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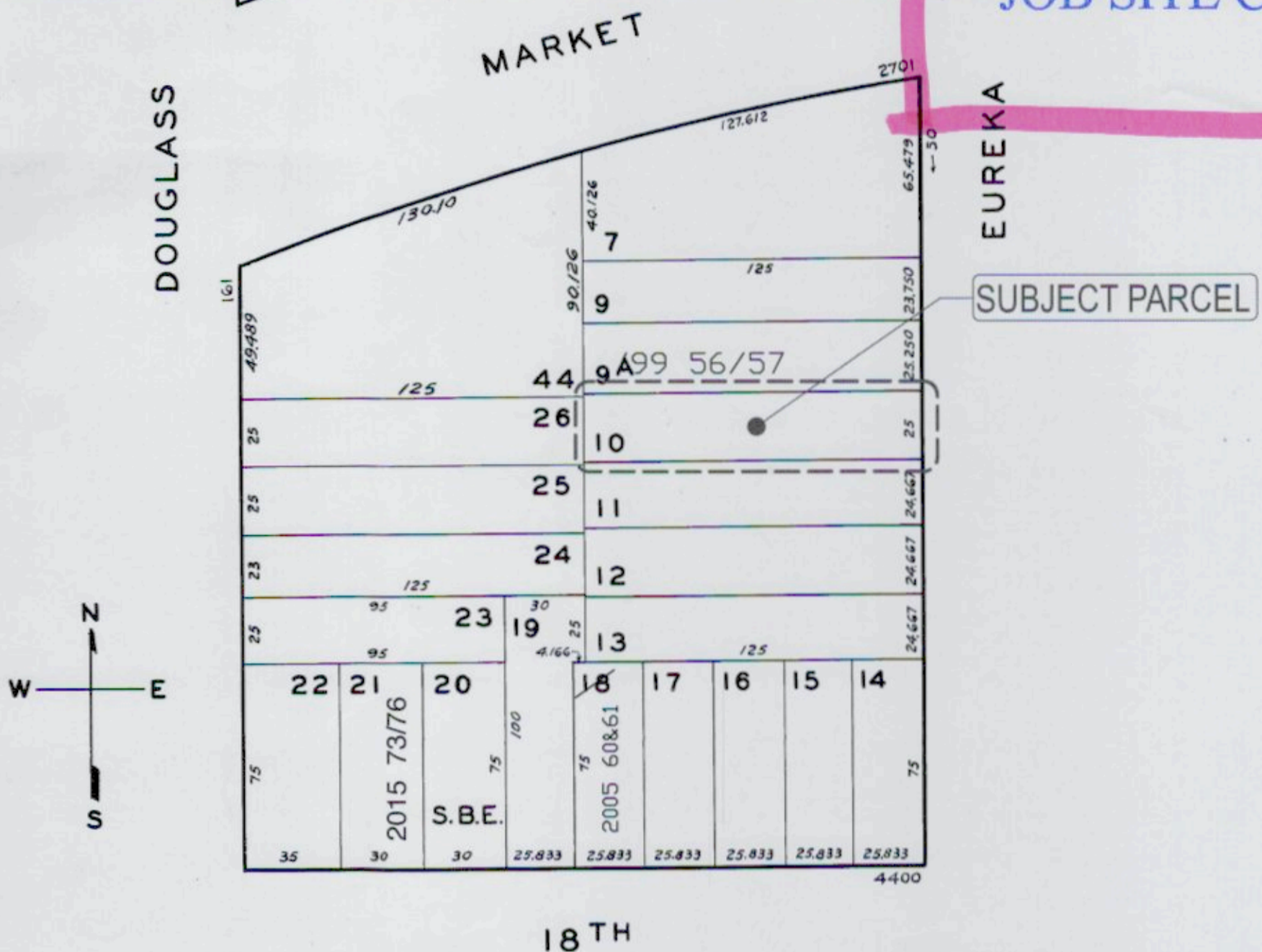
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GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.
- ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS DIMENSIONS, AND MEASUREMENTS IN THE FIELD BEFORE BEGINNING WORK. ANY AND ALL DISCREPANCIES, UNUSUAL CIRCUMSTANCES, ERRORS OMISSIONS AND/OR CONFLICTS FUNDS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER'S AND THE OWNER ATTENTION IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, AND ELECTRICAL. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH THE SAME DISCIPLINES.
- UNLESS OTHERWISE NOTED, ALL ANGLES SHALL BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED SHALL BE CENTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.
- DETAILED AND/OR LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS SHALL BE VERIFIED.
- ALL WORK SHALL BE DONE UNDER PERMIT. PLANS AND CALCULATIONS, IF REQUIRED, SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- NOTE THAT MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING AND COMMUNICATIONS ARE DESIGN BUILD ITEMS. ARCHITECTURAL DRAWINGS SHOW DESIGN INTENT, CONTRACTOR TO CONFIRM ALL SYSTEM REQUIREMENTS WITH BUILDING OWNER AND ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR/SUBCONTRACTOR SHALL SUBMIT PLANS FOR THEIR RESPECTIVE WORK TO THE BUILDING DEPARTMENT AS REQUIRED FOR PLAN CHECK AND PERMIT ISSUANCE, INCLUDING PAYING FOR ALL PLAN CHECK AND PERMIT FEES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AND BACKING AS REQ'D FOR ALL NAILING OF INTERIOR TRIM AND FINISHES, AND SHALL COORDINATE AND PROVIDE ALL FRAMING, BACKING AND BRACING AS NECESSARY FOR INSTALLATION OF EQUIPMENT INDICATED ON THE DRAWINGS, PROVIDE BACKING PLATES AT ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
- INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
- THERMAL AND SOUND INSULATING INSULATION SHALL COMPLY WITH CBC SEC. 719.
- ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.
- ALL NEW SMOKE DETECTORS TO E HARD WIRED.

ASSESSOR'S MAP



ABBREVIATION

#	POUND OR NUMBER	H.C.	HANDICAPPED
&	AND	HI	HIGH
ABV	AT	HM	HOLLOW METAL
AD	ABOVE	HP	HIGH POINT
ACT	ACOUSTIC CEILING TILE	HR	HOUR
AD	AREA DRAIN	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR	IRGWB	IMPACT RESISTANT
ALUM	ALUMINUM	ILO	GYPSUM WALLBOARD
APPROX	APPROXIMATE	INSUL	IN LIEU OF
ANOD	ANODIZED	INT	INSULATED
ASPH	ASPHALT	INT	INTERIOR
BD	BOARD	LO	LOW
BLDG	BUILDING	MAX	MAXIMUM
BLKG	BLOCKING	MECH	MECHANICAL
BOT	BOTTOM	MEMBR	MEMBRANE
BSMT	BASEMENT	MIN	MINIMUM
BST	BOTTOM OF STAIRS	MO	MASONRY OPENING
BYND	BEYOND	MTL	METAL
CIP	CAST IN PLACE	(N)	NEW
CHNL	CHANNEL	NIC	NOT IN CONTRACT
CJ	CONTROL JOINT	NO	NUMBER
CLG	CEILING	NOM	NOMINAL
CLO	CLOSET	N.T.S.	NOT TO SCALE
CLR	CLEAR	O.C.	ON CENTER
CNTR	COUNTER	OFF	OFFICE
CMU	CONCRETE MASONRY UNIT	OH	OPPOSITE HAND
COL	COLUMN	OZ	OUNCE
CONCR	COMPRESSIBLE	PCC	PRE-CAST CONCRETE
CONC	CONCRETE	P.L.	PROPERTY LINE
CONT	CONTINUOUS	PLUMB	PLUMBING
CORR	CORRIDOR	PLYD	PLYWOOD
CPT	CARPET	PT	PRESSURE TREATED
CT	CERAMIC TILE	PNT	PAINT/PAINTED
CTR	CENTER	PVC	POLYVINYL CHLORIDE
CTYD	COURTYARD	RBR	RUBBER
DBL	DOUBLE	RCP	REFLECTED CEILING PLAN
DEMO	DEMOLISH	RD	ROOF DRAIN
DET	DETAIL	RDWD	REDWOOD
D.F.	DRINKING FOUNTAIN	REQD	REQUIRED
DIA	DIAMETER	RM	ROOM
DIMS	DIMENSIONS	S.F.	SQUARE FOOT
DN	DOWN	SIM	SIMILAR
DR	DOOR	SPEC	SPECIFIED OR SPECIFICATION
DWG	DRAWING	SPK	SPRINKLER
(E)	EXISTING	SSTL	STAINLESS STEEL
EA	EACH	STC	SOUND TRANSMISSION COEFFICIENT
EL	ELEVATION	STD	STANDARD
ELEC	ELECTRICAL	STL	STEEL
ELEV	ELEVATOR/ELEVATION	STRUCT	STRUCTURAL
EQ	EQUAL	SQ.	SQUARE
EXCL	EXCLUDE	T&G	TONGUE AND GROOVE
EXP JT	EXPANSION JOINT	TC	TOP OF CURB
EXT	EXTERIOR	TELE	TELEPHONE
F.D.	FLOOR DRAIN	TOILET	TOILET
FEC	FIRE EXTINGUISHER CABINET	TO	TOP OF
FIXT	FIXTURE	TOC	TOP OF CONCRETE
FLR	FLOOR	TOS	TOP OF STEEL
FLUOR	FLUORESCENT	TP	TOILET PAPER DISPENSER
FM	FILLED METAL	T/D	TELEPHONE/DATA
FND	FOUNDATION	TST	TOP OF STAIRS
FO	FACE OF	TYP	TYPICAL
F.O.F.	FACE OF FINISH	U.N.O.	UNLESS NOTED OTHERWISE
FURR	FURRING	U/S	UNDERSIDE
GA	GAUGE	V.I.F.	VERIFY IN FIELD
GALV	GALVANIZED	VP	VISION PANEL
G.B.	GRAB BAR	W	WITH
GND	GROUND	WD	WOOD
GRP	GROUP	W.H.	WATER HEATER
GWB	GYPSUM WALL BOARD		
GYP	GYPSUM		

SCOPE OF WORK

REVISION TO APPROVED PLANS (PERMIT #: 2018-0202-0214) TO:

- ADDITIONAL EXCAVATION @ BACK YARD TO ACCOMMODATE A PATIO FOR BASEMENT FLOOR UNIT
- ADDING ROOF DECK @ ROOF
- MODIFICATION OF INTERIOR LAYOUT @ ALL LEVELS

NOTE: BLDG. TO BE FULLY SPRINKLERED, PER NFPA13, CBC & SFBC 2019 EDITIONS

PROJECT DATA

PLANNING DATA:

BLOCK / LOT :
LOT AREA:
ZONING:
(E) # OF UNITS:
APPROVED # OF UNITS:
(N) # OF UNITS:
ALLOWABLE HEIGHT:
BUILDING HEIGHT:
OF CAR PARKING:
(E) # OF BIKE PARKING:
APPROVED # OF BIKE PARKING
(N) # OF BIKE PARKING:
(E) SPRINKLER SYSTEM:

2650/010
3,125 ± S.F.
RH-3
2
3
3 (NO CHANGE)
40-X
± 35'-5" (NO CHANGE)
0 (NO CHANGE)
0
0
3
NONE

BUILDING DATA:

NUMBER OF STORIES:
CONSTRUCTION TYPE:
(E) OCCUPANCY GROUP:
(N) OCCUPANCY GROUP:
APPLICABLE CODES:

2 OEVER BASEMENT (NO CHANGE)
TYPE "V-B"
R-3
R-2
2019 CALIFORNIA CODES EDITIONS
W/ SAN FRANCISCO AMENDMENTS

(E)GROSS FLOOR AREA:

BASEMENT:
FIRST FLOOR:
SECOND FLOOR:
TOTAL BLDG GROSS AREA (INCL STOR/GAR):

± 1,377 S.F.
± 1,396 S.F.
± 1,471 S.F.
± 4,244 S.F.

(APPROVED)GROSS FLOOR AREA:

BASEMENT:
FIRST FLOOR:
SECOND FLOOR:
TOTAL BLDG GROSS AREA (INCL STOR/GAR):

± 1,377 S.F. (NO CHANGE)
± 1,396 S.F. (NO CHANGE)
± 1,471 S.F. (NO CHANGE)
± 4,244 S.F. (NO CHANGE)

(N)GROSS FLOOR AREA:

BASEMENT:
FIRST FLOOR:
SECOND FLOOR:
TOTAL BLDG GROSS AREA (INCL STOR/GAR):

± 1,377 S.F. (NO CHANGE)
± 1,396 S.F. (NO CHANGE)
± 1,471 S.F. (NO CHANGE)
± 4,244 S.F. (NO CHANGE)

(E) & APPROVED USABLE OPEN SPACE:
PROPOSED USABLE OPEN SPACE:

± 1,220 S.F. @ REAR YARD (COMMON)
± 1,022 S.F. @ REAR YARD (COMMON)
± 185 S.F. @ PATIO @ REAR YARD (PRIVATE)
± 372 S.F. @ ROOF DECK (PRIVATE)

Where underpinning of adjacent property is necessary, complete details must be approved by the Department of Building Inspection before excavation begins. Building adjoining property owner in writing of proposed excavation as required by law - Sec. 832 Civil code, State of California. All underpinning to be supervised by registered civil engineer including temporary shoring and sequence of operation.

A separate shoring permit is required before excavation begins. Work to be supervised by registered civil engineer including temporary shoring and sequence of operation.

APPROVED BY CHRISTOPHER MAY
AUG 06 2021
PLANNING DEPARTMENT

RECEIVED
AUG 06 2021
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR DIGITIZING
ACCEPTED

PROJECT NAME **74A**
72-74 EUREKA ST.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
4653 MISSION STREET
SAN FRANCISCO CA 94112
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SHEET TITLE

Cover Sheet



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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
A	10/18/21	BLDG CHARTS

DRAWN	S.M.
CHECKED	R.K.
DATE	02/22/2016
REVISED DATE	08/05/2021
JOB NO.	21-1925
SHEET NO.	A-0.1

202108065957

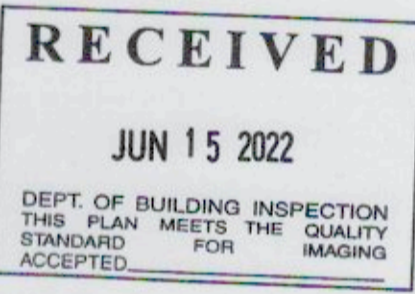
ADMINISTRATIVE BULLETIN

NO. AB-057 :
DATE : July 19, 2004 (Updated 01/01/14 for code references.)
SUBJECT : Plan Review and Permit Process
TITLE : Local Equivalency for Approval of Roof Hatches in Lieu of Stairway Penthouses in Designated Buildings
PURPOSE : The purpose of this Administrative Bulletin is to provide standards and procedures for the application, case-by-case review and approval of requests for a modification based on Local Equivalency to allow the use of roof hatches as alternates to stairway penthouses in R-3 buildings where the stairway access to the roof does not strictly comply with the provisions of Section 1009.16 of the San Francisco Building Code.
REFERENCE : 2013 San Francisco Building Code
- Section 104A.2.1, General, rules and regulations
- Section 104A.2.7, Modifications
- Section 104A.2.8, Alternate materials, alternate design and methods of construction
- Section 705.5 and Tables 601 and 602, Fire Resistance of Walls
- Section 705.11, Parapets
- Section 1009, Stairways
- Section 1009.16, Stairway to roof
DISCUSSION : The installation of roof penthouses throughout the City is an issue of serious concern to the public and the Planning Department inasmuch as such penthouses may expand structures to larger than may be compatible with surrounding structures and may block sunlight and views. Roof penthouses are often a basis of extensive Planning and Building Department review, permit appeals and reconsideration during construction. The use of roof hatches in lieu of stair penthouses under certain conditions can do much to resolve the problems related to roof penthouses, could permit rapid processing and issuance, and, if installed in accordance with the following conditions, would not impair the code-mandated suitability, strength, effectiveness, fire resistance, durability, safety or sanitation of the standard method of roof access.

This bulletin does not apply to buildings under the jurisdiction of the San Francisco Fire Department, although requests to apply alternates and equivalencies to the regular code will be considered by the Fire Department on a case-by-case basis.
The use of roof hatches under this Administrative Bulletin is limited to the following applications:
1. Where proposed roof hatches provide access to the roof of buildings under the jurisdiction of the Department of Building Inspection, and
2. Where a stairway to the roof is either required by code or voluntarily proposed, and

3. Where the roof hatch and its appurtenances are approved and constructed as detailed below, and
4. When the roof hatch is served by a stairway.
Other applications for roof hatches in lieu of required fully complying stairways will be considered on a case-by-case basis under the review and approval procedures in the California Building Code regarding "Modifications" and "Alternative materials, alternate designs and methods of construction."
Note: Under Section 1009.16.1, Exception: In buildings without an occupied roof, access to the roof shall be permitted to be a roof hatch or trap door not less than 16 square feet in area and having a minimum dimension of 2 feet.
Procedure for Application of Local Equivalency
Project sponsors wishing to apply Local Equivalencies must fill out and submit the request for Approval of Local Equivalencies on a standard form (Attachment A). Fees to be paid and scheduling of review of requests are as noted on that form. Following Department of Building Inspection and, as appropriate, other agency review, each request will be approved, approved with conditions, disapproved, or placed on "Hold" pending submittal of additional information.
Further details of procedures for the review of Local Equivalencies and appeal of departmental determinations may be found in AB-005, Request for Approval of Local Equivalencies.
Conditions of Local Equivalency
Roof hatches in lieu of stairway penthouses may be permitted when the following approved equivalent provisions are met. This Local Equivalency allows roof hatches to be used in lieu of stairway penthouses and for such roof hatch to be considered as meeting the code requirements for a stairway to the roof if the below listed standard provisions are met:
1. Applicant shall submit drawings showing details of the proposed roof hatch, stairway, stair handrail, and other details as needed to demonstrate compliance, insofar as is practical, with the stairway requirements of the San Francisco Building Code. Submittal documents shall include a plan view showing the location of the roof hatch and stairway and shall include sections and/or elevations detailing the proposed installation.
2. Stairways shall have handrails on at least one side. At least one handrail shall extend at least 34 inches above the roof surface. Such handrail may be attached to the underside of the operable hatch so that it is in the correct position for handrails when the hatch is in the open position, or it may be secured to the roof or other construction. Minor breaks in the continuity of the handrail are permitted; handrail sections must be generally aligned.
3. If the opening for the stairway to the roof is within the distance where protection of openings is required, then parapets extending along the parapet wall at least the length of the opening shall be provided per Section 705.11.
4. The curb at the roof opening for the roof hatch on the side where the stairs emerge from the interior shall extend above the roof surface no more than nine inches, the curb at the roof hatch on other sides of the hatch shall not exceed 24 inches above the roof surface, and the maximum height of any portion of the hatch in a closed position shall not exceed 36 inches above the roof surface.
5. The rise and run of stairs to the roof shall meet regular code requirements.
6. The width of a stairway to a roof and the clear width of a roof hatch in its open position shall be not less than 30 inches, except that when serving an occupied roof with an occupant load of 10 or more or serving an occupied roof area greater than 400 square feet the width shall meet the specific requirements of the San Francisco Building Code. Handrails, lifting mechanisms and other equipment may encroach into the required width up to 1 1/2" when the roof hatch is in a fully open position.
7. When the roof hatch serves an occupied roof, the hatch latching mechanism shall be operable from the exterior.
A permit application and related submittal documents shall detail all construction that is approved as a result of this Request for Approval of Local Equivalency. No work to install roof hatches in lieu of stairway penthouses shall be done prior to approval of such Permit Application and issuance of a permit.

