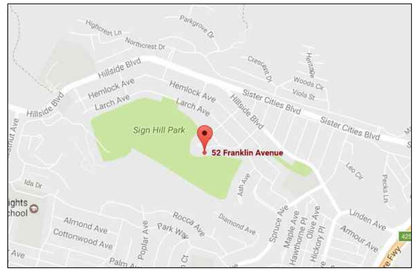
NEW CONSTRUCTION

52 FRANKLIN AVENUE, SOUTH SAN FRANCISCO, CALIFORNIA 94080

APN: 012.039.180



VICINITY MAP N.T.S.

GENERAL NOTES

BUILDING

1. MINIMUM CEILING HEIGHT IS 7'-6" CLEAR, FROM FINISH FLOOR TO THE FINISHED CEILING, U.O.N.
2. WINDOWS WITHIN THE TUB/SHOWER ENCLOSURE AND THE BOTTOM EXPOSED EDGE IS LESS THAN 60-INCHES ABOVE THE DRAIN INLET SHALL BE SAFETY GLAZING.
3. ALL EXPOSED WOOD MEMBERS SHALL BE PRESSURE TREATED WOOD OR REDWOOD.
4. ALL HARDWARE AND FASTENER EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED.

ELECTRICAL

1. A DEDICATED BATHROOM CIRCUIT IS REQUIRED, MULTIPLE BATHS ON THE SAME CIRCUIT IS ALLOWED. ALL RECEPTACLES SHALL BE GFCI PROTECTED
2. A SEPARATE 20-AMP CIRCUIT IS REQUIRED TO SUPPLY BATHROOM OUTLETS ONLY, OR A SINGLE BATHROOM
3. A MINIMUM OF TWO 20 AMP, DEDICATED KITCHEN COUNTER CIRCUITS ARE REQUIRED. ALL KITCHEN COUNTER RECEPTACLE OUTLETS SHALL BE GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTED. THE COUNTER TOP CIRCUITS CAN ONLY BE SHARED WITH THE DINING ROOM OR A PANTRY, DISHWASHERS, GARBAGE DISPOSALS, INSTA-HOTS, COMPACTORS, BUILT IN MICROWAVE OVENS, AND THE KITCHEN LIGHTING SHALL NOT BE ON THE SAME ELECTRICAL CIRCUITS.
4. RECEPTACLES SHALL BE LOCATED SO NO APPLIANCE WILL BE FURTHER THAN 2' FROM ANY RECEPTACLE OUTLET. (4' MAX APART LOCATED ON ALL COUNTERS). COUNTER TOPS WIDER THAN 12" REQUIRE RECEPTACLE OUTLETS.
5. THE RECEPTACLES MAY NOT BE LOCATED MORE THAN 12" BELOW THE COUNTER SURFACE AND OR BELOW A COUNTER THAT EXTENDS MORE THAN 6" BEYOND A CABINETS END.
6. THE MAXIMUM LENGTH OF ELECTRICAL CORDS FOR A GARBAGE DISPOSAL IS 36" AND A DISHWASHERS REQUIRE HANDLE TIE-BARS ON THE BREAKER IN THE ELECTRICAL SERVICE PANEL.
7. ALL LIGHTING SHALL BE HIGH EFFICACY LED OR EQ.
8. ALL 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREA SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF BRANCH CIRCUIT.
9. IN ALL HABITABLE AREAS, HALLWAYS, KITCHEN, BATHROOMS, GARAGES, AND AREA OUTSIDE OF THE RESIDENCE, ALL 120 VOLT, 15- AND 20- AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

PLUMBING

1. SHOWER COMPARTMENTS SHALL HAVE A MINIMUM OF 1024 SQ. INCHES AND SHALL BE CAPABLE OF ENCOMPASSING A 30-INCHES CIRCLE TO A HEIGHT AT LEAST 72-INCHES ABOVE THE THRESHOLD. VALVES, SHOWERHEAD, SOAP DISH AND SHELVES MAY PROTRUDE INTO THIS SPACE.
2. JOB-FORMED SHOWER PAN LINER MUST SLOPE ¼" -INCHES PER FOOT TO WEEP HOLES IN DRAIN, AND INSPECTED UNDER TEST PRIOR TO COVERING.
3. SHOWERHEAD CANNOT DISCHARGE DIRECTLY AT ENTRANCE.
4. SHOWER DOOR SHALL OPEN OUTWARD AND SHALL BE MINIMUM 22-INCHES WIDE.
5. ALL NEW GAS PIPING SHALL BE SIZED TO SUFFICIENT GAS TO THE APPLIANCES. THE GAS PIPING SHALL BE TESTED WITH 10 LBS OF AIR PRESSURE FOR A MINIMUM OF 15 MINUTES.
6. ALL OVEN AND STOVE GAS VALVES SHALL BE READILY ACCESSIBLE AND BE WITHIN 3' OF THE APPLIANCE. FLEXIBLE GAS CONNECTORS MAY NOT BE CONCEALED OR PASS THROUGH ANY FLOOR, WALL PARTITION, CEILING OR APPLIANCE HOUSING.
7. AN AIR-GAP, ABOVE THE SIN RIM, SHALL BE INSTALLED BETWEEN THE DISHWASHER DRAINPIPE AND THE GARBAGE DISPOSAL INLET.
8. A PRESSURE-ABSORBING DEVICE (WATER HAMMER ARRESTOR) SHALL BE INSTALLED BEFORE THE DISHWASHER ANGLE-STOP. THE DEVICE SHALL BE AN AIR-CHAMBER OR APPROVED MECHANICAL DEVICE.
9. ANY PLUMBING PIPES THAT SHOULD RUN UNDER OR THROUGH THE FOUNDATION FOR THE BRACED WALL (NON-BEARING WALL) SHALL BE SLEEVE IN A ONE SIZE LARGER PLASTIC PIPE OR FOUR FOAM WRAPS (CPC312.10)

MECHANICAL

1. BACK DRAFT DAMPERS ARE REQUIRED ON VENTILATION SYSTEMS EXHAUSTING TO EXTERIOR
2. MECHANICAL VENTILATION WILL BE REQUIRED, FAN EXHAUST SHOULD BE 3-FEET FROM BUILDING OPENINGS AND PROPERTY LINES. FOR NATURAL VENTILATION, AN OPERABLE WINDOW MINIMUM 3 SQ. FEET WITH 1.5 SQ. FEET IN VENT AREA
3. A MINIMUM VERTICAL CLEARANCE OF 30" IS REQUIRED ABOVE A RANGE OR COOK TOP TO COMBUSTIBLES MATERIALS, AND A MINIMUM VERTICAL CLEARANCE OF 24" ABOVE A RANGE OR COOK TOP TO A BUILT-IN MICROWAVE OVEN IS REQUIRED.
4. MECHANICAL VENTILATION IS REQUIRED IN THE KITCHEN IF OPERABLE WINDOWS OR OPERABLE SKYLIGHTS WITH A NET CLEAR OPENING OF AT LEAST 4% OF THE FLOOR AREA IS NOT PROVIDED, OR ADEQUATE VENTILATION CANNOT BE OBTAINED FROM AN ADJOINING ROOM.

ENERGY

1. ALL JOISTS, PENETRATION AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCE OF AIR LEAKAGE SHALL BE CAULK, GASKET, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION (CEC 110.7)
2. TEMPORARY NFRC LABELS ON NEW WINDOWS AND EXTERIOR DOORS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION (CEC 110.6(A).
3. THERMOSTATS SHALL HAVE SETBACK CAPABILITIES (CEC 110.2(c) & 150(i))

OTHER

1. GENERAL CONTRACTOR SHALL VERIFY THE SITE CONDITION & DIMENSION BEFORE ORDER ANY BUILDING MATERIAL.
2. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS (WHERE APPLICABLE) AT THE JOB SITE AS WELL AS THE PROVISIONS OF THE ENTIRE CONSTRUCTION DOCUMENTS AND BRING TO THE ARCHITECT'S AND ENGINEER'S ATTENTION ANY DISCREPANCY.

ABBREVIATIONS

ABV.	ABOVE
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
BD.	BOARD
BEL.	BELOW
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.O.	BY OTHERS
BOT.	BOTTOM
BSMT.	BASEMENT
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
C.I.	CAST IRON
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
CONC.	CONCRETE
CONT.	CONTINUOUS
CNTR.	COUNTER
CTR.	CENTER
D.	DRYER
DBL.	DOUBLE
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPOSAL
D.W.	DISH WASHER
DR.	DOOR
D.S.	DOWN SPOUT
DWG.	DRAWING
DRWR.	DRAWER
'E' OR (E)	EXISTING
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
EXP.	EXPANSION
FUR.	FURNACE
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
FIN.	FINISH
F.F.E.	FINISH FLOOR ELEVATION
F.F.C.	FINISH CEILING ELEVATION
FLR.	FLOOR
F.O.C.	FACE OF CONCRETE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
G.B.	GRAB BAR
GL.	GLASS
GRND.	GROUND
GRD.	GRADE
GYP.	GYPSUM
H.B.	HOSE BIB
HDWD.	HARDWOOD
HORIZ.	HORIZONTAL
HGT.	HEIGHT
H.S.	HABITABLE SPACE
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
KIT.	KITCHEN
LAM.	LAMINATE
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MTL.	METAL
MDF.	MEDIUM DENSITY FIBERBOARD
'N' OR (N)	NEW
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
N.H.S.	NON-HABITABLE SPACE
O.C.	ON CENTER
O.U.	OUTSIDE DIAMETER
O.D.	OVERFLOW DRAIN
OPNG.	OPENING
OPP.	OPPOSITE
PERF.	PERFORATED
P.G.	PAINT GRADE
PL.	PLATE
PLYWD.	PLYWOOD
PR.	PAIR
PT.	POINT
R.	RADIUS
REF.	REFRIGERATOR
REINF.	REINFORCED
R.D.	ROOF DRAIN
REQ'D	REQUIRED
RESIL.	RESILIENT
RET.	RETAINING
RM.	ROOM
R.O.	ROUGH OPENING
S.	SINK
SHCED.	SCHEDULE
SHWR.	SHOWER
SHTH.	SHEATHING
SHT.	SHEET
SIM.	SIMILAR
S.D.	SMOKE DETECTOR
SPEC.	SPECIFICATION
SQ.	SQUARE
S.L.D.	SEE LANDSCAPE DRAWING
S.S.	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWING
STD.	STANDARD
STL.	STEEL
STO.	STORAGE
SYM.	SYMMETRICAL
T.	TREAD
TBD.	TO BE DESIGNED
TEL.	TELEPHONE
T&G	TONGUE AND GROOVE
TYP.	TYPICAL
T.O.	TOP OF
T.O.S.	TOP OF SLAB
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
W.	WASHER
W/	WITH
W.H.	WATER HEATHER
W.C.	WATER CLOSET
WD.	WOOD
W.I.	WROUGHT IRON
W.I.C.	WALK-IN CLOSET
W/O	WITHOUT
W/O	WHERE OCCURS
WP.	WATERPROOF
WT.	WEIGHT
<	ANGLE
@	AT
ϕ	DIAMETER
#	POUND OF NUMBER

WATER CONSERVATION REQUIREMENT

1. WATER CLOSET: MAX. 1.28 GAL/FLUSH.
2. WALL MOUNTED URINALS: MAX. 0.125 GAL/FLUSH.
3. OTHER URINALS: MAX. 0.5 GAL/FLUSH.
4. MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI, OR ONLY 1 SHOWER OUTLET IS TO BE IN OPERATION AT A TIME.
5. RESIDENTIAL LAVATORY FAUCETS: MAX. FLOW RATE 1.2 GPM @ 60 PSI; MIN. FLOW RATE 0.8 GPM @ 20 PSI.
6. LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS OF RESIDENTIAL BUILDINGS: MAX. 0.5 GPM @ 60 PSI.
7. METERING FAUCETS: MAX. 0.2 GALLONS PER CYCLE.
8. KITCHEN FAUCETS: MAX. 1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM

WALLS ENCLOSING CONDITIONED SPACE

R-VALUES ON THE PLAN VIEW SHALL MATCH THE R-VALUES ON CF-1R FORM.
VALUES SHALL BE: (FOR PRESCRIPTIVE PACKAGE D, CF-1R FORMS)
R-15 IN 2x4 STUDS / R-21 IN 2x6 STUDS / R-22 IN 2x8 STUDS / R-30 IN 2x10 STUDS / R-38 IN 2x12 STUDS OR SPECIFY THE R-VALUE ON THE COMPUTER GENERATED CF-1R FORM (PERFORMANCE METHOD) (CNC STD 151 (f) 1 & TABLES 151-B, C OR D AND REFERENCE APPENDICES TABLE 4.3.1).

CEILINGS BETWEEN GARAGE AND ROOMS ABOVE, AND AT FLOORS WITH CRAWL SPACES

R-VALUES ON THE PLAN VIEW SHALL MATCH THE R-VALUES ON CF-1R FORM.
VALUES SHALL BE: (FOR PRESCRIPTIVE PACKAGE D, CF-1R FORMS)
R-13 IN 2x4 JOISTS / R-19 IN 2x6 JOISTS / R-22 IN 2x8 JOISTS / R-30 IN 2x10 JOISTS / R-38 IN 2x12 JOISTS OR SPECIFY THE R-VALUE ON THE COMPUTER GENERATED CF-1R FORM (PERFORMANCE METHOD) (CNC STD 151 (f) 1 & TABLES 151-B, C OR D AND REFERENCE APPENDICES TABLE 4.3.1).

CALGREEN REQUIREMENTS

ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET EMISSION LIMITS. WOODSTOVES, PELLET STOVES, AND FIREPLACES SHALL ALSO COMPLY WITH ALL APPLICABLE LOCAL ORDINANCES.

AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR INTAKE AND DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED. TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS ENTERING THE SYSTEM MAYBE USED.

ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY:
1. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS SHALL ALSO COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2.
2. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 17, COMMENCING WITH SECTION 94507.

ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE AIR RESOURCES BOARD ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT, OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT, OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY.

CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF 1 OF THE FOLLOWING:
1. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
2. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).
3. NSF/ANSI 140 AT THE GOLD LEVEL.
4. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD.

CALGREEN REQUIREMENTS

WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH 1 OR MORE OF THE FOLLOWING:
1. PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
2. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM).
3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
4. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).

HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN THE AIR RESOURCES BOARD'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.), AS SHOWN IN TABLE 4.504.5.

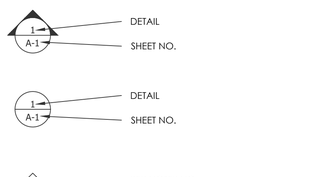
CONCRETE SLAB FOUNDATIONS OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA BUILDING CODE, CHAPTER 19, OR THE CALIFORNIA RESIDENTIAL CODE, CHAPTER 5, RESPECTIVELY, SHALL ALSO COMPLY WITH THIS SECTION.

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:
1. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR A CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS IN SECTION 101.8.
2. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
3. AT LEAST 3 RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. MANUFACTURERS' DRYING RECOMMENDATIONS SHALL BE FOLLOWED FOR WET-APPLIED INSULATION PRODUCTS PRIOR TO ENCLOSURE.

EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:
1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
   A. HUMIDITY CONTROLS SHALL BE CAPABLE OF MANUAL OR AUTOMATIC ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50% TO A MAXIMUM OF 80%.
   B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL OR BUILT-IN.

HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. EXAMPLES OF ACCEPTABLE HVAC TRAINING AND CERTIFICATION PROGRAMS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
1. STATE CERTIFIED APPRENTICESHIP PROGRAMS.
2. PUBLIC UTILITY TRAINING PROGRAMS.
3. TRAINING PROGRAMS SPONSORED BY TRADE, LABOR OR STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATIONS.
4. PROGRAMS SPONSORED BY MANUFACTURING ORGANIZATIONS.5. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.

DRAWING SYMBOLS



PROPERTY INFORMATION

PLANNING DATA

OWNER / REPRESENTATIVE	JUAN PEDRO DIAZ
ADDRESS	52 FRANKLIN AVENUE, SSF, CA 94080
APN	012.039.180
ZONING DISTRICT	RL-8
LOT AREA	8,422 S.F.
MAX. LOT COVERAGE	50% (4,211 S.F.)
PROPOSED LOT COVERAGE	30% (2,528 S.F.)
MAX. F.A.R.	50% (4,211 S.F.)
PROPOSED F.A.R.	39.64% (3,316 S.F.)

	ALLOW	PROPOSED
BUILDING HEIGHT	28'-0"	27'-5"
NUMBER OF UNITS	N/A	1
NUMBER OF STORIES	2	2
OFF STREET PARKING SPACE	2	2

BUILDING DATA	PROPOSED	NOTES
CONSTRUCTION TYPE	V-B	
OCCUPANCY GROUP	R-3	
FIRE SPRINKLER*	NO	
FIRE ALARM*	NO	

BUILDING AREA PER FLOOR**	INCREASE / DECREASE	PROPOSED
1ST FLOOR - ATTACHED GARAGE	788 S.F.	788 S.F.
1ST FLOOR - CONDITIONAL	0 S.F.	0 S.F.
2ND FLOOR - CONDITIONAL	2,528 S.F.	2,528 S.F.
GROSS BUILDING AREA		3,316 S.F.
GROSS FLOOR AREA (CONDITIONAL SPACE ONLY)		2,528 S.F.

*ANY MODIFICATION TO FIRE SPRINKLER SYSTEM OR INSTALL NEW FIRE SPRINKLER SYSTEM SHALL OBTAIN UNDER SEPARATE PERMIT

**OWNER/REPRESENTATIVE UNDERSTANDS THAT ANY REFERENCE TO SQUARE FOOTAGE STATED HEREIN IS APPROXIMATE ONLY AND SHALL VERIFY THE MEASUREMENT FOR ACCURACY. OWNER/REPRESENTATIVE WAIVE ANY CLAIM AGAINST THE COMPANY REGARDING THE ACCURACY OF ANY SUCH MEASUREMENT.

APPLICABLE CODE

2022 CALIFORNIA BUILDING, ELECTRICAL, ENERGY, MECHANICAL, FIRE, PLUMBING, RESIDENTIAL, GREEN BUILDING STANDARDS CODE

SCOPE OF WORK

ERECT TWO - STORY SINGLE FAMILY BUILDING

LIST OF DRAWINGS

INNOVATIVE CONSULTING ENGINEER
338 N. Canal Suite # 20
S. San Francisco,CA 94080
(650) 741-6968
(650) 741-6966
info@icedesigninc.com

OWNER / REPRESENTATIVE:

JUAN PEDRO DIAZ

52 FRANKLIN AVENUE
SOUTH SAN FRANCISCO,
CA 94080

SHEET TITLE:

PROJECT DATA, DRAWING INDEX, DRAWING ABBREVIATIONS, SYMBOLS AND GENERAL NOTES

PROJECT ADDRESS:

52 FRANKLIN AVENUE
SOUTH SAN FRANCISCO,
CA 94080

APN: 012.039.180

PROJECT DESCRIPTION:

ERECT NEW TWO-STORY SINGLE FAMILY

NOTES	BY
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△	
△	
△	
△	
△	

DATE	03/15/2022
SCALE	AS NOTED
DRAWN	J.H.
JOB	220207
SHEET	A0.0
	OF SHEETS

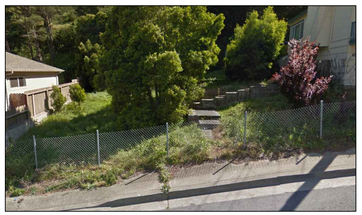


PHOTO #1

PHOTO #2

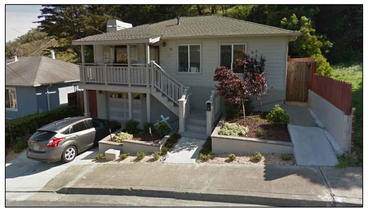
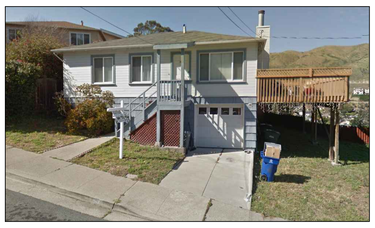


PHOTO #3



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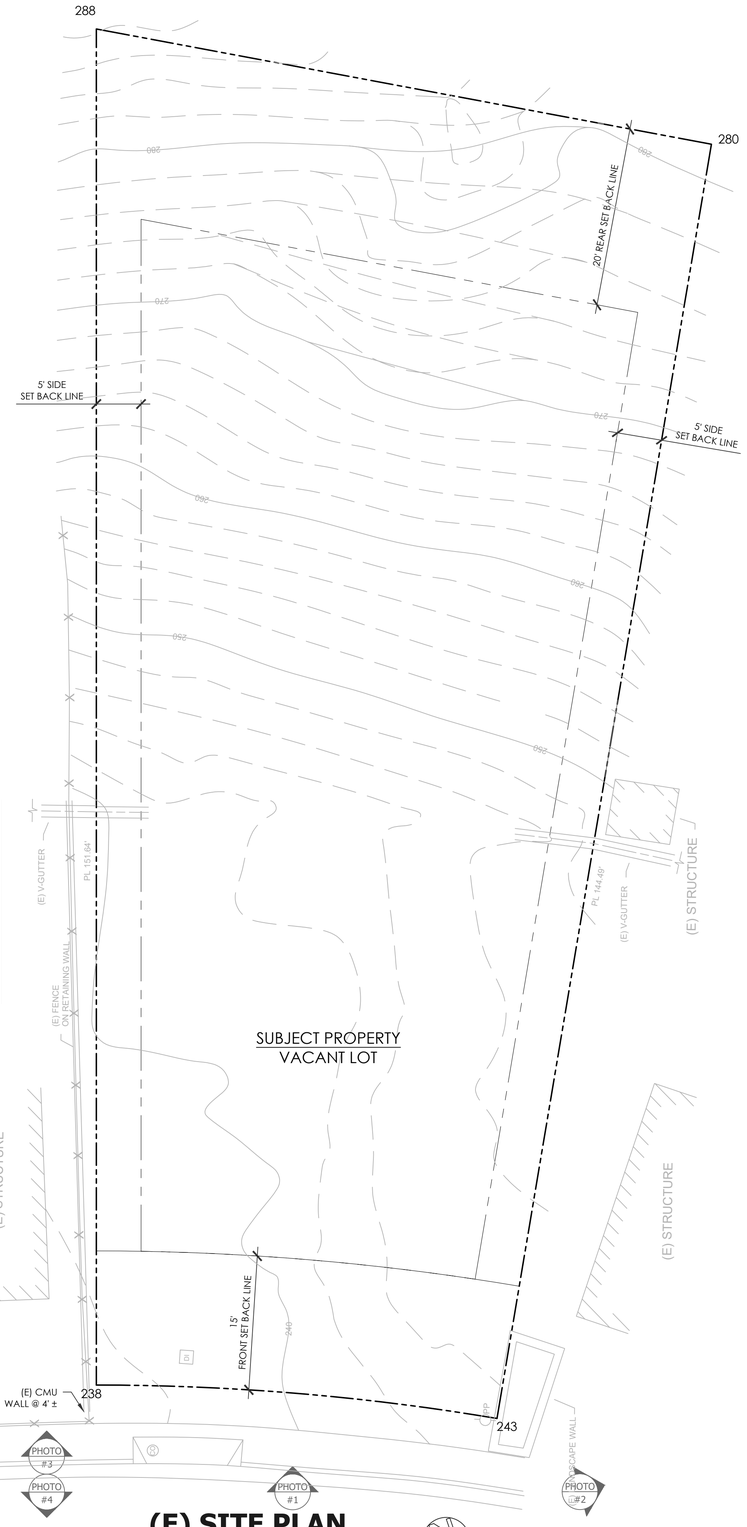
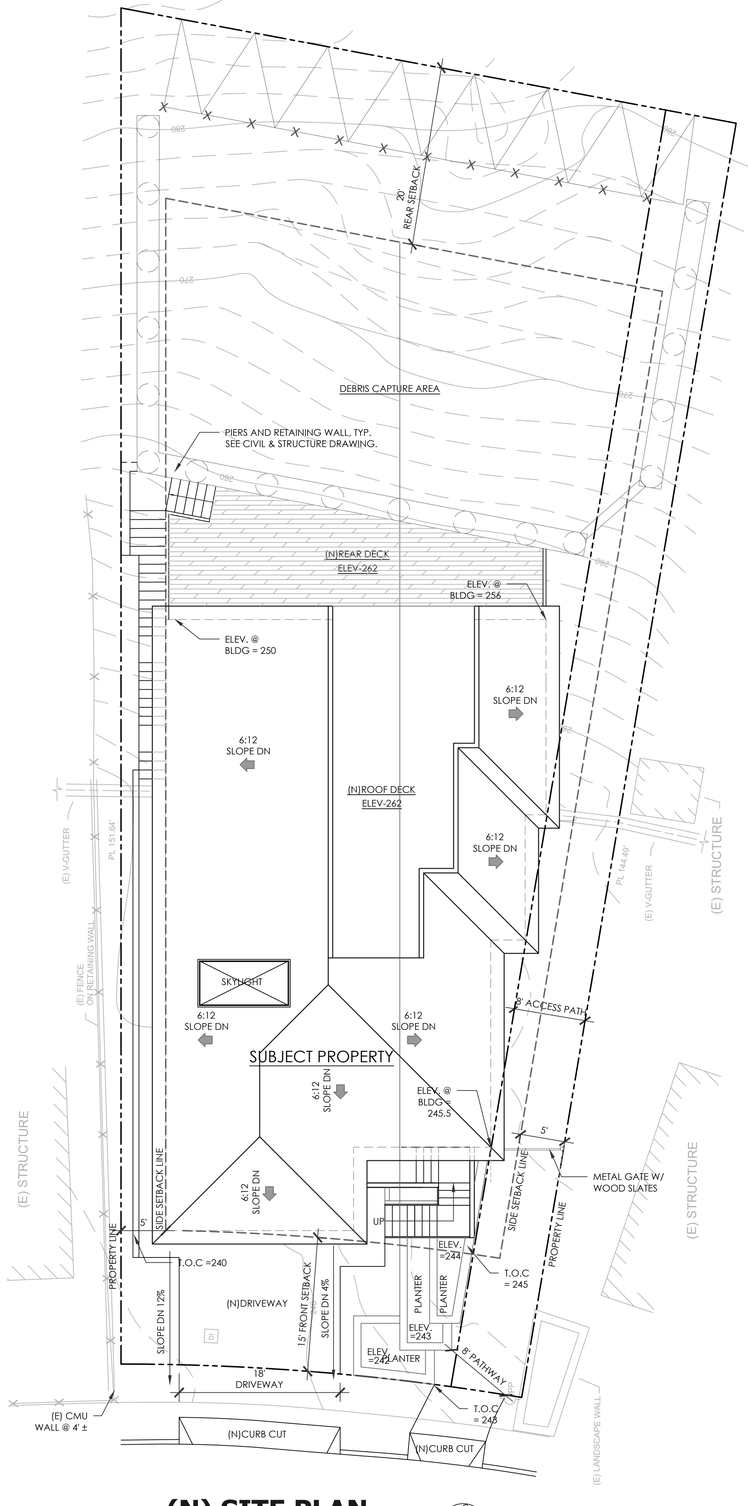


(E) SITE PLAN

1/8" = 1'-0"



(N) SITE PLAN

1/8" = 1'-0"

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CA 94080

SHEET TITLE:

SITE PLANS & PHOTOGRAPHS

PROJECT ADDRESS:

52 FRANKLIN AVENUE
SOUTH SAN FRANCISCO,
CA 94080

APN: 012.039.180

PROJECT DESCRIPTION:

ERECT NEW TWO-STORY SINGLE FAMILY

REGISTERED PROFESSIONAL ENGINEER
JEFF T. CHOW
C 81252
EXP. 09/30/2025
CIVIL
STATE OF CALIFORNIA

NOTES	BY
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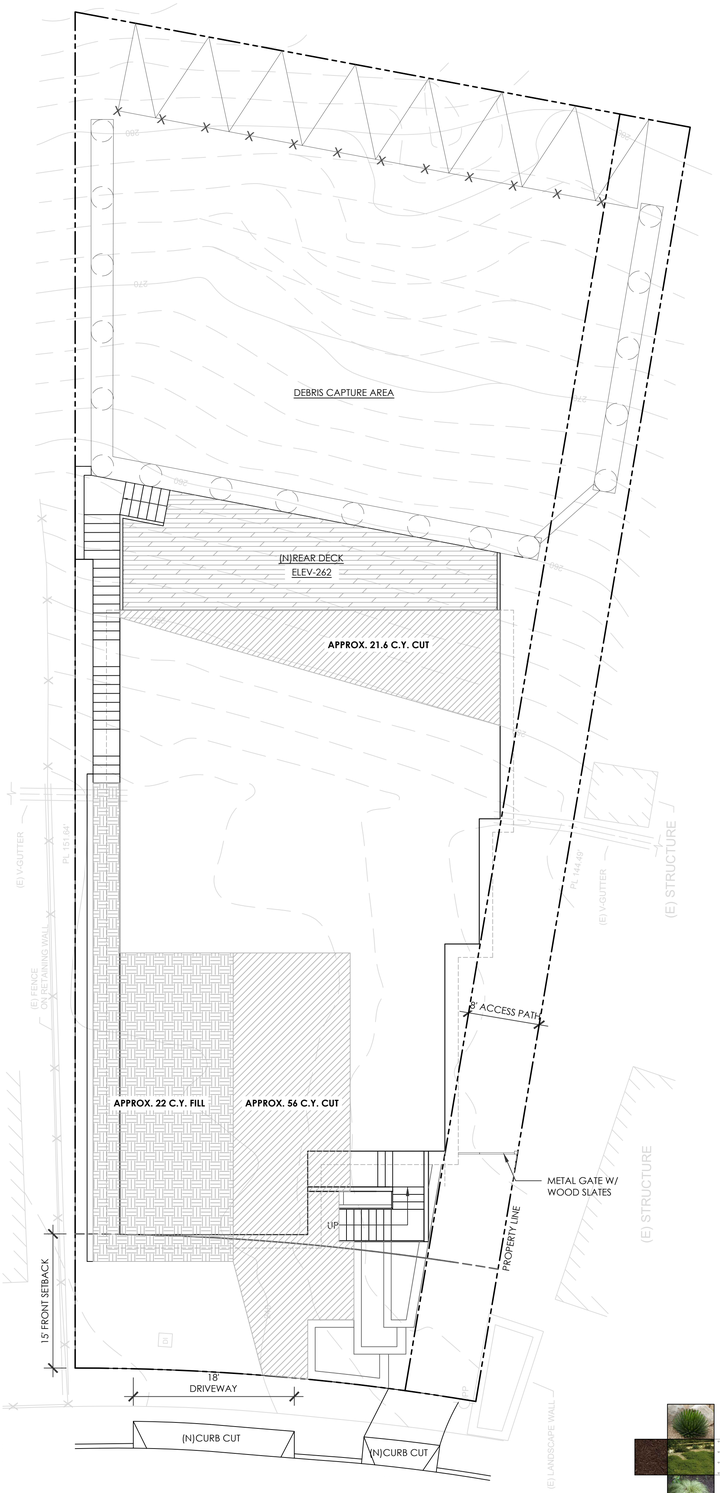
DATE	03/15/2022
SCALE	AS NOTED
DRAWN	J.H.
JOB	220207
SHEET	A1.0

OF SHEETS



CUT/FILL DIAGRAM

1/8" = 1'-0"

FRONT SETBACK LANDSCAPE REQUIREMENT

COMPLY WITH PLANNING CODE 132. (G) PROVIDE 30% OF UNPAVED AND LANDSCAPE OF THE FRONT SETBACK WITH MINIMUM OF 20% LANDSCAPING REQUIREMENT COUNTED TOWARDS THE SETBACK AREA.
THE SETBACK AREA FOR THE SUBJECT SITE IS XXX SQUARE FEET, AND THE REQUIRED GREEN LANDSCAPING REQUIREMENT WOULD BE XXX SQUARE FEET.

