NEGATIVE DECLARATION

PROJECT: Lighthouse Rehabilitation Project
Pigeon Point Light Station SHP

LEAD AGENCY: Department of Parks and Recreation

AVAILABILITY OF DOCUMENTS: The Initial Study for this Mitigated Negative Declaration is available for review at:

- San Mateo Coast Sector Office
  95 Kelly Avenue
  Half Moon Bay, CA 94019-1627

- Santa Cruz District Office
  303 Big Trees Park Road
  Shelton, CA 95018

- Northern Service Center
  One Capitol Mall, Suite 410
  Sacramento, California 95814

- Half Moon Bay Library
  620 Correas Street
  Half Moon Bay, CA 94019

- Internet Address: [http://www.parks.ca.gov/CEQA Notices](http://www.parks.ca.gov/CEQA Notices)

PROJECT DESCRIPTION:

DPR proposes the rehabilitation of the historic Pigeon Point Lighthouse and Oil House to preserve and maintain these historic structures at the Pigeon Point Light Station State Historic Park Area in San Mateo County on the Central Coast of California; approximately 21 road miles south of Half Moon Bay and 27 road miles north of Santa Cruz, California.

A copy of the Initial Study is attached; questions or comments regarding this Initial Study/Mitigated Negative Declaration may be addressed to:

Brad Michalk
California State Parks
Northern Service Center
One Capitol Mall, Ste. 410
Email: Ceqansc@parks.ca.gov
Fax: 916-445-8883

Submissions must be in writing and postmarked or received by fax or email no later than August 22, 2016. The originals of any faxed document must be received by regular mail within ten working days following the deadline for comments, along with proof of successful reception.
fax transmission. Email or fax submissions must include full name and address. All comments will be included in the final environmental document for this project and become part of the public record.

Pursuant to Section 21082.1 of the California Environmental Quality Act, the California Department of Parks and Recreation (DPR or California State Parks) has independently reviewed and analyzed the Initial Study and Draft Mitigated Negative Declaration for the proposed project and finds that these documents reflect the independent judgment of DPR. DPR, as lead agency, also confirms that the project requirements and mitigation measures detailed in these documents are feasible and will be implemented as stated in the Mitigated Negative Declaration.

Terry Kilser  
Sector Superintendent  
San Mateo Coast Sector

Brad Michalk  
Environmental Coordinator  
Northern Service Center

7/20/16  
Date

6/24/16  
Date
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A  Project Plans
CHAPTER 1
INTRODUCTION

1.1 Introduction and Regulatory Guidance

The Initial Study/Negative Declaration (IS/ND) was prepared by the California Department of Parks and Recreation (DPR) to evaluate the potential environmental effects of the proposed Lighthouse Rehabilitation Project at Pigeon Point Light Station State Historic Park, San Mateo County, California. This document was prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code §21000 et seq., and the State CEQA Guidelines, California Code of Regulations (CCR) §15000 et seq.

An Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment [CEQA Guidelines §15063(a)]. If there is substantial evidence that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) must be prepared, in accordance with CEQA Guidelines §15064(a). However, if the lead agency determines that the project would result in no potentially significant effects, a Negative Declaration may be prepared. The lead agency prepares a written statement describing the reasons a proposed project would not have a significant effect on the environment and, therefore, why an EIR need not be prepared. This IS/ND conforms to the content requirements under CEQA Guidelines §15071.

1.2 Lead Agency

The lead agency is the public agency with primary approval authority over the proposed project. In accordance with CEQA Guidelines §15051(b)(1), "the lead agency will normally be an agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." The lead agency for the proposed project is DPR. The contact person for the lead agency regarding specific project information is:

   Terry Kiser, Superintendent
   San Mateo Coast Sector
   95 Kelly Avenue
   Half Moon Bay, CA 94019-1627
   Phone: (650)879-2028
   Email: Terry.Kiser@parks.ca.gov

Questions or comments regarding this Initial Study/Negative Declaration should be submitted to:
Submissions must be in writing and postmarked or received by fax or email no later than July 18, 2016. The originals of any faxed document must be received by regular mail within ten working days following the deadline for comments, along with proof of successful fax transmission. Email or fax submissions must include full name and address. All comments will be included in the final environmental document for this project and become part of the public record.

1.3 Purpose and Document Organization

The purpose of this document is to evaluate the potential environmental effects of the proposed Lighthouse Rehabilitation Project at Pigeon Point Light Station State Historic Park. Project requirements have also been incorporated into the project to ensure that any potentially significant impacts remain at a less-than-significant level.

This document is organized as follows:

- **Chapter 1 - Introduction.**
  This chapter provides an introduction to the project and describes the purpose and organization of this document.

- **Chapter 2 - Project Description.**
  This chapter describes the reasons for the project, scope of the project, project objectives and project requirements.

- **Chapter 3 - Environmental Setting, Impacts, and Mitigation Measures.**
  This chapter identifies the significance of potential environmental impacts, explains the environmental setting for each environmental issue, and evaluates the potential impacts identified in the CEQA Environmental (Initial Study) Checklist. Mitigation measures are incorporated, where appropriate, to reduce potentially significant impacts to a less than significant level.

- **Chapter 4 - Mandatory Findings of Significance.**
  This chapter identifies and summarizes the overall significance of any potential impacts to natural and cultural resources, cumulative impacts, and impact to humans, as identified in the Initial Study.

- **Chapter 5 - Summary of Mitigation Measures.**
  This chapter summarizes the mitigation measures incorporated into the project as a result of the Initial Study.

- **Chapter 6 - Report Preparation**
  This chapter provides a list of those involved in the preparation of this document.
1.4 Summary of Findings

Chapter 3 of this document contains the Environmental (Initial Study) Checklist that identifies the potential environmental impacts (by environmental issue) and a brief discussion of each impact resulting from implementation of the proposed project.

Based on the IS and supporting environmental analysis provided in this document, the proposed Lighthouse Rehabilitation Project would result in less than significant impacts for the following issues: aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems.

In accordance with §15064(f) of the CEQA Guidelines, a ND shall be prepared if the proposed project will not have a significant effect on the environment. Based on the available project information and the environmental analysis presented in this document, there is no substantial evidence that the proposed project would have a significant effect on the environment.
CHAPTER 2
PROJECT DESCRIPTION

2.1 Introduction

This Initial Study/Negative Declaration (IS/ND) has been prepared by the California Department of Parks and Recreation (DPR or California State Parks) to evaluate the potential environmental effects of the proposed Lighthouse Rehabilitation Project at Pigeon Point Light Station State Historic Park (PPLSSHP), located in San Mateo County, California. The proposed project would rehabilitate the Pigeon Point Lighthouse and Oil House to preserve and maintain these historic structures for future generations.

2.2 Project Location

PPLSSHP is located approximately 21 road miles south of Half Moon Bay and 27 road miles north of Santa Cruz, California on State Route 1. Presently, PPLSSHP encompasses about 13.5 acres of parkland that includes park restrooms, limited picnic tables, and a park store located in the historic carpenter's shop. Also located within the park is the Pigeon Point Hostel for guests who are interested in staying overnight. A small public beach is located 100 yards from the main parking lot. Township 8S, Range 5W, Mount Diablo Base Meridian, USGS 7.5' Pigeon Point, CA Quadrangle

2.3 Project Background

The unit has been part of the California State Park system since September 2011, when the Public Works Board of the State of California authorized the no-cost acquisition of the property. Completed in 1872, the Pigeon Point Light Station includes one of the tallest (115') lighthouses on the West Coast. It was listed on the National Register of Historic Places (National Register) in 1976 and is an important landmark on the coast. The tower is constructed of unreinforced bricks, and stands on an 8 foot thick concrete foundation. The walls are five feet thick at the base and taper to two feet at the top.

The 1976 National Register of Historic Places nomination included only the Lighthouse. Once the Tower is repaired and the Fresnel lens reinstalled, thereby restoring the Tower’s integrity, DPR will amend the National Register nomination to include the site and contributing buildings such as the Fog Signal Building, Carpenters Shop, and Oil House.

In December 2001, a portion of the Tower’s upper iron belt course failed and fell 80 feet to the ground. Subsequent inspections revealed that the Tower’s structure was in poor condition. Due to safety concerns, public tours of the Tower and attached Oil House were suspended at that time and have not resumed.

In November 2011, the Fresnel lens was removed and put on exhibit in the Fog Signal Building out of concerns for the Tower’s structural integrity and to facilitate anticipated structural improvements.
2.4 Need for the project
The solid foundation and masonry walls of the Tower are in good condition, but the upper levels (at the upper belt course and above) are in critical condition. The cast iron elements in this area have suffered greatly from the extreme marine environment, as indicated by the extensive corrosion of the metal elements and the spalling of brick in the vicinity of the corroded cast iron belt courses. The cast iron belt courses at the base of the Tower are also corroded and displaced from rust-jacking. In addition, efflorescence is visible at the interior of the Tower at the upper levels indicating moisture intrusion through the walls.

The building materials at the Oil House are in good condition where the protective coatings have been maintained. Where water has gotten into the walls or roofing materials, efflorescence, rotted wood or corrosion of metal elements has been the result. The interior finish materials have deteriorated through heavy use over time, and some have been replaced with more recent materials.

2.5 Project Objectives
The mission of the California Department of Parks and Recreation is to provide for the health, inspiration, and education of the people of California by helping to preserve the state’s extraordinary biological diversity, protecting its most valued natural and cultural resources, and creating opportunities for high-quality recreation. This is also stated in the California’s Recreation Policy adopted by the California State Park and Recreation Commission on September 23, 2005.

This project would rehabilitate the deteriorating lighthouse, preserving it for the enjoyment of future generations.

2.6 Project Description
DPR proposes to rehabilitate the historic Pigeon Point Lighthouse and adjoining Oil House consistent with the Secretary of Interior’s Standards, to preserve the resource for future generations in coastal San Mateo County, on the central coast of California; approximately 21 road miles south of Half Moon Bay and 27 miles north of Santa Cruz, California. Specific work would include:

Pre-Construction
- Perform site clearing at the base of the lighthouse as necessary to prepare a lay down and accessible work area. This will require the removal of the existing non-native plants and vegetation in the area to be utilized and the installation of gravel or road base in portions of the cleared area;
- Install temporary site office trailer, fencing, electrical distribution and temporary toilets/sinks;
- Install wildlife-friendly straw waddles for erosion control;

Demolition and Coating Removal
- Remove the vent ball for refurbishment and support post replacement;
- Remove existing cast metal cove piece at the bottom of the roof;
- Prepare existing roof to accept the new copper roof;
- Remove the auxiliary beacon and deck extension;
- Remove existing railing at Lantern Room deck perimeter;
- Remove glazing from lantern room glazing wall;
- Remove existing railing at Watch Room deck perimeter;
- Remove masonry material adjacent to the cast iron plates in the interior of the Watch Room wall, to allow for bond beam installation;
- Remove cast iron decking exterior the Watch Room;
- Remove the brick masonry for the new bond beam at the base of the Lantern deck behind the exterior cast iron wall plates;
- Remove cast iron doors for repair/replacement, door frames to remain in place;
- Provide and install engineered shoring as required;
- Demolish and remove tube steel installed in 1992;
- Removal of the cast iron deck at the Watch Room;
- Remove the remaining cast iron fascia piece at the deck perimeter;
- Remove the cast iron belt course at the base of the decorative cast iron brackets;
- Remove and salvage of the brick masonry in phases for the belt course bond beam;
- Remove and salvage of the brick masonry in phases for the interior bond beam at the base of the Watch Room deck;
- Remove wood window sash at Service Room;
- Remove brick masonry to allow for the removal of the two lower cast iron belt courses;
- Remove the two lower cast iron belt courses;
- Remove the entry door and cast iron frame to the Oil House;
- Remove all coatings on the interior masonry of the tower;
- Remove all coatings on the exterior masonry of the tower;
- Remove coating from the glazing assembly of the Lantern Room;
- Remove all coatings from the exterior cast iron by abrasive blasting;
- Remove all coatings from the interior cast iron and interior cast iron stairs by abrasive blasting;

**Re-installation and Repairs**

- Refurbish vent ball and re-install on new support post;
- Install new 66 oz. standing seam copper roof;
- Install new brass/bronze cove piece at the base of the roof;
- Install new stainless ladder rest rail below roof at the bottom of the cove;
- Clean and refurbish glazing frames in the Lantern Room. Prepare all glazing pockets to accept salvaged and new glazing;
- Repair all mechanical glazing fasteners and threaded attachments in the glazing system;
- Install new tempered glazing in the glazed curtain wall;
- Install new bronze access door in the glazed curtain wall for access to new Coast Guard beacon;
- Repair cast iron base that connects the glazing frame to the tower structure;
- Restore to operation eight vents at the base of the glazing wall;
- Install new slotted bronze soffit as a component of the repaired ventilation system;
- Repair the existing cast iron deck plates at the Lantern Room level;
- Install new isolated paint grade stainless steel railing at the lantern room level;
- Repair cast iron plates on the exterior wall of the Watch Room;
- Clean and repair as required the cast iron structures exposed for the installation of the new concrete bond beam at the base of the Lantern Level;
- Install the new exterior side concrete bond beam at the base of the Lantern Level;
- Repair/replace interior cast iron plates removed to install new bond beam at the base of the Lantern Level;
- Install new interior concrete bond beam below the Watch Room deck;
- Replace masonry with new bricks after bond beam installation;
- Install new W4 stainless steel bracket and cantilevered arm assemblies at the exterior of the Service Room;
- Install cast iron deck edge at the Lantern Gallery deck level;
- Install new flashing and cast iron fascia at the Watch Room deck level;
- Install new isolated cast stainless steel decking at the Watch Room level with new deck to wall connection detail;
- Install new concrete bond beam at the base of the decorative cast iron brackets;
- Install new decorative cast iron cover after bond beam is installed at the base of the cast iron brackets;
- Repair 75 LF of cracking in the decorative cast iron brackets;
- Install new isolated shop primed stainless railing at the Watch Room level;
- Repair both the interior and exterior doors and frames to the Watch Room exterior deck;
- Repair existing cast iron window frames install new wood window sash in the Service Room;
- Install salvaged granite window lintel using stainless steel pins set in epoxy;
- Install new and refurbished lower cast iron belt courses;
- Repair masonry that was removed to allow for the installation of the two lower belt courses;
- Install new wood entry door and frame the Oil House main entry;

New Coating Installation*

- Prepare and paint new cast iron lower belt courses, ventilation ball, bronze cove piece at base of copper roof, curtain wall glazing structure in the Lantern Room, cast iron plates on the exterior of the Watch Room, cast iron plates on the interior of the Watch Room, new and existing doors, frames, and window sash on the Watch Room and Service Room levels, new stainless steel railings on the Lantern and Watch Room levels, repaired cast iron brackets below the Watch Room level, and all masonry;
- Treat new copper roof with 3-in-one oil wipe to attempt to control oxidation;
- Prepare and paint repaired and new window frames and sash on levels 1, 2, & 4 of the tower;
- Prepare and paint.

