LENGTH.
12. CONCRETE MIXES MAY CONTAIN FLY ASH. THE FLY ASH SHALL CONFORM TO ASTM C618 CLASS F AND THE LOSS OF IGNITION SHALL BE LIMITED TO 2%. THE ADDITION RATE SHALL NOT EXCEED 15% OF THE CEMENT WEIGHT. THE CONTRACTOR SHALL SUBMIT ALL CERTIFICATES SHOWING THE FLY ASH CONFORMS TO THE ABOVE CRITERIA.
13. AGGREGATE FOR HARD ROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C33 AND PROJECT SPECIFICATIONS. EXCEPTIONS MAY BE USED ONLY WITH PERMISSION OF THE STRUCTURAL ENGINEER.
14. HORIZONTAL CONSTRUCTION JOINTS IN FOUNDATIONS SHALL BE RAISED TO MINIMUM 1/4" AMPLITUDE. ALL LAITANCE SHALL BE REMOVED PRIOR TO CASTING OVER THE CONSTRUCTION JOINT AND CONCRETE SURFACES SHALL BE MOISTENED TO A SATURATED SURFACE DRY CONDITION.
15. LOCATION OF ALL CONSTRUCTION CONTROL, WEAKENED PLANE JOINTS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE REVIEWED BY THE ENGINEER PRIOR TO PLACING REBAR.

REINFORCING STEEL

- 1. REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.
2. ALL BARS SHALL BE DEFORMED BARS U.O.N.
3. VERTICAL REINFORCEMENT SHALL BE DOWELED TO THE SUPPORTING MEMBERS WITH THE SAME SIZE AND SPACING OF REINFORCEMENT AS CALLED FOR IN THE DRAWINGS OR STANDARD NOTES.
4. WELDING OF REINFORCEMENT IS NOT PERMITTED.

MISCELLANEOUS METALS

- 1. MISCELLANEOUS METALS SHALL INCLUDE ITEMS MANUFACTURED AND SHOP FORMED OR FABRICATED ITEMS NOT SPECIFIED ELSEWHERE.
2. ALL MISCELLANEOUS STEEL ITEMS SHALL BE SHOP PRIMED UNLESS NOTED OTHERWISE.
3. WELDING SHALL COMPLY WITH AWS PROCEDURES, AND WELDERS MUST BE CERTIFIED.
4. GALVANIZING SHALL COMPLY WITH ASTM A123, WITH MINIMUM COATING THICKNESS PER TABLE.
5. PAINTING SHALL COMPLY WITH CARB AND EPA REGULATIONS.
6. STEEL SHAPES, PLATES AND BARS - ASTM A572, Fy = 30 K.S.I.
7. STEEL PIPE - ASTM A501 OR ASTM A53, TYPE E OR S.
8. STEEL TUBE - ASTM A500 GRADE B.
9. BOLTS: ASTM A307 U.O.N.
10. FURNISH ALL NECESSARY ANCHORAGE DEVICES AND FASTENERS FOR COMPLETE INSTALLATION.
11. VERIFY FIELD CONDITIONS SO THAT ITEMS CAN BE INSTALLED WITHOUT CUTTING AND FITTING IN THE FIELD.
12. FIT EXPOSED CONNECTIONS ACCURATELY TO FORM TIGHT JOINTS.
13. TOUCH UP PRIMED AND GALVANIZED SURFACES DAMAGED OR FIELD FITTED.
14. RAILINGS:
A. STANDARD 1 1/4 PIPE CONSTRUCTION, U.O.N.
B. WELD ALL INTERSECTIONS ALL AROUND.
C. CLOSE ALL ENDS.
D. GRIND SMOOTH SO THAT THERE ARE NO ROUGH EDGES.

SHOTCRETE (GUNITE)

- 1. SHOTCRETING SHALL CONFORM TO ALL REQUIREMENTS OF THE 2016 CBC AND ACI 506R, PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
2. DEFINITIONS:
SHOTCRETE IS MORTAR OR CONCRETE PNEUMATICALLY PROJECTED AT A HIGH VELOCITY ONTO A SURFACE.

SHOTCRETE (GUNITE) (CONTINUED)

- WET MIX SHOTCRETE IS SHOTCRETE IN WHICH ALL OF THE INGREDIENTS INCLUDING WATER ARE MIXED BEFORE INTRODUCTION INTO THE PLACING EQUIPMENT.
DRY MIXED SHOTCRETE DESIGNATES A MIXTURE OF PORTLAND CEMENT AND SAND-MIXED DRY, PASSED THROUGH A CEMENT GUN AND CONVEYED BY AIR THROUGH A FLEXIBLE HOSE, HYDRATED AT A NOZZLE ON THE END OF SUCH FLEXIBLE HOSE, AND DEPOSITED BY AIR PRESSURE IN ITS PLACE OF FINAL REPOSE.
3. MATERIALS:
CEMENT: ASTM C150 TYPE V, LOW ALKAI, NO FLY ASH. CHLORIDE CONTENT IN CONCRETE SHALL BE LIMITED TO 15% MAX OF THE CEMENT WEIGHT.
AGGREGATE ASTM C33, GRADATION NO 1 OR NO 2.
WATER: POTABLE, FRESH.
A CALCIUM NITRITE BASED CORROSION INHIBITOR SHALL BE USED AT THE MAXIMUM DOSAGE RECOMMENDED BY THE MANUFACTURER.
4. REBOUND:
ANY REBOUND OR ACCUMULATED LOOSE AGGREGATE SHALL BE REMOVED FROM THE SURFACES TO BE COVERED PRIOR TO PLACING THE INITIAL OR ANY SUCCEEDING LAYERS OF SHOTCRETE. REBOUND SHALL BE REUSED AS AGGREGATE.
5. JOINTS:
EXCEPT WHERE PERMITTED HEREIN, UNFINISHED WORK SHALL NOT BE ALLOWED TO STAND FOR MORE THAN 30 MINUTES UNLESS ALL EDGES ARE SLOPED TO A THIN EDGE. BEFORE PLACING ADDITIONAL MATERIAL ADJACENT TO PREVIOUSLY APPLIED WORK, SLOPING AND SQUARE EDGES SHALL BE CLEANED AND WETTED.
6. DAMAGE:
AN IN-PLACE SHOTCRETE WHICH EXHIBITS SAGS OR SLOUGHS, SEGREGATION, HONEYCOMBING, SAND POCKETS OR OTHER OBVIOUS DEFECTS SHALL BE REMOVED AND REPLACED.
7. CURING:
DURING THE CURING PERIODS SPECIFIED HEREIN, SHOTCRETE SHALL BE MAINTAINED ABOVE 40°F AND IN MOIST CONDITION. IN INITIAL CURING, SHOTCRETE SHALL BE KEPT CONTINUALLY MOIST FOR 24 HOURS AFTER PLACEMENT IS COMPLETE. FINAL CURING SHALL CONTINUE FOR SEVEN DAYS AFTER SHOTCRETING, FOR THREE DAYS IF HIGH-EARLY-STRENGTH CEMENT IS USED, OR UNTIL THE SPECIFIED STRENGTH IS OBTAINED. FINAL CURING SHALL CONSIST OF A FOG SPRAY OR AN APPROVED MOISTURE-RETAINING COVER OR MEMBRANE. IN SECTIONS OF DEPTHS IN EXCESS OF 12 INCHES, FINAL CURING SHALL BE THE SAME AS THAT FOR INITIAL CURING.
8. SHOTCRETE CONTRACTOR MUST SHOW A MINIMUM OF 5 YEARS EXPERIENCE ON SIMILAR PROJECTS.
9. THE 28-DAY COMPRESSIVE STRENGTH SHALL BE 5,000 P.S.I.
10. REINFORCING STEEL SHALL BE SECURELY TIED IN PLACE IN A MANNER THAT PREVENTS ANY MOVEMENT DURING THE WET MIX SHOTCRETING.
11. FOR REINFORCEMENT LARGER THAN #5 BARS, PRECONSTRUCTION TESTS ARE REQUIRED TO DEMONSTRATE THAT ADEQUATE ENCASEMENT OF LARGER BARS WILL BE ACHIEVED.
12. FOR #5 OR SMALLER BARS, THERE SHALL BE A MINIMUM CLEARANCE BETWEEN PARALLEL REINFORCEMENT BARS OF 2 1/2 INCHES. FOR BARS LARGER THAN #5, THERE SHALL BE A MINIMUM CLEARANCE BETWEEN PARALLEL BARS EQUAL TO SIZE DIAMETERS OF THE BARS USED. WHEN TWO CURTAINS OF STEEL ARE PROVIDED, THE CURTAIN NEARER THE NOZZLE SHALL HAVE A MINIMUM SPACING EQUAL TO 12 BAR DIAMETERS AND THE REMAINING CURTAIN SHALL HAVE A MINIMUM SPACING OF SIX BAR DIAMETERS. EXCEPTION SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL, REQUIRED CLEARANCES SHALL BE REDUCED WHERE IT IS DEMONSTRATED BY PRECONSTRUCTION TESTS THAT ADEQUATE ENCASEMENT OF THE BARS USED IN THE DESIGN WILL BE ACHIEVED.
13. LAP SPLICES OF REINFORCING BARS SHALL UTILIZE THE NONCONTACT LAP SPLICE METHOD WITH A MINIMUM CLEARANCE OF 2 INCHES BETWEEN BARS. THE USE OF CONTACT LAP SPLICES NECESSARY FOR SUPPORT OF THE REINFORCING IS PERMITTED WHEN APPROVED BY THE BUILDING OFFICIAL, BASED ON SATISFACTORY PRECONSTRUCTION TESTS THAT SHOW THAT ADEQUATE ENCASEMENT OF THE BARS WILL BE ACHIEVED, AND PROVIDED THAT THE SPLICE IS ORIENTED SO THAT A PLANE THROUGH THE CENTER OF THE SPLICED BARS IS PERPENDICULAR TO THE SURFACE OF THE SHOTCRETE.