Signed By:
Frank Y. Chiu, July 18, 2004
Director
Department of Building Inspection
Approved by the Building Inspection Commission on July 18, 2004
Attachment A: Request for Approval of Local Equivalency



Philip Chan, DBI
JUL 06 2022
Page 57-3

PROJECT NAME
72-74 EUREKA ST.
SAN FRANCISCO, CA



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SHEET TITLE

AB-57 Froms



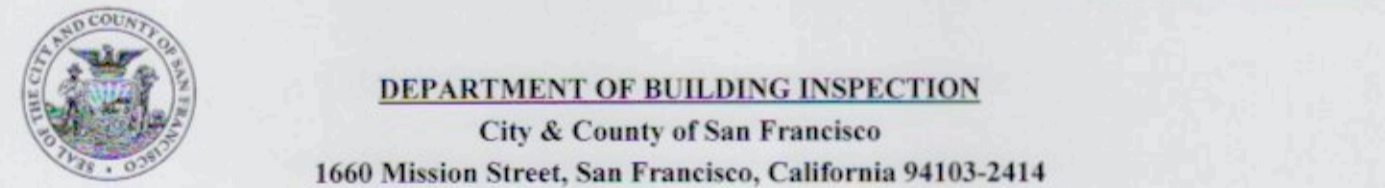
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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1		SCOPE OF REVISION
2	10/18/2021	BLDG COMMENTS
3	11/24/2021	MECH COMMENTS
4	12/09/2021	BLDG COMMENTS

DRAWN	S.M.
CHECKED	R.K.
DATE	02/22/2016
REVISED DATE	10/27/2021
JOB NO.	21-1925
SHEET NO.	A-0.2

ATTACHMENT A



DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION
DATE SUBMITTED 10/18/2021 [Note: This form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1A-B, Item 5. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application # 2021-0806-5957

Property Address: 72-74 EUREKA ST. SAN FRANCISCO, CA 94114

Block and Lot: 2650 / 010 Occupancy Group: R-2 Type of Construction: B-V No. of Stories: 2-OVER BASEMENT

Describe Use of Building 2 DWELLING UNIT-RESIDENTIAL

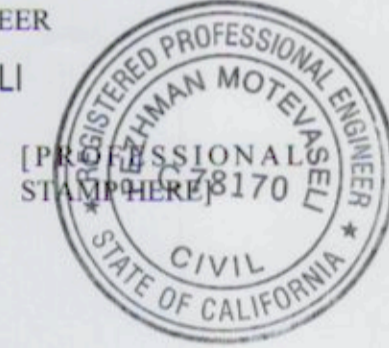
Under the authority of the 2013 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2013 San Francisco Mechanical Code, Section 103.0; the 2013 San Francisco Electrical Code, Section 89.1.17; and the 2013 San Francisco Plumbing Code, Section 301.2; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)
1011.12.2 CBC

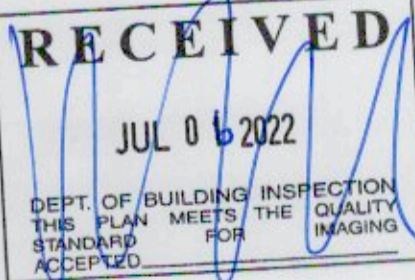
Proposed Modification or Alternate
WE PROPOSE TO PROVIDE A ROLLING SKYLIGHT TO COVER THE ROOF HATCH.
THE USE OF THIS ROOF HATCH IS LIMITED TO DISCUSSION & CONDITIONS SET FORTH BY AB-057 FORM (PAGE 1 & 2). THE PROPOSED SKYLIGHT & HATCH SHALL MEET ALL SEVEN CONDITIONS (IF APPLICABLE) OF LOCAL EQUIVALENCY MENTIONED IN THE AB-057 FORM (PAGE 2).

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration. THIS IS A MODIFICATION TO AN APPROVED BLDG & PROVIDING A STAIR PENTHOUSES MAY EXPAND STRUCTURE TO LARGER MASS, WHICH MIGHT NOT BE COMPATIBLE W/ SURROUNDING STRUCTURES, AND POTENTIALLY MAY REDUCE DIRECT SUN EXPOSURE TO ADJACENT NEIGHBORS.

Requested by: PROJECT SPONSOR ARCHITECT/ENGINEER
Print Name: AMIR AFIFI PEZMAN MOTEVASELI
Signature: [Signatures] (415) 741-1292 (415) 741-1292
Telephone: [Signatures]



PLAN REVIEWER COMMENTS:
RECOMMENDATIONS: [Signatures] Approve with conditions Disapprove
[signed off/dated by:] Philip Chan, DBI JUL 06 2022
Plan Reviewer: [Signature]
Division Manager: [Signature] 7/6/22
for Director of Bldg. Inspection
for Fire Marshal: [Signature] 6/15/22
CONDITIONS OF APPROVAL or OTHER COMMENTS



Kjell Harshman, SFPD
JUN 15 2022

PROJECT NAME
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SAN FRANCISCO, CA



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SHEET TITLE

Existing & Proposed Site Plans



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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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Reynaldo Ortega, DBI
NOV 23 2021

Kjell Harshman, SFFD
JUN 15 2022

DRAWN	S.M.
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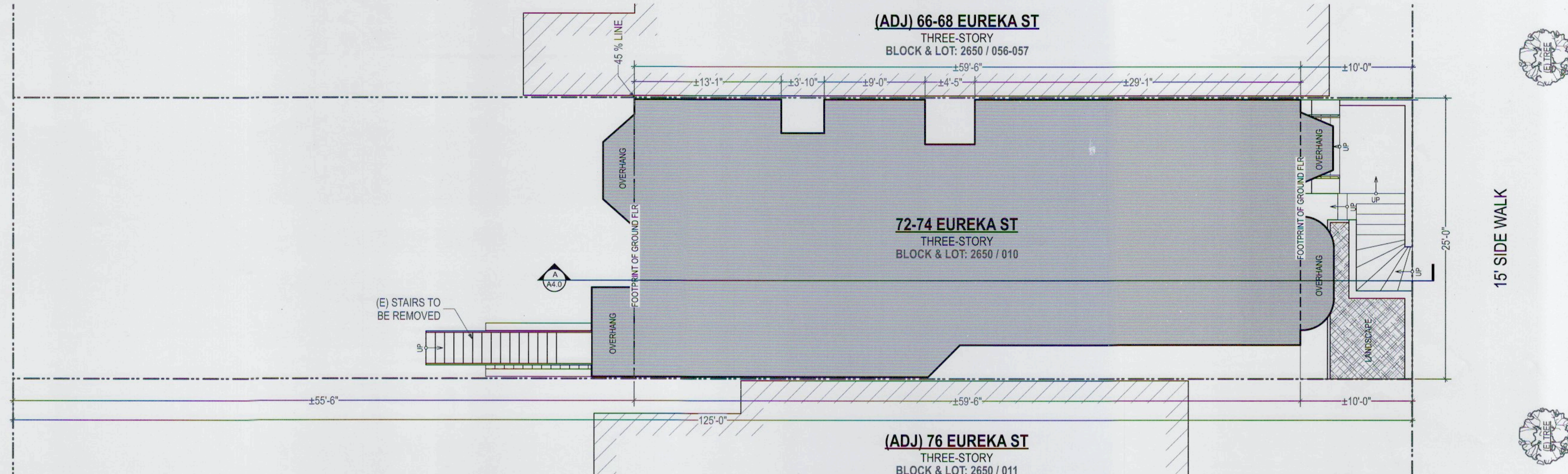
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DATE	02/22/2016
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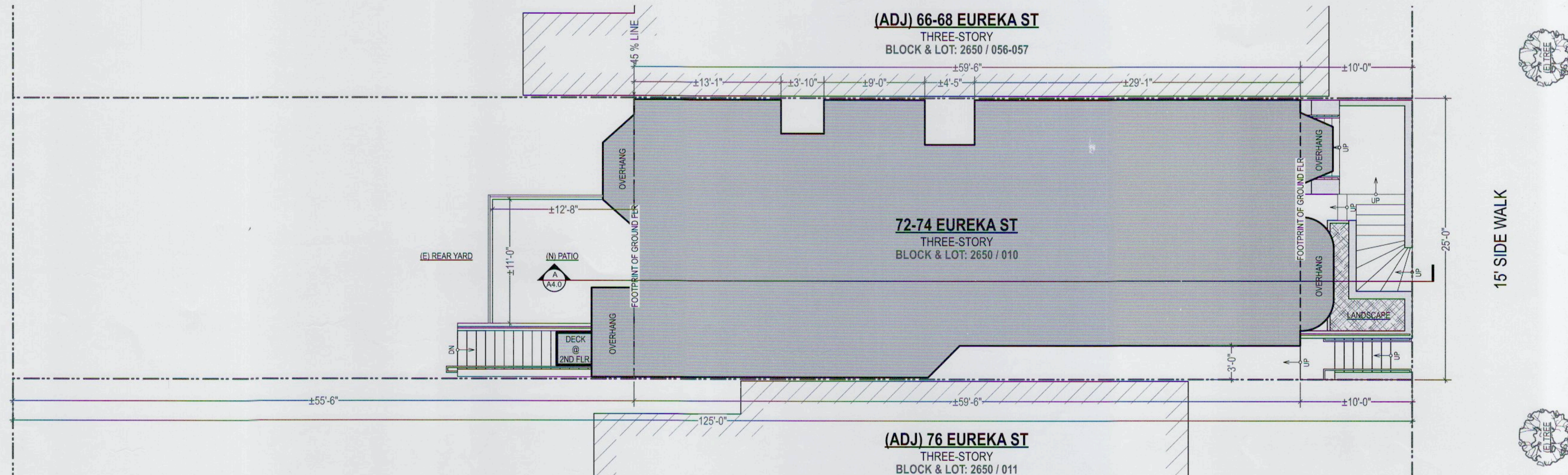
REVISED DATE	08/05/2021
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JOB NO.	21-1925
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SHEET NO.	A-1.0
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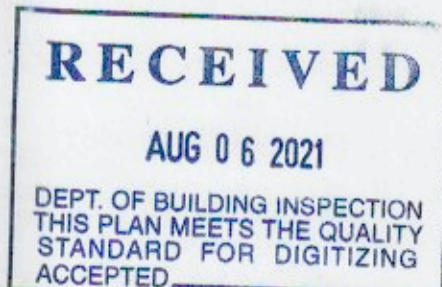
1 (E) Site Plan
Scale: 3/16" = 1'-0"

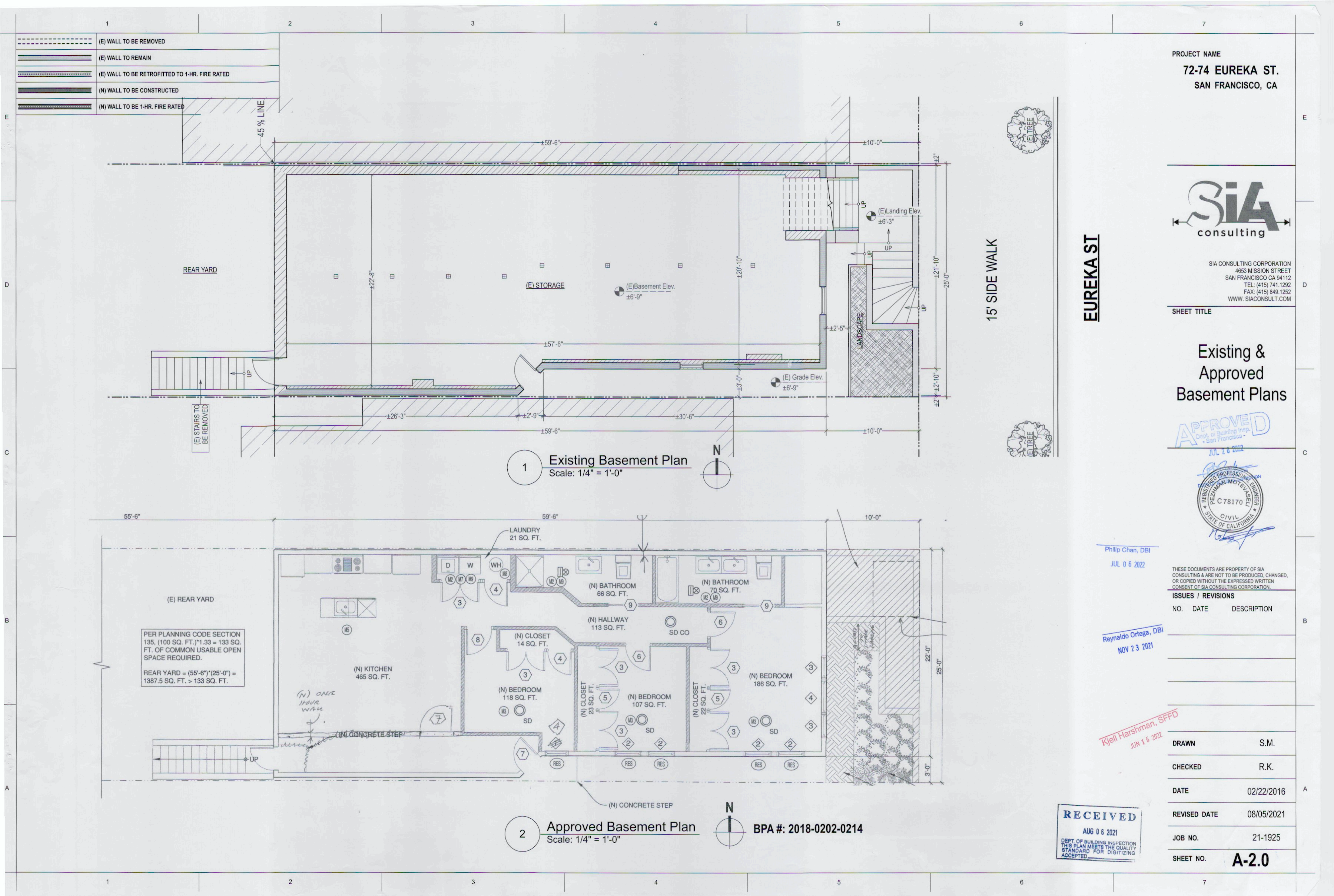


2 (N) Site Plan
Scale: 3/16" = 1'-0"

BLOCK & LOT:	2650/010
PROPERTY LINE:	
OUTLINE OF SUBJECT BUILDING:	
OUTLINE OF NEIGHBORS BUILDING:	

APPROVED BY CHRISTOPHER MAY
AUG 06 2021
PLANNING DEPARTMENT





PROJECT NAME
72-74 EUREKA ST.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW. SIACONSULT.COM

SHEET TITLE

Existing &
Approved
Basement Plans



Phillip Chan, DBI
JUL 06 2022

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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Reynaldo Ortega, DBI
NOV 23 2021

Kjell Harshman, SFFD
JUN 15 2022

DRAWN	S.M.
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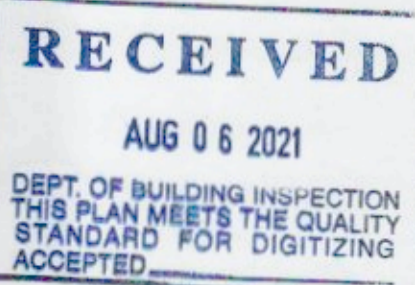
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DATE	02/22/2016
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REVISED DATE	08/05/2021
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JOB NO.	21-1925
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SHEET NO.	A-2.0
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	RESCUE WINDOW / EMERGENCY ESCAPE
	RECESSED LIGHTING FIXTURE
	WALL-MOUNT LIGHTING FIXTURE
	SWITCH W/ DIMMER
	SWITCH W/ CERTIFIED OCCUPANT SENSOR(S)
	SWITCH W/ CERTIFIED VACANCY SENSOR(S)
	FLUORESCENT LIGHT
	EXHAUST FAN, MIN. 5 AIR CHANGE PER HOUR
	CARBON MONOXIDE DETECTOR/ALARM
	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP
	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED
	CONCRETE WALL TO BE CONSTRUCTED

- PLAN KEY NOTES:
- 01 MIN. RUN: 11" MAX. RISE: 7"
 - 02 PROV. CONT. HANDRAIL, TYP.
 - 03 42" HIGH GUARDRAIL, OPENING NOT TO EXCEED 3.95", TYP.
 - 04 PROV. 1-HR CONSTRUCTION UNDERSIDE STAIRS
 - 05 GARBAGE TOTERS
 - 06 FURNACE
 - 07 WATER HEATER
 - 08 1.5' x 1.5' CATCH BASIN
 - 09 DRAIN, TYP. 1/4":12" SLOPE MAIN DRAIN SYSTEM
 - 10 PROV. DRAIN & OVER FLOW, TYP.
 - 11 SLIDING OVER ROOF SKYLIGHT
 - 12 PROV. 100 SQ. IN. VENTILATION COMB. AIR UP & DN THRU. DR.
 - 13 TERMINATION POINT, 3' AWAY FROM P.L. & OPENINGS OF BUILDING.
 - 14 FAN TO PROV. WHOLE HOUSE VENT. TO RUN CONTINUOUSLY
 - 15 KITCHEN NOTES SEE SHEET A-5.1
 - 16 BATHROOM NOTES SEE SHEET A-5.1
 - 17 (E) STAIR TO REMAIN
 - 18 PROV. 1-HR. FIRE RATED WALL MIN. 30" ABOVE PROFILE OF THE STAIRWAY
 - 19 MIN. RUN: 10" MAX. RISE: 7.75"

PROJECT NAME
72-74 EUREKA ST.
SAN FRANCISCO, CA



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SHEET TITLE

Proposed
Basement Plan



JUL 28 2022



Philip Chan, DBI
JUL 06 2022

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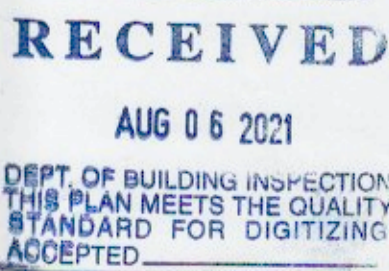
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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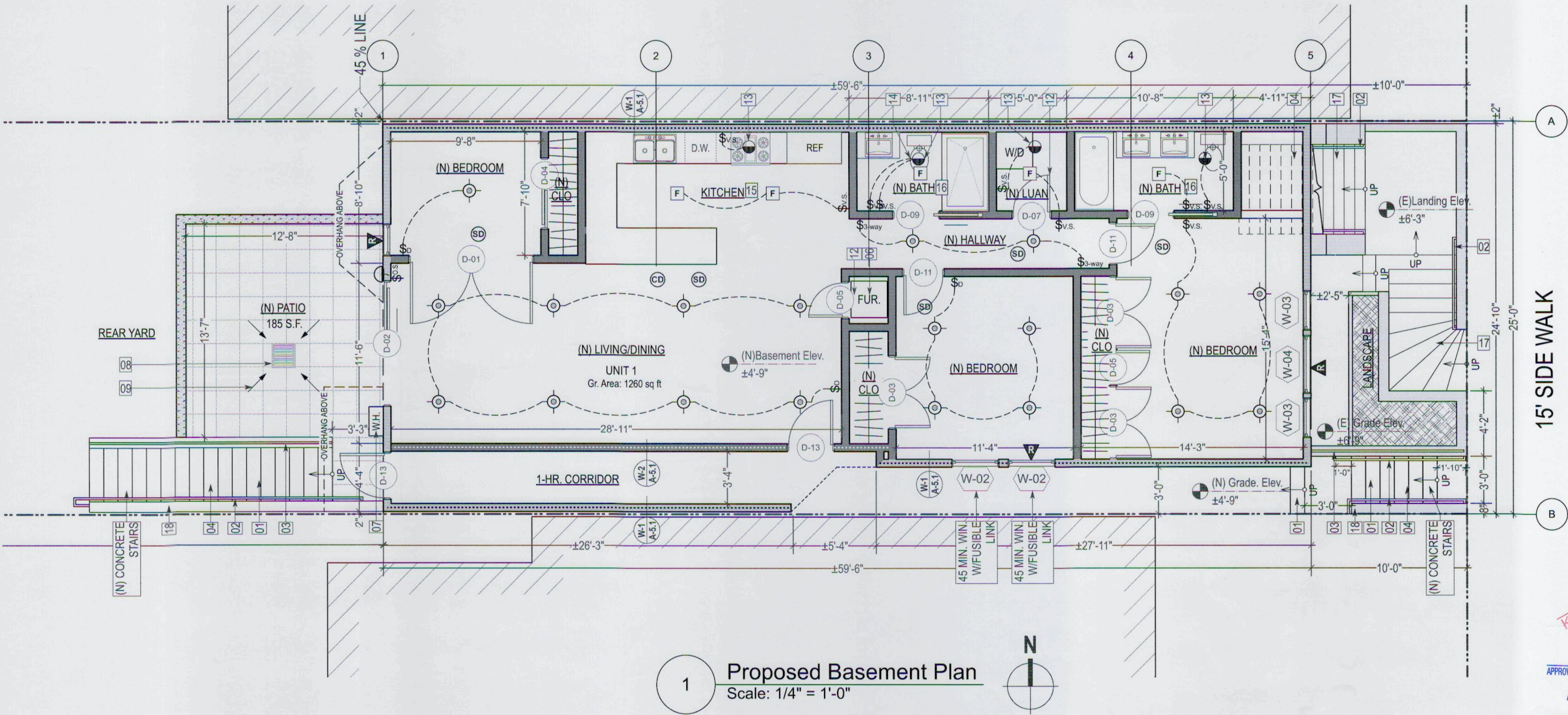
Reynaldo Ortega, DBI
NOV 23 2021