Oil House Repairs

- Remove all coatings from existing masonry;
- Create crawl space access for installation of below floor seismic upgrade and repair when completed;
- Construct new seismic upgrade design above and below the ground floor level;
- Install new stainless steel tubes steel chimney bracing system;
- Remove the existing roofing and install new plywood roof sheathing;
- Repair roof rafters as required, and install new stainless steel roof to wall ties;
- Install new wood shingle roof with copper flashings and copper ridge cap;
- Install new pitch pocket detail at chimneys;
- Repoint brick masonry as required;
- Repairs/replacement, as required, for the exterior wood trim;
- Strip paint from all window sash and frames;
- Repair and paint existing wood window sash;
- Paint all exterior walls and wood trim;
- Minor electrical work per architectural drawings;

**Oil house Interior Repairs**

- Repair all interior doors and frames and tongue and groove flooring in Oil Room and Work Room;
- Install minor electrical additions and changes;
- Repair interior wood trim;
- Remove paint from all interior masonry walls, door frames and doors;
- Paint the interiors of all rooms, windows and doors and flooring.

## 2.6 Project Requirements

Under CEQA, the Department of Parks and Recreations has the distinction of being considered a lead agency, a public agency that has a primary responsibility for carrying out or approving a project and for implementing CEQA; a responsible agency, a public agency other than the lead agency that has responsibility for carrying out or approving a project and for complying with CEQA; and a trustee agency, a state agency having jurisdiction by law over natural resources affected by a project that are held in trust for the people for the State of California. With this distinction comes the responsibility to ensure that actions that protect both cultural and natural resources are always incorporated into all projects. Therefore, DPR has created a list of Project Requirements that are included in project design to reduce impacts to resources.

DPR has developed a list of Standard Project Requirements (SPR) that are actions that have been standardized statewide for the use of avoiding significant project-related impacts to the environment. From this list, standard project requirements are assigned, as appropriate, to all projects. For example, projects that include ground-disturbing activities, such as trenching would always include standard project requirements addressing the inadvertent discovery of archaeological artifacts. However, for a project that replaces a roof on an historic structure, ground disturbance would not be necessary; therefore standard project requirements for ground disturbance would not be applicable and would not be assigned to the project.

DPR also makes use of Specific Project Requirements (PSR). These are project requirements that are developed to address project impacts for projects that have unique issues; they would not typically be standardized for projects statewide.
Table 1: Project Requirements

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<td>SPR CULT 1</td>
<td>Previously Undocumented Resources</td>
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<td>If previously unknown cultural resources (including but not limited to dark soil containing shell, bone, flaked stone, ground stone, or deposits of historic material) are discovered, work shall immediately cease within 10 feet of the find(s) and notify the State’s Representative of the location and description of the find(s). Contractors shall be directed to other project tasks. Contractors shall not work in the area until receipt of written approval from the State’s Representative to resume activity in the area of the discovery.</td>
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<tr>
<td>SPR CULT 2</td>
<td>Archeological Monitoring</td>
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<td>Contractors shall allow on-site archaeological monitoring at the discretion of the DPR-approved archaeologist.</td>
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<td>SPR CULT 3</td>
<td>Human Remains Discovery</td>
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<td>In the event that human remains are discovered, work will cease immediately in the area of the find and the project manager/site supervisor will notify the appropriate DPR personnel. Any human remains and/or funerary objects will be left in place or returned to the point of discovery and covered with soil. The DPR Sector Superintendent (or authorized representative) will notify the County Coroner, in accordance with §7050.5 of the California Health and Safety Code, and the Native American Heritage Commission (or Tribal Representative). If a Native American monitor is on-site at the time of the discovery, the monitor will be responsible for notifying the appropriate Native American authorities. The local County Coroner will make the determination of whether the human bone is of Native American origin. If the Coroner determines the remains represent Native American interment, the NAHC in Sacramento and/or tribe will be consulted to identify the most likely descendants and appropriate disposition of the remains. Work will not resume in the area of the find until proper disposition is complete (PRC §5097.98). No human remains or funerary objects will be cleaned, photographed, analyzed, or removed from the site prior to determination. If it is determined the find indicates a sacred or religious site, the site will be avoided to the maximum extent practicable. Formal consultation with the State Historic Preservation Office and review by the Native American Heritage Commission/Tribal Cultural representatives will occur as necessary to define additional site mitigation or future restrictions.</td>
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<td>PSR HAZ 1</td>
<td>Hazardous Materials</td>
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2.7 Project Implementation

No official start date has been set for the project. Furthermore, work may be accomplished in phases as funding becomes available. Work would occur only during daylight hours and would be scheduled to incur the least amount of impact to visitors; however, weekend work could be implemented to accelerate construction or address emergency or unforeseen circumstances.

Equipment, such as backhoe, compressor, and generator would be used during construction but most work would be limited to hand tools. Most equipment would be transported to the site and remain until associated work is completed. Transport vehicles for material or equipment delivery trucks, and crew vehicles would also be present intermittently at the site. Staging areas for equipment would be confined an existing fenced gravel area that formerly served as visitor parking.

Best Management Practices (BMPs) would be incorporated into this project design to ensure that the natural and cultural resources in and around the project area are adequately protected during and after construction. The BMPs discussed in this document and used in the implementation of this project were obtained from the California Stormwater Quality Association (CSQA), Stormwater Best Management Practices Construction Handbook. Temporary BMPs would be used to keep sediment on-site throughout the duration of the project; during construction, BMPs would be checked daily, maintained, and modified as needed. BMPs would be used after construction to stabilize the site and minimize erosion.

The Department of Parks and Recreation has consistently referenced CSQA BMPs and has identified them as an acceptable standard for use in all State Parks.

2.9 Consistency with Local Plans and Policies

The proposed project to rehabilitate the Pigeon Point Lighthouse and attached Oil House is consistent with local plans and polices including the San Mateo County General Plan to provide quality recreational opportunities and protect resources. Although PPLSSHP does not have a General Plan, work to repair, replace, or rehabilitate existing facilities or to protect public health and safety are permitted under PRC § 5002.2 (c). All proposed work would occur within the boundaries of PPLSSHP.

2.10 Discretionary Approvals

The project consists solely of the rehabilitation of an existing structure and no new development will result. The footprint and/or use of the facility will not change as a result of the project. Existing vegetation that would be affected by the work is limited to
non-native invasive ice plant. As such, this project does not require any discretionary approvals.

2.11 Related Projects

A new restroom was added in 2011 and a shed in 2012. Other projects in the park include on-going general maintenance of the park facilities but no other projects are proposed or have been identified.
### PROJECT INFORMATION

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<tr>
<td>1</td>
<td><strong>Project Title:</strong> Pigeon Point Lighthouse Rehabilitation Project</td>
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<td>2</td>
<td><strong>Lead Agency Name &amp; Address:</strong> California Department of Parks and Recreation</td>
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<tr>
<td>3</td>
<td><strong>Contact Person &amp; Phone Number:</strong> Terry Kiser 650-208-9007</td>
</tr>
<tr>
<td>4</td>
<td><strong>Project Location:</strong> Pigeon Point Light Station State Historic Park</td>
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| 5 | **Project Sponsor Name & Address:** California Department of Parks and Recreation  
   San Mateo Sector  
   95 Kelly Avenue  
   Half Moon Bay, CA 94019-1627 |
| 6 | **General Plan Designation:** State Historic Park |
| 7 | **Zoning:** Recreation |
| 8 | **Description of Project:**  
   DPR proposes the rehabilitation of the historic Pigeon Point Lighthouse and Oil House to preserve and maintain these historic structures at the Pigeon Point Light Station State Historic Park Area in San Mateo County on the Central Coast of California. |
| 9 | **Surrounding Land Uses & Setting:** Refer to Chapter 3 of this document (Section IX, Land Use Planning) |
| 10 | **Approval Required from Other Public Agencies** None |
1. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", as indicated by the checklist on the following pages.

- Aesthetics
- Biological Resources
- Hazards & Hazardous Materials
- Mineral Resources
- Public Services
- Utilities/Service Systems
- Agricultural Resources
- Cultural Resources
- Hydrology/Water Quality
- Noise
- Recreation
- Mandatory Findings of Significance
- Air Quality
- Geology/Soils
- Land Use/Planning
- Population/Housing
- Transportation/Traffic
- None

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project **C**OULD **N**OT have a significant effect on the environment and a **N**EGATIVE **D**ECLARATION **W**ill be prepared.

I find that, although the original scope of the proposed project **C**OULD have had a significant effect on the environment, there **W**ILL **N**OT be a significant effect because revisions/mitigations to the project have been made by or agreed to by the applicant. A **M**ITIGATED **N**EGATIVE **D**ECLARATION **W**ill be prepared.

I find that the proposed project **M**AY have a significant effect on the environment and an **E**NVIRONMENTAL **I**MPACT **R**EPORT or its functional equivalent will be prepared.

I find that the proposed project **M**AY have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment. However, at least one impact has been adequately analyzed in an earlier document, pursuant to applicable legal standards, and has been addressed by mitigation measures based on the earlier analysis, as described in the report's attachments. An **E**NVIRONMENTAL **I**MPACT **R**EPORT is required, but it must analyze only the impacts not sufficiently addressed in previous documents.

I find that, although the proposed project could have had a significant effect on the environment, because all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to applicable standards, and have been avoided or mitigated, pursuant to an earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, all impacts have been avoided or mitigated to a less-than-significant level and no further action is required.

By [Signature]
Environmental Coordinator

Date: [Signature]

Lighthouse Rehabilitation Project IS/ND
Pigeon Point Light Station State Historic Park
Department of Parks and Recreation
ENVIRONMENTAL ISSUES

I. AESTHETICS.

Would the Project:

<table>
<thead>
<tr>
<th>Would the Project:</th>
<th>Potentially Significant Impact</th>
<th>Less than Potentially Significant with Mitigation</th>
<th>Less than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Have a substantial adverse effect on a scenic vista?</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>c) Substantially degrade the existing visual character or quality of the site and its surroundings?</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Criteria for Determining Significance

The analysis of determining the significance of impacts of the Proposed Action to Aesthetics is based on criteria I a-d, described in the environmental checklist above.

Discussion

a-d) While the proposed rehabilitation work will temporarily affect the views of the Lighthouse tower and the Oil House, these facilities are currently cordoned off by 6’ tall construction fencing for safety reasons. The effect on the viewshed as a whole will not be substantially, adversely, affected, and upon completion of the work, the scenic vista of, and including the two structures will be improved. Additionally, while the project site is located off of SR 1, an officially designated State Scenic Highway, the project does not propose work that would damage scenic resources, degrade the visual character of the site or its surroundings or create a new source of light or glare. No impact.
II. AGRICULTURAL and FOREST RESOURCES.

<table>
<thead>
<tr>
<th>POTENTIALLY SIGNIFICANT IMPACT</th>
<th>LESS THAN SIGNIFICANT WITH MITIGATION</th>
<th>LESS THAN SIGNIFICANT IMPACT</th>
<th>NO IMPACT</th>
</tr>
</thead>
</table>

WOULD THE PROJECT*:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing zoning for agricultural use or a Williamson Act contract?

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §4526), or timberland zoned Timberland Production (as defined by government Code § 51104(g))?

d) Result in the loss of forest land or conversion of forest land to non-forest use?

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

* In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model for use in assessing impacts on agricultural and farmland.

DISCUSSION

a-e) PPLSHP does not support any agricultural/timber operations, is not zoned as prime agricultural or timber production land, or used for grazing purposes. This project would have no impact on any category of California Farmland, conflict with any existing zoning for agricultural use or Williamson Act contract. There would be no loss of forestland or conversion of land to non-forest use or conversion of Farmland to non-agricultural use. No Impact.
### III. AIR QUALITY.

<table>
<thead>
<tr>
<th>WOULD THE PROJECT*:</th>
<th>POTENTIALLY SIGNIFICANT IMPACT</th>
<th>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</th>
<th>LESS THAN SIGNIFICANT IMPACT</th>
<th>NO IMPACT</th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>b)</td>
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<tr>
<td>c)</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>d)</td>
<td>☐</td>
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<td>e)</td>
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</tr>
</tbody>
</table>

* Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make these determinations.

### DISCUSSION

a-e) The proposed project to rehabilitate and stabilize the Lighthouse tower and Oil House will utilize generators to carry out some of the proposed project work which may produce low levels of odors and pollutants but will not be in operation at all times and will be limited to use when needed. Overall, the proposed project work will not conflict with or obstruct implementation of any applicable air quality plan; violate any air quality standards or contribute to an air quality violation; result in a net increase of any pollutant; expose sensitive receptors to substantial pollutant concentrations or; create objectionable odors affecting a substantial number of people. No impact.
### IV. BIOLOGICAL RESOURCES.

<table>
<thead>
<tr>
<th>Would the Project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant Impact with Mitigation</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a sensitive, candidate, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>c) Have a substantial adverse effect on federally protected wetlands, as defined by §404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
</tbody>
</table>

**Discussion**

a-f) As proposed, the project involves work on the existing Lighthouse tower and the Oil House building. The proposed work does not involve impacts or changes to habitats for sensitive or special status species, riparian habitats or federally protected wetlands. Additionally, the work will not interfere with the migratory patterns of wildlife species, conflict with biologic resource policies, or conflict with the provisions of an adopted Habitat Plan. No impact.
V. CULTURAL RESOURCES.

<table>
<thead>
<tr>
<th>WOULD THE PROJECT:</th>
<th>POTENTIALLY SIGNIFICANT IMPACT</th>
<th>LESS THAN SIGNIFICANT IMPACT</th>
<th>LESS THAN SIGNIFICANT IMPACT</th>
<th>NO IMPACT</th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td></td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
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<tr>
<td>b)</td>
<td></td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>c)</td>
<td></td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>

DISCUSSION

a) The project entails rehabilitation of the Pigeon Point Light Station and Oil House. The project has been designed, and will be implemented in accordance with the Secretary of Interior’s Standards. Less than significant.

b) Construction and rehabilitation activities related to this proposed project, including but not limited to earth movement, staging areas, or operation of equipment could significantly impact unrecorded archaeological deposits located within the proposed project area. Adherence to Standard Project Requirements CULT – 1 Previously Undocumented Resources and CULT – 2 Archeological Monitoring would ensure impacts to archaeological resources remains less than significant.

SPR CULT 1 - PREVIOUSLY UNDOCUMENTED RESOURCES

If previously unknown cultural resources (including but not limited to dark soil containing shell, bone, flaked stone, ground stone, or deposits of historic material) are discovered, work shall immediately cease within 10 feet of the find(s) and notify the State’s Representative of the location and description of the find(s). Contractors shall be directed to other project tasks. Contractors shall not work in the area until receipt of written approval from the State’s Representative to resume activity in the area of the discovery.