QUALITY CONTROL

- 1. THE SPECIAL INSPECTOR MUST BE CERTIFIED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.
2. THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, FOR TESTING OF MATERIALS, SYSTEMS, COMPONENTS AND EQUIPMENT.
3. FABRICATOR MUST BE REGISTERED AND APPROVED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, FOR THE FABRICATION OF MEMBERS AND ASSEMBLIES ON THE PREMISES OF THE FABRICATOR'S SHOP.
4. FABRICATOR SHALL SUBMIT AN "APPLICATION TO PERFORM OFF-SITE FABRICATION" TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO THE COMMENCEMENT OF FABRICATION.
5. FABRICATOR SHALL SUBMIT A "CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION" TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF FABRICATED ITEMS AND ASSEMBLIES.
6. THE SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE, IN ADDITION TO, AND NOT SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY A CITY'S BUILDING INSPECTOR.
7. FABRICATION OF MEMBERS AND ASSEMBLIES DONE IN 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.
8. NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT/ARCHITECT OR ENGINEER OF RECORD: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.
9. 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 ACKNOWLEDGE AND ARE AWARE OF, THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

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CITY OF SAN DIEGO, CALIFORNIA
SITE DEVELOPMENT PERMIT
HOULTON BLUFF REPAIR
4820 Point Loma Avenue
San Diego, CA 92107
GENERAL NOTES
S.1
DRAWN BY: R. Hines
CHECKED BY: D. Libby
SHEET 7 OF 12

SPECIAL INSPECTION

- THE SPECIAL INSPECTIONS LISTED ARE IN ADDITION TO THE CALLED INSPECTIONS REQUIRED BY CHAPTER 17 OF THE CBC, AS AMENDED. SPECIAL INSPECTION IS NOT A SUBSTITUTE FOR INSPECTION BY A CITY INSPECTOR.
- CONTINUOUS INSPECTION IS ALWAYS REQUIRED DURING THE PERFORMANCE OF THE WORK UNLESS OTHERWISE SPECIFIED. WHEN WORK IN MORE THAN ONE CATEGORY OF WORK REQUIRING SPECIAL INSPECTION IS TO BE PERFORMED SIMULTANEOUSLY, OR THE GEOGRAPHIC LOCATION OF THE WORK IS SUCH THAT IT CANNOT BE CONTINUOUSLY OBSERVED IN ACCORDANCE WITH THE PROVISIONS OF CBC CHAPTER 17, IT IS THE AGENT'S RESPONSIBILITY TO EMPLOY A SUFFICIENT NUMBER OF INSPECTORS TO ASSURE THAT ALL THE WORK IS INSPECTED IN ACCORDANCE WITH THOSE PROVISIONS.
- THE SPECIAL INSPECTORS MUST BE CERTIFIED BY THE CITY OF SAN DIEGO TO PERFORM THE TYPE OF INSPECTION SPECIFIED. EXCEPTIONS:
 - SOILS INSPECTIONS BY THE SOILS ENGINEER OF RECORD.
 - SMOKE CONTROL SYSTEM, BY THE MECHANICAL ENGINEER OF RECORD.
 - WHEN WAIVED BY THE BUILDING OFFICIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE SPECIAL INSPECTOR OR INSPECTION AGENCY AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION.
- SPECIALLY INSPECTED WORK THAT IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE CITY INSPECTOR IS SUBJECT TO REMOVAL OR EXPOSURE.
- THE SPECIAL INSPECTOR SHALL SUBMIT IN WRITING A REPORT OF OBSERVATIONS AND TESTING FOR EACH INSPECTION.
- THE INSPECTOR SHALL REPORT IN ADVANCE THEIR ASSIGNMENT TO THE CITY OF SAN DIEGO INSPECTION SERVICES DIVISION.
- A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.
- AN APPLICATION FOR OFF-SITE FABRICATION MUST BE SUBMITTED TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO FABRICATION.
- A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENTS.
- SPECIAL INSPECTOR SHALL BE HIRED BY THE OWNER (CBC SECTION 1704).
- REQUIRED VERIFICATION, TESTING, QUALIFICATION AND/OR SPECIAL INSPECTION SHALL BE IN ACCORDANCE WITH FOLLOWING:
 - CONCRETE CONSTRUCTION: - CBC SECTION 1705.3 AND TABLE 1705.3.
 - SOIL CONDITIONS, FILL PLACEMENT AND LOAD BEARING REQUIREMENTS - CBC SECTION 1705.6 AND TABLE 1705.6.
 - CAST-IN-PLACE DEEP FOUNDATIONS - CBC SECTION 1705.8 AND TABLE 1705.8.
- CONTRACTOR OR CONSTRUCTION MANAGER SHALL PROVIDE A WRITTEN STATEMENT ACKNOWLEDGING SPECIAL INSPECTIONS, STATING QUALITY CONTROL PROCEDURES INCLUDING METHOD, FREQUENCY & DISTRIBUTION OF REPORTS. THE STATEMENT SHALL ALSO IDENTIFY INDIVIDUALS EXERCISING CONTROL INCLUDING QUALIFICATIONS AND POSITION IN ORGANIZATION. THIS SHALL BE SUBMITTED PRIOR TO THE START OF WORK.
- ALL NDT PERFORMED SHALL BE DOCUMENTED PER SECTION N5.5G, AISC 360. FOR SHOP FABRICATION, THE NDT REPORT SHALL IDENTIFY THE TESTED WELD BY PIECE MARK AND LOCATION IN THE PIECE. FOR FIELD WORK, THE NDT REPORT SHALL IDENTIFY THE TESTED WELD BY LOCATION IN THE ST

SPECIAL INSPECTION (CONTINUED)

TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL	PERIODIC SPECIAL	REFERENCED STANDARD ^a	IBC REFERENCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	-	X	ACI 318 CH 20,25.2, 25.3, 26.5.1-26.5.3	1908.4
2. REINFORCING BAR WELDING: a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706; b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND c. INSPECT ALL OTHER WELDS.	-	X	AWS D1.4 ACI 318: 26.5.4	-
3. INSPECT ANCHORS CAST IN CONCRETE.	-	X	ACI 318: 17.8.2	-
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS: a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS. b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a.	X	-	ACI 318: 17.8.2.4	-
5. VERIFYING USE OF REQUIRED DESIGN MIX.	-	X	ACI 318: CH 19, 26.4.3, 26.4.4	1904.1 1904.2 1908.2 1908.3
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	-	ASTM C172 ASTM C31 ACI 318: 26.4.5, 26.12	1908.10
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-	ACI 318: 26.4.5	1908.6, 1908.7, 1908.8
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X	ACI 318: 26.4.7-26.4.9	1908.9
9. INSPECT PRESTRESSED CONCRETE FOR: a. APPLICATION OF PRESTRESSING FORCES; AND b. GROUTING OF BONDED PRESTRESSING TENDONS.	X	-	ACI 318: 26.9.2.1 ACI 318: 26.9.2.3	-
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	-	X	ACI 318: CH 26.8	-
11. 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.	-	X	ACI 318: 26.10.2	-
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	-	X	ACI 318: 26.10.1(b)	-

FOR SI: 1 INCH = 25.4 mm.
a. WHERE APPLICABLE, SEE ALSO SECTION 1705.12, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.
b. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.8.2 IN ACI 318, OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF THE WORK.

TABLE 1705.6
REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. VERIFY MATERIALS BELOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	-	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	-
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X

SPECIAL INSPECTION (CONTINUED)

TABLE 1705.8
REQUIRED VERIFICATION AND INSPECTION OF CAST-IN-PLACE DEEP FOUNDATION ELEMENTS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT.	X	-
2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.	X	-
3. FOR CONCRETE ELEMENTS, PERFORM TESTS AND ADDITIONAL INSPECTIONS IN ACCORDANCE WITH SECTION 1705.3.	-	-

STRUCTURAL OBSERVATION

- STRUCTURAL OBSERVATION SHALL BE PROVIDED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS:
 - FOUNDATIONS.
 - CONCRETE/SHOTCRETE WALLS.
 - TIEBACK INSTALLATION.
- STRUCTURAL OBSERVATION IS REQUIRED IN ADDITION TO CITY AND SPECIAL INSPECTIONS.
- STRUCTURAL OBSERVATION MEANS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM BY THE ENGINEER OF RECORD, FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS, AT SIGNIFICANT CONSTRUCTION STAGES FOR THE ITEMS LISTED AND AT COMPLETION OF THE STRUCTURAL SYSTEM. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY CHAPTER 17 OR OTHER SECTIONS OF THE CBC.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REQUEST STRUCTURAL OBSERVATION BY THE ENGINEER. THE ENGINEER SHALL BE GIVEN A MINIMUM OF 2 WORK DAYS NOTICE BY THE CONTRACTOR PRIOR TO PERFORMING STRUCTURAL OBSERVATION.

