



City of Loma Linda

From the Department of Community Development

REGULAR MEETING AGENDA

HISTORICAL COMMISSION

MONDAY, FEBRUARY 04, 2019 at 5:30 PM

25541 BARTON ROAD, LOMA LINDA, CA - COMMUNITY ROOM

A. CALL TO ORDER

B. **ROLL CALL** (*five members present constitutes a quorum*)

C. COMMENTS FROM THE FLOOR/PUBLIC PARTICIPATION

(Limited to 3 minutes; three minutes allotted for each person)

D. DISCUSSION ITEMS

1. **SINGLE-FAMILY RESIDENTIAL APPLICATION NO. P18-124 AND VARIANCE REQUEST NO. P18-125** to construct 2-story single-family residence, 1,309 sq.ft. in size with an attached 421 sq.ft. garage and 26 sq.ft. porch on a .13-acre lot located within the Bryn Mawr community on Juanita Street. Project also includes the construction of a 2-story 1,196 sq.ft. accessory dwelling unit; and, a Variance Request to encroach 1 foot into the 15-foot side yard setback and 5 feet into the 5-foot side yard setback (2nd story portion only) within the Medium Density Land Use Designation and Single-family Residential Zone (R-1).

RECOMMENDATION: Staff recommends the Historical Commission recommend approval to the Planning Commission of the proposed applications to construct a single-family residence and an ADU that requires approval of a variance request to encroach into the side-setbacks for a property located in the historic Bryn Mawr community in association with SFR No. P18-124 and VAR P18-125.

2. **CERTIFICATE OF APPROPRIATENESS:** Request to demolish 4 commercial structures more than 50 years old found within a commercial conservation area at the southwest corner of Redlands Boulevard and Anderson Street for the future construction of a public open space. The submitted report indicates the 4 structures are not associated with any significant person or event, are not architecturally important, and do not exhibit unique characteristics. Project site has a Land Use Designation of Commercial and is zoned East Valley Corridor –General Commercial. APNs: 0283-062-21, -22, -23, -24, -25.

RECOMMENDATION: Staff recommends the Historical Commission recommend approval to City Council to ratify the Commission's decision to approve the Certificate of Appropriateness to demolish 4 commercial structures over 50 years old located at the southwest corner of Redlands Boulevard and Anderson Street.

3. Architectural elevations for potential senior housing structure in the groves/SPA-D area.
4. Signage for wayfinding in the historic district.
5. **APPROVAL OF MINUTES:** January 07, 2019

E. OTHER ITEMS

F. ADJOURNMENT



City of Loma Linda

25541 Barton Road, Loma Linda, CA 92354 ☎ (909) 799-2830 📠 (909) 799-2894

Community Development Department

HISTORICAL COMMISSION STAFF REPORT MEETING OF FEBRUARY 4, 2019 AT 5:30PM

TO: Historical Commission

FROM: Konrad Bolowich, Assistant City Manager/Community Development Department

SUBJECT: SINGLE-FAMILY RESIDENTIAL APPLICATION NO. P18-124 AND VARIANCE REQUEST NO. P18-125 to construct 2-story single-family residence, 1,309 sq.ft. in size with an attached 421 sq.ft. garage and 26 sq.ft. porch on a .13-acre lot located within the Bryn Mawr community on Juanita Street. Project also includes the construction of a 2-story 1,196 sq.ft. accessory dwelling unit; and, a Variance Request to encroach 1 foot into the 15-foot side yard setback and 5 feet into the 5-foot side yard setback (2nd story portion only) within the Medium Density Land Use Designation and Single-family Residential Zone (R-1).

RECOMMENDATION: Staff recommends the Historical Commission recommend approval to the Planning Commission of the proposed applications to construct a single-family residence and an ADU that requires approval of a variance request to encroach into the side-setbacks for a property located on Juanita Street in the historic Bryn Mawr community in association with SFR No. P18-124 and VAR P18-125.

BACKGROUND AND SUMMARY

In August of 2018, the applicant submitted an application to build a 2-story single-family residence (SFR) on a property located on the southern side of Juanita Street within the Bryn Mawr Community. The plans also included the construction of a 2-story accessory dwelling unit (ADU), also known as a granny-flat. An ADU is a secondary dwelling unit with complete independent living facilities for one or more persons. Pursuant to California State legislature, an ADU can be built concurrently with an SFR in a single-family zone if the plans comply with all applicable zoning and building codes. ADUs, as of January 1, 2017, are required to be approved ministerially by Building and Safety. However, a new SFR, would continue to be approved administratively by the director of Community Development by way of an administrative public hearing.

Typically, an SFR application is reviewed and approved through the city's administrative review application process. However, due to the small lot size, the applicant could not comply with the setback requirements of the Loma Linda Municipal Code (LLMC). Hence, a variance approval is required. The applicant is requesting relief from the zoning code requirement found in Chapter 17.32 that states the side setbacks must be a minimum of 5 feet on one side and 15 feet on the other. The applicant requests to encroach 1 foot into the 15-foot side-yard setback and 5 feet into the 5-foot side-yard setback (2nd story only). Granting relief from this ordinance in order to allow the SFR and ADU to be built with the proposed setbacks will not be detrimental to adjacent properties or the public good. Instead, this relief will grant the future residents a larger and more functional home with a small porch area. This specific variance request will be reviewed by the Planning Commission for a final determination.

The applicant has proposed a vernacular designed home, similar to other newly built homes on the block. Typically, vernacular architecture is an architectural style that is designed based on the local needs and existing community. This style, with beige-tones and red tile roofing, was also encouraged by several Bryn Mawr locals at a Historical Commission meeting back in October of 2018.

The Historical Commission shall consider the proposed project and the design characteristics of the architectural elevation to ensure it is compatible with the neighborhood and that it complements the cultural landscape of the project site. The Commission’s recommendations and comments will be forwarded to the Planning Commission for their final review and approval.

PERTINENT DATA

Owner/Applicant: Jacob Farsakh / Al Aguirre with AKA and Associates
 General Plan: Medium Density Residential
 Zoning: Single-family Residence (R-1)
 Site: Access through Juanita Street in Bryn Mawr Community
 Topography: Vacant; mostly flat area with minimal vegetation

General Plan, Zoning and Existing Land Use

	General Plan	Zoning	Existing Use
Subject Site	Medium Density (0-9)	Single-Family Residence (R-1)	Vacant
North	Medium Density (0-9)	Single-Family Residence (R-1)	Residence
South	Medium Density (0-9)	Single-Family Residence (R-1)	Railroad
East	Medium Density (0-9)	Single-Family Residence (R-1)	Residence
West	Medium Density (0-9)	Single-Family Residence (R-1)	Residence

R-1 Zone Development Standards

	Required/Maximum Allowed	Proposed	Complies
Front Setback	25'	25'	Yes
Side Setback	5' on one side (add another 5' with 2 nd story) 15' on other side	5' (2 nd story requires 10') 14'-4"	No; Requesting Variance
Rear Setback	15'	15'	Yes
Lot Size, Minimum	7,200 sqft	5880 sqft (existing)	No, but legal Non-conforming
Lot Width, Minimum	65'	40' (existing)	No, but legal Non-conforming
Building Coverage, Maximum	For lots less than 7,200 sqft 60%	48.8%	Yes
Maximum Building, Height	35'	21' – 8"	Yes
Parking	2-covered (garage)	2-covered (garage)	Yes
Minimum Usable Open Space	1,200 sqft	1,533 sqft	Yes

Project Description

The applicant is proposing to construct a 2-story SFR, 1,309 sq.ft. in size with an attached 421 sq.ft. garage and a 26 sq.ft. porch. In addition, he will construct an ADU that will be 1,196 sq.ft. to be placed behind the primary residence. See Attachment A – Site Plan.

Both homes will have “La Habra Exterior Stucco” (beige-earth tone), “Dunn Eduard’s Antique Rose” fascia boards and window trims, red tile roofing, and stone wall siding that wraps around the entire home. The applicant has proposed a vernacular designed home, similar to other newly built homes on the block. Typically, vernacular architecture is an architectural style that is designed based on the local needs and existing community. This style, with beige-tones and red tile roofing, was also encouraged by several Bryn Mawr locals at a Historical Commission meeting back in October of 2018.

The primary SFR will include 3 bedrooms, a kitchen, family room, dining nook, 2 bathrooms, a 2 car garage, and an entry porch area. The ADU will include 2 bedrooms, a kitchen, family room, dining nook, 2 bathrooms, a separate laundry room, and an entry porch area.

The subject lot is 5,880 sq.ft., smaller than the typical 7,200 sq.ft. lot found throughout Loma Linda’s residential zones. In addition, this legal non-conforming lot is 40 feet in width, which is also substantially less than the required minimum 65-foot lot width. Because of the small lot and limited buildable area, the applicant is requesting approval of a variance request of section 17.32.030, which requires a 5-foot and 15-foot side-yard setback. The applicant requests to encroach 1 foot into the 15-foot side-yard setback and 5 feet into the 5-foot side-yard setback (2nd story only). Other property owners on Juanita Street have received similar variance approvals in the recent past. This specific variance request will be reviewed by the Planning Commission for a final determination.

The project site is located on the southern side of Juanita Street within the historical Bryn Mawr community. According to a past Historical Evaluation Report on record, the historian’s search determined the the neighborhood was part of a previously recorded historic Bryn Mawr Townsite. However, the actual project site is vacant and has never been developed. While the subject property has since remained undeveloped, there has been substantial construction in the surrounding area that includes homes, roads, and the San Timoteo Wash being lined with concrete. Although the subject site is not within the boundaries of the Historic Mission Overlay District, staff decided it was important to have the Historical Commission review the project and make recommendations because of its location. Furthermore, in the past, several commissioners and Bryn Mawr community members have requested notification about proposed projects in the area.

The Historical Commission shall consider the proposed project and the design characteristics of the architectural elevation to ensure it is compatible with the neighborhood and that it complements the cultural landscape of the project site. The Commission’s recommendations and comments will be forwarded to the Planning Commission for their review and final approval.

FINDINGS

Findings for the Variance

The applicant is requesting approval of a variance request of section 17.32.030, which requires a 5-foot and 15-foot side-yard setback. The existing lot is 25-feet less than the minimum 65-foot

width requirement for newly created lots in the R-1 zone. The required setbacks would only for a 20-foot wide house on the 1st story and a 15-foot wide house on the 2nd story, making the homes smaller than a 2-car garage. This requirement would make it very difficult to create a functional floor plan. With an approved variance, each residence will have room to include dining nook, multiple bedrooms, a small porch, as well as more open space available for the future residents. Findings have been made to support this variance request.

1. *That there are exceptional and extraordinary circumstances of conditions applicable to the property involved.*

The existing lot is in an area of the City where smaller lots were created and developed before the 7,200 square foot lot-size minimum was put in place by the Loma Linda Municipal Code. The subject lot is only 5,880 square feet. It is smaller, shallower and irregular in shaped when compared to lots in other single-family residential zoned properties. In addition, pursuant to the Code, newly created lots must be 65 feet in width. The subject lot, however, has a width of 40 feet. The size, configuration, and location of the property make it difficult to construct a functional dwelling unit. These special circumstances warrant approval of the requested variance.

2. *That such variance is necessary for the preservation and enjoyment of the substantial property right possessed by other property in the same vicinity and zone and denied to the property in question.*

The Juanita Street residential subdivision was originally improved with narrow lots. Many homes on that street have been built with setbacks that do not comply with the current setback standards. In addition, within the subject neighborhood and other similar neighborhoods off of 1st Street, variances for setback reductions have been granted due to the small lot sizes. In order to develop the lot with a functional home, and to allow the property owner the same property rights possessed by other properties in the neighborhood with the same lot configuration, a reduction in the setbacks is necessary.

3. *That the granting of such a variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.*

The proposed relief from Sections 17.32.030 of the LLMC will not be detrimental to the public welfare or injurious to property and improvements in that the proposed homes with reduced setbacks will remain on the subject site. Approval of the variance will allow the property owner to develop on the constrained lot. Upon approval, the construction will be subject to the necessary building code requirements to ensure compatibility and safety.

4. *The granting of such variances will be consistent with the general plan for the city.*

The variance request to accommodate a setback relief from Sections 17.32.030 of the LLMC for minimum side yard requirements facilitates Policy No. 1.2 of the General Plan Housing Element (Chapter 5.0), which identifies the necessity to ensure the supply of safe, decent, and sound housing for all residents. The granting of the variance will allow the applicant to develop the lots with functional homes, similar to those found in the immediate neighborhood.

5. That a public hearing was held wherein the applicant is heard and in which he substantiates all of the conditions cited in this subsection.

The project and variance request is scheduled for review at the February 4th Historical Commission meeting. A formal public hearing with the Planning Commission is scheduled for March 6, 2019. Conditions will be included as part of the project approval.

ENVIRONMENTAL DETERMINATION

Project is exempt pursuant to Section 15301(a), Class 3 of State CEQA Guidelines which applies to the construction of a residence in a residential zone. The project is in an area that is not environmentally sensitive and all public services and facilities are available to allow development permissible in the General Plan.

CONCLUSION

Staff recommends approval of the project as it is consistent with the General Plan and the findings can be made to support the approval of the variance request. The applicant has made every effort possible to provide the most appropriate layout, design, and architecture for this project and constrained site. The single-family residential use and an accessory dwelling unit is a permitted use within the zone, and is compatible with the existing and future uses in the surrounding area. Approving the construction of the homes will provide the city housing opportunities that are much needed by Loma Linda's population.

Report prepared by:

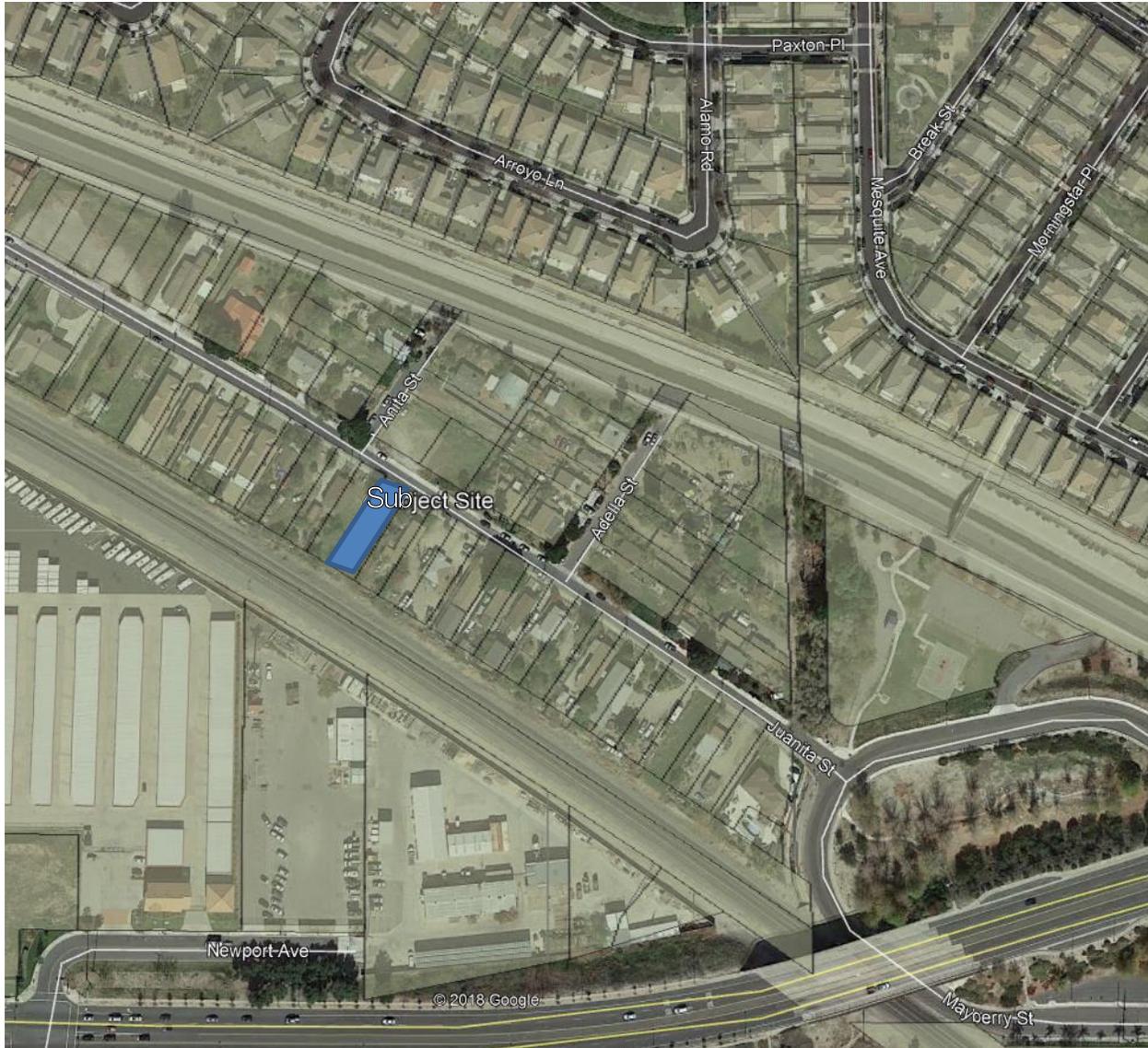


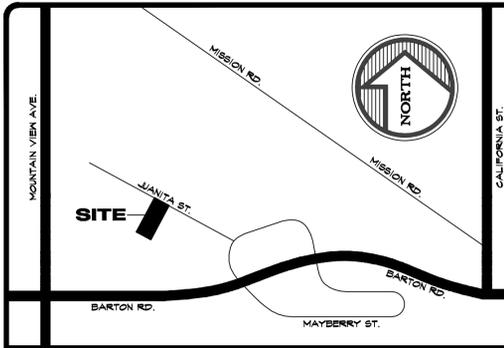
Lorena A. Matarrita, Associate Planner

ATTACHMENTS

- A. Vicinity Map
- B. Site Plan
- C. Color Elevation/Renderings
- D. Elevations
- E. Floor Plans