FRONT SETBACK LANDSCAPE CALCULATION			
			SQUARE FEET
TOTAL FRONT SETBACK AREA			XXX S.F.
TOTAL LANDSCAPE AREA			XXX S.F.
TOTAL PERMEABLE AREA			XXX S.F.
TOTAL GREEN LANDSCAPE AREA			
EQUAL % =	XX. AREA	/ XXX AREA	=
TOTAL % =	XXX S.F.	/ XXX S.F.	= XX% > 30%

DRIP IRRIGATION SYSTEM	
DRIP IRRIGATION SYSTEM	
PRESSURE GAUGE	
END CAP	

FRONT SETBACK LANDSCAPE CALCULATION

TOTAL FRONT YARD	=694 SQ.FT.
8'0 ACCESS PATH AREA	=133 SQ.FT.
FRONT YARD LANDSCAPE REQUIRED	=50% OF T.F.Y. =694 x 50% =347 SQ.FT.
LANDSCAPE PROVIDED	=394 SQ.FT. > REQUIRED

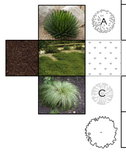
IMPERVIOUS AREA CALCULATION

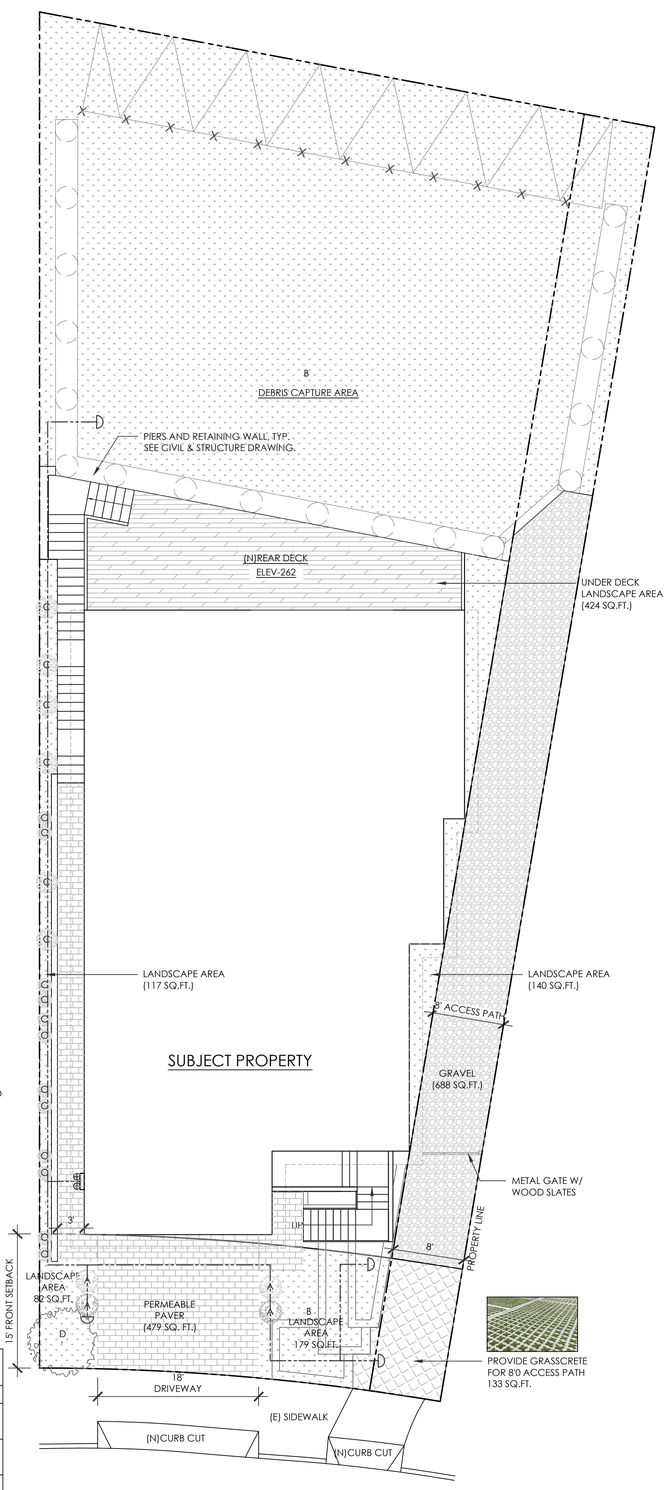
TOTAL LANDSCAPE AREA	=1,075 SQ.FT.
GROUND COVER (DEBRIS CAPTURE AREA)	=2,956 SQ.FT.
GRAVEL AREA	=688 SQ.FT.
PERMEABLE PAVER	=479 SQ.FT.
TOTAL PERVIOUS AREA	=5,198 SQ.FT.
TOTAL IMPERVIOUS AREA	=3,224 SQ.FT.
LOT AREA	=8,422 SQ.FT.

PERVIOUS AREA 61.7% PROVIDED
> 50% LOT AREA

PLANTS

SYMBOL	BOTANICAL NAME	PLANT TYPE	GROWTH RATE	WATER USE	PLANT FACTOR RANGE
A	AGAVE AMERICANA	PLANT	SLOW	VERY LOW	<0.1
B	BACCHARIS PILURARIS & MULCH	GROUND COVER	MODERATE	LOW	N/A
C	CAREX ALBULA 'FROSTY CURLS'	PLANT	FAST	MEDIUM	N/A
D	TREE	TREE	SLOW	LOW	N/A





LANDSCAPE PLAN

1/8" = 1'-0"

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SHEET TITLE:

CUT/FILL DIAGRAM & LANDSCAPE PLAN

PROJECT ADDRESS:

52 FRANKLIN AVENUE
SOUTH SAN FRANCISCO,
CA 94080

APN: 012.039.180

PROJECT DESCRIPTION:

ERECT NEW TWO-STORY SINGLE FAMILY

REGISTERED PROFESSIONAL ENGINEER
JEFF T. CHOW
C 81252
EXP. 09/30/2025
CIVIL
STATE OF CALIFORNIA

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DATE	03/15/2022
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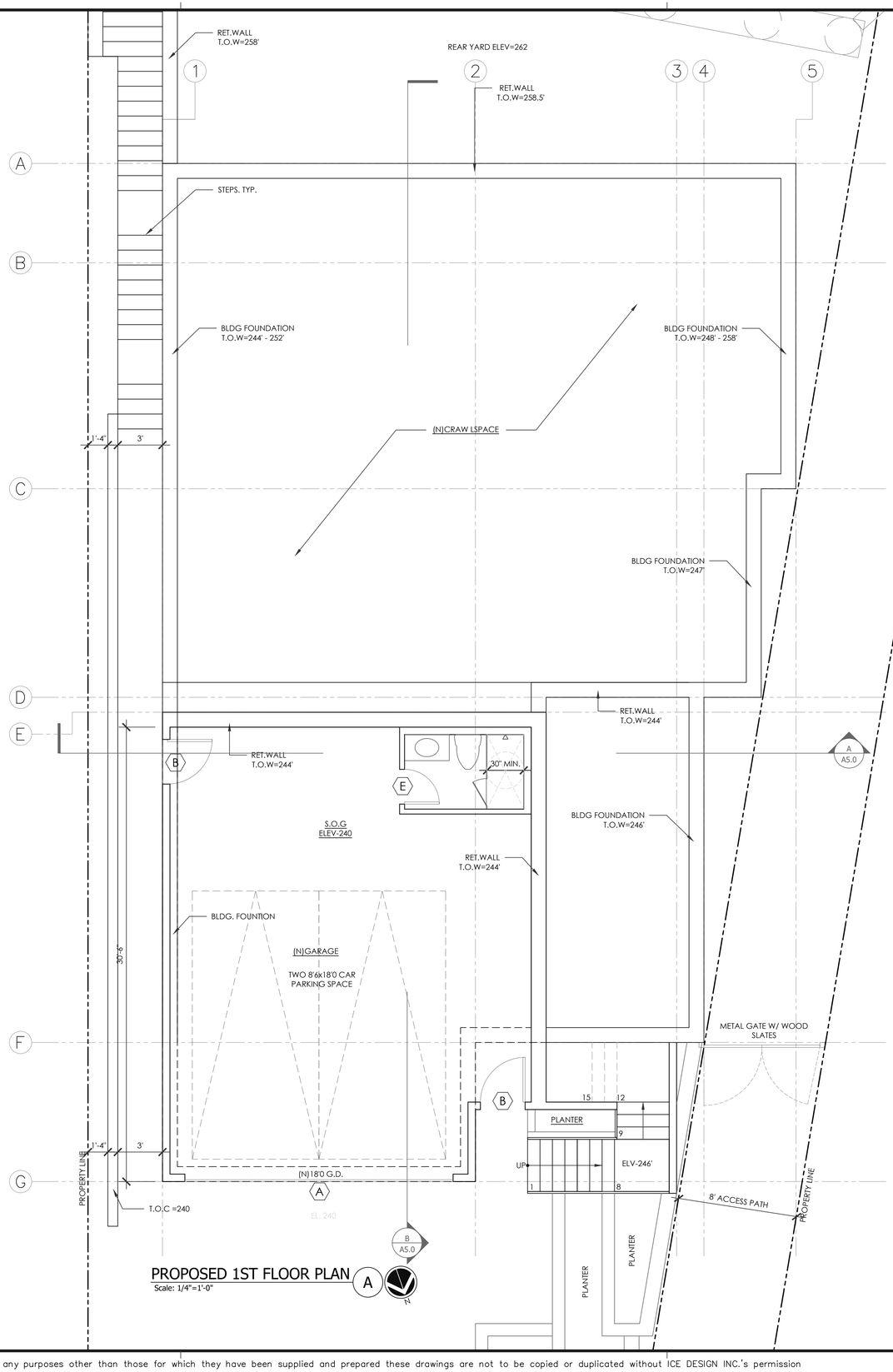
DRAWN	J.H.
JOB	220207
SHEET	A1.1
	OF SHEETS



PROPOSED 1ST FLOOR PLAN

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

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CA 94080

SHEET TITLE:

PROPOSED 1ST FLOOR PLAN

PROJECT ADDRESS:

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APN: 012.039.180

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REGISTERED PROFESSIONAL ENGINEER
JEFF T. CHOW
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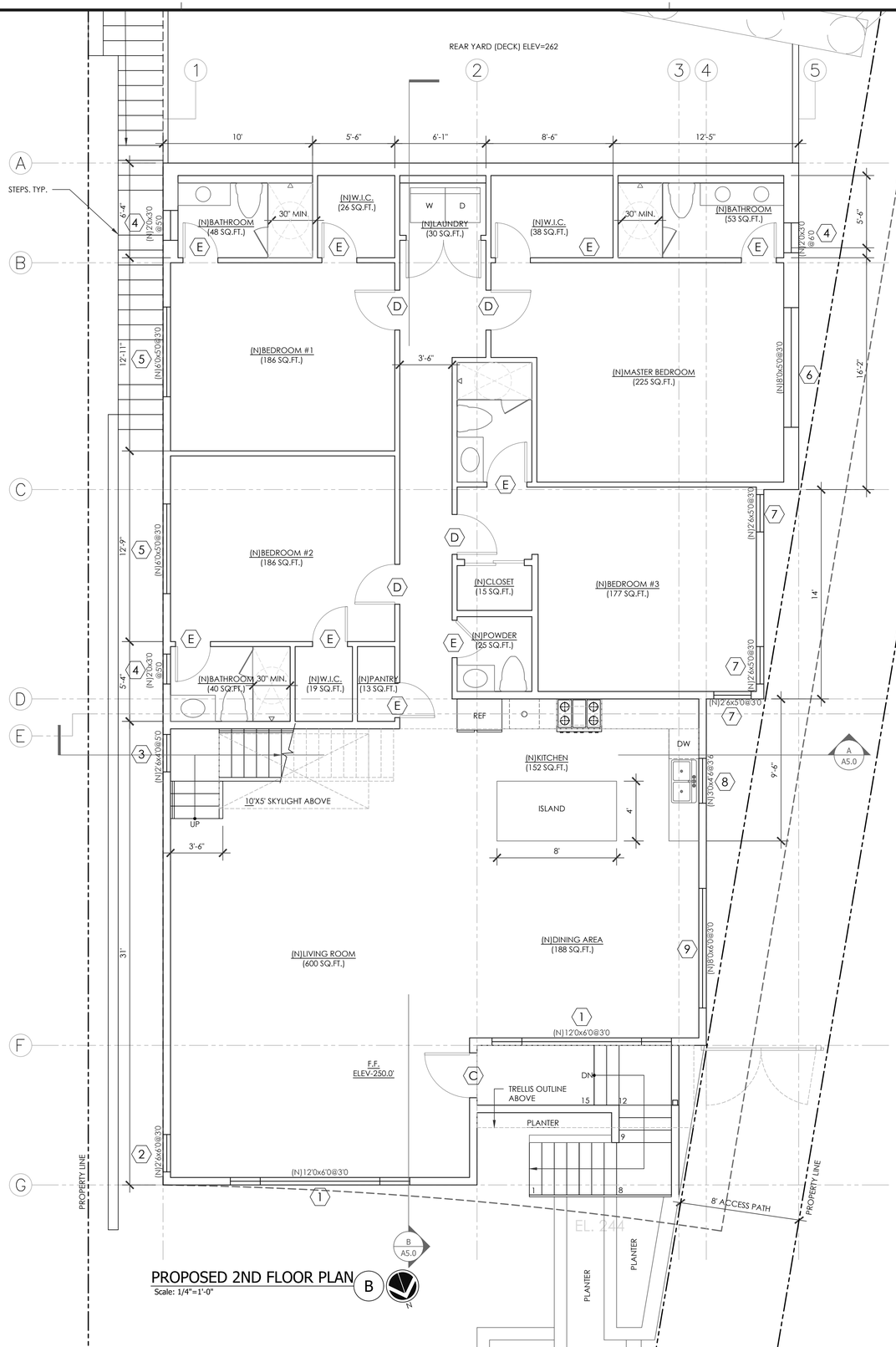
JOB	220207
SHEET	A2.0
	OF SHEETS



PROPOSED 2ND FLOOR PLAN

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

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52 FRANKLIN AVENUE
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CA 94080

SHEET TITLE:

FLOOR PLAN AND NOTES

PROJECT ADDRESS:

52 FRANKLIN AVENUE
SOUTH SAN FRANCISCO,
CA 94080

APN: 012.039.180

PROJECT DESCRIPTION:

ERECT NEW TWO-STORY SINGLE FAMILY

REGISTERED PROFESSIONAL ENGINEER
JEFF T. CHOW
C 81252
EXP. 09/30/2025
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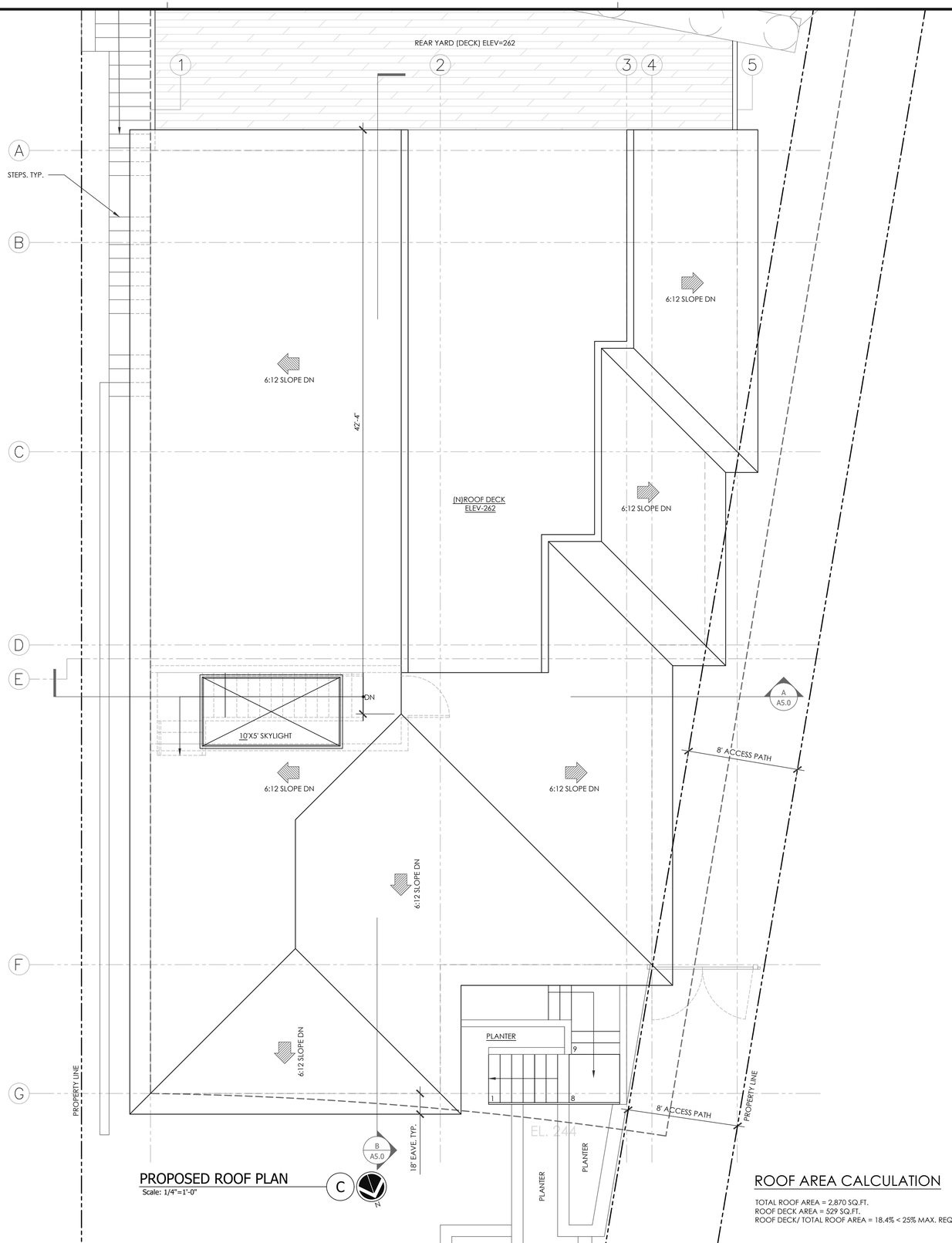
DATE	03/15/2022
SCALE	AS NOTED
DRAWN	J.H.
JOB	220207
SHEET	A2.1
OF	SHEETS



PROPOSED ROOF PLAN

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

C

ROOF AREA CALCULATION

TOTAL ROOF AREA = 2,870 SQ.FT.
ROOF DECK AREA = 529 SQ.FT.
ROOF DECK/ TOTAL ROOF AREA = 18.4% < 25% MAX. REQ.

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SOUTH SAN FRANCISCO,
CA 94080

SHEET TITLE:

PROPOSED ROOF PLAN

PROJECT ADDRESS:

52 FRANKLIN AVENUE
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CA 94080

APN: 012.039.180

PROJECT DESCRIPTION:

ERECT NEW TWO-STORY SINGLE FAMILY

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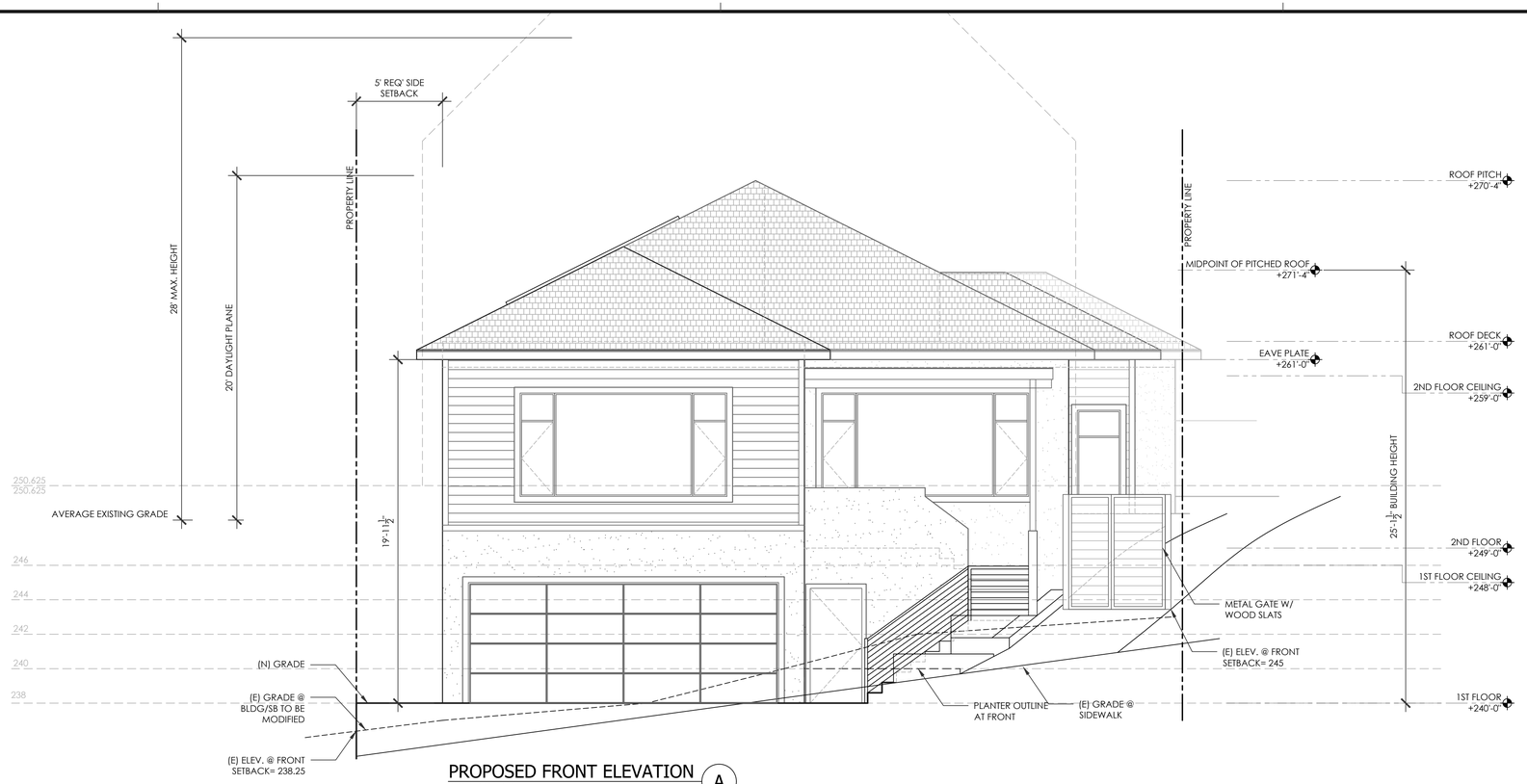
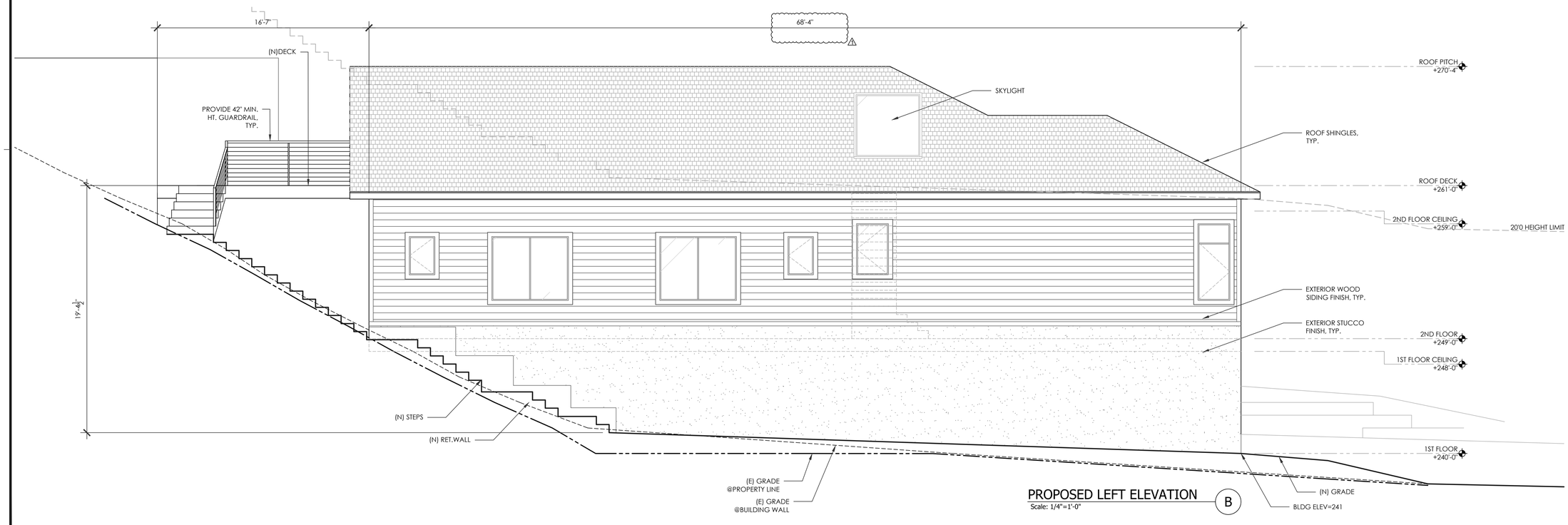
DRAWN	J.H.
JOB	220207
SHEET	A2.2
	OF SHEETS



PROPOSED FRONT ELEVATION (A)

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



PROPOSED LEFT ELEVATION (B)

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

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OWNER / REPRESENTATIVE:

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SOUTH SAN FRANCISCO,
CA 94080

SHEET TITLE:

ELEVATIONS

PROJECT ADDRESS:

52 FRANKLIN AVENUE
SOUTH SAN FRANCISCO,
CA 94080

APN: 012.039.180

PROJECT DESCRIPTION:

ERECT NEW TWO-STORY SINGLE FAMILY

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DATE	03/15/2022
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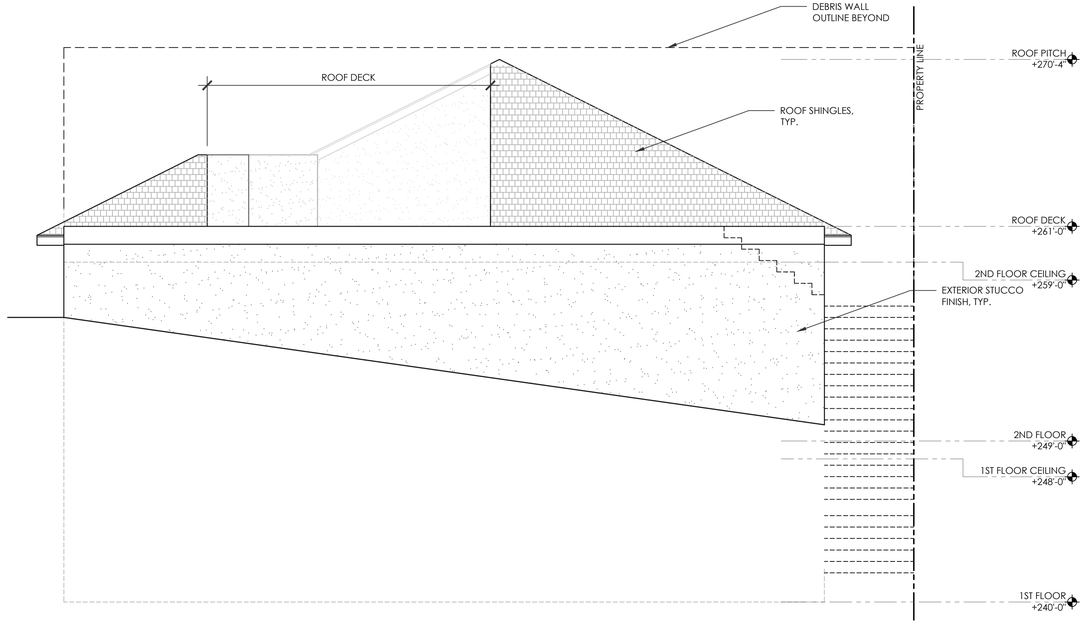
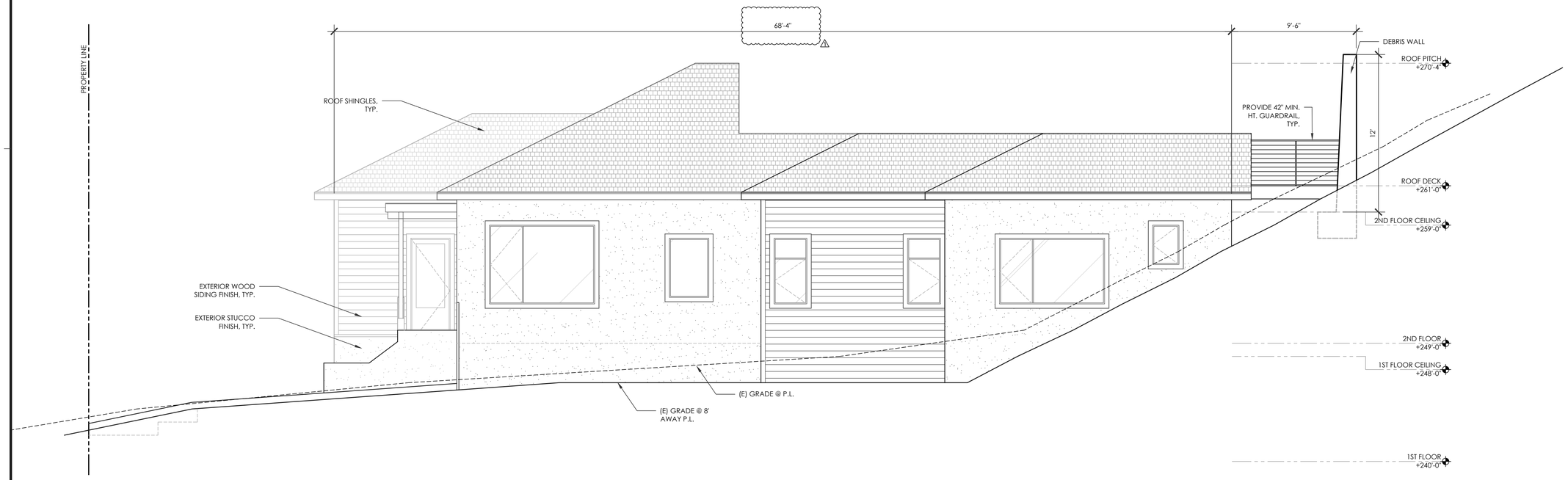
DRAWN	J.H.
JOB	220207
SHEET	A4.0

OF SHEETS



PROPOSED REAR ELEVATION (C)
Scale: 1/4"=1'-0"



PROPOSED RIGHT ELEVATION (D)
Scale: 1/4"=1'-0"

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CA 94080

SHEET TITLE:

ELEVATIONS

PROJECT ADDRESS:

52 FRANKLIN AVENUE
SOUTH SAN FRANCISCO,
CA 94080

APN: 012.039.180

PROJECT DESCRIPTION:

ERECT NEW TWO-STORY SINGLE FAMILY

REGISTERED PROFESSIONAL ENGINEER
JEFF T. CHOW
C 81252
EXP. 09/30/2025
CIVIL
STATE OF CALIFORNIA

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DATE	03/15/2022
SCALE	AS NOTED
DRAWN	J.H.
JOB	220207
SHEET	A4.1
	OF SHEETS

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OWNER / REPRESENTATIVE:

JUAN PEDRO DIAZ

52 FRANKLIN AVENUE
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CA 94080

SHEET TITLE:

RENDERINGS

PROJECT ADDRESS:

52 FRANKLIN AVENUE
SOUTH SAN FRANCISCO,
CA 94080

APN: 012.039.180

PROJECT DESCRIPTION:

ERECT NEW TWO-STORY SINGLE FAMILY

REGISTERED PROFESSIONAL ENGINEER
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C 81252
EXP. 09/30/2025
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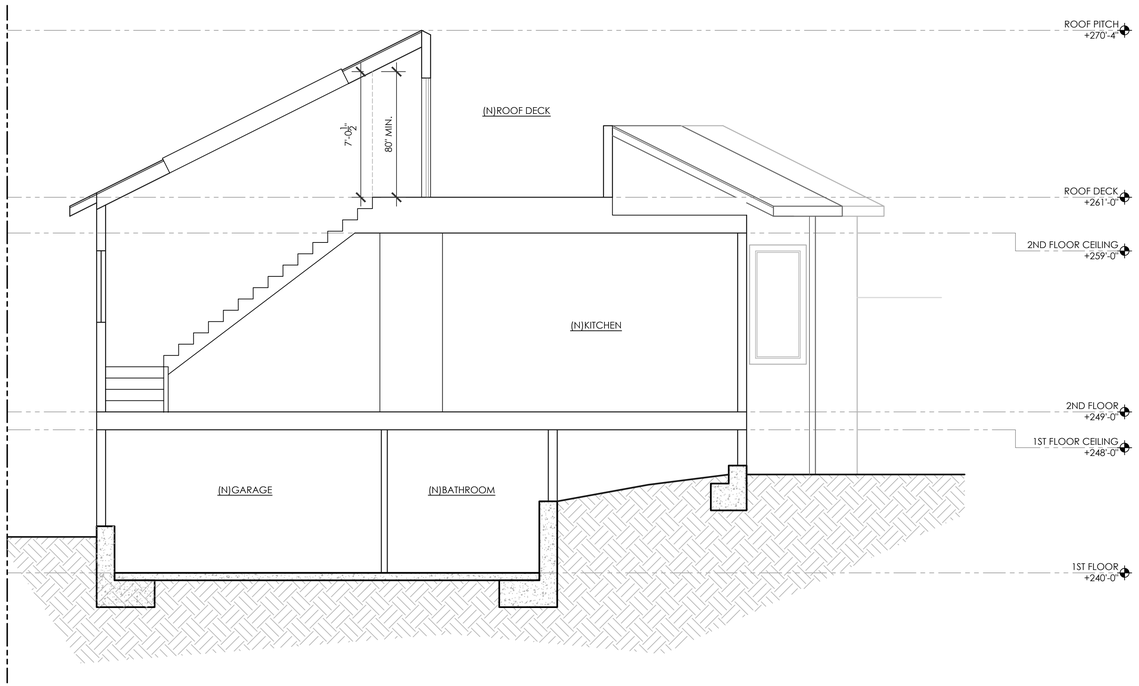
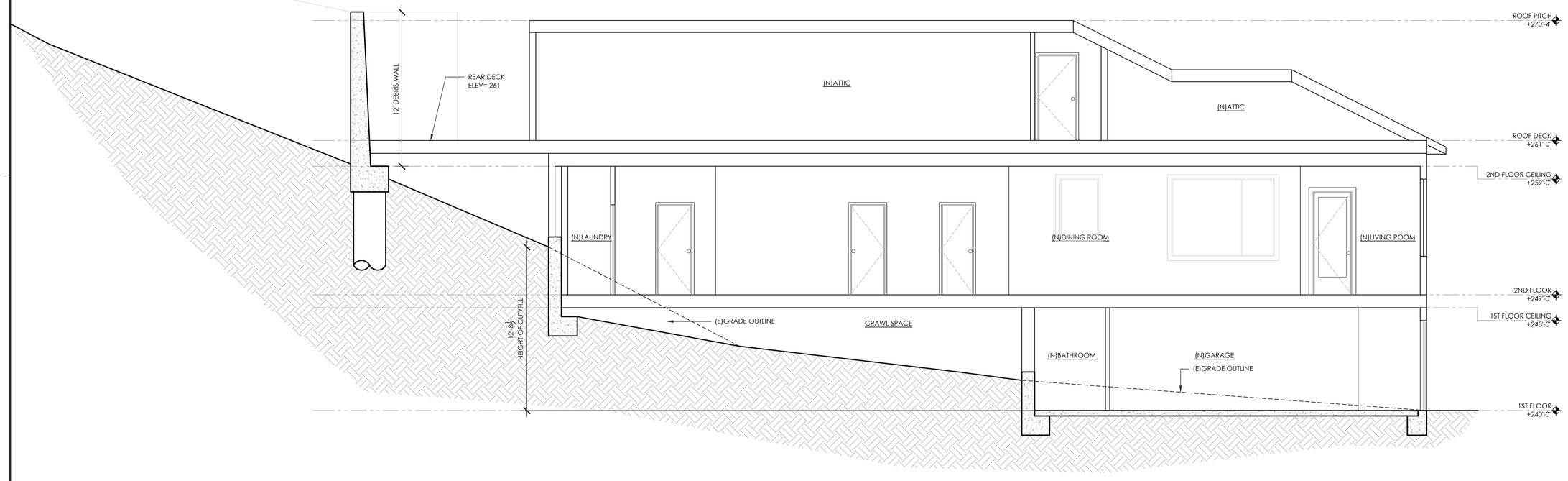
DATE	03/15/2022
SCALE	AS NOTED
DRAWN	J.H.
JOB	220207
SHEET	A4.2
	OF SHEETS



PROPOSED LATITUDINAL SECTION (A)

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



PROPOSED TRANSVERSE SECTION (B)

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

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CA 94080

SHEET TITLE:

SECTIONS

PROJECT ADDRESS:

52 FRANKLIN AVENUE
SOUTH SAN FRANCISCO,
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ERECT NEW TWO-STORY SINGLE FAMILY

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NOTES	BY
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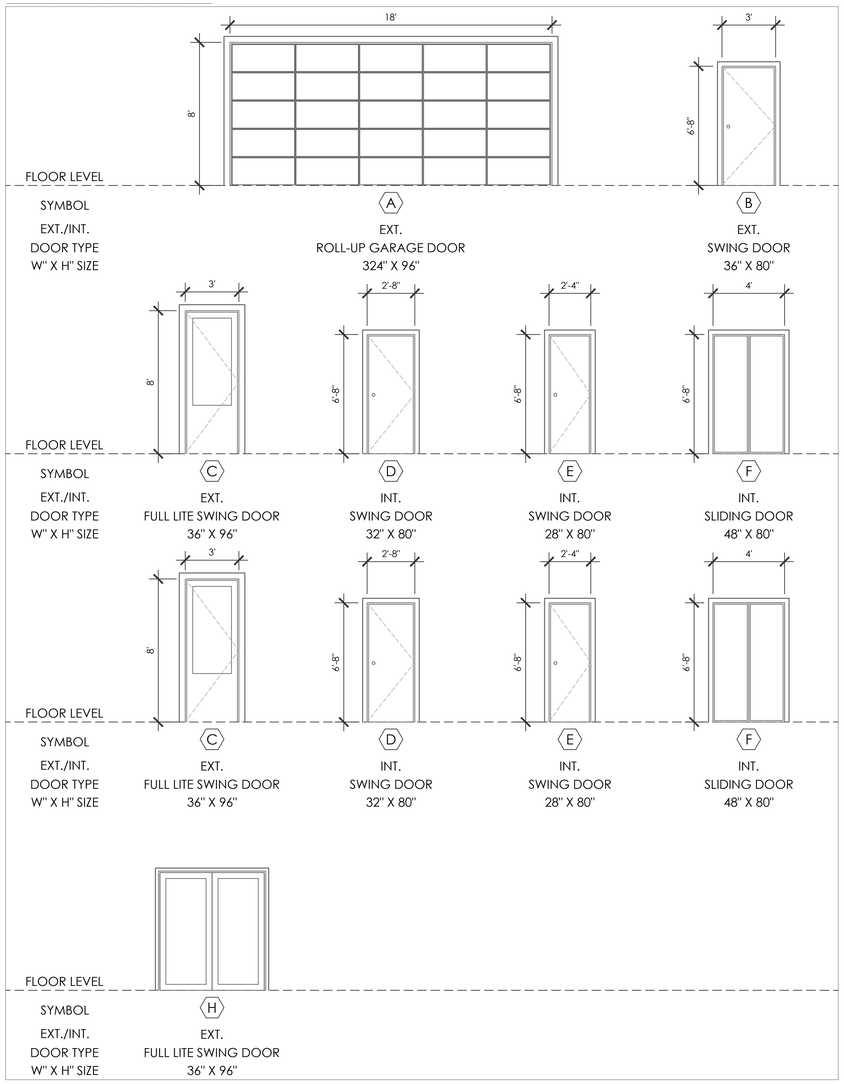
DATE	03/15/2022
SCALE	AS NOTED
DRAWN	J.H.
JOB	220207
SHEET	A5.0

OF SHEETS

DOOR SCHEDULE



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SHEET TITLE:

DOOR SCHEDULE

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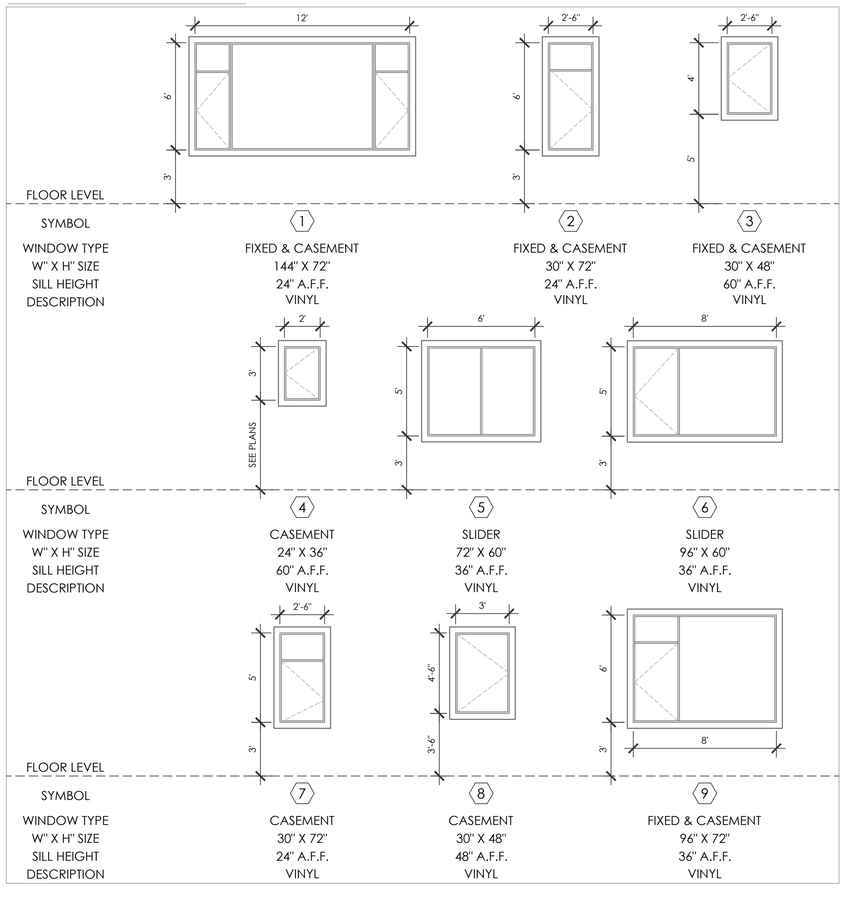
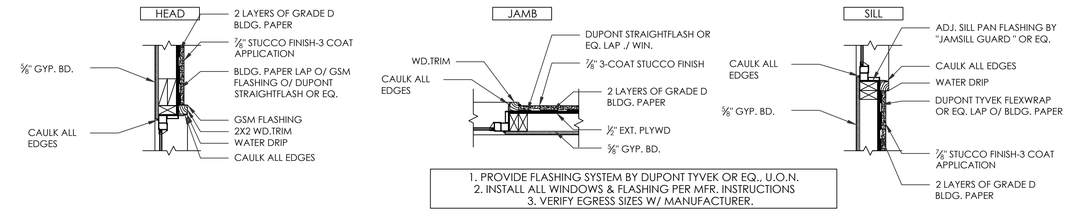
DATE	03/15/2022
SCALE	AS NOTED
DRAWN	J.H.
JOB	220207
SHEET	A6.0
	OF SHEETS

WINDOW SCHEDULE





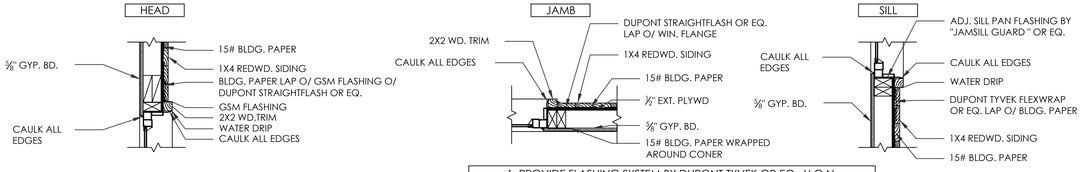
1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER.

ALUM. WINDOW BY BONELLI OR EQ., TYP.

WINDOW DETAIL - STUCCO

SCALE 3/4" = 1'-0"

1



1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER.

ALUM. WINDOW BY BONELLI OR EQ., TYP.

WINDOW DETAIL - SIDING

SCALE 3/4" = 1'-0"

2

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SHEET TITLE:

WINDOW SCHEDULE

PROJECT ADDRESS:

52 FRANKLIN AVENUE
SOUTH SAN FRANCISCO,
CA 94080

APN: 012.039.180

PROJECT DESCRIPTION:

ERECT NEW TWO-STORY SINGLE FAMILY

NOTES	BY
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DATE 03/15/2022
SCALE AS NOTED
DRAWN J.H.
JOB 220207
SHEET A6.1
OF SHEETS

2022 CALIFORNIA BUILDING CODE

TABLE 2304.10.2 FASTENING SCHEDULE

	CONNECTION	FASTENING	LOCATION
1.	Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3–8d common (2½"x0.131") 3–10d box (3"x0.128") 3–3"x0.131" nails 3–3" 14 gage staples, 7/16" crown	Toenail each end
	Blocking between rafters or truss not at the wall top plate, to rafter or truss	2–8d common (2½"x0.131") 2–3"x0.131" nails 2–3" 14 gage staples	Toenail each end
		2–16d common (3½"x0.162") 3–3"x0.131" nails 3–3" 14 gage staples	Toenail each end
	Flat blocking to truss and web filler	16d common (3½"x0.162")@6"o.c. 2–3"x0.131" nails 2–3" 14 gage staples	Face nail
2.	Ceiling joists to top plate	3–8d common 3–10d box 3–3"x0.131" nails 3–3" 14 gage staples, 7/16" crown	Toenail each joist
3.	Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (Table and Section 2308.7.3.1)	3–16d common 4–10d box 4–3"x0.131" nails 4–3" 14 gage staples, 7/16" crown	Face nail
4.	Ceiling joist attached to parallel rafter (heel joint) (Table and Section 2308.7.3.1)	Table 2308.7.3.1	Face nail
5.	Collar tie to rafter	3–10d common 4–10d box 4–3"x0.131" nails 4–3" 14 gage staples, 7/16" crown	Face nail
6.	Rafter or roof truss to top plate (Table and section 2308.7.5)	3–10d common 3–16d box 4–10d box 4–3"x0.131" nails 4–3" 14 gage staples, 7/16" crown	Toenail (c)
7.	Roof rafters to ridge valley or hip rafter; or roof rafter to 2" ridge beam	2–16d common 3–10d box 3–3"x0.131" nails 3–3" 14 gage staples, 7/16" crown	End nail
		3–10d common 3–16d box 4–10d box 4–3"x0.131" nails 4–3" 14 gage staples, 7/16" crown	Toenail
	WALL		
8.	Stud to stud (not at braced wall panels)	16d common	24"o.c. face nail
		10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	16"o.c. face nail
9.	Stud to stud and abutting studs at interesting wall corners (at braced wall panels)	16d common	16"o.c. face nail
		16d box	12"o.c. face nail
		3"x0.131" nails 3" 14 gage staples, 7/16" crown	12"o.c. face nail
10.	Built–up header	16d common	16"o.c. each edge, face nail
		16d box	12"o.c. each edge, face nail
11.	Continuous header to stud	4–8d common 4–10d box	Toenail
12.	Top plate to top plate	16d common	16"o.c. face nail
		10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	12"o.c. face nail
13.	Top plate to top plate, at end joints	8–16d common 12–10d box 12–3"x0.131" nails 12–3" 14 gage staples, 7/16" crown	Each side of end joint, face nail (min 24" lap splice length each side of end joint)
14.	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common	16"o.c. face nail
		16d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	12"o.c. face nail
15.	Bottom plate to joist, rim joist, band joist or blocking at brace wall panels	2–16d common 3–16d box 4–3"x0.131" nails 4–3" 14 gage staples, 7/16" crown	16"o.c. face nail
16.	Stud top top or bottom plate	4–8d common 4–10d box 4–3"x0.131" nails 4–3" 14 gage staples, 7/16" crown	Toenail
		2–16d common 3–10d box 3–3"x0.131" nails 3–3" 14 gage staples, 7/16" crown	End nail
17.	Top or bottom plate to stud	2–16d common 3–10d box 3–3"x0.131" nails 3–3" 14 gage staples, 7/16" crown	
18.	Top plates, laps at corners and intersections	2–16d common 3–10d box 3–3"x0.131" nails 3–3" 14 gage staples, 7/16" crown	Face nail
19.	1" brace to each stud and plate	2–8d common 2–10d box 2–3"x0.131" nails 2–3" 14 gage staples, 7/16" crown	Face nail
20.	1"x6" sheathing to each bearing	2–8d common 2–10d box	Face nail
21.	1"x8" and wider sheathing to each bearing	3–8d common 3–10d box	Face nail

	CONNECTION	FASTENING	LOCATION
	FLOOR		
22.	Joist to sill, top plate, or girder	3–8d common 3–10d box 3–3"x0.131" nails 3" 14 gage staples, 7/16" crown	Toenail
23.	Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common 10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	6"o.c., toenail
24.	1"x6" subfloor or less to each joist	2–8d common 2–10d box	Face nail
25.	2" subfloor to joist or girder	2–16d common	Face nail
26.	2" plank	2–16d common	Each bearing Face nail
27.	Built up girders and beams, 2" lumber layers	20d common	32"o.c. face nail at top and bottom staggered on opposite sides
		10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	24"o.c. face nail at top and bottom staggered on opposite sides
		And 2–20d common 3–10d box 3–3"x0.131" nails 3–3" 14 gage staples, 7/16" crown	Ends and at each splice, face nail
28.	Ledger strip supporting joists or rafters	3–16d common 4–10d box 4–3"x0.131" nails 4–3" 14 gage staples, 7/16" crown	End joist or rafter, face nail
29.	Joist to band joist or rim joist	3–16d common 4–10d box 4–3"x0.131" nails 4–3" 14 gage staples, 7/16" crown	End nail
30.	Bridging or blocking to joist, rafter or truss	2–8d common 2–10d box 2–3"x0.131" nails 2–3" 14 gage staples, 7/16" crown	Each end, toenail
	WOOD STRUCTURAL PLANS, SUB FLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING (a)		
31.	3/8" – ½"	6d common or deformed (2"x0.113") subfloor and wall	6" edge, 12" intermediate supports
		8d box or deformed (roof)	
		2⅜"x0.113" nail (subfloor and wall)	
		1¾" 16 gage staple, 7/16" crown	4" edge, 8" intermediate supports
		2⅜"x0.113" nail (roof)	
		1¾" 16 gage staple, 7/16" crown (roof)	3" edge, 6" intermediate supports
32.	19/32" – ¾"	8d common 6d deformed	6" edge, 12" intermediate supports
		2⅜"x0.113 nail 2" 16 gage staple, 7/16" crown	4" edge, 8" intermediate supports
33.	7/8" – 1¼"	10d common 8d deformed	6" edge, 12" intermediate supports
	OTHER EXTERIOR WALL SHEATHING		
34.	½" fiberboard sheathing (b)	1½" galvanized roof nail 1¼" 16 gage staple with 7/16" or 1" crown	3" edge, 6" intermediate supports
35.	25/32" fiberboard sheathing (b)	1¾" galvanized roof nail 1½" 16 gage staple with 7/16" or 1" crown	3" edge, 6" intermediate supports
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING		
36.	¾" and less	8d common 6d deformed	6" edge, 12" intermediate supports
37.	7/8" – 1"	8d common 8d deformed	6" edge, 12" intermediate supports
38.	1⅛" – 1¼"	10d common 8d deformed	6" edge, 12" intermediate supports
	PANEL SIDING TO FRAMING		
39.	½" or less	6d corrosion–resistant siding 6d corrosion–resistant casing	6" edge, 12" intermediate supports
40.	5/8"	8d corrosion–resistant siding 8d corrosion–resistant casing	6" edge, 12" intermediate supports
	INTERIOR PANELING		
41.	¼"	4d casing 4d finish	6" edge, 12" intermediate supports
42.	3/8"	6d casing 6d finish	6" edge, 12" intermediate supports

For SI: 1 inch = 25.4mm

a. Nails spaced at 6 inches at intermediate supports where spans are 48" or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.

b. Spacing shall be 6 inches on center on the edges and 12inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).

c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafters shall be permitted to be reduced by one nail.

** See Table 2304.10.1 for more information

TIMBER NOTES

1. LUMBER SCHEDULE: (UNLESS OTHERWISE NOTED ON FRAMING PLANS)

USE	SIZE/TYPE	SPECIES	GRADE*
STUDS/LIGHT FRAMING	ANY	DF	NO.2
ROOF JOIST/CEILING JOIST	ANY	DF	NO.2
BEAM/POST	ANY, U.O.N.	DF	NO.1
SILL	ANY	PTDF	PRES. TRTD. NO.2
HEADERS	ANY	DF	NO.2
PARALLAM (PSL)	2.0E (ESR–1387)		BY WEYERHAEUSER (U.O.N.)
MICROLAM (LVL)	1.8E (ESR–1387)		
TIMBER STRAND (LSL)	1.5E (ESR–1387)		
EXPOSED LUMBER	ANY, U.O.N.	DF	SELECT STRUCTURAL (F.O.H.C.)

* SPECIFIED GRADES ARE MINIMUM STANDARD, BETTER GRADE MATERIAL IS TO BE USED AS WARRANTED.

2. MOISTURE CONTENT – ALL SOLID SAWN FRAMING LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF INSTALLATION, U.O.N. PREFABRICATED GLULAM BEAMS OR ENGINEERED LUMBER SHALL BE DRY AND PROPERLY PROTECTED DURING CONSTRUCTION TO MINIMIZE MOISTURE INTRUSION.

3. PLYWOOD SHEATHING – IN COMPLIANCE WITH U.S. PRODUCT STANDARD PSI, LATEST EDITION. INSTALLATION WORKMANSHIP SHALL CONFORM TO MANUFACTURER'S INSTRUCTION IN THE UNIT AND TO AMERICAN PLYWOOD ASSOCIATION'S DESIGN/CONSTRUCTION GUIDE "RESIDENTIAL AND COMMERCIAL" PROCEDURES. THE MINIMUM INSTALLED SHEET DIMENSION SHALL NOT BE LESS THAN 24". WALLS NOT ACCESSIBLE FOR MAINTENANCE SHALL BE COVERED BY MIN C–C GRADE, 1/2" PRESSURE TREATED PLYWOOD. ALL EXTERIOR PLYWOOD SHALL BE PRESSURE TREATED.