TIEBACK ANCHOR SYSTEM

- TIEBACK ANCHORS SHALL BE ONE OF THE FOLLOWING:
 - DYWIDAG SYSTEMS INTERNATIONAL (DSI) THREADBARS CONFORMING TO ASTM A722 GRADE 150, OR APPROVED EQUAL.
 - DYWIDAG SYSTEMS INTERNATIONAL (DSI) 7-WIRE STRAND ANCHORS CONFORMING ASTM A882, Fy = 270 K.S.I., OR APPROVED EQUAL.
- ALL ANCHORS SHALL BE DOUBLE CORROSION PROTECTED.
- ANCHORS SHALL BE INSTALLED AND LOCKED-OFF WITH MFR PROVIDED ANCHORAGE.
- ANCHORS SHALL BE INSTALLED STRAIGHT AND TRUE. KINKING OR SHARP CURVATURE IN ANCHORS UNDER TENSION SHALL BE CAUSE FOR REJECTION.
- ANCHORS SHALL NOT BE WELDED NOR USED AS GROUNDING FOR WELDING EQUIPMENT.
- MATERIAL SUBSTITUTIONS SHALL BE SUBMITTED TO E.O.R. FOR REVIEW.

SUBMITTALS

- THE CONTRACTOR SHALL SUBMIT THE FOLLOWING ITEMS TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
 - CONCRETE MIX DESIGN.
 - CONCRETE CONSTRUCTION JOINT LOCATIONS NOT NOTED ON PLANS.
 - STEEL MILL CERTIFICATION AND COUPON TEST RESULTS.
 - SHOTCRETE SUBCONTRACTOR QUALIFICATIONS AS OUTLINED IN THE SHOTCRETE PORTION OF THESE NOTES.
 - WELDING PROCEDURES.
 - REINFORCING STEEL SHOP DRAWINGS.
 - TIEBACK ANCHOR SYSTEM SHOP DRAWINGS.
- THE CONTRACTOR SHALL ALLOW 14 CALENDAR DAYS FOR REVIEW AFTER RECEIVED BY ENGINEER.

GROUT

- GROUT SHALL HAVE A COMPRESSIVE STRENGTH OF fc = 1500 P.S.I. AT 3 DAYS AND fc = 3000 P.S.I. AT 28 DAYS.
- GROUT SHALL BE ASTM C-150 TYPE V CEMENT COMPLYING W/ACI 318 SECTION 19.3 WHEN CONCRETE IS IN CONTACT W/SOILS CONTAINING SULFATES AND/OR CHLORIDES. CHLORIDE CONTENT IN CEMENT GROUT SHALL BE LIMITED TO 15% MAX OF THE CEMENT WEIGHT.
- BATCHING AND GROUTING: THE MIX WILL BE BATCHED ON SITE, USING A MIXER UNIT, DISCHARGING INTO A HOLDING TANK/AGITATOR UNIT OR DIRECTLY INTO THE PUMP. PRESSURES WILL BE MONITORED BY A DIAPHRAGM PROTECTED PRESSURE GAUGE AT THE OUTLET OF THE PUMP.
- PROCEDURE:
 - FILL MIXING UNIT WITH SPECIFIED WATER QUANTITY, USE CALIBRATED MEASURE UNIT.
 - ADD ONE SACK OF CEMENT.
 - AGITATE THOROUGHLY UNTIL COLLOIDAL MIX IS ACHIEVED.
 - DISCHARGE GROUT INTO HOLDING TANK. AGITATE SLOWLY TO PREVENT SEGREGATION.
 - PUMP GROUT INTO BORE HOLES AS PER ANCHOR INSTALLATION PROCEDURE.

HEADED STUDS

- ALL HEADED STUDS WELDED TO STEEL OR CONCRETE CONNECTIONS SHALL BE "TRUE-WELD STUDS," DIVISION OF TRU-FIT SCREW CORPORATION, CLEVELAND, OHIO OR "NELSON STUD," TRW FASTENERS AND ASSEMBLIES GROUP, LORAIN, OHIO, OR APPROVED EQUAL.
- ALL HEADED STUDS SHALL BE AUTOMATICALLY END WELDED IN SHOP OR FIELD WELDED WITH EQUIPMENT RECOMMENDED BY MANUFACTURER OF STUDS.

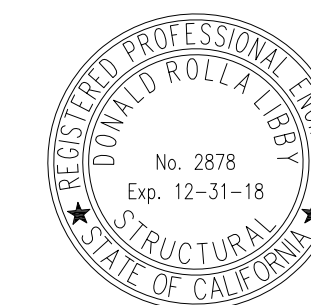
ABBREVIATIONS

&	AND	FDN	FOUNDATION
@	AT	F.F.	FINISHED FLOOR
A.B.	ANCHOR BOLT	F.G.	FINISH GRADE
ABV	ABOVE	FIN	FINISH(ED)
ADDL	ADDITIONAL	FLR	FLOOR
ALT	ALTERNATE	F.O.	FACE OF
APPROX	APPROXIMATE	F.S.	FAR SIDE
		FT	FOOT
		FTG	FOOTING
		F.V.	FIELD VERIFY
BLW	BELOW	FDN	FOUNDATION
B.O.F.	BOTTOM OF	F.F.	FINISHED FLOOR
BRG	BEARING	F.G.	FINISH GRADE
BTM (B)	BOTTOM	FIN	FINISH(ED)
BTWN	BETWEEN	FLR	FLOOR
		F.O.	FACE OF
CBC	CALIFORNIA BUILDING CODE	F.S.	FAR SIDE
C.F.	CUBIC FEET	FT	FOOT
C.I.D.H.	CAST-IN-DRILLED-HOLE	FTG	FOOTING
C.I.P.	CAST IN PLACE CONSTRUCTION JOINT	F.V.	FIELD VERIFY
C.J.	CENTER LINE		
C.L. (CL)	CLEAR(ANCE)	GALV	GALVANIZE(D)
CLR	CLEAR(ANCE)	GRD	GRADE
CNTR	CENTER(ED)	H.D.G.	HOT DIPPED GALVANIZED
CONC	CONCRETE	HORIZ (H)	HORIZONTAL
CONN	CONNECT(ION)(OR)	HT	HEIGHT
CONST	CONSTRUCT(ION)	I.C.C.	INTERNATIONAL CODE COUNCIL
CONT	CONTINUOUS	I.D.	INSIDE DIAMETER
C.Y.	CUBIC YARD(S)	IN	INCH(ES)
		L	LONG (LENGTH)
DEPT	DEPARTMENT	LB	POUND
DIA (Ø)	DIAMETER	LONGIT	LONGITUDINAL
DIAG	DIAGONAL	LTWT	LIGHTWEIGHT
DWG	DRAWING		
		MATL	MATERIAL
EA	EACH	MAX	MAXIMUM
E.F.	EACH FACE	MFR	MANUFACTURER
E.J.	EXPANSION JOINT	MIN	MINIMUM
EL	ELEVATION	MISC	MISCELLANEOUS
EMBED	EMBED(ED)(MENT)		
EQ	EQUAL	(N)	NEW
E.W.	EACH WAY	NO (#)	NUMBER
EXIST (E)	EXISTING	N.T.S.	NOT TO SCALE
EXP	EXPANSION	O.C.	ON CENTER
EXT	EXTERIOR	O.D.	OUTSIDE DIAMETER
		O.H.	OPPOSITE HAND
		OPNG	OPENING
		OPP	OPPOSITE
		PC	PIECE
		P.C.F.	POUNDS PER CUBIC FOOT
		PERM	PERMANENT
		PL	PLATE
		PL	PROPERTY LINE
		P.L.F.	POUNDS PER LINEAR FOOT
		P.S.F.	POUNDS PER SQUARE FOOT
		P.S.I.	POUNDS PER SQUARE INCH

ABBREVIATIONS (CONTINUED)

R	RADIUS	ULT	ULTIMATE
REF	REFERENCE	U.O.N.	UNLESS OTHERWISE NOTED
REINF	REINFORCE(ING)		
REQD	REQUIRED	VERT (V)	VERTICAL
R.W.	RETAINING WALL	W	WIDTH (WIDE)
		W/	WITH
		W.H.S.	WELDED HEADED STUD
SCHED	SCHEDULE(D)	W/O	WITHOUT
SECT	SECTION	WT	WEIGHT
SHT	SHEET	W.T.S.	WELDED THREADED STUD
SIM	SIMILAR	W.W.F.	WELDED WIRE FABRIC
SPCG	SPACING		
SPEC	SPECIFICATION		
SQ	SQUARE		
STD	STANDARD		
STGR	STAGGER(ED)		
STL	STEEL		
STRUCT	STRUCTURAL	YD	YARD
SYMM	SYMMETRICAL		
T (T)	TOP		
T&B	TOP & BOTTOM		
TEMP	TEMPORARY		
T.O.C.	TOP OF CURB		
THK	THICK(NESS)		
THRD	THREAD(ED)		
T.O.	TOP OF		
T.O.C.	TOP OF CONCRETE		
TOT	TOTAL		
T.O.W.	TOP OF WALL		
TRANS	TRANSVERSE		
TYP	TYPICAL		