Kjell Harshman, SFFD
JUN 15 2022

APPROVED BY CHRISTOPHER MAY
AUG 06 2021
PLANNING DEPARTMENT



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CHECKED	R.K.
DATE	02/22/2016
REVISED DATE	08/05/2021
JOB NO.	21-1925
SHEET NO.	A-2.1



1 Proposed Basement Plan
Scale: 1/4" = 1'-0"

-----	(E) WALL TO BE REMOVED
=====	(E) WALL TO REMAIN
-----	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
=====	(N) WALL TO BE CONSTRUCTED
-----	(N) WALL TO BE 1-HR. FIRE RATED

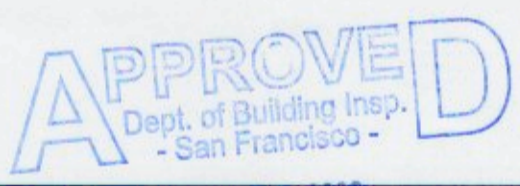
PROJECT NAME
72-74 EUREKA ST.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
4853 MISSION STREET
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SHEET TITLE

Existing &
Approved First
Floor Plans



JUL 28 2022



Philip Chan, DBI
JUL 06 2022

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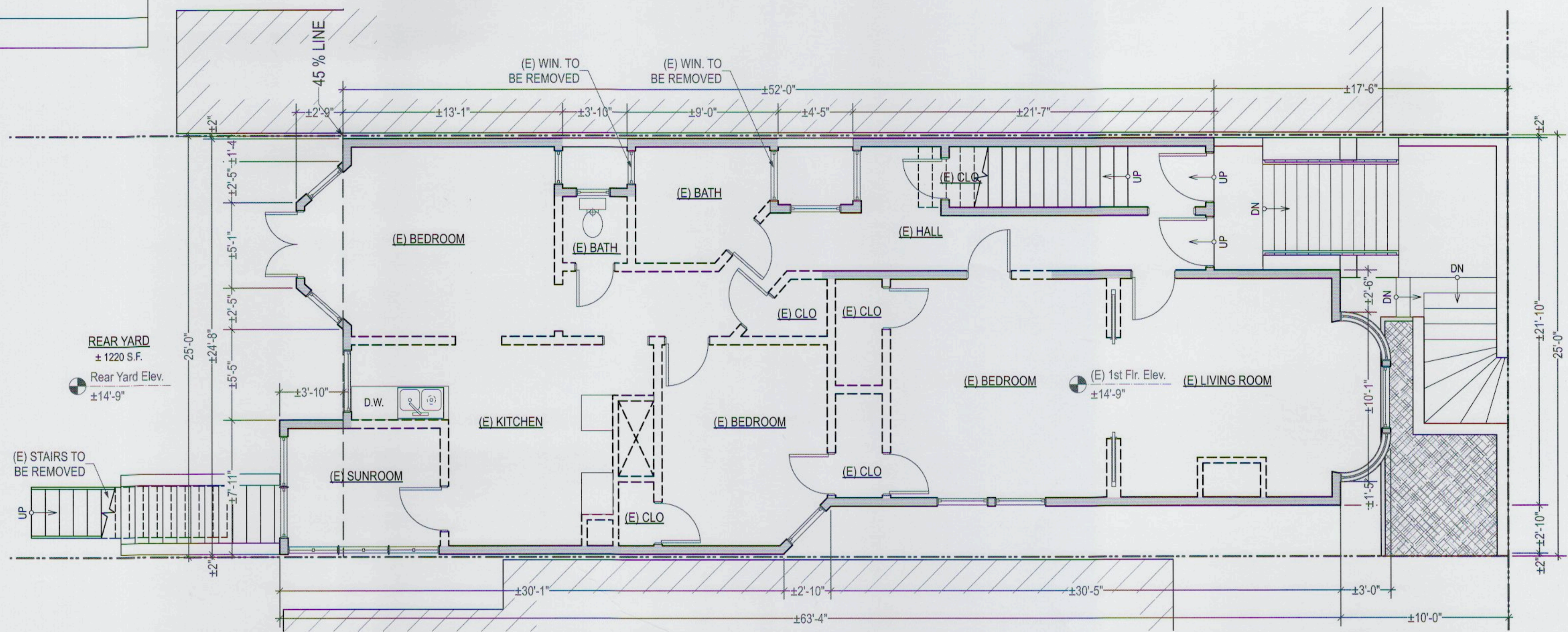
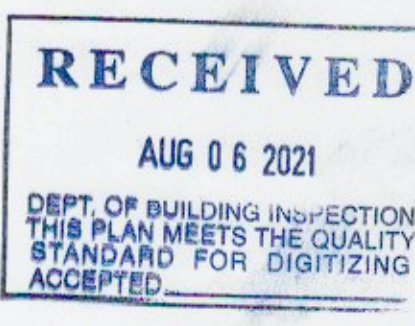
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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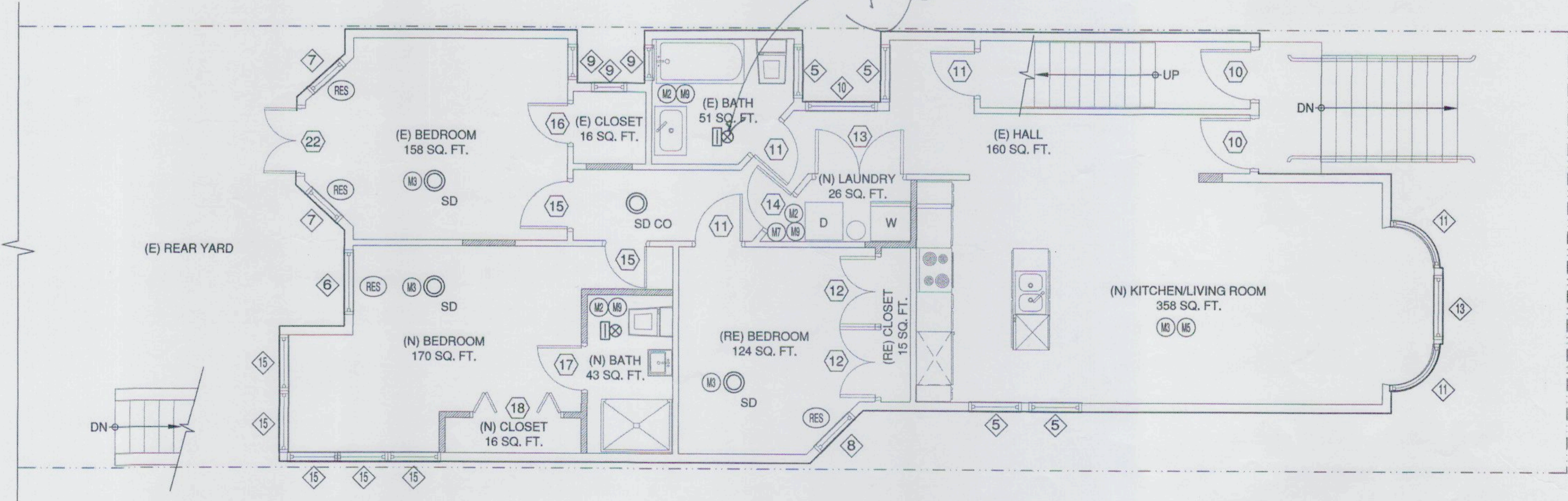
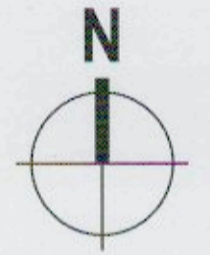
Reynaldo Ortega, DBI
NOV 23 2021

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JUN 15 2022

DRAWN	S.M.
CHECKED	R.K.
DATE	02/22/2016
REVISED DATE	08/05/2021
JOB NO.	21-1925
SHEET NO.	A-2.2



4 Existing First Floor Plan
Scale: 1/4" = 1'-0"



5 Approved First Floor Plan
Scale: 1/4" = 1'-0"



BPA #: 2018-0202-0214

	RESCUE WINDOW / EMERGENCY ESCAPE
	RECESSED LIGHTING FIXTURE
	WALL-MOUNT LIGHTING FIXTURE
	SWITCH W/ DIMMER
	SWITCH W/ CERTIFIED OCCUPANT SENSOR(S)
	SWITCH W/ CERTIFIED VACANCY SENSOR(S)
	FLUORESCENT LIGHT
	EXHAUST FAN, MIN. 5 AIR CHANGE PER HOUR
	CARBON MONOXIDE DETECTOR/ALARM
	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP
	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED
	PARPAET WALL

- PLAN KEY NOTES:
- 01 MIN. RUN: 11" MAX. RISE: 7"
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- 05 GARBAGE TOTERS
- 06 FURNACE
- 07 TANKLESS WATER HEATER
- 08 1.5' x 1.5' CATCH BASIN
- 09 DRAIN, TYP. 1/4"-12" SLOPE MAIN DRAIN SYSTEM
- 10 PROV. DRAIN & OVER FLOW, TYP.
- 11 SLIDING OVER ROOF SKYLIGHT
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- 14 FAN TO PROV. WHOLE HOUSE VENT. TO RUN CONTINUOUSLY
- 15 KITCHEN NOTES SEE SHEET A-5.1
- 16 BATHROOM NOTES SEE SHEET A-5.1
- 17 (E) STAIR TO REMAIN
- 18 PROV. 1-HR. FIRE RATED WALL MIN. 30" ABOVE PROFILE OF THE STAIRWAY
- 19 MIN. RUN: 10" MAX. RISE: 7.75"

PROJECT NAME

72-74 EUREKA ST.

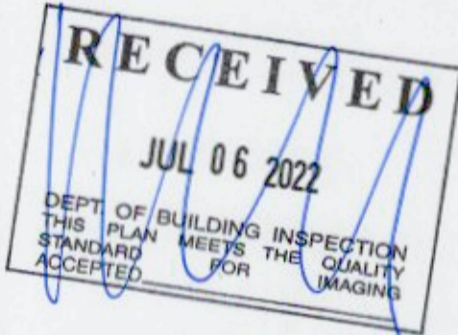
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TEL: (415) 741.1292
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SHEET TITLE

Proposed First Floor Plans



Phillip Chan, DBI
JUL 06 2022

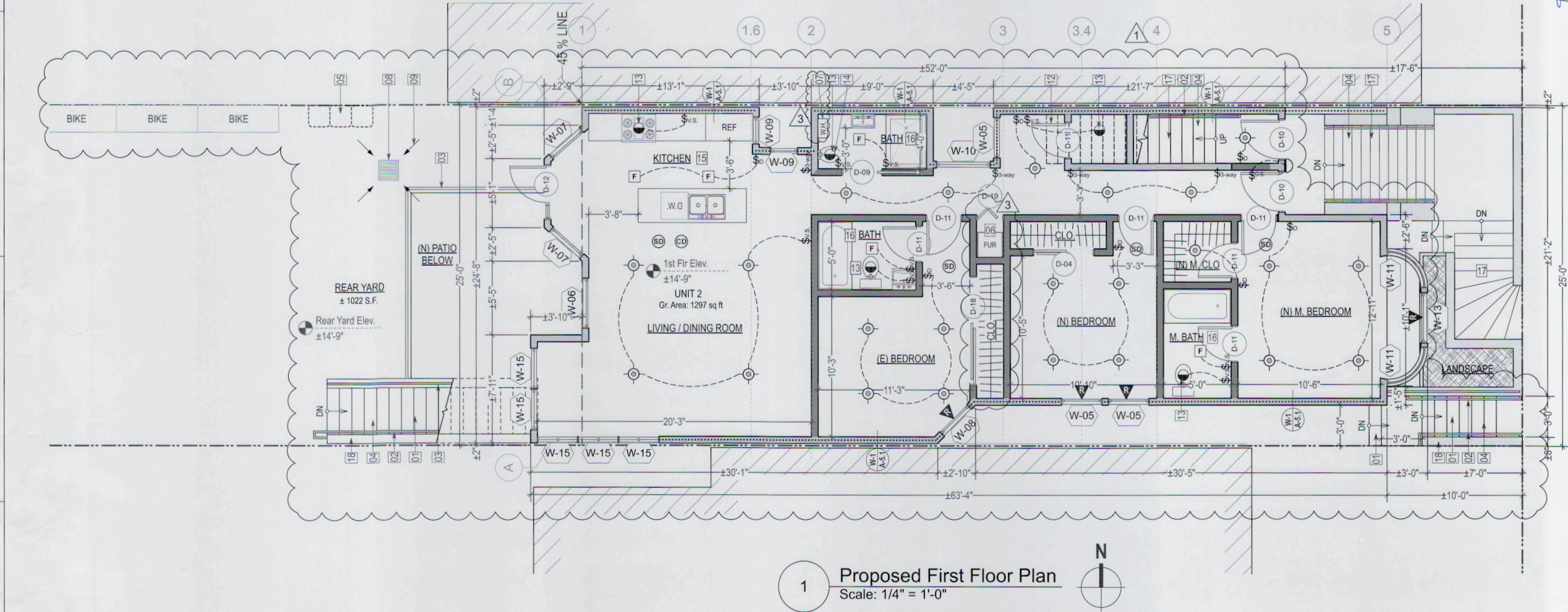
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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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- | | | |
|---|------------|-------------------|
| 1 | | SCOPE OF REVISION |
| 2 | 10/18/2021 | BLDG COMMENTS |
| 3 | 11/24/2021 | MECH COMMENTS |
| 4 | 12/09/2021 | BLDG COMMENTS |

DRAWN	S.M.
CHECKED	R.K.
DATE	02/22/2016
REVISED DATE	10/27/2021
JOB NO.	21-1925
SHEET NO.	A-2.3



	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED

PROJECT NAME
72-74 EUREKA ST.
SAN FRANCISCO, CA



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4653 MISSION STREET
SAN FRANCISCO CA 94112
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SHEET TITLE

Existing &
Approved
Second Floor
Plans



Philip Chan, DBI
JUL 06 2022

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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Reynaldo Ortega, DBI
NOV 23 2021

Kjeil Harshman, SFFD
JUN 15 2022

DRAWN	S.M.
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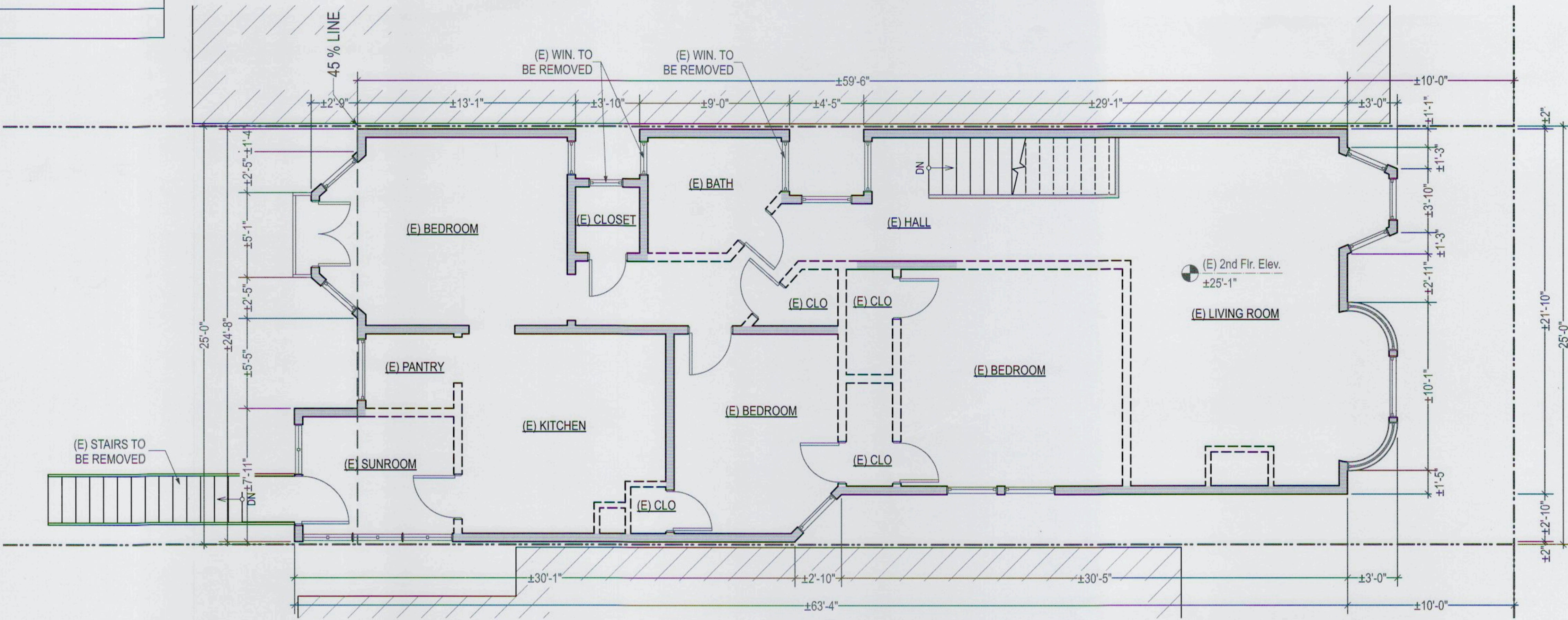
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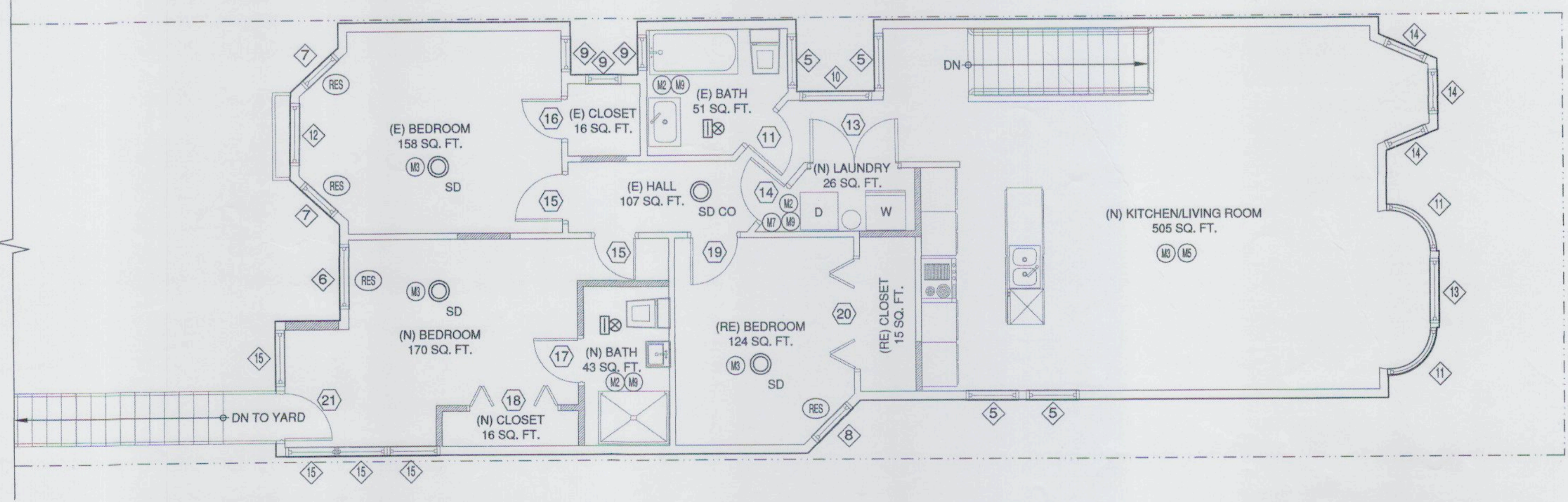
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JOB NO.	21-1925
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SHEET NO.	A-2.4
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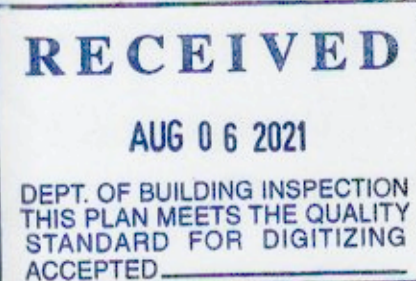


