



EMERGENCY PERMIT

21EMP-00000-00002



Coastal Zone:

Subject to the requirements of Section 35-171.2 of the Article II Coastal Zoning Ordinance and the policies of the Coastal Land Use Plan.

Case Name: Abedi – Emergency Permit Foundation Repair
Case Number: 21EMP-00000-00002
Site Address: 6625 Del Playa Drive
APN: 075-202-046
Applicant/Agent Name: M. Aref Abedi
Owner Name: M. Aref Abedi

South County Office
123 E. Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

Energy and Minerals Division
123 E. Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

North County Office
624 W. Foster Road
Santa Maria, CA 93454
(805) 934-6250

PERMIT APPROVAL:

This is to inform you that an Emergency Permit has been approved for:

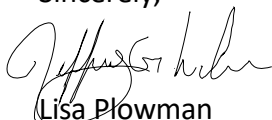
The project involves the temporary shoring of an exposed concrete edge beam along the bluff in Isla Vista. Two aboveground steel beams, partially cast in concrete, will be installed on the northern and southern portions of the project site's rear patio. The concrete portion of the beams will be 16.5 feet in length by 3 feet wide, and the steel portion of the beams will be 28.3 feet long. A third steel beam will connect the two aforementioned beams perpendicularly to the existing concrete edge grade beam along the bluff. The new beams will provide temporary support for the existing overhanging patio slab. This temporary shoring will be effective until the bluff erodes to the point that it can no longer support the proposed beams, or if required to be removed sooner by Planning & Development due to public safety hazards. This point of bluff erosion will be delineated on the project plans. The project is expected to take 8 weeks to construct.

The proposed project constitutes an emergency because erosion of the bluff face has caused the existing concrete beam, which reinforces the underside of the patio, to hang over the edge of the bluff. The existing concrete beam and patio were designed to be supported from the bluff underneath, not to hang over the cliff edge as currently found. Further, the unsupported concrete beam and patio, or portions thereof, could fall and potentially injure a person on the beach below.

The parcel will continue to be served by the Goleta Water District, Goleta West Sanitary District, and the Santa Barbara County Fire Department. Access will continue to be provided off Del Playa Drive. The property is a 0.3 acre parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-202-046, located at 6625 Del Playa Drive in the Goleta Community Plan area, 3rd Supervisorial District.

Therefore, this situation constitutes an emergency in accordance with the applicable zoning ordinance indicated above and immediate action is warranted. As the required findings (listed below) can be made, the emergency work is hereby approved, subject to compliance with the attached conditions of approval. This permit is not valid until signed by the owner/applicant and subsequently issued by the Planning and Development Department upon verification that all conditions of approval requiring action prior to permit issuance are satisfied.

Sincerely,



for Lisa Plowman

Lisa Plowman
Director

APPROVAL DATE: October 29, 2021

OWNER/APPLICANT AGREEMENT:

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions of approval incorporated herein. The undersigned also acknowledges and agrees that:

- This Emergency Permit provides only temporary authorization for the proposed action and other applicable permits (such as a Conditional Use Permit, Coastal Development Permit, Land Use Permit, Building Permit) are required by law to validate the emergency work as permanent.
- Any evidence or findings contained herein, or upon which this permit relies, shall not constitute any limitation on the authority of the County of Santa Barbara to issue, grant, deny, rescind, or revoke this permit or any future permit(s) required for the activities described herein, or on the authority of the County of Santa Barbara to analyze, mitigate, or condition any future permit(s) required for the activities described herein.
- This permit does not authorize any work or construction activities outside of the scope of the project as indicated in the project description, conditions of approval and approved plans.
- This permit shall not be construed to authorize any violation of County ordinance or policy, or the violation of any State or Federal regulation.

M. AREF ABEDI

Print Name

M. Aref Abedi

Signature

10-29-21

Date

PERMIT ISSUANCE:

Shelby Cramton

Print Name

Shelby Cramton

Signature

10/29/2021

Date

BACKGROUND:

Site Information and Proposed Project:

The project site is located at 6625 Del Playa Drive in the Isla Vista community and in the Coastal Zone Appeals Jurisdiction of the California Coastal Commission. The project site is currently developed with a surface parking lot at the front of the site, a two-story apartment complex in the middle of the site, and back patio at the rear of the site facing the Pacific Ocean.

The project involves the temporary shoring of an exposed concrete edge beam along the bluff in Isla Vista. Two aboveground steel beams, partially cast in concrete, will be installed on the northern and southern portions of the project site's rear patio. The concrete portion of the beams will be 16.5 feet in length by 3 feet wide, and the steel portion of the beams will be 28.3 feet long. A third steel beam will connect the two aforementioned beams perpendicularly to the existing concrete edge grade beam along the bluff. The new temporary beams will provide support for the existing overhanging patio slab. This temporary shoring will be effective until the bluff erodes to the point that it can no longer support the proposed beams, or if required to be removed sooner by Planning & Development due to public safety hazards. This point of bluff erosion will be delineated on the project plans. The project is expected to take 8 weeks to construct.

The proposed project constitutes an emergency because erosion of the bluff face has caused the existing concrete beam, which reinforces the underside of the patio, to hang over the edge of the bluff. The existing concrete beam and patio were designed to be supported by the bluff underneath, not to hang over the cliff edge as currently found. Further, the unsupported concrete beam and patio, or portions thereof, could fall and potentially injure a person on the beach below.

Permit History:

On September 15, 2014 and May 27, 2015, Building and Safety Division staff issued Notice of Violation (NOV) letters due to the proximity of the apartment building to the bluff edge. These NOVs were issued under 11BDV-00000-00111.

On May 26, 2015, Development Review Division issued 15EMP-00000-00004, which allowed for the demolition of the rear (seaward) 30 feet of the lower and upper floors of the apartment building, and the construction of a new (seaward) exterior wall to structurally support and enclose the apartment building. Per the Background Summary in 15EMP-00000-00004:

“... The property currently has an existing legal non-conforming multi-family dwelling. Non-conformance of the existing structures is in relation to: more bedrooms and less parking than allowed by current zoning; and bluff-top setback. The applicant has been working with both the Building & Safety and the Development Review Divisions of the Planning Department to find a solution to mitigate the hazardous portion of the existing patio, subterranean supports and the portion of the existing apartment building that are within 30 feet of the eroding bluff and beach area below. During the month of May 2015, a

portion of the upper bluff sloughed off, exposing a portion of the underside of the backyard concrete patio. A wedge shaped portion (approximately 15 foot tall, 45 foot wide, and 3 feet depth) of the 30 foot high escarpment retreated landward. After the sloughing, the southwest corner of the apartment building was approximately 5 ½ feet from the coastal bluff edge. Previously this corner has been 8 ½ feet from the bluff edge..."

On August 18, 2015, Development Review Division issued 15CDH-00000-00004, which allowed for the remodel of existing apartment building from 5 units (21 bedrooms) to 3 units (17 bedrooms). Approval of 15CDH-00000-00004 effectuated 15EMP-00000-00004, as described above. On December 15, 2015, final Building & Safety inspection clearance was approved under 15BDP-00000-00461.

On October 2, 2015, Development Review Division issued 15CDH-00000-00020, which allowed for construction of an upper level addition and accompanying interior remodel to the apartment building. This addition returned the property to its original density of 21 units while maintaining a safe setback from the coastal bluff. Due to inactivity, 15CDH-00000-00020 expired on October 2, 2017 and 15BDP-00000-00914 expired on October 16, 2017.

On February 27, 2020, Building and Safety Division staff issued a NOV letter due to the potential safety hazard that the unsupported concrete beam and patio created. An additional NOV was issued on April 1, 2020. A Notice of Determination of Fine (NOD) was issued on September 1, 2020. These NOV's were issued under 20BDV-00000-00036.

On July 23, 2021, the applicant applied for 21CDH-00000-00027, which covers the project as currently proposed. On August 27, 2021, the applicant applied for the subject Emergency Permit (21EMP-00000-00002). Processing of 21CDH-00000-00027 will follow issuance of 21EMP-00000-00002.

FINDINGS OF APPROVAL:

- 1. The approval of this project shall not be held to permit or to be an approval of a violation of any provision of any County Ordinance or State Law.**

The proposed project to allow for the installation of new beams to support the existing concrete grade beam and patio does not approve a violation on the property. The proposed project will resolve existing NOV's that the Building & Safety Division issued on February 27, 2020 and April 1, 2020 for the hazardous situation that the unsupported concrete grade beam and patio have created. Once the proposed project is complete and the follow-on permit is issued, the property will comply with the Article II Coastal Zoning Ordinance and Building Code requirements.

- 2. In compliance with Section 35-171.5.2 of the Article II Zoning Ordinance, prior to the approval or conditional approval of an application for an Emergency Permit the Director shall first make all of the following findings, as applicable:**

- a. An emergency exists and requires action more quickly than provided for by the procedures for permit processing, and the action will be completed within 30 days unless otherwise*

specified by the terms of the permit.