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SPECIAL INSPECTION	
S.2	
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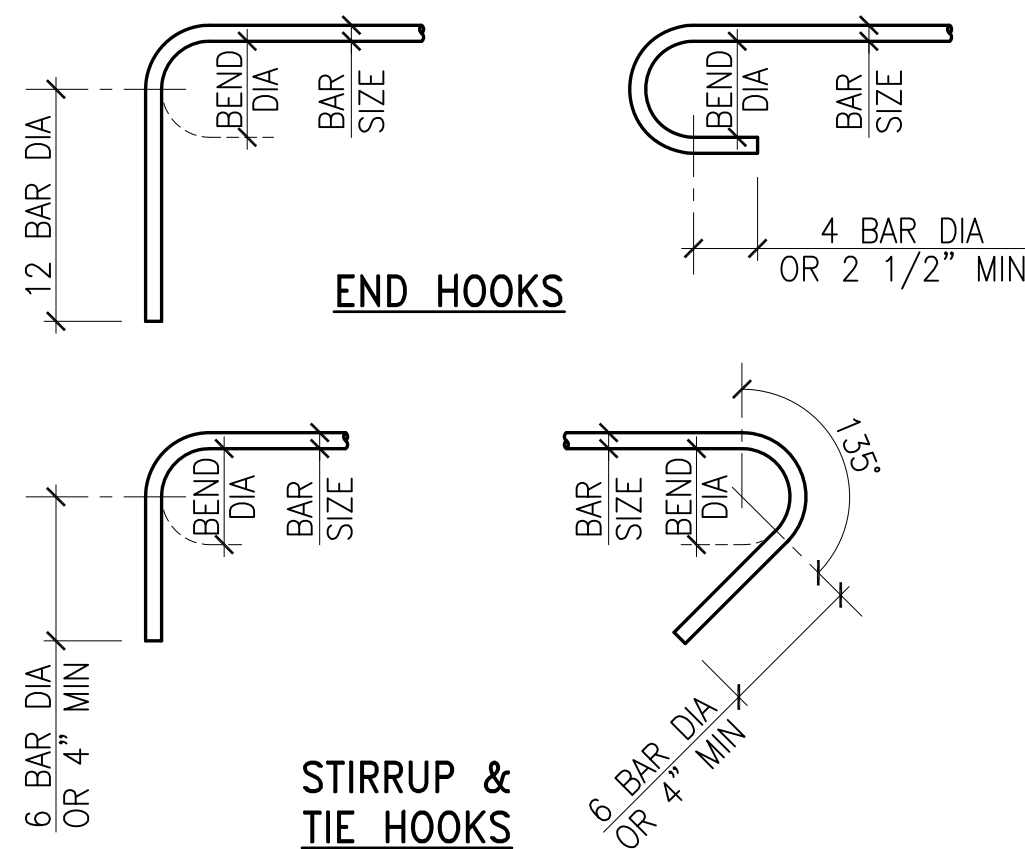
TABLE 1 – PRIMARY REINFORCEMENT

BAR BEND	BAR SIZE	MIN BEND DIA*
ALL GRADES OF REINFORCEMENT	#3 THRU #8	6 BAR DIA
	#9, #10 & #11	8 BAR DIA
	#14 & #18	10 BAR DIA

TABLE 2 – STIRRUP & TIE REINFORCEMENT

BAR SIZE	MIN BEND DIA*
#3 THRU #5	4 BAR DIA
ALL OTHER BARS	SEE TABLE 1

NOTES:
 * MEASURED ON INSIDE OF BAR.
 1. ALL REINFORCEMENT BENT COLD.
 2. FIELD BENDING NOT PERMITTED U.O.N.



REINFORCEMENT HOOKS

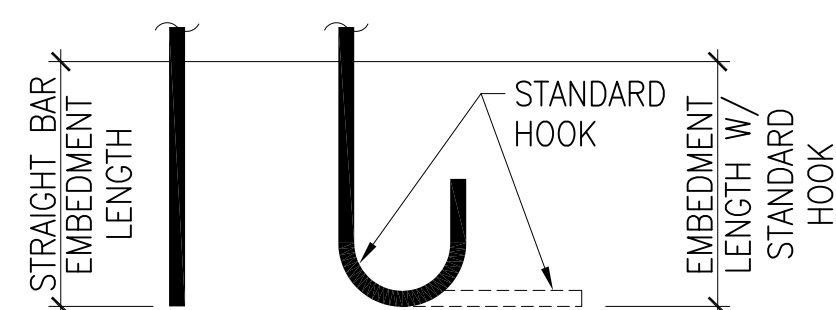
SCALE: NONE

6

REINFORCEMENT LAP SPICE AND EMBEDMENT LENGTH

BAR SIZE	** MIN LAP LENGTH (IN)		** MIN EMBED LENGTH (IN)		W/STD HOOK
	TOP BARS	OTHER BARS	STRAIGHT BARS		
			TOP BARS	OTHER BARS	
#3	22	16	16	13	6
#4	28	22	22	18	7
#5	36	28	28	22	9
#6	42	32	32	26	10

$f_c = 5,000$ P.S.I. $F_y = 60,000$ P.S.I.



** FOR BAR CLEAR SPACING LESS THAN 2 BAR DIAMETER, ADD 50%

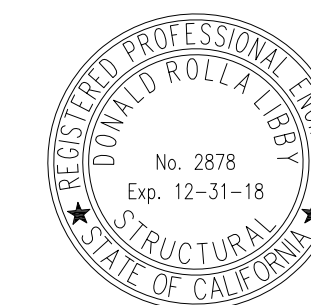
- NOTES:
1. MIN LAP ALL BARS CLASS 'B' UNLESS OTHERWISE NOTED.
 2. STAGGER LAP OF HORIZONTAL WALL BARS.
 3. TOP BARS ARE HORIZONTAL BARS W/MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THE REINFORCEMENT. MULTIPLE HORIZONTAL BARS IN A SINGLE VERTICAL PLAN SUCH AS COLUMN TIES OR HORIZONTAL BARS IN WALLS ARE NOT TOP BARS.
 4. FOR NON-CONTACT SPLICES THE BARS MAY BE SEPARATED 1/5 x LAP LENGTH, NOT TO EXCEED 6 INCHES.

REBAR SPLICE (CLASS B) & EMBEDMENT

SCALE: NONE

7

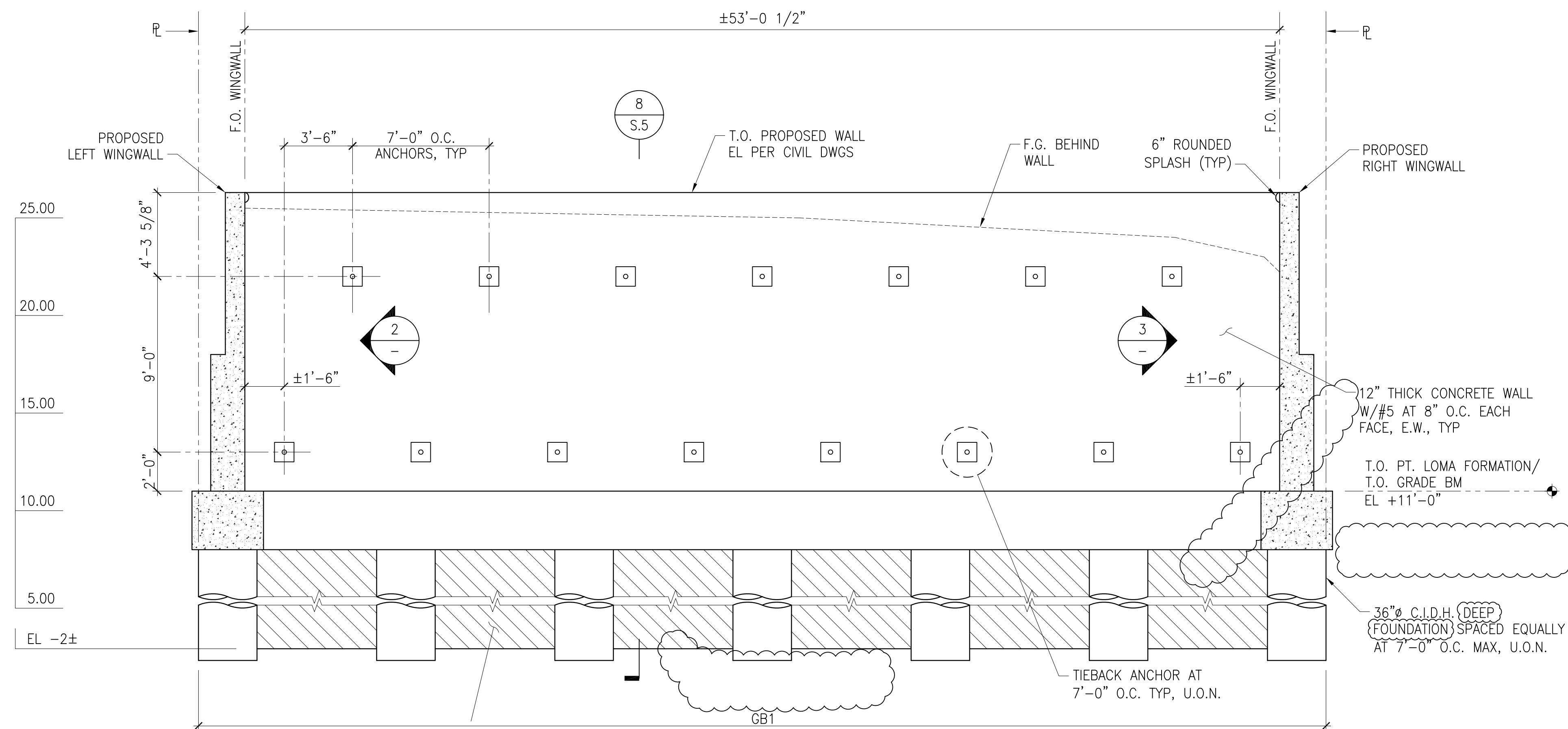
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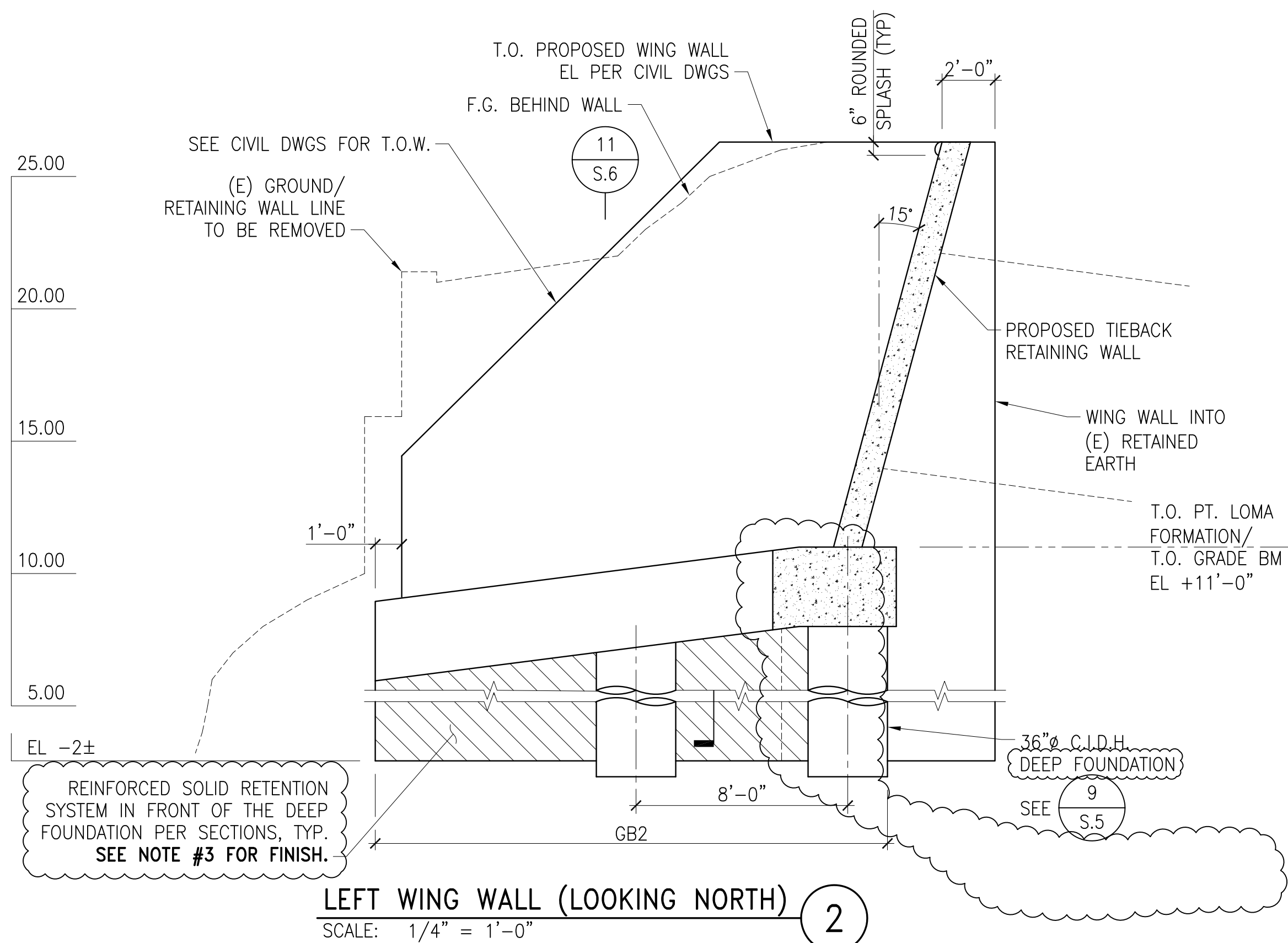