7 Existing Second Floor Plan
Scale: 1/4" = 1'-0"



8 Approved Second Floor Plan
Scale: 1/4" = 1'-0"

BPA #: 2018-0202-0214



	RESCUE WINDOW / EMERGENCY ESCAPE
	RECESSED LIGHTING FIXTURE
	WALL-MOUNT LIGHTING FIXTURE
	SWITCH W/ DIMMER
	SWITCH W/ CERTIFIED OCCUPANT SENSOR(S)
	SWITCH W/ CERTIFIED VACANCY SENSOR(S)
	FLUORESCENT LIGHT
	EXHAUST FAN, MIN. 5 AIR CHANGE PER HOUR
	CARBON MONOXIDE DETECTOR/ALARM
	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP
	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED
	PARPAET WALL

- PLAN KEY NOTES:**
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 - 02 PROV. CONT. HANDRAIL, TYP.
 - 03 42" HIGH GUARDRAIL, OPENING NOT TO EXCEED 3.95", TYP.
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 - 16 BATHROOM NOTES SEE SHEET A-5.1
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 - 18 PROV. 1-HR. FIRE RATED WALL MIN. 30" ABOVE PROFILE OF THE STAIRWAY
 - 19 MIN. RUN: 10" MAX. RISE: 7.75"

PROJECT NAME
72-74 EUREKA ST.
SAN FRANCISCO, CA



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4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
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SHEET TITLE

Proposed
Second Floor
Plans



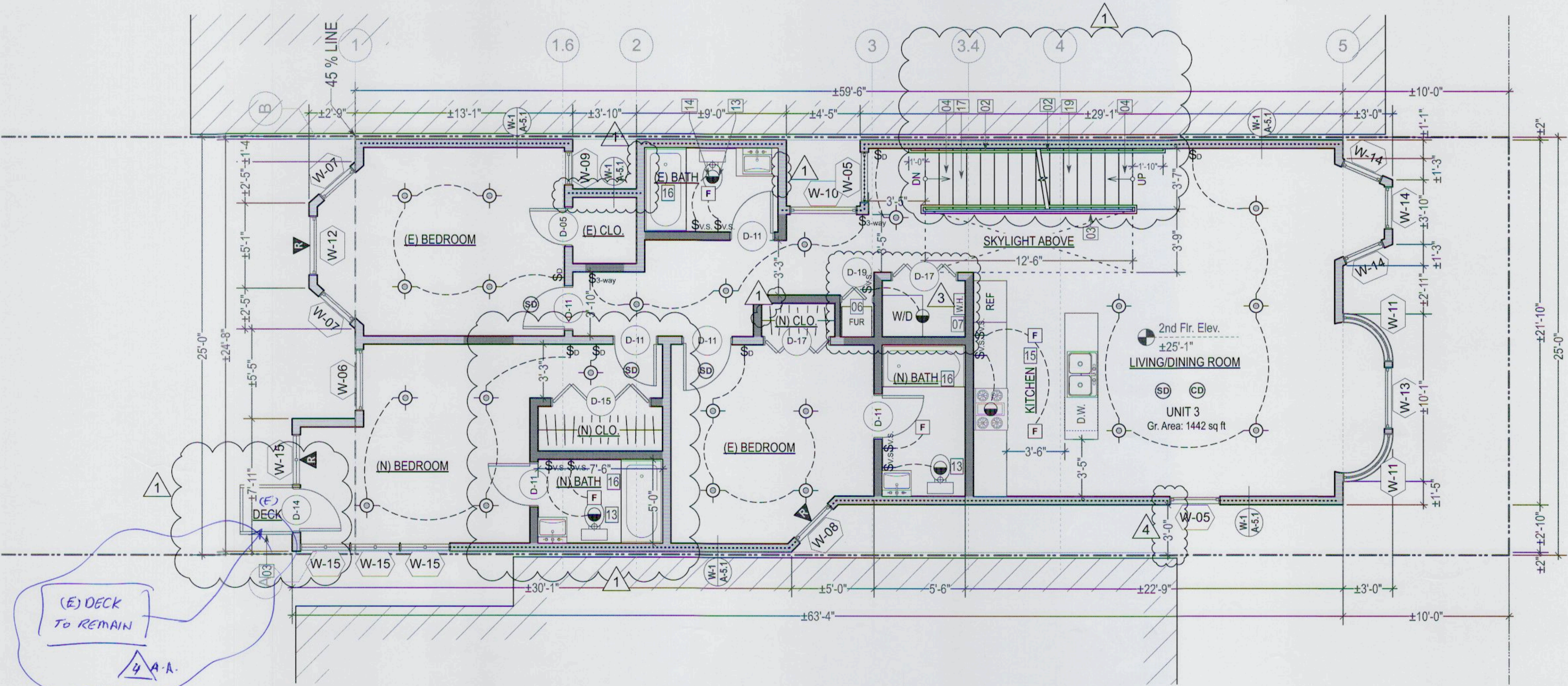
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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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- | | | |
|---|------------|-------------------|
| 1 | | SCOPE OF REVISION |
| 2 | 10/18/2021 | BLDG COMMENTS |
| 3 | 11/24/2021 | MECH COMMENTS |
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DRAWN	S.M.
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DATE	02/22/2016
REVISED DATE	10/27/2021
JOB NO.	21-1925
SHEET NO.	A-2.5



1 Proposed Second Floor Plan
Scale: 1/4" = 1'-0"

	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED

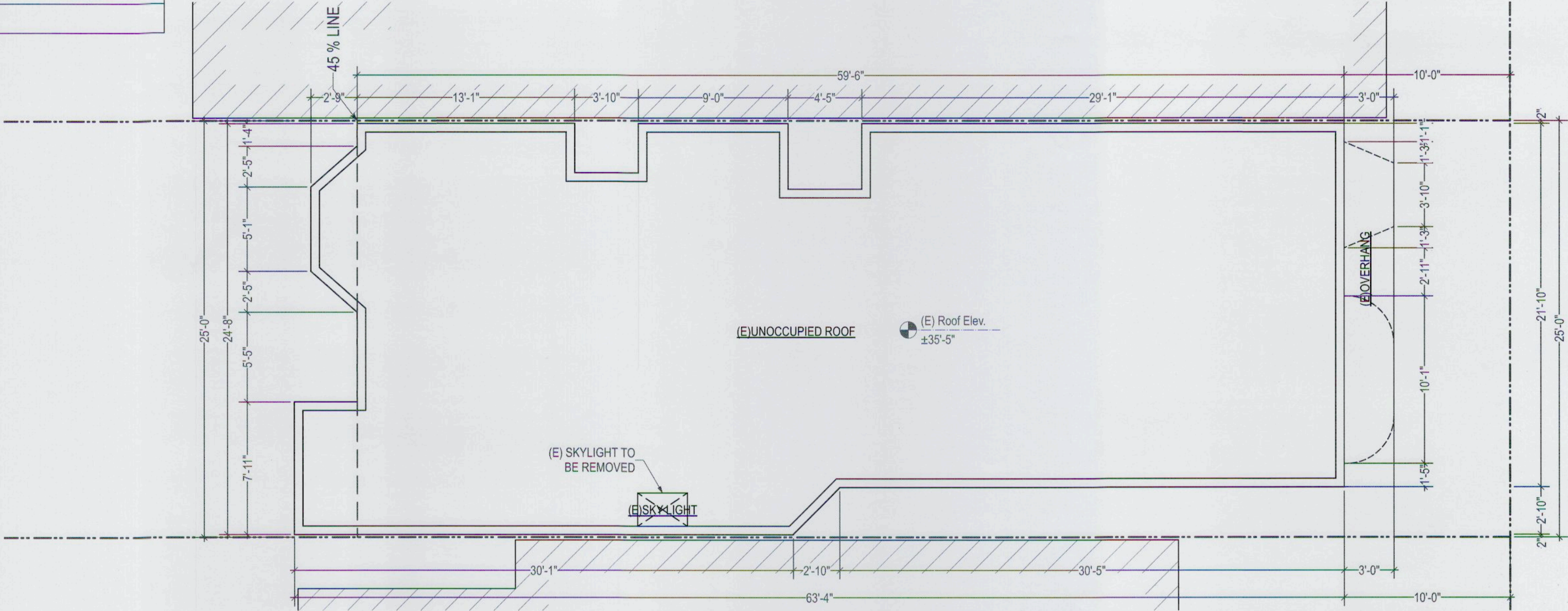
PROJECT NAME
72-74 EUREKA ST.
SAN FRANCISCO, CA



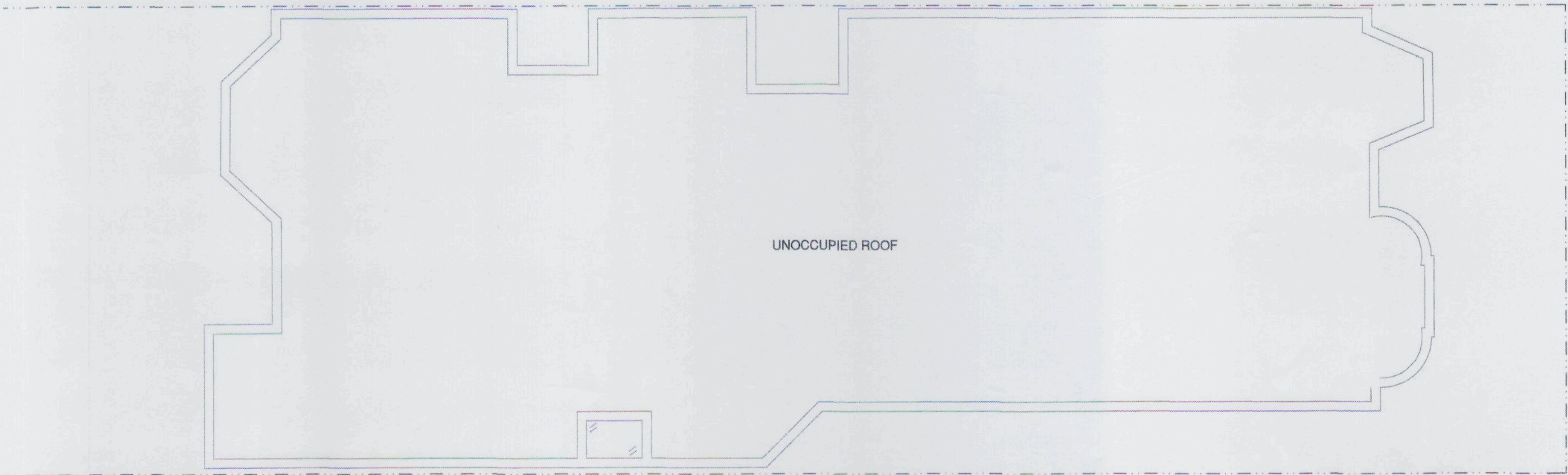
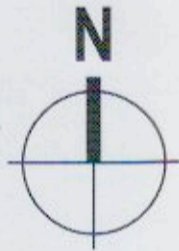
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SAN FRANCISCO CA 94112
TEL: (415) 741.1292
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SHEET TITLE

Existing &
Approved Roof
Plans



10 Existing Roof Plan
Scale: 1/4" = 1'-0"



11 Approved Roof Plan
Scale: 1/4" = 1'-0"



BPA #: 2018-0202-0214

APPROVED
JUL 28 2022
Philip Chan, DBI



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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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Reynaldo Ortega, DBI
NOV 23 2021

Kjell Harshman, SFPD
JUN 15 2022

DRAWN	S.M.
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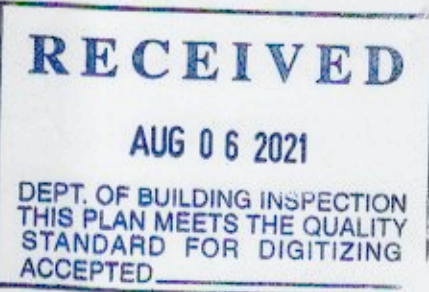
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








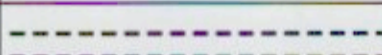
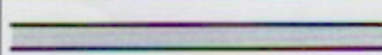

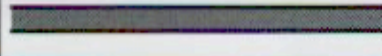
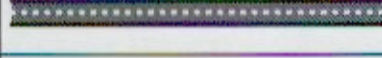
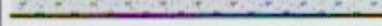
DATE	02/22/2016
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REVISED DATE	08/05/2021
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JOB NO.	21-1925
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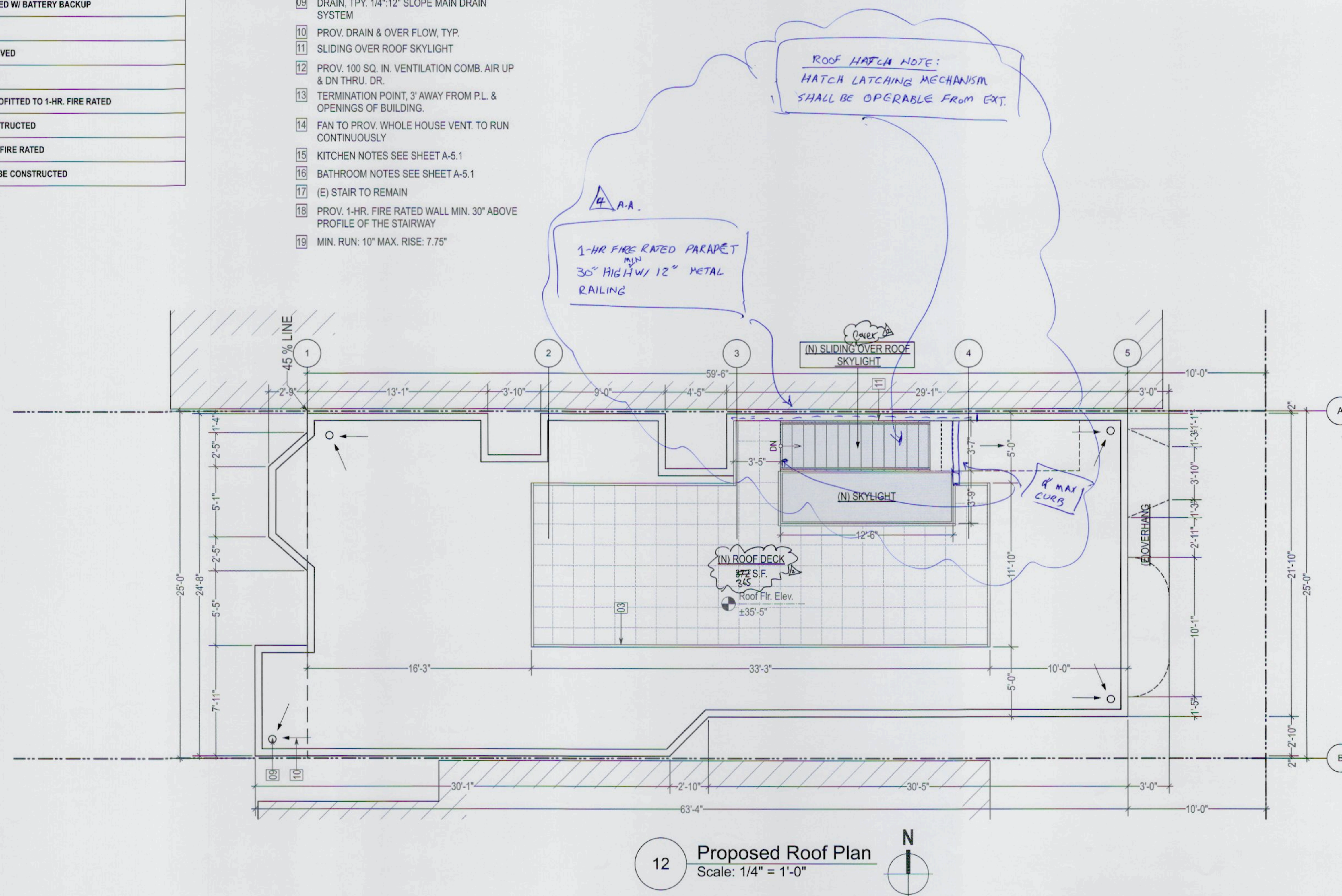
SHEET NO.	A-2.6
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	1	
	RESCUE WINDOW / EMERGENCY ESCAPE	
	RECESSED LIGHTING FIXTURE	
	WALL-MOUNT LIGHTING FIXTURE	
	SWITCH W/ DIMMER	
	SWITCH W/ CERTIFIED OCCUPANT SENSOR(S)	
	SWITCH W/ CERTIFIED VACANCY SENSOR(S)	
	FLUORESCENT LIGHT	
	EXHAUST FAN, MIN. 5 AIR CHANGE PER HOUR	
	CARBON MONOXIDE DETECTOR/ALARM	
	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP	
	PROPERTY LINE	
	(E) WALL TO BE REMOVED	
	(E) WALL TO REMAIN	
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED	
	(N) WALL TO BE CONSTRUCTED	
	(N) WALL TO BE 1-HR. FIRE RATED	
	CONCRETE WALL TO BE CONSTRUCTED	

PLAN KEY NOTES:

- 01 MIN. RUN: 11" MAX. RISE: 7"
- 02 PROV. CONT. HANDRAIL, TYP.
- 03 42" HIGH GUARDRAIL, OPENING NOT TO EXCEED 3.95", TYP.
- 04 PROV. 1-HR CONSTRUCTION UNDERSIDE STAIRS
- 05 GARBAGE TOTERS
- 06 FURNACE
- 07 WATER HEATER
- 08 1.5' x 1.5' CATCH BASIN
- 09 DRAIN, TYP. 1/4":12" SLOPE MAIN DRAIN SYSTEM
- 10 PROV. DRAIN & OVER FLOW, TYP.
- 11 SLIDING OVER ROOF SKYLIGHT
- 12 PROV. 100 SQ. IN. VENTILATION COMB. AIR UP & DN THRU. DR.
- 13 TERMINATION POINT, 3' AWAY FROM P.L. & OPENINGS OF BUILDING.
- 14 FAN TO PROV. WHOLE HOUSE VENT. TO RUN CONTINUOUSLY
- 15 KITCHEN NOTES SEE SHEET A-5.1
- 16 BATHROOM NOTES SEE SHEET A-5.1
- 17 (E) STAIR TO REMAIN
- 18 PROV. 1-HR. FIRE RATED WALL MIN. 30" ABOVE PROFILE OF THE STAIRWAY
- 19 MIN. RUN: 10" MAX. RISE: 7.75"



PROJECT NAME
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SHEET TITLE



Philip Chan, D
JUL 06 2022

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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△ 10/18/21 BLDG CANTS