VICINITY MAP





VICINITY MAP

UNIT 1 SQUARE FOOTAGE

FIRST FLOOR LIVING AREA	= 470	SQ. FT.
SECOND FLOOR LIVING AREA	= 839	SQ. FT.
ENTRANCE PORCH AREA	= 26	SQ. FT.
GARAGE AREA	= 421	SQ. FT.
GRAND TOTAL	= 1,756	SQ. FT.

ADU UNIT 2 SQUARE FOOTAGE

FIRST FLOOR LIVING AREA	= 585	SQ. FT.
SECOND FLOOR LIVING AREA	= 585	SQ. FT.
ENTRANCE PORCH AREA	= 26	SQ. FT.
GRAND TOTAL	= 1,196	SQ. FT.

REAR OPEN SPACE 1029 SqFt
FRONT OPEN SPACE 533 SqFt
TOTAL AREA 0.133 ACRE
LOT COVERAGE 49.81%

BUILDING SUMMARY

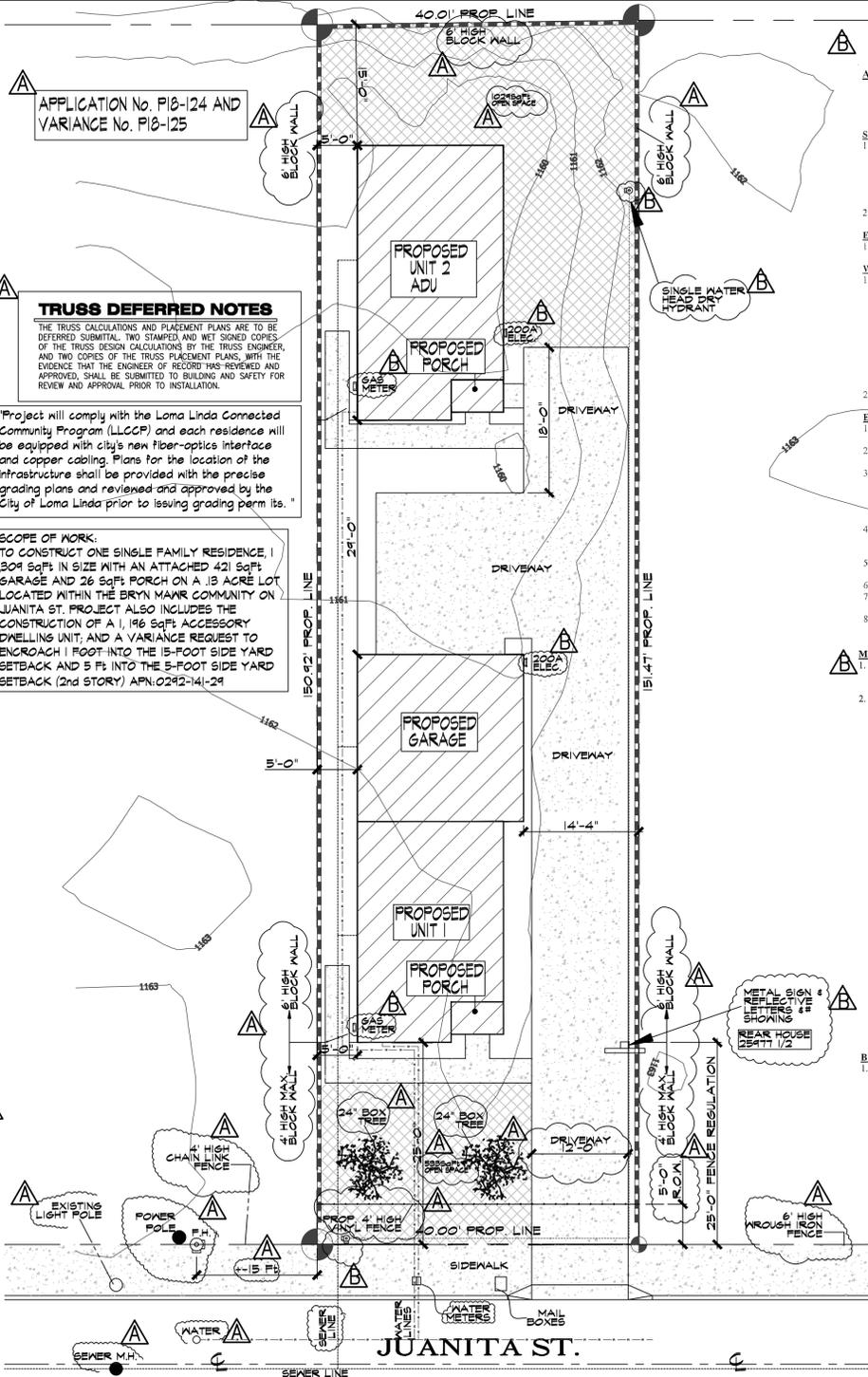
LOT	22
BLOCK	
TRACT	1961
MAP BOOK	
CITY	LOMA LINDA
COUNTY	SAN BERNARDINO
STATE	CA
A.P.N.	0292-141-29

LEGAL DESCRIPTION

BUILDING ZONE	VB	BUILDING CODE	2016 CALIFORNIA BUILDING CODE
CONSTRUCTION TYPE	VB		2016 CALIFORNIA MECHANICAL CODE
BUILDING	VB		2016 CALIFORNIA PLUMBING CODE
GARAGE	VB		2016 CALIFORNIA ELECTRICAL CODE
OCCUPANCY	R-3		2016 CALIFORNIA RESIDENTIAL CODE
BUILDING	U		2016 CALIFORNIA ENERGY CODE
GARAGE	U		2016 CALIFORNIA GREEN BUILDING STANDARDS
NUMBER OF STORIES	2		2016 CALIFORNIA REFERENCED STANDARDS CODE
BUILDING	1		2016 LOMA LINDA MUNICIPAL CODE
GARAGE	1		2016 CALIFORNIA FIRE CODE
FIRE SPRINKLERS REQUIRED			2016 NFPA 13D 2016 NFPA 24 ASCE-7-10 NDS 2015 ACI-318-14

BUILDING ANALYSIS

- CONTRACTOR SHALL, PRIOR TO COMMENCEMENT OF WORK, FIELD VERIFY ALL EXISTING PROJECT CONDITIONS, INCLUDING DIMENSIONS AND UTILITY LOCATIONS AND UTILITY SIZES.
- FIELD INFORMATION OF DISCREPANCIES SHALL BE RECORDED ON A REPRODUCIBLE DOCUMENT AND IMMEDIATELY TRANSMITTED TO DESIGNER FOR PROJECT RECORD, COORDINATION, AND NECESSARY RESOLUTION PRIOR TO CONTINUING WITH WORK.
- CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL WORK AND MATERIALS - INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES, PRIOR TO CONTINUING WITH WORK.
- ALL DIMENSIONS ON PLANS ARE TO CENTER LINE OF WALLS / COLUMNS, AND FACE OF STUD (F.O.S.) OR FACE OF MASONRY (F.O.M.), UNLESS NOTED OTHERWISE.
- ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF ALL APPLICABLE BUILDING CODES, THE AMERICANS WITH DISABILITIES ACT, AS WELL AS ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES.
- ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION.
- THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER AND SECURED BY THE GENERAL CONTRACTOR. ALL OTHER REQUIRED PERMITS SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR OR SUBCONTRACTOR DIRECTLY RESPONSIBLE.
- ALL REQUIRED CITY AND COUNTY LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADES.
- ALL CONTRACTORS SHALL HAVE VALID CERTIFICATES OF WORKMAN'S COMPENSATION ON FILE WITH THE APPROPRIATE AGENCIES.
- CONTRACTOR SHALL ASSIST OWNER IN OBTAINING FINAL APPROVAL OF LOCAL HEALTH DEPARTMENT AND THE TEMPORARY AND FINAL CERTIFICATES OF OCCUPANCY.
- CONTRACTOR SHALL PROVIDE BACKSPLASH FOR SUPPORT OF ALL WALL, CEILING, AND PARTITION MOUNTED ITEMS SUCH AS LIGHT FIXTURES, SHELVING, EQUIPMENT, AND TELEVISIONS. COORDINATE LOCATIONS AND REQUIREMENTS WITH THE PLUMBING, MECHANICAL, ELECTRICAL DRAWINGS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, NEITHER SHOWN HEREIN NOR AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND ALL OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH EXECUTION OF WORK.
- CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
- CONTRACTOR SHALL PROVIDE REQUIRED PROTECTION INCLUDING, BUT NOT LIMITED TO, SHORING, BRACING, AND ALL OTHER SUPPORTS (INCLUDING ENGINEERING OF SYSTEMS) NECESSARY TO MAINTAIN OVERALL STRUCTURAL INTEGRITY OF THE BUILDING.
- ALL DEMOLITION AND CUTTING SHALL BE PERFORMED IN A MANNER AND BY METHODS WHICH ENSURE AGAINST DAMAGE TO EXISTING WORK.
- INTERIOR WALL AND CEILING FINISHES SHALL NOT EXCEED FLAME SPREAD CLASSIFICATIONS DICTATED BY ALL APPLICABLE BUILDING CODES.
- GYPSUM BOARD AND SUSPENDED CEILING SYSTEMS SHALL CONFORM TO ALL LOCAL GOVERNING BUILDING CODES AND ORDINANCES.
- ALL GLASS AND GLAZING SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AS WELL AS THE U.S. CONSUMER PRODUCT SAFETY COMMISSION, SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS (47 FR. 19516 TITLE 16, CHAPTER II, PART 1200).
- PIES, CONDUITS, OR DUCTS EXCEEDING ONE THIRD OF THE SLAB OR MEMBER THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL DRAWINGS FOR LOCATION OF SLEEVES AND OTHER ACCESSORIES.
- CONTRACTOR SHALL REFER TO AND CONFORM WITH ALL FINDINGS AND RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE FINDINGS IN THE SOILS REPORT, NOR FOR THE FINAL RECOMMENDATIONS.
- NOTIFY THE SOILS ENGINEER IF APPLICABLE FOR INSTRUCTIONS PRIOR TO CONTINUING WORK SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING GRADING OR FOUNDATION CONSTRUCTION.
- AUTOMATIC FIRE SPRINKLER SYSTEM DESIGN AND INSTALLATION IF APPLICABLE IS THE COMPLETE "DESIGN-BUILD" RESPONSIBILITY OF CONTRACTOR. PRIOR TO INSTALLATION, SUBMIT TO THE ARCHITECT FOR REVIEW, COMPLETE FIRE SPRINKLER SYSTEM DRAWINGS WITH APPROVALS BY ALL AGENCIES HAVING JURISDICTION INDICATED ON ALL SETS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF SYSTEM HEADS, PLUMBING LINES, AND VALVES SO AS NOT TO BE IN CONFLICT WITH OTHER SYSTEMS OR THE INTERIOR DECOR, AND STILL BE LOCATED AS GOVERNED BY FIRE SPRINKLER CODES AND SYSTEM ENGINEERING. DRAWINGS SHALL BE SUBMITTED TO DESIGNER FOR REVIEW OF THE CONTRACTOR'S COORDINATION OF SYSTEM WITH THE DESIGN INTENT OF THE PROJECT PRIOR TO INSTALLATION.
- FIRE SPRINKLERS SHALL BE DESIGNED AND INSTALLED BY A STATE LIC. C-16 CONTRACTOR.
- FIRE SPRINKLERS IF APPLICABLE SHALL BE AUTOMATIC TO PROVIDE 100% COVERAGE AND SHALL COMPLY WITH THE RECOMMENDATIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS PAMPHLET NO. 13 (LATEST EDITION) AND THE OWNER'S INSURANCE UNDERWRITERS).
- EXTERIOR OPENINGS SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND ORDINANCES.
- DURING AS-BUILT DRAWINGS SHALL BE GENERATED BY CONTRACTOR DURING CONSTRUCTION AND SUBMITTED TO OWNER UPON COMPLETION OF FINAL PUNCH LIST, BUT PRIOR TO REQUEST FOR FINAL PAYMENT.
- ROOF OBSTRUCTIONS SUCH AS TELEVISIONS ANTENNA, SOLAR PANELS, AND SAT DISHES SHALL NOT BE LOCATED OR INSTALLED IN SUCH A MANNER AS TO PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF A FIRE.
- AFTER ANY DEMO HAS BEGUN AND EXISTING CONDITION IS DIFFERENT THAN SHOWN ON PLAN PLEASE STOP WORK AND NOTIFY A.A. & ASSOC. IMMEDIATELY.
- THIS PROPERTY HAS NOT BEEN SURVEYED BY OUR OFFICE AND LOCATIONS, PROPERTY LINE ARE FOR GRAPHIC PURPOSES ONLY.
- IF PROJECT HAS TRUSSES (ROOF FLOOR) FIELD VERIFICATION OF DIMENSIONS SHALL BE DONE BY TRUSS COMPANY OR GENERAL CONTRACTOR BEFORE TRUSS FABRICATION.



JUANITA ST.

CALIFORNIA GREEN CODE MANDATORY REQUIREMENTS - RESIDENTIAL
The following requirements shall be incorporated into this project. (Highlighted items to be filled-in by applicant.)

APPLICABILITY
These regulations are applicable to all new residential projects as well as to additions or alterations that increase the conditioned area, volume, or size of the structure. For such additions or alterations, the requirements shall only apply within the specific area of that addition or alteration.

SITE DEVELOPMENT

- Preservation of slopes, management of storm water drainage and erosion controls shall be established on all construction sites for new buildings. The following measures shall be implemented, as appropriate:
 - Retention basins of sufficient size shall be utilized on the site to retain storm water.
 - Where storm water is conveyed to a public drainage system, water shall be filtered by use of a barrier system, waste or other approved method.
 - Compliance with all applicable storm water management regulations shall be mandatory.
- Surface water shall be kept from entering the building.

ENERGY EFFICIENCY

- All new buildings shall comply with the applicable requirements of the California Energy Code.

WATER EFFICIENCY

- All plumbing fixtures identified in the following schedule will comply with the maximum flow rates shown.