REINFORCED SOLID RETENTION SYSTEM IN FRONT OF THE DEEP FOUNDATION PER SECTIONS, TYP. SEE NOTE #3 FOR FINISH.

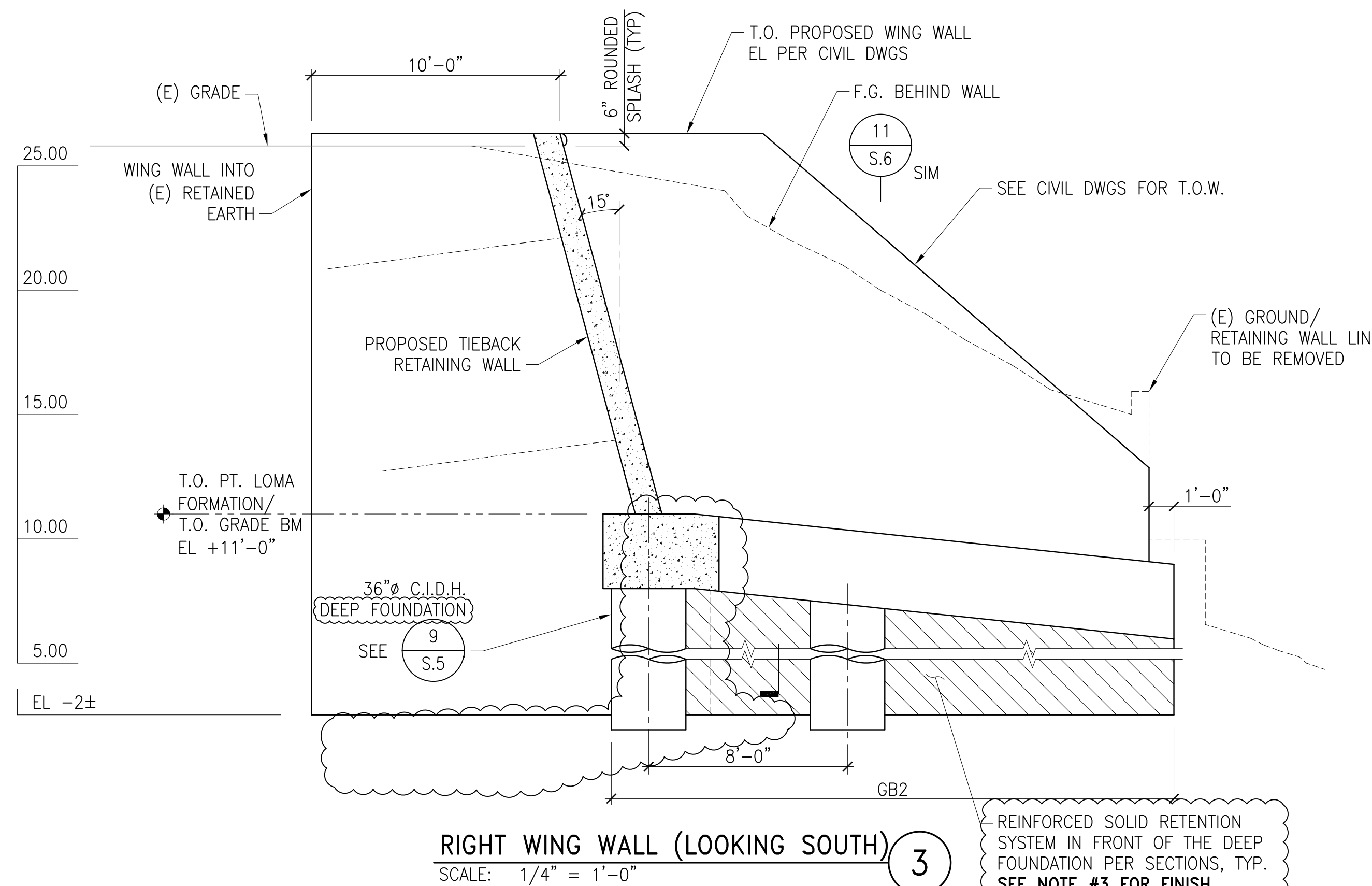
RETAINING WALL (LOOKING EAST) 1
SCALE: 1/4" = 1'-0"

NOTES/LEGEND

- GB'X' INDICATES GRADE BEAM TYP. SEE 14 S.5.
- REFER TO CIVIL PLANS FOR GRADING INFORMATION.
 - PER GEOTECHNICAL RECOMMENDATIONS PROVIDE GEOCOMPOSITE DRAINAGE PANEL (MIRADRAIN 2000 OR APPROVED EQUAL) BEHIND ALL WALLS. EXTEND DRAIN TO APPROX +10'-0" ELEVATION. REFER TO GEOTECHNICAL REPORT FOR ADDL INFORMATION.
 - ALL EXPOSED CONC SURFACES OF THE WALL SHALL BE HAND-SCULPTED HAND-TEXTURED COLOR TREATED SHOTCRETE.
 - THE TOP OF ALL WALLS SHALL HAVE A 6" HIGH ROUNDED LIP.
 - THE SEAWALL ELEMENT OF THE REINFORCED SOLID RETENTION SYSTEM SHOULD EXTEND A MINIMUM OF 1 FOOT INTO COMPETENT POINT LOMA FOUNDATION OR TO A MINIMUM OF -2 FEET NGVD29 (WHICHEVER EXTENDS TO THE GREATER DEPTH). ACTUAL EMBEDMENT IS TO BE EVALUATED BY THE GEOTECHNICAL CONSULTANT DURING CONSTRUCTION, BASED ON EXPOSED CONDITIONS.