The proposed project constitutes an emergency because erosion of the bluff face has caused the existing concrete beam, which reinforces the underside of the patio, to hang over the edge of the bluff. The existing concrete beam and patio were designed to be supported by the bluff underneath, not to hang over the cliff edge as currently found. Further, the unsupported concrete beam and patio, or portions thereof, could fall and potentially injure a person on the beach below. The proposed project is expected to take no more than 8 weeks to complete.

b. Public comment on the proposed emergency action has been reviewed.

Noticing letters for the proposed project were sent on August 31, 2021, and one noticing placard was placed onsite on September 1, 2021. As of October 28, 2021 no public comment letters have been received.

c. The action proposed is consistent with the requirements of the Coastal Land Use Plan and Coastal Zoning Ordinance.

The proposed project is consistent with the requirements of the Coastal Land Use Plan and Coastal Zoning Ordinance. The existing patio was permitted in 1968, and this proposed work consists of reinforcing the existing development to ensure it does not fall off the cliff. Foundation repairs are allowed to occur in the SR-M-8 zone district.

Coastal Land Use Plan Policy 3-4 and Section 35-67.1 of Article II require aboveground structures be set back a sufficient distance from the bluff edge to be safe from bluff erosion. The proposed project is consistent with the intent of this policy because the proposed project will support an existing, permitted concrete patio and fence, which are currently overhanging the bluff edge. Although the proposed project will place aboveground beams on the coastal bluff, these beams will not be visible from any public viewpoints, including the beach below. Additionally, they are specifically engineered and designed to be safe from bluff erosion in the near term. This temporary shoring will be effective until the bluff erodes to the point that it can no longer support the proposed beams. Therefore, the proposed project is consistent with Coastal Land Use Plan Policy 3-4 and Section 35-67.1 of Article II.

Coastal Land Use Plan Policy 3-5 and Section 35-67.3 of Article II allow for grading and minor improvements to establish proper drainage and ensure that surface water is directed away from the top of the bluff. All surface water on the parcel will continue to drain towards Del Playa Drive. Therefore, the proposed project is consistent with Coastal Land Use Plan Policy 3-5 and Section 35-67.3 of Article II.

Coastal Land Use Plan Policy 3-6 and Section 35-67.4 of Article II require that development be constrained to ensure that drainage shall not contribute to the erosion of the bluff face or the stability of the bluff. The proposed concrete and steel beams, which will act as a counterbalance, require minimal grading which will not impact drainage. Therefore, the proposed project will not contribute to drainage issues that will erode or destabilize the existing bluff face and is consistent with Coastal Land Use Plan Policy 3-6 and Section 35-67.4 of Article II.

Section 35-67.2 of Article II requires that bluff setbacks be required for oceanfront structures to avoid impacts to views from the beach. Although the proposed project will place aboveground beams on the coastal bluff, these beams will rest on grade and will not be visible from any public viewpoints, including the beach below. This temporary shoring will be effective until the bluff erodes to the point that it can no longer support the proposed beams. Therefore, the proposed project is consistent with Section 35-67.2 of Article II.

- 3. Additional finding required for sites within the Goleta Community Plan area.** *In compliance with Section 35-192.2 of the Article II Zoning Ordinance, prior to the approval or conditional approval of an application for an Emergency Permit on sites within the Goleta Community Plan area the review authority shall first find that the project meets all the applicable development standards included in the Goleta Community Plan of the Land Use Element of the Comprehensive Plan.*

The proposed project is consistent with the development standards of the Goleta Community Plan. Policy GEO-GV-1 requires that all new development on a bluff top property be sited to avoid areas subject to erosion, and designed to avoid reliance on future shoreline and/or bluff protection devices. This project is consistent with this policy because the proposed project does not contribute to nor prevent the erosion of the bluff face and will reinforce existing, permitted development. Although the proposed project will place aboveground beams on the coastal bluff, these beams will not be visible from any public viewpoints, including the beach below. This temporary shoring will be effective until the bluff erodes to the point that it can no longer support the proposed beams. Therefore, the proposed project is consistent with Policy GEO-GV-1.

Policy GEO-GV-3 states “where feasible and where consistent with Local Coastal Plan Policies, relocation of structures threatened by bluff retreat shall be required for development on existing legal parcels, rather than installation of coastal protection structures.” This project is consistent with this policy because the project does not require the installation of a coastal protection structure like a seawall. The proposed project will also not affect the erosion of the coastal bluff. Finally, public access and use of the beach below the property will not be affected by the project.

EMERGENCY PERMIT CONDITIONS OF APPROVAL

1. This Emergency Permit is based upon and limited to compliance with the project description, and the conditions of approval set forth below. Any deviations from the project description or conditions must be reviewed and approved by the County for conformity with this approval. Deviations without the above-described approval will constitute a violation of permit approval. If it is determined that project activity is occurring in violation of any or all of the following conditions, the Director of Planning and Development may revoke this permit and all authorization for development. The decision of the Director to revoke the Emergency Permit may be appealed to the Planning Commission.

The project description is as follows:

The project involves the temporary shoring of an exposed concrete edge beam along the bluff in Isla Vista. Two aboveground steel beams, partially cast in concrete, will be installed on the northern and southern portions of the project site's rear patio. The concrete portion of the beams will be 16.5 feet in length by 3 feet wide, and the steel portion of the beams will be 28.3 feet long. A third steel beam will connect the two aforementioned beams perpendicularly to the existing concrete edge grade beam along the bluff. The new beams will provide support for the existing overhanging patio slab. This temporary shoring will be effective until the bluff erodes to the point that it can no longer support the proposed beams. This point of bluff erosion will be delineated on the project plans. The project is expected to take 8 weeks to construct.

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The parcel will continue to be served by the Goleta Water District, Goleta West Sanitary District, and the Santa Barbara County Fire Department. Access will continue to be provided off Del Playa Drive. The property is a 0.3 acre parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-202-046, located at 6625 Del Playa Drive in the Goleta Community Plan area, 3rd Supervisorial District.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

2. **Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.
3. **Follow on Permit Required.** An application(s) for the required permits necessary to validate the emergency work as permanent shall be submitted by the applicant to the Planning and Development Department no later than 30 days following the issuance of this Emergency

Permit. The permit required for the proposed emergency work include a Coastal Development Permit with a Hearing pursuant to Section 36-169 of the Article II Coastal Zoning Ordinance.

4. **Deadline to Submit Materials.** Any materials required for a completed application, as identified in the initial review of the original application required pursuant to Condition #3 above, shall be submitted within 90 days after written notification of the application deficiencies is provided to the applicant. This time period may be extended by the Director of Planning and Development.
5. **Time Limit for Proposed Work.** Only that emergency work specifically requested and deemed an emergency for the specific property mentioned is authorized. Any additional emergency work requires separate authorization from the Director of Planning and Development. The work authorized by this permit must be commenced within 30 days of the date of issuance of the permit and completed within 8 weeks after the beginning of construction, as may be extended by the Director for good cause shown. If construction activities are proposed by the applicant to commence after 30 days, separate authorization by the Director of P&D is required.
5. **Additional Permits Required.** This permit does not preclude the necessity to obtain authorization and/or permits from other County Departments or other agencies.
6. **Stop Work.** The Director of Planning and Development may order the work authorized under this emergency permit to stop immediately if it is determined that unanticipated and substantial adverse environmental effects may occur with continued construction.
7. **CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall immediately contact P&D staff, and retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of the County Archaeological Guidelines and conduct appropriate mitigation funded by the Owner/Applicant.
PLAN REQUIREMENTS: This condition shall be printed on all building and grading plans.
MONITORING: P&D permit processing planner shall check plans prior to issuance of the Building Permit and P&D enforcement staff shall respond to complaints in the field throughout grading and construction.
8. **Noise-02 Construction Hours.** The Owner/Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 am and 5:00 pm Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

PLAN REQUIREMENTS: The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries.

TIMING: Signs shall be posted prior to commencement of construction and maintained throughout construction.

MONITORING: Building inspectors and permit compliance staff shall spot check and respond to complaints.

9. **Parking-02 Onsite Construction Parking.** All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of the road and highway right of way. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction.
- MONITORING:** P&D zoning enforcement staff and Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.
10. **WatConv-04 Equipment Storage-Construction.** The Owner/Applicant shall designate a construction equipment filling and storage area(s) to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.
- PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all Building Permits.
- TIMING:** The Owner/Applicant shall install the area prior to commencement of construction.
- MONITORING:** P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.
11. **WatConv-05 Equipment Washout-Construction.** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site biweekly. The area shall be located at least 50 feet from any storm drain, waterbody or sensitive biological resources.
- PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all Building Permits.
- TIMING:** The Owner/Applicant shall install the area prior to commencement of construction.
- MONITORING:** P&D zoning enforcement shall ensure compliance prior to and throughout construction.

Attachment:

A. Project Plans

cc: Supervisor Hartman, 3rd District
Travis Seawards, P&D Deputy Director
Alex Tuttle, Supervising Planner, P&D
Shelby Cramton, P&D Planner
California Coastal Commission, 89 S. California Street, Ventura CA 93001

REVISION	BY
△	
△	
△	
△	
△	

These drawings and specifications, concept and design are and shall remain the property and copyright of TRENCODE, and shall not be used for any other work except by written agreement with TRENCODE.