   ROOF SHALL BE 1/2" CDX 5–PLY APA. PLYWOOD WITH NAILING AS SHOWN ON PLAN.

   FLOOR SHALL BE 3/4" CDX, PLYWOOD WITH 10d @ 6"o.c. EDGE, 10"o.c. FIELD.

   WALL PLYWOOD SHALL BE 1/2" CDX, NAILING AS SHOWN ON PLAN. STAGGERED THE NAILING ALONG THE PLYWOOD JOINT AT THE STUD. PROVIDE 3x STUD AND BLOCKING FOR PLYWOOD EDGE WITH NAILING 4" AND CLOSER.

4. NOTCHING, BORING, AND CUTTING OF WOOD MEMBERS SHALL NOT BE ALLOWED EXCEPT AS PROVIDED FOR IN THE 2022 CALIFORNIA BUILDING CODE OR APPROVED BY THE STRUCTURAL ENGINEER.

5. NAILS – COMMON TYPE WITH SIZE AND SPACING IN COMPLIANCE WITH 2022 CALIFORNIA CODE TABLE 2304.10.2 OR AS SPECIFIED ON THE DRAWINGS, WHICHEVER SPECIFICATION IS STRICTER. NAILS SHALL NOT PENETRATE FACE OF PLYWOOD SHEETS MORE THAN FLUSH WITH THE SURFACE. PLYWOOD SHEETS SHALL BE REPLACED WHERE NAILS HAVE PENETRATED THE FACE OF THE PLYWOOD. NAILS SHALL BE FULL ROUND–HEAD NAILS (CLIPPED HEAD NAILS, T–NAILS, ETC. ARE NOT BE ALLOWED).

6. MACHINE BOLTS – ASTM A307 QUALITY INSTALLED THROUGH HOLES 1/16" LARGER THAN SIZE OF BOLT. USE STANDARD CUT WASHERS UNDER HEAD AND NUT UNLESS OTHERWISE NOTED. COUNTERSINK WHERE SPECIFIED NOT MORE THAN THICKNESS OF HEAD AND WASHER. RETIGHTEN PRIOR TO ENCLOSING.

7. LAG SCREWS – INSTALLATION SAME AS MACHINE BOLTS BUT WITH PILOT HOLES 2/3 DIAMETER OF SCREW ROOT. LEAD HOLES SHALL BE UTILIZED EQUAL TO LENGTH AND DIAMETER OF SMOOTH PORTION OF SHANK.

8. PRESSURE TREATED TIMBER – ALL METAL FASTENERS, FABRICATED COMPONENTS, NAILS, BOLTS, WASHERS, NUTS, ETC. IN CONTACT WITH PRESSURE TREATED TIMBER SHALL BE GALVANIZED (.90 OZ OF ZINC/SQ. FT. OF SURFACE AREA, MIN) THESE LOCATION PERMANENTLY EXPOSED TO WEATHER SHALL HAVE THESE COMPONENTS HOT–DIP GALVANIZED (2.0 OZ OF ZINC/SQ. FT., MIN) OR SHALL BE MANUFACTURED FROM TYPE 316L STAINLESS STEEL.

9. MIN. ANCHOR BOLT & MUDSILL – TYPICAL BOLTS WITH MIN. NOMINAL DIAMETER OF 5/8" BOLTS SHALL BE 7" INTO NEW CONCRETE, EPOXIED 5" MINIMUM INTO EXISTING CONCRETE AND SHALL BE SPACED NOT MORE THAN 4 FT. APART, WITH 2 BOLTS PER MUDSILL PIECE WITH ONE NOT MORE THAN 12 IN. OR LESS THAN 7 BOLT DIAMETERS FROM END. MINIMUM MUDSILL SHALL BE 3x6 P.T.D.F. ANCHOR BOLTS SHALL HAVE A 1/4"x3" SQR. GALVANIZED (G90 MIN.) PLATE WASHER BELOW THE NUT.

LIST OF DRAWINGS

STRUCTURAL TESTS, OBSERVATIONS AND SPECIAL INSPECTIONS

1. ALL STRUCTURAL TESTS, OBSERVATIONS AND SPECIAL INSPECTIONS SHALL CONFORM TO THE APPLICABLE EDITION OF CBC, CHAPTER 17
2. THE ENGINEER OF RECORD IS THE REGISTERED PROFESSIONAL OF RESPONSIBLE CHARGE OF THIS PROJECT
3. THE TESTERS SHALL BE QUALIFIED OR CERTIFIED INDIVIDUALS FROM AN INDEPENDENT TESTING AGENCY RETAINED BY THE GENERAL CONTRACTOR. SPECIAL INSPECTIONS SHALL BE PERFORMED TO THE SATISFACTION OF THE BUILDING OFFICIALS
4. GENERAL CONTRACTOR SHALL COORDINATE AND PROVIDE ACCESS TO ALL TESTING AND INSPECTIONS FOR THE TESTERS. CONTRACTOR TO NOTIFY ARCHITECT AND ENGINEERS OF WORK READY FOR OBSERVATIONS, TESTING OR INSPECTIONS
5. TESTERS SHALL IMMEDIATELY BRING ALL NON–COMPLIANT ITEMS TO THE ATTENTION OF THE GENERAL CONTRACTOR, ARCHITECT AND ENGINEER. THE TESTERS SHALL ALSO PROVIDE PERIODIC REPORTS ON ALL NON–COMPLIANT AND/OR OUTSTANDING ITEMS TO THE OWNER, BUILDING OFFICIALS AND ENGINEER UNTIL ALL WORKS ARE FULLY COMPLETED
6. TESTERS SHALL PROVIDE TO THE ARCHITECT SIGNED REPORTS ADDRESSING ALL CONSTRUCTION WORKS THAT REQUIRE SPECIAL INSPECTIONS AND THAT SUCH WORKS ARE COMPLETED IN CONFORMANCE WITH THE CODE REQUIREMENTS. THE FORMAT OF THE REPORTS SHALL BE APPROVED BY THE BUILDING OFFICIALS
7. UNLESS SPECIALLY NOTED IN WRITING, FIELD OBSERVATIONS PERFORMED BY THE ARCHITECT OR ENGINEER ARE FOR THE SOLE PURPOSE OF GENERAL PROGRESS OF THE PROJECT. THEY ARE NOT INTENDED TO BE APPROVAL OF THE WORKMANSHIP OR FIELD CONDITION. CONTRACTOR IS RESPONSIBLE, UNRELIEVED BY THE FIELD OBSERVATIONS BY OTHERS, FOR THE COMPLIANCE OF THE CONTRACT DOCUMENTS
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE ENGINEER THE FOLLOWING REQUIRED INSPECTIONS. AT LEAST 48 HOURS NOTICE SHALL BE GIVEN PRIOR TO TIME OF REQUIRED REVIEW.
9. SPECIAL INSPECTIONS SHALL BE PROVIDED DURING CONSTRUCTION IN ACCORDANCE WITH CBC FOR THE FOLLOWING:

LIST OF STRUCTURAL TESTS, OBSERVATIONS AND SPECIAL INSPECTIONS

TYPE OF WORK	REFERENCE CBC SECTION	INSPECTION FREQUENCY	STRUCTURAL TEST / SPECIAL INSPECTIONS	STRUCTURAL OBSERVATION
REINFORCING STEEL	1705.3	PERIODIC	X	X
CONCRETE SAMPLING	1705.3	PERIODIC	X	
ANCHOR BOLTS IN (E) CONC.	1705.3	PERIODIC	X	
WOOD FRAMING	1705.5	PERIODIC		X
SEISMIC RESISTANCE	1704.6	PERIODIC		X
FIELD WELDING	1705.2	PERIODIC	X	

GEO–TECHNICAL REPORT (MICHELUCCI & ASSOCIATES, INC.)
JOB# 23–5138
DATE: JULY 11, 2023

HYDROSTATIC PRESSURE
HEIGHT BELOW (E) GROUND SURFACE N.A.

MAT SLAB
MODULUS OF SUBGRADE REACTION: N.A.
ALLOWABLE BEARING: N.A.
N.A. (TOTAL INCLUDE WIND + SEISMIC)
N.A. (LOCALIZED INCREASE)

SPREAD FOOTING
BEARING PRESSURE: N.A. (DEAD + LIVE)
N.A. (TOTAL INCLUDE WIND + SEISMIC)
SLIDING RESISTANCE: N.A.

RETAINING WALL (H=HEIGHT OF WALL)
PASSIVE PRESSURE: 400 PCF (AT BASEMENT SUBGRADE)
COEFFICIENT OF FRICTION: 0.35
EQUIVALENT FLUID PRESSURE:

SLOPE INCLINATION BEHIND WALL (HORIZONTAL : VERTICAL)	EQUIVALENT FLUID WEIGHT (POUND PER CUBIC FEET)	
	UNRESTRAINED	RESTRAINED
LEVEL	40	75
4:1	45	75
3:1	50	75
2:1	60	75
1.5:1	75	75

NOTE: IF WALLS ARE TO BE RIGIDLY RESTRAINED FROM ROTATION, A UNIFORM SURCHARGE PRESSURE OF 75 PSF SHOULD BE ADDED TO THE DESIGN VALUES

LATERAL PRESSURE: N.A.
SEISMIC PRESSURE: *8H PSF
* LOAD ACT AS A LINE LOAD ACTING AT A POINT 0.33 TIMES H ABOVE THE BASE OF THE RETAINING WALL

DRILLED PIER (AT LEAST 12' DEEP BELOW EXISTING GRADE)
SKIN FRICTION: 500 PSF (DOWNWARD)
375 PSF (UPWARD)
CREEP
LATERAL PRESSURE: 45 PCF
PASSIVE PRESSURE: 400 PCF (LEADING EDGE)
200 PCF (TRAILING EDGE)

SURCHARGE PRESSURE: N.A.

** AT LEAST THE UPPER FOOT (1 FT) OF PASSIVE RESISTANCE SHOULD BE NEGLECTED IN DESIGN

1) SEE GEO–TECHNICAL REPORT FOR EARTHWORK OPERATION

2) SOIL ENGINEER MUST PERFORM THE NECESSARY INSPECTION SERVICE DURING CONSTRUCTION. SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 2 (TWO) DAYS BEFORE ANY GRADING BEGINS AT SITE TO COORDINATE WORK IN THE FIELD WITH THE CONTRACTOR.

3) SOIL ENGINEER SHALL PROVIDE A FINAL RE–COMPACTION REPORT PRIOR TO FOUNDATION CONSTRUCTION OF THE BUILDING

INNOVATIVE CONSULTING ENGINEER
338 N. Canal Suite # 20
S. San Francisco,CA 94080
(650) 741-6968
info@icegroupinc.com

OWNER / REPRESENTATIVE:

JUAN PEDRO DIAZ

52 FRANKLIN AVENUE
SOUTH SAN FRANCISCO,
CA 94080

SHEET TITLE:

STRUCTURAL SPECIFICATIONS

PROJECT ADDRESS:

52 FRANKLIN AVENUE
SOUTH SAN FRANCISCO,
CA 94080

APN: 012.039.180

PROJECT DESCRIPTION:

ERECT NEW TWO-STORY SINGLE FAMILY

REGISTERED PROFESSIONAL ENGINEER
JEFF T. CHOW
C 81252
EXP. 09/30/2025
CIVIL
STATE OF CALIFORNIA

NOTES	BY
△	
△	
△	
△	
△	
△	

DATE 02/20/2025
SCALE AS NOTED
DRAWN J.H.
JOB 220207
SHEET S1.0 OF SHEETS

DESIGN CRITERIA

1. BUILDING CODE: 2022 CALIFORNIA BUILDING CODE

2. WIND LOADS

BASIC WIND SPEED, V	110 MPH
BUILDING CATEGORY	II
EXPOSURE CATEGORY	B

3. SEISMIC LOADS (ASCE 7-22)

LATITUDE	37.665032
LONGITUDE	-122.415922
SITE CLASS	E
SPECTRA RESPONSE ACCELERATION	
SHORT PERIOD, S_s	2.270g
ONE SECOND, S_1	0.880g
DESIGN SPECTRAL RESPONSE ACCELERATION	
SHORT PERIOD, S_{DS}	1.640g
ONE SECOND, S_{D1}	1.650g
SEISMIC DESIGN CATEGORY	D

4. DESIGN DEAD LOAD

ROOF	16 PSF
FLOOR	16 PSF
ROOF DECK / BALCONY	20 PSF
EXTERIOR WALL	20 PSF
INTERIOR WALL	10 PSF

5. DESIGN LIVE LOAD

ROOF	20 PSF
ROOF DECK/DECK/BALCONY	60 PSF
FLOOR	40 PSF
CORRIDOR/STAIR	100 PSF

6. REFERENCES TO STANDARDS ARE IN ACCORDANCE WITH INFO INDICATED IN SPECIFICATIONS AND APPLICABLE BUILDING CODES

7. LIGHTWEIGHT INSULATING FILL SHALL NOT EXCEED THE WEIGHT OF 30 PCF

8. PRINCIPAL OPENING ARE INDICATED ON THE DRAWINGS. SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR SLEEVES, BLOCKOUTS, CURBS, INSERTS AND ETC.

9. CONTRACTOR SHALL SUBMIT DRAWINGS AND/OR CALCULATIONS PREPARED AND STAMPED BY A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF CALIFORNIA FOR ALL PRE-FABRICATED OR PRE-ENGINEERED ELEMENTS INCLUDING, BUT NOT LIMITED TO, PRECAST CONCRETE FRAMING, STRUCTURAL, STEEL CONNECTIONS, STEEL STAIRS, OPEN-WEB STEEL JOISTS, WOOD TRUSSES, COLD-FORMED LIGHT GAGE STEEL FRAMING AND ETC.

GENERAL NOTES

1. DRAWINGS ARE NOT TO BE SCALED IN FIELD OR FORM ELECTRONIC FILES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN DIMENSIONS. VERIFY ALL DISCREPANCIES AND CONFLICTING INFORMATION ON DRAWINGS AND/OR SURVEY WITH ARCHITECT

2. STRUCTURAL DRAWINGS ARE ONLY A PART OF THE CONTRACT DOCUMENT AND SHALL BE USED IN CONJUNCTION WITH THE REMAINING PARTS OF THE DOCUMENT. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DRAWINGS AND SPECIFICATIONS AND VERIFYING ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND FABRICATION. THE ARCHITECT SHALL BE NOTIFIED FOR ANY DISCREPANCIES

3. DESIGN REQUIREMENTS AS INDICATED ON BOTH THE SPECIFICATION AND DRAWINGS, OR ON EITHER ONE ONLY, SHALL BE FOLLOWED ENTIRELY. WHERE COMPLIANCE WITH TWO OR MORE STANDARDS WITH CONFLICTING REQUIREMENTS IS SPECIFIED, NOTIFY THE ARCHITECT AND ENFORCE THE MOST STRINGENT REQUIREMENT

4. SHOP DRAWINGS PREPARED BY CONTRACTORS, SUPPLIERS AND ETC. SHALL BE PROVIDED TO ARCHITECT AND ENGINEER FOR REVIEW. GENERAL CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO ARCHITECT AND ENGINEER

5. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE SIZES, LOCATIONS AND QUANTITIES OF ALL OPENINGS, SLEEVES, CHASES, CONDUITS, FLOOR DEPRESSIONS, CONCRETE PADS, CURBS AND ETC. FORM ALL DISCIPLINES PRIOR TO FABRICATION OF STEEL OR PLACEMENT OF CONCRETE

6. CONTRACTOR IS RESPONSIBLE, UNRELIEVED BY THE REVIEW OF SHOP DRAWINGS OR FIELD OBSERVATIONS BY OTHERS, FOR THE COMPLIANCE OF THE CONTRACT DOCUMENTS, DIMENSIONS BETWEEN INDIVIDUALS OR SETS OF DRAWINGS, JOBSITE SAFETY AND CONSTRUCTION PROCEDURES, MEANS, METHODS, TECHNIQUES AND SEQUENCES

7. STRUCTURAL STABILITY OF THE BUILDING RELIES ON THE FINISHED CONSTRUCTION WITH COMPLETED FRAMING, CONNECTIONS, WALLS AND FLOORS. TEMPORARY BRACING AND SHORING SHALL BE PROVIDED BY THE CONTRACTOR TO ENSURE STABILITY OF THE STRUCTURE DURING CONSTRUCTION

8. TEMPORARY BRACING, SHORING, EARTH RETENTION SYSTEM, UNDERPINNING OR ANY WORK THAT MAY BE REQUIRED TO PROTECT THE EXISTING SURROUNDING PROPERTIES, BUILDINGS, UTILITIES AND ETC. SHALL BE PROVIDED BY THE CONTRACTOR

9. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EFFECTS ON SURROUNDING EXISTING STRUCTURES FROM GROUND VIBRATIONS INDUCED BY THE CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL DETERMINE THE NEED TO PROVIDE PRE-CONSTRUCTION SURVEY, PROTECTION AND/OR MONITORING OF VIBRATIONS

10. LOCATION OF ALL CONSTRUCTION AND/OR CONTROL JOINTS TO BE REVIEWED BY THE ENGINEER

11. DETAILS, SECTIONS AND NOTES ON THE DRAWINGS ARE INTENDED TO BE APPLIED TO SIMILAR CONDITIONS ELSEWHERE UNLESS NOTED OTHERWISE

12. UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE STRUCTURAL FRAMING HAS BEEN ANALYZED TO ACCOMMODATE A UNIFORM DEAD LOAD OF 2 PSF FOR MECHANICAL EQUIPMENT. NOTIFY THE ARCHITECT OR ENGINEER FOR ANY CONCENTRATED OR DISTRIBUTED MECHANICAL LOADS THAT SHALL EXCEED THE CRITERIA

13. CENTERLINES OF COLUMNS AND THEIR FOUNDATIONS SHALL BE ALIGNED WITH THE GRID LINE INTERSECTIONS UNLESS NOTED OTHERWISE

14. PENETRATIONS THROUGH STRUCTURAL MEMBERS, IF ANY, SHALL BE PROVIDED PER PLANS AND/OR SCHEDULES ON THE DRAWINGS. NOTIFY ARCHITECT AND ENGINEER FOR DISCREPANCIES

15. CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS STEEL, CONCRETE, WOOD, MASONRY AND ETC. THAT MAY BE REQUIRED FOR ERECTION PURPOSES. CONTRACTOR SHALL REMOVE ALL THESE MISCELLANEOUS ITEMS AFTER CONSTRUCTION UNLESS APPROVED BY THE OWNER

POST-INSTALLED ANCHORS AND ADHESIVES

1. ALL POST-INSTALLED ANCHORING SYSTEM SHALL BE ICC-ESR APPROVED UNLESS NOTED OTHERWISE. SUBSTITUTION OF APPROVED SYSTEMS WITH NON-APPROVED SYSTEMS IS NOT PERMITTED

2. ALL ADHESIVE SYSTEMS APPLIED TO CONCRETE SHALL BE INJECTION TYPE SUCH AS

   2.1. HILTI HIT-RE500 V3 ADHESIVE ANCHOR SYSTEM, ICC ESR-3814

   2.2. SET-3G ADHESIVE HIGH STRENGTH EPOXY, ICC ESR-4057
   SIMPSON STRONG-TIE COMPANY, INC.

3. ALL ADHESIVE SYSTEMS APPLIED TO HOLLOW CMU OR BRICK SHALL BE INJECTION TYPE SUCH AS
   3.1. POWERS AC100+ GOLD
   3.2. HILTI HIT-HY70
   3.3. RED HEAD C6

4. ANCHORS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS, CONSULT WITH MANUFACTURER FOR PRODUCT SPECIFIC APPLICATION

BACKFILL

1. UNLESS ADEQUATE TEMPORARY BRACING ARE IN PLACE, BACKFILLING AND COMPACTION OF SOIL AGAINST FOUNDATION WALLS SHALL NOT BE PERFORMED UNTIL THE FLOORS THAT PROVIDE LATERAL STABILITY TO THE WALLS HAVE DEVELOPED THE DESIGN STRENGTH

2. IN AREAS WHERE BACKFILLING IS REQUIRED ON BOTH SIDES OF A WALL OR GRADE BEAM, BACKFILLING SHALL BE PERFORMED ON BOTH SIDES SIMULTANEOUSLY AT SIMILAR HEIGHTS TO PREVENT OVERTURNING OR LATERAL MOVEMENT OF THE STRUCTURE

3. FILL MATERIALS, PLACEMENTS, LIFT THICKNESS AND COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS AND INSPECTED BY A QUALIFIED TESTING AGENCY RETAINED BY THE CONTRACTOR

4. FOUNDATION SHALL BE BACKFILLED AS SOON AS PRACTICALLY POSSIBLE TO PREVENT EXCESSIVE MOISTURE INFILTRATION, SOIL EROSION AND/OR FROST-HEAVE ACTION

5. CONTRACTOR TO CONSULT WITH PLUMBING ENGINEER FOR SPECIAL GRANULAR FILL THAT MAY BE REQUIRED FOR DRAINAGE SYSTEM

EXCAVATION AND FOUNDATION

1. CONTRACTOR SHALL EMPLOY APPROVED DEWATERING METHODS TO MAINTAIN THE SITE AT AN APPROPRIATE CONDITION FOR CONSTRUCTION

2. EXCAVATIONS SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL MUNICIPALITY REQUIREMENTS

3. FOUNDATION DESIGN IS BASED ON INFORMATION PROVIDED IN GEOTECHNICAL REPORT AND/OR CALIFORNIA BUILDING CODE

4. FOUNDATION DESIGN IS BASED ON A MINIMUM SOIL BEARING CAPACITY 1500 PSF AT PROJECT ELEVATIONS. FINAL SOIL BEARING CAPACITIES SHALL BE FIELD-VERIFIED BY A QUALIFIED TESTING AGENCY RETAINED BY THE CONTRACTOR PRIOR TO CONCRETE PLACEMENT

5. CONTRACTOR SHALL PROVIDE PROTECTION TO NEW AND EXISTING UTILITIES DURING EXCAVATION TO PREVENT SETTLEMENT, DISPLACEMENT AND/OR DISRUPTION TO THE SERVICE

6. SUPPORTS FOR MOBILE CRANES AND FOUNDATIONS FOR TOWER CRANES OR HOISTS, IF APPLICABLE, SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL (RETAINED BY THE CONTRACTOR) AND PROVIDED TO THE ARCHITECT AND ENGINEER FOR REVIEW

7. ALL FOUNDATION EXCAVATION SHALL BE CLEAN, DRY AND FREE OF ICE, FROST AND STANDING WATER PRIOR TO CONCRETE PLACEMENT. RE-APPROVAL OF THE SUB-GRADE WILL BE REQUIRED IF THE EXCAVATED AREA HAS EXPERIENCED SATURATION OR FLOODING AFTER APPROVAL

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL SHALL BE NEW AND CONFORM TO THE FOLLOWINGS UNLESS NOTED OTHERWISE:

ROLLED SHAPES	ASTM A992 GR50 (50 KSI)
PLATES, ANGLES, CHANNELS	ASTM A36 (36 KSI)
HOLLOW STRUCTURAL SECTIONS (HSS)	ASTM A500 GR B (42 KSI)
RECTANGULAR HSS	ASTM A500 GR B (46 KSI)
ROUND PIPES	ASTM A53 GR B (35 KSI)
ANCHOR RODS	ASTM F1554 GR 55 (55 KSI)

2. WELDS SHALL BE E70XX ELECTRODES AND CONFORM TO AWSD1.1

3. BOLTS SHALL BE MINIMUM OF ¾" DIA. AND CONFORM TO ASTM A325

4. GALVANIZING SHALL CONFORM TO ASTM A123

5. ALL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE CURRENTLY APPLICABLE CODES AND AISC STANDARDS

6. ALL STEEL SHALL BE SIZES INDICATED ON THE DRAWINGS, SUBSTITUTIONS, EVEN WITH MEMBERS OF HIGHER CAPACITIES, ARE NOT PERMITTED UNLESS APPROVED BY THE ARCHITECT AND ENGINEER

7. STEEL CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS THAT ENTAIL ERECTION PLANS MEMBER SIZES AND MARKS, FABRICATION AND ASSEMBLY DETAILS, CONNECTIONS AND ETC. GENERAL CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO ARCHITECT AND ENGINEER FOR REVIEW

8. DETAILS SHOWN ON DRAWINGS ARE CONCEPTUAL ONLY. THEY DO NOT INDICATE THE REQUIRED PLATE SIZES, BOLT QUANTITIES, WELD SIZES AND ETC. UNLESS NOTED OTHERWISE

9. UNLESS THE CONNECTION DESIGN IS SPECIFICALLY INDICATED ON THE DRAWINGS, ALL SHEAR AND MOMENT CONNECTIONS SHALL BE DESIGNED BY THE STEEL CONTRACTOR CALCULATIONS PREPARED AND STAMPED BY A REGISTERED ENGINEER IN THE STATE OF CALIFORNIA SHALL BE SUBMITTED FOR REVIEW

10. ALL CONNECTIONS BETWEEN BEAMS, GIRDERS AND COLUMNS SHALL BE DESIGNED BASED ON THE GREATEST MAGNITUDE OF THE FOLLOWINGS UNLESS NOTED OTHERWISE:
    - FORCES INDICATED ON PLAN (SERVICE LOADS)
    - WEB SHEAR CAPACITY OF THE MEMBER AS TABULATED IN THE AISC MANUAL

11. ALL WELDS SHALL BE CONTINUOUS FILLET WELDS OF MINIMUM ¼" SIZE UNLESS NOTED OTHERWISE

12. STRUCTURAL STEEL NOT RECEIVING FIRE PROOFING OR GALVANIZING SHALL BE PAINTED WITH CHROMATE AND LEAD-FREE RUST-INHIBITIVE METAL PRIMER PER SPECIFICATIONS. VERIFY WITH ARCHITECT ON FIRE PROOFING AND PAINT REQUIREMENTS

13. STRUCTURAL STEEL EXPOSED TO ELEMENTS SHALL BE PAINTED OR HOT-DIP GALVANIZED

14. ANY PAINT OR GALVANIZED COATING REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE TOUCHED UP IN FIELD WITH THE SAME TYPE AND COLOR OF COATING. TOUCH-UP GALVANIZED PAINT SHALL CONFORM TO TT-P-641

15. SPLICING OF STEEL MEMBERS ARE NOT PERMITTED UNLESS NOTED OTHERWISE ON DRAWINGS OR APPROVED BY THE ARCHITECT AND ENGINEER

16. CUTTING OR BURNING HOLES IN STEEL MEMBERS IN FIELD ARE NOT PERMITTED UNLESS APPROVED BY THE ARCHITECT AND ENGINEER

17. STEEL MEMBERS SHALL BE FABRICATED WITH CAMBER AS INDICATED ON DRAWINGS. ERECT MEMBERS WITH NATURAL CAMBER UP

18. STEEL FRAMING STRUCTURE IS UNSTABLE UNTIL THE LATERAL LOAD RESISTING COMPONENTS ARE IN PLACE AND CONNECTIONS ARE 100% COMPLETE. CONTRACTOR TO PROVIDE TEMPORARY SUPPORT DURING CONSTRUCTION UNTIL THE FRAMING IS STRUCTURALLY STABLE

19. DO NOT ATTACH EXTERIOR WALL ELEMENTS TO STEEL FRAMING UNLESS ADEQUATE TEMPORARY SUPPORT IS PROVIDED OR UNTIL THE LATERAL LOAD RESISTING COMPONENTS ARE IN PLACE

20. ALL NON-STRUCTURAL WALL ELEMENTS ATTACHED TO THE STEEL FRAMING SHALL PROVIDE CONNECTIONS THAT ALLOW DEFLECTION AND/OR ROTATION OF THE FRAMING MEMBERS

21. HIGH STRENGTH NON-SHRINK LEVELING GROUT SHALL BE PROVIDED AT ALL STEEL BEARING LOCATIONS ON CONCRETE OR CMU SUCH AS BELOW COLUMN BASE PLATES, BEAM/JOIST BEARING PLATES OR LINTELS TO ENSURE A PROPER UNIFORM BEARING

CONCRETE REINFORCING STEEL

1. REINFORCING STEEL SHALL BE DEFORMED #3 THROUGH #18 REBAR CONFORMING TO ASTM A615

#3 AND SMALLER	GR40 (fy=40,000 PSI)
#4 AND LARGER	GR60 (fy=60,000 PSI)

2. ELECTRICALLY WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185 AND A1064 STRUCTURAL FIBERS MAY BE ADDED TO OR REPLACE WWF WITH APPROVAL FROM THE ENGINEER

3. WWF SHALL OVERLAP 2 FULL MESH PANELS AND MECHANICALLY TIED IN ARES WHERE LAPPING IS REQUIRED

4. DETAILING OF ALL REINFORCING STEEL REBAR AND ACCESSORIES SHALL CONFORM TO ACI315

5. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWING THAT ENTAIL THE LOCATIONS OF ALL CONCRETE CONSTRUCTION JOINTS, CURBS, PADS, SLAB DEPRESSIONS, SLEEVES AND ETC. WITH CORRESPONDING REINFORCING STEEL REBAR SIZES, SPACING, DETAILS AND ETC. GENERAL CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO ARCHITECT AND ENGINEER FOR REVIEW

6. DOWELS SHALL MATCH THE SIZE, SPACING AND QUANTITY OF THE MAIN REINFORCING STEEL REBAR UNLESS NOTED OTHERWISE

7. ALL REBAR (INCLUDING TOP, BOTTOM AND SIDES) IN SLABS AND BEAMS EXPOSED ELEMENTS SHALL BE EPOXY COATED CONFORMING TO ASTM A775

8. WELDING OF REBAR IS NOT PERMITTED UNLESS SPECIFICALLY INDICATED ON DRAWINGS, REBAR WELDING SHALL CONFORM TO ASTM A706 AND AWSD1.4

9. REBAR SPLICES SHALL CONFORM TO ACI 318. SPLICE REBAR ONLY AS INDICATED ON DRAWINGS EXCEPT FOR REBAR NOTED AS CONTINUOUS. CONTINUOUS REBAR SHALL BE SPLICED WITH CLASS A LAP SPLICE AT SUPPORT FOR BOTTOM REBAR AND AT MID-SPAN FOR TOP AND SIDE REBAR

CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF ACI 301 AND ACI 318

2. CAST-IN-PLACE CONCRETE SHALL HAVE SAND AND GRAVEL OR CRUSH STONE AGGREGATES WITH MAX. W/C RATIO OF 0.45. CONCRETE SHALL BE THE FOLLOWING TYPES AND MIN. 28-DAY COMPRESSIVE STRENGTHS UNLESS NOTED OTHERWISE:

FOOTING, FOUNDATION WALLS	4,000 PSI
SLAB-ON-GRADE	2,500 PSI
OTHER	3,000 PSI

3. CONCRETE PROTECTION FOR DEFORMED REINFORCING STEEL REBAR SHALL BE AS INDICATED BELOW UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST EARTH WITHOUT FORM	3"
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER	2"
SLAB-ON-GRADE	2" TOP
INTERIOR WALLS	¾"
ELEVATED SLABS AND JOISTS	¾" TOP

REFER TO ACI 318, SECTION 7.7 FOR CONDITIONS NOT INDICATED

4. PROVIDE CONSTRUCTION, CONTROL AND ISOLATION JOINTS AS INDICATED ON DRAWINGS. FOR JOINTS NOT INDICATED ON DRAWINGS, LOCATIONS TO BE REVIEWED BY THE ARCHITECT AND ENGINEER.