Reynaldo Ortega, DB
NOV 23 2021

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2016

REVISÉ DATE 08/05/2021

JOB NO. 21-1925

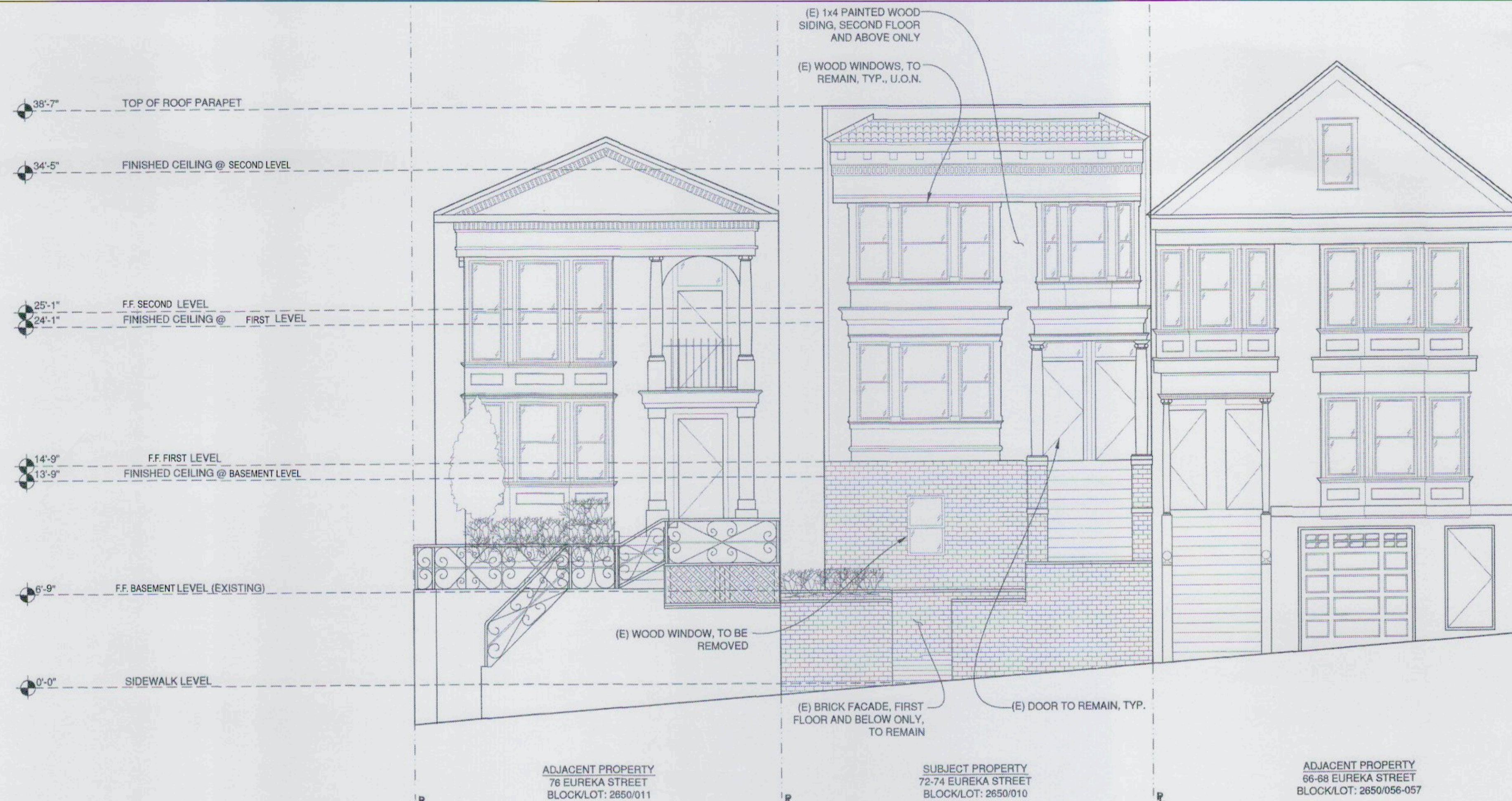
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A-2.7

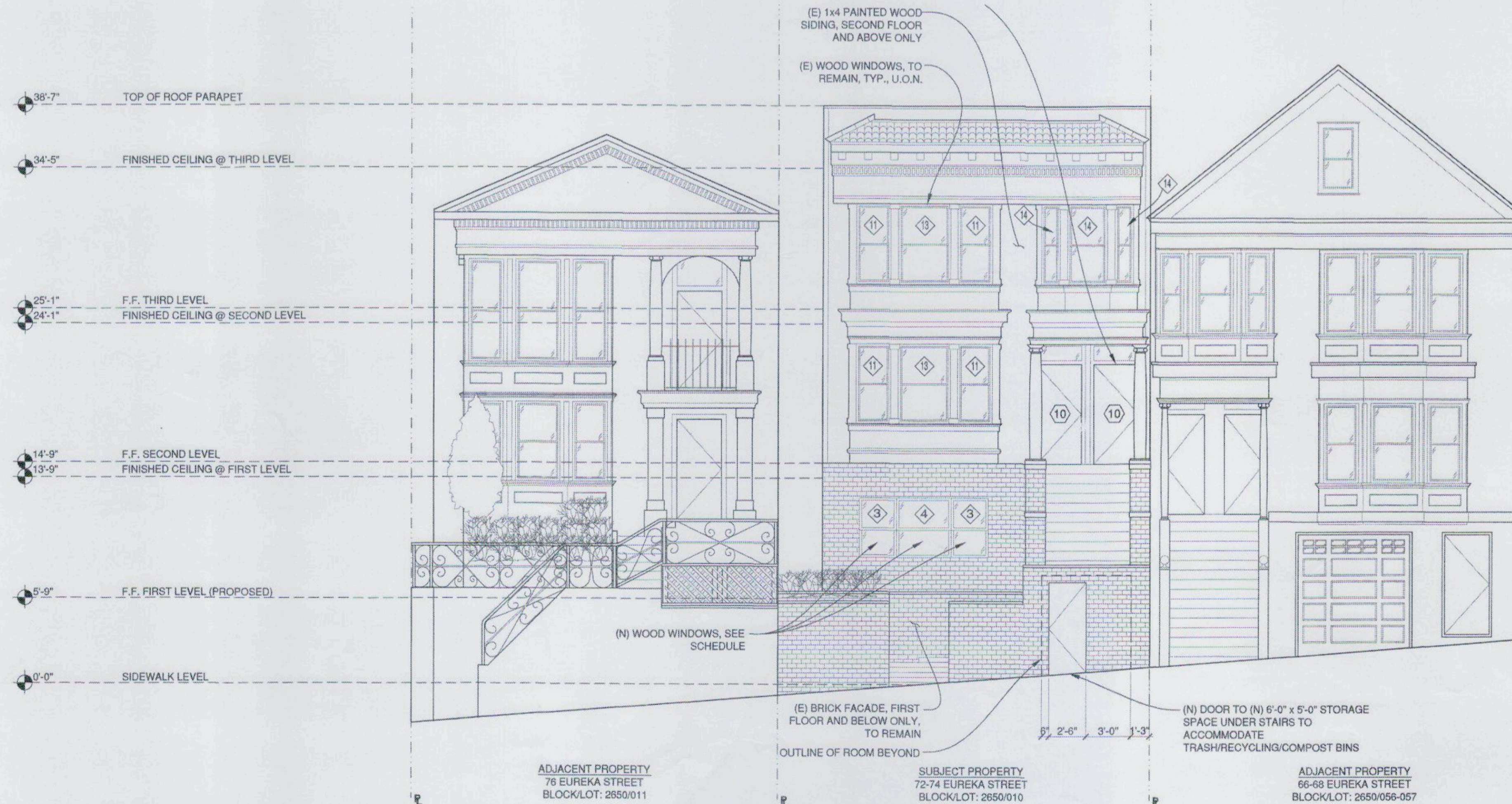
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AUG 06 2021
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR DIGITIZING
ACCEPTED

APPROVED BY CHRISTOPHER MAY
AUG 06 2021
PLANNING DEPARTMENT

(E) WALL TO BE REMOVED



1 Existing Front Elevation (East)
Scale: 3/16" = 1'-0"



2 Approved Front Elevation (East)
Scale: 3/16" = 1'-0"

BPA #: 2018-0202-0214

PROJECT NAME
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Existing & Approved Front Elevations



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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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Philip Chan, DBI
JUL 06 2022

Kjell Harshman, SFED
JUN 15 2022

DRAWN	S.M.
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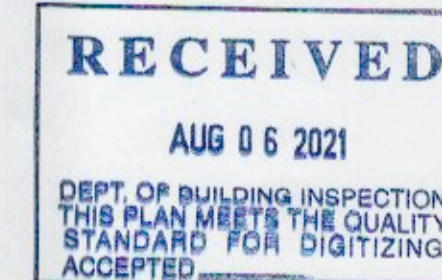
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DATE	02/22/2016
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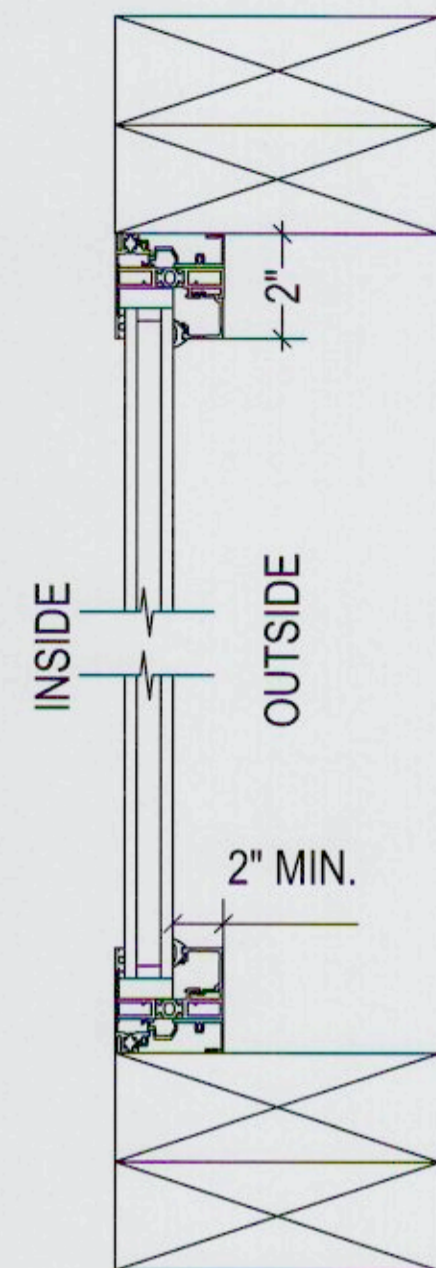
REVISED DATE	08/05/2021
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JOB NO.	21-1925
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SHEET NO.	A-3.0
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(E) WALL TO BE REMOVED



Front Facade Windows Typical Detail
N.T.S.

(ADJ) 76 EREKA ST

72-74 EREKA ST

(ADJ) 66-68 EREKA ST

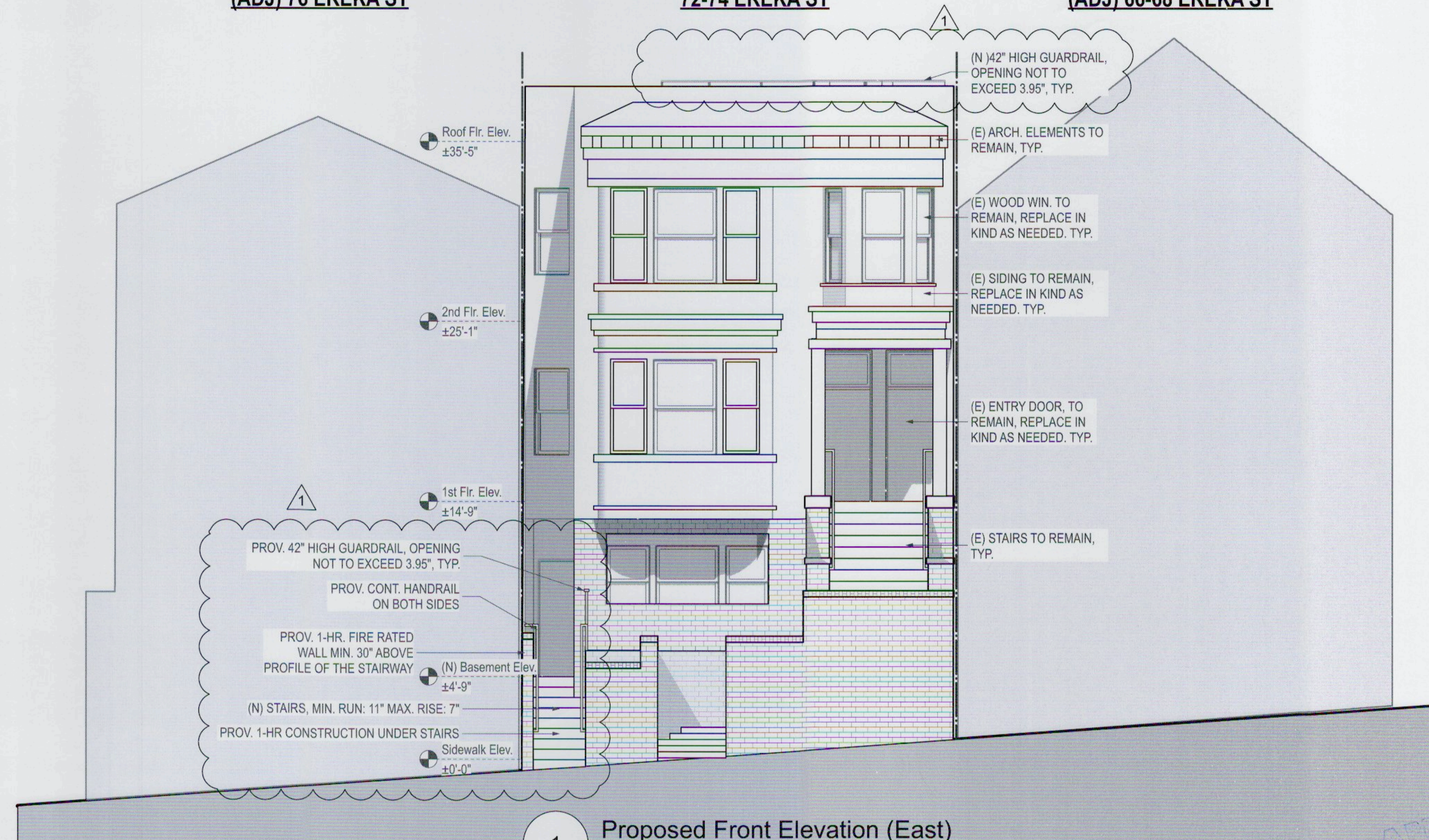
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Proposed Front Elevation & Window/Door Schedule



Proposed Front Elevation (East)

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

Window Schedule

Mark	Nominal Size		Window Style		Glass	Accessories	Comments
	O.A. Width	O.A. Height	Configuration	Shape			
W-02	3'0"	4'0"	Single Hung	Rectangle	Safety Glass	Wood	See Elevation for Details
W-03	2'6"	4'0"	Single Hung	Rectangle	Safety Glass	Wood	See Elevation for Details
W-04	3'8"	4'0"	Single Hung	Rectangle	Safety Glass	Wood	See Elevation for Details
W-05	3'0"	5'0"	Casement	Rectangle	Safety Glass	Wood	See Elevation for Details
W-06	3'8"	4'0"	Single Hung	Rectangle	Safety Glass	Wood	See Elevation for Details
W-07	2'6"	5'0"	Single Hung	Rectangle	Safety Glass	Wood	See Elevation for Details
W-08	2'10"	5'0"	Single Hung	Rectangle	Safety Glass	Wood	See Elevation for Details
W-09	2'0"	3'0"	Casement	Rectangle	Safety Glass	Wood	See Elevation for Details
W-10	4'0"	5'0"	Casement	Rectangle	Safety Glass	Wood	See Elevation for Details
W-12	3'6"	5'0"	Single Hung	Rectangle	Safety Glass	Wood	See Elevation for Details
W-13	3'8"	5'6"	Single Hung	Rectangle	Safety Glass	Wood	See Elevation for Details
W-14	2'6"	5'6"	Single Hung	Rectangle	Safety Glass	Wood	See Elevation for Details
W-15	3'0"	5'0"	Casement	Rectangle	Safety Glass	Wood	See Elevation for Details
W-11	3'5"	5'6"	Single Hung	Rectangle	Safety Glass	Wood	See Elevation for Details

NOTE:

- NFRC LABELS ON NEW WINDOWS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION
- SEE ENERGY COMPLIANCE REPORT FOR U-FACTORS
- ALL RESCUE / EGRESS WINDOWS SHALL COMPLY W/ SEC. 1026, IF APPLICABLE
- SEE ELEVATIONS FOR WINDOW DETAILS & OPERATION
- CONSULT W/ SOUND ENGINEER FOR STC REQ.

Door Schedule

Mark	Nominal Size			Door Style		Comments
	Width	Height	Thickness	Configuration	Slab Style	
D-01	8'0"	6'8"	1 3/4"	Swing	Solid	
D-02	8'0"	6'8"	1 3/4"	Sliding	Glass	
D-03	4'8"	6'8"	1 3/4"	Swing	Solid	
D-04	4'6"	6'8"	1 3/4"	Sliding	Solid	
D-05	2'4"	6'8"	1 3/4"	Swing	Panel	Prov. 100 S.Q. IN. VENT. COMB. AIR UP & DN THRU DR.
D-07	2'6"	6'8"	1 3/4"	Swing	Panel	Prov. 100 S.Q. IN. VENT. COMB. AIR UP & DN THRU DR.
D-09	3'0"	6'8"	1 3/4"	Pocket	Solid	
D-11	2'8"	6'8"	1 3/4"	Swing	Panel	
D-12	4'0"	6'8"	1 3/4"	Swing	Glass	
D-13	3'0"	6'8"	1 3/4"	Swing	Solid	1-HR. FIRE RATED SOLID CORE DOOR
D-14	2'8"	6'8"	1 3/4"	Swing	Glass	20 Min. Fire Rated Solid Core Door w/Self-Close & Smoke Gasket
D-15	6'0"	6'8"	1 3/4"	Folding	Panel	
D-16	6'6"	6'8"	1 3/4"	Folding	Panel	
D-17	4'0"	6'8"	1 3/4"	Folding	Panel	
D-18	8'0"	6'8"	1 3/4"	Sliding	Panel	
D-19	2'0"	6'8"	1 3/4"	Folding	Panel	Prov. 100 S.Q. IN. VENT. COMB. AIR UP & DN THRU DR.

NOTE:

- NFRC LABELS ON NEW DOORS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION
- SEE ENERGY COMPLIANCE REPORT FOR U-FACTORS
- CONSULT W/ SOUND ENGINEER FOR STC REQ.