Fixture Type	Maximum Flow Rate
Shower Head	2.0 gpm @ 80 psi
Kitchen Faucet	1.5 gpm @ 60 psi
Lavatory Faucet	1.2 gpm @ 60 psi
Water Closet	1.28 gallons per flush
Urinal	0.125 gallons per flush (Wall mount)

- Automatic irrigation system controllers which are either soil moisture or weather based shall be installed.

ENVIRONMENTAL QUALITY

- All duct and other related distribution component openings shall be covered with tape, plastic, sheet metal or other acceptable material to reduce the amount of dust or debris which may collect in the system.
- All adhesives, sealants, caulks, paints and coatings shall comply with the applicable SCAQMD VOC rates and verification of compliance shall be provided at the request of the Building Inspector.
- All carpet and carpet cushion material in the building interior shall meet one of the following standards:
 - Carpet and Rug Institute's Green Label Plus Program
 - California Dept of Public Health Standard Practice for testing of VOCs (Spec 01350)
 - NSF/ANSI 140 at the G-1 level
 - Scientific Certification Systems Indoor Advantage Gold
- Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93230.20).
- At least 80% of resilient flooring (if used) shall comply with the VOC limits of the CHPS, RECI or California Department of Public Health.
- A capillary break shall be installed between the concrete slab and supporting grade for habitable and heated structures.
- Building materials with visible signs of water damage shall not be installed. Moisture content of framing members shall be verified (and documentation provided to the Building Inspector) as 19 percent or less prior to enclosure.
- All bathroom exhaust fans shall be ENERGY STAR compliant and ducted to the outside of the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a readily accessible humidistat capable of adjustments between 30 to 80 percent relative humidity.

MATERIAL CONSERVATION

- Annular spaces around pipes, electric cables, conduits or other openings in bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar or equivalent methods acceptable to the Building Official.
- The Construction Waste Management Plan shall require that at least 65% of all nonhazardous construction waste generated by this project as identified in the following table is recycled and/or salvaged.

Waste Material Type	(A) Estimated weight of waste before any recycling or salvage (in tons)	(B) Estimated weight of recycled or salvaged waste (in tons)	(C) Projected Diversion Rate (in Percent)
Asphalt	N/A		Calculate the Projected Diversion Rate Percentage by using the following formula: $(B) \div (A) \times 100 = (C)$ NOTE: Total diversion rate shall not be less than 65% ↓ 77%
Concrete	1000 Lbs	1000 Lbs	
Metal	200 Lbs	200 Lbs	
Wood	500 Lbs	500 Lbs	
Insulation	50 Lbs		
Drywall	400 Lbs		
Carpet and pad	150 Lbs		
Cardboard and paper	350 Lbs	350 Lbs	
Plastics	N/A		
Glass	75 Lbs	75 Lbs	
Other:			
TOTAL FOR ALL MATERIALS	2725 Lbs	2125 Lbs	

- All subcontractors shall comply with the project's Construction Waste Management Plan.
- This project shall generate the least amount of waste possible by planning and ordering carefully, following all proper storage and handling procedures to reduce broken and damaged materials and crumbing materials whenever possible. Waste materials shall be sorted on site prior to removal.
- All construction waste removed from the site shall be documented and said documentation shall be provided in an organized format to the enforcement agency in order to verify compliance with the Construction Waste Management Plan.

BUILDING MAINTENANCE AND OPERATION

- At the time of final building inspection, a manual or other media providing the following information shall be placed in the building:
 - Directions to the owner that the manual shall remain with the building.
 - Operation and maintenance instructions for all equipment and appliances.
 - Information from local utilities concerning conservation programs.
 - Public transportation and/or carpooling available in the area.
 - Educational materials on the positive impacts of an interior relative humidity between 30-60 percent and how those levels may be achieved and maintained.
 - Information concerning water-conserving landscaping and irrigation design.
 - Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
 - Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
 - Information about state solar energy and incentive programs available.
 - A copy of any special reports or commissioning reports required to verify compliance with the Green Code standards.

SHEET INDEX

- TITLE SHEET/ PLOT PLAN
- 1st UNIT FLOOR PLAN
- 1st UNIT FOUNDATION PLAN
- 1st UNIT FLOOR FRAMING PLAN
- 1st UNIT ROOF FRAMING PLAN
- 1st UNIT ROOF PLAN
- 1st UNIT ELECTRICAL PLAN
- 1st UNIT ELEVATIONS
- 2nd UNIT FLOOR PLAN
- 2nd UNIT FOUNDATION PLAN
- 2nd UNIT FLOOR FRAMING PLAN
- 2nd UNIT ROOF FRAMING PLAN
- 2nd UNIT ROOF PLAN
- 2nd UNIT ELECTRICAL PLAN
- 2nd UNIT ELEVATIONS PLAN
- GN1 GENERAL NOTES
- GN2 GENERAL NOTES
- S1 NOTES
- S2 DETAILS
- S3 DETAILS
- S4 DETAILS
- S5 NOTES
- SWP SIMPSON STRONG WALL DETAILS
- CG CALIFORNIA GREEN
- EC1 ENERGY CALCS.
- EC2 LOW RISE MANDATORY

SITE PLAN

SCALE: 1"=10'-0"

A.K.A. & ASSOCIATES INC.
2222 KANSAS AVE. SUITE K
RIVERSIDE, CA 92507
TEL. (951) 684-4222

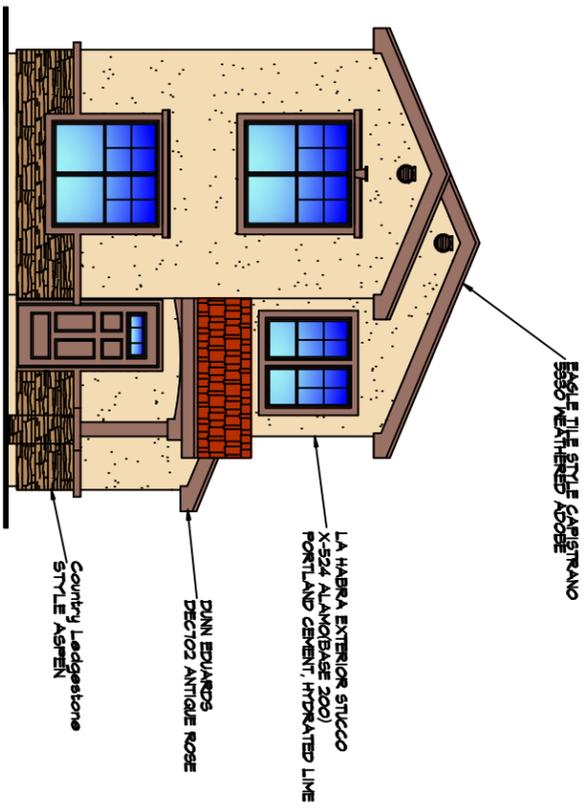
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REVISIONS	BY
10-31-18	R.O.
01-14-19	R.O.
01-29-19	R.O.

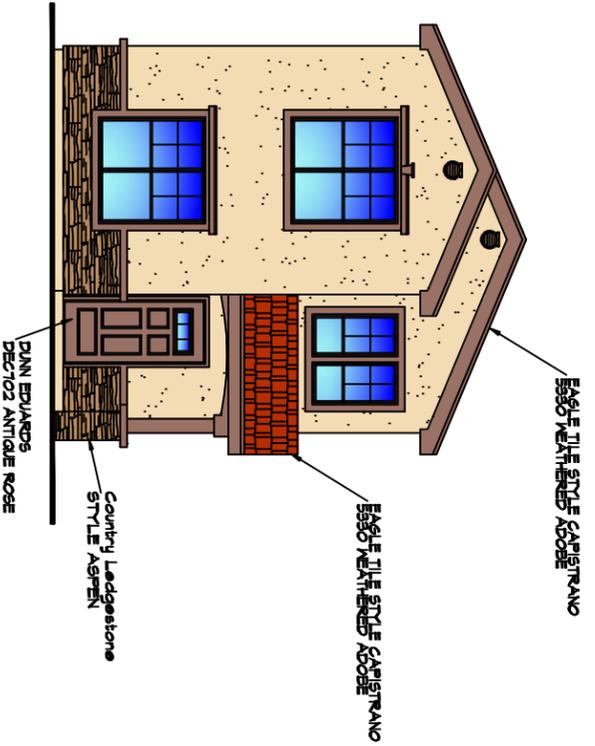
YACUB, FARSAKH
JUANITA ST.
LOMA LINDA, CA 92354

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BUILDING DESIGNERS / ENGINEERS
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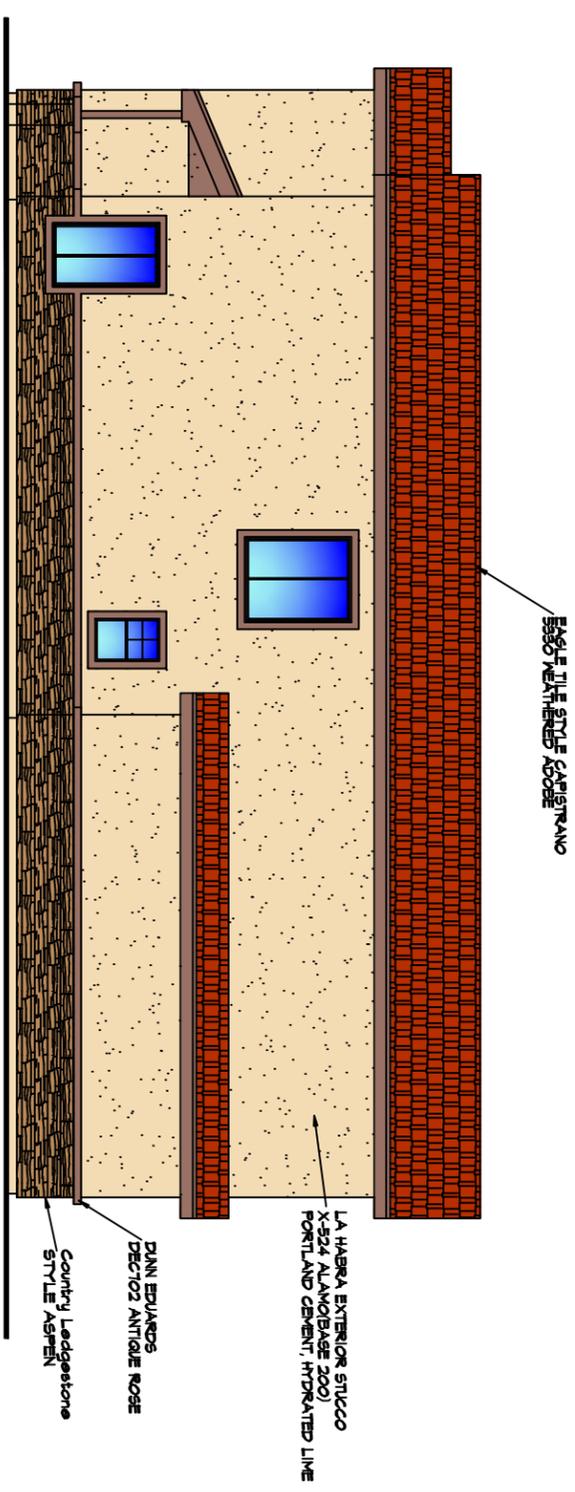
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CHECKED	AL AGUIRRE
DATE	7-30-18
SCALE	1" = 10'-0"
JOB NO.	
SHEET	1



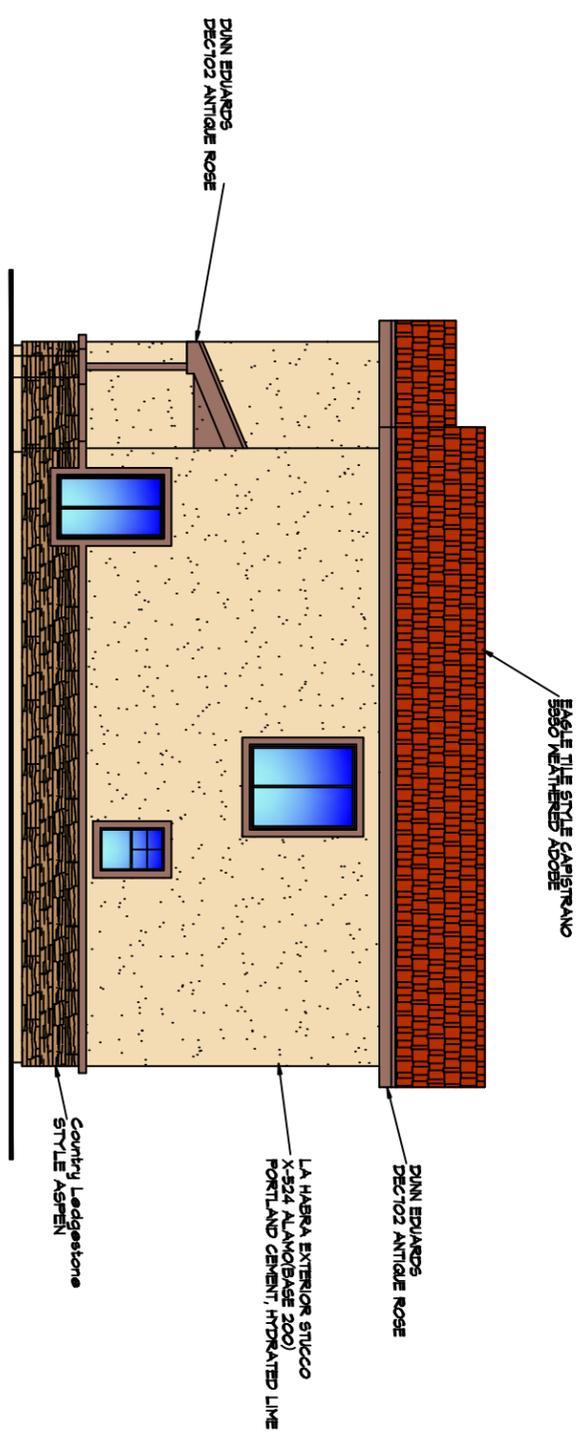
FRONT ELEVATION 1st UNIT
SCALE: 1/4" = 1'-0"



FRONT ELEVATION 2nd UNIT
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION 1st UNIT
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION 2nd UNIT
SCALE: 1/4" = 1'-0"