5. CONSTRUCTION JOINTS SHALL CONFORM TO ACI 318, SECTION 6.4. THE JOINTS SHALL BE MOISTEN AND CLEAN OF LOOSE DEBRIS PRIOR TO PLACING NEW CONCRETE

6. SLAB-ON-GRADE SHALL BE OF THICKNESS AND REINFORCED AS INDICATED ON DRAWINGS. POUR SLAB IN STRIPS OF MAXIMUM 30" WIDTH OVER VAPOR RETARDER ON PREPARED GRANULAR SUBGRADE UNLESS NOTED OTHERWISE. CONTROL OR CONSTRUCTION JOINTS SHALL BE SPACED AT 15'-0" MAXIMUM. WWF MAY BE SUBSTITUTED WITH STRUCTURAL FIBERS WITH APPROVAL FROM THE ENGINEER

7. CONCRETE PADS OF 4" THICK OR LESS SHALL BE REINFORCED WITH 6x6-W4.5xW4.5 WWF UNLESS NOTED OTHERWISE

8. USE OF ADMIXTURES AND CALCIUM CHLORIDE IN CONCRETE SHALL CONFORM TO ACI 318, SECTIONS 3.6, 4.3 AND 4.4

9. CONCRETE MIX DESIGN SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW

10. REINFORCING STEEL REBAR SHALL NOT BE CUT, MOVED OR INTERRUPTED FOR ANY SLEEVES, PENETRATIONS OR BLOCKOUTS IN THE CONCRETE WALLS OR ELEVATED SLABS UNLESS NOTED OTHERWISE

11. CONTRACTOR SHALL VERIFY ALL FLOOR FINISHES, CURBS, PADS DEPRESSIONS AND ETC. IN CONCRETE SLABS WITH ARCHITECTURAL DRAWINGS

12. CONTRACTOR SHALL SURVEY ALL CONCRETE ELEVATIONS AFTER THE REMOVAL OF THE FORMS AND TEMPORARY SUPPORTS. NOTIFY ARCHITECT FOR ANY DISCREPANCIES WITH THE DRAWINGS

13. ALL CONCRETE WORK PERFORMED DURING HOT OR COLD WEATHER SHALL CONFORM TO ACI 305 AND ACI 306

14. REMOVAL OF FORMWORK AND RESHORING OF STRUCTURE SHALL CONFORM TO ACI 301 AND ACI 347

15. ANCHOR RODS SHALL BE PLACED PRIOR TO CONCRETE POURING. INSERTION OF ANCHOR RODS INTO WET CONCRETE IS NOT PERMITTED

16. WATERSTOPS SHALL BE CONTINUOUS PVC TWO-BULB TYPE WITH MINIMUM ⅜" THICKNESS AND 9" WIDTH UNLESS NOTED OTHERWISE

17. ALL EMBEDMENTS SUCH AS CONDUITS, PIPES, SLEEVES AND ETC. IN CONCRETE SHALL CONFORM TO ACI 318, SECTION 63

18. PROVIDE CHAMFERS AS INDICATED ON ARCHITECTURAL DRAWINGS

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OWNER / REPRESENTATIVE:

JUAN PEDRO DIAZ

52 FRANKLIN AVENUE
SOUTH SAN FRANCISCO,
CA 94080

SHEET TITLE:

STRUCTURAL SPECIFICATIONS

PROJECT ADDRESS:

52 FRANKLIN AVENUE
SOUTH SAN FRANCISCO,
CA 94080

APN: 012.039.180

PROJECT DESCRIPTION:

ERECT NEW TWO-STORY SINGLE FAMILY

REGISTERED PROFESSIONAL ENGINEER
JEFF T. CHOW
C 81252
EXP. 09/30/2025
CIVIL
STATE OF CALIFORNIA

NOTES	BY
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DATE	02/20/2025
SCALE	AS NOTED
DRAWN	J.H.
JOB	220207
SHEET	S1.1
OF	SHEETS

DRAWING LEGEND:

STUD WALL BELOW REF. LEVEL

STUD WALL ABOVE REF. LEVEL

FOUNDATION

RETAINING WALL

6 E.N. 24" LENGTH PERFORATED — DENOTES ½" PLYWD SHEAR WALL BELOW REFERENCE LEVEL, U.O.N. SEE S.W. SCH'D FOR DETAIL.

DENOTES ½" PLYWD @ REFERENCE LEVEL, U.N.O.

(N) HDR — DENOTES NEW HEADER, SEE HEADER SCHEDULE FOR GRADE AND SPECIES, U.N.O.

(N) JOIST — DENOTES NEW JOIST (SEE PLAN)

(N) BM — DENOTES NEW BEAM (SEE PLAN)

DENOTES HDU2 w/4x POST AT REF. LEVEL.

DENOTES HDU4 w/4x POST AT REF. LEVEL.

DENOTES HDU5 w/4x POST AT REF. LEVEL.

DENOTES HDU8 w/6x POST AT REF. LEVEL.

DENOTES HDU11 w/6x POST AT REF. LEVEL.

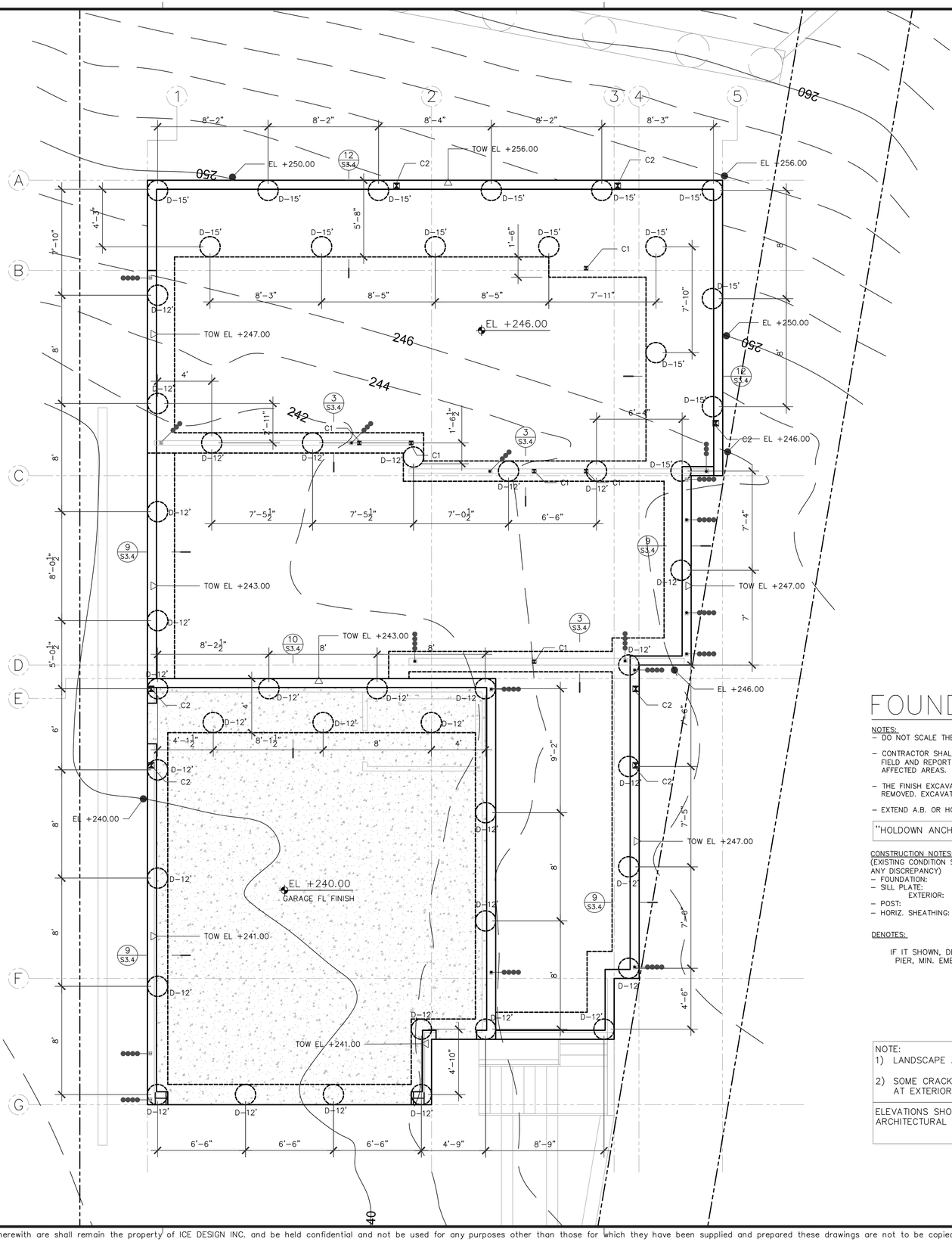
RBL — DENOTES MEMBER CALLOUTS SYMBOL DESIGNATION OF MEMBER

X/XX — SECTION NUMBER / SHEET NUMBER

X/XX — DETAIL NUMBER / SHEET NUMBER

ABBREVIATIONS

A.B.	ANCHOR BOLT
A.O.R.	ARCHITECT ON RECORD
ABV	ABOVE
ADJ	ADJACENT/ADJUST
ALT	ALTERNATED
BD	BOARD
BLDG	BUILDING
BLK'G	BLOCKING
BLW	BELOW
BM	BEAM
CLR	CLEAR
C.J.	CONTROL(COLD) JOINT/CEILING JOIST
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUE
DF	DOUGLAS FIR
DIA.	DIAMETER/DIAGONAL
E.N.	EDGE NAILING
E.O.R.	ENGINEER ON RECORD
EA	EACH
EQ	EQUAL/EQUILVENT
EW	EACH WAY
FL	FLOOR/FLOW LINE
FT	FEET
FTG	FOOTING
F.J.	FLOOR JOIST
GALV	GALVANIZED
GYP	GYPSUM
H.D.	HOLDOWN
HDR	HEADER
HGR	HANGER
HORIZ.	HORIZONTAL
HT	HEIGHT
IN	INCH
LOC.	LOCATION
M.B.	MACHINE BOLT
MAX	MAXIMUM
MID	MIDDLE
MIN	MINIMUM/MINUTE
o/	OVER
O.C.	ON CENTER
PARA	PARALLEL
PERP	PERPENDICULAR
PL	PROPERTY LINE/PLATE
PLYWD	PLYWOOD
PROP	PROPERTY
PSF	POUND PER SQUARE FEET
PSI	POUND PER SQUARE INCH
PT	PRESSURE TREATED
R.J.	ROOF JOIST
R.R.	ROOF RAFTER
REF	REFERENCE
REINF	REINFORCING/REINFORCEMENT
REV	REVISION
S.A.D.	SEE ARCHITECT DRAWINGS
S.S.	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWINGS
SCHED	SCHEDULE
SIM	SIMILAR
STAGG	STAGGER
STIFF	STIFFENER
STL	STEEL
SUB	SUBJECT
SW	SOUTHWEST/SHEAR WALL
T.R.	TOE NAIL
T.S.	TOP OF
THK	THICK
THRU	THROUGH
TYP	TYPICAL
T&B	TOP AND BOTTOM
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
w/	WITH
w/o	WITHOUT
@	AT
℄	PROPERTY LINE
℄	CENTER LINE
(E)	EXISTING
(N)	NEW
(P)	PROPOSED



FOUNDATION PLAN

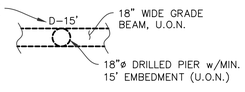
SCALE: ⅛" = 1'-0"

NOTES:
- DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY AND REQUIRED SHORING. AND SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER/ARCHITECT PRIOR TO PERFORMING ANY WORK IN AFFECTED AREAS.
- THE FINISH EXCAVATIONS FOR FOUNDATIONS SHALL BE CLEAN AND TRUE TO THE LINE WITH ALL LOOSE MATERIAL REMOVED. EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATER AND SHALL BE CHECKED.
- EXTEND A.B. OR HOLDOWN TO BOTTOM OF FOOTING

"HOLDOWN ANCHORS TO BE TIED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION"

CONSTRUCTION NOTES:
(EXISTING CONDITION SHALL BE VERIFIED – NOTIFY A.O.R. OR E.O.R. IF THERE IS ANY DISCREPANCY)
- FOUNDATION: GRADE BEAM & PIER
- SILL PLATE: EXTERIOR: 3x6 PT
- POST: 6x6 (U.O.N.)
- HORIZ. SHEATHING: FLOOR SHEATHING – ¾" CDX T&G, GLUED

DENOTES:



UNDERGROUND SERVICE ALERT
Use DigAlert Express OR Call 811
TWO WORKING DAYS BEFORE YOU DIG

NOTE:
1) LANDSCAPE AND HARDSCAPE DESIGN BY OTHERS
2) SOME CRACKING/OFFSETS SHOULD BE ANTICIPATED FOR CONCRETE SLABS AT EXTERIOR DRIVEWAY AND WORKSHOP ENTRY

ELEVATIONS SHOWN ON THE PLAN ARE FOR REFERENCE ONLY, PLEASE REFER TO ARCHITECTURAL PLAN AND CIVIL PLAN OR SURVEY PLAN

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info@icegroupinc.com

OWNER / REPRESENTATIVE:

JUAN PEDRO DIAZ

52 FRANKLIN AVENUE
SOUTH SAN FRANCISCO,
CA 94080

SHEET TITLE:

STRUCTURAL PLAN & DETAILS

PROJECT ADDRESS:

52 FRANKLIN AVENUE
SOUTH SAN FRANCISCO,
CA 94080

APN: 012.039.180

PROJECT DESCRIPTION:

ERECT NEW TWO-STORY SINGLE FAMILY

REGISTERED PROFESSIONAL ENGINEER
JEFF T. CHOW
C 81252
EXP. 09/30/2025
CIVIL
STATE OF CALIFORNIA

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DATE	02/20/2025
SCALE	AS NOTED
DRAWN	J.H.
JOB	220207
SHEET	S2.0
OF	SHEETS

DRAWING LEGEND:

STUD WALL BELOW REF. LEVEL

STUD WALL ABOVE REF. LEVEL

FOUNDATION

RETAINING WALL

6 E.N. 24" LENGTH PERFORATED — DENOTES ½" PLYWD SHEAR WALL BELOW REFERENCE LEVEL, U.O.N. SEE S.W. SCH'D FOR DETAIL.

DENOTES ½" PLYWD @ REFERENCE LEVEL, U.N.O.

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E.N.	EDGE NAILING
E.O.R.	ENGINEER ON RECORD
EA	EACH
EQ	EQUAL/EQUILVENT
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F.J.	FLOOR JOIST
GALV	GALVANIZED
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H.D.	HOLDOWN
HDR	HEADER
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HORIZ.	HORIZONTAL
HT	HEIGHT
IN	INCH
LOC.	LOCATION
M.B.	MACHINE BOLT
MAX	MAXIMUM
MID	MIDDLE
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SUB	SUBJECT
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T.R.	TOE NAIL
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TYP	TYPICAL
T&B	TOP AND BOTTOM
U.N.O.	UNLESS NOTED OTHERWISE
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w/	WITH
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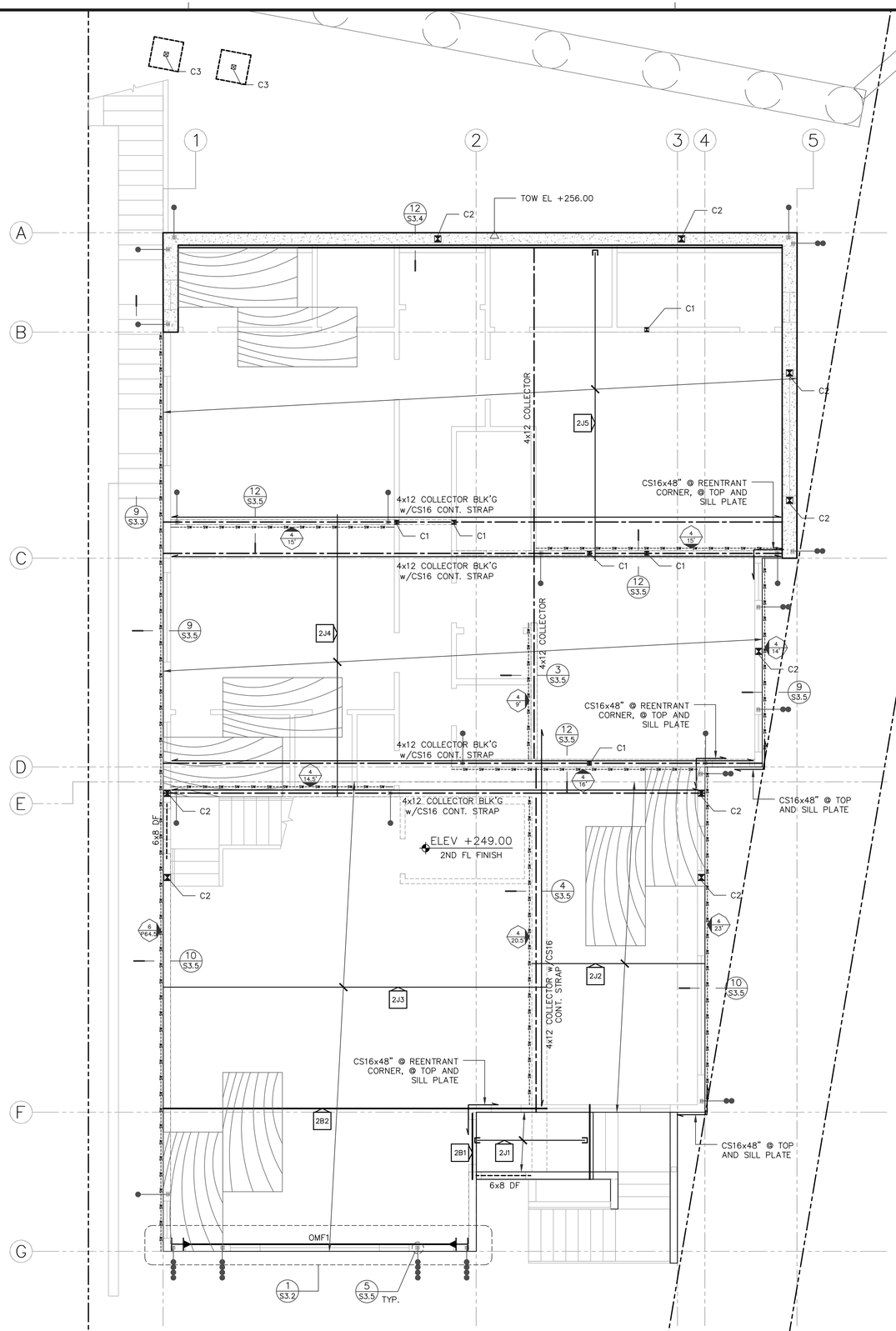
@	AT
℄	PROPERTY LINE
℄	CENTER LINE
(E)	EXISTING
(N)	NEW
(P)	PROPOSED



2ND FLOOR FRAMING

SCALE: ⅛" = 1'-0"

NOTES:
- FOR WATERPROOFING, AND DRAINAGE REQUIREMENTS, SEE ARCHITECTURAL DRAWINGS
- SEE ARCHITECTURAL DRAWINGS FOR EXACT SIZES AND LOCATION OF OPENINGS IN WALLS AND FLOOR AND ROOF. THE CONTRACTOR SHALL COORDINATE WITH ALL TRADES FOR THEIR SPECIFIC REQUIREMENTS PRIOR TO ANY FRAMING.
- DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS, REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- PARALLEL STRAND LUMBER, LAMINATED VENEER LUMBER & LAMINATED STRAND LUMBER, ICC ESR-1387
- PROVIDE DOUBLE JOISTS AND/OR 2X BLOCKING UNDER ALL NEW PARALLEL AND PERPENDICULAR PARTITION WALLS
- PROVIDE EDGE NAILING FROM FLOOR SHEATHING TO COLLECTORS OR COLLECTOR BLK'Gs
- COLLECTOR SHALL BE DBL 2x OR 4x JOIST DEPTH BEAM/BLK'G, U.O.N.
- PROVIDE DBL STUD OR 4x POST AT END-BEARING OF COLLECTOR, U.O.N.
- CONTRACTOR SHALL VERIFY ALL SITE DIMENSIONS PRIOR PURCHASE AN ORDER FOR ALL MATERIALS

CONSTRUCTION NOTES:
(EXISTING CONDITION SHALL BE VERIFIED – NOTIFY A.O.R. OR E.O.R. IF THERE IS ANY DISCREPANCY)
- EXTERIOR WALL: 2x6 @ 16"o.c. (V.I.F.)
- INTERIOR WALL: 2x4 @ 16"o.c.
- BEARING WALL: 2x6 @ 16"o.c.
- PLUMBING WALL: 2x6 MIN. @ 16"o.c.
- SHEAR WALL: FOR E.N. 4"o.c. OR GREATER, 2x4 MIN. @ 16"o.c.
  FOR E.N. 3"o.c. OR LESS, 2x6 MIN. @ 16"o.c.
  2-2x6 OR 3x6 MIN. @ 16"o.c. FOR DBL S.W.
- POST: 6x6 (U.O.N.)
- HORIZ. SHEATHING: ¾" CDX T&G PLYWD w/10d @ 6"o.c. EDGE, @ 12"o.c. FIELD, GLUED

BEAM SCHEDULE

BEAM NAME	SIZE	LENGTH	HANGER
2J1	2x10 DF @ 16"o.c.	7'-9"	NA
2J2	1.75x11.25 LVL 2.0E @ 24"o.c.	11'-6"	NA
2J3	(2) 1.75x11.25 LVL 2.0E @ 16"o.c.	25'-9"	NA
2J4	1.75x11.25 LVL 2.0E @ 16"o.c.	18'-6"	NA
2J5	1.75x11.25 LVL 2.0E @ 16"o.c.	20'-9"	NA
2B1	6x10 DF	4'-6"	NA
2B2	W8x28	25'-6"	SEE DETAILS

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SHEET TITLE:

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REGISTERED PROFESSIONAL ENGINEER
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DATE 02/20/2025
SCALE AS NOTED
DRAWN J.H.
JOB 220207
SHEET S2.1 OF SHEETS

DRAWING LEGEND:

STUD WALL BELOW REF. LEVEL

STUD WALL ABOVE REF. LEVEL

FOUNDATION

RETAINING WALL

6 E.N. 24" LENGTH PERFORATED — DENOTES ½" PLYWD SHEAR WALL BELOW REFERENCE LEVEL, U.O.N. SEE S.W. SCH'D FOR DETAIL.

DENOTES ½" PLYWD @ REFERENCE LEVEL, U.N.O.

(N) HDR — DENOTES NEW HEADER, SEE HEADER SCHEDULE FOR GRADE AND SPECIES, U.N.O.

(N) JOIST — DENOTES NEW JOIST (SEE PLAN)

(N) BM — DENOTES NEW BEAM (SEE PLAN)

DENOTES HDU2 w/4x POST AT REF. LEVEL.

DENOTES HDU4 w/4x POST AT REF. LEVEL.

DENOTES HDU5 w/4x POST AT REF. LEVEL.

DENOTES HDU8 w/6x POST AT REF. LEVEL.

DENOTES HDU11 w/6x POST AT REF. LEVEL.