CLIENT
MR. JOHN (AREF) ABEDI
6666 VALJEAN AVE.
VAN NUYS, CA 91406

PROJECT
TEMPORARY SHORING
6625 DEL PLAYA DR.
GOLETA, CA

TITLE
(E) SITE PLAN



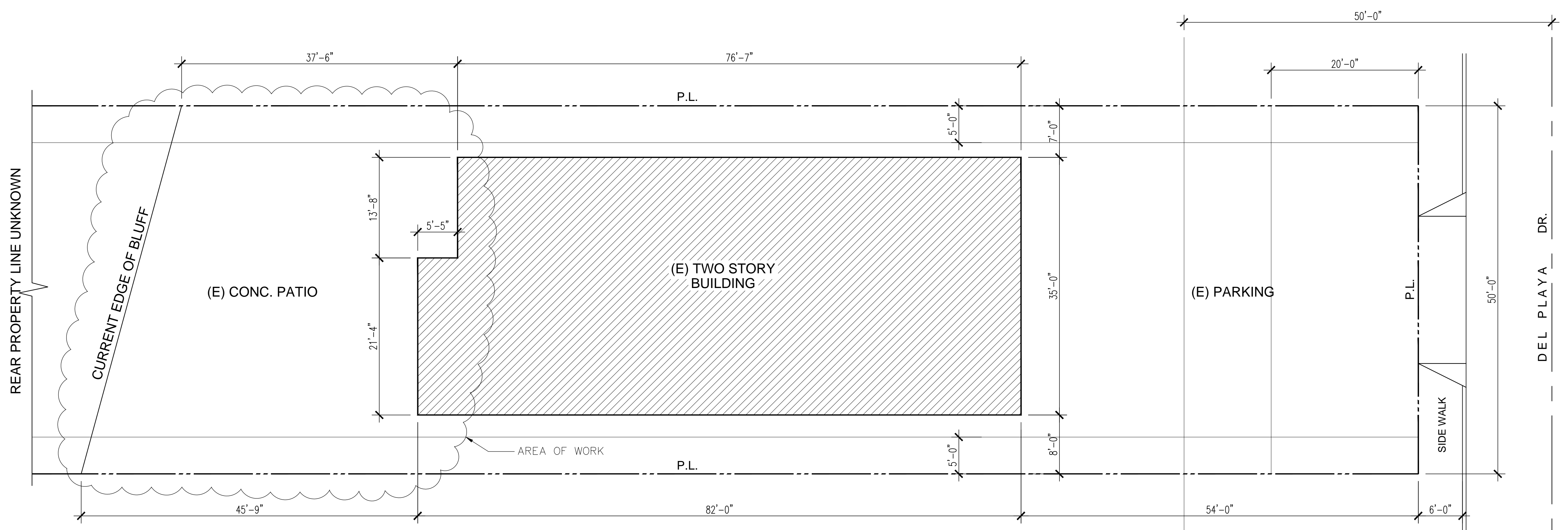
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DRAWN BY: A.K.
CHECKED BY: V.V.B.
DATE: OCTOBER 2021
SCALE: AS SHOWN
JOB NO: ABE 0034

SHEET NO.:
SH-0
OF 3 SHEETS



SITE PLAN
SCALE 1/8"=1'-0" ➔ N

OWNER

MRS. SURAYA A. ABEDI

PROJECT ADDRESS

6625 DEL PLAYA DR.
GOLETA, CA 93117

LEGAL DESCRIPTION

Assessor Parcel Number 075-202-046
Tract 66-155 - GOLETA
Lot MAP BOOK 005, PAGE 0004 BLOCK LOT

SCOPE OF WORK

TEMPORARY SHORING OF EXPOSED FOOTING

TYPE OF CONSTRUCTION VB
OCCUPANCY R-2
USE APARTMENT
NO. OF STORIES 2

GENERAL NOTES

1. THE APPROVED SET OF PLANS AND SPECIFICATIONS SHALL BE KEPT AT THE JOB SITE AND SHALL BE AVAILABLE TO AUTHORIZED REPRESENTATIVES OF THE BUILDING DEPARTMENT. THERE SHALL BE NO DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS.
2. SAFETY PROVISIONS SHALL BE PROVIDED PER LOCAL ORDINANCES FOR USE OF PUBLIC PROPERTY DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN ALL THE REQUIRED PERMITS FROM THE APPROPRIATE GOVERNING AGENCIES. ALL REPAIRS AND/OR NEW CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE WITH COUNTY OF SANTA BARBARA AMENDMENTS.
4. THE CONTRACTOR SHALL CONFIRM THAT THE FIELD CONDITIONS CORRESPOND TO THE CONDITIONS GIVEN ON THE PLANS. IN CASE OF ANY DISCREPANCIES, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR MAKING THE NECESSARY CORRECTIONS.
5. IN CASE OF A DISCREPANCY BETWEEN THE SCALED DIMENSION AND GIVEN DIMENSION, THE GIVEN DIMENSION SHALL GOVERN.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND MAN-PLACED OBJECTS PRIOR TO START OF ANY EXCAVATION.
7. GEOTECHNICAL ENGINEERING REPORTS BY SAS GEOSCIENCES, INC. DATED MARCH 20, 2020 FILE NUMBER OWL064 AND NOVEMBER 2, 2020 SAS FILE NUMBER OABE223 ARE HEREBY MADE A PART OF THESE PLANS AND SHALL BE FOLLOWED ACCORDINGLY.
8. THE OWNER SHALL EMPLOY TRENCODE OR A PERSON DESIGNATED BY TRENCODE VISUAL STRUCTURAL OBSERVATIONS AT VARIOUS CONSTRUCTION STAGES AS REQUIRED BY THE BUILDING OFFICIAL, AND AT THE COMPLETION OF THE STRUCTURAL SYSTEM.

CONCRETE NOTES

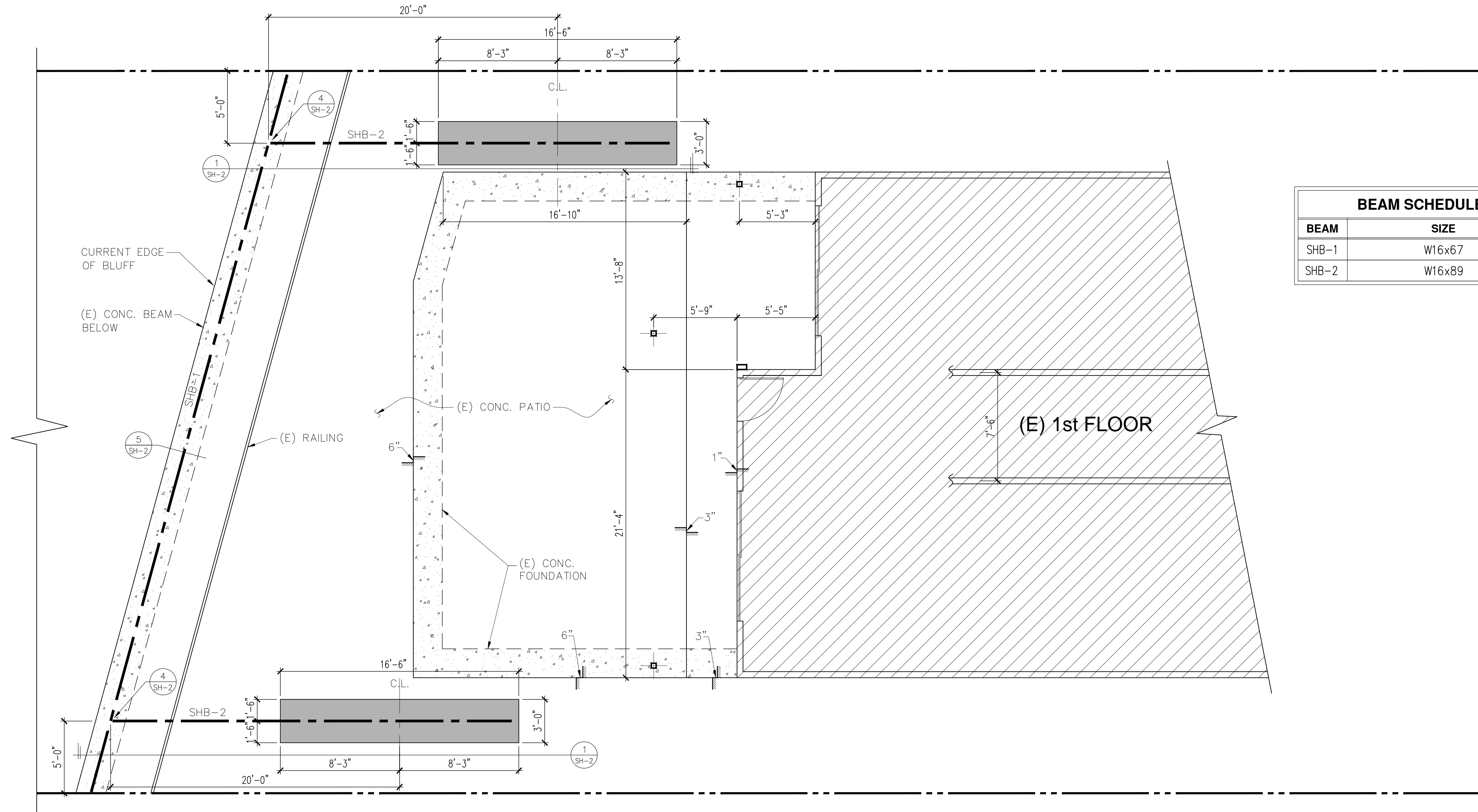
1. THE REINFORCING STEEL SHALL BE A-615, ACCORDANCE WITH ACI-315, UNLESS OTHERWISE NOTED.
 2. THE COMPRESSIVE STRENGTH OF CONCRETE SHALL BE ACCORDING TO THE FOLLOWING SCHEDULE AT 28 DAYS. RE TAMPERING OF CONCRETE IS NOT ALLOWED.
- | LOCATION OF PLACEMENT | MAXIMUM SLUMP | REQUIRED MINIMUM COMP. STRENGTH | SPECIAL INSPECTION |
|-----------------------|---------------|---------------------------------|--------------------|
| COUNTER WEIGHT | 6" | 2,500 PSI | NO |
3. THE PLACEMENT OF CONCRETE SHALL BE CONTINUOUS IN ORDER TO AVOID THE POSSIBILITY OF COLD JOINT DEVELOPMENT.
 4. ALL ANCHOR BOLTS AND HOLD DOWN BOLTS SHALL BE TIED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION.