LEFT WING WALL (LOOKING NORTH) 2
SCALE: 1/4" = 1'-0"



RIGHT WING WALL (LOOKING SOUTH) 3
SCALE: 1/4" = 1'-0"

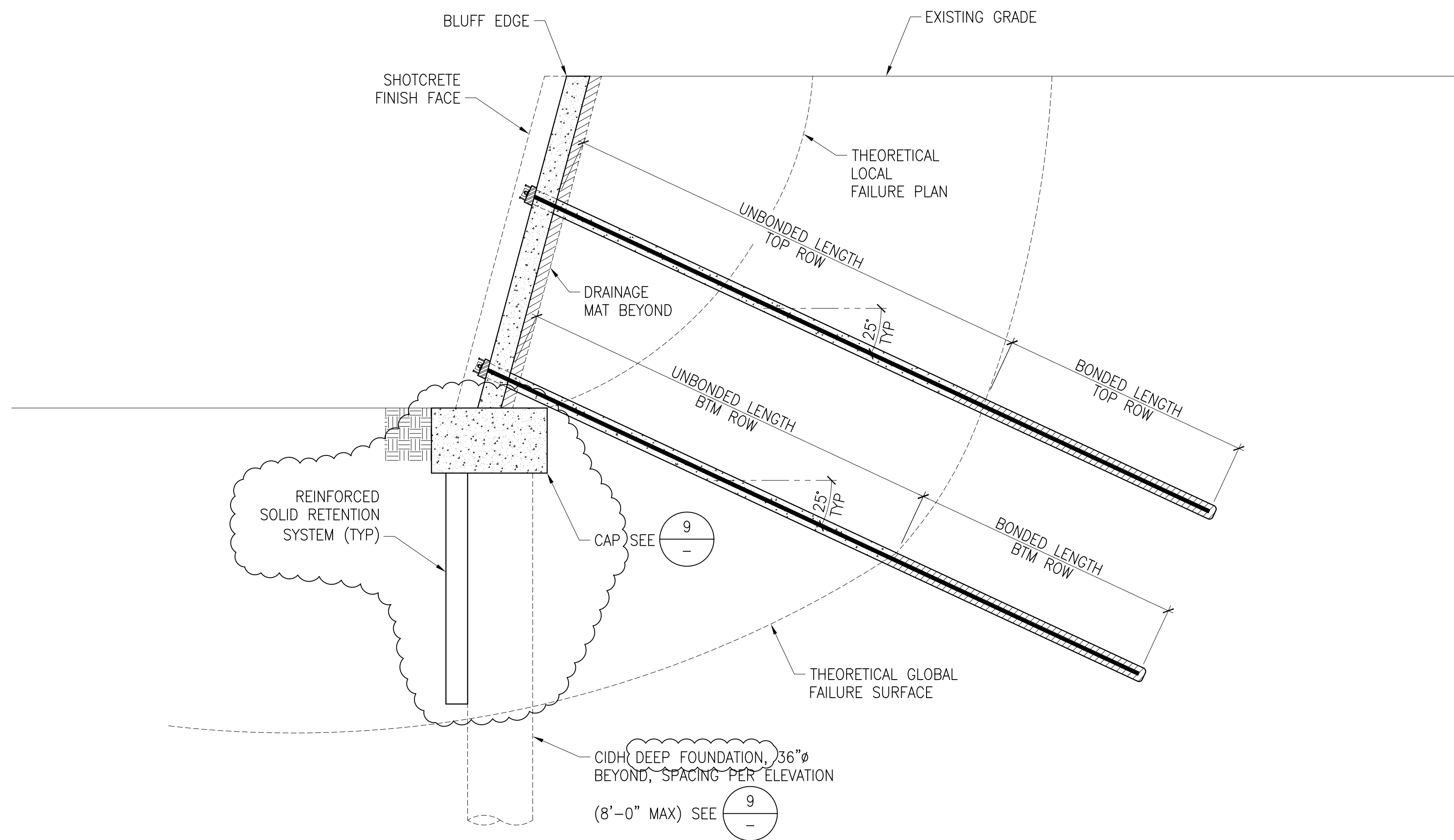
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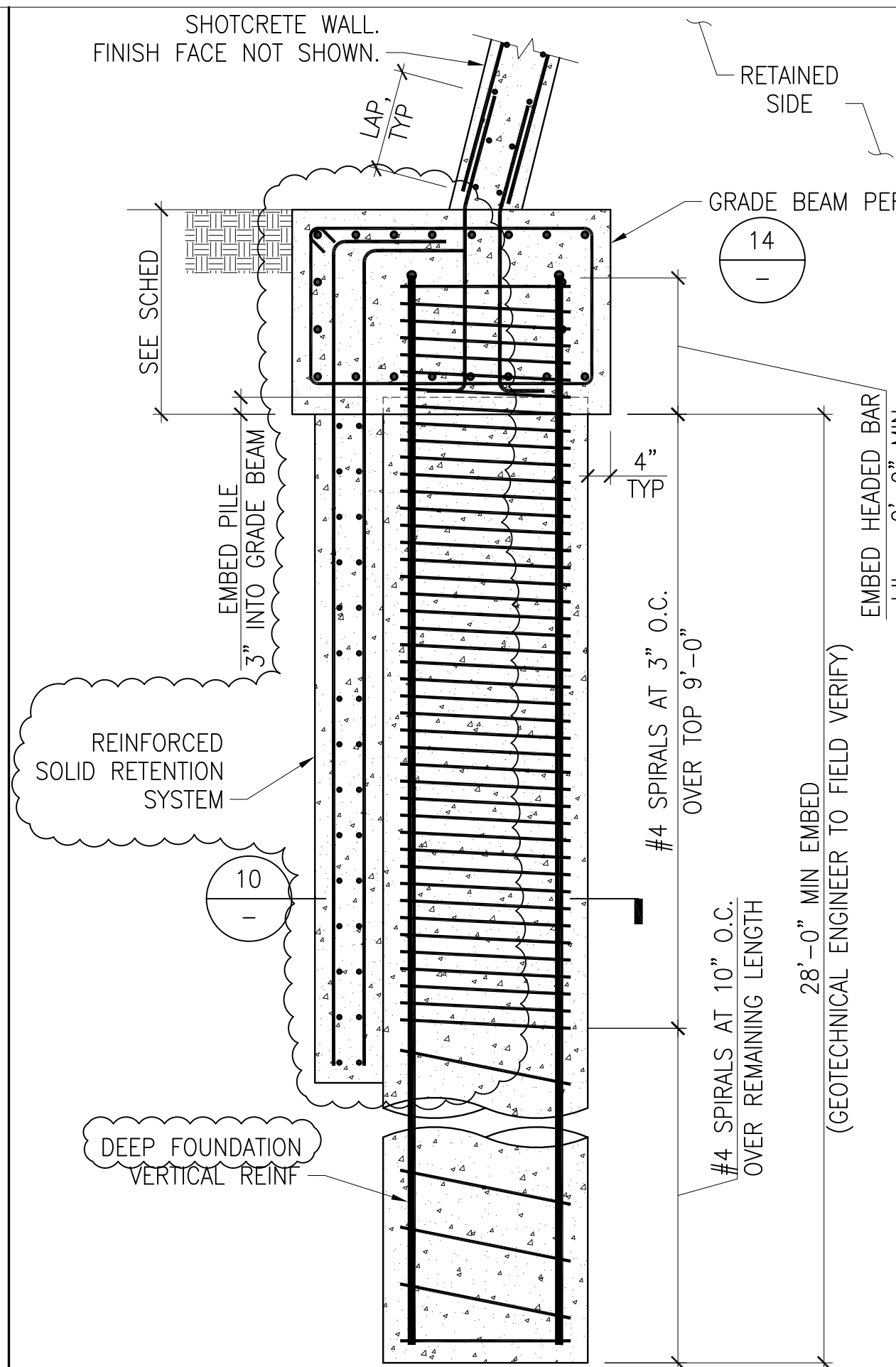
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SECTION THRU TIEBACK WALL

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

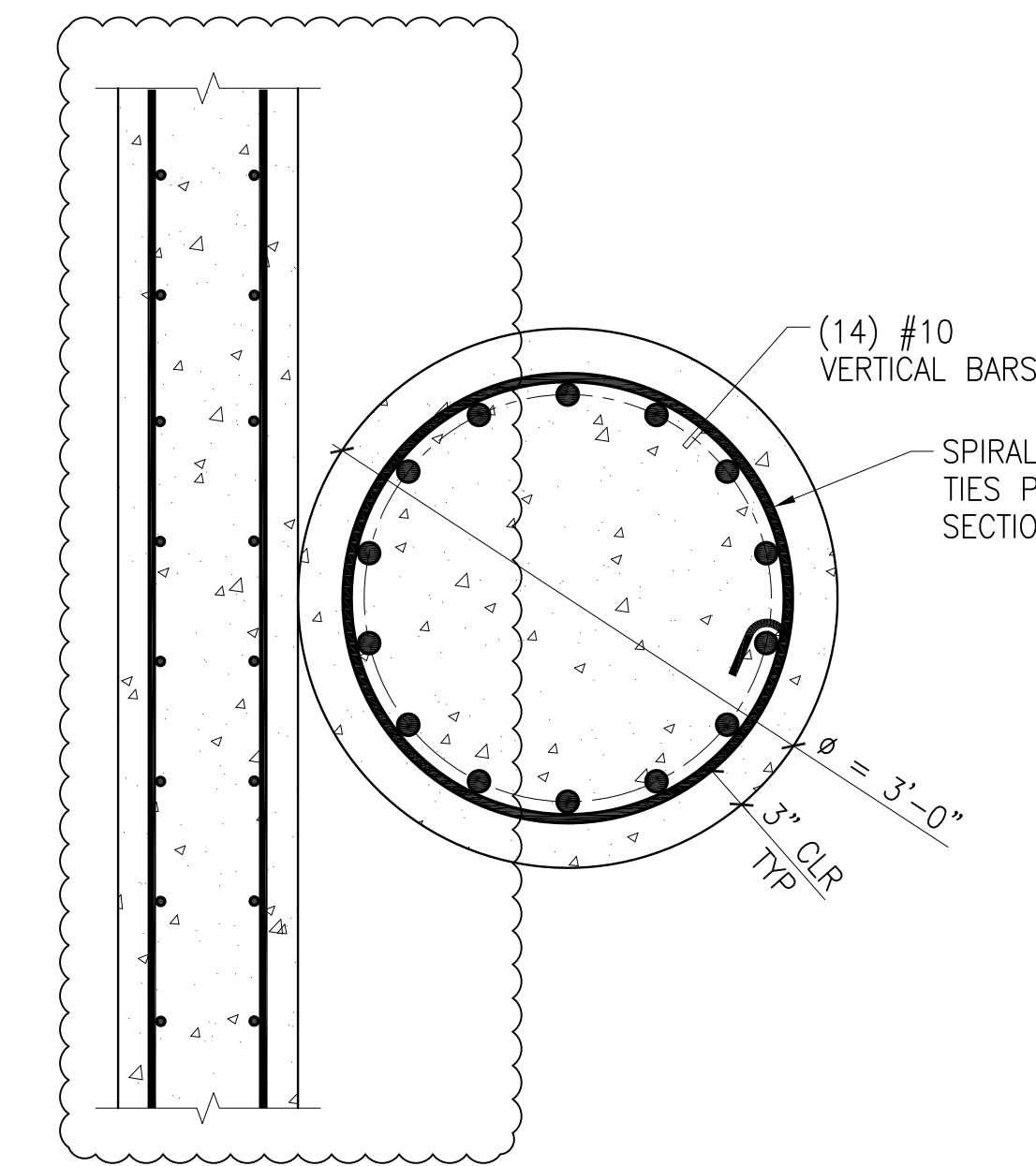
8



TYPICAL SECTION AT GRADE AND C.I.D.H. DEEP FOUNDATION

SCALE: 1/2" = 1'-0"