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JUN 15 2022

DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR IMAGING

Philip Chan, DBI

JUL 06 2022

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ISSUES / REVISIONS

NO. DATE DESCRIPTION

1 SCOPE OF REVISION

2 10/18/2021 BLDG COMMENTS

3 11/24/2021 MECH COMMENTS

4 12/09/2021 BLDG COMMENTS

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2016

REVISED DATE 10/27/2021

JOB NO. 21-1925

SHEET NO. **A-3.1**

(E) WALL TO BE REMOVED

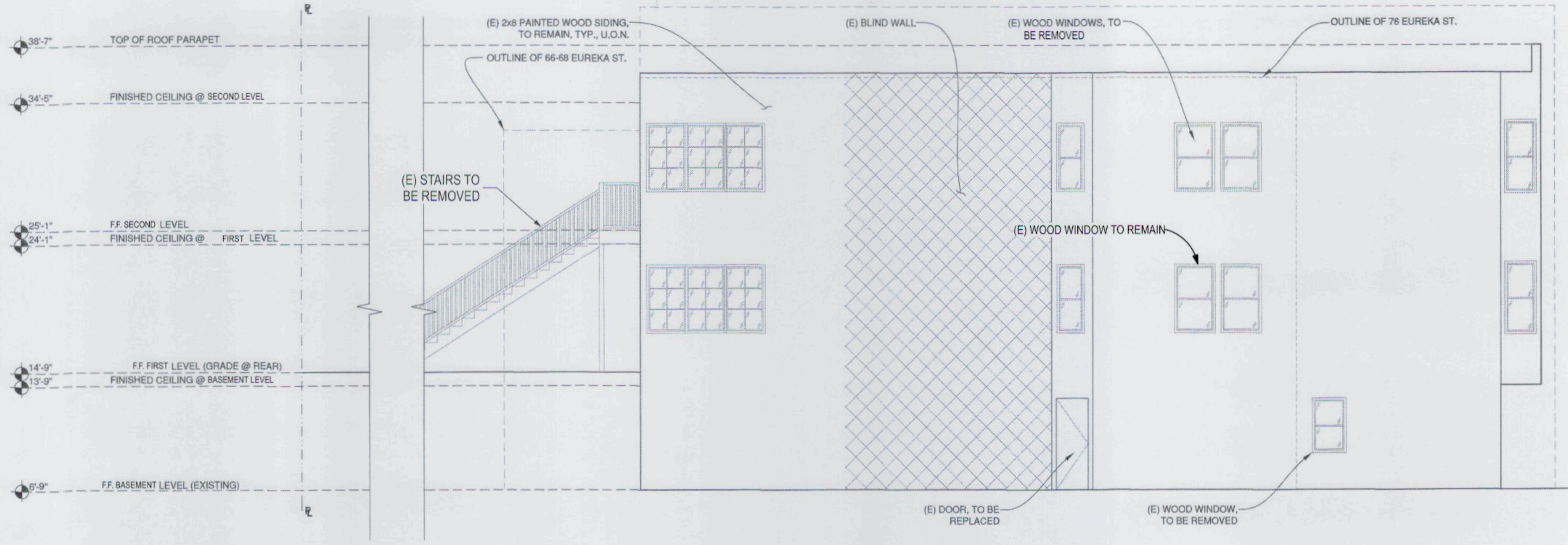
PROJECT NAME
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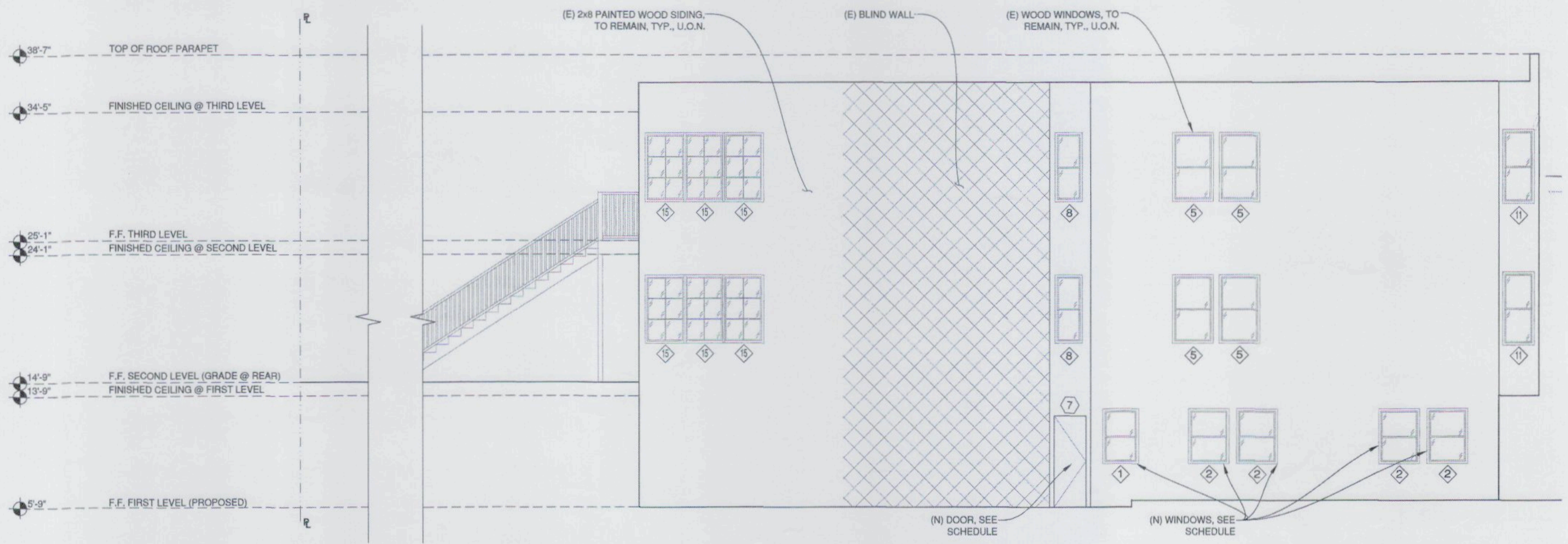
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SHEET TITLE

Existing &
Approved Left
Elevations



4 Existing Left Elevation (South)
Scale: 3/16" = 1'-0"



5 Approved Left Elevation (South)
Scale: 3/16" = 1'-0" BPA #: 2018-0202-0214



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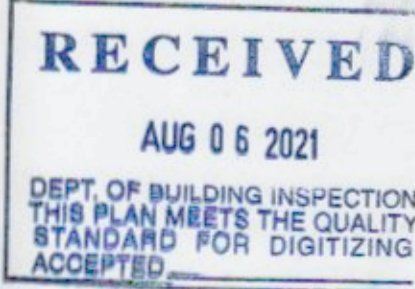
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DATE 02/22/2016

REVISED DATE 08/05/2021

JOB NO. 21-1925

SHEET NO. A-3.2



(E) WALL TO BE REMOVED

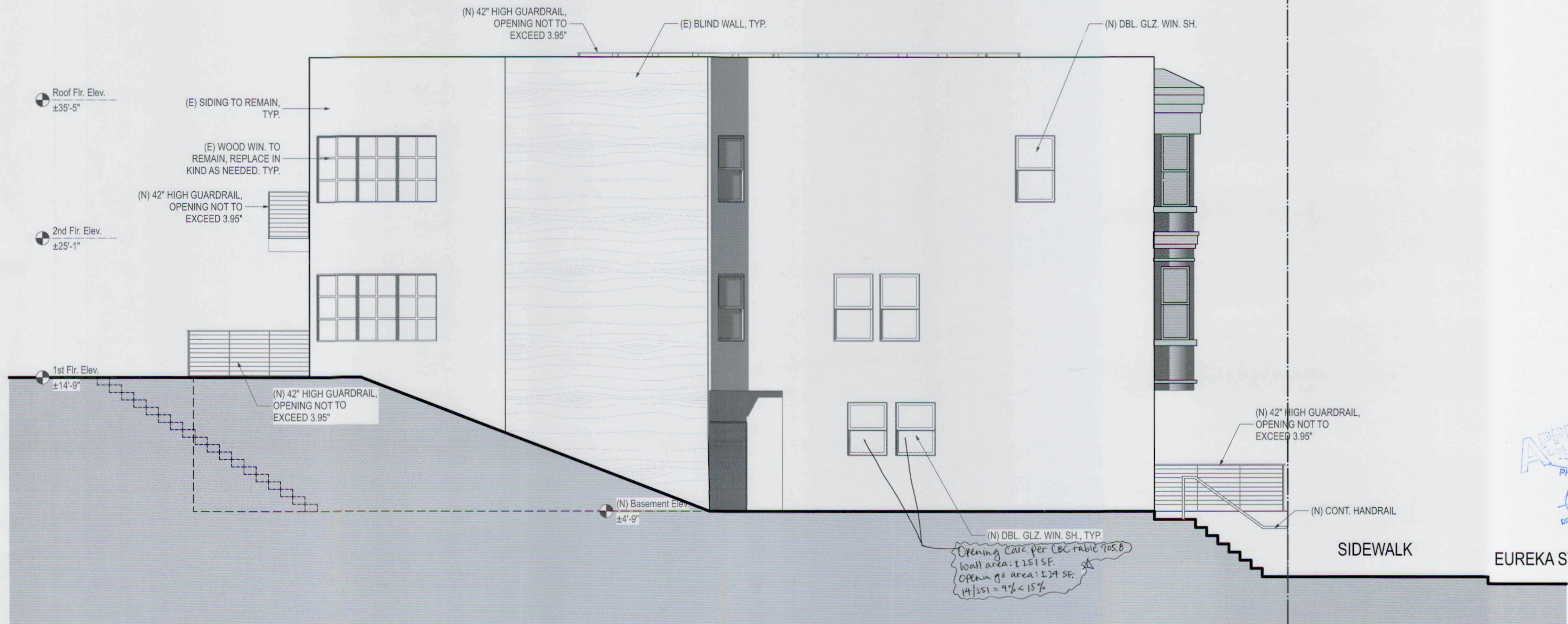
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SHEET TITLE

Proposed Left Elevation



6 Proposed Left Elevation (South)
Scale: 1/4" = 1'-0"

Note:
Window with fusible links shall be operable under all conditions.



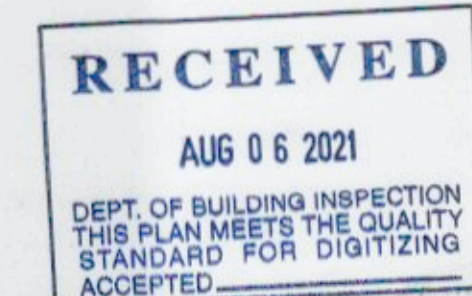
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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	01/27/22	DBI CHITS

Kjell Harshman, SFPD
JUN 15 2022

APPROVED BY CHRISTOPHER MAY
AUG 06 2021
PLANNING DEPARTMENT



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DATE	02/22/2016
REVISED DATE	08/05/2021
JOB NO.	21-1925
SHEET NO.	A-3.3

(E) WALL TO BE REMOVED

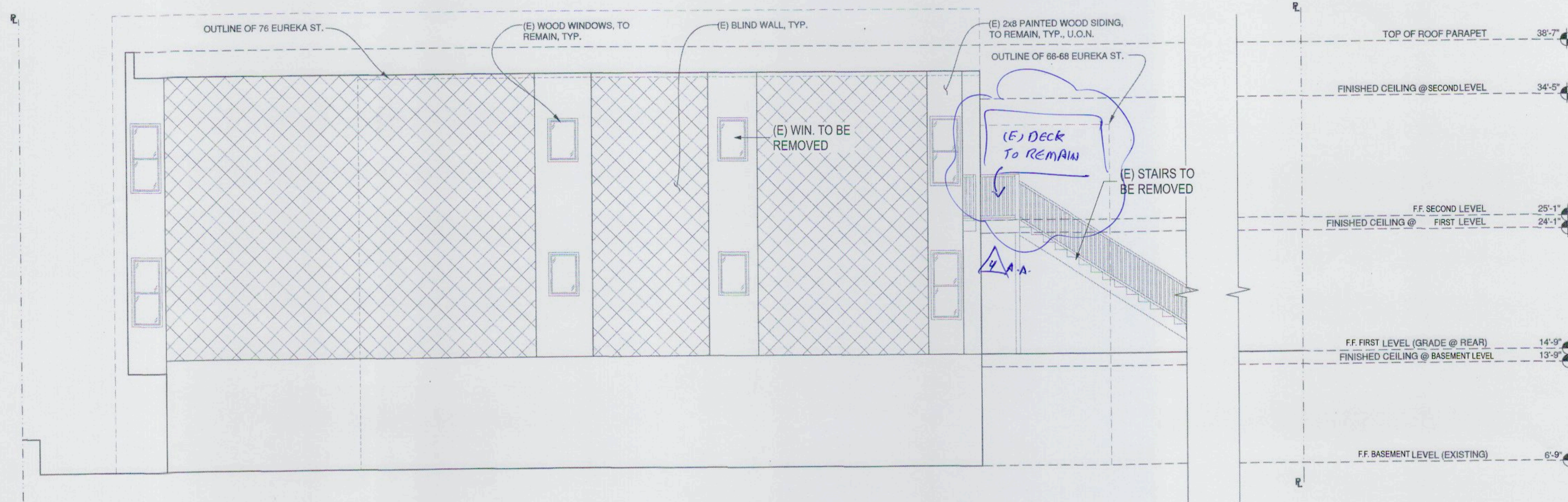
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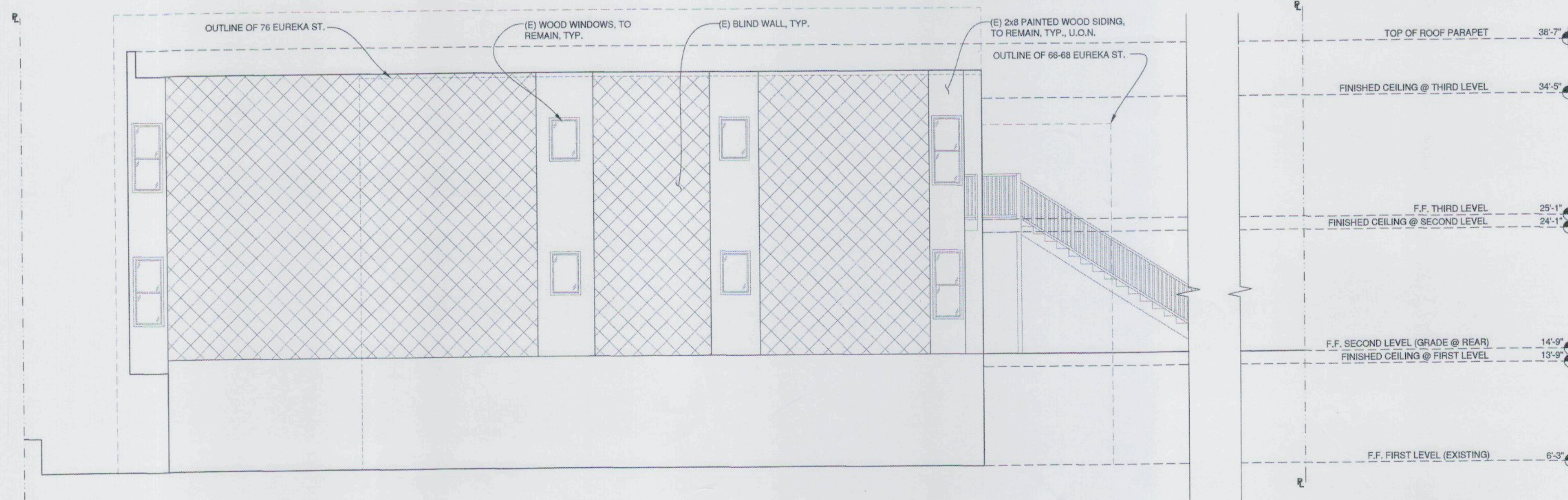
SHEET TITLE

Existing &
Approved Right
Elevations



7

Existing Right Elevation (North)
Scale: 3/16" = 1'-0"



8

Approved Right Elevation (North)
Scale: 3/16" = 1'-0"

BPA #: 2018-0202-0214



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ISSUES / REVISIONS

NO. DATE DESCRIPTION

1 12/19/2021 R.D.G.

Kjell Harshman, SFFD
JUN 15 2022

DRAWN S.M.

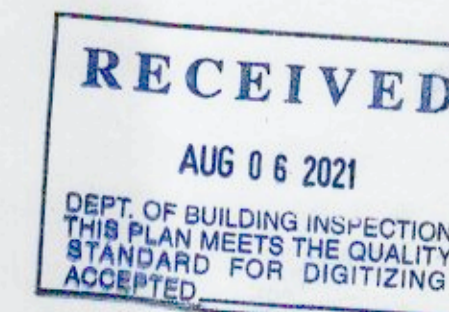
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DATE 02/22/2016

REVISED DATE 08/05/2021

JOB NO. 21-1925

SHEET NO. A-3.4



(E) WALL TO BE REMOVED

PROJECT NAME
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SHEET TITLE

Proposed Right Elevation



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JUL 06 2022

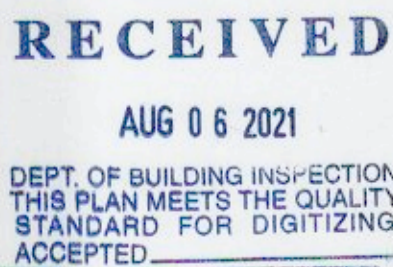
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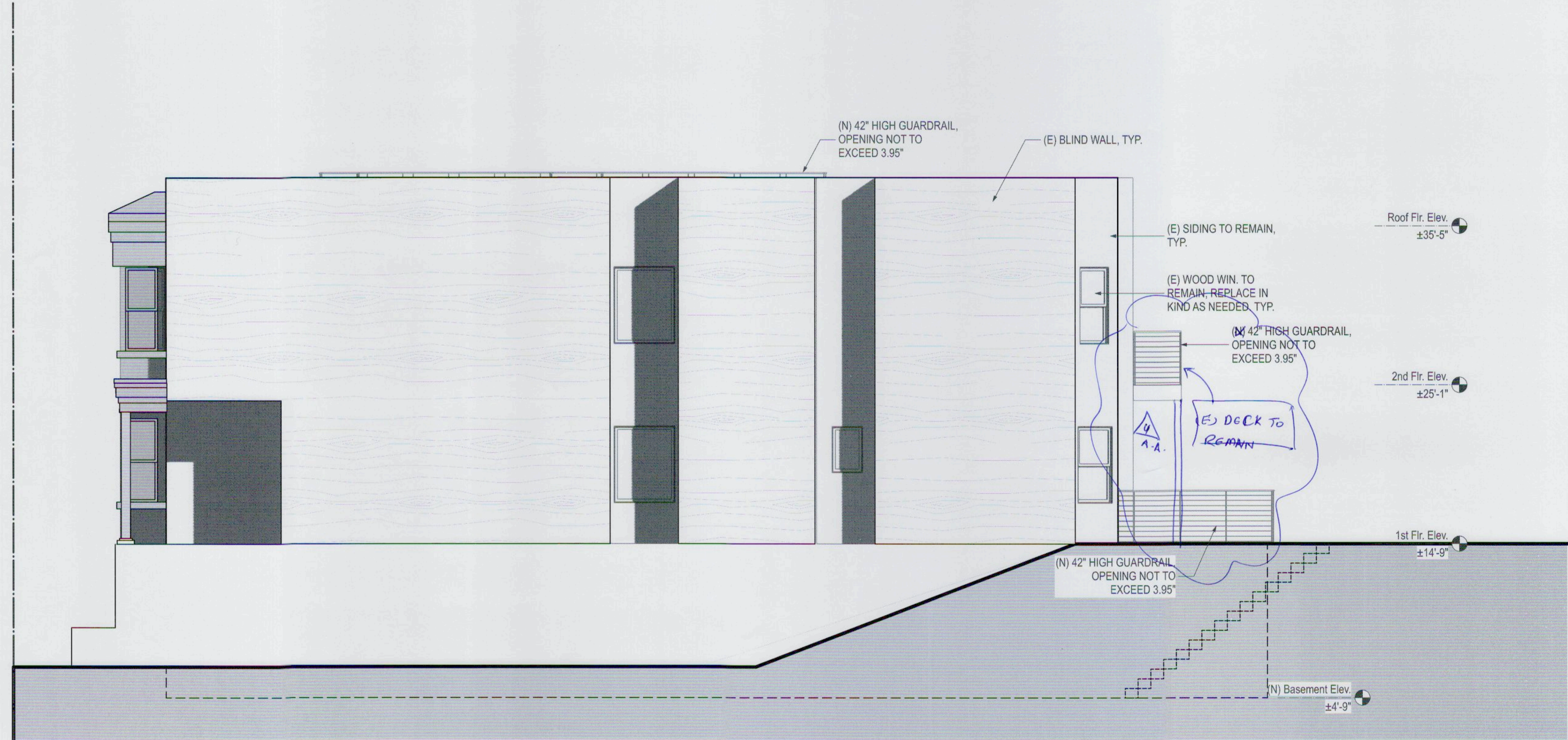
NO.	DATE	DESCRIPTION
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Kjell Harshman, SFFD
JUN 15 2022

APPROVED BY CHRISTOPHER MAY
AUG 06 2021
PLANNING DEPARTMENT



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DATE	02/22/2016
REVISED DATE	08/05/2021
JOB NO.	21-1925
SHEET NO.	A-3.5