STRUCTURAL STEEL

1. DETAILING, FABRICATION & ERECTION SHALL BE IN ACCORDANCE WITH AISC " SPECIFICATIONS FOR DESIGN & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS"
2. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED BY A LICENSE LICENSE FABRICATOR APPROVED BY THE BUILDING DEPARTMENT. SEE " SPECIAL INSPECTION"
3. ALL STRUCTURAL STEEL SHALL BE CONFORM TO ASTM A-50, UNLESS OTHERWISE NOTED. STEEL NOTED AS "GRADE 50" SHALL CONFORM TO ASTM A-572 GRADE 50.
4. ALL STEEL PIPES TO CONFORM TO ASTM A-53, GRADE B.
5. ALL STEEL TUBE TO CONFORM TO ASTM A-500 GRADE B, Fy=46 KSI.
6. AFTER FABRICATION, ALL STEEL SHALL BE CLEAN, FREE OF RUST, LOOSE MILL, SCALE AND OIL.
7. MILL REPORT SHALL BE FURNISHED FOR ALL STEEL, EACH MEMBER SHALL BE STAMPED WITH IDENTIFYING NUMBER CORRELATED TO THAT REPORT.

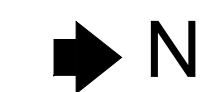
8. MACHINE BOLTS AND ANCHOR BOLTS SHALL CONFORM TO ASTM A-307, UNLESS NOTED OTHERWISE. INSTALL WASHERS OVER ALL SLOTTED OR OVERSIZE HOLES.
9. MACHINE BOLTS & ANCHOR BOLTS SHALL CONFORM TO ASTM A-325 AND SHALL BE ASSEMBLED WITH HARDENED WASHERS UNDER THE NUT OR BOLT HEAD, WHICHEVER IS THE TURNING ELEMENT IN TIGHTENING. ASSEMBLY OF HIGH STRENGTH BOLTS SHALL BE IN ACCORDANCE WITH THE "SPECIFICATION FOR ASSEMBLY OF STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS", FOR FRICTION TYPE, EXCEPT AS NOTED OTHERWISE. PAINT WILL BE PERMITTED ON CONTACT SURFACES. CONTACT SURFACES OF BOLTED PARTS SHALL BE DE-SCALED AND FREE OF DIRT, OIL, BURRS, PITS, AND OTHER DEFECTS WHICH PREVENT SOLID SEALING OF PARTS. HIGH STRENGTH BOLTS MAY BE INSTALLED WITH DIRECT TENSION LOAD INDICATOR WASHER AT FABRICATORS OPTION. ALL TURNING ELEMENTS SHALL BE FULLY TIGHTENED.
10. SUBMIT SHOP DRAWING FOR STRUCTURAL STEEL. ALL SHOP DRAWINGS SHALL APPROVED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTAL TO THE ARCHITECT. ALLOW A MIN. OF 10 WORKING DAYS FOR REVIEW OF THESE SHOP DRAWINGS.
11. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS CONFORMING TO " THE STANDARD CODE FOR ARC & GAS WELDING IN BUILDING CONSTRUCTION" OF THE AMERICAN WELDING SOCIETY MANUAL. ALL STRUCTURAL WELDING SHALL BE PERFORMED BY A LICENSE WELDER CERTIFIED BY THE BUILDING DEPARTMENT FOR THAT TYPE OF WELDING. ALL WELDING ARE DESIGN FOR FULL ALLOWABLE STRESS. WELD SHALL NOT BE COVERED UNTILL APPROVAL OF WELDING. WELDING SHALL BE DONE USING E-70 ELECTRODES, UNLESS NOTED OTHERWISE.
12. LENGTHS OF WELDS SHOWN ARE EFFECTIVE LENGTHS AS SPECIFIED IN THE CODE. WHERE LENGTHS OF WELD IS NOT SHOWN IT SHALL BE THE FULL LENGTH OF JOINT OF ALL BUTT WELDS SHALL BE FULL PENETRATION UNLESS OTHERWISE NOTED.
13. NO HOLES OTHER THAN THOSE SPECIFICALLY DETAILED SHALL BE ALLOWED THROUGH STRUCTURAL STEEL MEMBERS. NO CUTTING OR BURNING OF STRUCTURAL STEEL WILL BE PERMITTED WITHOUT THE APPROVAL OF THE ENGINEER.
14. ALL STRUCTURAL STEEL AND FITTINGS, EXCEPT GALVANIZED ITEMS WHICH WILL BE EXPOSED WHEN THE BUILDING IS COMPLETED SHALL RECEIVE A COAT OF PRIMER.
15. ALL GROUT UNDER STEEL BEARING PLATES SHALL BE SOLID DRYPACK OR NON-SHRINK GROUT PLACED AS SPECIFIED BY THE MANUFACTURER. SEE STRUCTURAL CONCRETE NOTES.
16. AN APPROVED TESTING LABORATORY SHALL PERFORM ULTRASONIC TESTING OF ALL FIELD WELDED PARTIAL AND FULL PENETRATION AND BUTT WELDS. TESTS SHALL CONFORM TO ASTM E-164.

ZONING
APPROVED
10/29/2021
PLANNER: cramtoms
PLANNING & DEVELOPMENT



BEAM SCHEDULE	
BEAM	SIZE
SHB-1	W16x67
SHB-2	W16x89

TEMPORARY SHORING PLAN
SCALE 1/4"=1'-0"



REVISION	BY
△	
△	
△	
△	
△	

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CLIENT
MR. JOHN (AREF) ABEDI
6666 VALJEAN AVE.
VAN NUYS, CA 91406

PROJECT
TEMPORARY SHORING
6625 DEL PLAYA DR.
GOLETA, CA

TITLE
TEMPORARY SHORING PLAN



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for Construction Projects

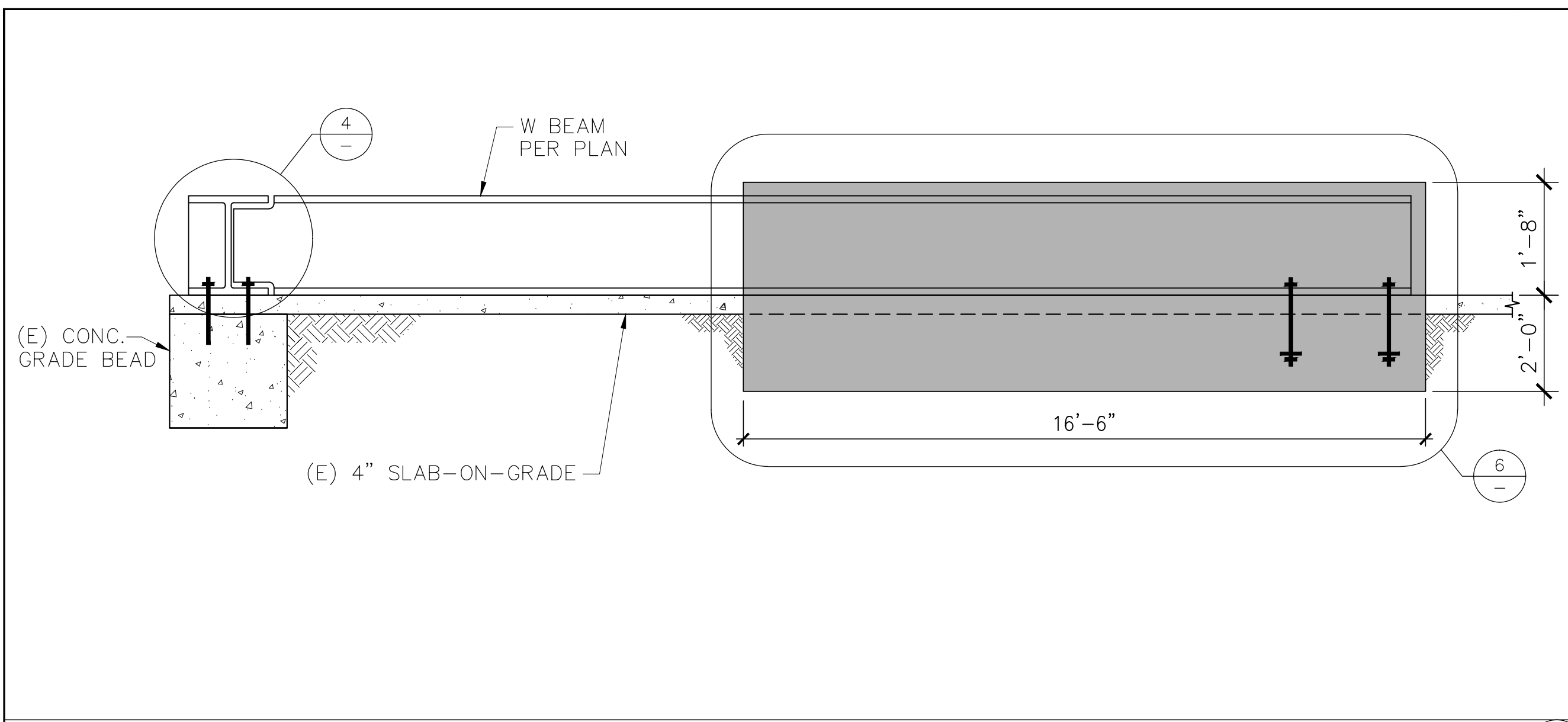
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PMB 159
Glendale
California
91205