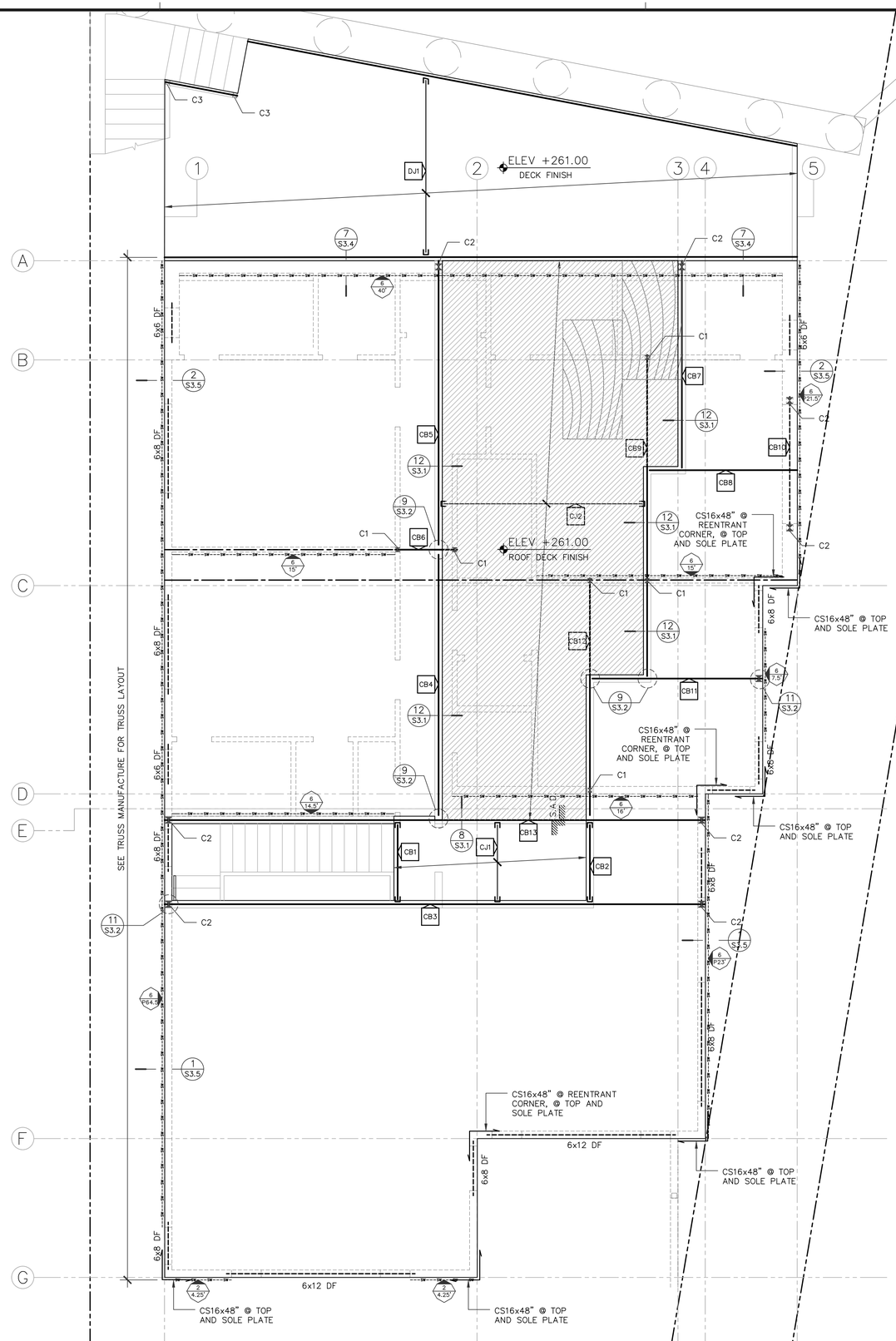
RBL — DENOTES MEMBER CALLOUTS SYMBOL DESIGNATION OF MEMBER

X XX — SECTION NUMBER SHEET NUMBER

X XX — DETAIL NUMBER SHEET NUMBER

ABBREVIATIONS

A.B.	ANCHOR BOLT
A.O.R.	ARCHITECT ON RECORD
ABV	ABOVE
ADJ	ADJACENT/ADJUST
ALT	ALTERNATED
BD	BOARD
BLDG	BUILDING
BLK'G	BLOCKING
BLW	BELOW
BM	BEAM
CLR	CLEAR
C.J.	CONTROL(COLD) JOINT/CEILING JOIST
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUE
DF	DOUGLAS FIR
DIA.	DIAMETER/DIAGONAL
E.N.	EDGE NAILING
E.O.R.	ENGINEER ON RECORD
EA	EACH
EQ	EQUAL/EQUILVENT
EW	EACH WAY
FL	FLOOR/FLOW LINE
FT	FEET
FTG	FOOTING
F.J.	FLOOR JOIST
GALV	GALVANIZED
GYP	GYPSUM
H.D.	HOLDDOWN
HDR	HEADER
HGR	HANGER
HORIZ.	HORIZONTAL
HT	HEIGHT
IN	INCH
LOC.	LOCATION
M.B.	MACHINE BOLT
MAX	MAXIMUM
MID	MIDDLE
MIN	MINIMUM/MINUTE
o/	OVER
O.C.	ON CENTER
PARA	PARALLEL
PERP	PERPENDICULAR
PL	PROPERTY LINE/PLATE
PLYWD	PLYWOOD
PROP	PROPERTY
PSF	POUND PER SQUARE FEET
PSI	POUND PER SQUARE INCH
PT	PRESSURE TREATED
R.J.	ROOF JOIST
R.R.	ROOF RAFTER
REF	REFERENCE
REINF	REINFORCING/REINFORCEMENT
REV	REVISION
S.A.D.	SEE ARCHITECT DRAWINGS
S.S.	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWINGS
SCHED	SCHEDULE
SIM	SIMILAR
STAGG	STAGGER
STIFF	STIFFENER
STL	STEEL
SUB	SUBJECT
SW	SOUTHWEST/SHEAR WALL
T.R.	TOE NAIL
T.S.	TOP OF
THK	THICK
THRU	THROUGH
TYP	TYPICAL
T&B	TOP AND BOTTOM
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
w/	WITH
w/o	WITHOUT
@	AT
℄	PROPERTY LINE
℄	CENTER LINE
(E)	EXISTING
(N)	NEW
(P)	PROPOSED



ROOF FRAMING PLAN

SCALE: ⅛" = 1'–0"

NOTES:
- FOR WATERPROOFING, AND DRAINAGE REQUIREMENTS, SEE ARCHITECTURAL DRAWINGS
- SEE ARCHITECTURAL DRAWINGS FOR EXACT SIZES AND LOCATION OF OPENINGS IN WALLS AND FLOOR AND ROOF. THE CONTRACTOR SHALL COORDINATE WITH ALL TRADES FOR THEIR SPECIFIC REQUIREMENTS PRIOR TO ANY FRAMING.
- DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS, REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- PARALLEL STRAND LUMBER, LAMINATED VENEER LUMBER & LAMINATED STRAND LUMBER, ICC ESR–1387
- PROVIDE DOUBLE JOISTS AND/OR 2X BLOCKING UNDER ALL NEW PARALLEL AND PERPENDICULAR PARTITION WALLS
- PROVIDE EDGE NAILING FROM FLOOR SHEATHING TO COLLECTORS OR COLLECTOR BLK'Gs
- COLLECTOR SHALL BE DBL 2x OR 4x JOIST DEPTH BEAM/BLK'G, U.O.N.
- PROVIDE DBL STUD OR 4x POST AT END–BEARING OF COLLECTOR, U.O.N.
- CONTRACTOR SHALL VERIFY ALL SITE DIMENSIONS PRIOR PURCHASE AN ORDER FOR ALL MATERIALS

CONSTRUCTION NOTES:
(EXISTING CONDITION SHALL BE VERIFIED – NOTIFY A.O.R. OR E.O.R. IF THERE IS ANY DISCREPANCY)
- EXTERIOR WALL: 2x6 @ 16"o.c. (V.I.F.)
- INTERIOR WALL: 2x4 @ 16"o.c.
- BEARING WALL: 2x6 @ 16"o.c.
- PLUMBING WALL: 2x6 MIN. @ 16"o.c.
- SHEAR WALL: FOR E.N. 4"o.c. OR GREATER, 2x4 MIN. @ 16"o.c.
  FOR E.N. 3"o.c. OR LESS, 2x6 MIN. @ 16"o.c.
  2–2x6 OR 3x6 MIN. @ 16"o.c. FOR DBL S.W.
- POST: 6x6 (U.O.N.)
- HORIZ. SHEATHING: ⅜" CDX T&G PLYWD w/10d @ 6"o.c. EDGE, @ 12"o.c. FIELD, GLUED

BEAM SCHEDULE

BEAM NAME	SIZE	LENGTH	HANGER
CJ1	1.75x14 LVL 2.0E @ 24"o.c.	5'–6"	HU
CJ2	1.75x9.25 LVL 2.2E @ 16"o.c.	16'–6"	HU
CB1	(2) 1.75x14 LVL 2.0E	5'–6"	HU
CB2	(2) 1.75x14 LVL 2.0E	5'–6"	HU
CB3	W10x45	36'–4"	SEE DETAIL
CB4	W10x45	18'–0"	SEE DETAIL
CB5	W10x45	19'–6"	SEE DETAIL
CB6	W10x45	4'–3"	SEE DETAIL
CB7	W10x22	14'–3"	SEE DETAIL
CB8	W10x22	10'–0"	SEE DETAIL
CB9	W8x40	21'–9"	SEE DETAIL
CB10	5.25x9.25 PSL 2.0E	8'–9"	NA
CB11	W10x22	11'–6"	SEE DETAIL
CB12	W8x40	16'–3"	SEE DETAIL
CB13	W10x45	36'–3"	SEE DETAIL
DJ1	(2) 2x10 PT @ 16"o.c.	14'–6"	LU210–2

POST / COLUMN SCHEDULE

COL. NAME	SIZE	HEIGHT	COL. BASE	COL. CAP
C1	3.5x3.5 PSL	9'–0"		
C2	5.25x5.35 PSL	9'–0"		
C3	4x4 PT	8'–0"		

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JUAN PEDRO DIAZ

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CA 94080

SHEET TITLE:

STRUCTURAL PLAN

PROJECT ADDRESS:

52 FRANKLIN AVENUE
SOUTH SAN FRANCISCO,
CA 94080

APN: 012.039.180

PROJECT DESCRIPTION:

ERECT NEW TWO-STORY SINGLE FAMILY

REGISTERED PROFESSIONAL ENGINEER
JEFF T. CHOW
C 81252
EXP. 09/30/2025
CIVIL
STATE OF CALIFORNIA

NOTES	BY
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△	
△	
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△	

DATE 02/20/2025
SCALE AS NOTED
DRAWN J.H.
JOB 220207
SHEET S2.2 OF SHEETS

DRAWING LEGEND:

STUD WALL BELOW REF. LEVEL

STUD WALL ABOVE REF. LEVEL

FOUNDATION

RETAINING WALL

6 E.N. 24" LENGTH PERFORATED — DENOTES ½" PLYWD SHEAR WALL BELOW REFERENCE LEVEL, U.O.N. SEE S.W. SCH'D FOR DETAIL.

DENOTES ½" PLYWD @ REFERENCE LEVEL, U.N.O.

(N) HDR — DENOTES NEW HEADER, SEE HEADER SCHEDULE FOR GRADE AND SPECIES, U.N.O.

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DESIGNATION OF MEMBER

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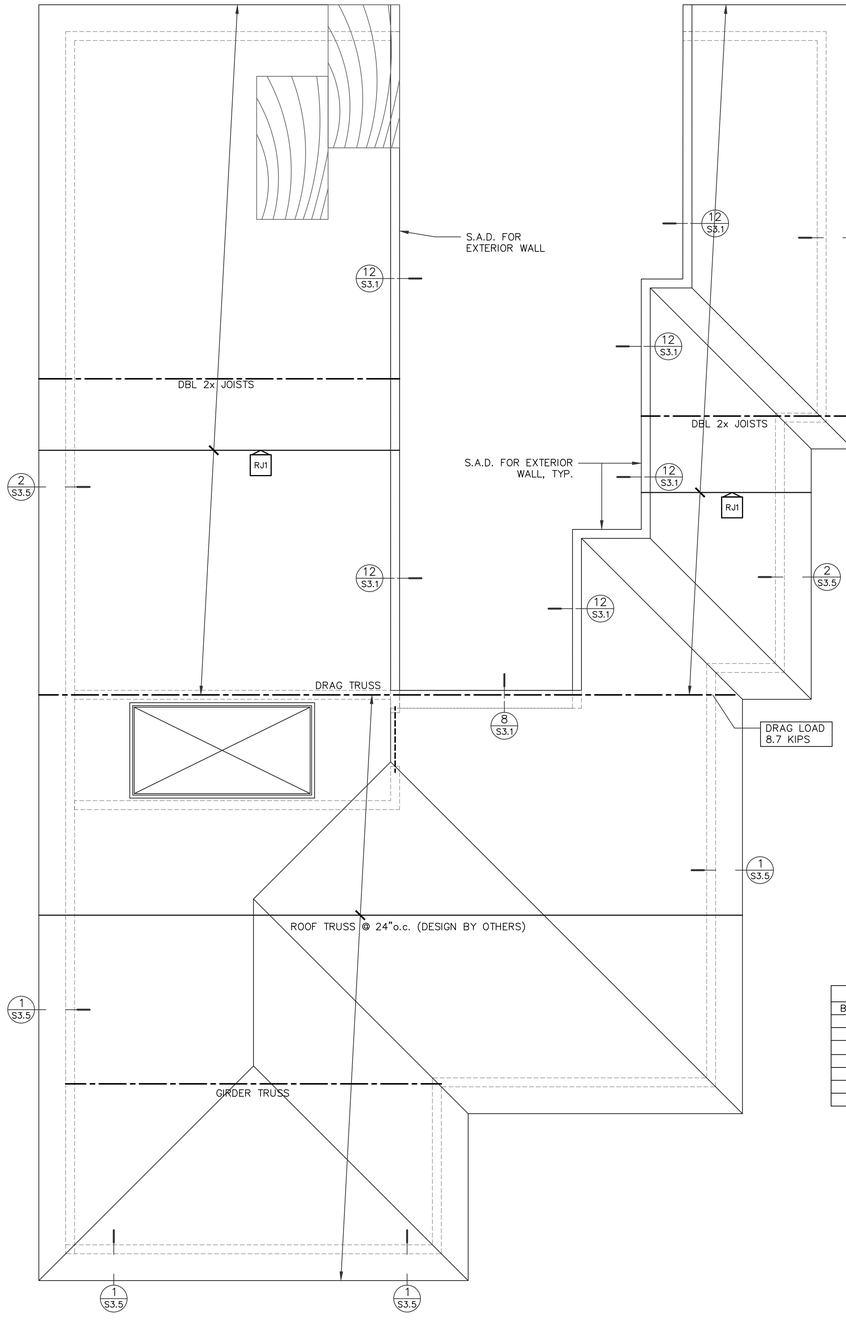

BEAM SCHEDULE			
BEAM NAME	SIZE	LENGTH	HANGER
RJ1	1.75x9.25 LVL 2.0E	20'-0"	NA

TRUSS DESIGN BY OTHERS

– USE MANUFACTURED ROOF TRUSSES AS INDICATED ON THE SHOP DRAWINGS OF THE MANUFACTURER. ROOFING WEIGHT SHALL NOT EXCEED 1,250 LBS PER 100 SQUARE FEET.
DESIGN DEAD LOAD = 15.0 PSF
DESIGN LIVE LOAD = 20.0 PSF

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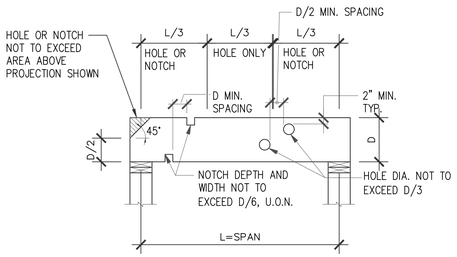
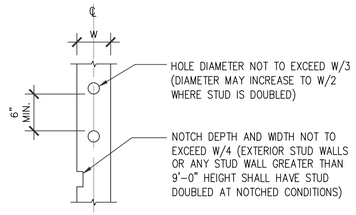
DATE	02/20/2025
SCALE	AS NOTED
DRAWN	J.H.
JOB	220207
SHEET	S2.3
OF	SHEETS



NOTE:
1. HOLES AND NOTCHES SHALL BE DONE IN A CRAFTSMAN LIKE MANNER AND SHALL NOT EXCEED DIMENSIONS NOTED.
2. SOLID SAWN BEAMS OR GLU-LAM BEAMS SHALL NOT BE DRILLED OR NOTCHED UNLESS APPROVED IN ADVANCE BY STRUCTURAL ENGR.

TYPICAL HOLES OR NOTCHES IN SAWN LUMBER

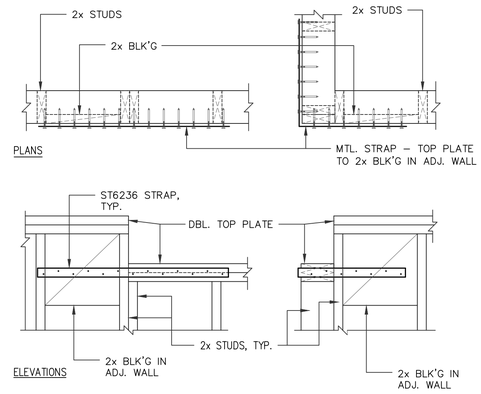
JOIST NOTCH OR DRILLING — NO SCALE — 1



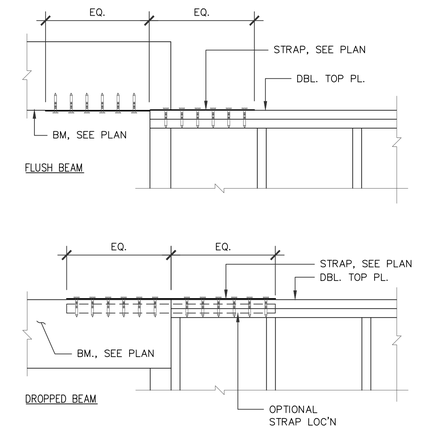
NOTES:
1. POSTS SHALL NOT BE NOTCHED AND HOLE DIAMETERS SHALL NOT EXCEED W/3.
2. HOLES OR NOTCHES EXCEEDING THESE LIMITATIONS ARE NOT TO BE ALLOWED UNLESS APPROVED IN ADVANCE BY THE STRUCTURAL ENGINEER.

TYPICAL HOLES OR NOTCHES IN SAWN LUMBER

STUD NOTCH OR DRILLING — NO SCALE — 2



DISCONTINUE TOP PLATE DETAIL — NO SCALE — 3



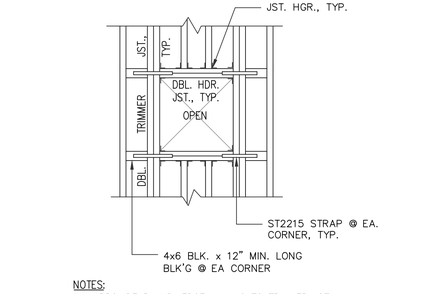
BM/TOP PLATE STRAP — NO SCALE — 4

ZONE	PLYWOOD CDX OR OSB	EDGE NAILING 10d @	FIELD NAILING 10d @	FASTENER @ SOLE PLATE TO RIM	③ FRAMING CLIP OR SDS AT TOP PLATE, U.N.O. A35	③ FRAMING CLIP OR SDS AT TOP PLATE, U.N.O. SDS¼x6	12" LONG A.B. TO CONC. ⅝"ø MIN. U.N.O.
ZONE 1	½" PLY.	6"o.c.	12"o.c.	(2) 16d @ 6"o.c.	16"o.c.	12"o.c.	⅝"ø BOLT @ 48"o.c.
ZONE 2	½" PLY.	4"o.c.	12"o.c.	(2) 16d @ 4"o.c.	16"o.c.	8"o.c.	⅝"ø BOLT @ 32"o.c.
ZONE 3	½" PLY.	3"o.c.	12"o.c.	SDS¼x4 @ 4"o.c.	8"o.c.	6"o.c.	⅝"ø BOLT @ 24"o.c.
ZONE 4	½" PLY. STRUCT I	2"o.c.	12"o.c.	SDS¼x4 @ 4"o.c.	8"o.c.	4"o.c.	⅝"ø BOLT @ 16"o.c.
ZONE 1 ZONE 2	½" PLY.	3"o.c. EA. FACE	12"o.c. EA FACE	SDS¼x4 @ 3"o.c.	6"o.c. BOTH FACE	(2) SDS @ 6"o.c.	¾"ø BOLT @ 12"o.c.
ZONE 3 ZONE 4	½" PLY.	2"o.c. EA. FACE	12"o.c. EA FACE	SDS¼x4 @ 2½"o.c.	6"o.c. BOTH FACE	(2) SDS @ 4"o.c.	¾"ø BOLT @ 12"o.c.

1. PROVIDE 3x STUD AND BLOCKING AT ADJOINING PLYWOOD EDGES WITH NAILING 4"o.c. OR LESS.
2. PROVIDE BLOCKING AT ALL UNSUPPORTED PLYWOOD EDGE. USE 3x BLOCK FOR 4" NAILING AND CLOSER.
3. FRAMING CLIP CAN BE OMITTED AT EXTERIOR SHEAR WALL WHERE PLYWOOD IS BEING LAPPED AT THE RIM JOIST OR BLOCKING
4. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6"o.c. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
5. WHERE PLYWOOD EDGE NAIL SPACING IS LESS THAN 4"o.c., FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLES 3" NOMINAL MEMBER. NAILS SHALL BE STAGGERED.
6. GALVANIZED NAILS SHALL BE HOT DIPPED OR TUMBLED.
7. ALL SCREWS SHALL BE SIMPSON SDS ¼"ø6".
8. PLYWOOD SHALL NOT BE LESS THAN 24" IN EITHER DIRECTION AS SHEAR WALLS.
9. ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 7" INTO THE CONCRETE.
10. PROVIDE BPS-3 SQ. WASHER PLATE TO ANCHOR BOLTS AT FOUNDATION.
11. EXTEND SHEAR PLYWOOD OVER ALL OPENING TO ADJACENT PARTITION FOR UNIFORM WALL THICKNESS.

PLYWOOD NAILING SCHEDULE

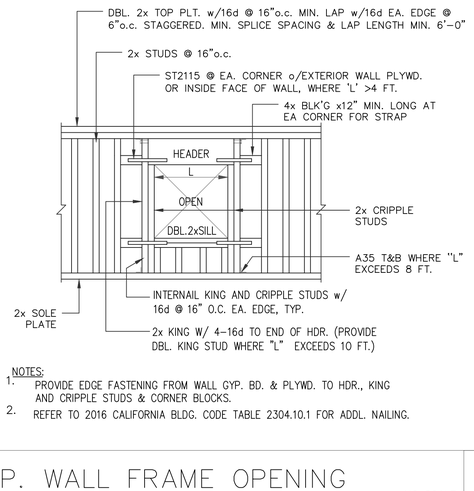
SHEAR WALL SCHEDULE — NO SCALE — 5



NOTES:
1. PROVIDE PLYWD. EDGE NAILING TO TRIMMER JST., HDR. JST. AND CORNER BLOCKS.
2. DETAIL IS APPLICABLE TO MAX. DIMEN. SHOWN.

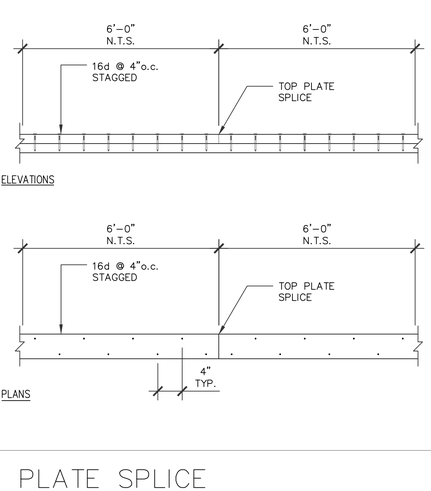
TYPICAL OPENING 4'-0" MAXIMUM

TYP. ROOF AND FLOOR OPENING — NO SCALE — 6

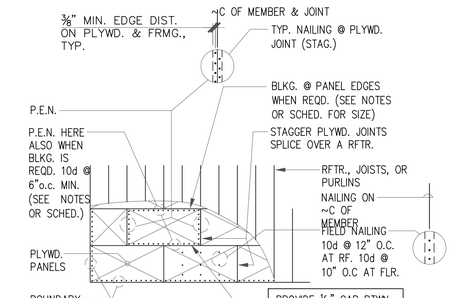


NOTES:
1. PROVIDE EDGE FASTENING FROM WALL GYP. BD. & PLYWD. TO HDR., KING AND CRIPPLE STUDS & CORNER BLOCKS.
2. REFER TO 2016 CALIFORNIA BLDG. CODE TABLE 2304.10.1 FOR ADDL. NAILING.

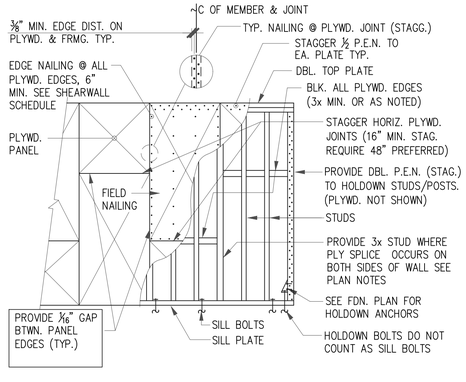
TYP. WALL FRAME OPENING — NO SCALE — 7



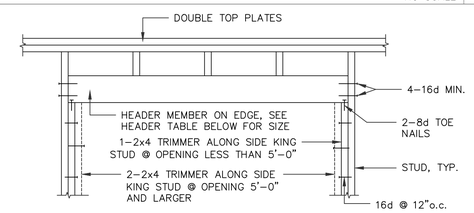
TOP PLATE SPLICE — NO SCALE — 8



ROOF/ FLOOR PLYWOOD — NO SCALE — 9



PLYWOOD SHEAR WALLS — NO SCALE — 10



HEADER SCHEDULE			
WIDTH OF OPENING	STUD WIDTH SIZE 2x4	2x6	2x8
3'-0" MAX.	4x6	6x6	N/A
5'-0" MAX.	4x8	6x8	N/A
8'-0" MAX.	4x10	6x10	N/A
OVER 8'-0"	SEE SPECIFIC DETAILS		

NOTE:
AT EXTERIOR AND INTERIOR WALLS, A 4x12 MIN. HEADER MAY BE USED IN LIEU OF THE HEADERS NOTED IN THE TABLE. (OMIT JACK STUDS IF 4x12 IS USED.) TYP. HEADERS NOTED IN TABLE SHALL BE PROVIDED OVER ALL WINDOWS, DOOR, AND OTHER OPENINGS, UNLESS NOTED OTHERWISE AS SHOWN ON PLAN OR ON WINDOW AND DOOR DETAILS.

HEADER SCHEDULE — NO SCALE — 11

MEMBER SIZE	HANGER TYPE			
2x4	LU24			
2x6	LU26			
2x8	LU28			
2x10	LU210			
2x12	LUS210			
2x14, 4x	HU			
TJI	IUS FOR TIMBER, ITS FOR STEEL BEAM			
LVL JOIST	HUS > 11", HU < 11"			
LVL, PSL BEAM (>3½" WIDTH)	< 12"		> 12"	
	TOP FLANGE	FACE MOUNT	TOP FLANGE	FACE MOUNT
	HWI, HWU, HB	HHU, HUCQ	GLTV, HGLTV (>14")	HUCQ, HGU(>14")

NOTES:
1. PROVIDE SKEWED HANGER WHERE REQUIRED.
2. SEE PLAN WHERE NOTED FOR HANGER AT SPECIAL CONDITION.
3. FOR DOUBLE JOISTS, USE HANGER WHICH DESIGN FOR DOUBLE JOISTS.

HANGER SCHEDULE — NO SCALE — 12

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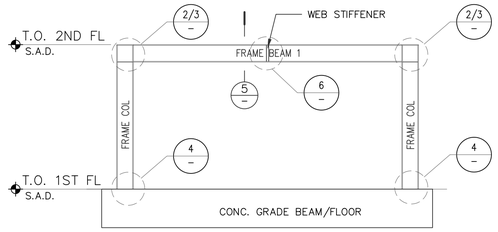
DATE	02/20/2025
SCALE	AS NOTED
DRAWN	J.H.
JOB	220207
SHEET	S3.0
	OF SHEETS

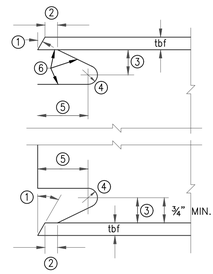


	FRAME BM 1	FRAME BM 2	FRAME COL
OMF1	W10x45		W10x45

MOMENT FRAME ELEVATION

NO SCALE

1



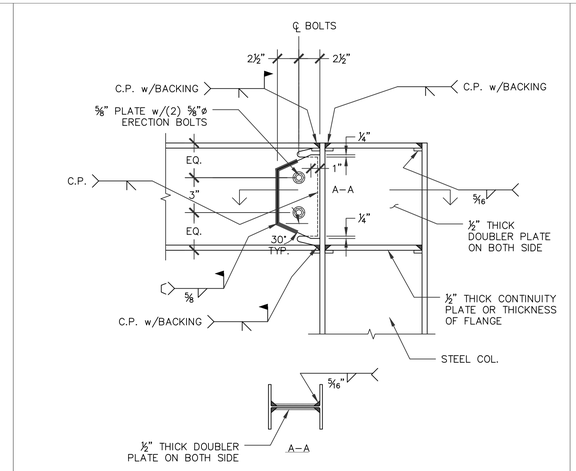
TOLERANCES SHALL NOT ACCUMULATE TO THE EXTENT THAT THE ANGLE OF THE ACCESS HOLE CUT TO THE FLANGE SURFACE EXCEEDS 25°

NOTES:
1. BEVEL AS REQUIRED BY AWS D1.1 FOR SELECTED GROOVE WELD PROCEDURE.
2. LARGE OF tbf OR ½" (PLUS ½ tbf, OR MINUS ¼ tbf)
3. ¾ tbf TO tbf ¾" MINIMUM (±¾")
4. ⅜" MINIMUM RADIUS (PLUS NOT LIMITED, OR MINUS 0)
2. 3 tbf, (±½")
6. SEE FEMA–353, RECOMMENDED SPECIFICATIONS AND QUALITY ASSURANCE GUIDELINES FOR STEEL MOMENT–FRAME CONSTRUCTION FOR SEISMIC APPLICATIONS, OR FABRICATION DETAILS INCLUDING CUTTING METHODS AND SMOOTHNESS REQUIREMENTS.
7. THE WELD FILLER METAL SHALL HAVE A MINIMUM CHARPY V–NOTCH TOUGHNESS OF 20 FT–LBS AT 0°F, AND, FOR COMPLETE PENETRATION WELDS OF BEAM FLANGES, 40 FT–LBS AT 70 DEGREES F AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

WELD ACCESS HOLE DETAIL, TYP.