SPR CULT 2 - ARCHAEOLOGICAL MONITORING

Contractors shall allow on-site archaeological monitoring at the discretion of the DPR-approved archaeologist.

c) In many of California's historic townsites and rural communities discoveries have been made of Native American and non-Native American human bone including non-Anglo. There is always a potential of unanticipated discoveries of human bone. If any human remains or burial artifacts were identified, implementation of
Standard Project Requirement CULT 2 - Human Remains Discovery would ensure that impacts remain at a less than significant level.

SPR CULT 3 - HUMAN REMAINS DISCOVERY

In the event that human remains are discovered, work will cease immediately in the area of the find and the project manager/site supervisor will notify the appropriate DPR personnel. Any human remains and/or funerary objects will be left in place or returned to the point of discovery and covered with soil. The DPR Sector Superintendent (or authorized representative) will notify the County Coroner, in accordance with §7050.5 of the California Health and Safety Code, and the Native American Heritage Commission (or Tribal Representative). If a Native American monitor is on-site at the time of the discovery, the monitor will be responsible for notifying the appropriate Native American authorities.

The local County Coroner will make the determination of whether the human bone is of Native American origin. If the Coroner determines the remains represent Native American interment, the NAHC in Sacramento and/or tribe will be consulted to identify the most likely descendants and appropriate disposition of the remains. Work will not resume in the area of the find until proper disposition is complete (PRC §5097.98). No human remains or funerary objects will be cleaned, photographed, analyzed, or removed from the site prior to determination.

If it is determined the find indicates a sacred or religious site, the site will be avoided to the maximum extent practicable. Formal consultation with the State Historic Preservation Office and review by the Native American Heritage Commission/Tribal Cultural representatives will occur as necessary to define additional site mitigation or future restrictions.
VI. GEOLOGY AND SOILS.

WOULD THE PROJECT:

<table>
<thead>
<tr>
<th>POTENTIALLY SIGNIFICANT IMPACT</th>
<th>LESS THAN SIGNIFICANT WITH MITIGATION</th>
<th>LESS THAN SIGNIFICANT IMPACT</th>
<th>NO IMPACT</th>
</tr>
</thead>
</table>

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area, or based on other substantial evidence of a known fault?

(Refer to Division of Mines and Geology Special Publication 42.)

□ □ □ —

ii) Strong seismic ground shaking?

□ □ □ —

iii) Seismic-related ground failure, including liquefaction?

□ □ □ —

iv) Landslides?

□ □ □ —

b) Result in substantial soil erosion or the loss of topsoil?

□ □ □ —

c) Be located on a geologic unit or soil that is unstable, or that would become unstable, as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

□ □ □ —

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?

□ □ □ —

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems, where sewers are not available for the disposal of waste water?

□ □ □ —

f) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?

□ □ □ —

DISCUSSION

a-f) As proposed, the project does not include ground disturbance work beyond the removal of vegetation from around the base of the historic light house. Project site is not located in close proximity to a known earthquake fault and is not subject to seismic ground shaking or seismic-related ground failure. Project work will not result in substantial soil erosion and the project site is not located on or in expansive soil. No septic tanks or alternative waste disposal systems are proposed as a part of this project and proposed work will not impact a paleontological resource or site, or unique geologic feature. No Impact.
VII. GREENHOUSE GAS EMISSIONS

<table>
<thead>
<tr>
<th>Impact Levels</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant Impact with Mitigation</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
</table>

WOULD THE PROJECT:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ☒ ☐ ☒ ☒ ☒

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ☒ ☐ ☒ ☒ ☒

DISCUSSION

a) Due to the nature of the proposed project (lighthouse rehabilitation), and that most of the work will entail the use of hand tools, it is not necessary to assess potential GHG impacts qualitatively. No impact would result.

b) The proposed Pigeon Point Lighthouse Rehabilitation Project would not violate San Mateo County’s air quality standards and would not result in a cumulatively considerable increase in emissions. Therefore, the proposed Project would not generate significant GHG emissions and would therefore not conflict with the current State or any applicable plans, policies or regulations concerning GHG emissions. No impact.
VIII.  HAZARDS AND HAZARDOUS MATERIALS.

<table>
<thead>
<tr>
<th>WOULD THE PROJECT:</th>
<th>POTENTIALLY SIGNIFICANT IMPACT</th>
<th>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</th>
<th>LESS THAN SIGNIFICANT IMPACT</th>
<th>NO IMPACT</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials, substances, or waste into the environment?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>d) Be located on a site which is included on a list of hazardous materials sites, compiled pursuant to Government Code §65962.5, and, as a result, create a significant hazard to the public or environment?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>e) Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport? If so, would the project result in a safety hazard for people residing or working in the project area?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>f) Be located in the vicinity of a private airstrip? If so, would the project result in a safety hazard for people residing or working in the project area?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>h) Expose people or structures to a significant risk of loss, injury, or death from wildland fires, including areas where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>

DISCUSSION

a, b,d) The project entails removal of all interior and exterior coatings (paint) that contains lead. Paint will be contained by installation of shrinkwrap on the exterior of the scaffold, and a negative air system after the installation of the scaffold and shrink wrap. The system as designed will prevent the release of hazardous materials into the environment.

The Department of Toxic Substance Control's Envirostar data base indicates that soil around the Pigeon Point Light Station is contaminated with lead from historic use of lead-based paints. The data base further indicates that a DTSC-approved soil management plan would be required for any soil disturbances.
The project description notes that site clearing would be required at the base of the lighthouse to prepare an appropriate lay down and accessible work area. It would require the removal of the existing plants and vegetation in that area and the installation of gravel or road base in portions of the cleared area. Presumably, soil disturbance would necessarily occur as a result of that site clearing. Implementation of Project Specific Requirement HAZ - 1 Hazardous Materials will ensure impacts from the project remain less than significant.

SPR HAZ 1 – LEAD-CONTAMINATED SOILS
The lay down area around the lighthouse shall be accomplished by mowing existing vegetation (leaving root systems intact) where necessary to provide the adequate laydown area, install polyethylene sheeting across mowed vegetation and install road base on top of the sheeting. At the conclusion of the rehabilitation project, the road base and polyethylene shall be removed and disposed off-site.

Ground disturbance would also occur as part of the seismic upgrade retrofits for the Oil House. The retrofits entail excavation of footings inside the crawlspace of the Oil House. As the flooring has protected the ground from paint chip exposure over the years, it is not anticipated that lead contamination will be found and thus, no specific protection measures will be required for ground disturbance in this area.

c, e, f) The project site is not located within a ¼ mile of a school, 2 miles of a public airport or in the vicinity of a private airstrip. No impact.

g) All construction activities associated with the project would occur within the boundaries of Pigeon Point Light Station SHP and work would not restrict access to or block any public road outside the immediate construction area. No impact.

h) No work would occur that would increase the risk of loss, injury or death from wildland fires. No impact.
## IX. HYDROLOGY AND WATER QUALITY.

<table>
<thead>
<tr>
<th>Would the Project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significantly Significant with Mitigation</th>
<th>Less Than Significantly Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Violate any water quality standards or waste discharge requirements?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>c) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, in a manner which would result in substantial on- or off-site erosion or siltation?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>d) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in on- or off-site flooding?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>f) Substantially degrade water quality?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>g) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or other flood hazard delineation map?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>h) Place structures that would impede or redirect flood flows within a 100-year flood hazard area?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>i) Expose people or structures to a significant risk of loss, injury, or death from flooding, including flooding resulting from the failure of a levee or dam?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>j) Result in inundation by seiche, tsunami, or mudflow?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>

### DISCUSSION

a-j) As proposed, the Pigeon Point Lighthouse Rehabilitation project will rehabilitate and stabilize the existing Lighthouse tower and the adjacent Oil House. The work proposes no new construction of structures or facilities and will not violate any water quality standards or waste discharge requirements; deplete groundwater supplies or interfere with...
groundwater recharge; alter the existing drainage pattern of the site or substantially increase the rate or amount of on- or off-site erosion or flooding; create water runoff that would exceed the capacity of existing stormwater drainage; degrade water quality; place or expose structures or people to direct flood zones or; result in inundation by seiche, tsunami or mudflow. No impact.
X.  LAND USE AND PLANNING.

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Physically divide an established community?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>b) Conflict with the applicable land use plan, policy, or regulation of any agency</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>with jurisdiction over the project (including, but not limited to, a general plan,</td>
<td></td>
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<tr>
<td>specific plan, local coastal program, or zoning ordinance) adopted for the purpose</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>of avoiding or mitigating an environmental effect?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c) Conflict with any applicable habitat conservation plan or natural community</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>conservation plan?</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

DISCUSSION

a-c) Pigeon Point Light Station State Historic Park is not located within an established community; it is located within the boundaries of an established state park and is not in conflict with any applicable land use plan (including local coastal plan), policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Additionally, it is not located with a habitat conservation plan area or natural community conservation plan. No impact.
## XI. MINERAL RESOURCES.

<table>
<thead>
<tr>
<th>WOULD THE PROJECT:</th>
<th>POTENTIALLY SIGNIFICANT IMPACT</th>
<th>LESS THAN SIGNIFICANT WITH MITIGATION</th>
<th>LESS THAN SIGNIFICANT IMPACT</th>
<th>NO IMPACT</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Result in the loss of availability of a known mineral resource that is or would be of value to the region and the residents of the state?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
</tr>
</tbody>
</table>

### DISCUSSION

a-b) The proposed project will be rehabilitating and stabilizing two existing structures and will not result in the loss of availability of a known mineral resource or in the availability of a locally important mineral resource delineated on a local general plan, specific plan, or other land use plan. No impact.
**XII. NOISE.**

<table>
<thead>
<tr>
<th>WOULD THE PROJECT:</th>
<th>POTENTIALLY SIGNIFICANT IMPACT</th>
<th>LESS THAN SIGNIFICANT WITH MITIGATION</th>
<th>LESS THAN SIGNIFICANT IMPACT</th>
<th>NO IMPACT</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Generate or expose people to noise levels in excess of standards established in a local general plan or noise ordinance, or in other applicable local, state, or federal standards?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>b) Generate or expose people to excessive groundborne vibrations or groundborne noise levels?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>c) Create a substantial permanent increase in ambient noise levels in the vicinity of the project (above levels without the project)?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>d) Create a substantial temporary or periodic increase in ambient noise levels in the vicinity of the project, in excess of noise levels existing without the project?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>e) Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport? If so, would the project expose people residing or working in the project area to excessive noise levels?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>f) Be in the vicinity of a private airstrip? If so, would the project expose people residing or working in the project area to excessive noise levels?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
</tbody>
</table>

**DISCUSSION**

a-c) The proposed project to rehabilitate and stabilize the Lighthouse tower and adjacent Oil House will take place in an area that is cordoned off from visitors. Some of the proposed project work will utilize hand and pneumatic tools which will produce noise levels up to 76Dba, however the increased noise levels will be temporary and will be of a short duration. As proposed the project will not expose people to noise levels in excess of standards established by local noise ordinances; generate or expose people to excessive groundborne vibrations or noise levels; create a substantial permanent increase in ambient noise levels. No impact.

d) As stated above some of the proposed project work will utilize hand and pneumatic tools which will produce noise levels up to 76Dba, however the increased noise levels will be temporary and will be of a short duration. Less than Significant impact.

e-f) Pigeon Point Light Station is not located within an airport land use plan, is not within two miles of a public airport or in the vicinity of a private airstrip. No impact.
XIII. POPULATION AND HOUSING.

WILL THE PROJECT:

<table>
<thead>
<tr>
<th>POTENTIALLY SIGNIFICANT IMPACT</th>
<th>LESS THAN SIGNIFICANT WITH MITIGATION</th>
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<th>NO IMPACT</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

DISCUSSION

a-c) The project proposes rehabilitation and stabilization work on existing structures at Pigeon Point Light Station State Historic Park. There is no work proposed for the existing structures that serve as hostel housing for park visitors and there is no new construction proposed as part of this project, therefore the project will not induce substantial population growth, displace existing housing or displace people. No impact.
XIV. PUBLIC SERVICES.

<table>
<thead>
<tr>
<th>POTENTIALLY SIGNIFICANT IMPACT</th>
<th>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</th>
<th>LESS THAN SIGNIFICANT IMPACT</th>
<th>NO IMPACT</th>
</tr>
</thead>
</table>

WOULD THE PROJECT:

a) Result in significant environmental impacts from construction associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

- Fire protection? □ □ □ ☒
- Police protection? □ □ □ ☒
- Schools? □ □ □ ☒
- Parks? □ □ □ ☒
- Other public facilities? □ □ □ ☒

DISCUSSION

a) The proposed project will rehabilitate and stabilization the Lighthouse tower and Oil House at Pigeon Point Light Station. The project does not propose any construction work that would alter or cause need for additional governmental facilities or increased service ratios, response time, or other performance objectives for any public services. No impact.
XV. RECREATION.

WOULD THE PROJECT:

a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?  

b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

DISCUSSION

a-b) As proposed the project will not result in the closure of Pigeon Point Light Station State Historic Park or the existing hostel operations and will therefore not cause a substantial increase in the use of existing neighborhood and regional parks or other recreational facilities. Additionally, the proposed project does not include recreational facilities or require the expansion of recreational facilities that might have an adverse physical effect on the environment. No impact.
XVI. TRANSPORTATION/TRAFFIC.

WOULD THE PROJECT:

<table>
<thead>
<tr>
<th>POTENTIALLY SIGNIFICANT IMPACT</th>
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<th>NO IMPACT</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>d) Substantially increase hazards due to a design feature (e.g., shap curves or dangerous intersection) or incompatible uses (e.g., farm equipment) that would substantially increase hazards?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>e) Result in inadequate emergency access?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>f) Result in inadequate parking capacity?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

DISCUSSION

a-g) The proposed project will rehabilitate and stabilize existing structures located in areas where vehicle traffic is limited and tightly controlled and the proposed work will not conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system; conflict with applicable congestion management programs; result in changes to air traffic patterns or; increase hazards due to a design feature, or; conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Additionally, the project will not result in inadequate emergency access or inadequate parking capacity. No impact.
## XVII. UTILITIES AND SERVICE SYSTEMS.