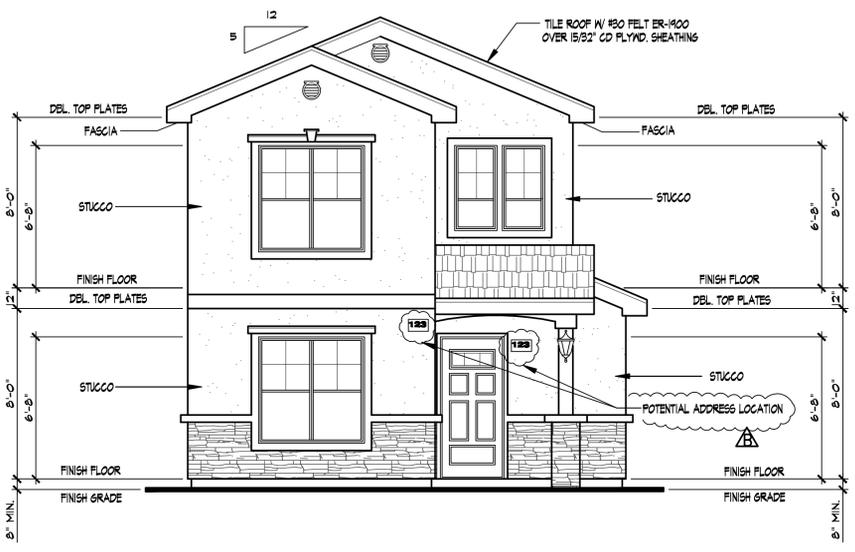
REVISIONS	BY

ELEVATIONS

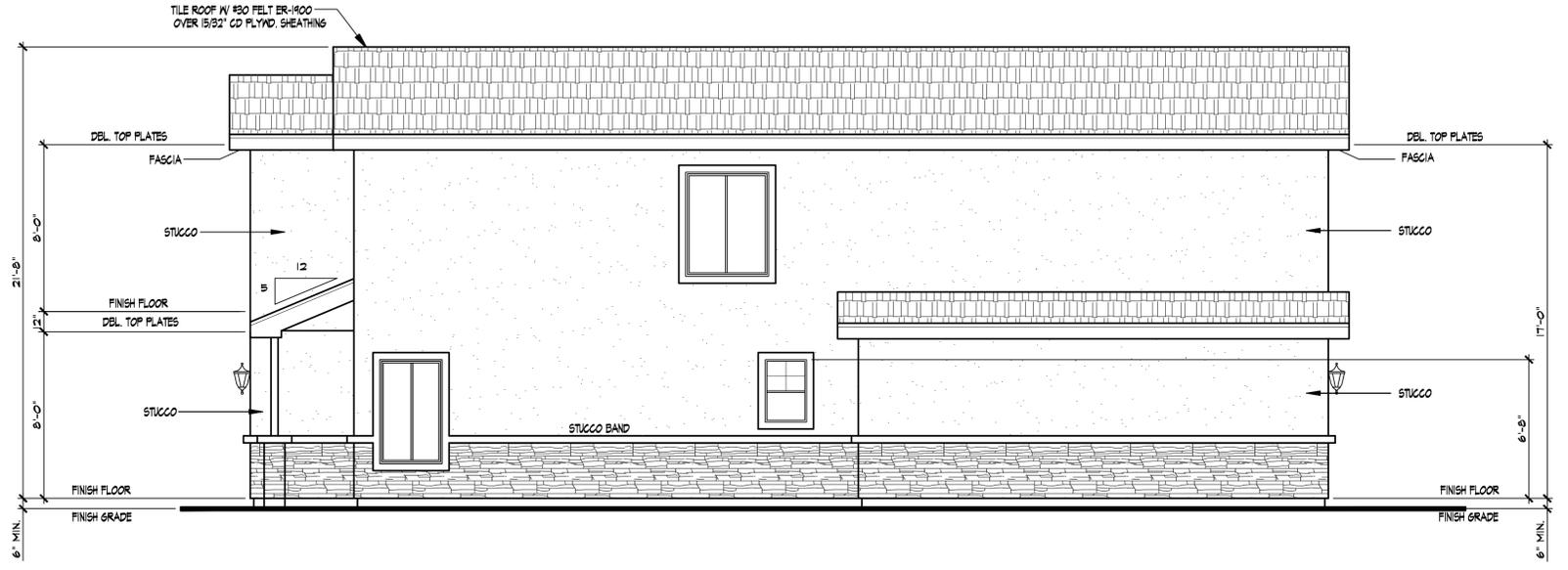
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 2222 KANSAS AVE. SUITE K
 RIVERSIDE, CA . 92507 (951) 684-4222

DESIGN	ROBERTO ORTIZ
CHECKED	AL. ADAMINE
DATE	05-28-14
SCALE	N/A
SHEET NO.	7

REVISIONS	BY
△ 10-31-18	R.O.
△ 01-14-19	R.O.



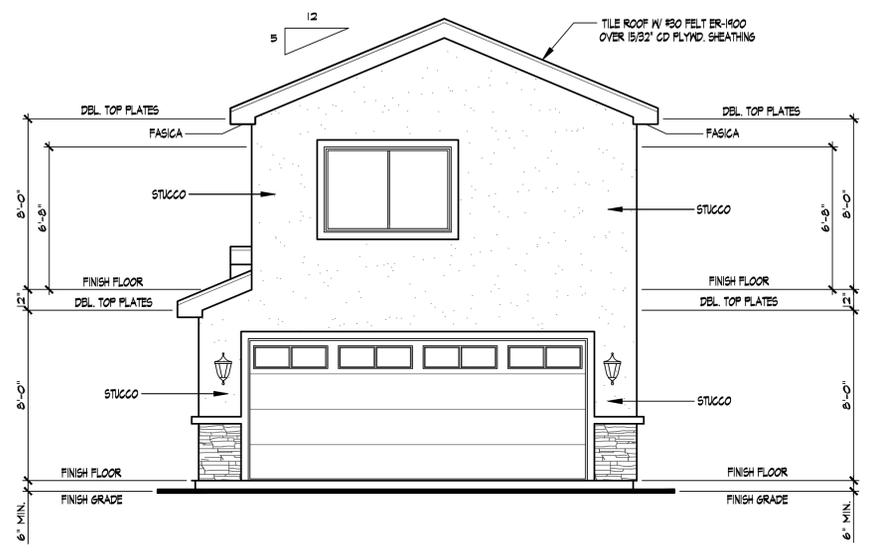
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SCALE: 1/4" = 1'-0"



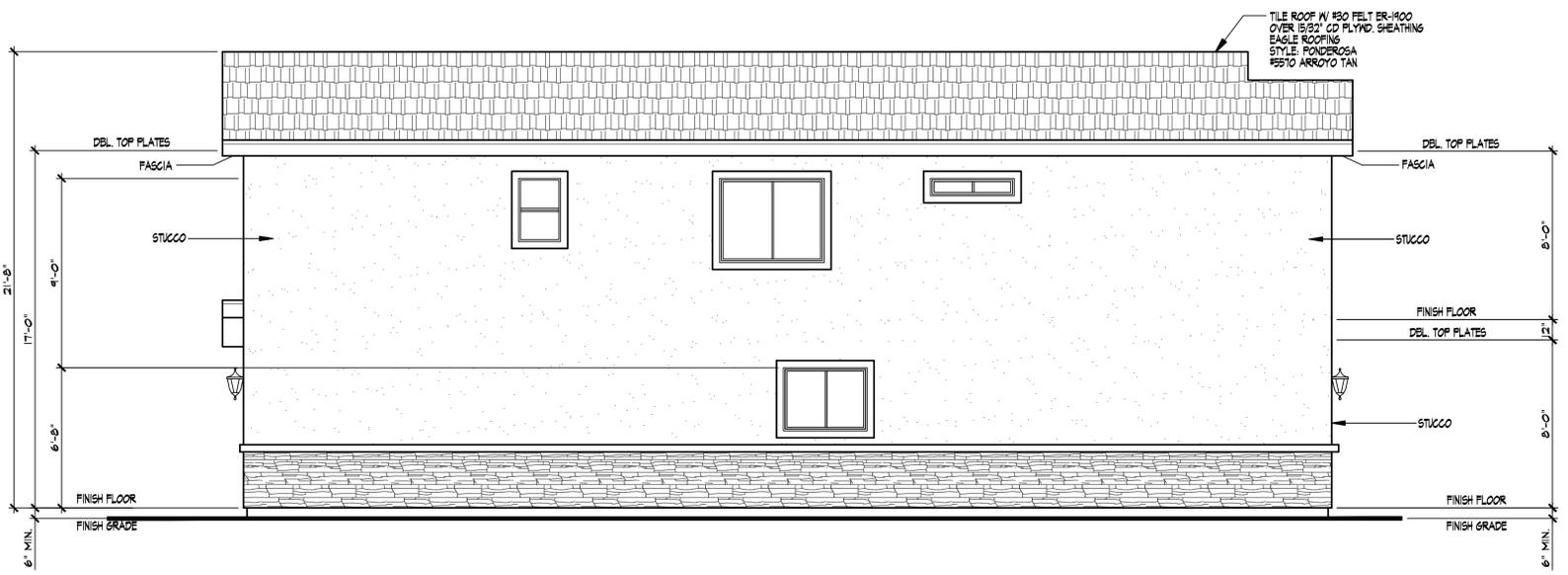
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

△ Buildings shall have approved address identification that is legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Letters shall not be spelled out. Each character shall be not less than 4 inches in height with a stroke width of not less than 1/2 inch. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained. (R391.1 CRC)

△ SHALL BE INTERNALLY ILLUMINATED BY MEANS OF LOW VOLTAGE POWER SOURCE DURING HRS TO DARKNESS. REF: LOMA LINDA MUNICIPAL CODE SEE: 15.28.190 SECTIONS 05.1



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



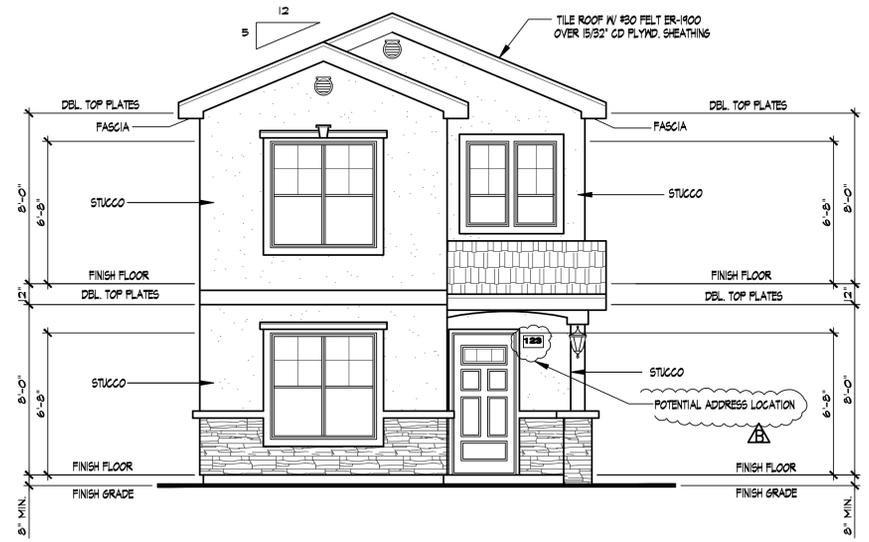
LEFT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATIONS

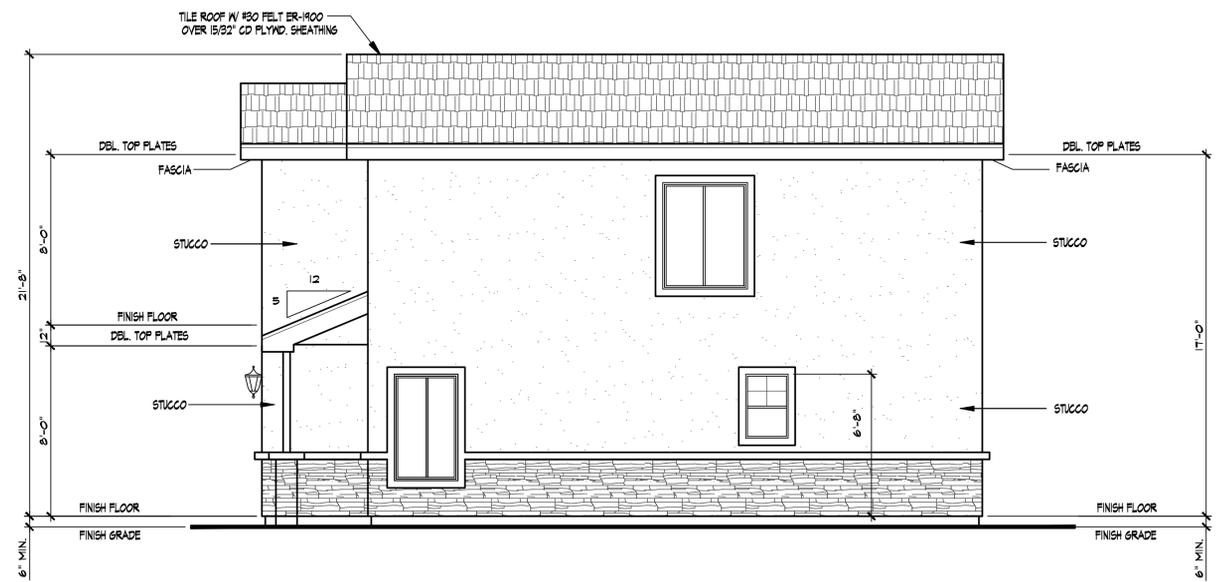
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RIVERSIDE, CA 92507 (951) 684-4222

DRAWN	ERICK AGUIRRE
CHECKED	AL AGUIRRE
DATE	8-28-18
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	8

REVISIONS	BY
01-14-19	R.O.

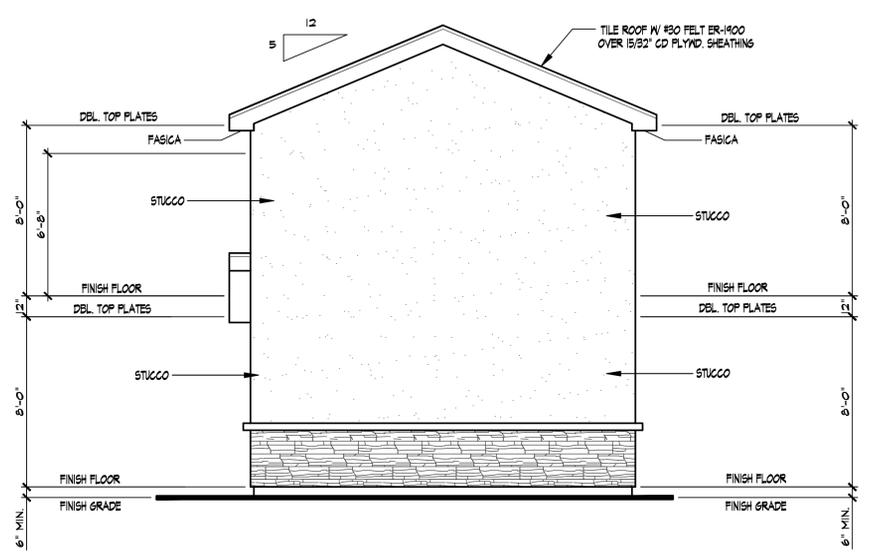


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

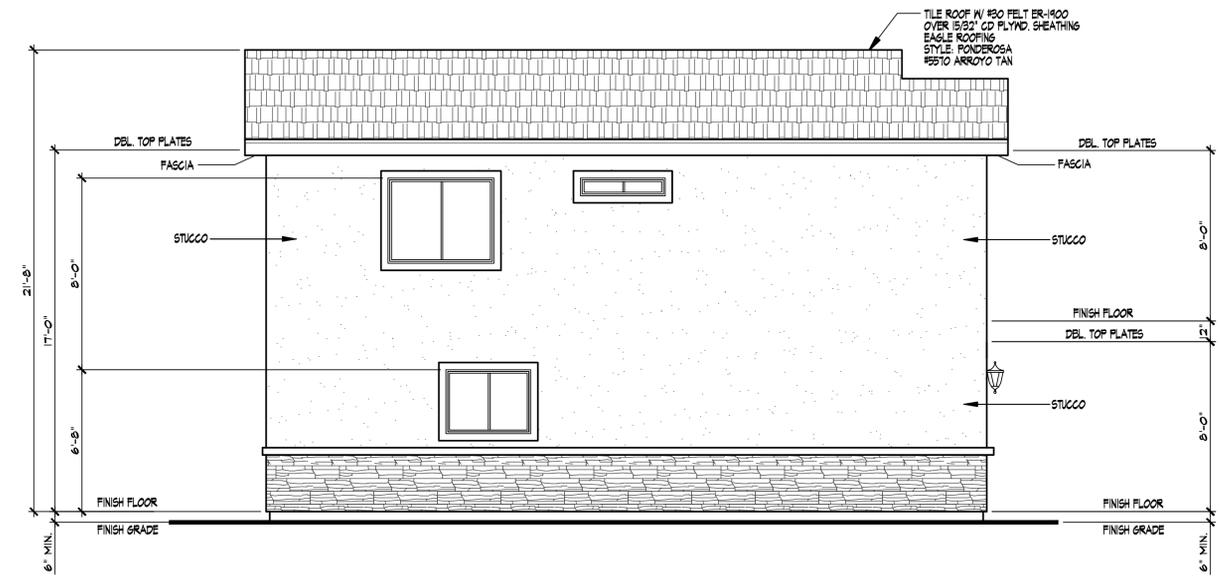


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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



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

ELEVATIONS

A.K.A. & ASSOCIATES INC.
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2222 KANSAS AVE. SUITE K
RIVERSIDE, CA 92507 (951) 684-4222

DRAWN	ERICK ABUINNE
CHECKED	AL ABUINNE
DATE	8-28-18
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	15

ALL HOT WATER PIPING SIZED 3/4" OR LARGER IS REQUIRED TO BE INSULATED AS FOLLOWS:
 1" PIPE SIZE OR LESS: 1" THICK INSULATION;
 LARGER PIPE SIZES REQUIRE 1 1/2" THICK INSULATION. NOTE: IN ADDITION THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK IS REQUIRED TO BE INSULATED. ES ISOLOQU2
 PROVIDE ON THE PLANS A COMPLETE GAS PIPE DESIGN, THE GAS LOAD FOR THE WATER HEATER SHALL BE A MINIMUM OF 200,000 BTU/HR.
 A CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2" ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS FOR GRAVITY DRAINAGE. THE "B" VENT INSTALLED IN A STRAIGHT POSITION (NO BENDS) FROM THE ROOM CONTAINING THE WATER HEATER TO THE ROOF TERMINATION (FOR FUTURE POSSIBLE SLEEVING FOR HIGH EFFICIENCY HEATER VENTING.)
 A 120 VOLT RECEPTACLE ACCESSIBLE TO THE HEATER INSTALLED WITHIN 3 FEET.