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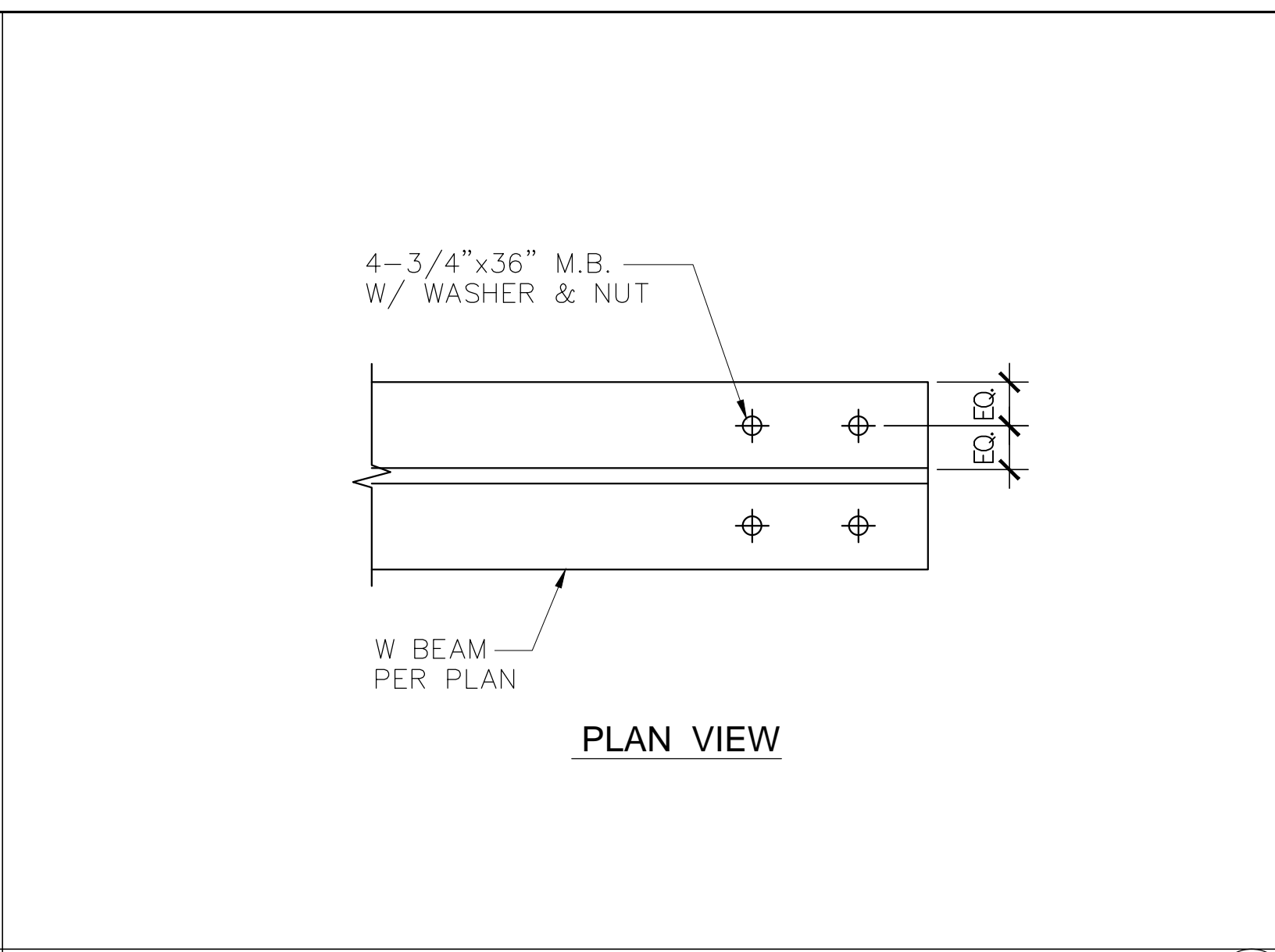
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DRAWN BY:	A.K.
CHECKED BY:	V.V.B.
DATE:	OCTOBER 2021
SCALE:	AS SHOWN
JOB NO:	ABE 0034

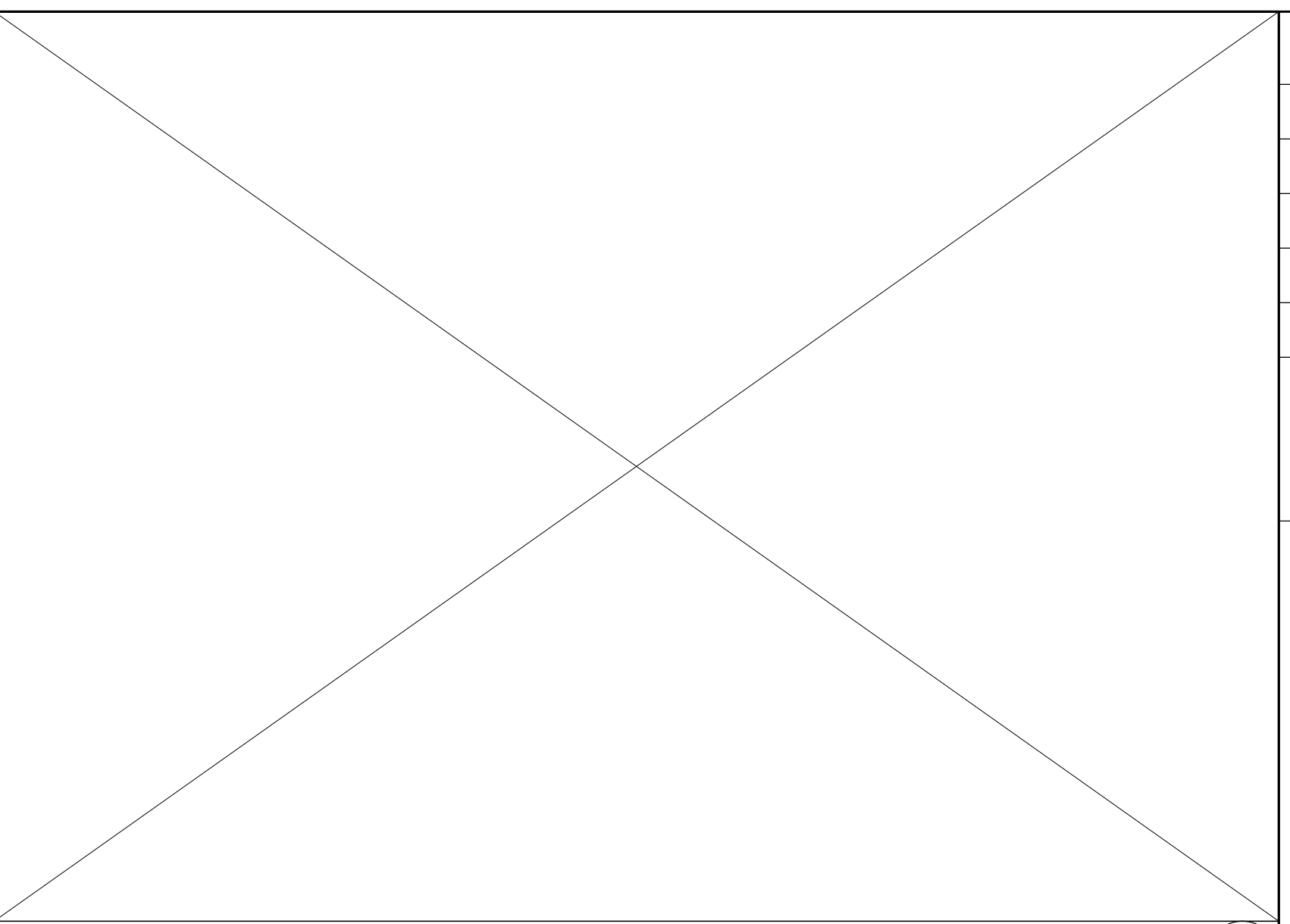
SHEET NO.:
SH-1
OF 3 SHEETS



SECTION 1



PLAN VIEW 2



REVISION	BY
△	
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 MR. JOHN (AREF) ABEDI
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 VAN NUYS, CA 91406