<table>
<thead>
<tr>
<th>WOULD THE PROJECT:</th>
<th>POTENTIALLY SIGNIFICANT IMPACT</th>
<th>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</th>
<th>LESS THAN SIGNIFICANT IMPACT</th>
<th>NO IMPACT</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Exceed wastewater treatment restrictions or standards of the applicable Regional Water Quality Control Board?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>Would the construction of these facilities cause significant environmental effects?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>Would the construction of these facilities cause significant environmental effects?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>e) Result in a determination, by the wastewater treatment provider that serves or may serve the project, that it has adequate capacity to service the project’s anticipated demand, in addition to the provider’s existing commitments?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>g) Comply with federal, state, and local statutes and regulations as they relate to solid waste?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
</tbody>
</table>

### Criteria for Determining Significance

a-g) As proposed, the Pigeon Point Lighthouse Rehabilitation Project will rehabilitate and seismically stabilize existing facilities and will not result in the generation of additional wastewater, the construction of new water or wastewater treatment facilities, the expansion of existing facilities, or the construction of new storm water drainage facilities. Waste will be disposed of in compliance with federal, state and local statutes and regulations. No impact.
CHAPTER 4
MANDATORY FINDINGS OF SIGNIFICANCE

<table>
<thead>
<tr>
<th></th>
<th>POTENTIALLY SIGNIFICANT IMPACT</th>
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</tr>
</thead>
</table>

WOULD THE PROJECT:

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal? □ □ □ ☒

b) Have the potential to eliminate important examples of the major periods of California history or prehistory? □ □ □ ☒

c) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects, and probably future projects?) □ □ □ ☒

d) Have environmental effects that will cause substantial adverse effects on humans, either directly or indirectly? □ ☒ □ □

DISCUSSION

a-d) The project entails the abatement of lead paint and rehabilitation of the historic Pigeon Point Light Station and Oil House in accordance with the Secretary of Interior Standards. The project will not have the ability to degrade the environment or eliminate important examples of California history or prehistory. The project will not have cumulative impacts and will not cause adverse impacts on humans directly or indirectly. Therefore, no impact would result.
CHAPTER 5
SUMMARY OF MITIGATION MEASURES

No mitigation measures are required for the Pigeon Point Light Station Rehabilitation Project.
CHAPTER 6
REPORT PREPARATION

California Department of Parks and Recreation

Northern Service Center

Monica Aleman
Brad Michalk
APPENDIX A

PROJECT PLANS
A hazardous materials investigation has been performed by KELLCO-MACS. The resulting report, each laminate demolition precast quarry tile dry standpipe fireproof countersink drawing requires in writing any requests for modifications to the plans and specifications. The contractor must submit in writing any requests for modifications to the plans and specifications.

The same location on the drawing. Thus numbers are always in the same location on the drawing. When more than one block is indicated as "new or" (N), without this indication are new construction. Where required for purposes of clarity, some items may be indicated as "new or" (N) and "old as needed" (O). All existing work, level, straight, or O.A.R. shall be adjusted to accommodate new work. The construction shall be designed and installed so as to perform work responsibility for engineered construction and survey of the existing building shall be the responsibility of the contractor. In order to appreciate any errors or materials on the drawings and specifications to be complete, contractor must ensure that the drawings, specifications, details, and data required are submitted to the architect and/or engineer responsible for the work.

If surfaces are not cleaned or prepared carefully by the contractor before applying subsequent materials or finishes, the contractor shall be responsible for performing all work required to complete the work within limitations of all applicable codes and ordinances. Use methods as required to complete work within limitations of all applicable codes and ordinances. If variations or discrepancies, do not proceed with affected work until the variations or discrepancies have been corrected. Project site at all times.

The project site is the rehabilitation of the Pigeon Point Lighthouse. Project Element 1 is rehabilitation of the base portion of the tower, Project Element 2 is rehabilitation of the upper portion of the tower, and Project Element 3 is rehabilitation of the lower portion of the tower. Project Element 1 is specifically focused on the oil house.

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ACQUISITION & DEVELOPMENT DIVISION
SACRAMENTO, CA 95814

PROJECT SUMMARY

THE EDITORY OF THE HISTORIC PREGNATION STANDARD AND ILLUSTRATED HANDBOOK FOR PREGNATION HISTORIC BUILDINGS, PREGNATION 1301-19

APPLICATION OF BRAND SURFACES PREVIOUSLY DEPOSITED OR INSTALLED BY ANOTHER VENDOR SHALL NOT BE APPLIED CAREFULLY BY THE CONTRACTOR BEFORE APPLYING SUBSEQUENT MATERIALS OR FINISHES. IF SURFACES ARE NOT CLEANED CAREFULLY BY THE CONTRACTOR BEFORE APPLYING SUBSEQUENT MATERIALS OR FINISHES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK, LEVEL, STRAIGHT, OR OLD AS NEEDED (O.A.R.) TO ACCOMMODATE NEW WORK.

APPLICABILITY OF BRAND SURFACES PREVIOUSLY DEPOSITED OR INSTALLED BY ANOTHER VENDOR SHALL NOT BE APPLIED CAREFULLY BY THE CONTRACTOR BEFORE APPLYING SUBSEQUENT MATERIALS OR FINISHES. IF SURFACES ARE NOT CLEANED CAREFULLY BY THE CONTRACTOR BEFORE APPLYING SUBSEQUENT MATERIALS OR FINISHES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK, LEVEL, STRAIGHT, OR OLD AS NEEDED (O.A.R.) TO ACCOMMODATE NEW WORK.

architect: O'Mahony & Meyer
235 Montgomery Street, Suite 500
Oakland, CA 94607

PROJECT TEAM

ARCHITECT: O'Mahony & Meyer
235 Montgomery Street, Suite 500
Oakland, CA 94607

PROJECT LOCATION

Pigeon Point Lighthouse Rehabilitation
95 Kelly Avenue
San Francisco, CA 94133

SAN FRANCISCO, CA 94133

OWNERSHIP: San Francisco Bay Bridge Authority & California State Park

ARCHITECT: O'Mahony & Meyer
235 Montgomery Street, Suite 500
Oakland, CA 94607

OWNER: San Francisco Bay Bridge Authority & California State Park

ARCHITECT: O'Mahony & Meyer
235 Montgomery Street, Suite 500
Oakland, CA 94607

ACCESSIBILITY REQUIREMENTS ARE GOVERNED BY:

PART 5 CALIFORNIA PLUMBING CODE

PART 8 CALIFORNIA HISTORIC BUILDING CODE

PART 9 CALIFORNIA FIRE CODE

THE EDITORY OF THE HISTORIC PREGNATION STANDARD AND ILLUSTRATED HANDBOOK FOR PREGNATION HISTORIC BUILDINGS, PREGNATION 1301-19

PROJECT INFORMATION COVER SHEET

PIGEON POINT LIGHTHOUSE REHABILITATION

T1.0 DRAWING NO.

PROJECT key

PROJECT ELEMENT 1 - REHABILITATION OF THE BASE PORTION OF THE TOWER

PROJECT ELEMENT 2 - REHABILITATION OF THE UPPER PORTION OF THE TOWER

PROJECT ELEMENT 3 - REHABILITATION OF THE LOWER PORTION OF THE TOWER

ACCESSIBILITY REQUIREMENTS ARE GOVERNED BY:

CALIFORNIA BUILDING CODE, CHAPTER 11, ACCESSIBILITY REQUIREMENTS.

CALIFORNIA BUILDING CODE, CHAPTER 1, DISABILITY ACCESSIBILITY.

CALIFORNIA STATE FIRE MARSHAL - Approved

CALIFORNIA CODE OF REGULATIONS TITLE 24, 2013 CALIFORNIA BUILDING CODE

CALIFORNIA CODE OF REGULATIONS TITLE 8, 2013 CALIFORNIA BUILDING CODE

CALIFORNIA CODE OF REGULATIONS TITLE 9, 2013 CALIFORNIA FIRE CODE

CALIFORNIA CODE OF REGULATIONS TITLE 11, DISABILITY ACCESSIBILITY.
PROJECT ELEMENT 2 - REHABILITATION OF THE UPPER LIGHTHOUSE TOWER

1. A1.1-PE2 DEMOLITION PLANS
2. A1.2-PE2 DEMOLITION REFLECTED CEILING PLANS
3. A2.1-PE2 FLOOR PLANS
4. A2.2-PE2 SCHEDULES
5. A3.1-PE2 ELEVATIONS
6. A3.2-PE2 ELEVATIONS AND SECTION
7. A4.1-PE2 ENLARGED PLANS
8. A6.1-PE2 REFLECTED CEILING PLANS
9. A8.1-PE2 WALL SECTIONS
10. A8.2-PE2 WALL SECTIONS
11. A8.3-PE2 WALL SECTIONS
12. A8.4-PE2 WALL SECTIONS
13. A8.5-PE2 DETAIL SECTIONS
14. A8.6-PE2 DETAIL SECTIONS
15. A8.7-PE2 ROOF DETAILS
16. A8.8-PE2 RAILING DETAILS
17. A8.9-PE2 DOOR DETAILS
18. A8.10-PE2 WINDOW DETAILS
19. S2.1-PE2 TOWER PLAN AT SERVICE ROOM WINDOWS
20. S2.2-PE2 TOWER PLAN AT GALLERY DECK / WATCH ROOM AND LANTERN ROOM

PROJECT ELEMENT 3 - REHABILITATION OF THE LOWER LIGHTHOUSE TOWER

21. A1.1-PE3 DEMOLITION PLANS
22. A2.1-PE3 FLOOR PLANS
23. A2.2-PE3 SCHEDULES
24. A3.1-PE3 ELEVATIONS
25. A3.2-PE3 ELEVATIONS AND BUILDING SECTION
26. A4.1-PE3 ENLARGED PLANS
27. A8.1-PE3 EXTERIOR DETAILS

PROJECT ELEMENT 4 - REHABILITATION OF THE OIL HOUSE

28. A1.1-PE4 DEMOLITION PLANS
29. A2.1-PE4 FLOOR PLANS
30. A2.2-PE4 SCHEDULES
31. A3.1-PE4 ELEVATIONS
32. A3.2-PE4 ELEVATIONS
33. A5.1-PE4 INTERIOR ELEVATIONS
34. A6.1-PE4 REFLECTED CEILING PLAN
35. A8.1-PE4 ROOF DETAILS
36. S2.1-PE4 OIL HOUSE PLAN AT GROUND FLOOR AND ROOF
37. S2.2-PE4 OIL HOUSE CEILING PLAN
38. S3.1-PE4 OIL HOUSE SECTIONS
39. S4.1-PE4 STRENGTHENING DETAILS
40. S4.2-PE4 STRENGTHENING DETAILS

DPR ACCESS COMPLIANCE REVIEW

ACCESSIBILITY SECTION

SHEET NO.

DRAWING NO.

OF

DRAWN:

REVISIONS

CHECKED:

DATE

DESIGNED:

ACQUISITION & DEVELOPMENT DIVISION

One Capitol Mall

95814-3229

Sacramento, CA

DATE:

ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL SIGNED ORIGINALS ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN SERVICE CENTER

CERTIFICATION #

Reviewed by Date

Reviewed by Date

Approval of this plan does not authorize or approve any omission of deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans shall be available on the project site at all times.

CALIFORNIA STATE FIRE MARSHAL- APPROVED

54

XXXX

1/30/15

File: Z:\13_proj\13075 pigeon point lighthouse rehabilitation\13_drawings\06_construction_docs\01_100% draft construction documents\gen\x-DPR Titleblock - Pigeon Point.dwg Layout: Model  Date: February 09 2015 - 5:52 pm User: m.lovato
I GENERAL NOTES

1. MATERIALS AND WORKMANSHIP TO CONFORM WITH THE 2013 EDITION OF THE CALIFORNIA HISTORICAL BUILDING CODE.

2. THESE GENERAL NOTES SUPPLEMENT THE REQUIREMENTS OF THE PROJECT SPECIFICATION AND MAY CONFLICT BETWEEN THE PLANS AND SPECIFICATIONS, CONTACT THE OWNER'S REPRESENTATIVE.

3. REFER TO THE CONTRACT DOCUMENTS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES IS THE LATEST PRINTED EDITION OF THE CONSTRUCTION CODES AND REGULATIONS. NO CROSSES OF SUBMISSION OF THIS DOCUMENT DATE IS SHOWN.

4. DRAWINGS AND SPECIFICATIONS ARE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDTIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO THOSE SPECIFIED, SUCH DETAILS ARE NOT NOTED AT EACH LOCATION WHERE THEY OCCUR.

5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND FOR CHECKING THE WORK OF OTHER CONTRACTORS TO INSURE THE PROJECT IS COMPLETED ACCORDING TO THE CONTRACT DOCUMENTS.

7. DO NOT SCALE THE DRAWINGS.

8. PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION.

9. ITEMS.

10. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE.

II REINFORCING STEEL

1. REINFORCING TO CONFORM TO THE FOLLOWING, UNLESS OTHERWISE NOTED:

IV STRUCTURAL STEEL

1. EXPANSION ANCHORS INTO CONCRETE: HILTI KB-TZ (ICC-ES #ESR-1917) SIMPSON STRONG TIE (ICC-ESR 3037). INSTALL ANCHORS IN ACCORDANCE WITH THE LATEST ICC-ES REPORT.

2. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT FROM DISPLACING DUE TO FIRMWORK, CONSTRUCTION, OR CONCRETE PLACEMENT OPERATIONS.

3. ALL POST-INSTALLED ANCHORS SHALL HAVE A CURRENT ICC-ES EVALUATION REPORT AND SHALL STATE THAT THE ANCHORS WERE TESTING IN ACCORDANCE WITH AC193, LATEST REVISION, ACCEPTANCE CRITERIA FOR MECHANICAL ANCHORS SUBJECTED TO WIND OR SEISMIC LOADS.

4. CONCRETE PLACED AGAINST EARTH 3 INCHES

5. REINFORCING STEEL TO BE WELDED ASTM A276 TYPE 316

6. PROVIDE REINFORCING SHOWN OR NOTED CONTINUOUS IN LENGTHS AS LONG AS POSSIBLE.

7. PROVIDE REINFORCING BAR DOWELS & FITTINGS, E.IE CAPS AND OTHER SUPPORTING MEMBERS TO BE TO BE PLACED AS VERTICAL REINFORCING, V.T.

IV CAST-IN-PLACE CONCRETE

1. CONCRETE IS REINFORCED AND CAST IN PLACE UNLESS OTHERWISE NOTED. WHERE REINFORCING IS NOT SPECIFICALLY SHOWN OR WHERE DETAILS ARE NOT GIVEN, PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS, SUBJECT TO THE APPROVAL OF THE ENGINEER OF RECORD.

2. ROUGHEN CONCRETE SURFACES OF CONSTRUCTION JOINTS TO 1/8 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES. LOCATE CONSTRUCTION JOINTS AS SHOWN ON THE DRAWINGS. SUBMIT ALTERNATE JOINT LOCATIONS OR JOINTS SHOWN TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH THE WORK.