Domestic dishwashing machines shall discharge indirectly through an air gap or air break into a standpipe or waste receptor or discharge into a rye-branch fitting on the tail piece of the kitchen sink or the dishwasher connection of a food waste grinder. (CPC 607.4)
 Minimum slope of sewer line and drainage piping is 2% (CPC 708).
 A domestic dish washer shall have a waste outlet a minimum of 1-1/2 inches in diameter. (CPC 1009.3)
 A domestic kitchen sink shall have a waste outlet minimum of 2 inches in diameter. (CPC 1009.3)

Outdoor Low efficacy lighting is allowed, but only when fixtures are controlled by a motion sensor, and one of the following controls (a photo control, an astronomical time clock or an energy management control system. Freestanding or built-in ranges shall have a vertical clearance above the cooking top of not less than 30 inches to unprotected combustible materials. Reduced clearances are permitted in accordance with the listing and labeling of the range hoods or appliances. (CMC 420.3)
 Each vent pipe or stack shall extend through its flashing and shall terminate vertically not less than 6 inches above the roof nor less than 1 foot from a vertical surface. Show flashing detail.
 NOTE:
 ON THE BUILDING PLANS ALL OF THE MANDATORY ENERGY CONSERVATION REQUIREMENTS AS LISTED ON THE "MANDATORY MEASURES CHECKLIST".
 NOTE:
 DOORS AND PANELS OF SHOWER AND BATH TUB ENCLOSURES SHOULD BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC.

WALL COVERINGS OF SHOWERS OR TUBS WITH SHOWERS SHALL BE OF CEMENT PLASTER, TILE, OR APPROVED EQUAL TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE DRAIN INLET. BACKING FOR TILE SHALL BE CEMENT BOARD OR CEMENT PLASTER NO GREEN BOARD.

There shall be no trenches or excavations 5 feet or more in depth into which a person is required to descend; or obtain a necessary permit from State of California, Division of Industrial Safety prior to the issuance of a Building or Grading Permit. Add note to window schedule: The load resistance of glass under uniform load shall be determined in accordance with ASTM E 1300. There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum of dimension of 36 inches measured in the direction of travel. Exterior landing shall be permitted to have a slope not to exceed 1/4 unit vertical in 12 units horizontal (2 percent). (CRC R303.1)
 Landing on finished floors at the required egress door shall not be more than 1-1/2 inches lower than the top of the threshold. (CRC R303.1)
 Show exterior wall construction assembly. A minimum of one layer of No. 15 asphalt felt free from holes and breaks, complying with ASTM D 226 for Type I felt shall be applied over studs of all exterior walls. Specify that two layers of Grade D or 60 minute Grade D paper shall be applied over all wood base sheathing. (2019 CRC R103.2)

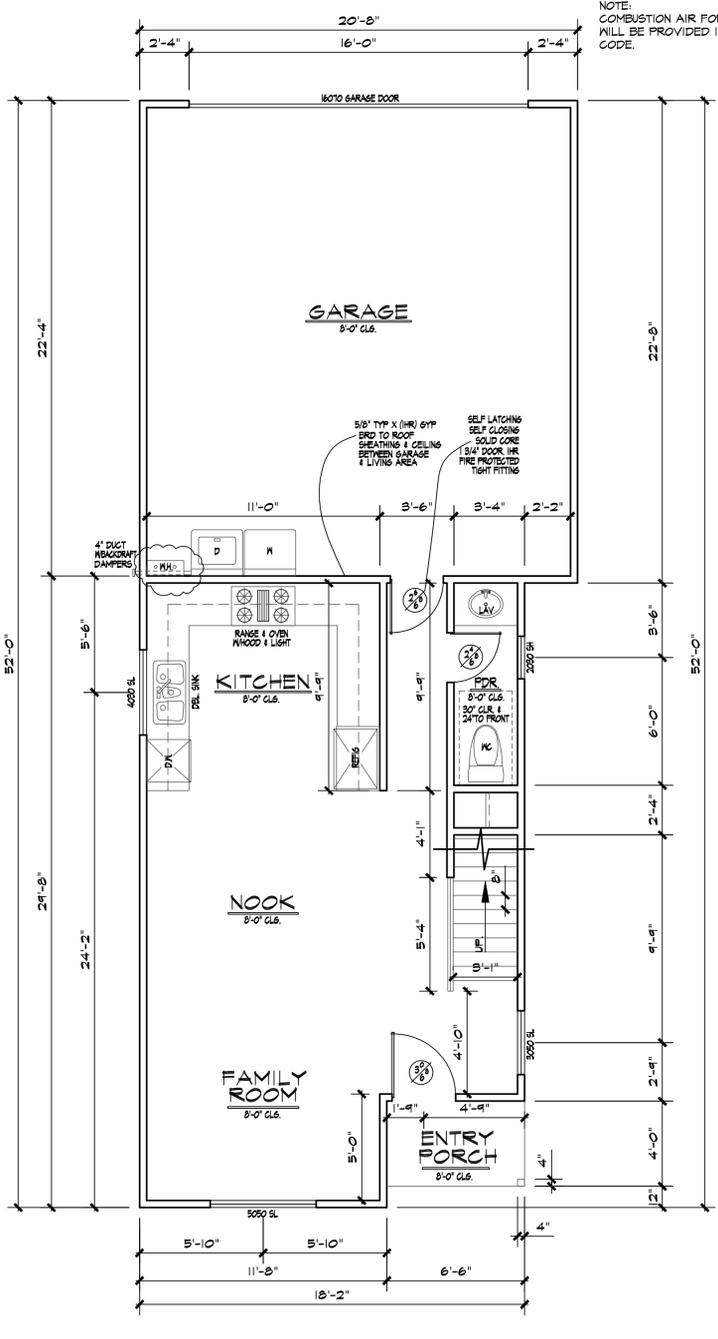
PROVIDE MINIMUM 42" HIGH GUARDS ALONG OPEN-SIDED WALKING SURFACES, STAIRWAYS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. OPENINGS BETWEEN BALUSTERS/RAILS SHALL BE SPACED SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.

a. A 120V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTION; AND
 b. A CATEGORY III OR IV VENT, OR A TYPE B VENT STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED; AND
 c. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE; AND
 d. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR.

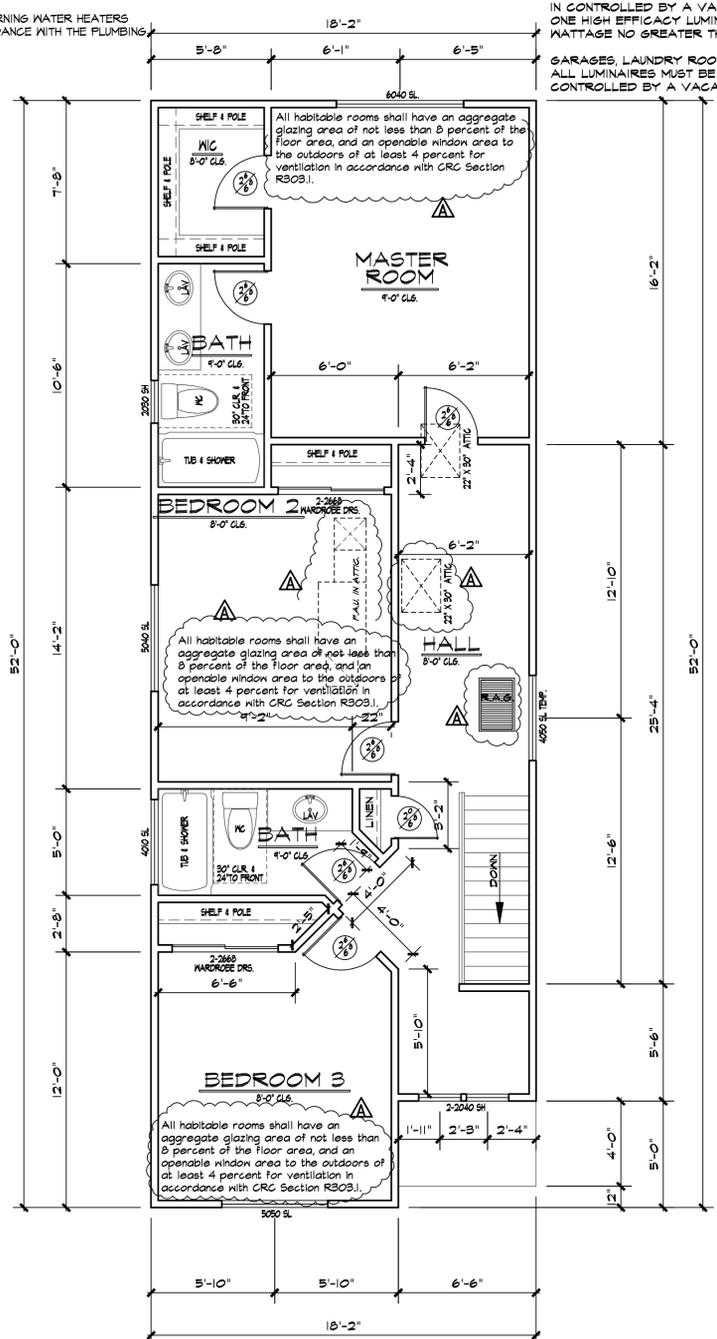
NOTE:
 ALL PLUMBING VENTS AND DRYER VENTS SHALL NOT TERMINATE WITHIN 10' FROM ANY OPENABLE WINDOW
 NOTE:
 OPENABLE WINDOWS SHALL BE LOCATED A MINIMUM OF 10' FROM ANY PLUMBING VENTS, CHIMNEYS, ETC. VENT SHALL TERMINATE ABOVE ROOF.
 Ducts penetrating wall or ceiling separations between a garage and a dwelling unit shall be constructed of minimum 26 gage sheet metal and shall have no openings into the garage. (R302.3.2 CRC)
 Automatic garage door openers: if provided shall be listed and labeled in accordance with UL325. (R304.4 CRC)
 Newly constructed one- and two-family dwellings and townhouses with attached private garages shall comply with Electric Vehicle (EV) infrastructure requirements in accordance with the California Green Building Standards Code Chapter 4, Division 4.1. (R309.2 CRC)

ALL PERMANENTLY INSTALLED LIGHTING IN BATHROOMS IN CONTROLLED BY A VACANCY SENSOR, EXCEPT FOR ONE HIGH EFFICACY LUMINAIRE WITH TOTAL LAMP WATTAGE NO GREATER THAN 26 WATTS.
 GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS ALL LUMINAIRES MUST BE HIGH EFFICACY AND MUST BE CONTROLLED BY A VACANCY SENSOR.
 NOTE FOR WINDOWS:
 The load resistance of glass under uniform load shall be determined in accordance with ASTM E1300.
SQUARE FOOTAGE
 FIRST FLOOR LIVING AREA = 500 SQ. FT.
 SECOND FLOOR LIVING AREA = 880 SQ. FT.
 ENTRANCE PORCH AREA = 26 SQ. FT.
 GARAGE AREA = 468 SQ. FT.
 GRAND TOTAL = 1,874 SQ. FT.
 NOTE PLUMBING MATERIALS ON PLANS:
 Water piping materials within a building shall be in accordance with Sec. 604.1 of the California Plumbing Code. PEX, CPVC and other plastic water piping systems shall be installed in accordance with the requirements of Sec 604 of the CPC, Installation Standards of Appendix 1 of the CPC and manufacturers recommended installation standards. CPVC water piping requires a Certification of Compliance as specified in Sec 604.1(d) of the CPC prior to permit issuance. Note pipe material on plans. All hose bibs must have an approved anti-siphon device. (CPC 603.5.1)
 Domestic dishwashers require an approved dishwasher air gap fitting on the discharge side of the dishwasher. Listed air gaps shall be installed with the flood-level (FL) marking at or above the flood-level of the sink or drainboard, whichever is higher. (CPC 607.13) Note on plans.
 Instantaneous water heaters with an input rating greater than 6.6 kBtu/hr shall have isolation valves on both the cold water supply and the hot water pipe leaving the water heater, and hose bibs or other fittings on each valve for flushing the water heater when the valves are closed. (110.3 (c)(7)) California Energy Code

FLOOR PLAN NOTE:
 1. ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED
 2. WALL INSULATION SHALL BE R-19 IN VENT
 3. ROOF INSULATION SHALL BE R-30 HP ATTIC OPTION B
 4. UNDER FLOOR INSULATION SHALL BE R-19
 5. ALL RECEPTACLES IN KITCHEN AND GARAGE SHALL BE GFI.
 6. LAMPS USED IN LUMINAIRES FOR GENERAL LIGHTING IN KITCHEN AND BATHROOM SHALL HAVE EFFICIENCY OF NOT LESS THAN FLOURESCENT.
 7. ALL WINDOWS SHALL BE DUAL PANE
 8. ALL BEDROOMS AND HALL AREAS THAT ACCESS BEDROOMS SHALL HAVE SMOKE DETECTORS. HARD WIRE WITH BATTERY BACK UP.
 9. PROVIDE BOX 22" ATTIC ACCESS
 10. PANS SHALL HAVE 5 AIR CHANGES PER HOUR
 11. APPROVED SMOKE DETECTOR WITHIN 12" OF THE CEILING AT THIS LOCATION
 12. PROVIDE EARTHQUAKE STRAPS AT TOP AND BOTTOM OF WATER HEATER
 13. ROOF ATTIC HEATING OR A.C. EQUIPMENT ON BEARINGS WALLS OR BEAMS FOR TRUSSED ROOFS DOUBLE TRUSSES.
 14. PROVIDE APPROVED BACKFLOW PREVENTION DEVICES AT ALL EXTERIOR HOSE BIBS.
 15. GLAZING IN THE FOLLOWING LOCATIONS SHOULD BE OF SAFETY GLAZING MATERIAL IN ACCORDANCE WITH SECTION 2406.4 (SEE EXCEPTIONS).
 a. FIXED OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE. WINDOW ADJACENT TO DOOR AT KITCHEN.
 b. ATTIC VENT GLAZING SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4-INCH IN DIMENSION.
 17. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL PENETRATION RATING COUNCIL (NPRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.
 18. 7/8" MAXIMUM STEP DOWN HEIGHT AT EXTERIOR DOORS
 19. STORAGE TANKS FOR A NON-REGULATING SYSTEM MUST HAVE PIPE INSULATION ON BOTH HOT AND COLD WATER PIPES FOR LENGTH OF FIVE FEET.
 NOTE:
 1. NO SLIP JOINT CONNECTIONS
 2. USE COPPER FOR WATER PIPING
 3. ABS PIPES FOR DRAINAGE WASTE AND VENT PIPING
 4. PROVIDE CLEANOUT AT GRADE NEAR CONNECTION OF BUILDING SEWER AND BUILDING DRAIN.
 5. PROVIDE 2 SQ. IN. PER 1000 BTU/H M MINIMUM FREE AREA OF RETURN AIR DUCTS OR OPENINGS.
 6. CONTROL VALVE FOR SHOWER OR TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
 Provide a floor or landing on each side of every exterior door. Landing shall have a width not less than the width of the door and be a minimum of 36" in length. (R301.3 CRC)
 a. The landing at required out-swinging door shall not be more than 1 1/2" lower than the top of the threshold.
 b. The landing at in-swinging doors and doors other than the required egress shall not be more than 7/8" below the top of the threshold.
 c. Maximum slope of any landing shall not exceed 1/4 inch per foot. (R301.3 CRC)
 Provide exterior wall water resistive barrier notes and details. One layer of No. 15 asphalt felt, complying with ASTM D 226 for Type I felt, or another approved water-resistive barrier, is required for the exterior. Such material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2" and where joints occur, the material shall be lapped not less than 6 inches. Where applied over wood-based sheathing a performance at least equivalent to two layers of Grade D paper is required. (R103.2, R103.13 CRC)
 Provide a sediment trap at the location of the water heater and the FAU or where a sediment trap is not incorporated as part of the appliance. A sediment trap must be installed downstream of the appliance shut-off valve as close to the inlet of the appliance as practical, but before the flex connector, where used at the time of appliance installation. Sediment traps are NOT required at ranges, clothes dryers, decorative vented appliances, or gas fireplaces. (1313.7 CIVIC)
 NOTE:
 ALL NEW GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED SHOWING THE U VALUE.
 NOTE:
 SHOWERS AND TUB-SHOWER COMBINATIONS IN BUILDINGS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.
 NOTE:
 "ALL APPLICABLE INSTALLATION CERTIFICATE (IC-608) FORMS AND CERTIFICATE OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF-AR) FORMS SHALL BE COMPLETED AND POSTED AT THE PROJECT SITE TO BE VERIFIED BY THE BUILDING INSPECTOR"
 "During construction and until final startup of the heating and cooling equipment, all ducts and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other acceptable methods." (C608 Section 4.504.1).
STAIR NOTES
 HANDRAIL - 36" OT 30" ABOVE NOSING W/ SAFETY RETURN
 4" MAIL MAX CLR SPACING OF INTERMEDIATE RAILS
 HEAD ROOM - 6'-8" MIN.
 MIN. WIDTH OF 36"
 1 1/2" TO 2"
 1 1/2" TO 2"
 1 1/2" TO 2"
 36" TO STEP
 11/4" TO 2"
 1 1/2"