9

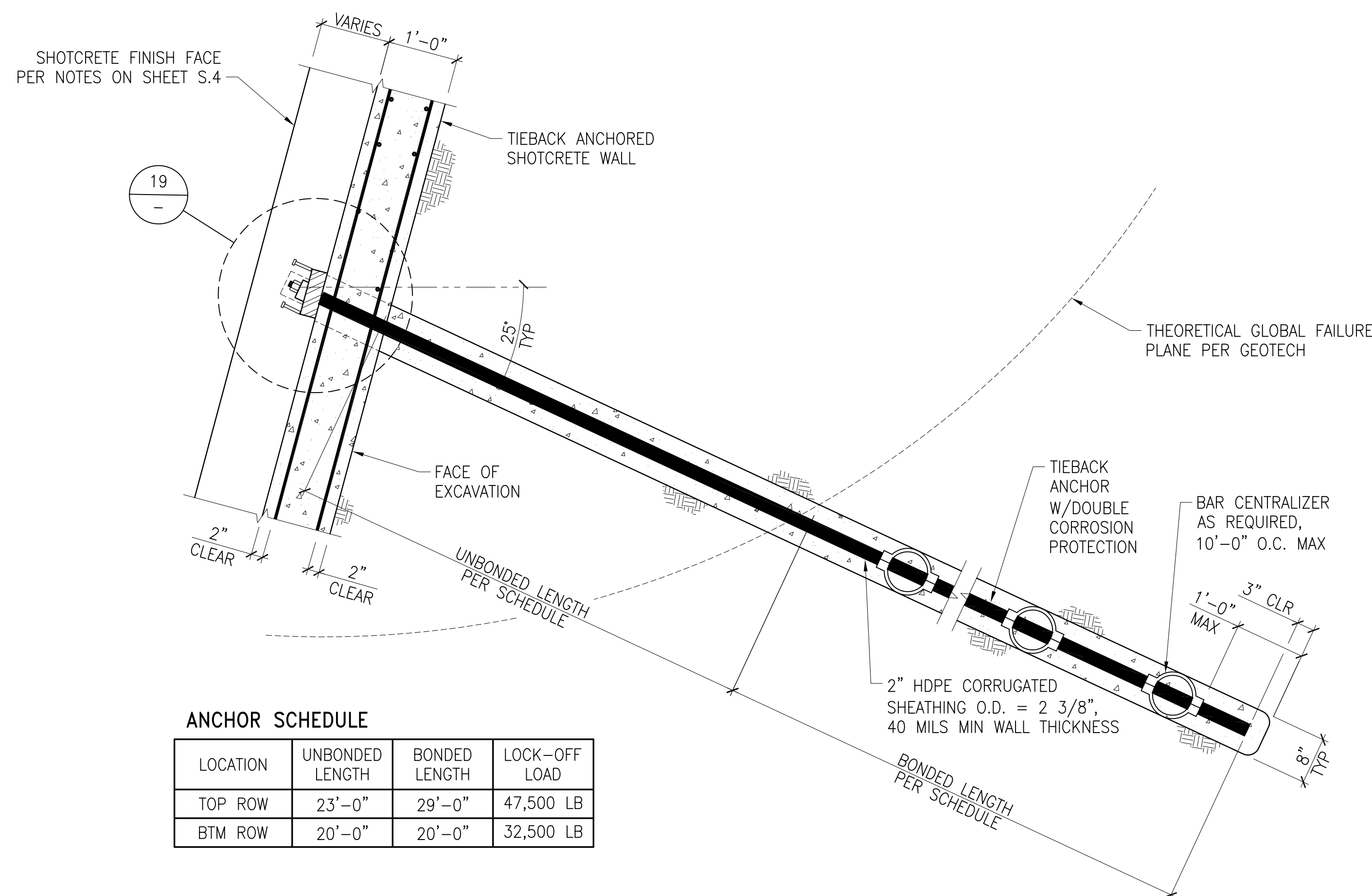


NOTE: AT EACH END OF DEEP FOUNDATION PROVIDE 1 1/2 EXTRA TURNS OF SPIRAL BAR AND TERMINATE W/135° HOOK AS SHOWN.

SECTION

SCALE: 1" = 1'-0"

10



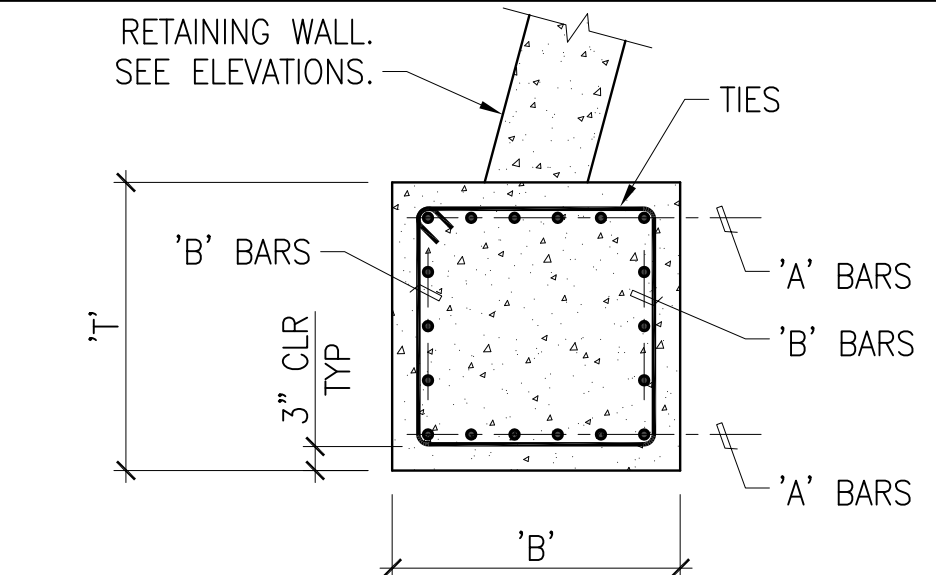
ANCHOR SCHEDULE

LOCATION	UNBONDED LENGTH	BONDED LENGTH	LOCK-OFF LOAD
TOP ROW	23'-0"	29'-0"	47,500 LB
BTM ROW	20'-0"	20'-0"	32,500 LB

TYPICAL TIEBACK ANCHOR

SCALE: 3/4" = 1'-0"

18



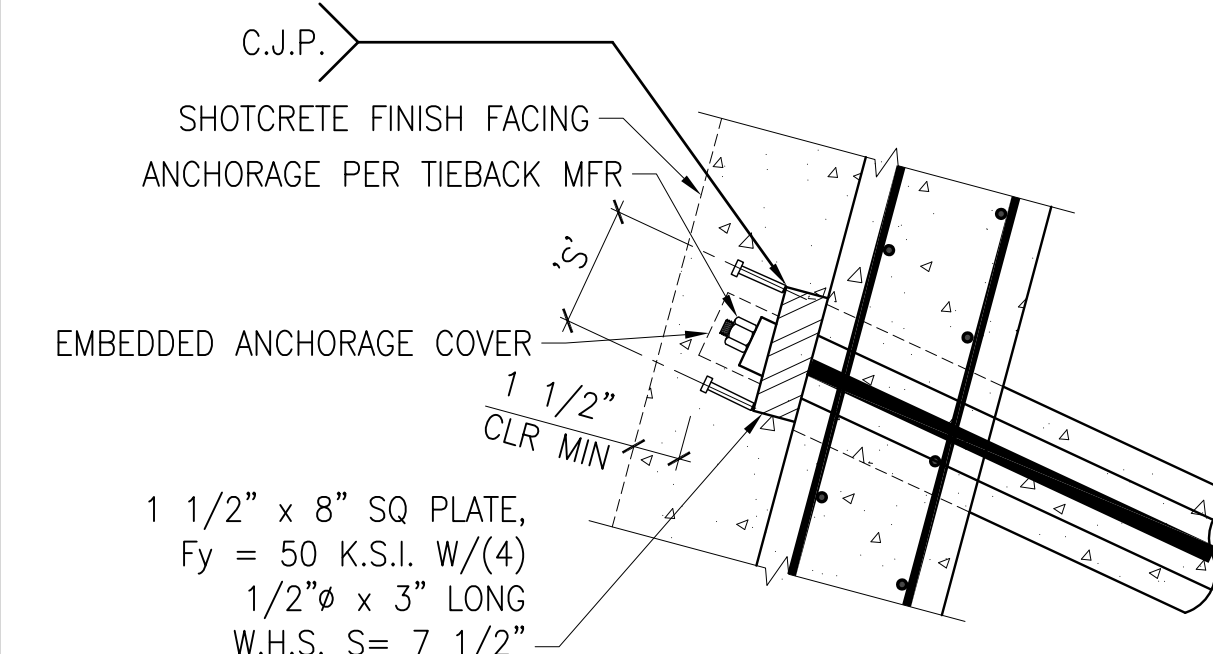
GRADE BEAM SCHEDULE

TYPE	'T'	'B'	'A' BARS	'B' BARS	TIES
GB1	3'-0"	4'-8"	(8) #8	(4) #8	#5 AT 12" O.C.
GB2	3'-0"	4'-8"	(8) #8	(14) #8	SEE 3/S.6