3. AT LOCATIONS WHERE CONCRETE IS CAST AGAINST EXISTING CONCRETE OR MASONRY, ROUGHEN CONCRETE SURFACES TO 1/8 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

4. CONCRETE CLEAR COVER TO REINFORCING BARS IS AS FOLLOWS, UNLESS OTHERWISE NOTED:

5. CONCRETE TYPES:

6. CONTINUOUSLY MOIST CONCRETE, CURING AWWA, GRADE FOR DAVIS-KING WATER FOR SPRAYS, PONDING, SATURATED ABSORPTIVE COVERS, OR MOISTURE RETAINING COVERS MAY BE USED. CURRENTLY APPLIED SITES OF SUBMISSION OF THIS DOCUMENT DATE IS SHOWN.

7. NON-SHRINK GROUT, 7000 PSI: EUCLID CHEMICAL COMPANY'S "EUCO-NS", L&M CRYSTEX, THE LOAD. ANCHOR IS ACCEPTABLE IF NO MOVEMENT IS OBSERVED AT INCREASED PLACING TIME IS REQUIRED. USE EUCLID CHEMICAL COMPANY'S "EUCO-H" FLOW FLOW GROUT HEAVY WASHERS "MASTERFAST 6500".

8. PROVIDE NATURAL CAMBER UP, UNLESS NOTED OTHERWISE, OPPOSITE AT CANTILEVERS.

9. SPLICE MEMBERS ONLY WHERE INDICATED.

10. REACTION LOADS FROM TEST FIXTURES MAY BE APPLIED CLOSE TO THE ANCHOR BEING TESTED, PROVIDED THE ANCHOR IS NOT RESTRICTED FROM WITHDRAWING BY A BASEPLATE OR FIXTURE. IF RESTRAINT IS FOUND TO BE CONFINING ADDITIONAL LOADS TO THE FIXTURE PRIOR TO TESTING.

11. THE FOLLOWING CRITERIA APPLY FOR THE TESTING AND ACCEPTANCE OF INSTALLED ANCHORS:

A. HYDRAULIC GAIN/METHOD: APPLY PRESSURE TEST LOAD WITHOUT REMOVING THE NUT. IF IT IS NOT POSSIBLE TO TEST WITH THE NUT IN PLACE, APPLY PRESSURE TEST LOAD TO THE ANCHOR WITH THE NUT IN PLACE. AFTER REMOVAL OF THE NUT FROM THE ANCHOR, APPLY THE SAME TORQUE MEASURED WITH A TORQUE WRENCH AND THEN APPLY THE LOAD. ANCHOR IS ACCEPTABLE IF NO MOVEMENT IS OBSERVED. AT THE LOAD MUST OCCUR UNDER THE NUT OR LOADS.

B. TORQUE WRENCH METHOD: TEST ANCHORS TO THE TORQUE LOAD INDICATED IN THE TABLE BELOW WITHIN THE FOLLOWING LIMITS.

12. IF ANY ANCHOR FAILS TESTING, TEST ALL ANCHORS OF THE SAME TYPE, INSTALLED BY THE OWNER'S REPRESENTATIVE WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.

13. LOCATE REINFORCEMENT PRIOR TO DRILLING. IF THE ANCHOR CANNOT BE SHIFTED TO AVOID REBAR OR EXISTING ELEMENTS. THE STRUCTURAL ENGINEER OF RECORD WILL DETERMINE A NEW LOCATION OR AUTHORIZE AN ALTERNATE PROCEDURE.

14. COMPLETE ALL TESTS SATISFACTORILY TO THE SATISFACTION OF THE ENGINEER OF RECORD AND MEET THE REQUIREMENTS OF ALL APPLICABLE JURISDICTIONS. EXECUTE WORK TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

15. VERIFY ALIGNMENT OF THE REINFORCEMENT AND CONCRETE ELONGATION OR COMPRESSION DEFORMATIONS, BENDS, JUMPS, ETC. VISITS TO THE SITE BY THE OWNER'S REPRESENTATIVE WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.
VI. ADHESIVE ANCHORS AND DOWELS


<table>
<thead>
<tr>
<th>PROD. OR GR.</th>
<th>EMBEDMENT (in.)</th>
<th>TENSION LOAD</th>
<th>BASE MATERIAL</th>
<th>SHEAR RESISTANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>HILTI HIT-700-50</td>
<td>0.75</td>
<td>1,000</td>
<td>REINFORCED CONCRETE</td>
<td>1,000</td>
</tr>
</tbody>
</table>

2. ANCHORS SHALL BE STAINLESS STEEL THREADED RODS WITH STAINLESS STEEL NUTS AND STAINLESS STEEL WASHERS, UNLESS OTHERWISE NOTED.

3. PLACE ADHESIVE (WITH THE MANUFACTURER'S RECOMMENDED APPLICATION TOOL TO A DEPTH AS SPECIFIED BY THE MANUFACTURER) WITHIN THE BORE OF THE ANCHOR, THAT WILL OVERFLOW OUT OF THE HOLE WHEN THE BAR IS INSERTED. REMOVE EXCESS ADHESIVE ON THE ADJACENT SURFACES. REMOVE GREASE, OIL, RUST, AND OTHER LAITANCE FROM RODS AND DOWELS PRIOR TO INSTALLATION.

4. INSERT THE ANCHOR OR DOWEL IN THE HOLE WITH A TWISTING MOTION TO THE REQUIRED EMBEDMENT DEPTH. DO NOT PUNISH THE ANCHOR OR DOWEL IN AND OUT OF THE HOLE.

5. WEDGE NAILS TIGHT AND CENTERED IN THE HOLE WITH WOODEN WEDGES (GOFF TESTER) TO HOLD IT IN PLACE UNTIL THE ADHESIVES SET.

6. LOCATE EXISTING COMPONENTS IN MASONRY AND CONCRETE PRIOR TO DRILLING. THESE COMPONENTS INCLUDE BUT ARE NOT LIMITED TO STAINLESS STEEL ENGRAVED, CAST IRON BRACKETS, CAST IRON BASE PLATES, AND OTHER EXISTING MOUNTING PIECES. DO NOT CUT EXISTING MOUNTING COMPONENTS WITH A DRILL BIT OR DRILL MACHINE. THE CONTRACTOR WILL DETERMINE A NEW LOCATION.

7. LOCATE MOUNTING AREAS AND CONSIDER THE LOCATION PRIOR TO EMBREYING PLATES, NUTS, OR OTHER STEEL ASSEMBLY ATTACHED WITH ADHESIVE ANCHORS.

8. WHERE A CHEMICAL RESISTANT COATING SYSTEM IS USED, A CHEMICAL RESISTANT SEALANT NEED TO BE REPLICATED OR INSTALLED. HAVE THE INSTALLER OR MANUFACTURER INSPECT TO DETERMINE THE TYPE OF COATING. PROVIDE SHOP DRAWINGS & PRODUCT DATA FOR PROJECT SPECIFIC APPLICATION. INSTALL EACH PER EACH MANUFACTURER REQUIREMENTS.

9. 25% OF THE FIRST 150 ANCHORS OF EACH TYPE AND SIZE USED SHALL BE PROTESTED BY THE OWNERS TESTING AND INSPECTION AGENCY. ANCHORS THAT FAIL SHALL BE REPLACED AND RE-TESTED AT THE CONTRACTORS EXPENSE. IF MORE THAN 10% OF THE TESTED ANCHORS FAIL THE TESTING AND INSPECTION AGENCY TO TEST 100% OF THE ANCHORS NOT ORIGINALLY TESTED AT THE CONTRACTORS EXPENSE. IF MORE THAN 5% OF THE TESTED ANCHORS FAIL, THE TESTING AND INSPECTION AGENCY SHALL CONTINUE TO TEST 10% OF THE NEXT 150 ANCHORS UNTIL LESS THAN 5% FAIL. IF LESS THAN 5% OF THE TESTED ANCHORS FAIL, THE TESTING LABORATORY SHALL TEST 10% OF THE REMAINING ANCHORS PROVIDED THE FAILURE RATE REMAINS LESS THAN OR EQUAL TO 10% FOR EACH 20-TESTED ANCHOR.

10. USE OF WALL NAILING:

A. DRIVE NAILS PERPENDICULAR TO THE GRAIN, U.O.N.

B. PREDRILED HOLES TO 3/4 OF WALL DIAMETER WHERE SPECIFIED AND WHEN WALL TENDS TO SPLIT.

C. AIR-DRIVEN NAILS TO BE FULL-HEADED NAILS. DO NOT OVERTAKE NAILS.

D. PANEL SHEATHING:

1. AT FLOOR AND ROOF SHEATHING, USE RING SHANK NAILS. USE SMOOTH SHANK NAILS AT WALLS.

2. USE MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR EACH PROJECT AND APPROVAL BY THE OWNERS REPRESENTATIVE. NAILHEADS THAT PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER NAIL. USE LUMBER OF THE FOLLOWING GRADES:

- BEAMS, F. & WIDER
- POSTS, 6" & LARGER
- POSTS, 4" & SMALLER
- FRAMING BLOCKING & BRIDGING
- SHEATING AND PLUMBING

E. PROVIDE MINIMUM NAILING PER TABLE 204-1.01 OF THE 2016 CBC, U.O.N.

A. DRY CARPENTRY:

1. DRY CARPENTRY IS OF 1.5 INCH THICKNESS OR LESS.

B. SHORTEN THE LENGTH OF THE UNTHREADED PORTION IN THE MAIN MEMBER. USE A DRILL BIT OF THE SAME DIAMETER AS THE WOOD DIAMETER.

2. EXTEND THE LEAD HOLE FOR THE Threaded PORTION OF THE SCREW WITH A DRILL BIT WHERE DIAMETER IS AT THE DIAMETER OF THE SCREW AT THE ROOT OF THE THREAD.

3. INSERT THE SCREW INTO LEAD HOLE BY TURNING. DO NOT DRIVE WITH A HAMMER.

4. LBREACT WITH SOAP OR BEESWAX TO Facilitate INSTALLATION.

C. DRY CARPENTRY:

1. DRY CARPENTRY IS OF 1.5 INCH THICKNESS OR LESS.

2. EXTEND THE LEAD HOLE FOR THE Threaded PORTION OF THE SCREW WITH A DRILL BIT WHERE DIAMETER IS AT THE DIAMETER OF THE SCREW.

3. INSERT THE SCREW INTO LEAD HOLE BY TURNING. DO NOT DRIVE WITH A HAMMER.

4. LBREACT WITH SOAP OR BEESWAX TO Facilitate INSTALLATION.

VI. ROUGH CARPENTRY

1. FRAMING LUMBER: DOUGLAS FIR (COAST REGION) GRADED AND MARKED IN ACCORDANCE WITH THE STANDARD PULVER COMMISSION RULES NO. 17 OF THE WESTERN LUMBER PRODUCT ASSOCIATION (5X8 IN.) OR WESTERN LUMBER GRADE RULES OF THE WESTERN LUMBER PRODUCT ASSOCIATION (5X8 IN.) USE LEMBER OF THE FOLLOWING GRADES:

- MEMBERS AND EAGLES ABOVE ROAD: 19% D.F. #1 PRESSURE TREATED, REMOVES OR FOUNDATION GRADE REDWOOD
- STRUCTURE: 15% D.F. #1 PRESSURE TREATED, REMOVES OR FOUNDATION GRADE REDWOOD
- POSTS, PLANKS AND PLATES: 15% D.F. #1 PRESSURE TREATED, REMOVES OR FOUNDATION GRADE REDWOOD
- BEAMS, 6" & WIDER: 19% D.F. #1 PRESSURE TREATED, REMOVES OR FOUNDATION GRADE REDWOOD
- BEAMS, 6" & LARGER: 15% D.F. #1 PRESSURE TREATED, REMOVES OR FOUNDATION GRADE REDWOOD
- POSTS, 4" & SMALLER: 10% D.F. #2 PRESSURE TREATED, REMOVES OR FOUNDATION GRADE REDWOOD
- FRAMING BLOCKING & BRIDGING: 15% D.F. #1 PRESSURE TREATED, REMOVES OR FOUNDATION GRADE REDWOOD
- SHEATING AND PLUMBING: 10% D.F. #1 PRESSURE TREATED, REMOVES OR FOUNDATION GRADE REDWOOD
- A. DRY CARPENTRY:

1. DRY CARPENTRY IS OF 1.5 INCH THICKNESS OR LESS.

2. SHORTEN THE LENGTH OF THE UNTHREADED PORTION IN THE MAIN MEMBER. USE A DRILL BIT OF THE SAME DIAMETER AS THE WOOD DIAMETER.

3. INSERT THE SCREW INTO LEAD HOLE BY TURNING, DO NOT DRIVE WITH A HAMMER.

4. LBREACT WITH SOAP OR BEESWAX TO Facilitate INSTALLATION.

C. DRY CARPENTRY:

1. DRY CARPENTRY IS OF 1.5 INCH THICKNESS OR LESS.

2. SHORTEN THE LENGTH OF THE UNTHREADED PORTION IN THE MAIN MEMBER. USE A DRILL BIT OF THE SAME DIAMETER AS THE WOOD DIAMETER.

3. INSERT THE SCREW INTO LEAD HOLE BY TURNING, DO NOT DRIVE WITH A HAMMER.

4. LBREACT WITH SOAP OR BEESWAX TO Facilitate INSTALLATION.
IX STRUCTURAL TESTS, INSPECTIONS, AND OBSERVATIONS

1. An independent testing agency and special inspectors will be retained by the owner to perform the tests and inspection listed below. Provide access and furnish samples to the agency as required by the contract documents.

2. If initial tests or inspections made by the owner's testing agency reveal that any portion of the work does not comply with the contract documents, correction and necessary repairs will be made at the contractor's expense.

3. The following items require tests and inspections in accordance with the requirements of the contract documents. They are noted in the contract documents. Additional items and requirements for tests and inspections are identified in the specifications.

IX. SEISMIC DESIGN CRITERIA

1. APPLICABLE CODE: 2013 CALIFORNIA HISTORICAL BUILDING CODE.

2. SEISMIC DESIGN:
   BASE SHEAR V = 0.137 W
   WHERE:
   W = 0.75 Z IC/Rw
   IC = 2.75
   Z = 0.4
   Rw = 6
   "FOR MASONRY"
   I = 1.0

3. DESIGN TEAM:
   LORING WYLLIE
   PROJECT MANAGER
   LUCIE FOUGNER
   ASSOCIATES
   MUSTAFA AMIN
   SENIOR CAD SPECIALIST
STD HOOKS & BENDS
STIRRUPS, TIES & HOOPS

NOTE:
1. DO NOT FIELD BEND REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE.

MIN. BAR SPACING:
1 1/2" OR 1 1/2d WHICHEVER IS LARGER

THRU #5 THRU #11
RE NA

BAR SIZE: D, TYP.