9 Proposed Right Elevation (North)
Scale: 1/4" = 1'-0"

(E) WALL TO BE REMOVED

PROJECT NAME

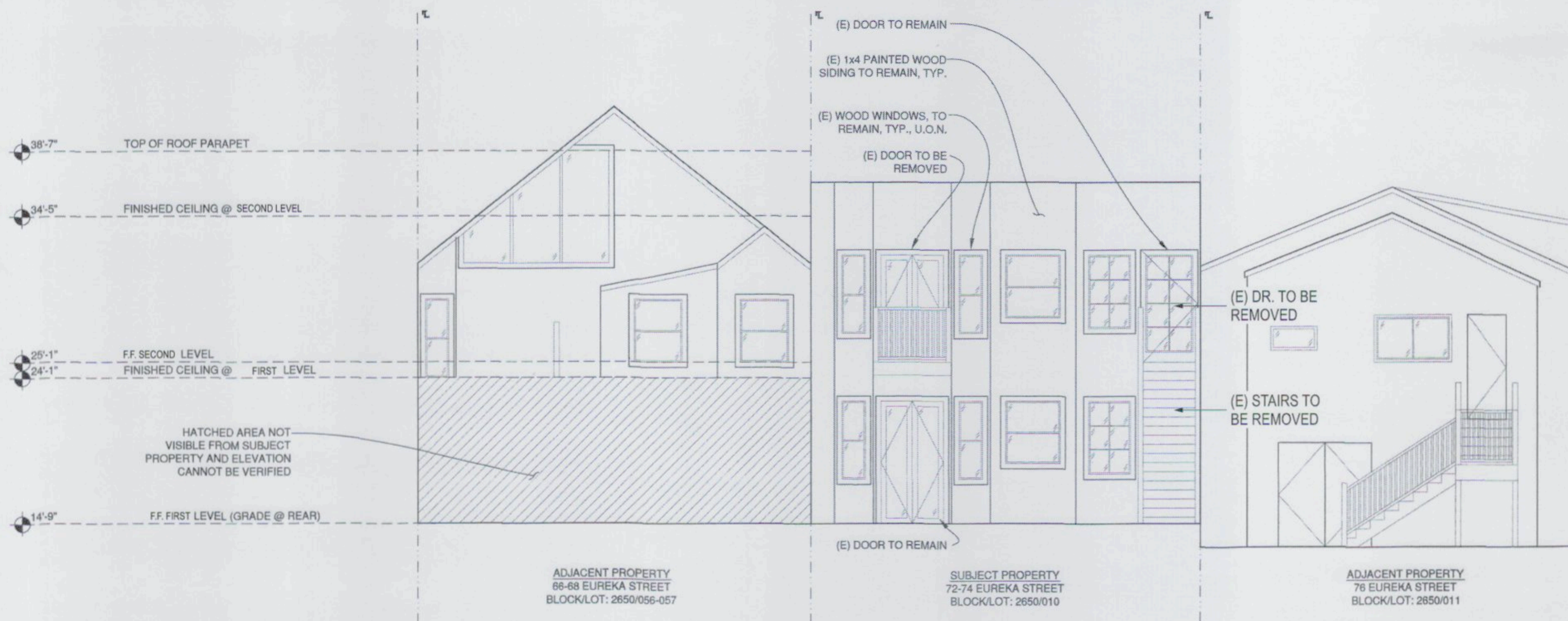
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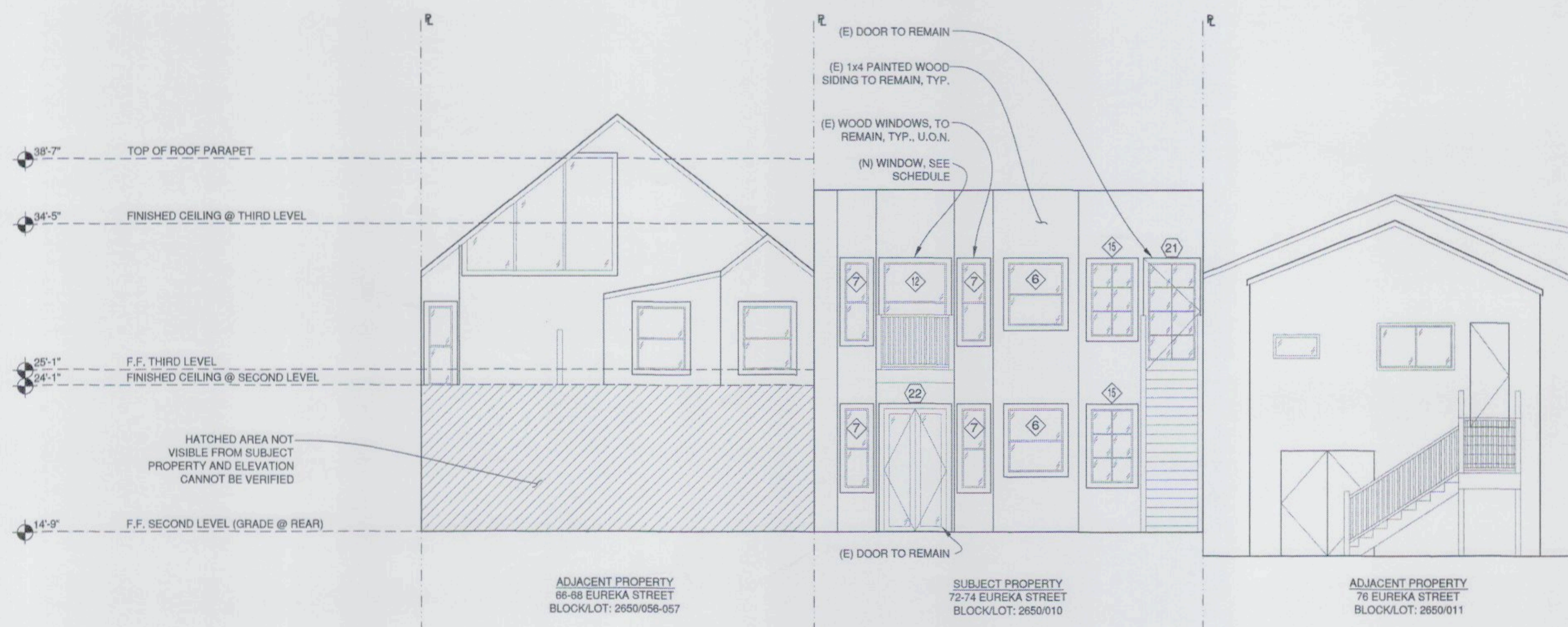
SHEET TITLE

Existing & Approved Rear Elevations



10

Existing Rear Elevation (West)
Scale: 3/16" = 1'-0"



11

Approved Rear Elevation (West)
Scale: 3/16" = 1'-0"

BPA #: 2018-0202-0214



Philip Chan, DBI
JUL 06 2022

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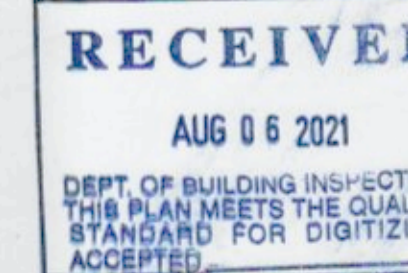
CHECKED	R.K.
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DATE	02/22/2016
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REVISED DATE	08/05/2021
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JOB NO.	21-1925
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SHEET NO.	A-3.6
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(E) WALL TO BE REMOVED

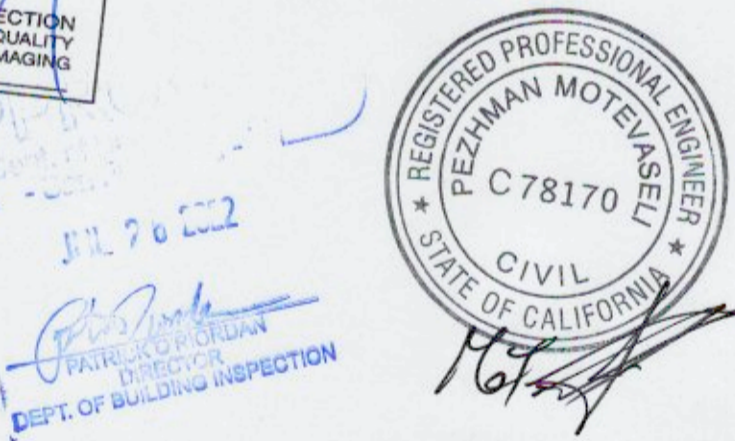
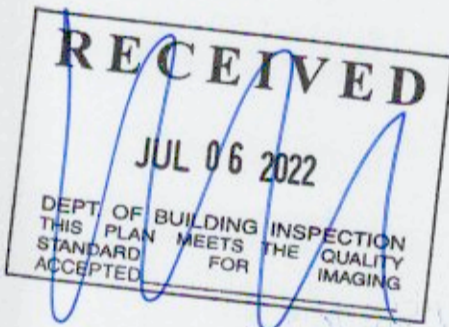
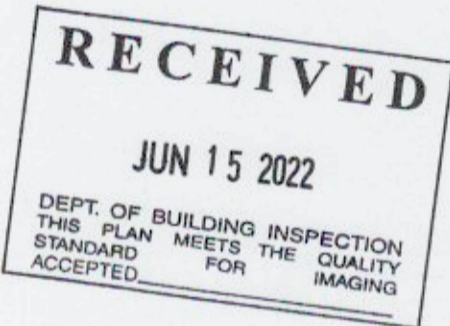
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SHEET TITLE

Proposed Rear Elevation



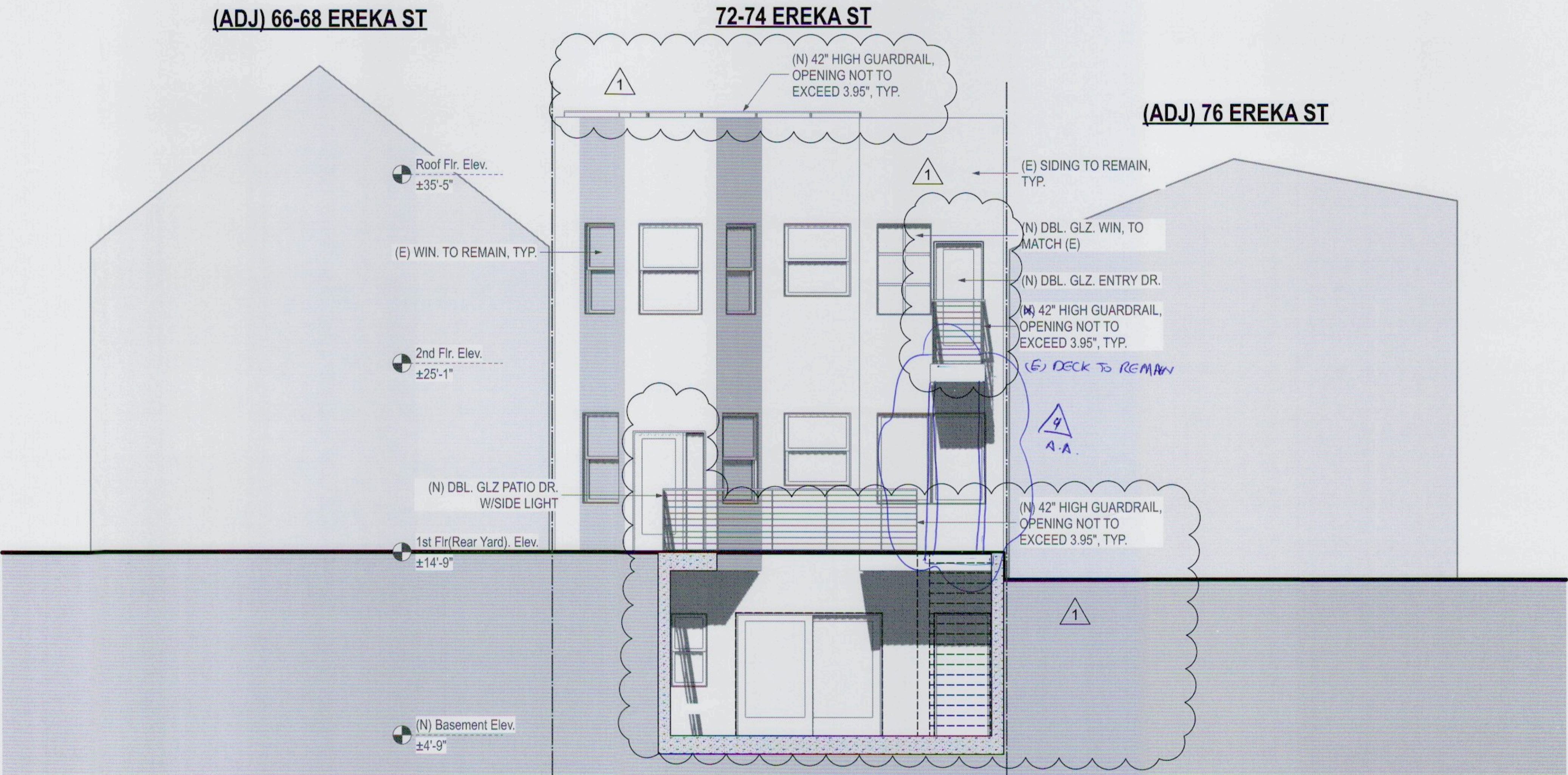
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Philip Chan, DBI
JUN 15 2022

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1		SCOPE OF REVISION
2	10/18/2021	BLDG COMMENTS
3	11/24/2021	MECH COMMENTS
4	12/09/2021	BLDG COMMENTS

DRAWN	S.M.
CHECKED	R.K.
DATE	02/22/2016
REVISED DATE	10/27/2021
JOB NO.	21-1925
SHEET NO.	A-3.7



1 Proposed Rear Elevation (West)
Scale: 1/4" = 1'-0"

-----	PROPERTY LINE
=====	(N) WALL/FLOOR/ROOF TO BE CONSTRUCTED
=====	(N) WALL/FLOOR/ROOF TO BE 1-HR. FIRE RATED

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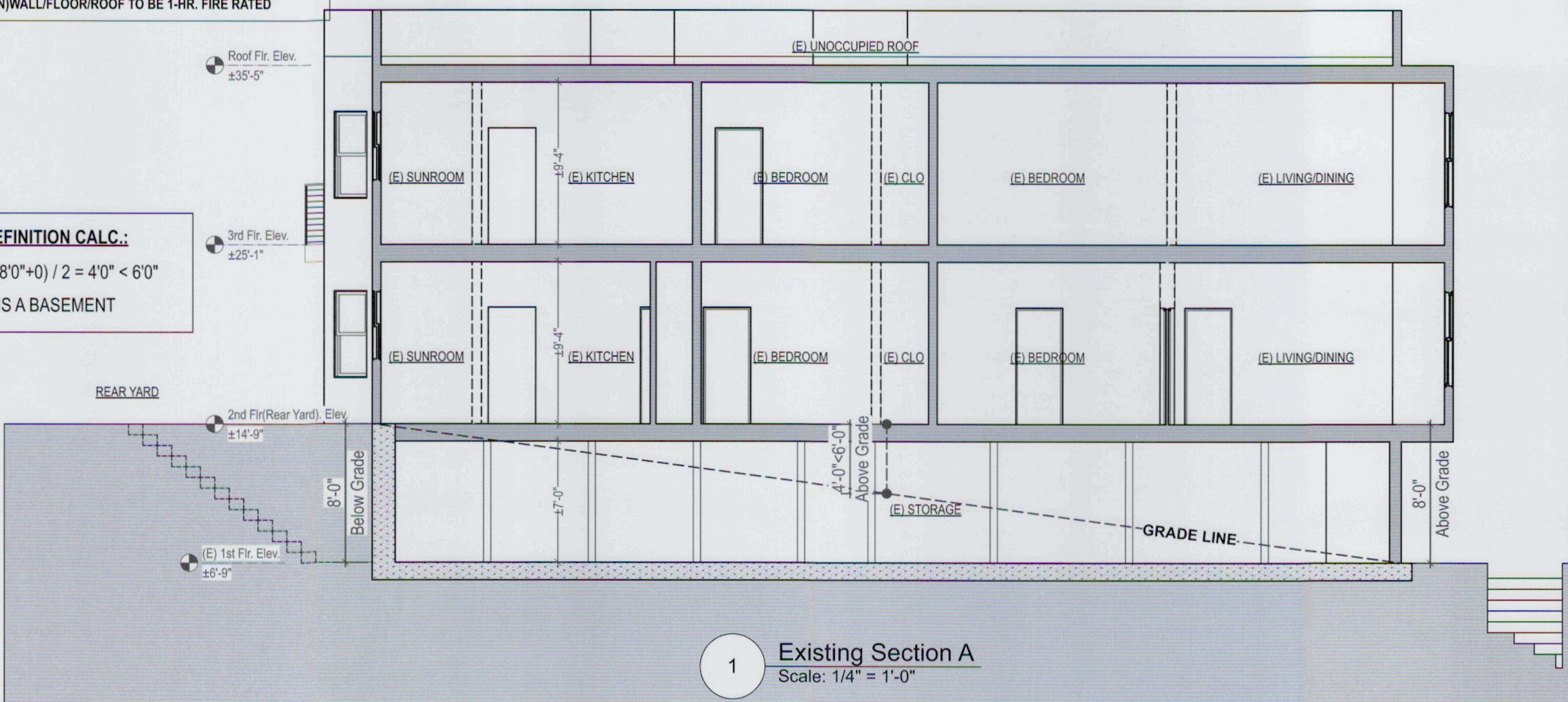


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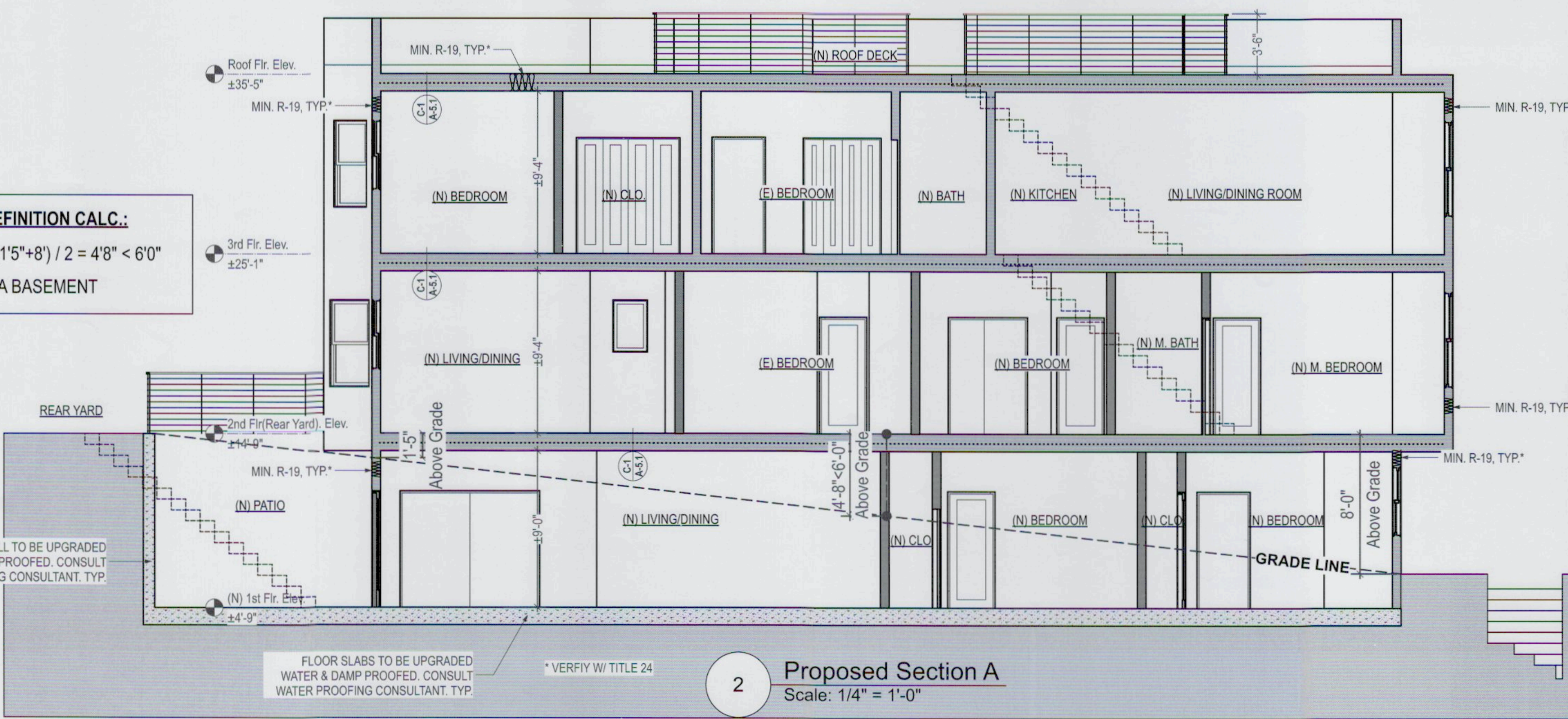
Existing & Proposed Sections