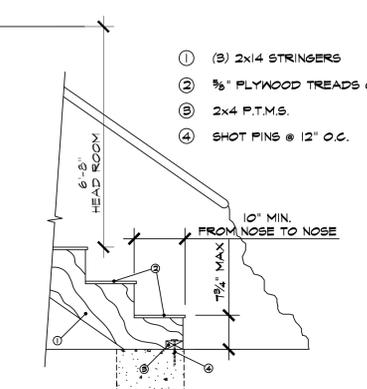


FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

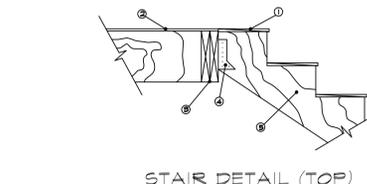


SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"

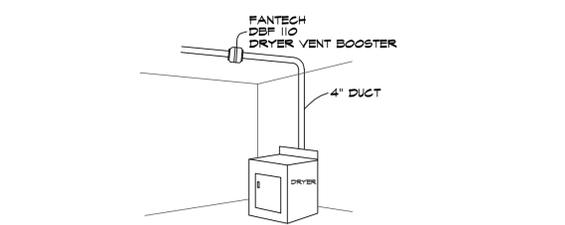
FIXTURE TYPE	MAXIMUM FLOW RATE
Showers:	2.0 gpm @ 80 psi
Kitchen faucets:	1.8 gpm @ 60 psi
Water closets:	1.28 gallons/flush
Lavatory faucets:	1.2 gpm @ 60 psi
Urinals:	0.128 gallons/flush



- 1) 3) 2x14 STRINGERS
- 2) 3/8" PLYWOOD TREADS OR 2X TREAD
- 3) 2x4 P.T.M.S.
- 4) SHOT PINS @ 12" O.C.



STAIR DETAIL (TOP)



Provide a floor or landing on each side of every exterior door. Landing shall have a width not less than the width of the door and be a minimum of 36" in length. (R301.3 CRC)
 a. The landing at required out-swinging door shall not be more than 1 1/2" lower than the top of the threshold.
 b. The landing at in-swinging doors and doors other than the required egress shall not be more than 7/8" below the top of the threshold.
 c. Maximum slope of any landing shall not exceed 1/4 inch per foot. (R301.3 CRC)

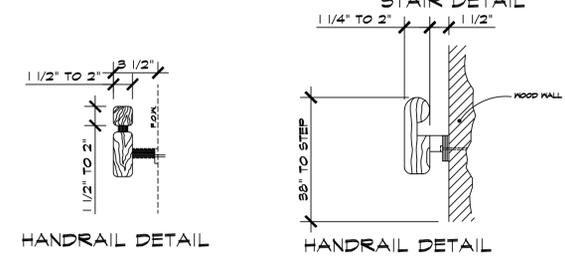
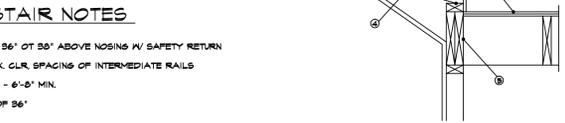
Provide exterior wall water resistive barrier notes and details. One layer of No. 15 asphalt felt, complying with ASTM D 226 for Type I felt, or another approved water-resistive barrier, is required for the exterior. Such material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2" and where joints occur, the material shall be lapped not less than 6 inches. Where applied over wood-based sheathing a performance at least equivalent to two layers of Grade D paper is required. (R103.2, R103.13 CRC)

Provide a sediment trap at the location of the water heater and the FAU or where a sediment trap is not incorporated as part of the appliance. A sediment trap must be installed downstream of the appliance shut-off valve as close to the inlet of the appliance as practical, but before the flex connector, where used at the time of appliance installation. Sediment traps are NOT required at ranges, clothes dryers, decorative vented appliances, or gas fireplaces. (1313.7 CIVIC)

NOTE:
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NOTE:
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 "During construction and until final startup of the heating and cooling equipment, all ducts and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other acceptable methods." (C608 Section 4.504.1).

- 1) 3/8" PLYWOOD (WTR-PROOF) OR 2X TREAD
- 2) 2x4 PLATE
- 3) 3/8" PLYWOOD SUBFLOOR
- 4) 2x14 STRINGERS (3) MIN.
- 5) 2X BLOCKING



HANDRAIL DETAIL

REVISIONS	BY
01-14-19	R.O.

A.K.A. & ASSOCIATES INC.
 BUILDING DESIGNERS / ENGINEERS
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 RIVERSIDE, CA. 92507
 (951) 694-4222

DRAWN	ROBERTO OROZCO
CHECKED	AL AGUIRRE
DATE	10-29-18
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	2

ALL HOT WATER PIPING SIZED 1/2" OR LARGER IS REQUIRED TO BE INSULATED AS FOLLOWS:
 1" PIPE SIZE OR LESS: 1" THICK INSULATION, LARGER PIPE SIZES REQUIRE 1 1/2" THICK INSULATION. NOTE: IN ADDITION THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK IS REQUIRED TO BE INSULATED. (50.0.0.2)

PROVIDE ON THE PLANS A COMPLETE GAS PIPE DESIGN, THE GAS LOAD FOR THE WATER HEATER SHALL BE A MINIMUM OF 200,000 BTU/HR.

A CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2" ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS FOR GRAVITY DRAINAGE.

THE "B" VENT INSTALLED IN A STRAIGHT POSITION (NO BENDS) FROM THE ROOM CONTAINING THE WATER HEATER TO THE ROOF TERMINATION (FOR FUTURE POSSIBLE SLEEVING FOR HIGH EFFICIENCY HEATER VENTING.)

A 120 VOLT RECEPTACLE ACCESSIBLE TO THE HEATER INSTALLED WITHIN 3 FEET.

Domestic dishwashing machines shall discharge indirectly through an air gap or air break into a standpipe or waste receptor or discharge into a rye-branch fitting on the tail piece of the kitchen sink or the dishwasher connection of a food waste grinder. (CPC 807.4)

Minimum slope of sewer line and drainage piping is 2% (CPC 108)

A domestic dish washer shall have a waste outlet a minimum of 1-1/2 inches in diameter. (CPC 1009.3)

A domestic kitchen sink shall have a waste outlet minimum of 2 inches in diameter. (CPC 1009.3)

Outdoor Low efficacy lighting is allowed, but only when fixtures are controlled by a motion sensor, and one of the following controls (a photo control, an astronomical time clock or an energy management control system).

Freestanding or built-in ranges shall have a vertical clearance above the cooking top of not less than 30 inches to unprotected combustible materials. Reduced clearances are permitted in accordance with the listing and labeling of the range hoods or appliances. (CMC 420.5)

Each vent pipe or stack shall extend through its flashing and shall terminate vertically not less than 6 inches above the roof nor less than 1 foot from a vertical surface. Snow flashing detail.

There shall be no branches or excavations 5 feet or more in depth into which a person is required to descend or obtain a necessary permit from State of California, Division of Industrial Safety prior to the issuance of a Building or Grading Permit.

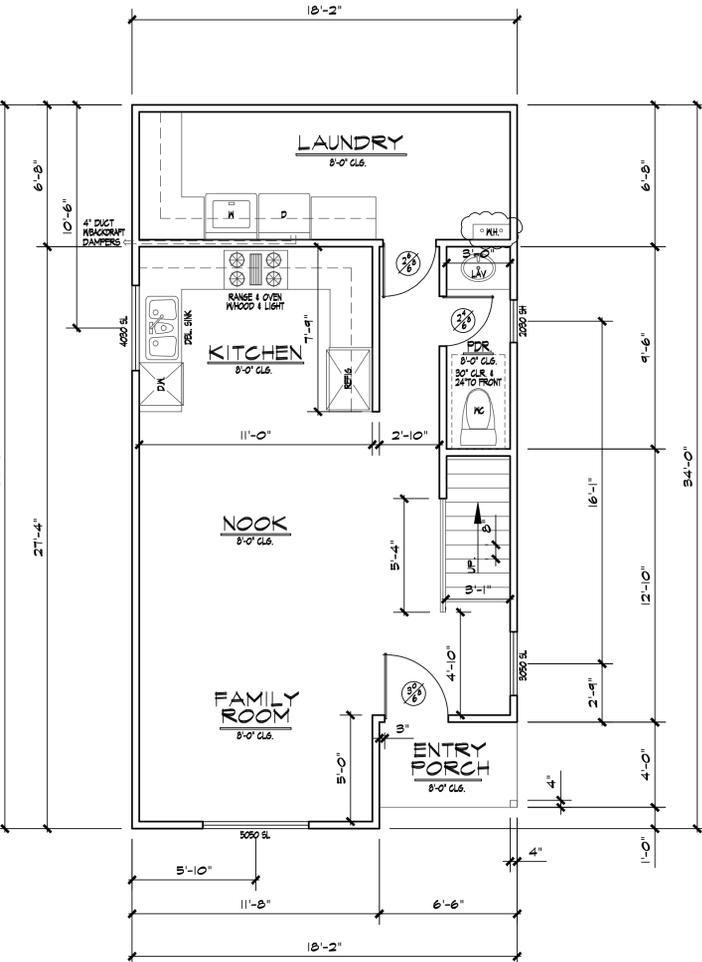
Add note to window schedule: The load resistance of glass under uniform load shall be determined in accordance with ASTM E 1300.

There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum of dimension of 36 inches measured in the direction of travel. Exterior landing shall be permitted to have a slope not to exceed 1/4 unit vertical in 12 units horizontal (2 percent). (CRC R311.3)

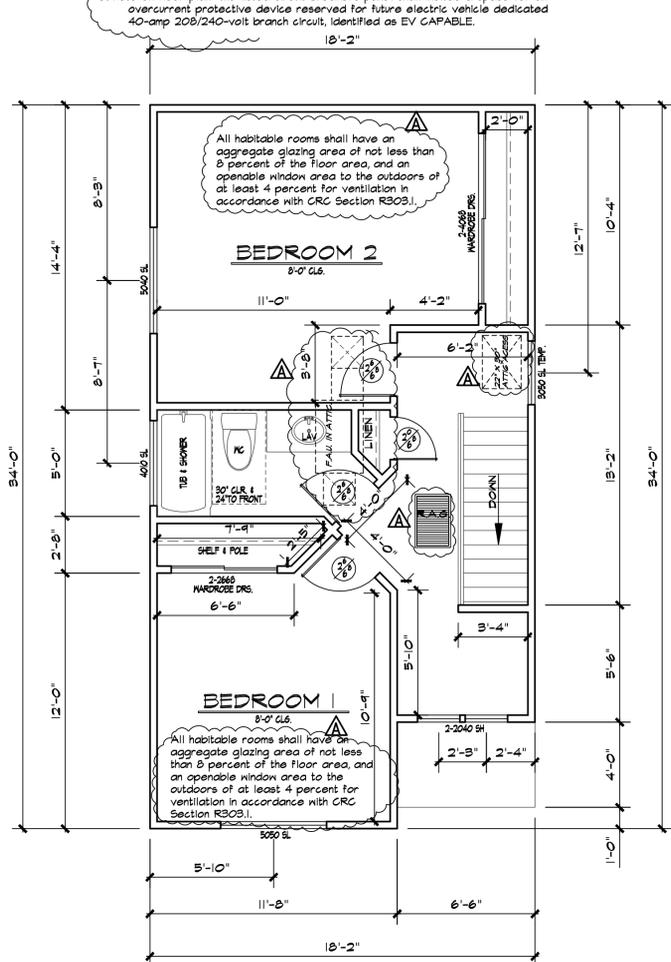
Landing or finished floors at the required egress door shall not be more than 1/2 inches lower than the top of the threshold. (CRC R311.3.1)

Show exterior wall construction assembly. A minimum of one layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D 226 for Type I felt shall be applied over studs of all exterior walls. Specify that two layers of Grade D or 60 minute Grade D paper shall be applied over all wood base sheathing. (A19.3 CRC R103.2)

- NOTE:**
 ON THE BUILDING PLANS ALL OF THE MANDATORY ENERGY CONSERVATION REQUIREMENTS AS LISTED ON THE "MANDATORY MEASURES CHECKLIST".
- DOORS AND PANELS OF SHOWER AND BATHUB ENCLOSURES SHOULD BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC.**
- Provide service panel schedule in accordance with CEC Article 220. The service panel circuit directory shall identify the overcurrent protective device space reserved for future electrical vehicle charger as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE." 2016 Green Building Code 4.106.4.1.Lb.
 - Note on floor plan: The listed circuit breakers panel shall include a space for an overcurrent protective device reserved for future electric vehicle dedicated 40-amp 208/240-volt branch circuit, identified as EV CAPABLE.
 - On the floor plan, show a service panel. Denote a pre-wired 40-AMP 208/240-volt raceway for a dedicated branch circuit connecting the service panel to the listed cabinet; the raceway shall not be less than trade size 1 (nominal 1-inch inside diameter).
 - Provide service panel schedule in accordance with CEC Article 220. The service panel circuit directory shall identify the overcurrent protective device space reserved for future electrical vehicle charger as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE." 2016 Green Building Code 4.106.4.1.1.
 - Note on floor plan: The listed circuit breakers panel shall include a space for an overcurrent protective device reserved for future electric vehicle dedicated 40-amp 208/240-volt branch circuit, identified as EV CAPABLE.



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



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

WALL COVERINGS OF SHOWERS OR TUBS WITH SHOWERS SHALL BE OF CEMENT PLASTER, TILE, OR APPROVED EQUAL, TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE DRAIN INLET. BACKING FOR TILE SHALL BE CEMENT BOARD OR CEMENT PLASTER ON GREEN BOARD.