NOTE: PROVIDE LOCATIONS OF NON-CONTACT STIRRUPS, BAR SIZE & BENDS TIES & HOOPS

1. DO NOT FIELD BEND REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE.

MAX. BAR SPACING:
L/S OR 6" WHICHEVER IS SMALLER

NOTE: PROVIDE LOCATIONS OF NON-CONTACT SPLICES TO SBOR FOR APPROVAL.

BAR SPACING FOR NON-SPICED BARS
BAR SPACING FOR BARS SPLICED WITH A NON-CONTACT LAP

6 HOOKS & BENDS
3 BAR SPACING IN CONCRETE

5 DETAIL

CONCRETE REINFORCING DEVELOPMENT & SPICE LENGTHS

BAR LOCATION

<table>
<thead>
<tr>
<th>BAR LOCATION</th>
<th>HOOK DEVELOPMENT L/S</th>
<th>BAR SPACING</th>
<th>HOOK DEVELOPMENT L/S</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

NOTE:
1. HOOK DEVELOPMENT LENGTH
2. BAR SPACING

1/16" INSULATING S.S. PLATE
1/8" INSULATING S.S. BUSHING
1/8" MIN. INSULATING WASHER
1/8" MIN. INSULATING WASHER
1/8" MIN. INSULATING WASHER

S.S. PLATE
S.S. WASHER
CAST IRON PLATE
GASKET
DEMO PLAN GENERAL NOTES
1. SEE SHEETS A8.1 THROUGH A8.4 FOR FURTHER DEMO INFORMATION.
2. ENGINEERED SHORING REQUIRED BEFORE DEMO BEGINS.
3. CLEAN ALL CAST IRON ELEMENTS TO EXPOSE METAL.

DEMO PLAN INFORMATION
1. DEMO DECKS FROM LANTERN AND GALLERY DECK LEVELS AND TURN OVER TO USCG.
2. DEMO DECK EXTENSION AND SUPPORT FOR AUXILIARY DECK.
3. DEMO AND SALVAGE BELL BALL FOR REMOVAL.
4. DEMO AND SALVAGE DOOR FOR REMOVAL.
5. SALVAGE DOORS FOR REMOVAL.
6. REMOVE DECK IN PLACE TO ACQUIRE OF STRUCTURAL wipe.
7. NOT USED.
8. DEMO ENTRY COURSE TO ACQUIRE ONE SECTION FOR USE IN REPLICATION NEW PIECES TO MATCH.
9. DEMO SERVICE ROOM VARIOUS REPAIR SHAPES IN PLACE.
10. DEMO WALLs.
11. DEMO DOORS AND FRAME.
12. DEMO ROOFING DOWN TO WROUGHT IRON RAFTERS.
13. SALVAGE COPPER TABS FOR ATTACHMENT OF NEW ROOF.
14. DISASSEMBLE HORIZONTAL MEMBERS OF CURTAIN WALL.
15. PROTECT (E) EQUIPMENT IN PLACE.
16. PROTECT WOOD CABINET IN PLACE.

DEMO PLAN GENERAL NOTES
1. SEE SHEETS A8.1 THROUGH A8.4 FOR FURTHER DEMO INFORMATION.

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1. DEMO DECKS FROM LANTERN AND GALLERY DECK LEVELS AND TURN OVER TO USCG.
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14. DISASSEMBLE HORIZONTAL MEMBERS OF CURTAIN WALL.
15. PROTECT (E) EQUIPMENT IN PLACE.
16. PROTECT WOOD CABINET IN PLACE.
SERVICE ROOM 501

DEMOLITION REFLECTED CEILING PLANS 001

A1.2-PE2

12

KV/KF

ML

KV

DPR ACCESS COMPLIANCE REVIEW

ACCESSIBILITY SECTION

SHEET NO.

DRAWING NO.

OF

DRAWN:

REVISIONS

CHECKED:

DATE

DESIGNED:

ACQUISITION & DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA 95814-3229

DATE:

ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL SIGNED ORIGINALS ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN SERVICE CENTER

CERTIFICATION #

Reviewed by Date

Reviewed by Date

Approval of this plan does not authorize or approve any omission of deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans shall be available on the project site at all times.

CALIFORNIA STATE FIRE MARSHAL- APPROVED

54

XXXX

1/30/15

FILE: Z:\13_proj\13075 pigeon point lighthouse rehabilitation\13_drawings\06_construction_docs\01_100% draft construction documents\pe2\x-DPR Titleblock - Pigeon Point.dwg Layout: Model  Date: February 09 2015 - 5:50 pm User: m.lovato

PROJECT ELEMENT #3 REHABILITATION OF THE LOWER LIGHTHOUSE TOWER
PIGEON POINT LIGHT STATION STATE HISTORIC PARK

PROJECT ELEMENT 2

100% DRAFT CONSTRUCTION DOCUMENTS

5TH LANDING (SERVICE ROOM) REFLECTED CEILING DEMO PLAN

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

X-PLAN5.DWG

1. SEE SHEET A8.1 FOR FURTHER DEMO INFORMATION.

2. ENGINEERED SHORING REQUIRED BEFORE DEMO BEGINS.

DEMOLITION PLAN GENERAL NOTES

1. DEMO TUBE STEEL RING AT PERIMETER.
2. DEMO STEEL ANGLES.
3. DEMO RADIAL TUBE STEEL BEAMS.
4. DEMO TUBE STEEL BEAM AND BOLTED TUBE STEEL BRACKET.
5. REMOVE STEEL MEMBERS RELATED TO RADIAL MEMBERS.

UNDERSIDE OF GALLERY AT EXTERIOR.
1. **6th Landing (Gallery/Watch Room) Plan**
   - 6th Landing (Gallery/Watch Room)
   - Scale: 1/4" = 1'-0"
   - X-PLAN1.DWG

2. **7th Landing (Lantern Room) Plan**
   - 7th Landing (Lantern Room)
   - Scale: 1/4" = 1'-0"
   - X-PLAN2.DWG

3. **Lantern Roof Plan**
   - X-PLAN8.DWG

4. **Ground Floor Plan**
   - Ground Floor Plan
   - Scale: 1/4" = 1'-0"
   - X-PLAN0 (GROUND).DWG

5. **5th Landing (Service Room) Plan**
   - 5th Landing (Service Room)
   - Scale: 1/4" = 1'-0"
   - X-PLAN5.DWG

**Plan Notes:**
- **1.** Repair, prep & paint vent ball.
- **2.** Provide new copper roofing, paint (N).
- **3.** Prep & repaint metal elements of curtain wall.
- **4.** Provide railing to match original (N).
- **5.** Prep & repaint stair.
- **6.** Repair and repaint interior cast iron wall plates.
- **7.** Prep & repaint exterior cast iron wall plates.
- **8.** Install new glass belled course cover piece to match original.
- **9.** Provide new located windows to match original.
- **10.** Replace (E) CI frames in place.
- **11.** Repair, prep and paint cast iron brackets and cover plates in place.
- **12.** New SS deck.
- **13.** Repair cast iron frame, reinstall salvaged door.
- **14.** Repair cast iron frame and jamb plates, reinsert salvaged door.
- **15.** Provide new wood frame and wood door. See #6.
- **16.** Provide new access doors. See #6.
- **17.** Clean and return brass vents to working order, typical for 8 vents.

**Floor Plans:**
- **Plan 1:** 6th Landing (Gallery/Watch Room)
- **Plan 2:** 7th Landing (Lantern Room)
- **Plan 3:** Lantern Roof
- **Plan 4:** Ground Floor
- **Plan 5:** 5th Landing (Service Room)
GENERAL WINDOW NOTES

1. CONSTRUCTION TO INCLUDE PROPER GLAZING, GLAZING AND WEATHERSTRIpping.
2. UNLESS SPECIFIED, ALL WINDOWS TO BE A100 SERIES, ALUMINUM, REGULAR SCREENS.
3. PROVIDE ALL REPAIRS TO MATCH EXISTING.

GENERAL DOOR NOTES

1. DOOR REPAIR LEGEND
   - LEVEL 1 - DOOR ASSEMBLY AND HARDWARE IN FAIR CONDITION WITH MINOR MATERIAL AND/OR 
     CONDITIONAL DEFECTS. PROVIDE ALL ASSEMBLED HARDWARE FOR REUSE.
   - LEVEL 2 - DOOR ASSEMBLY AND HARDWARE IN GOOD CONDITION.
   - LEVEL 3 - DOOR ASSEMBLY AND HARDWARE IN EXCELLENT CONDITION.

DOOR SCHEDULE

<table>
<thead>
<tr>
<th>DOOR NO.</th>
<th>DOOR TYPE</th>
<th>DESCRIPTION</th>
<th>APPT SIZE</th>
<th>FRAME</th>
<th>GLAZING</th>
<th>FINISH</th>
</tr>
</thead>
<tbody>
<tr>
<td>601-001</td>
<td>A2.2-DOOR</td>
<td>A2.2-DOOR</td>
<td>2'-6&quot; x 7'-3&quot;</td>
<td>BRZ</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>601-002</td>
<td>A2.2-DOOR</td>
<td>A2.2-DOOR</td>
<td>2'-6&quot; x 7'-3&quot;</td>
<td>BRZ</td>
<td>N/A</td>
<td>N/A</td>
</tr>
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</table>

FINISH SCHEDULE

<table>
<thead>
<tr>
<th>PRODUCT NO.</th>
<th>NAME</th>
<th>MEASUREMENT</th>
<th>FLOOR</th>
<th>FINISH</th>
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<tbody>
<tr>
<td>5400</td>
<td>FLOOR</td>
<td>3'-6&quot;</td>
<td></td>
<td>BRZ</td>
</tr>
</tbody>
</table>
ELEVATION GENERAL NOTES

1. GENERAL SCOPE NOTES TYPICAL FOR ALL ELEVATIONS
2. PAINT COLORS TO MATCH ORIGINAL

NORTH ELEVATION (SOUTH ELEVATION SIMILAR OPPOSITE HAND)

EAST ELEVATION

- REPAIR ROOF, SEE A8.4
- REPAIR LIGHTHOUSE ROOM, SEE A8.4
- NEW RAILING, SEE A8.4
- NEW CORNICE, SEE A8.4
- REPAIR WALL PLATES, PREP AND REPAINT ALIKE COLOR AS BRACKETS, SEE A8.4
- NEW RAILING, SEE A8.4
- NEW CORNICE SEE A8.4 TO A8.3
- REPAIR BRACKETS IN SITU SEE A8.3 TO A8.3
- NEW BELT COURSE, SEE A8.1 TO A8.3
- NEW WD DOOR AND FRAME TO MATCH ORIGINAL, SEE A8.9

ELEVATION GENERAL NOTES

1. GENERAL SCOPE NOTES TYPICAL FOR ALL ELEVATIONS
2. PAINT COLORS TO MATCH ORIGINAL
**GENERAL SCOPE NOTES**
1. GENERAL SCOPE NOTES TYPICAL FOR ALL ELEVATIONS.
2. PAINT COLORS TO MATCH (E), U.O.N.
GENERAL PLANS NOTES:
1. PREP AND PAINT ALL EXTERIOR AND ROOF SURFACES AT INTERIOR

EXHAUST PLANS NOTES:
1. NI GFRP PERIMETER FASCIA PLATES TO MATCH ORIGINAL
2. (E) BRACKET BELOW DECK PLATE
3. (N) CANTILEVER BEAM INSTALLED BELOW DECK PLATE
4. (N) CONCRETE BOND PLATE
5. (N) DECK EDGE
6. (N) ACCESS DOOR
7. (N) ANGLE BELOW

ENLARGED PLAN KEYNOTES:
(N) GFRP PERIMETER FASCIA PLATES TO MATCH ORIGINAL
(E) BRACKET BELOW
(N) SS DECK PLATE
(N) CANTILEVER BEAM INSTALLED BELOW
(N) DECK PLATE, SSD
(N) STEEL CHANNEL AFFIXED TO INSIDE WALL, SSD
(N) CONCRETE BOND PLATE
(N) DECK EDGE, SEE A8.5
(N) ACCESS DOOR, SEE A8.9
(N) ANGLE BELOW

1. PREP AND PAINT ALL BRICK AND METAL SURFACES AT INTERIOR

6TH LANDING (GALLERY/WATCH ROOM) PLAN
SCALE: 1/2" = 1'-0"

5TH LANDING (SERVICE ROOM) PLAN
SCALE: 1/2" = 1'-0"

7TH LANDING (LANTERN) PLAN
SCALE: 1/2" = 1'-0"
REFLECTED CEILING PLANS

5TH LANDING (SERVICE ROOM) REFLECTED CEILING PLAN

PARTIAL 6TH WATCHROOM REFLECTED CEILING PLAN

ENLARGED PLAN KEYNOTES
(N) GFRP PERIMETER FASCIA PLATES TO MATCH ORIGINAL.
(E) BRACKET BELOW (N) SS DECK PLATE.
(N) CANTILEVER BEAM. INSTALLED BELOW (N) DECK PLATES, SSD.
(N) STEEL CHANNEL AFFIXED TO INSIDE OF WALL, SSD.
(N) CONCRETE BOND BEAM, SSD.
(N) GFRP EDGE TRIM.
(N) STL ANGLE SUPPORT FOR RAILING STANDARDS ABOVE, SSD.
(N) VENTED BRONZE SOFFIT.
(N) RAILING STANDARD BOLT.

5TH LANDING (SERVICE ROOM) REFLECTED CEILING PLAN

PARTIAL 6TH WATCHROOM REFLECTED CEILING PLAN

ENLARGED PLAN KEYNOTES
(N) GFRP PERIMETER FASCIA PLATES TO MATCH ORIGINAL.
(E) BRACKET BELOW (N) SS DECK PLATE.
(N) CANTILEVER BEAM. INSTALLED BELOW (N) DECK PLATES, SSD.
(N) STEEL CHANNEL AFFIXED TO INSIDE OF WALL, SSD.
(N) CONCRETE BOND BEAM, SSD.
(N) GFRP EDGE TRIM.
(N) STL ANGLE SUPPORT FOR RAILING STANDARDS ABOVE, SSD.
(N) VENTED BRONZE SOFFIT.
(N) RAILING STANDARD BOLT.
DEMO (E) TUBE STEEL RING BEAM AND ASSOCIATED BEAMS
DEMO (E) RAILING
DEMO (E) DIAMOND PLATE DECK AND (E) CAST IRON DECK BELOW FOR REINSTALLATION.
DEMO BRICK 4"-8" EACH SIDE OF (E) BRACKET TO CLEAN & REPAIR BRACKET. REMOVE WHOLE BRICK ONLY. SALVAGE UNDAMAGED BRICK FOR REINSTALLATION.
DEMO (E) CAST IRON BELT COURSE. SALVAGE ONE SECTION TO SERVE AS MODEL FOR (N) ELEMENTS.
REMOVE BRICK AROUND CIRCUMFERENCE OF TOWER FOR TENSION RING INSTALLATION. 3 WYTHES WIDE BY 5 COURSES HIGH.