NO SCALE

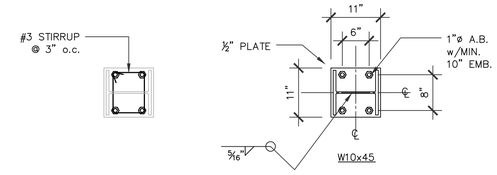
2



BEAM TO COLUMN DETAIL

NO SCALE

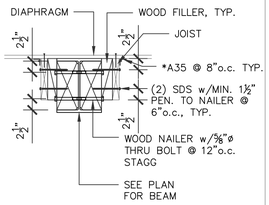
3

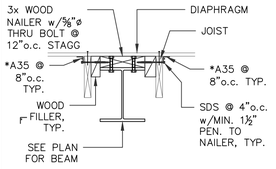


BASE PLATE @ ANCHORS DETAIL

NO SCALE

4

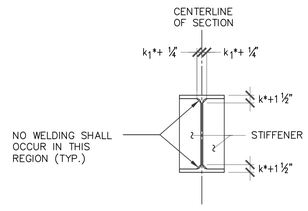




STEEL BEAM DETAIL

* OMIT A35 CLIPS IF EDGE NAILING INSTALLED FROM DIAPHRAGM TO JOISTS/BLK'GS/COLLECTORS

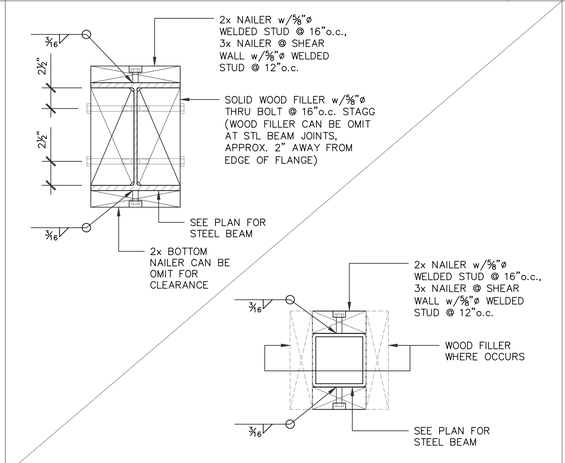
5



* REFER TO AISC MANUAL OF STEEL CONSTRUCTION, 13TH EDITION FOR k AND k1 DIMENSIONS

TYP. WEB STIFFENER DETAIL

6

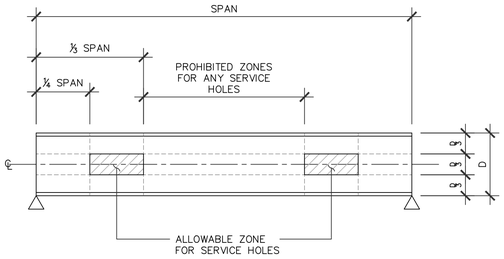


WOOD LEDGER @ STL. BEAM

NO SCALE

7

NOTE:
OBTAIN ENGINEER APPROVAL FOR EACH PENETRATION AND LOCATION

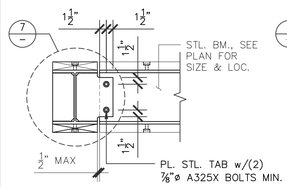


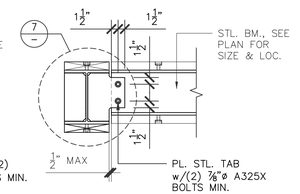
ALLOWABLE ZONE SHOWN HERE FOR UNIFORM LOAD AT FULL SPAN & POINT LOAD AT MID SPAN ONLY

STEEL BEAM PENETRATION DETAIL

NO SCALE

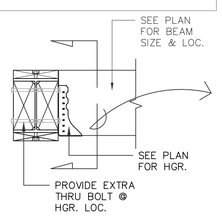
8

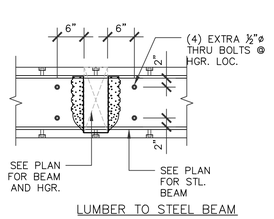




STEEL BEAM TO STEEL BEAM

STEEL TAB OR STIFFENER SHALL HAVE THE LARGER OF MIN. ¼" OR THICKNESS OF WEB



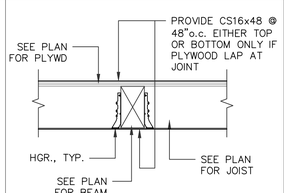


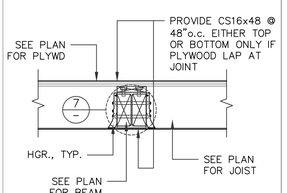
LUMBER TO STEEL BEAM

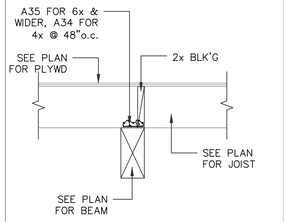
DETAIL

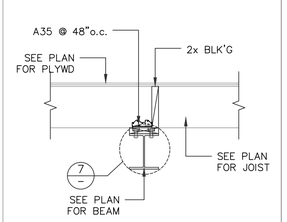
NO SCALE

9





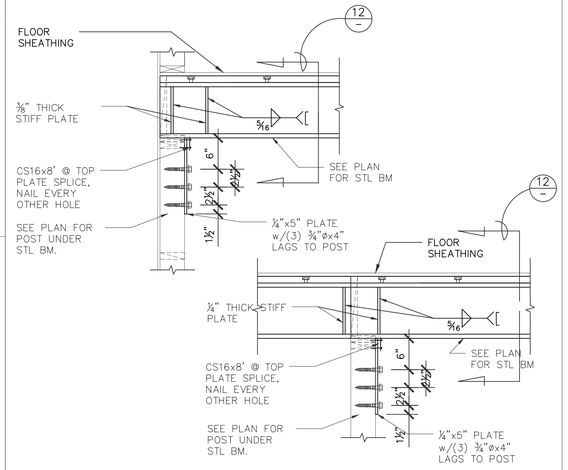




JOISTS TO BEAM DETAIL

NO SCALE

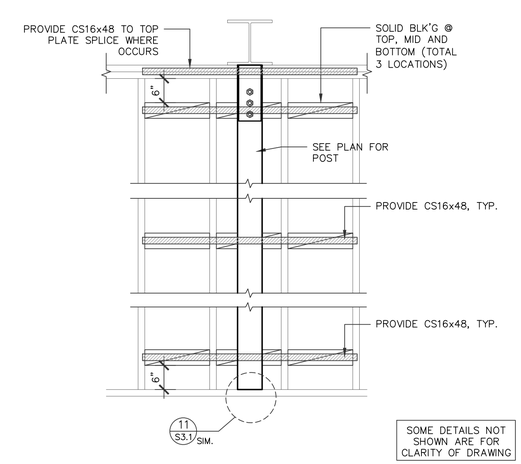
10



POST TO WF DETAIL

NO SCALE

11



SOME DETAILS NOT SHOWN ARE FOR CLARITY OF DRAWING

DETAIL

NO SCALE

12

INNOVATIVE CONSULTING ENGINEER
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info@icegroupinc.com

OWNER / REPRESENTATIVE:

JUAN PEDRO DIAZ

52 FRANKLIN AVENUE
SOUTH SAN FRANCISCO,
CA 94080

SHEET TITLE:

STRUCTURAL DETAILS

PROJECT ADDRESS:

52 FRANKLIN AVENUE
SOUTH SAN FRANCISCO,
CA 94080

APN: 012.039.180

PROJECT DESCRIPTION:

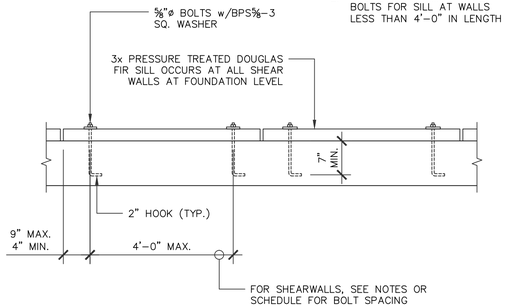
ERECT NEW TWO-STORY SINGLE FAMILY

REGISTERED PROFESSIONAL ENGINEER
JEFF T. CHOW
C 81252
EXP. 09/30/2025
CIVIL
STATE OF CALIFORNIA

NOTES	BY
△	
△	
△	
△	
△	
△	

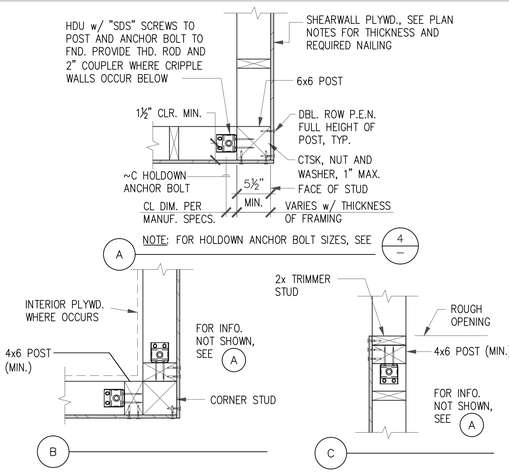
DATE	02/20/2025
SCALE	AS NOTED
DRAWN	J.H.
JOB	220207
SHEET	S3.2
	OF SHEETS

NOTES:
1. WHEN SILL IS ON 6" CURB, USE BOLTS 6" LONGER THAN TYPICAL.
2. PROVIDE A MINIMUM OF 2 BOLTS FOR SILL AT WALLS LESS THAN 4'-0" IN LENGTH



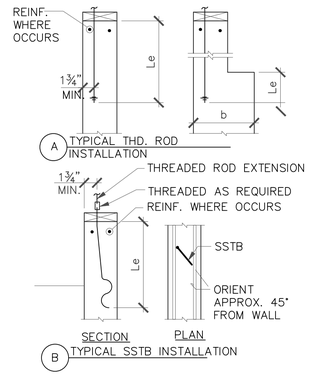
BOLT SPACING AT SILL PLATE

ANCHOR BOLT DETAIL — NO SCALE — 1



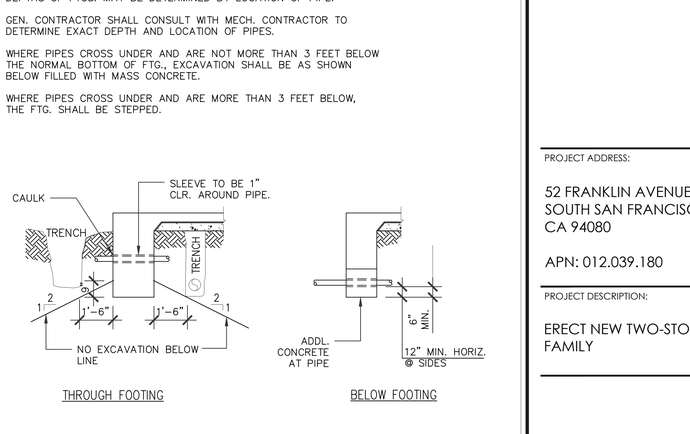
HOLDOWN DETAIL — NO SCALE — 2

HOLDOWN SIZE	OPTION A: THRD. ROD WITH DBL. NUT/WASHER				OPTION B: SIMPSON SSTB ANCHOR BOLT		
	ANCHOR BOLT SIZE	MIN. EMBED. (Le) 6"<b<10"	MIN. EMBED. (Le) b>10"	REMARKS	ANCHOR BOLT SIZE	MIN. EMBED. (Le)	REMARKS
HDU2 HTT16	⅝" DIA THD ROD	18	18	SEE A PROVIDE DBL. AND NUT STANDARD WASHER AT BOTTOM	SSTB16	12⅝"	FOR INSTALLATION REQUIREMENTS SEE A REFER TO SIMPSON CATALOG FOR ADDL. REQUIREMENTS
HDU4 HD5	⅝" DIA THD ROD	18	18		SSTB20	16⅝"	
HDU5 HTT22	⅝" DIA THD ROD	18	18		SSTB24	20⅝"	
HDU8 HDQ8 HD7 HD9	⅞" DIA THD ROD	27	18	SEE A PROVIDE DBL. AND NUT w/ ¼x3x3 WASHER AT BOTTOM	SSTB28	24⅞"	
HDU11 HHDQ11	1" DIA THD ROD	36	22				
HDU14 HHDQ14	1" DIA THD ROD	40	24				
* MONO POUR							

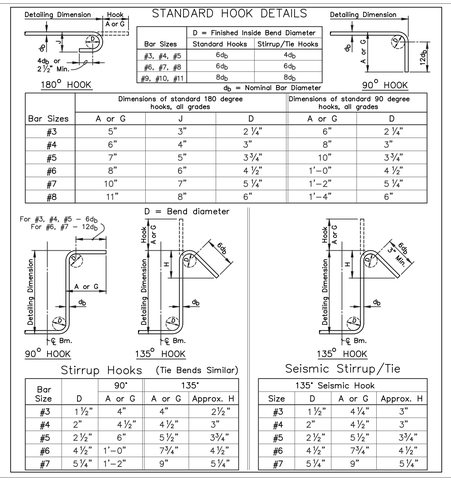


HOLDOWN ANCHOR BOLT SCHEDULE — NO SCALE — 4

1. DEPTHS OF FTGS. MAY BE DETERMINED BY LOCATION OF PIPE.
2. GEN. CONTRACTOR SHALL CONSULT WITH MECH. CONTRACTOR TO DETERMINE EXACT DEPTH AND LOCATION OF PIPES.
3. WHERE PIPES CROSS UNDER AND ARE NOT MORE THAN 3 FEET BELOW THE NORMAL BOTTOM OF FTG., EXCAVATION SHALL BE AS SHOWN BELOW FILLED WITH MASS CONCRETE.
4. WHERE PIPES CROSS UNDER AND ARE MORE THAN 3 FEET BELOW, THE FTG. SHALL BE STEPPED.



PIPE CLEARANCE @ FTG. — NO SCALE — 8



Bar Sizes	D = Finished Inside Bend Diameter: Standard Hooks	Stirrup/Tie Hooks
#3, #4, #5	6db	4db
#6, #7, #8	6db	6db
#9, #10, #11	8db	8db

Bar Sizes	Dimensions of standard 180 degree hooks, all grades: A or G	J	D	Dimensions of standard 90 degree hooks, all grades: A or G	D
#3	5"	3"	2 ¼"	6"	2 ¼"
#4	6"	4"	3"	8"	3"
#5	7"	5"	3¾"	10"	3¾"
#6	8"	6"	4 ½"	1'-0"	4 ½"
#7	10"	7"	5 ¼"	1'-2"	5 ¼"
#8	11"	8"	6"	1'-4"	6"

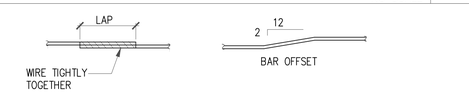
Stirrup Hooks (Tie Bends Similar)

Bar Size	D	90°: A or G	135°: A or G	135°: Approx. H
#3	1½"	4"	4"	2½"
#4	2"	4½"	4½"	3"
#5	2½"	6"	5½"	3¾"
#6	4½"	1'-0"	7¾"	4½"
#7	5¼"	1'-2"	9"	5¼"

Seismic Stirrup/Tie

135° Seismic Hook: Size	D	A or G	Approx. H
#3	1½"	4¼"	3"
#4	2"	4½"	3"
#5	2½"	5½"	3¾"
#6	4½"	7¾"	4½"
#7	5¼"	9"	5¼"

HOOK SCHEDULE — NO SCALE — 5

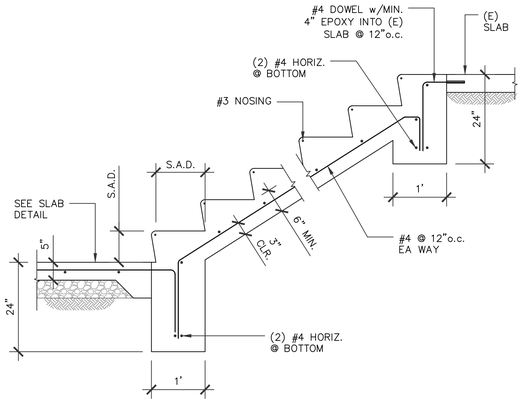


BAR SIZE	MINIMUM LAP LENGTH FOR REINFORCING BARS (UNLESS OTHERWISE NOTED): (2500psi) LAP : FT. – IN. TOP BARS	(2500psi) LAP : FT. – IN. OTHER BARS	(3000psi) LAP : FT. – IN. TOP BARS	(3000psi) LAP : FT. – IN. OTHER BARS
#3	2'-3"	1'-10"	2'-1"	1'-9"
#4	3'-0"	2'-0"	2'-10"	1'-11"
#5	3'-9"	2'-6"	3'-6"	2'-4"
#6	4'-6"	3'-0"	4'-2"	2'-10"
#7	6'-7"	4'-5"	6'-1"	4'-3"
#8	7'-6"	5'-0"	6'-11"	4'-8"
#9	8'-6"	5'-8"	7'-10"	5'-3"
#10	9'-5"	6'-3"	8'-8"	5'-9"
#11	10'-5"	6'-11"	9'-7"	6'-5"

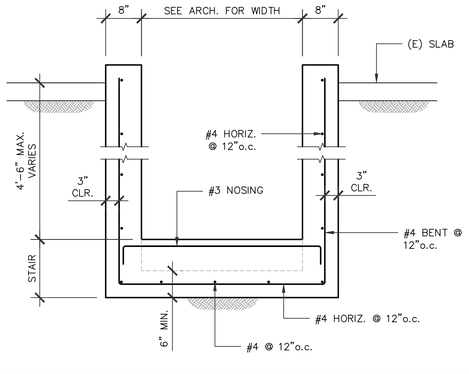
NOTES:
1. TOP BARS ARE HORIZ. TENSION BARS IS PLACED SUCH THAT MORE THAN 12" OF FRESH CONCRETE IS CAST BELOW THE DEVELOPMENT LENGTH OR SPLICE
2. LAP LENGTHS ARE BASED ON Fc=2500psi & 3000psi AND Fy=60000 psi

TYPICAL REBAR SPLICE — NO SCALE — 6

CONCRETE FTG. INTERSECTION — NO SCALE — 7

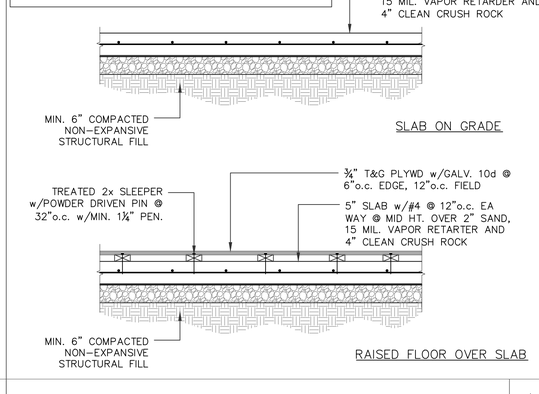


STAIR — NO SCALE — 9

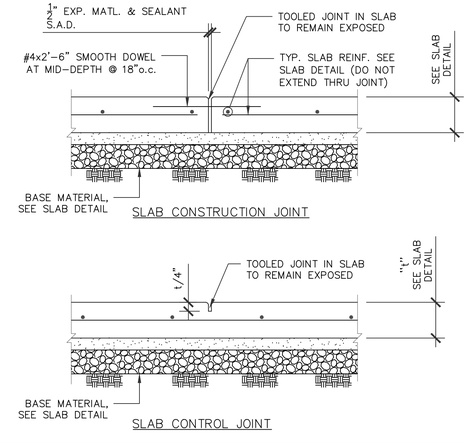


DETAIL — NO SCALE — 10

1) OMIT VAPOR BARRIER IF SLAB EXPOSES TO WEATHER
2) VAPOR RETARDER SHALL BE AT LEAST 15 MIL., USE 'STEGO WRAP' OR EQ.



DETAIL — NO SCALE — 11



SLAB ON GRADE JOINTS — NO SCALE — 12

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REGISTERED PROFESSIONAL ENGINEER
JEFF T. CHIN
C 81252
EXP. 09/30/2025
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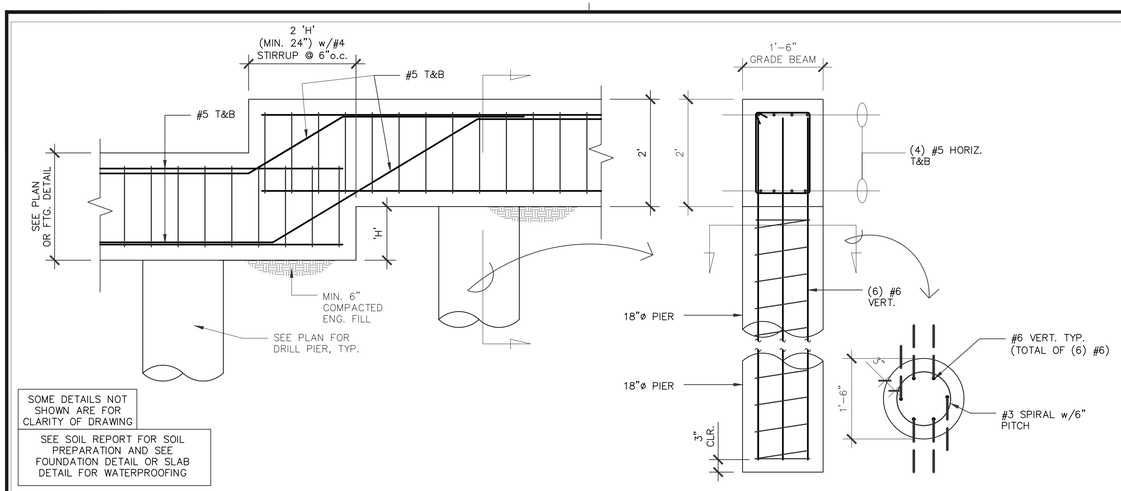
STATE OF CALIFORNIA

NOTES	BY
△	
△	
△	
△	
△	
△	

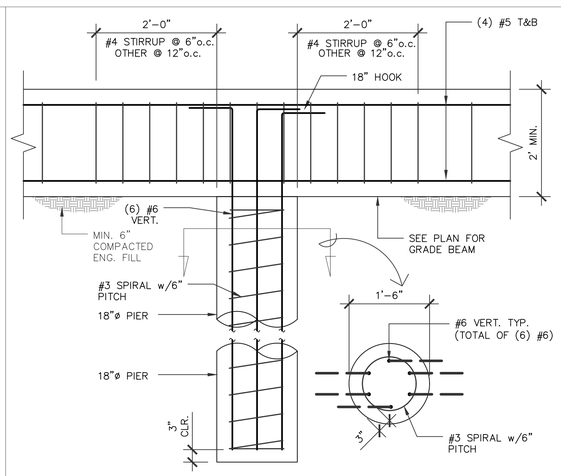
DATE	02/20/2025
SCALE	AS NOTED
DRAWN	J.H.
JOB	220207
SHEET	S3.3
	OF SHEETS



STEPPED GRADE BEAM AND GRADE BEAM DETAIL

NO SCALE

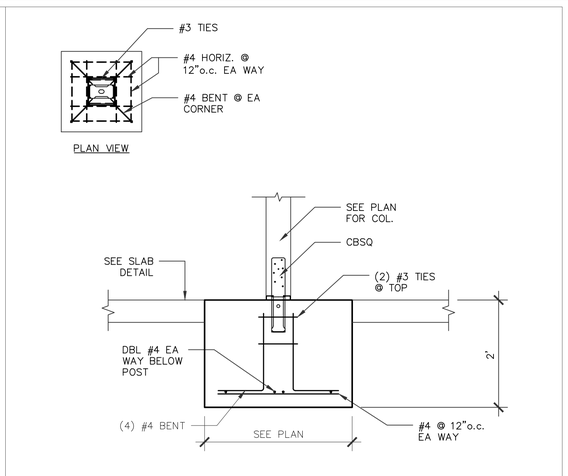
2



DRILLED PIER & GRADE BM DETAIL

NO SCALE

3

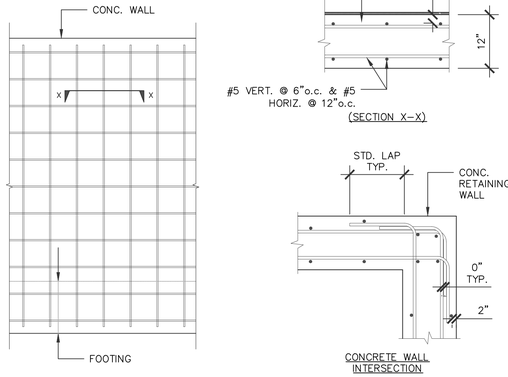


CONC PAD DETAIL

NO SCALE

4

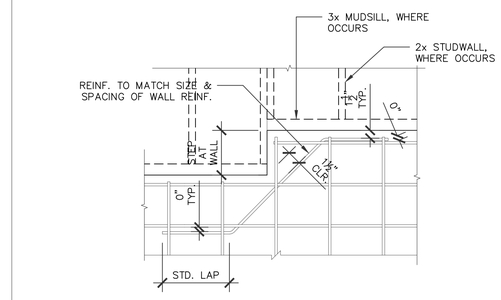
SEE 5/S3.2 & 6/S3.2
REBAR HOOK AND
SPLICE FOR DETAILS



CONC. WALL DETAIL

NO SCALE

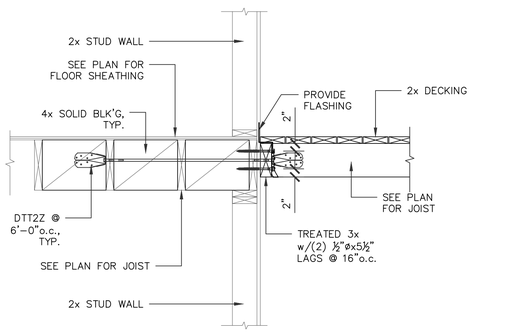
5



STEP AT TOP OF CONC. WALL

NO SCALE

6

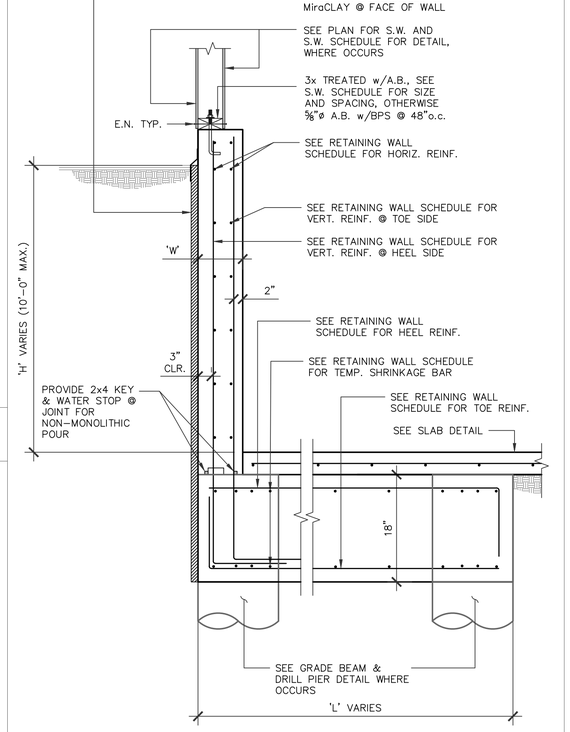


LEDGER AGAINST WALL DETAIL

NO SCALE

7

SOME DETAILS NOT
SHOWN ARE FOR
CLARITY OF DRAWING



RETAINING WALL SCHEDULE

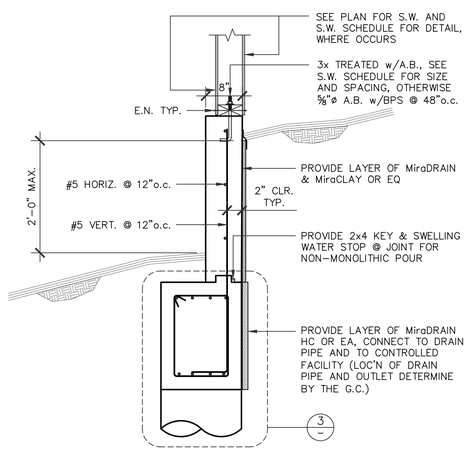
	STEM / WALL						FOOTING				
	WALL HT. (H)	WALL WIDTH (W)	VERTICAL REINF. HEEL	VERTICAL REINF. TOE	HORIZONTAL REINF. HEEL	HORIZONTAL REINF. TOE	FOOTING WIDTH (L)	HEEL WIDTH (B)	HEEL REINF.	TOE REINF.	TEMPARTURE/ SHRINKAGE BAR
H_1	10'-0"	0'-10"	#5 @ 8"o.c.	#5 @ 8"o.c.	#5 @ 12"o.c.	#5 @ 12"o.c.	5'-10"	0'-0"	#5 @ 6"o.c.	#5 @ 8"o.c.	#5 @ 12"o.c.
H_2	4'-0"	0'-8"	#5 @ 12"o.c.	NA	#5 @ 12"o.c.	NA	4'-0"	0'-0"	#5 @ 8"o.c.	#5 @ 8"o.c.	#5 @ 12"o.c.

* FOR STEM >12", TWO LAYERS OF VERT. REINF. STEEL REQUIRED
** FOR FOOTING, REINF. REQUIRED TOP & BOTTOM, U.O.N.