PROVIDE MINIMUM 42" HIGH GUARDS ALONG OPEN-SIDED WALKING SURFACES, STAIRWAYS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. OPENINGS BETWEEN BALUSTERS/RAILS SHALL BE SPACED SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.

- A 120V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTION, AND
- A CATEGORY III OR IV VENT, OR A TYPE B VENT STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED; AND
- A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE, AND
- A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR.

ALL PERMANENTLY INSTALLED LIGHTING IN BATHROOMS IN CONTROLLED BY A VACANCY SENSOR, EXCEPT FOR ONE HIGH EFFICIENCY LUMINAIRE WITH TOTAL LAMP WATTAGE NO GREATER THAN 26 WATTS.

GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS ALL LUMINAIRES MUST BE HIGH EFFICIENCY AND MUST BE CONTROLLED BY A VACANCY SENSOR.

NOTE:
 COMBUSTION AIR FOR FUEL BURNING WATER HEATERS WILL BE PROVIDED IN ACCORDANCE WITH THE PLUMBING CODE.

NOTE:
 ALL PLUMBING VENTS AND DRYER VENTS SHALL NOT TERMINATE WITHIN 10' FROM ANY OPENABLE WINDOW.

NOTE:
 OPENABLE WINDOWS SHALL BE LOCATED A MINIMUM OF 10' FROM ANY PLUMBING VENTS, CHIMNEYS, ETC. VENT WILL TERMINATE ABOVE ROOF.

Ducts penetrating wall or ceiling separations between a garage and a dwelling unit shall be constructed of minimum 26 gage sheet metal and shall have no openings into the garage. (R302.5.2 CRC)

Automatic garage door openers, if provided, shall be listed and labeled in accordance with UL325. (R304.4 CRC)

Newly constructed one- and two-family dwellings and townhouses with attached private garages shall comply with Electric Vehicle (EV) infrastructure requirements in accordance with the California Green Building Standards Code Chapter 4, Division 4.1. (R304.8 CRC)

NOTE FOR WINDOWS:
 The load resistance of glass under uniform load shall be determined in accordance with ASTM E1300.

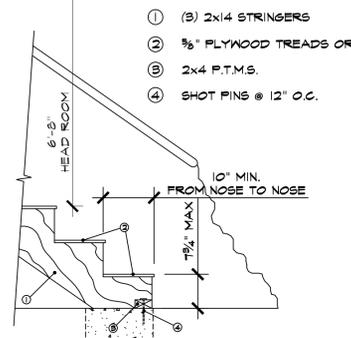
NOTE PLUMBING MATERIALS ON PLANS.
 Water piping materials within a building shall be in accordance with Sec. 604.1 of the California Plumbing Code. PE-X, CPVC and other plastic water piping systems shall be installed in accordance with the requirements of Sec. 604 of the CPC. Installation Standards of Appendix I of the CPC and manufacturers recommended installation standards. CPVC water piping requires a Certification of Compliance as specified in Sec. 604.1.(d) of the CPC prior to permit issuance. Note pipe material on plans. All hose bibs must have an approved anti-siphon device. (CPC 603.5.1) Domestic dishwashers require an approved dishwasher air gap fitting on the discharge side of the dishwasher. Listed air gaps shall be installed with the flood-level (FL) marking at or above the flood-level of the sink or drainboard, whichever is higher. (CPC 807.3) Note on plans. Instantaneous water heaters with an input rating greater than 6.0 kBtu/hr shall have isolation valves on both the cold water supply and the hot water pipe leaving the water heater, and hose bibs or other fittings on each valve for flushing the water heater when the valves are closed. (103.3 (c)(7)) California Energy Code)

FIXTURE TYPE	MAXIMUM FLOW RATE
Showers:	2.0 gpm @ 80 psi
Kitchen faucets:	1.8 gpm @ 60 psi
Water closets:	1.28 gallons/flush
Lavatory faucets:	1.2 gpm @ 60 psi
Urinals:	0.125 gallons/flush

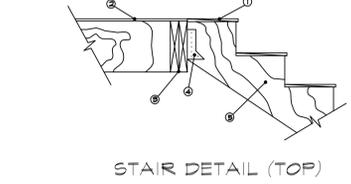
NOTE:
 ALL NEW GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED SHOWING THE U VALUE.

NOTE:
 SHOWERS AND TUB-SHOWER COMBINATIONS IN BUILDINGS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.

NOTE:
 ALL APPLICABLE "INSTALLATION CERTIFICATE"(I-C) FORMS AND "CERTIFICATE OF FIELD VERIFICATION AND DIAGNOSTIC TESTING"(C-F) FORMS SHALL BE COMPLETED AND POSTED AT THE PROJECT SITE TO BE VERIFIED BY THE BUILDING INSPECTOR."



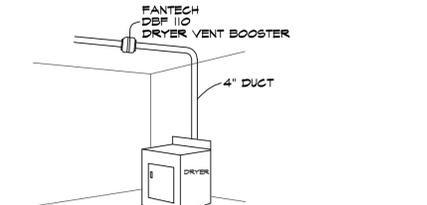
- 1/2" PLYWOOD TREADS OR 2X TREAD
- PLYWOOD SUBFLOOR
- 2X DBL. FLR. JOISTS (2)
- APPROVED HANGER (H414) MIN. SIMPSON
- (3) 2X4 STRINGERS



STAIR DETAIL (TOP)

- FLOOR PLAN NOTE:**
- ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED
 - WALL INSULATION SHALL BE R-19 IN VENTS
 - ROOF INSULATION SHALL BE R-30 HP ATTIC OPTION B
 - UNDER FLOOR INSULATION SHALL BE R-19
 - ALL RECEPTACLES IN KITCHEN AND GARAGE SHALL BE GFI. OUTSIDE RECEPTACLES SHALL BE WEATHER PROOF.
 - LAMPS USED IN LUMINAIRES FOR GENERAL LIGHTING IN KITCHEN AND BATHROOM SHALL HAVE EFFICIENCY OF NOT LESS THAN FLOURESCENT.
 - ALL WINDOWS SHALL BE DUAL PANE
 - ALL BEDROOMS AND HALL AREAS THAT ACCESS BEDROOMS SHALL HAVE SMOKE DETECTORS. HARD WIRE WITH BATTERY BACK UP.
 - PROVIDE BOX 22" ATTIC ACCESS
 - SPANS SHALL HAVE 5 AIR CHANGES PER HOUR
 - APPROVED SMOKE DETECTOR WITHIN 12' OF THE CEILING AT THE LOCATION
 - PROVIDE EARTHQUAKE STRAPS AT TOP AND BOTTOM OF WATER HEATER
 - ROOF ATTIC HEATING OR A.C. EQUIPMENT ON BEARING WALLS OR BEAMS. FOR TRUSSED ROOFS DOUBLE TRUSSES.
 - PROVIDE APPROVED BACKLASH PREVENTION DEVICES AT ALL EXTERIOR HOSE BIBS.
 - GLAZING IN THE FOLLOWING LOCATIONS SHOULD BE OF SAFETY GLAZING MATERIAL IN ACCORDANCE WITH SECTION 2406.4 (SEE EXCEPTIONS).
 - FIXED OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE. WINDOW ADJACENT TO DOOR AT KITCHEN.
 - ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4-INCH IN DIMENSION. SECTION 1505.3
 - THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL PENETRATION RATING COUNCIL (NPRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.
 - 7 3/4" MAXIMUM STEP DOWN HEIGHT AT EXTERIOR DOORS
 - STORAGE TANKS FOR NON-RECYCLING SYSTEM MUST HAVE PIPE INSULATION ON BOTH HOT AND COLD WATER PIPES FOR LENGTH OF FIVE FEET.

- NOTE:**
- NO SLIP JOINT CONNECTIONS
 - USE COPPER FOR WATER PIPING
 - ABS PIPE FOR DRAINAGE WASTE AND VENT PIPING
 - PROVIDE CLEANOUT AT GRADE NEAR CONNECTION OF BUILDING SEWER AND BUILDING DRAIN.
 - PROVIDE 2 SQ. IN. PER 1000 BTU/H MINIMUM FREE AREA OF RETURN AIR DUCTS OR OPENINGS.
 - CONTROL VALVE FOR SHOWER OR TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.



Provide a floor or landing on each side of every exterior door. Landing shall have a width not less than the width of the door and be a minimum of 36" in length. (R311.3 CRC)

- The landing at required out-swinging door shall not be more than 1 1/2" lower than the top of the threshold.
- The landing at in-swinging doors and doors other than the required egress shall not be more than 7 3/4" below the top of the threshold.
- Maximum slope of any landing shall not exceed 1/4 inch per foot. (R311.3 CRC)

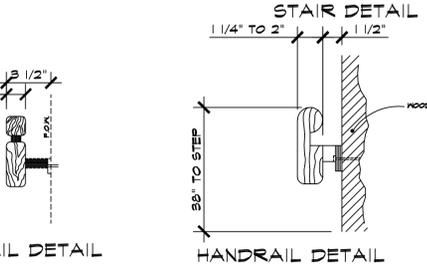
Provide exterior wall water resistive barrier notes and details. One layer of No. 15 asphalt felt, complying with ASTM D 226 for Type I felt, or another approved water-resistive barrier, is required for the exterior. Such material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2" and where joints occur, the material shall be lapped not less than 6 inches. Where applied over wood-based sheathing a performance at least equivalent to two layers of Grade D paper is required. (R103.2, R103.13 CRC)

Provide a sediment trap at the location of the water heater and the FAU or where a sediment trap is not incorporated as part of the appliance. A sediment trap must be installed downstream of the appliance shut-off valve as close to the inlet of the appliance as practical, but before the flex connector, where used at the time of appliance installation. Sediment traps are NOT required at ranges, clothes dryers, decorative vented appliances, or gas fireplaces. (1313.7 CIVIC)

"During construction and until final startup of the heating and cooling equipment, all ducts and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other acceptable methods." (CGBC Section 4.504.1)

- 3/8" PLYWOOD (INTR. PROOF) OR 2X TREAD
- 2X4 PLATE
- 3/8" PLYWOOD SUBFLOOR
- 2X4 STRINGERS (3) MIN.
- 2X BLOCKING

STAIR NOTES
 HANDRAIL - 36" OT 30" ABOVE NOSING W/ SAFETY RETURN
 4" MAX. CLG. SPACING OF INTERMEDIATE RAILS
 HEAD ROOM - 6'-8" MIN.
 MIN. WIDTH OF 36"



HANDRAIL DETAIL

REVISIONS	BY
01-14-19	R.O.

FLOOR PLAN
 A.K.A. & ASSOCIATES INC.
 BUILDING DESIGNERS / ENGINEERS
 2222 KANSAS AVE. SUITE K
 RIVERSIDE, CA. 92507
 (951) 694-4222

DRAWN
ROBERTO OROZCO
CHECKED
AL. AGUIRRE
DATE
10-29-18
SCALE
1/4" = 1'-0"
JOB NO.
SHEET
9



City of Loma Linda

25541 Barton Road, Loma Linda, CA 92354 ☎ (909) 799-2830 📠 (909) 799-2894

Community Development Department

HISTORICAL COMMISSION STAFF REPORT SPECIAL MEETING OF FEBRUARY 4, 2019 AT 5:30PM

TO: Historical Commission

FROM: Konrad Bolowich, Assistant City Manager/Community Development Department

SUBJECT: Request to ratify a *Certificate of Appropriateness* to demolish 4 commercial structures more than 50 years old found within a commercial conservation area at the southwest corner of Redlands Boulevard and Anderson Street for the future construction of a public open space. The submitted report indicates the 4 structures are not associated with any significant person or event, are not architecturally important, and do not exhibit unique characteristics. Project site has a Land Use Designation of Commercial and is zoned East Valley Corridor – General Commercial. APNs: 0283-062-21, -22, -23, -24, -25.

RECOMMENDATION

Staff recommends the Historical Commission recommend approval to City Council to ratify the Commission's decision to approve the Certificate of Appropriateness to demolish 4 commercial structures over 50 years old located at the southwest corner of Redlands Boulevard and Anderson Street.

SUMMARY

In spring of 2018, Loma Linda University and the City of Loma Linda began discussion to beautify the southwest corner of Redlands Boulevard and Anderson Street. This major intersection, just south of the I-10 freeway, is considered a gateway into the city, guiding regional visitors to Loma Linda University Health, the VA Hospital, and other important medical facilities and offices in the area.

Currently, the subject site consists of 5 parcels. There are 4 commercial structures built over 50 years ago on the lots owned by Loma Linda University Health. The structures include: the old 76 gas station built in 1962; the Loma Linda Dairy (BK Sub's) built in 1966; the House of Thrift (ReLive building) built in 1959; and the Loma Linda Car Wash (building records were not found)

According to the Loma Linda Municipal Code (LLMC), Chapter 17.80 "Historic Preservation", buildings over 50 years old, within a commercial or residential area, are considered to be within a "conversation zone." Any proposed alteration, restoration, construction, relocation, or demolition to designated resource sites or buildings, requires approval of a Certificate of Appropriateness from the commission and the city council. In evaluating the application for a Certificate of Appropriateness, the commission and city council shall consider the existing and proposed architectural style or proposed project with regard to the original distinguishing architectural characteristics of the designated resource(s). The commission shall approve and the city council shall ratify the issuance of a Certificate of Appropriateness for any proposed work if it makes one of four findings listed in Chapter 17.80. Staff has chosen the following finding:

In the case of construction of a new improvement, addition, building, or structure upon a designated cultural resource site, the use and exterior of such improvements will not adversely affect and will be compatible with the use and exterior of existing designated cultural resources, improvements, buildings, natural features, and structures on the site.

LLUH has provided a historical analysis of the 4 structures. Due to the dates of construction and the current uses on the subject site, the report indicated the structures did not warrant any significant or historical merit. The report did not find that the structures were associated with a significant person or event, the building designs were not architecturally important, and the structures did not exhibit unique characteristics or exceptional workmanship. The report is attached as Attachment B.

Once the structures are approved to be demolished, LLUH plans to develop the land into open space. The proposed use would not adversely affect nearby existing structures or affect the historic district that is approximately 2 miles east from the site. Converting this area to open space will allow LLUH to plant a community garden and include a grove or small orchard, making it more compatible to the citrus grove industry historically found throughout the city. A conceptual design is attached as Attachment C.

ENVIRONMENTAL DETERMINATION

This project is eligible for a Class 1 exemption from the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines, Section 15301(1)(3), which applies to the demolition of existing commercial structures in urbanized areas. The location is an area that is not environmentally sensitive and all public services and facilities are available to allow development permissible in the General Plan.

CONCLUSION

Because the structures have no historical significance, the code states “the demolition permit may be issued in accordance with all other city ordinance and requirements.” As proposed, the project request and demolition is consistent with the General Plan, conforms to the zoning standards of the East Valley Corridor Specific Plan, and complies with the requirements of the Historic Preservation chapter of the LLMC.

Report prepared by:



Lorena A. Matarrita, Associate Planner

ATTACHMENTS

- A. Vicinity Map
- B. Loma Linda University Health Historian Richard Schaefer's Report
- C. Conceptual Design (not part of approval)

Historical Commission Report on the history of buildings on South/West corner of Anderson Street and Redlands Blvd.

By Richard A. Schaefer

Useful in making this report has been the resources of the Loma Linda University Department of Archives and Special Collections. An aerial photograph of Loma Linda looking south from Interstate 10 and estimated to have been taken in early 1966, shows the subject intersection with only the service station.





Loma Linda University Hospital, under construction in the background, is seen with cement forms surrounding the three iconic towers.



A “Topping Out” ceremony signaling the end of major construction was held on January 25, 1966. A picture in the April 8, 1966 *University Scope* for the first time shows the towers without concrete forms. Therefore the above picture of this intersection appears to have been taken in early 1966.

The *Lomasphere*, the Loma Linda Academy yearbook, has a picture of the previous Union 76 station there in 1961. So, the current station was built sometime between 1961 and 1966.