SERVICE ROOM 501 GALLERY & WATCHROOM 601

PROTECT AND RETAIN (E) CAST IRON BRACKET
PROTECT AND RETAIN TOP FLANGE OF BRACKET
REMOVE (E) BOLT
RESTORE (E) MASONRY WHERE REMOVED, TYP

(C) CAST IRON, TO REMAIN
(C) ANCHOR BOLT WALL SECTIONS

(C) CUSTOM SS DECK TO MATCH (E)
(C) GFRP FASCIA PLATE, CONTINUOUS

12 A8.5

(A) CONCRETE BEAM
(E) CAST IRON BELT COURSE, CONTINUOUS, TO MATCH (E) PROFILE

ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL SIGNED ORIGINALS ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN SERVICE CENTER

CERTIFICATION #: Reviewed by Date Approval of this plan does not authorize or approve any omission of deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans shall be available on the project site at all times.

CALIFORNIA STATE FIRE MARSHAL- APPROVED

54 XXXX

1/30/15

File: Z:\13_proj\13075 pigeon point lighthouse rehabilitation\13_drawings\06_construction_docs\01_100% draft construction documents\pe2\x-DPR Titleblock - Pigeon Point.dwg Layout: Model  Date: February 09 2015 - 5:50 pm User: m.lovato

PROJECT ELEMENT #3 REHABILITATION OF THE LOWER LIGHTHOUSE TOWER PIGEON POINT LIGHT STATION STATE HISTORIC PARK PROJECT ELEMENT 2 100% DRAFT CONSTRUCTION DOCUMENTS

WALL SECTIONS

WALL SECTION AT BRACKET - DEMOLITION
WALL SECTION AT BRACKET - NEW WORK
WALL SECTION AT WINDOWS - DEMOLITION

- Remove brick and deck sheet to accommodate new channel member, SSD.
- Remove portion of concrete plate to accommodate new structural member.
- Cut in new steel support.
- Protect and retain cast iron bracket.
- Remove wood windows.
- Remove cast iron belt course to allow the section to serve as model for new elements.
- Cut in new cast iron belt course to allow the section to serve as model for new elements.
- Protect and retain cast iron bracket.

WALL SECTION AT WINDOWS - NEW WORK

- Cut in new cast iron bracket to allow the section to serve as model for new elements.
- Cut in new cast iron belt course.
- Cut in new concrete belt course.
- Cut in new cast iron belt course.
- Cut in new concrete belt course.

WALL SECTIONS

- 100% DRAFT
- CONSTRUCTION DOCUMENTS

- PROJECT ELEMENT 3 REHABILITATION OF THE LOWER LIGHTHOUSE TOWER
- PIGEON POINT LIGHT STATION STATE HISTORIC PARK

- REVISED: 01/11/15

- DRAWING NO.: A8.3-PE2

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

- WALL SECTION AT WINDOWS - NEW WORK

- WALL SECTION AT WINDOWS - DEMOLITION
CLEAN, REPAIR, AND REPAINT DECK

SS RAILING TO MATCH HISTORIC, SEE A8.8 FOR DETAILS

REMOVE COATINGS, PREP AND REPAINT CAST IRON PANELS

REMOVE MTL FASCIA AND EDGE OF CAST IRON DECK

REMOVE (E) RAILING

REMOVE 11 COURSES OF MASONRY FOR INSTALLATION OF (N) CONC BEAM, SSD.

SALVAGE UNDAMAGED BRICK FOR REINSTALLATION.

PROVIDE (N) STANDING SEAM COPPER ROOF, PAINT

REMOVE, REPAIR & REPAINT VENT BALL, INSTALL (N) LIGHTNING PROTECTION, DOWNLEAD TO GROUND.

CLEAN & RESEAL ALL CURTAIN WALL JOINTS, REPAINT METAL ELEMENTS

REMOVE COATINGS AND RETURN BRONZE VENTS TO WORKING ORDER, TYPICAL FOR 8

DEMO (E) METAL PLATE AT CORNICE BRACKET

REINSTALL SALVAGED BRICK

PENCIL IN REPAIRS OR INSTALLATION PROTECTION, DRAWN TO SCALE

REINSTALL (N) STANDING SEAM COPPER ROOF, PAINT

REMOVE MTL CAPS WELDED TO (E) RAILING

STANDARD DROPS WALL SECTIONS

WALL SECTION - DEMOLITION

WALL SECTION - NEW WORK

WALL SECTIONS

ACQUISITION & DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA 95814-3229

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CALIFORNIA STATE FIRE MARSHAL- APPROVED
LANTERN ROOF DETAILS

Typical Panel Connection at Rafters

Ventilator Ball

Roof Structure Section

Roof Structure Plan
RAILING DETAILS

A8.8-PE2

26

KV/KF

ML

DPR

ACCESS COMPLIANCE REVIEW
ACCESSIBILITY SECTION

SHEET NO.

DRAWING NO.

OF

DRAWN:

REVISIONS

DATE

DESIGNED:

ACQUISITION & DEVELOPMENT DIVISION
One Capitol Mall
95814-3229
Sacramento, CA

 Reviewed by Date
Reviewed by Date
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CALIFORNIA STATE FIRE MARSHAL-APPROVED

PROJECT ELEMENT #3 REHABILITATION OF THE LOWER LIGHTHOUSE TOWER

Pigeon Point Light Station State Historic Park

100% DRAFT CONSTRUCTION DOCUMENTS

FILE: Z:\13_PROJ\13075 Pigeon Point Lighthouse Rehabilitation\13_drawings\06_Construction_Docs\01_100% Draft Construction Documents\PE2\A8.8.dwg Layout: Layout1 Date: February 09 2015 - 5:44 pm User: m.lovato
Review by Date
Reviewed by Date
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CALIFORNIA STATE FIRE MARSHAL - APPROVED

DATE: 1/30/15

ABORTING THIS PLAN DO NOT AUTHORIZE OR APPROVE ARMS OR OMISSION OF DEVIATION FROM APPLICABLE REGULATIONS. FINAL APPROVAL IS SUBJECT TO FIELD INSPECTION. ONE SET OF APPROVED PLANS SHALL BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
NOTE:
S.A.D. FOR REMOVAL OF (E) CANTILEVER PLATFORM FOR EXTERIOR LIGHT.

NOTE:
S.A.D. FOR DEMO OF (E) 1991 ADDED STEEL.

DRAWN: 
REVISIONS 
CHECKED: 
DATE: 
DESIGNED: 
DATE: 

ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL SIGNED ORIGINALS ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN SERVICE CENTER

CALIFORNIA STATE FIRE MARSHAL - APPROVED

PIGEON POINT LIGHT STATION STATE HISTORIC PARK
ACQUISITION & DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA 95814-3229

S2.2-PE2

B2138004.00

1/2" = 1'-0"

TOWER PLAN AT LANTERN LEVEL

TOWER PLAN AT WATCH ROOM & GALLERY
7. SECTION @ LANTERN GALLERY PLATE

- (E) LANTERN GALLERY FLOOR PLATE, CONTINUOUS THROUGH LANTERN WALL.
- (F) FLOOR PLATE FLANGE.
- MAINTAIN 1" CUR FROM (N) S.S. BARS TO (E) CAST IRON TYP.
- REMOVE MASONRY TO ACCESS TO CONSTRUCT BOND BEAM, REPLACE INNER WYTHE OF MASONRY AFTER BEAM IS COMPLETE.
- LANTERN GALLERY FLOOR BEAM CONTINUOUS AROUND PERIMETER, (N) S.S. BARS AND (N) EXOD @ "G" SPACES WHERE NEEDED WITH S.S. COUPLERS, STAGGER SPACES WHERE NEEDED.
- S.S. HANDRAIL POST THREADED THROUGH (E) DECK & ANGLE BELOW "N" HUT BELOW ANGLE. S.S. TYPE FOR SHAPE OF HANDRAIL.
- (E) CAST IRON DECK.

5. ELEVATION @ LANTERN GALLERY PLATE

- (E) LANTERN GALLERY FLOOR PLATE CONTINUOUS THROUGH CAST IRON DECK.
- 3/4" INSULATING BUSHING @ (E) TYP.
- (N) GRFP EDGE & TRIM, S.S.D.
- FORNICLE END DETAIL OF DECK.
- (E) ROUGH EDGE OF DECK, GRFP EDGE
- TRIM TO SPACER @ "G" OF S.S. ANGLE.
- S.S. THREADED EMBED, SEE S4.1-PF2
- (E) EMBED PER SEGMENT OF EDGE TRIM.
- LOCATE 2" FROM EACH END.
- 3/4"DIAM. S.S. EPOXY ANCHORS (2) PER ANGLE W/ 1/16" INSULATING BUSHING THROUGH (E) CAST IRON.
- S.S. EPOXY ANCHOR T.O. WALL BEYOND EQ
- S.S. EPOXY ANCHOR T.O. WALL BEYOND EQ
- S.S. EPOXY ANCHOR T.O. WALL BEYOND EQ
- S.S. EPOXY ANCHOR T.O. WALL BEYOND EQ
- S.S. EPOXY ANCHOR T.O. WALL BEYOND EQ
- STAINLESS STEEL EMBED IN GFRP ELEMENT

3. SECTION @ UPPER TOWER

- (E) LANTERN GALLERY FLOOR PLATE, CONTINUOUS AROUND LANTERN WALL.
- (E) CAST IRON PARAPET PLATE.
- (E) CAST IRON PARAPET PLATE.
- (E) CAST IRON STRUT SUPPORTING LANTERN GALLERY FLOOR PLATES.
- S.S. HANDRAIL POST THREADED THROUGH (E) DECK & ANGLE BELOW "N" HUT BELOW ANGLE. S.S. TYPE FOR SHAPE OF HANDRAIL.
- (E) CAST IRON DECK.

ACQUISITION & DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA 95814-3229

PIGEON POINT LIGHT STATION STATE HISTORIC PARK
ACCREDITATION & DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA 95814-3229

SECTION AND DETAILS

CALIFORNIA STATE FIRE MARSHAL- APPROVED

Project Element #2: Rehabilitation of the Upper Lighthouse Tower

ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL SIGNED ORIGINALS ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN SERVICE CENTER.

Reviewed by Date
Reviewed by Date
Approval of this plan does not authorize or approve any omission of deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans shall be available on the project site at all times.
OPNG IN (E) MASONRY WALL FOR WINDOW / DOOR (4 TOTAL)

(E) BRACKET TIE, EMBEDDED IN WALL, DO NOT DAMAGE

S.S. BAR TO C.I. BRACKET TYP.

(E) MASONRY WALL TO BRIDGE TO WALL BEYOND.

3/4"Ø S.S. EPOXY ANCHORS

S.S. MC6x12, TYP.

BM CONN TO MODIFIED BRACKET IN WALL BEYOND AT END OF STL BM (4 LOCATIONS TOTAL) V.I.F.

(E) INTERIOR FLOOR PLATE SUPPORTED ON BRACKETS

1.5" MIN. S.S. BAR TO C.I. BRACKET TYP.

MASONRY WALL

1/4" S.S. STIFFENER PL, ALIGNED W/ MC6 FLANGE BEYOND

3/16" TYP.

NOTES:
1. DO NOT LAP SPlice BARS. USE S.S. COUPLERS ONLY. STAGGER SPLICEs.
2. SEE E-FOR CONDITION WITH DOOR ABOVE FLOOR PLATE.
GFRP COVER TO MATCH (E), S.A.D. (E) ANCHOR BOLT. DO NOT DAMAGE, WIRE BRUSH AND PAINT W/ EPOXY. S.A.D. FOR MORE INFO.

PORTION OF BELT COURSE REMAINING IN (E) WALL MAINTAIN 1" CLR MIN. TYP. BETWEEN (N) S.S. REBAR AND ANY (E) CAST IRON ELEMENT.

(E) CAST IRON BRACKET BEYOND CONCRETE SEAT FOR BRACKET BEYOND 4 DEVELOPED ELEVATION @ BOND BEAM @ BASE OF (E) BRACKETS

CONCRETE BOND BEAM 3/4" X 5/8" DOWEL, (2) PER BENT PL.

PORTION OF BELT COURSE REMAINING IN (E) WALL

S.S. SHORE SEE 5/S4.3-PE2 FOR INFO NOT SHOWN

NOTE:
MASONRY WALL

4 3/4" X 5/8" DOWEL, (2) PER BENT PL.

3) VOID IN WALL

BOND BEAM BETWEEN BRACKETS 1 1/2" = 1'-0"

1) VOID IS COVERED DURING DEMO SEAL PRIOR TO PLACING CONCRETE TO PREVENT CONCRETE FROM FILLING SPACE BELOW.

NOTES:
1. PORTION OF (E) MASONRY WALL FOR CONSTRUCTION OF CONC. BOND BEAM TO BE 1/4 OF THE TOTAL BOND BEAM LENGTH, MAX. AROUND THE PERIMETER, AT ANY GIVEN TIME.
2. DO NOT LAPSPLICE BARS. USE S.S. COUPLERS ONLY. STAGGER SPACINGS.
3. PROVIDE 1" GAP BETWEEN (E) AND INFILL S.S.

BOND BEAM BETWEEN BRACKETS 1 1/2" = 1'-0"

3 BOND BEAM @ BRACKET 1 1/2" = 1'-0"

4 DEVELOPED ELEVATION @ BOND BEAM @ BASE OF (E) BRACKETS

CONCRETE BOND BEAM 1/2"Ø PRE-DRILLED S.S. BOLT, COUNTER SUNK HEAD FOR PROFILE MIN. S.A.D. S.S. BENT PL. 1/2" X 0'-3" LONG 2 PER GFRP SEGMENT LOCATE WITH 2" CLR TO EDGE OF BRACKET. COORDINATE PROFILE WITH GFRP SUPPLIER

#3 TIES @ 8" O.C. MAX. #3 LONG.

NOTES:
1. DEMO OF (E) MASONRY WALL FOR CONSTRUCTION OF CONC. BOND BEAM TO BE 1/4 OF THE TOTAL BOND BEAM LENGTH, MAX. AROUND THE PERIMETER, AT ANY GIVEN TIME.
2. DO NOT LAPSPLICE BARS. USE S.S. COUPLERS ONLY. STAGGER SPACINGS.
3. PROVIDE 1" GAP BETWEEN (E) AND INFILL S.S.