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TITLE
 DETAILS



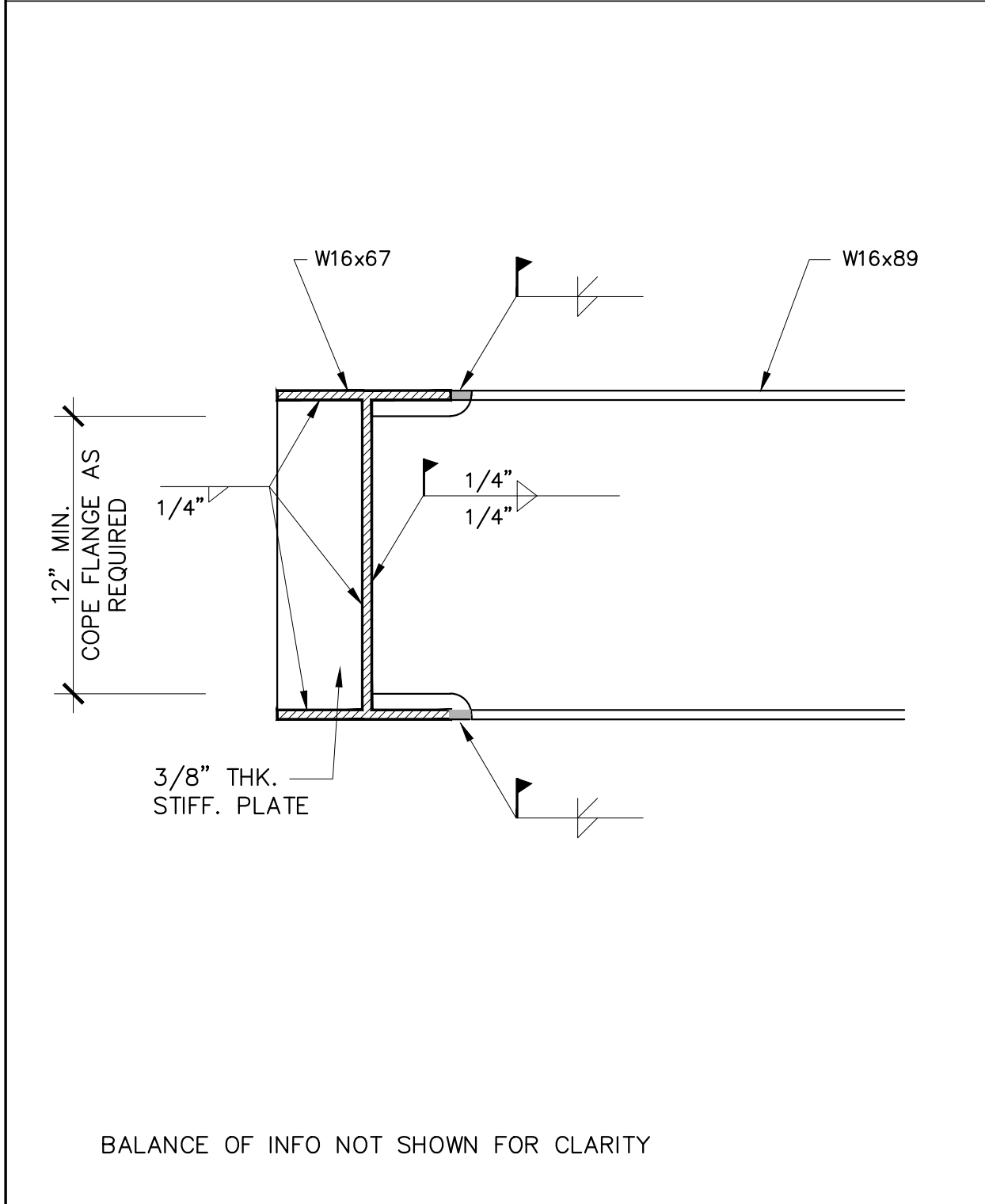
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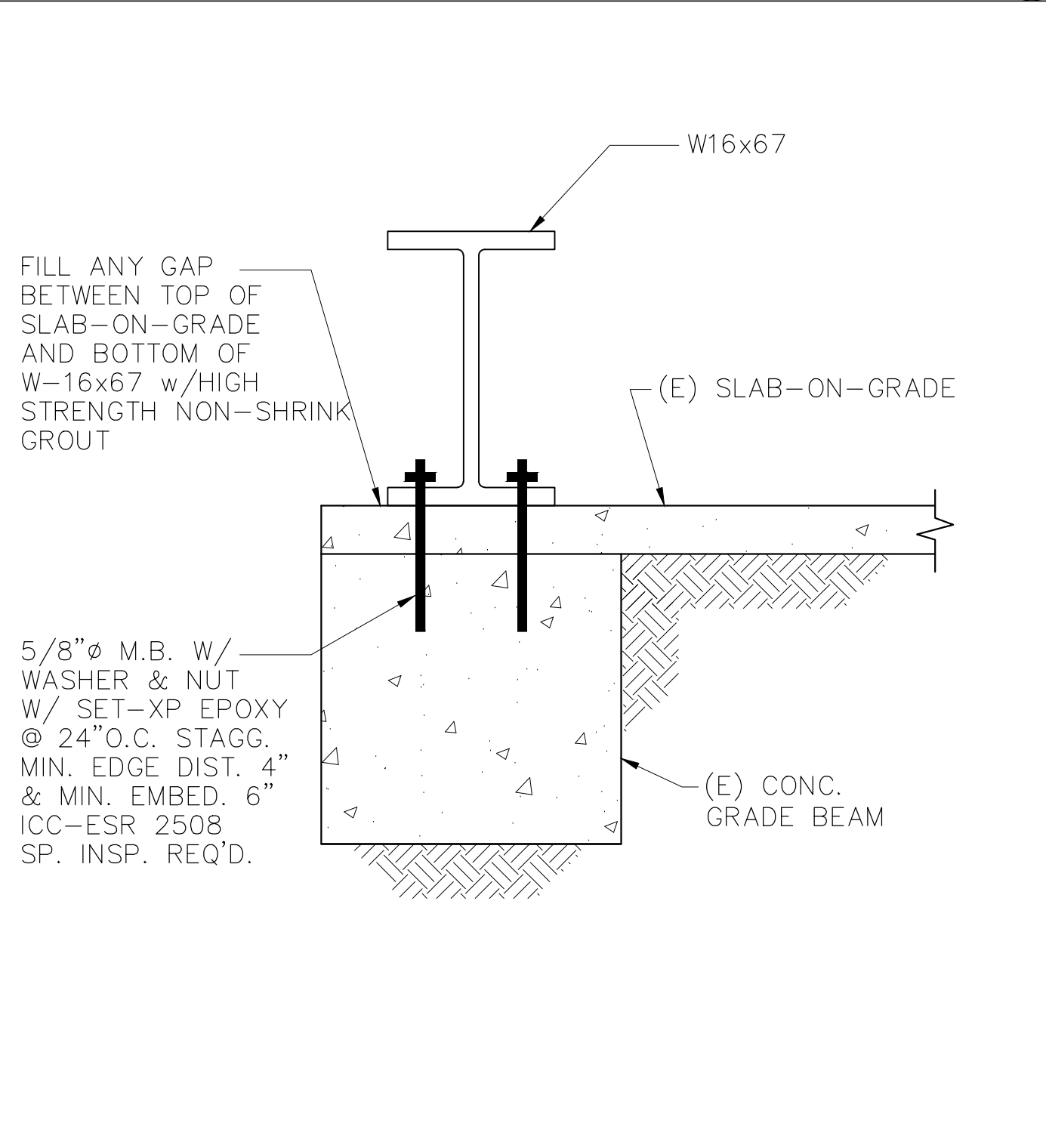
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DRAWN BY: A.K.
 CHECKED BY: V.V.B.
 DATE: OCTOBER 2021
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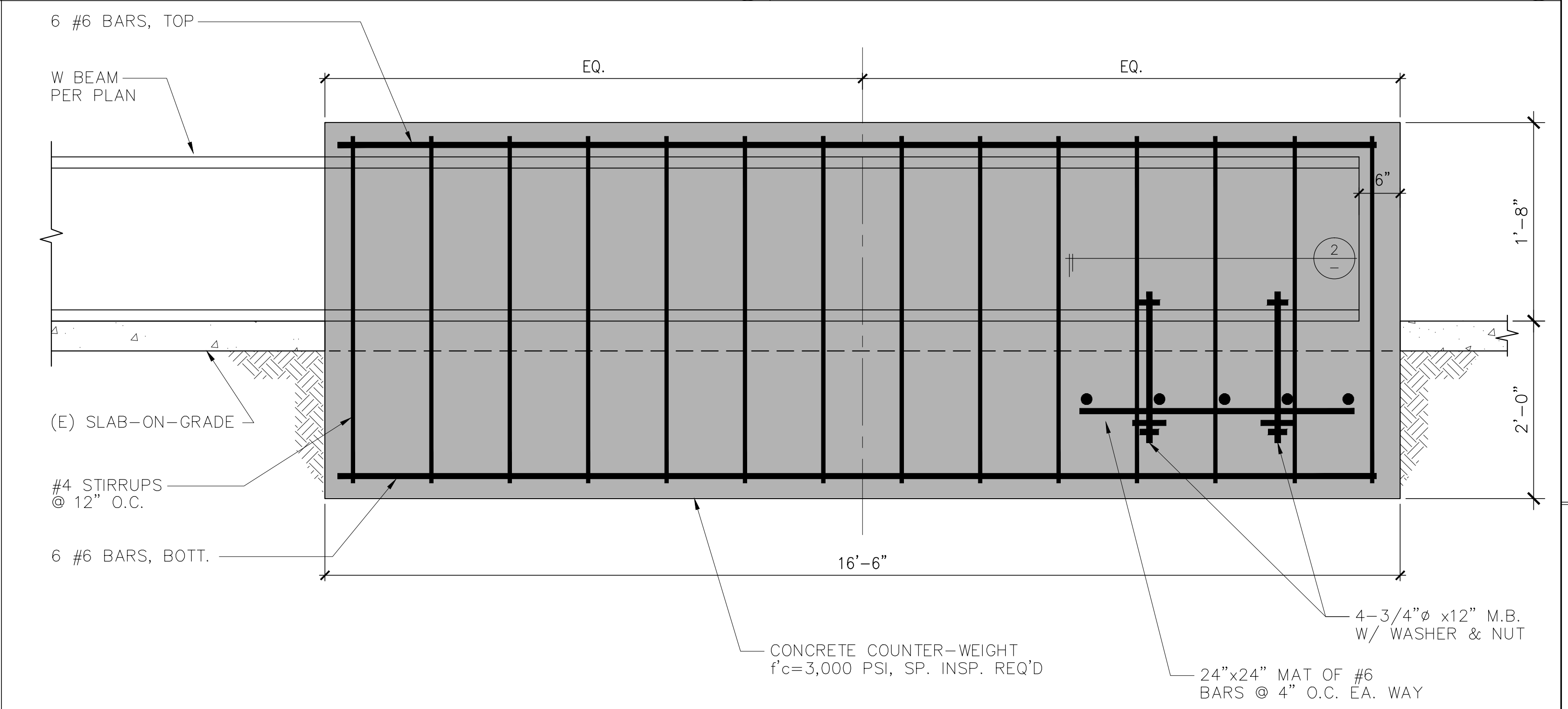
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 OF 3 SHEETS