GRADE BEAM

SCALE: NONE

14



TYPICAL ANCHORAGE ASSEMBLY

SCALE: 1" = 1'-0"

19

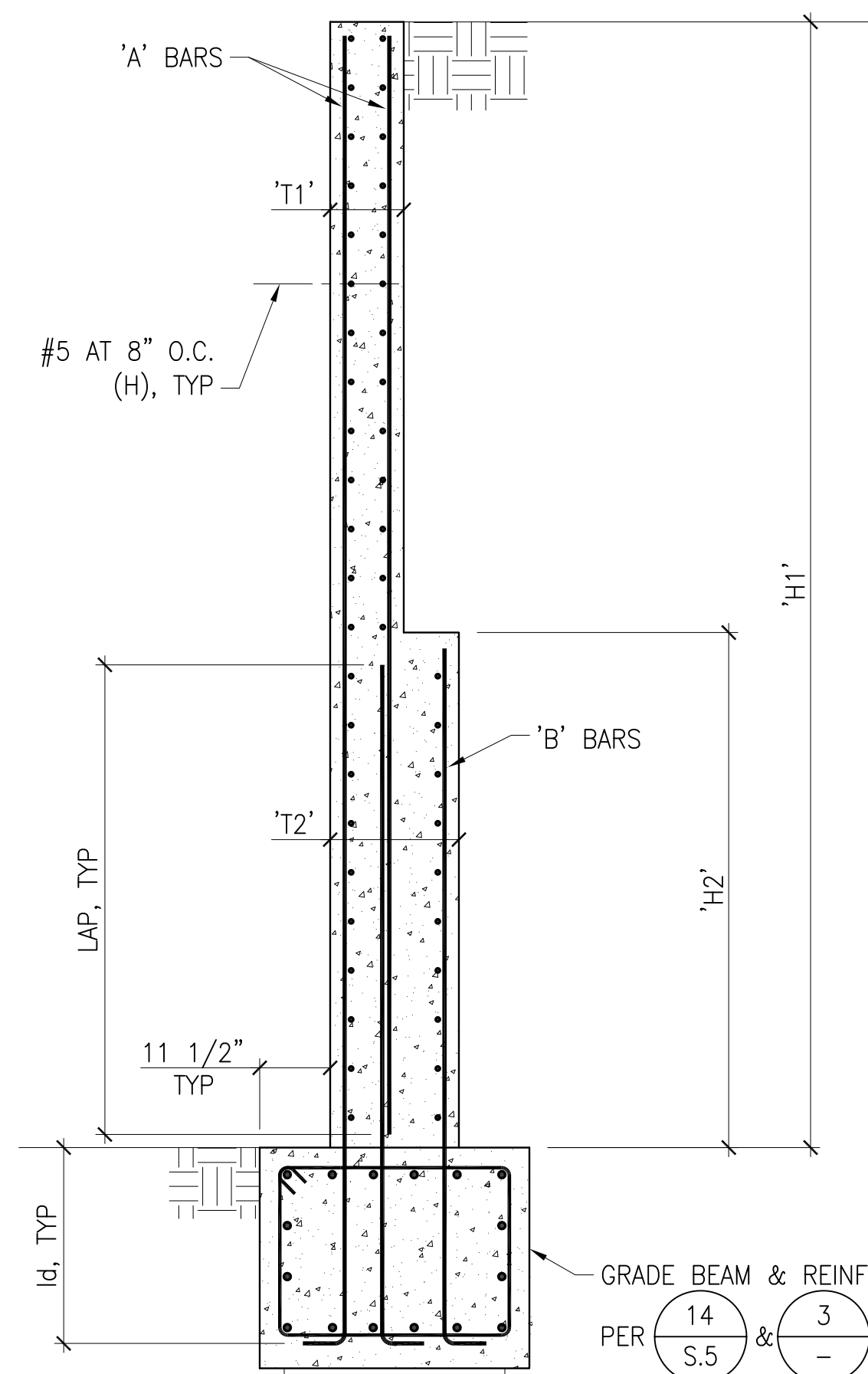
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NOTES
 1. ALL VERTICAL BARS SHALL BE FULLY DEVELOPED INTO GRADE BEAM.
 C.I.D.H. DEEP FOUNDATION BEYOND

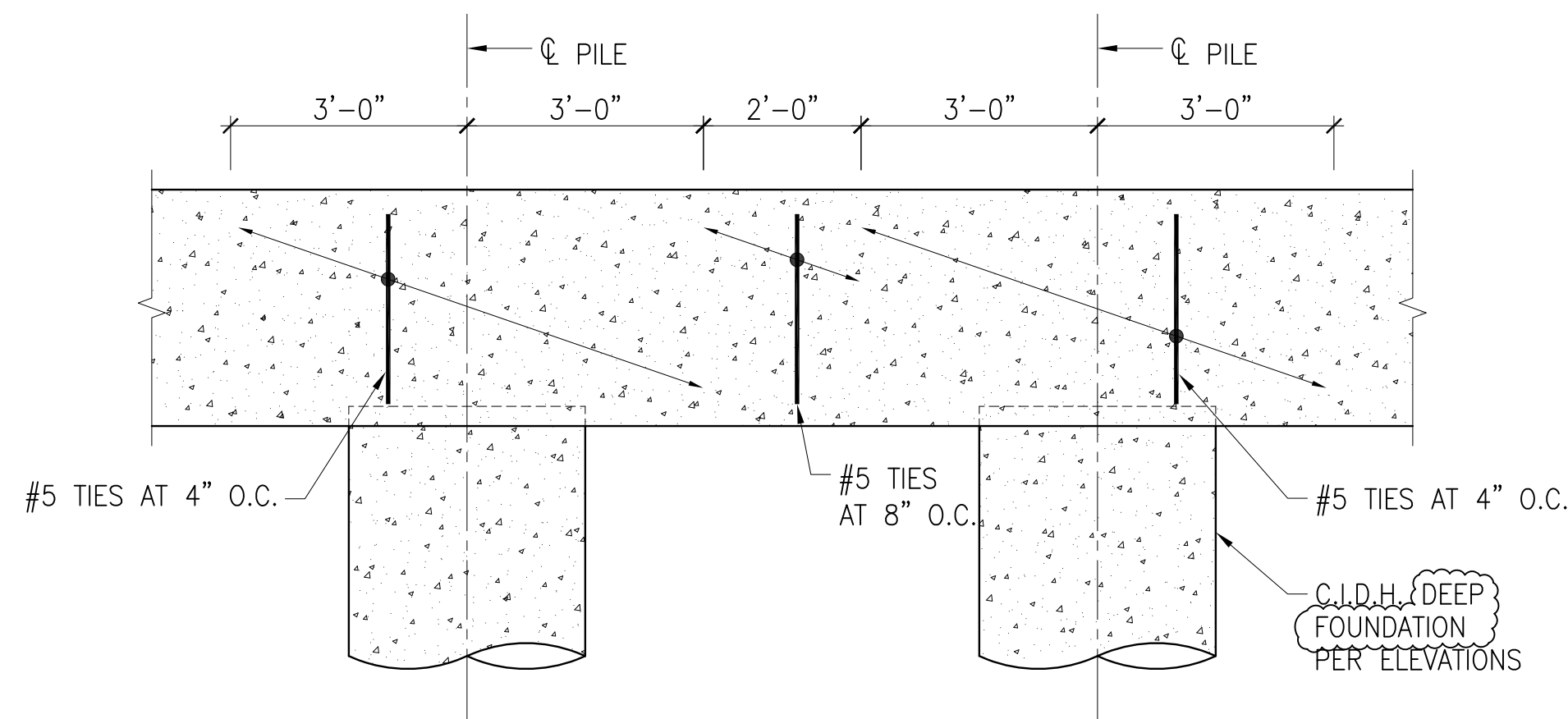
RETAINING WALL SCHEDULE

'H1'	'H2'	'T1'	'T2'	'A' BARS	'B' BARS
15' ≥ H > 12'	7'-0"	12"	21"	#5 AT 4" O.C.	#5 AT 4" O.C.
12' ≥ H > 9'	-	12"	-	#5 AT 4" O.C.	-
H ≤ 9'	-	12"	-	#5 AT 8" O.C.	-

TYP WING WALL SECTION

SCALE: 1/2" = 1'-0"

11

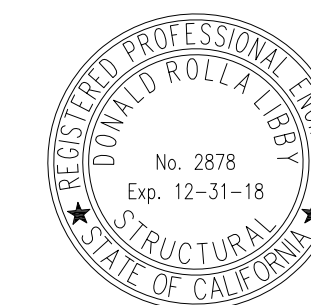


TYP GRADE BM 2 TIE SPACING

SCALE: 1/2" = 1'-0"

3

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