BOND BEAM BETWEEN BRACKETS 1 1/2" = 1'-0"

3 BOND BEAM @ BRACKET 1 1/2" = 1'-0"

4 DEVELOPED ELEVATION @ BOND BEAM @ BASE OF (E) BRACKETS

CONCRETE BOND BEAM 1/2"Ø PRE-DRILLED S.S. BOLT, COUNTER SUNK HEAD FOR PROFILE MIN. S.A.D. S.S. BENT PL. 1/2" X 0'-3" LONG 2 PER GFRP SEGMENT LOCATE WITH 2" CLR TO EDGE OF BRACKET. COORDINATE PROFILE WITH GFRP SUPPLIER

#3 TIES @ 8" O.C. MAX. #3 LONG.
### Window and Frame Repair Legend

#### General Repairs
- Repair loose or scaling paint at window frame.
- Replace cracked or missing paint.
- Replace damaged or broken window glass.
- Replace missing or damaged screen frames or hardware.
- Replace missing or damaged screws.
- Repair and replace.
- Repair and return to good working order.

### Window Abbreviations

<table>
<thead>
<tr>
<th>Source</th>
<th>Primary Material</th>
<th>Material</th>
<th>Finish</th>
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<tr>
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<td>ALUMINUM</td>
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<td>BRONZE</td>
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<td>METAL</td>
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<tr>
<td></td>
<td>WD</td>
<td>WOOD</td>
<td>WD</td>
</tr>
</tbody>
</table>

### General Window Notes

1. Contractor to ensure proper working order and weather tightness.
2. Window sizes indicated are nominal. Field verify actual size.
3. See specifications for detailed description of repair items.

### Window and Frame Repair Legend

#### Level 1 - Window Assembly and Hardware with Minor Material Deficiencies
- Repair or replace hardware to match existing where broken, missing, or damaged.
- Reinstall windows and return to good working order.

### Window Schedule

<table>
<thead>
<tr>
<th>Room No.</th>
<th>Room Name</th>
<th>Floor</th>
<th>Base</th>
<th>Walls</th>
<th>Ceilings</th>
<th>Remarks</th>
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<td>Concr</td>
<td>P</td>
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<td>Concr</td>
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<td>Second Lading</td>
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<td>Third Lading</td>
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<tr>
<td>005</td>
<td>Fourth Lading</td>
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### General Finish Notes

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</tr>
</tbody>
</table>
ELEVATION GENERAL NOTES:
1. GENERAL SCOPE NOTES TYPICAL FOR ALL ELEVATIONS.
2. PAINT COLORS TO MATCH ELEVATION.

ELEVATION DRAWING:
1. REMOVE PAINT COATINGS TO BARE BRICK, TYPICAL ALP ELEVATIONS OF TOWER EXCEPT AND PAINT COATINGS FOR INTERIOR.
2. REPLACE BELT COURSES, SEE ENLARGED PLAN ON A4.1.
REATTACH LINTEL CORNER WITH STAINLESS STEEL PIN & EPOXY.

STRIP & REPAINT INTERIOR
GENERAL PLAN NOTES:
1. DEMO MASONRY AND REMOVE BELT COURSE SECTIONS SEE.
2. CAST IN sections IN CAST IRON AND INSTALL TO FIT.
3. LOWER BELT COURSE: REPLACE DETERIORATED BELT COURSE SECTIONS AND INSTALL IN MATCHING IRON AND CAST.
4. UPPER BELT COURSE: REPLACE EXISTING BELT COURSE SECTIONS AND INSTALL IN MATCHING.
5. CONSERVE SECTIONS THAT DON'T REQUIRE REPAIR OR REPLACEMENT (NOT HATCHED).
6. PREP ALL BELT COURSE SECTIONS IN THE SHOP.
7. INSTALL TO FIT.

ALTERNATE:
1. REMOVE ONLY DETERIORATED BELT COURSE SECTIONS AT LOWER BELT COURSE. REPLACE AND REPAINT REMAINING BELT COURSE SECTIONS IN SITU AND HATCH.

GROUND FLOOR PLAN - LOWER BELT COURSE
SCALE: 1/2" = 1'-0"
X-PLAN5.DWG

GROUND FLOOR PLAN - UPPER BELT COURSE
SCALE: 1/2" = 1'-0"
SECTION AT LOWER BELT COURSES

SCALE: 1" = 1'-0"

CAST IRON BELT COURSE. REPLACE AS NEEDED TO MATCH ORIGINAL REPOINT MASONRY BASE AND INSTALL STUCCO COAT.

DRILL WEEP HOLES AT 16" O.C.

GROUT AROUND C.I. FLANGE

REBUILD MASONRY AROUND C.I. FLANGES

REMOVE BRICK FROM C.I. FLANGES IN WALL, TYP

REMOVE STUCCO FROM BASE

REMOVE AND SALVAGE (E) CAST IRON BELT COURSE

REMOVE AND SALVAGE (E) BRICK AS NEEDED TO INSTALL (N) STRUCTURAL MEMBERS, SSD

REMOVE AND SALVAGE (E) CAST IRON BELT COURSE

REMOVE AND SALVAGE (E) BRICK AS NEEDED TO INSTALL (N) STRUCTURAL MEMBERS, SSD

DEMO SECTION AT LOWER BELT COURSES (ALT)

SCALE: 1" = 1'-0"

X-DETAILS-PE3.DWG
DEMO PLAN GENERAL NOTES
1. REMOVE VAT FLOORING AND FIBERBOARD SUBFLOORING THROUGHOUT OIL ROOM AND WORK ROOM.

DEMO PLAN GENERAL NOTES
2. DEMO FLOORING AND FLOOR SHEATHING FOR ACCESS TO CRAWLSPACE.

DEMO PLAN KEYNOTES
DEM FLOORING AND FLOOR SHEATHING FOR ACCESS TO CRAWLSPACE.

DEMO PLAN GENERAL NOTES
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2. DEMO FLOORING AND FLOOR SHEATHING FOR ACCESS TO CRAWLSPACE.

DEMO PLAN KEYNOTES
DEM FLOORING AND FLOOR SHEATHING FOR ACCESS TO CRAWLSPACE.
GENERAL PLAN NOTES:
1. PREP & REPAINT ALL INTERIOR WALLS & CEILINGS.

PLAN REMARKS:
1. PROVIDE AND INSTALL VERTICAL STEEL TUBES ON THE ROOM-SIDE OF THE HALLWAY WALLS CONNECT TO WALL AND MOUNTING ABOVE CEILING AND.
2. PROVIDE AND INSTALL FLOOR-TO-WALL SEISMIC ANCHORS BELOW FLOOR LEVEL, SSD.
3. SCRUB LOOSE PAINT FROM CLAY TILE FLOORS, PREP AND REPAINT.
4. PROVIDE AND INSTALL (N) SHEET FLOORING OVER (N) SUBFLOOR WHERE FLOORING REMOVED FOR ACCESS.
5. REPAIR WD FLOORING.
6. PROVIDE AND INSTALL (N) FLOOR ACCESS PANEL.
7. REPLACE (E) ROOFING WITH NEW WOOD SHINGLES, SEE A3.2.
8. INSTALL SEISMIC STRENGTHENING AT CHIMNEY, SEE A3.2.

(3) CASEWORK TO REMAIN.
REMARKS
OIL ROOM (E)
REMARK
REPAIR
CONTRACTOR SHALL PAINT ALL DOORS, FINISH INTERIOR AND EXTERIOR SURFACE AT ALL 6 WINDOW SIZES INDICATED ARE NOMINAL. FIELD VERIFY ACTUAL SIZE.
CONTRACTOR TO ENSURE WEATHERTIGHTNESS.

LEVEL 1 - DOOR ASSEMBLY AND HARDWARE IN GOOD CONDITION
1. REMOVE PUMP PROTECTIVE SHEET, PULL KNOBS ALIGNED WITH (E) FOR ACTUAL DIMENSIONS.
2. ALIGNING WITH (E) FOR ACTUAL DIMENSIONS.
3. REMOVE PUMP PROTECTIVE SHEET, PULL KNOBS ALIGNED WITH (E) FOR ACTUAL DIMENSIONS.
4. PREP AND PAINT DOOR TYPE A.
5. REINSTALL AND RETURN TO WORKING ORDER.
6. PREP AND PAINT DOOR TYPE B.
7. PREP AND PAINT DOOR TYPE C.
8. PREP AND PAINT DOOR TYPE D.
9. PREP AND PAINT DOOR TYPE E.
10. PREP AND PAINT DOOR TYPE F.
11. PREP AND PAINT DOOR TYPE G.
12. PREP AND PAINT DOOR TYPE H.
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20. PREP AND PAINT DOOR TYPE P.
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28. PREP AND PAINT DOOR TYPE X.
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30. PREP AND PAINT DOOR TYPE Z.
31. PREP AND PAINT DOOR TYPE AA.
32. PREP AND PAINT DOOR TYPE BB.
33. PREP AND PAINT DOOR TYPE CC.
34. PREP AND PAINT DOOR TYPE DD.
35. PREP AND PAINT DOOR TYPE EE.
36. PREP AND PAINT DOOR TYPE FF.
37. PREP AND PAINT DOOR TYPE GG.
38. PREP AND PAINT DOOR TYPE HH.
39. PREP AND PAINT DOOR TYPE II.
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42. PREP AND PAINT DOOR TYPE LL.
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50. PREP AND PAINT DOOR TYPE TT.
51. PREP AND PAINT DOOR TYPE UU.
52. PREP AND PAINT DOOR TYPE YY.
53. PREP AND PAINT DOOR TYPE ZZ.
54. PREP AND PAINT DOOR TYPE AAA.
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56. PREP AND PAINT DOOR TYPE CCC.
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161. PREP AND PAINT DOOR Type PP.
162. PREP AND PAINT DOOR Type QQ.
163. PREP AND PAINT DOOR Type RR.
164. PREP AND PAINT DOOR Type SS.
OIL HOUSE ELEVATIONS

1. CLEAN GRANITE STEPS AND GABLE WALLS
2. ROOF
   a. REMOVE EXISTING ROOFING TO EXISTING SHEATHING.
   b. REPLACE RAFTERS COMPROMISED BY DRYROT.
   c. PROVIDE AND INSTALL CONCEALED STAINLESS STEEL WALL ANCHORS AND BLOCKING BETWEEN RAFTERS AND ABOVE MASONRY WALLS.
   d. PROVIDE AND INSTALL NEW PLYWOOD SHEATHING AND VENTILATION MAT.
   e. PROVIDE AND INSTALL NEW WOOD SHINGLES.
   f. PROVIDE AND INSTALL NEW COPPER FLASHING AND EDGE STRIPS, SEE A8.1.
3. REMOVE PAINT AND REPOINT MASONRY AT CHIMNEYS.
4. PROVIDE (N) LIGHT FIXTURE.
5. REPLACE MISSING BARGE BOARD.
6. REPAIR AND REINSTALL BROKEN BRACKET.
7. PROVIDE AND INSTALL (N) VENT SCREENS.

ELEVATION GENERAL NOTES
1. STRIP AND ASSURE 20% REPOINTING AT MASONRY WALLS. PREP AND PAINT.
2. STRIP, CONSOLIDATE, PAINT AND REPAINT WOOD TRIM. ASSUME 20% CONSOLIDATION OF KNEE BRACES.

EAST ELEVATION
SCALE: 1/4" = 1'-0"
X-ELEVATIONS

WEST ELEVATION
SCALE: 1/4" = 1'-0"
X-ELEVATIONS

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

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
NOTE:
ALL EQUIPMENT AND FINISHES IN OIL ROOM TO BE PROTECTED AND REMAIN IN PLACE DURING CONSTRUCTION. WALL-MOUNTED EQUIPMENT ONLY SHOWN ABOVE WHERE WORK OCCURS.

INTERIOR ELEVATIONS

1. INSTALL VERTICAL STEEL TUBES ON THE ROOM-SIDE OF THE HALLWAY WALLS, CONNECT TO WALL AND FRAMING ABOVE_CEILING. INSTALL STAINLESS STEEL FLOOR-TO-WALL SEISMIC ANCHORS BELOW FLOOR LEVEL, SSD.

2. BLOCK Wood Trim TO REMAIN.

3. CROWN MOLDING TO REMAIN.

4. Painted Base TO BE REPAINTED TO MATCH (E).

5. Wood Base

6. Dry Brick Ledges TO REMAIN.

7. Replace Rotted Wood Trim.


9. Remove E Cutouts and Relocate Equipment to Coordinate with New Steel Tube.

10. Clean Marble MANTLE PIECE.

11. Paint and Repair Electrical Boxes.

12. Remove and Replace E Egress Connected to Box in Work Room, Other Controls TO REMAIN.

13. Be Fire Suppression System TO REMAIN.

14. Replace Exhaust Hood TO REMAIN.
RECEIVED CEILING PLAN

1. Install vertical steel tubes on the northern end of the hallway. These tubes should be connected to the wall and framing above the ceiling. Install stainless steel floor-to-wall seismic anchors below floor level.

2. Provide a light fixture at the entrance.

3. Provide lighting boxes at the entrance.

4. Provide a door for the attic hatch.

GROUND FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"
KEY NOTES:
- (E) 2 1/2"x10 JOISTS @ 12" O.C.
- (E) 1" SHEATHING W/ 3" TILE FLOOR.
- (E) 2 1/2x10 JOISTS @ 16" O.C.
- (E) 1" SHEATHING
- (E) 3x12 V.I.F.
- (E) 4x12 V.I.F.
- (E) 3x10 X-BRIDGING
- (E) FULL DEPTH 3 BLKG., V.I.F.
- PROVIDE BLKG PER KEY NOTE. 
- IF (E) 3X BLKG. NOT VERIFIED.
- HSS4x4x1/4 POST @ (E) MASONRY WALL
- (E) MASONRY WALL
- 3x BLKG., FULL DEPTH, 4 BLKS. MIN.

(1) MASONRY WALL BELOW
(2) 3x6 RAFTERS @ 24" O.C.A. V.I.F.
1/2" STRUC. 1/2" THICK OSB SHEATHING OR STRAIGHT SHEATHING.
EACH END OF PLYWOOD TO BEAR ON JOIST. LOCATE EACH EDGE
OF PLYWOOD ON CENTER OF INDIVIDUAL SHEATHING BOARDS.
(3) 2x1/2" EDGE NAILING.
(4) 1 3/4" RIDGE BEAM.

(1) OIL HOUSE FLOOR PLAN
(2) OIL HOUSE ROOF PLAN
KEY NOTES:

- (E) MASONRY WALL
- (E) 2x6, TYP. CEILING JOISTS BELOW, V.I.F.
- (E) 3x6, V.I.F.

OIL HOUSE CEILING PLAN

1/2" = 1'-0"
1. HSS TOP CONNECTION

2. PLAN B-B

3. HSS POST FOOTING

4. ROOF CONN. @ WALL

5. FLOOR JOIST CONN.-JOISTS PARALLEL TO WALL

6. SECTION A-A

7. HSS TUBE @ INTERIOR WALL

8. FLOOR JOIST CONN.-JOISTS PERPENDICULAR TO WALL

9. SECTION A-A