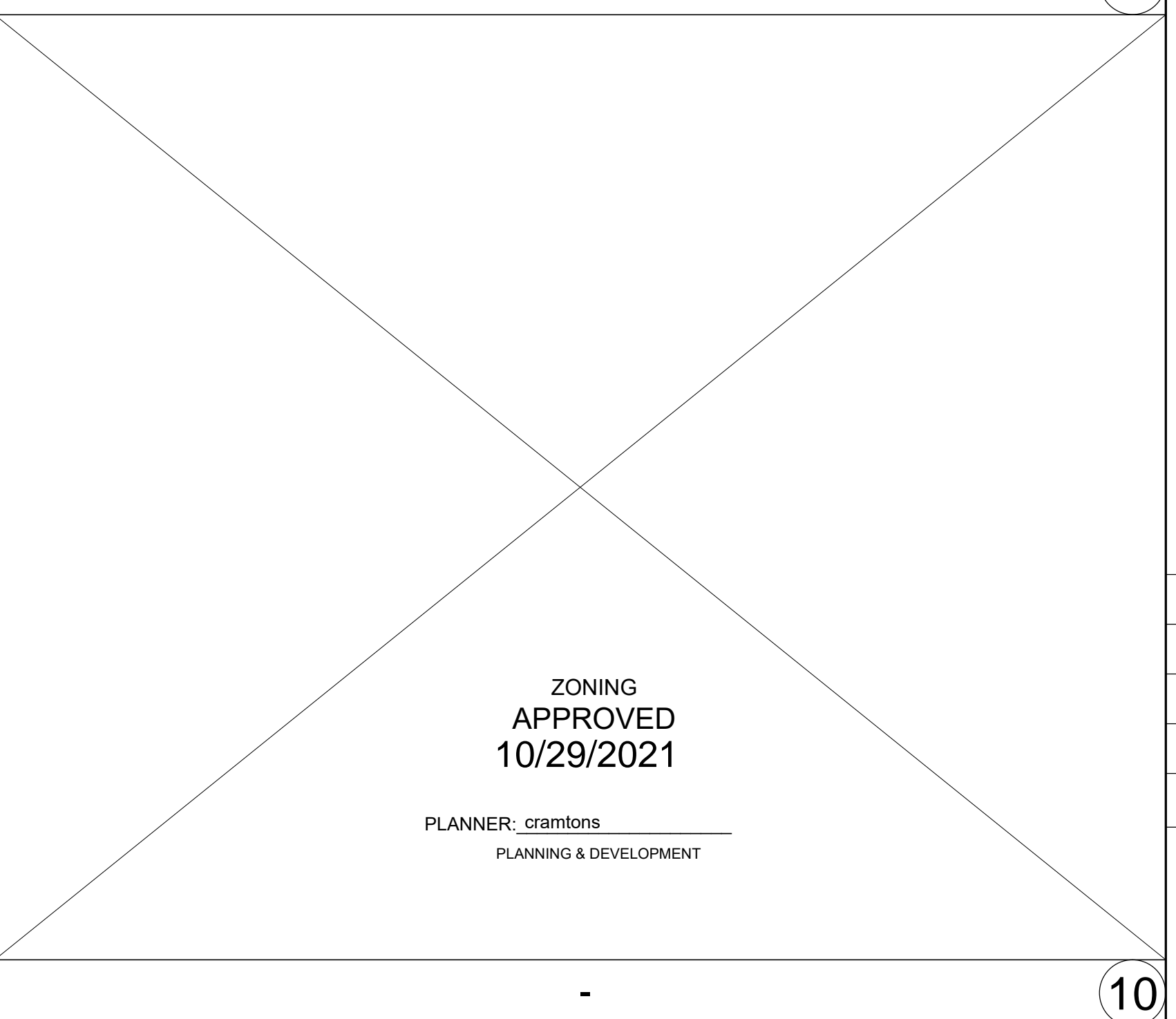
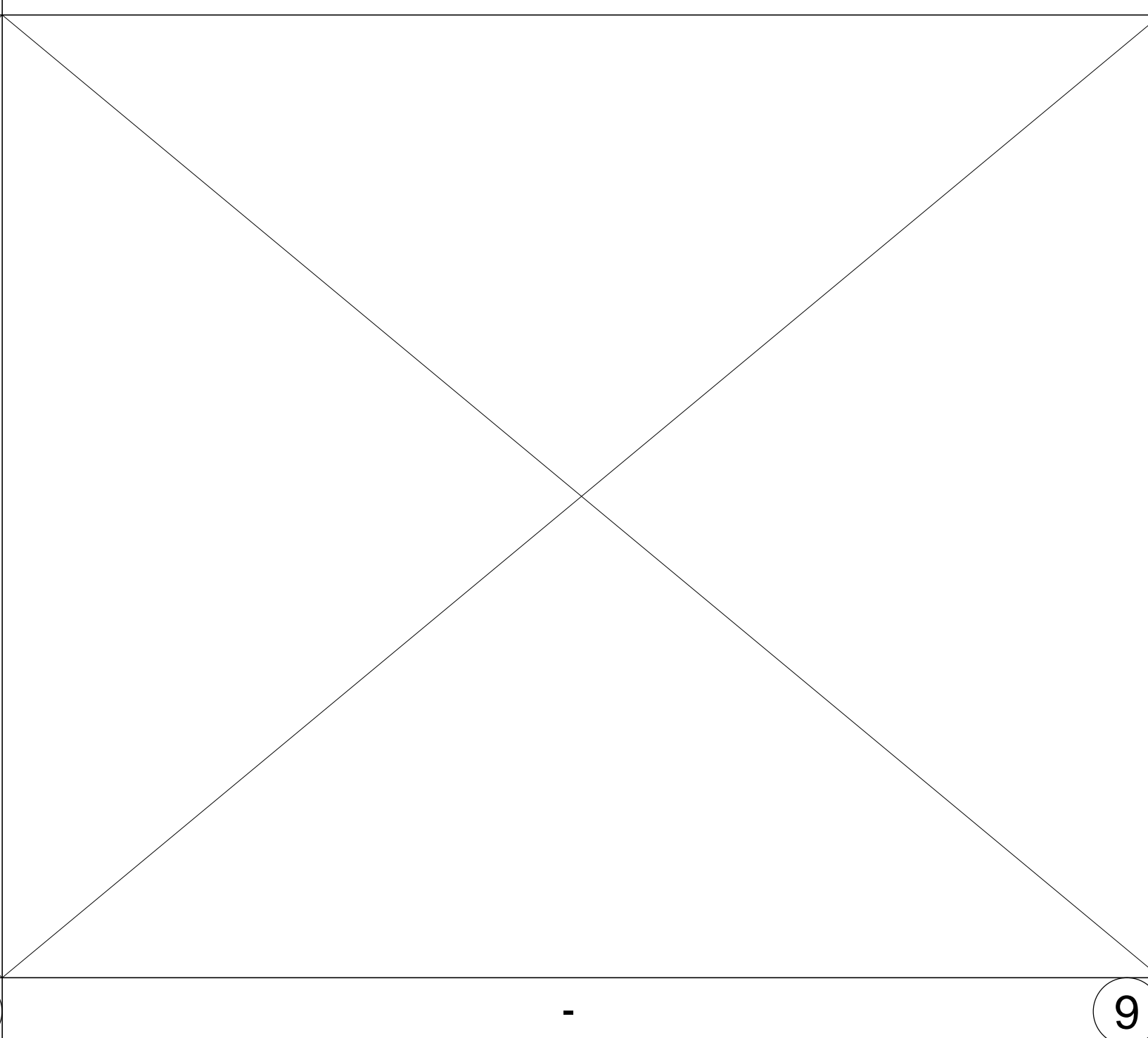
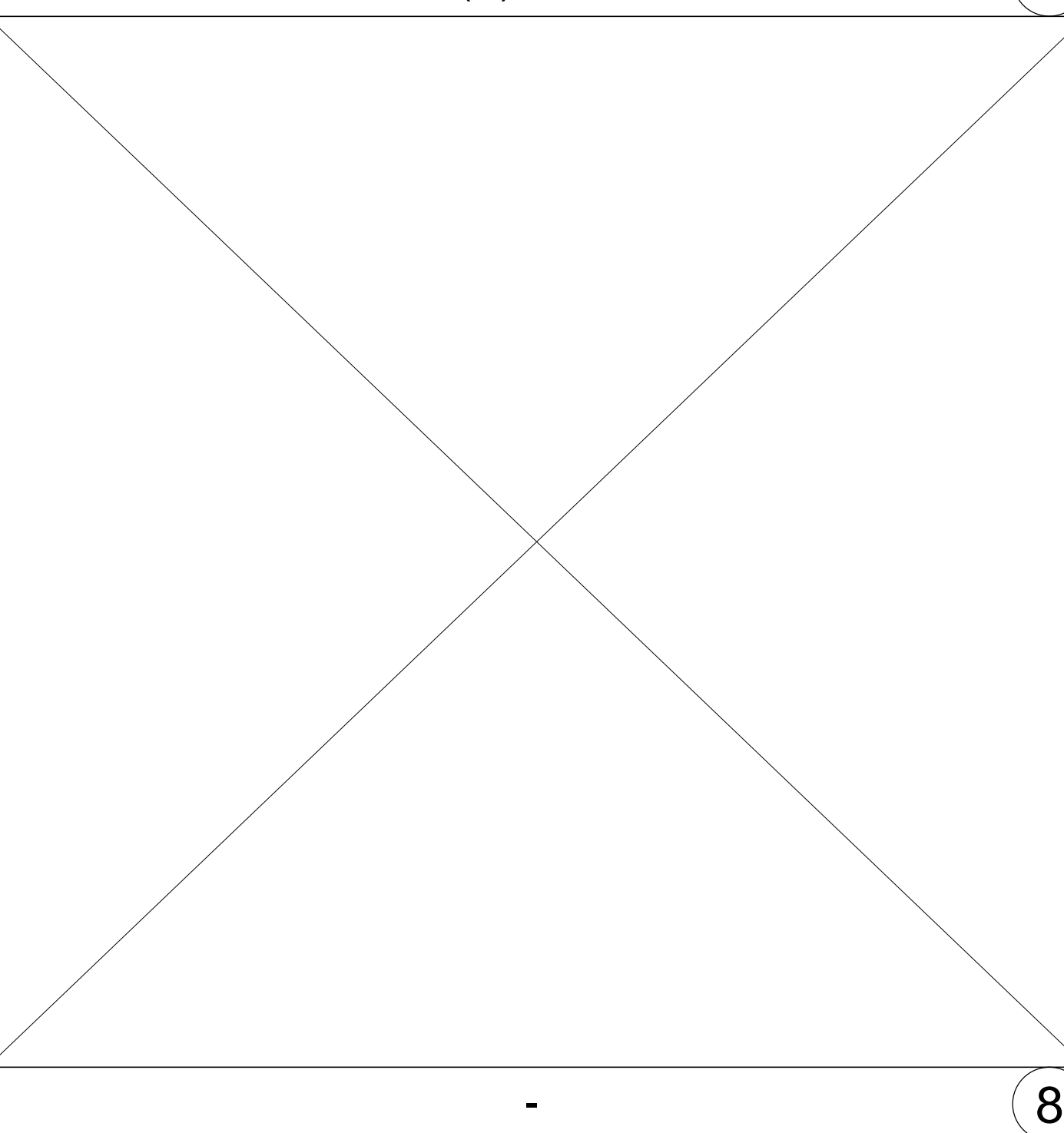
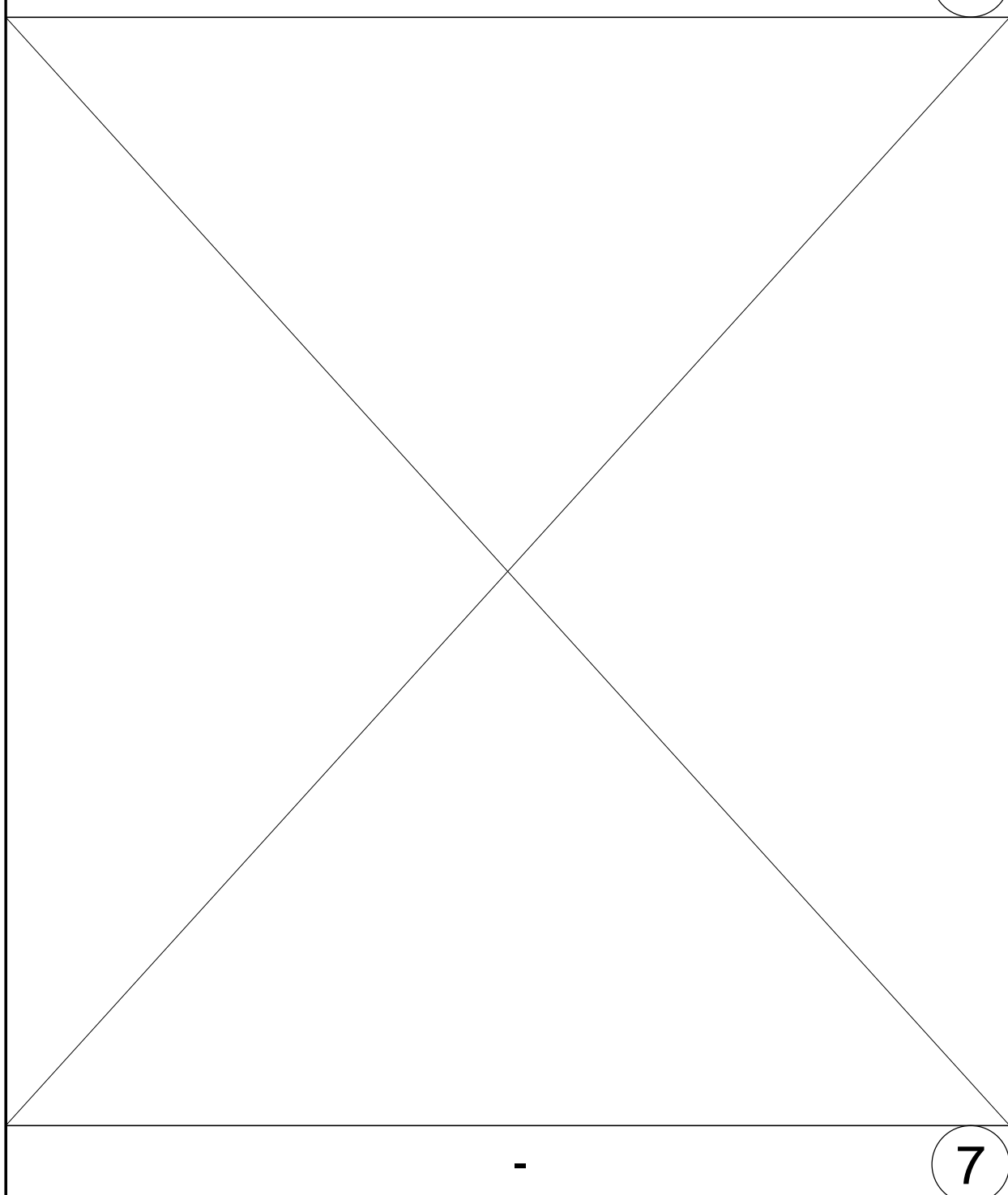
STEEL BEAM TO BEAM CONNECTION 4



STEEL BEAM TO (E) CONC. BEAM CONN. 5



DETAIL 6



ZONING
 APPROVED
 10/29/2021
 PLANNER: gramtons
 PLANNING & DEVELOPMENT

7

8

9

10