According to the San Bernardino County Building Department, the service station was built in 1962. And, according to Mr. Bruce Mitchel (805-586-7222), who ran the service station from early 1963 to 1966, it ceased to be used as a service station in the early 1970s.



According to a document file at Loma Linda University Construction, the Loma Linda Dairy/Sub building was constructed in 1966.



We have found no records on when the car wash was constructed.

The House of Thrift/ReLive building

The House of Thrift (HOT), begun in 1959, became the major source of funds distributed by the School of Nursing Alumni Association. It was a second-hand store, owned and operated by the School of Nursing Alumni Association.

It started simply as a rummage sale. Kathryn Jensen Nelson (Class of 1917), then President of the Alumni Association, brainstormed with her officers about how to raise money for the School. Frieda Huber Applegate (Class of 1919), asked if anyone had ever considered having a rummage sale. Dean Nelson thought it sounded quite feasible. So, after much planning and organization, the School of Nursing Alumni Association held its first rummage sale. With dedicated help from Lillian M. Joseph (Class of 1923), Jeannie G. Middleton (Class of 1930), Elsie H. Ziprick (Class of 1941), and others, the sale continued throughout the 1960s.

Finally, Stanley Nelson, a local general and plumbing contractor, made a significant proposal. He offered part of his building on the northwest corner of Anderson Street and Redlands Boulevard to the Association. From there they could store and sell the collection of goods. The location proved to be ideal for attracting customers.

On October 1, 1971, the Alumni Association leased property on Redlands Boulevard for \$50 per month. After planning the building and purchasing the building material, volunteers spent

numerous Sundays bolting together the steel structure. Then, Mr. Nelson and his crew completed the project. With much more room, almost all-volunteer labor, and little overhead, the profits soared. The Association started earning up to \$800 per month, almost triple what they had previously taken in.⁶⁴

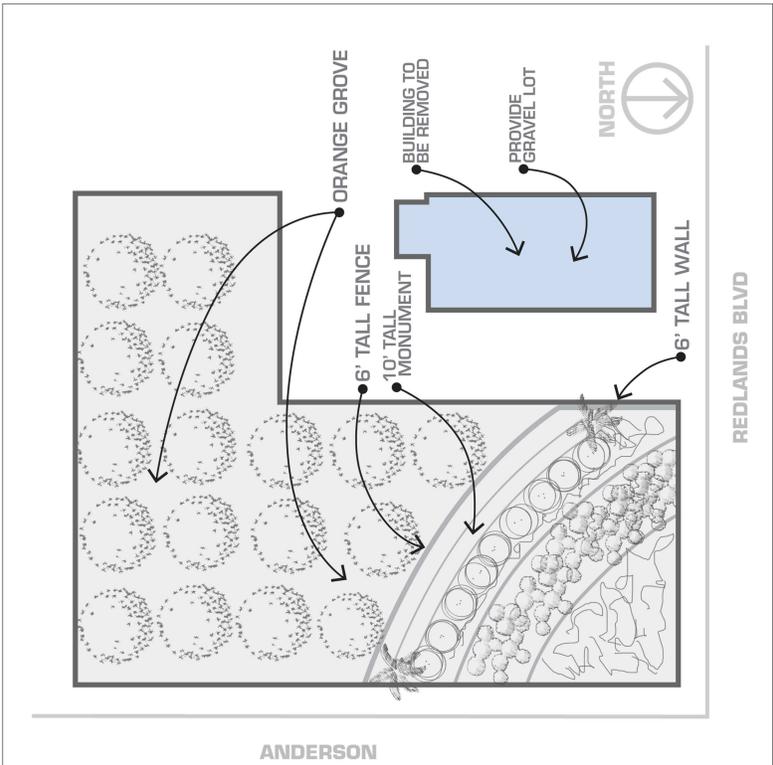
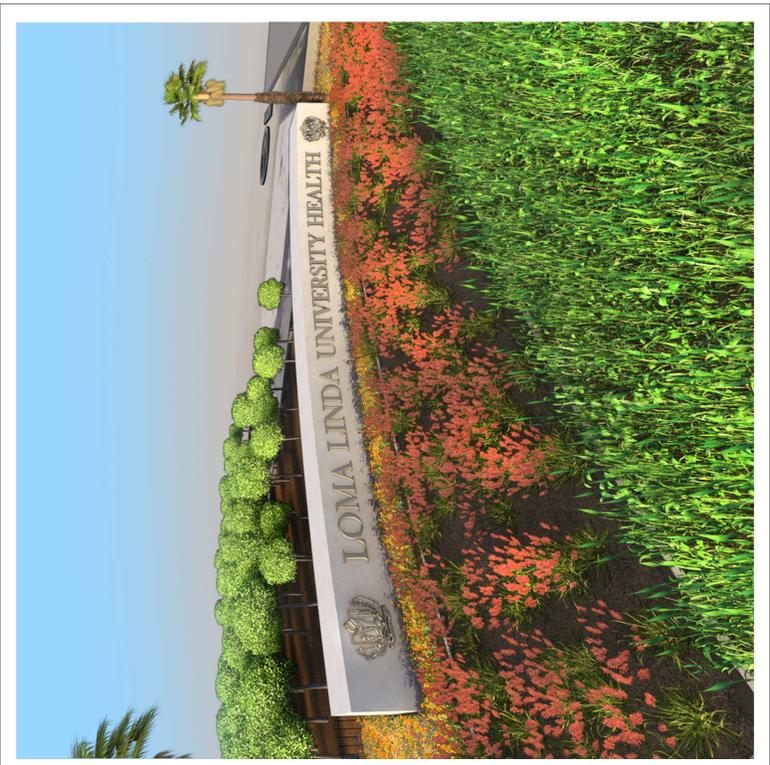
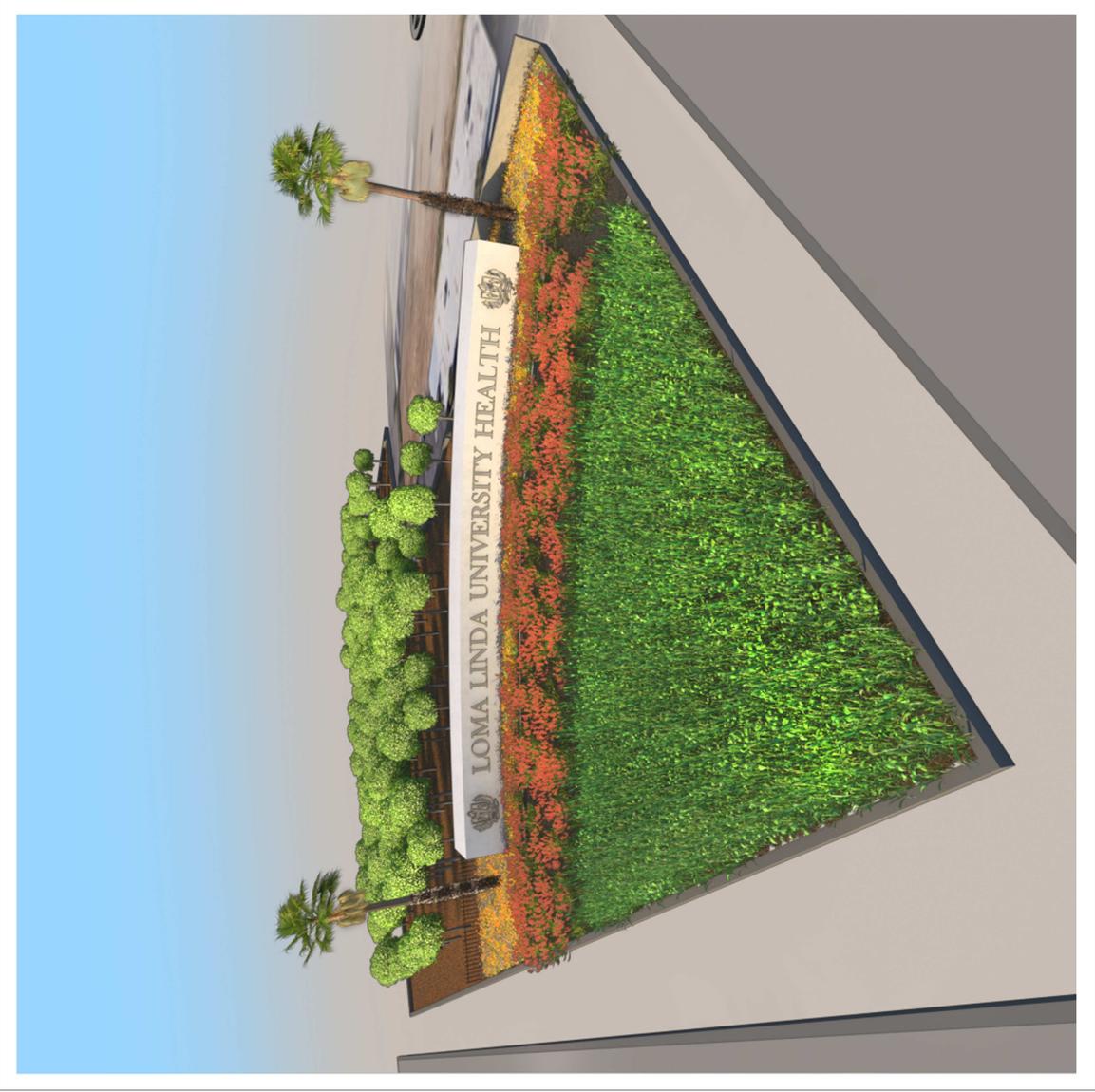
Over the years the House of Thrift was able to support student scholarships and missions. But by 2005, it became increasingly more difficult to find volunteers to work at HOT and paid staff were added. When the paid staff cost more than the money earned from sales, the Alumni Association gave the building to Loma Linda University and closed this project in December, 2009.



The building is now used by ReLive, an outreach program of the Loma Linda University Church.

The four structures are over 50 years old, are not associated with any significant person or event, are not architecturally important, and do not exhibit unique characteristics.

⁶⁴“House of Thrift...a history of helping students; Where we came from—where we are going.”
Loma Linda NURSE, Winter 1996, pp. 25, 26.



HISTORICAL COMMISSION

Regular Meeting of January 7, 2019

A regular meeting of the Historical Commission was called to order by Chairman Shipp at 5:31PM, Monday, January 7, 2019 in the Community Room, 25541 Barton Road, Loma Linda, California.

Commissioners present: James Shipp, Chairman
Michael Stewart, Vice Chairman
Dick Wiley, Commissioner
Betty Stark, Commissioner
Fred Ramos, Commissioner
William B. Coffman, Commissioner,

Commissioners absent: Richard Schaefer, Commissioner
Georgia Hodgkins, Commissioner
Lori Curtis, Commissioner

Staff present: Konrad Bolowich, Assistant City Manager
Lorena Matarrita, Associate Planner
Nataly Alvizar, Administrative Specialist II

Applicant: KB Home, Jonathon Siemsen

Chairman Shipp called the meeting to order and thanked everyone for coming to the Historical Commission Meeting; he proceeded to open the floor for public comments.

Resident Julie Stocker- Martin shared that the Frink Adobe House was broken into again. The Sheriff's Department vacated the squatters from the home and it is now vacant and secured.

Chairman Shipp thanked resident Stocker-Martin for keeping an eye on the Frink Adobe House.

Commissioner Wiley asked about historic monuments that were never completed in the Mission Road area. He mentioned that the conditions of approval were not fully met.

ACM Bolowich explained that the approval for the south side area is complete and it would be difficult to condition the developer to handle this task now.

Resident Joe Frink asked how this was missed.

Chairman Shipp responded that there have been various staff transitions. As an advisory Commission, recommendations are made but plans can change once reviewed by Planning Commission or City Council.

ACM Bolowich added that the Historical Commission is the first step in a multiple series of steps. There may have been changes in the plans that affect the final product.

Chairman Shipp suggested attending other public meetings to stay informed about city projects and voice what is important to the Historical Commission.

ACM Bolowich suggested looking into adding rockers to the street signs to identify the Mission Historic District.

Commissioner Wiley proposed making a historic sign for Bryn Mawr. He would like to include historic graphics to the sign.

Commissioner Ramos agreed with Commissioner Wiley's proposal and added that Bryn Mawr has a lot of history and it should be recognized.

Chairman Shipp informed the Commission that in order to make a decision, the item must be agendaized. He asked city staff to add "Discuss signage acknowledging historic Bryn Mawr" to the next meeting agenda.

ACM Bolowich confirmed that it would be added.

Vice-Chair Stewart advised the commissioners to share samples, ideas, and bring back pictures to show how the historic area can be better recognized.

Resident Frink commented that part of the problem is that the Historical Commission has no funding.

ACM Bolowich shared that the commissioner should be specific on project proposals in order to ask for funding from the city. Once specific projects and tasks are requested, city staff can compare pricing and get costs, prepare a staff report, and make the request to City Council.

Chairman Shipp closed the public comment section. Continued to the discussion item:

ITEM D-1. MINOR MODIFICATION TO AN APPROVED PLAN NO. P18-179 a request to modify the approved Precise Plan of Design Application No. 17-163 project known as "Citrus Glen by KB Homes" and allow a 5th floor plan option within the 95-lot community located on a 49.9 acre site on the southeast corner of Citrus Ave and New Jersey St within the Low Density Land Use Designation and Single-family Residential Zone (R-1).

ACM Bolowich clarified the minor modification application and reminded the commissioners to review the architectural design.

Planner Matarrita presented staff report into evidence. She mentioned that the project was approved and the applicant is proposing a smaller product. The elevations are consistent to with what the Historic Commission previously approved. Planner Matarrita further explained that the conditions of approval mentioned that change requests must be brought back to the original approving body. Once reviewed by Historical Commission, suggestions will be presented to the Planning Commission.

Chairman Shipp opened the floor for discussion.

Commissioner Stark liked the idea of the developer offering smaller floor plans.

Commissioner Coffman asked what the starting price for the homes was.

Applicant Siemsen responded that the price has not been set, but clarified that this plan would be entry level and anticipates price point to be high \$500,000's.

Chairman Shipp explained that the lot sizes have not changed, and buyers could choose the floor plan and lot of their choice.

Resident Stoker-Martin praised the idea.

Commissioner Ramos expressed his concern with the capacity of the flood control channel and the hundred year flood, asked if the channel will be enlarged.

ACM Bolowich responded that the developer has secured special permits to do significant work in enlarging the flood control channel upstream and downstream.

Commissioner Coffman motioned to recommend approval to the Planning Commission of the proposed modification to add a new a 5th floor plan in the Citrus Glen community in association with Minor Modification application No. P18-179. Commissioner Stewart second and unanimously carried. 6 yeas, 0 nays, 0 abstentions, 3 absent.

ITEM D-2. DEPARTMENT HEAD UPDATE: Overview of 2018 events and preview for 2019.

ACM Bolowich updated the Commission about the current housing development. The Lennar homes and KB homes were approved and are both are under construction. The Groves Specific Plan was also approved and within this area a senior apartment complex is being proposed. ACM requested the commission do preliminary research and bring pictures of architectural elevations of other senior apartment buildings they believe will be compatible with the historic neighborhood.

Discussion among the commission continued regarding a type of water feature in The Groves area and about traffic and landscape improvements throughout the city.

ITEM D-3. Approval of Minutes

Commissioner Wiley motioned to approve the minutes as corrected for October 1, 2018, seconded by Commissioner Ramos. 5 yeas, 0 nays, 1 abstentions, 3 absent.

E: Other items

Chairman Shipp commented that 2019 is the Bicentennial celebration of the Zanja. Loma Linda Parks and Historical Society are collaborating with Redlands Historical Society and will host bus tours along the Zanja that will end at Heritage Park in Loma Linda.

He also informed everyone that he is resigning from the Historical Commission due to health reasons. It has become challenging to attend to his responsibilities. He expressed his gratitude for the Commission's efforts and expertise. He added that he would maintain in contact and would be available as a resource as need be. He explained that a chairman would have to be chosen once City Council accepts his resignation.

Commissioner Coffman expressed his disappointment with Chairman Shipp's resignation. He praised his service, leadership and commitment to the Commission.

F: ADJOURNMENT – 6:48 PM.