RETAINING WALL DETAIL

NO SCALE

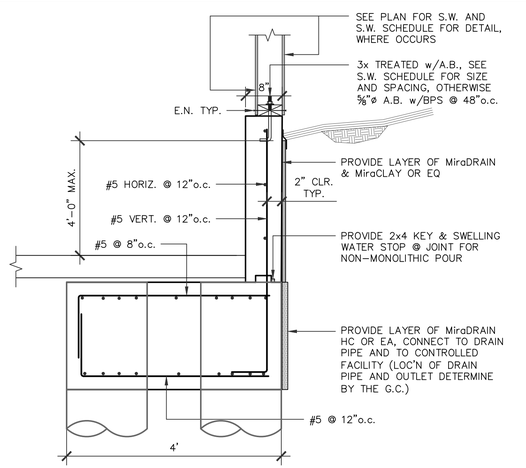
12



DETAIL

NO SCALE

9



DETAIL

NO SCALE

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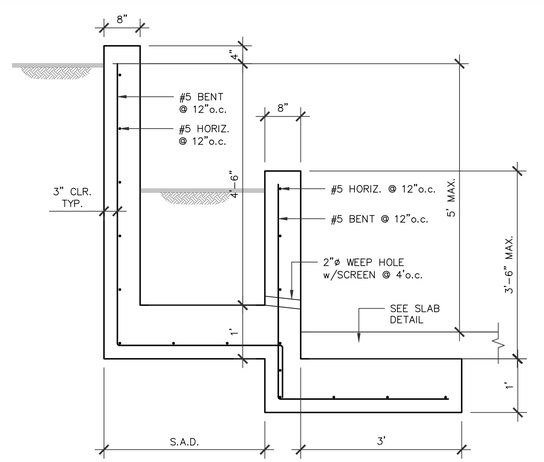

GARDEN WALL

NO SCALE

11

INNOVATIVE
CONSULTING
ENGINEER

338 N. Canal Suite # 20
S. San Francisco,CA 94080
(650) 741-6968
info@icegroupinc.com

OWNER / REPRESENTATIVE:

JUAN PEDRO DIAZ

52 FRANKLIN AVENUE
SOUTH SAN FRANCISCO,
CA 94080

SHEET TITLE:

STRUCTURAL DETAILS

PROJECT ADDRESS:

52 FRANKLIN AVENUE
SOUTH SAN FRANCISCO,
CA 94080

APN: 012.039.180

PROJECT DESCRIPTION:

ERECT NEW TWO-STORY SINGLE FAMILY

REGISTERED PROFESSIONAL ENGINEER
JEFF T. CHOW
C 81252
EXP. 09/30/2025
CIVIL
STATE OF CALIFORNIA

NOTES	BY
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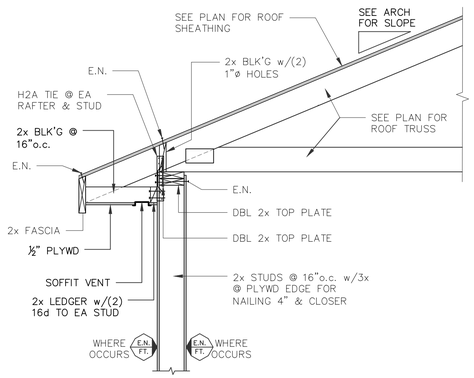
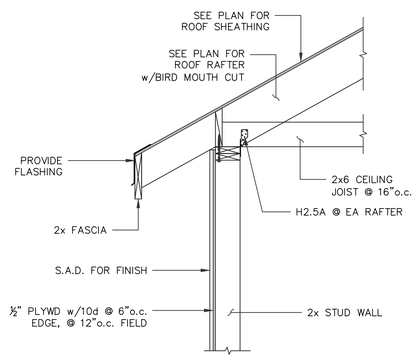
DATE	02/20/2025
SCALE	AS NOTED
DRAWN	J.H.
JOB	220207
SHEET	S3.4
	OF SHEETS



DETAIL 1 — NO SCALE



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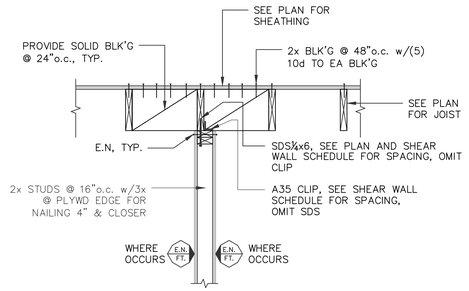
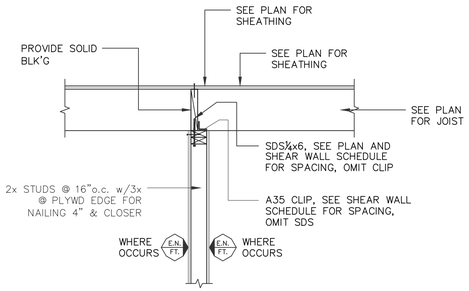


TYPICAL INTERIOR SHEAR WALL
DISCONTINUITY

IN LIEN OF NAILING FROM DIAPHRAGM TO BLOCKING, PROVIDE (2) A35 CLIPS AT EACH BLOCKING WITH #8x¾" SCREW AT UPPER LEG (DO NOT PENETRATE SHEATHING)

NOTE: SOME DETAILS ARE NOT SHOWN ARE FOR CLARITY

DETAIL 3 — NO SCALE

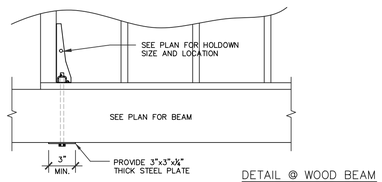


TYPICAL INTERIOR SHEAR WALL
DISCONTINUITY

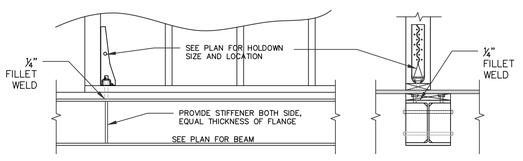
IN LIEN OF NAILING FROM DIAPHRAGM TO BLOCKING, PROVIDE (2) A35 CLIPS AT EACH BLOCKING WITH #8x¾" SCREW AT UPPER LEG (DO NOT PENETRATE SHEATHING)

NOTE: SOME DETAILS ARE NOT SHOWN ARE FOR CLARITY

DETAIL 4 — NO SCALE

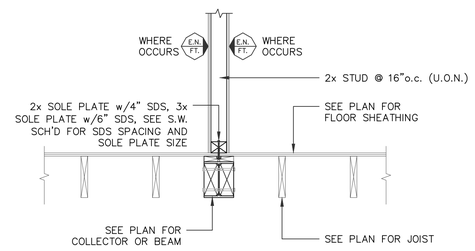


DETAIL @ WOOD BEAM



DETAIL @ STEEL BEAM

HOLDOWN AT BEAM DETAL — NO SCALE

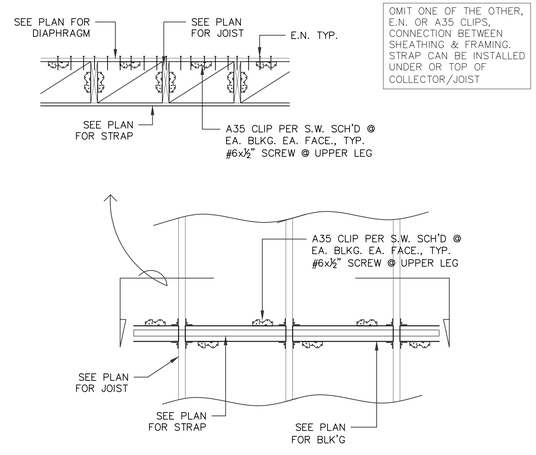


TYPICAL INTERIOR SHEAR WALL
DISCONTINUITY

IN LIEN OF NAILING FROM DIAPHRAGM TO BLOCKING, PROVIDE (2) A35 CLIPS AT EACH BLOCKING WITH #6x½" SCREW AT UPPER LEG (DO NOT PENETRATE SHEATHING)

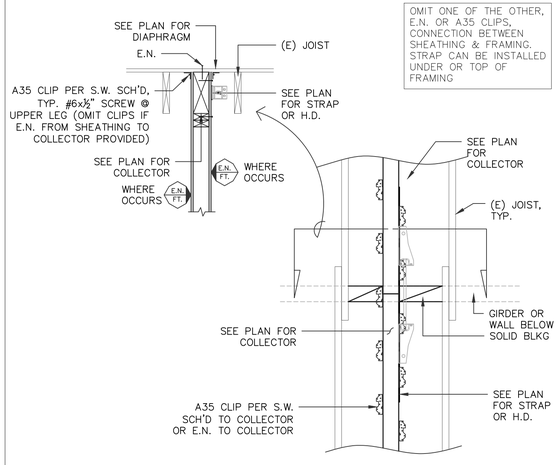
NOTE: SOME DETAILS ARE NOT SHOWN ARE FOR CLARITY

DETAIL 6 — NO SCALE



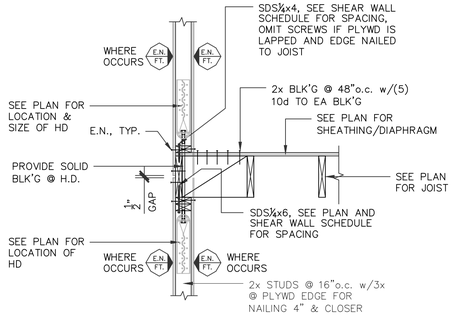
OMIT ONE OF THE OTHER, E.N. OR A35 CLIPS, CONNECTION BETWEEN SHEATHING & FRAMING. STRAP CAN BE INSTALLED UNDER OR TOP OF COLLECTOR/JOIST

COLLECTOR BLOCKING DETAIL — NO SCALE



OMIT ONE OF THE OTHER, E.N. OR A35 CLIPS, CONNECTION BETWEEN SHEATHING & FRAMING. STRAP CAN BE INSTALLED UNDER OR TOP OF FRAMING

COLLECTOR SPLICE DETAIL — NO SCALE



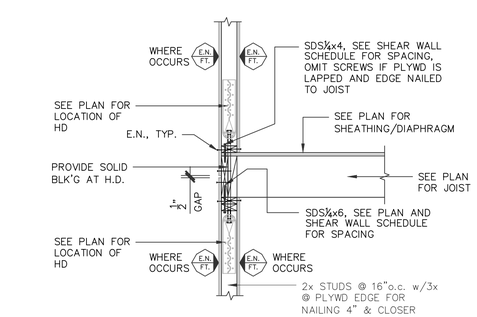
TYPICAL EXTERIOR SHEAR WALL
BETWEEN FLOORS

IN LIEN OF NAILING FROM DIAPHRAGM TO BLOCKING, PROVIDE (2) A35 CLIPS AT EACH BLOCKING WITH #8x¾" SCREW AT UPPER LEG (DO NOT PENETRATE SHEATHING)

NOTE: SOME DETAILS ARE NOT SHOWN ARE FOR CLARITY

IF ONE SIDE SHEAR WALL IS CALLED, IT CAN BE INSTALL EITHER EXTERIOR OR INTERIOR SIDE

DETAIL 9 — NO SCALE



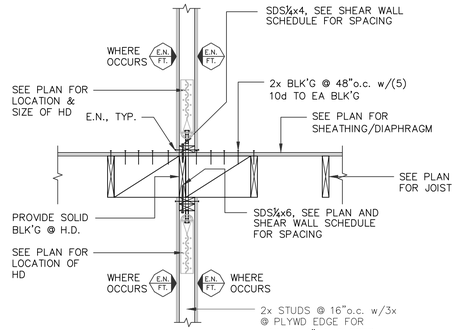
TYPICAL EXTERIOR PLYWD WALL
BETWEEN FLOORS

IN LIEN OF NAILING FROM DIAPHRAGM TO BLOCKING, PROVIDE (2) A35 CLIPS AT EACH BLOCKING WITH #8x¾" SCREW AT UPPER LEG (DO NOT PENETRATE SHEATHING)

NOTE: SOME DETAILS ARE NOT SHOWN ARE FOR CLARITY

IF ONE SIDE SHEAR WALL IS CALLED, IT CAN BE INSTALL EITHER EXTERIOR OR INTERIOR SIDE

DETAIL 10 — NO SCALE

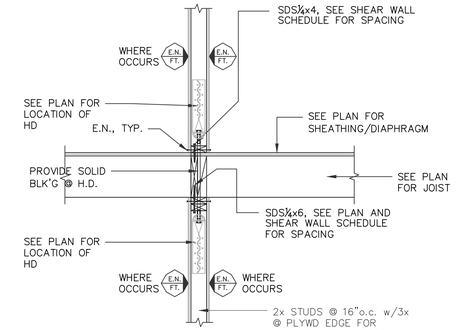


TYPICAL INTERIOR SHEAR WALL
BETWEEN FLOORS

IN LIEN OF NAILING FROM DIAPHRAGM TO BLOCKING, PROVIDE (2) A35 CLIPS AT EACH BLOCKING WITH #8x¾" SCREW AT UPPER LEG (DO NOT PENETRATE SHEATHING)

NOTE: SOME DETAILS ARE NOT SHOWN ARE FOR CLARITY

DETAIL 11 — NO SCALE



TYPICAL INTERIOR SHEAR WALL
BETWEEN FLOORS

NOTE: SOME DETAILS ARE NOT SHOWN ARE FOR CLARITY

DETAIL 12 — NO SCALE

INNOVATIVE CONSULTING ENGINEER
338 N. Canal Suite # 20
S. San Francisco,CA 94080
(650) 741-6968
info@icegroupinc.com

OWNER / REPRESENTATIVE:

JUAN PEDRO DIAZ

52 FRANKLIN AVENUE
SOUTH SAN FRANCISCO,
CA 94080

SHEET TITLE:

STRUCTURAL DETAILS

PROJECT ADDRESS:

52 FRANKLIN AVENUE
SOUTH SAN FRANCISCO,
CA 94080

APN: 012.039.180

PROJECT DESCRIPTION:

ERECT NEW TWO-STORY SINGLE FAMILY

REGISTERED PROFESSIONAL ENGINEER
JEFF T. CHOW
C 81252
EXP. 09/30/2025
CIVIL
STATE OF CALIFORNIA

NOTES	BY
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△	
△	
△	

DATE	02/20/2025
SCALE	AS NOTED
DRAWN	J.H.
JOB	220207
SHEET	S3.5
OF	SHEETS

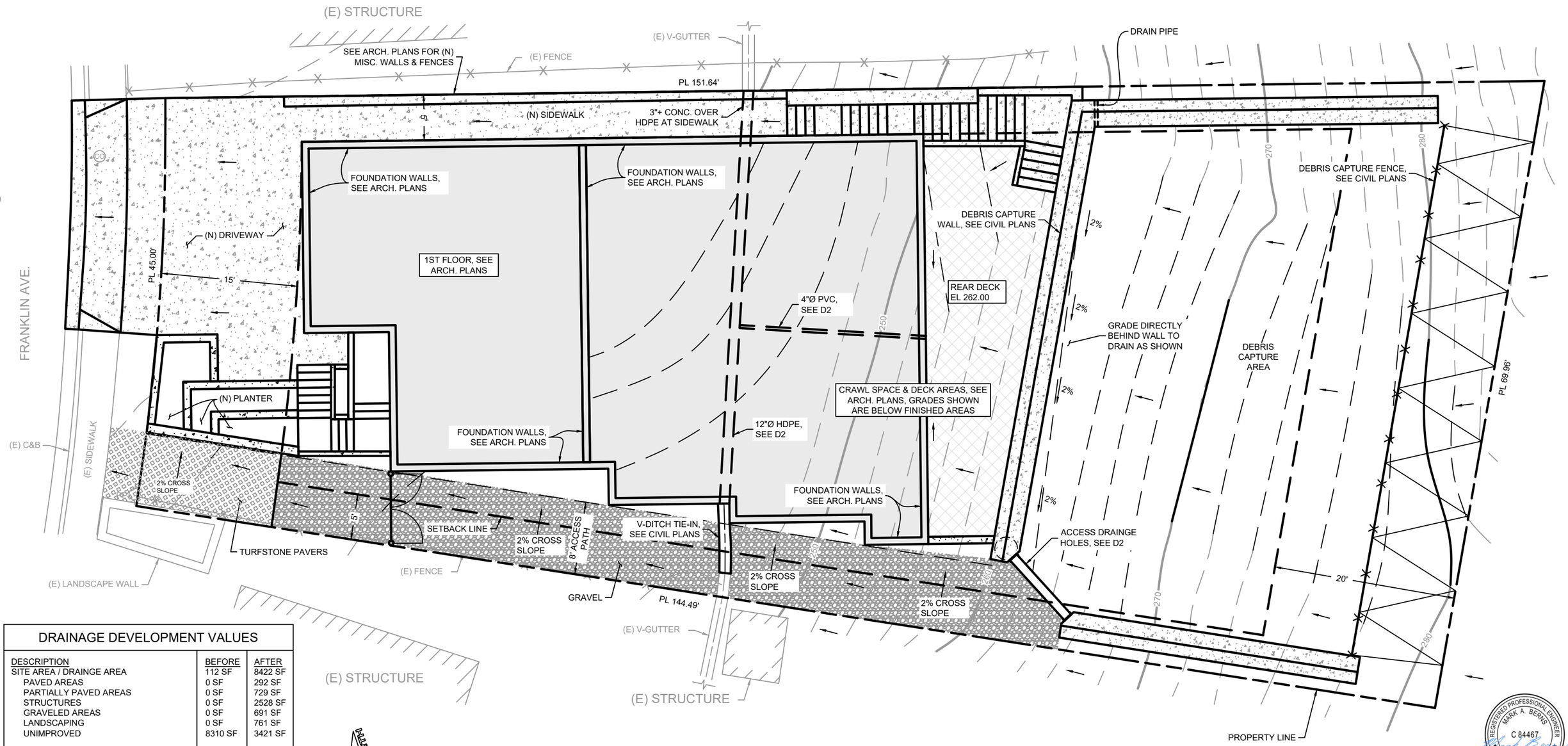
GENERAL PROJECT INFORMATION:
ADDRESS:
52 FRANKLIN AVE.,
SOUTH SAN FRANCISCO, CA 94080
APN #: 175-312-01
OCCUPANCY: R-3
ZONING DISTRICT: N/A
HEIGHT & BULK DISTRICTS: N/A

SHEET INDEX & REVISION #:

KEY

- (E) MINOR CONTOUR
- (E) MAJOR CONTOUR
- (N) MINOR CONTOUR
- (N) MAJOR CONTOUR
- PROPERTY LINE
- SETBACK LINE
- HOME OUTLINE
- FENCE
- SURFACE FLOW DIRECTION

NOTES:
1. LAYOUT & DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK. REPORT DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
2. SEE CIVIL PLANS FOR GRADING, DEBRIS CAPTURE WALL, & SWPPP INFORMATION. SEE ARCHITECTURAL PLANS FOR LAYOUT, ELEVATIONS, & DETAILS FOR LANDSCAPING PLANTERS, LANDSCAPE WALLS, EXTERIOR STAIRS, FLATWORK, & GENERAL SITE LAYOUT. SEE STRUCTURAL PLANS FOR STRUCTURE LAYOUT & ELEVATION INFORMATION.
3. MAINTENANCE: DEBRIS CAPTURE WALL DRAINAGE HOLES, PIPE INLETS, & PIPE OUTLETS SHALL BE INSPECTED SEASONALLY OR MORE FREQUENTLY IF NEEDED. REMOVE VEGITATION & DEBRIS BUILDUP TO MAINTAIN STORM DRAINAGE FLOWS.
4. ANY CHANGES TO PREVIOUSLY SUBMITTED & APPROVED CIVIL PLANS (FOR GRADING & DEBRIS CAPTURE WALL ACCESS) HAVE BEEN REVIEWED & CONFIRMED TO BE ACCEPTABLE BY THE CIVIL ENGINEER FOR THOSE PLANS.
5. DRAINAGE PIPES THRU FOUDATION WALLS SHALL BE CAST INTO PLACE AT TIME OF FOUNDATION CONSTRUCTION. ADD SEALANT MATERIAL AS NEEDED. STRUCTURAL DESIGNER IS RESPONSIBLE FOR ENSURING ADAQUATE REBAR AROUND PIPE PENETRATIONS.
6. KEY PIPE BACKFILL INTO EXISTING SLOPE. ENSURE ADAQUATE COMPACTION.



DRAINAGE DEVELOPMENT VALUES

DESCRIPTION	BEFORE	AFTER
SITE AREA / DRAINGE AREA	112 SF	8422 SF
PAVED AREAS	0 SF	292 SF
PARTIALLY PAVED AREAS	0 SF	729 SF
STRUCTURES	0 SF	2528 SF
GRAVELED AREAS	0 SF	691 SF
LANDSCAPING	0 SF	761 SF
UNIMPROVED	8310 SF	3421 SF
FLOW RATE	0.05 CFS	0.08 CFS
FLOW VOLUME	168 CF	305 CF
FLOW VELOCITY	0.88 FPS	0.82 FPS

VALUES BASED UPON 10-YR 1-HR STORM EVENT.

REGISTERED PROFESSIONAL ENGINEER
MARK A. BERNS
C 84467
CIVIL
STATE OF CALIFORNIA

SEALED 9/25/2025
EXPIRES 9/30/2027

DESIGNER
BERNS INFRASTRUCTURE, LLC
1345 N. JEFFERSON STREET #434
MILWAUKEE, WI 53202
WWW.BERNSINFRASTRUCTURE.COM

PROJECT
52 FRANKLIN AVE
SOUTH SAN FRANCISCO, CA

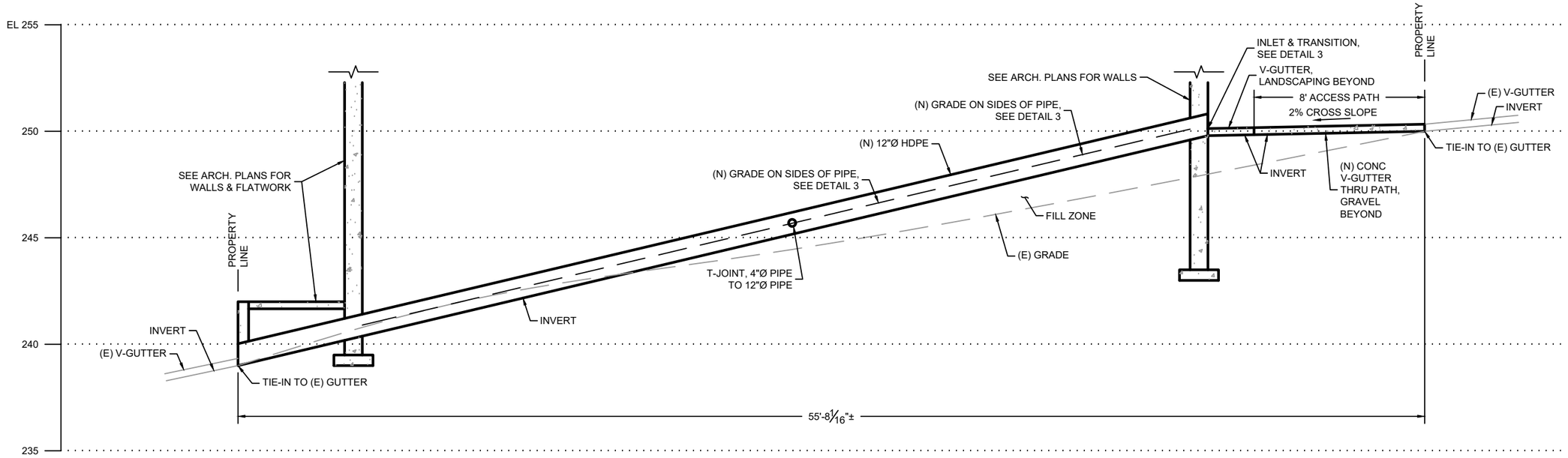
CLIENT
JUAN PEDRO DIAZ
23 CARLSBAD CT, S. SAN FRANCISCO, CA

SHEET TITLE
DRAINAGE PLAN

REV.	DATE	VERSION DESCRIPTION
	9/25/2025	RELEASED FOR CONSTRUCTION

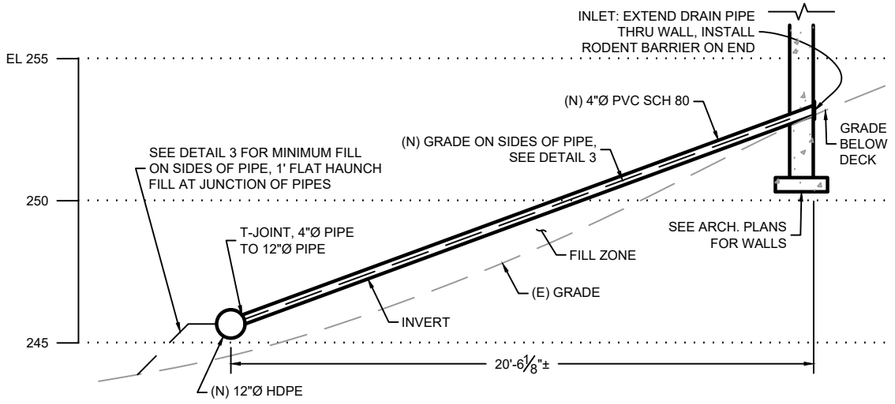
SCALE: NTS

SHEET: D1

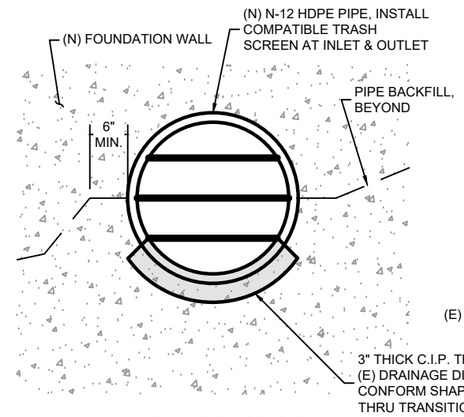


1 **12" DIA. HDPE PROFILE**
SEE CIVIL DRAWINGS FOR GRADING INFORMATION

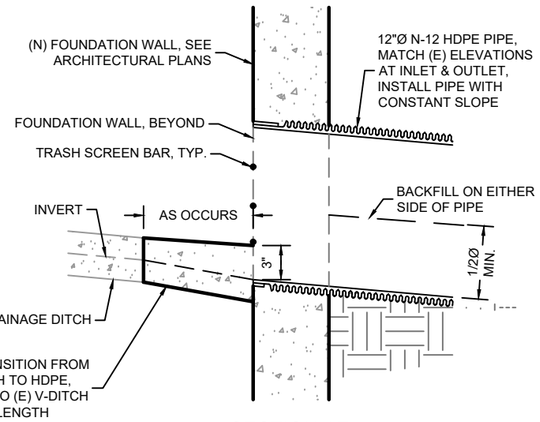
NOTE: FOUNDATION ELEMENTS SHOWN ARE SCHEMATIC ONLY, SEE ARCHITECTUAL PLANS FOR LAYOUT & ELEVATIONS.



2 **4" DIA. PVC PROFILE**
SEE CIVIL DRAWINGS FOR GRADING INFORMATION

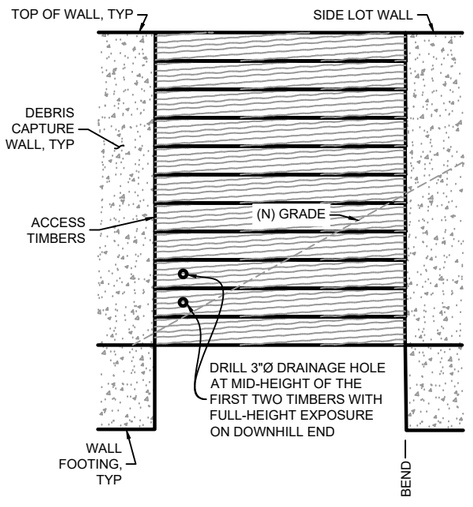


VIEW AT FACE OF FOUNDATION WALL



SECTION AT FOUNDATION WALL

3 **STORM DRAIN PIPE BELOW RESIDENCE**
SEE CIVIL PLANS FOR GRADING INFORMATION



4 **DEBRIS CAPTURE WALL ACCESS DRAINAGE**
SEE CIVIL DRAWINGS FOR WALL & ACCESS DETAILS

REGISTERED PROFESSIONAL ENGINEER
MARK A. BERNS
C 84467
CIVIL
STATE OF CALIFORNIA
SEALED 9/25/2025
EXPIRES 9/30/2027

DESIGNER BERNS INFRASTRUCTURE, LLC 1345 N. JEFFERSON STREET #434 MILWAUKEE, WI 53202 WWW.BERNSINFRASTRUCTURE.COM	PROJECT 52 FRANKLIN AVE SOUTH SAN FRANCISCO, CA CLIENT JUAN PEDRO DIAZ 23 CARLSBAD CT, S. SAN FRANCISCO, CA	SHEET TITLE DRAINAGE PROFILES & DETAILS	REV.	DATE	VERSION DESCRIPTION
				9/25/2025	RELEASED FOR CONSTRUCTION

SCALE: AS NOTED
SHEET: D2