BASEMENT DEFINITION CALC.:
Above Grade: $(8'0" + 0) / 2 = 4'0" < 6'0"$
(E) STORAGE IS A BASEMENT

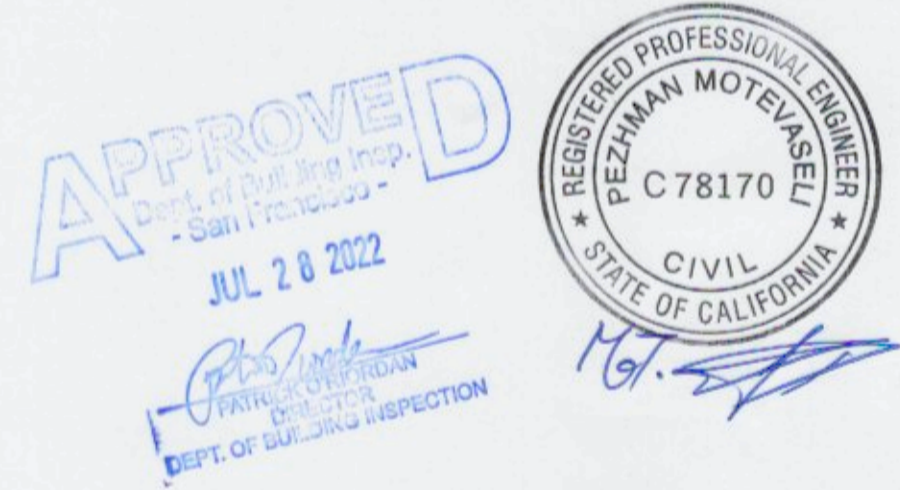


1 Existing Section A
Scale: 1/4" = 1'-0"

BASEMENT DEFINITION CALC.:
Above Grade: $(1'5" + 8') / 2 = 4'8" < 6'0"$
(N) UNIT #1 IS A BASEMENT



2 Proposed Section A
Scale: 1/4" = 1'-0"



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ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION

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JUL 06 2022

APPROVED BY CHRISTOPHER MAY
AUG 06 2021
Kishan Kashman, SFPD
JUN 15 2022
PLANNING DEPARTMENT



DRAWN	S.M.
CHECKED	R.K.
DATE	02/22/2016
REVISED DATE	08/05/2021
JOB NO.	21-1925
SHEET NO.	A-4.0

DOOR / WINDOW NOTES:

1. ALL ESCAPE OR RESCUE DOORS & WINDOWS FROM SLEEPING ROOMS SHALL COMPLY WITH SEC. 1029:
- NET CLEAR HEIGHT: 24" MIN.
 - NET CLEAR WIDTH: 20" MIN.
 - NET OPENING: 5.7 SQ. FT. MIN.
 - FINISHED SILL HEIGHT: 44" MAX. ABOVE THE FINISHED FLOOR
2. VERIFY IN FIELD FOR EXACT DOORS & WINDOWS ROUGH OPENING SIZE PRIOR TO PURCHASE & INSTALLATION
3. U-FACTOR OF GLAZING SHALL BE 0.55, UNLESS SPECIFIED ON PLANS OR ENERGY COMPLIANCE REPORT.
4. NFRC LABELS ON NEW DOOR / WINDOWS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION
5. COORDINATE INSTALLATION OF ALL FLASHINGS AND WINDOWS WITH INSTALLATION INSTRUCTIONS OF WINDOW MANUFACTURER. OBTAIN APPROVAL OF INSTALLATION METHODOLOGY FROM WINDOW MANUFACTURER PRIOR TO COMMENCING INSTALLATION.
6. UTILIZE PRIMERS AND / OR ADHESIVES COMPATIBLE WITH ALL MATERIALS AND AS RECOMMENDED BY MANUFACTURER OF SELF-ADHERED MEMBRANE TO ACHIEVE TENACIOUS BOND OF MEMBRANE TO ALL SUBSTRATES.
7. UTILIZE SEALANTS COMPATIBLE WITH ALL MATERIALS AND AS RECOMMENDED BY WINDOW AND SELF-ADHERED MEMBRANE MANUFACTURERS.
8. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS.
10. ALL ENTRANCES AND EXTERIOR GROUND-FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES. DOORWAYS SHALL HAVE A MINIMUM CLEAR OPENING OF 32 INCHES (813 MM) WITH THE DOOR OPEN 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP.
11. THE BOTTOM 10 INCHES (254 MM) OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10-INCH (254 MM) HEIGHT SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
12. THERE SHALL BE A FLOOR LANDING ON EACH SIDE OF A DOOR. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2-INCH (12.7 MM) LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGES IN LEVEL BETWEEN 1/4 AND 1/2 INCH SHALL BE LEVELED WITH A SLOPE NO GRATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL.
13. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
14. MOUNT LEVER HARDWARE AT +34" A.F.F.
15. MAXIMUM PUSH / PULL FORCE FOR DOORS:
- 8.5# FOR EXTERIOR DOORS
 - 5# FOR INTERIOR DOORS
 - 15# FOR FIRE DOORS

KITCHEN NOTES:

MIN. TWO 20A SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KICHEN & ARE LIMITED TO SUPPLYING WALL & COUNTER SPACE RECEP. OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, & SIMILAR AREAS. THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES, ONLY THE REQUIRED COUNTERTOP/WALL OUTLEST INCLUDING THE REFRIGERATOR.

50% OR MORE OF THE KITCHEN LIGHTING WATTAGE MUST BE FLUORESCENT. INCANDESCENT LIGHTING MUST BE SWITCHED SEPARATELY.

PROVIDE AT LEAST ONE RECEPTACLE OUTLET FOR EACH COUNTER SPACE 12" OR WIDER. KITCHEN COUNTER OUTLETS SHALL BE SPACED SO THAT NO POINT ALONG THE WALL IS GREATER THAN 24" FROM AN OUTLET. AT LEAST ONE GFCI RECEPTACLE FOR THE PENINSULA COUNTER SPACE (CEC 210.52 (C) (3) & 210.8 (A) (6))

UPPER CABINETS SHALL BE A MIN. OF 30" ABOVE COOKING TOP PER CMC 916.1.2. PROV. COOKING APPLIANCES MIN. CLEARANCES TO COMBUSTIBLE MATERIALS PER CMC 916.1.1.

ENERGY NOTES:

ALL INSTALLED HIGH EFFICACY LUMINARIES SHALL BE SWITCHED SEPARATELY FROM LOW EFFICACY LUMINARIES. (150)(K)(2))

INSTALLED LIGHTING IN KITCHENS SHALL BE HIGH EFFICACY LUMINARIES. UP TO 100% OF THE WATTAGE OF PERMANENTLY INSTALLED LIGHTING IN KITCHENS MAY BE IN LIGHTS THAT ARE NOT HIGH EFFICACY. (150)(K)(3))

A MIN. OF ONE INSTALLED LIGHTING IN BATHROOMS SHALL BE HIGH EFFICACY LUMINARIE. ALL OTHER INSTALLED LIGHTING SHALL BE HIGH EFFICACY OR CONTROLLED BY A VACACNY SENSOR(S). (150)(K)(5))

INSTALLED LUMINARIES IN GARAGES, LAUNDRY ROOMS & UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINARIES AND CONTROLLED BY A VACANCY SENSOR(S). (150)(K)(6))

INSTALLED LUMINARIES IN ROOMS OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINARIES OR ARE CONTROLLED BY DIMMERS OR A VACANCY SENSOR(S). (150)(K)(7))

LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (I.C.) BY UNDERWRITERS LABORATORIES OR OTHER APPROVED LABORATORIES.

FIREPLACES, DECORATIVE GAS APPLIANCES AND GAS LOGS: INSTALLATION OF FACTORY-BUILT AND MASONRY FIREPLACES SHALL INCLUDE:

- A. CLOSABLE METAL OR GLASS DOORS.
- B. COMBUSTION AIR INTAKE (6 SQ. IN. MINIMUM) TO DRAW AIR FROM OUTSIDE OF THE BUILDING DIRECTLY INTO FIRE BOX. THE COMBUSTION AIR INTAKE MUST BE EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE AND LIGHT-FITTING DAMPER OR COMBUSTION AIR CONTROL DEVICE.
- *EXCEPTION: AN OUTSIDE COMBUSTION AIR INTAKE IS NOT REQUIRED IF THE FIREPLACE IS INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE IS NOT LOCATED ON AN EXTERIOR WALL.
- C. A FLUE DAMPER WITH AN READILY ACCESSIBLE CONTROL..
- *EXCEPTION: WHEN A GAS LOG, LOG LIGHTER, OR DECORATIVE GAS APPLIANCE IS INSTALLED IN A FIREPLACE, THE FLUE DAMPER SHALL BE BLOCKED OPEN IF REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS OR THE STATE MECHANICAL CODE.

ELECTRICAL NOTES:

THE INSTALLATION OF SMOKE ALARMS IN ALL OF THE FOLLOWING AREAS SHALL BE PROVIDED: (CRC R314.3)

A. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.

B. IN EACH ROOM USED FOR SLEEPING PURPOSES.

THE INSTALLATION OF CARBON MONOXIDE ALARMS IN THE FOLLOWING AREAS SHALL BE PROVIDED: (CRC R315.1)

A. APPROVED CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS & ON EVERY LEVEL INCLUDING BASEMENTS IN DWELLING UNITS THAT HAVE FUEL-FIRED APPLIANCES OR ATTACHED GARAGES.

A MIN. OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS. (CEC 210.11(C)(1))

AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (CEC 210.11(C)(3))

IN EVERY DWELLING UNIT, FIXED APPLIANCES SUCH AS FOOD WASTE GRINDERS, DISHWASHERS, WASHING MACHINES, DRYERS, LAUNDRY TRAY LOCATIONS, BUILT-IN REFRIGERATORS OR FREEZERS, FURNACES, AC UNITS, BUILT-IN HEATERS OR ANY OTHER FIXED APPLIANCE WITH A MOTOR OF 1/4 H.P. OR LARGER SHALL BE ON A SEPARATE 20 AMP BRANCH CIRCUIT.

ALL RECEPTACLES IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS (WHERE RECEPTACLES SERVE COUNTER TOP SURFACES), LAUNDRY, UTILITY, WET BAR SINKS (WITHIN 6 FEET OF THE EDGE OF THE SINK), SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION. (CEC 210.8(A))

IN ALL AREAS SPECIFIED IN 210.52, ALL NON-LOCKING TYPE 125-VOLT, 15- AND 20-AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC 406.12)

ALL RECEPTACLE OUTLETS IN BATHROOMS, ABOVE KITCHEN COUNTERTOP, CRAWL SPACES, GARAGE, ROOFTOPS, OUTDOOR OUTLETS, WITHIN 6' OF WETBAR SINK/LAUNDRY SINK TO BE PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTER (GFCI). (CEC 210.8)

ALL RECEPTACLE OUTLETS ARE REQUIRED TO BE LISTED TAMPER RESISTANT. (CEC 406.12 & 210.52)

COMBINATION TYPE AFCI CIRCUIT BREAKERS ARE REQUIRED FOR ALL 120 VOLT SINGLE PHASE 15/20 AMP BRANCH CIRCUITS. EXCEPT FOR BATHROOMS, KITCHENS, GARAGES, OUTDOORS, AND LAUNDRY ROOMS. (CEC 210.12(B))

AT A MIN. ONE DEDICATED 20 AMP CIRCUIT IS REQUIRED FOR A BATHROOM.(CEC 210.11(C)(3))

A GFCI PROTECTED OUTLETS AT THE FOLLOWING LOCATIONS: GARAGE, UNFINISHED BASEMENT, CRAWL AND STORAGE SPACES, WITHIN 6' OF SINK OR BASIN, EXTERIOR (WATERPROOF).

ARC FAULT CIRCUIT INTERRUPTER ("AFCI") PROTECTION FOR ALL RECEPTACLES, LIGHTING CIRCUITS, SWITCHES, AND HARD-WIRED SMOKE DETECTORS INSTALL IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS PER CEC 210.12(B). THE "AFCI" SHALL BE LISTED TO PROTECT THE ENTIRE BRANCH CIRCUIT.

RECEPTACLE OUTLETS ARE NOT ALLOWED WITHIN OR OVER A BATHTUB OR SHOWER STALL. (CEC 406.9 (C))

SUBPANELS ARE NOT ALLOWED TO BE LOCATED IN BATHROOMS OR CLOTHES CLOSETS. (CEC 240.24(D) & 240.25(E))

CIRCUITS SHARING A GROUNDED CONDUCTOR (NEUTRAL) WITH TWO UNGROUNDED(HOT) CONDUCTORS MUST USE A TWO POLE CIRCUIT BREAKER OR AN IDENTIFIED HANDLE TIE.(CEC 210.4(B)) GROUP NON-CABLE CIRCUITS IN PANEL (CEC 210.4(D))

THE RECEPTACLE OUTLETS THAT SERVE KITCHEN COUNTER TOPS, DINING ROOM, BREAKFAST AREA, & PANTRY, MUST HAVE A MIN OF 2 DEDICATED 20 AMP CIRCUITS.(CEC 210.52 (B)(1))

KITCHEN COUNTER TOPS 12 INCHES OR WIDER MUST HAVE A RECEPTACLE OUTLET,(CEC 210.52(C))

KITCHEN COUNTER TOPS MUST HAVE RECEPTACLE OUTLETS SO NO POINT ALONG THE COUNTER WALLS IS MORE THAN 24 INCHES FROM A RECEPTACLE. (CEC 210.52 (C))

ISLAND AND PENINSULAR COUNTER TOPS MUST HAVE AT LEAST ONE RECEPTACLE. (CEC 210.52(C))(1) & (2))

THE SPACING FOR GENERAL RECEPTACLE OUTLETS MUST BE LOCATED SO THAT NO POINT ON ANY WALL, FIXED GLASS, OR CABINETS IS OVER 6 FEET FROM A RECEPTACLE OUTLET. (CEC 210.52(A))

HALLWAYS 10 FEET OR MORE MUST HAVE AT LEAST ONE RECEPTACLE OUTLET.

LAUNDRY ROOMS MUST HAVE AT LEAST ONE DEDICATED 20 AMP RECEPTACLE CIRCUIT. (CEC 210.11(2)) PROVIDE 120V RECEPTACLE WITHIN 3 FEET OF WATER HEATER. CAL ENERGY CODE 150.0 (N)

PROVIDE GROUNDING ELECTRODE SHALL BE NONFERROUS (COPPER), NOT BE LESS THAN 1/2" IN DIAMETER. THE ELECTRODE SHALL BE INSTALLED SUCH THAT AT LEAST 8" OF LENGTH IS IN CONTACT WITH THE SOIL. THE UPPER END OF THE ELECTRODE SHALL BE FLUSH WITH OR BELOW GROUND LEVEL UNLESS THE ABOVE-GROUND END AND THE GROUNDING ELECTRODE CONDUCTOR ATTACHMENT IS PROTECTED AGAINST PHYSICAL DAMAGE. [CEC 250.52 (A)(5) AND 250.53 (D)]

NOTES:

HABITABLE SPACE SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6". KITCHEN, HALLS, BATHROOMS AND TOILET COMPARTMENTS MAY HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". (CBC 1208.02)

ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING (CBC 1204.1)

SMOKE DETECTORS SHALL BE IN ALL BEDROOMS AND AREAS LEADING TO THEM.

CARBON MONOXIDE ALARM IN EACH OCCUPIED LEVEL.

PLUMBING AND MECHANICAL NOTES:

WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.28 GALLONS PER FLUSH. (CPC 403.2)

SHOWER HEADS SHALL HAVE A WATER FLOW NOT TO EXCEED 2.0 GALLONS PER MINUTE @ 80 PSI. (CPC 408.2)

FAUCETS IN KITCHENS, WET BARS, LAUNDRY SINKS, ETC SHALL HAVE A WATER FLOW NOT TO EXCEED 1.8 GALLONS PER MINUTE @ 60 PSI. (CPC 403.6)

FAUCETS IN LAVATORIES SHALL HAVE A WATER FLOW NOT TO EXCEED 1.5 GALLONS PER MINUTE @ 60 PSI. (CPC 403.6)

SHOWER STALLS SHALL HAVE A CLEAR INTERIOR FINISH AREA OF 7.1 SQ. FT. AND BE ABLE TO ACCOMMODATE A MINIMUM 30 INCH CIRCLE AT THE THRESHOLD LEVEL. THESE CLEARANCES SHALL BE MAINTAINED UP TO A HEIGHT OF 70 INCHES ABOVE SHOWER DRAIN. (CPC 408.6)

SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES (6 FT). (CRC R307.2)

THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB, SHOWER AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. (CPC 409.4 & 408.3)

A 30-INCH CLEAR WIDTH FOR WATER CLOSET COMPARTMENT AND 24 INCH CLEARANCE IN FRONT OF WATER CLOSET. (CPC 402.5)

ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH A MINIMUM CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BUILDING. (CRC R303.3, CG 4.506.1, CBC 1203.4.3.2.1, CMC 403.7)

THE CLOTHES DRYER VENT SHALL NOT EXCEED 14 FT IN OVERALL LENGTH WITH MAXIMUM TWO 90 DEGREE ELBOWS. (CMC 504.3.1)

CLOTHES DRYER EXHAUST SHALL BE A MIN. 4 INCHES, TERMINATE TO THE OUTSIDE OF THE BUILDING, SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER, AND MEET THE REQUIREMENTS OF CMC 504.3. PROV. 100 SQ. IN. MIN. MAKE-UP AIR OPENING FOR DOMESTIC DRYERS.

ENVIRONMENTAL AIR DUCTS EXHAUST SHALL TERMINATE MIN. 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BUILDING. (CMC 504.5)

MECHANICAL EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURE'S INSTALLATION INSTRUCTIONS.(CMC 303.1)

DOMESTIC RANGE VENTS TO BE SMOOTH METALLIC INTERIOR SURFACE (CMC 504.2)

SUPPLY AND RETURN AIR DUCTS TO BE INSULATED AT A MIN OF R-6. CAL ENERGY CODE TABLE 150-1-A

VENTING SYSTEMS SHALL TERMINATE NOT LESS THAN 4 FEET BELOW OR 4 FEET HORIZONTALLY FROM, & NOT LESS THAN ONE FOOT ABOVE A DOOR, AN OPENABLE WINDOW OR A GRAVITY AIR INLET INTO A BUILDING. VENTING SYSTEMS SHALL TERMINATE AT LEAST 3 FEET ABOVE AN OUTSIDE - OR MAKE UP - AIR INLET LOCATED WITHIN 10 FEET & AT LEAST 4 FEET FROM A PROPERTY LING, EXCEPT A PUBLIC WAY.

GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC 802.6 & SFMC 802.6.2.

COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CH7.

SAFETY GLAZING SHALL BE PROVIDED AT THE FOLLOWING HAZARDOUS LOCATIONS: (CRC R308.4, CBC 2406.4)

- A. SWINGING, BI-FOLD, AND SLIDING DOORS
- B. WHEN LOCATED WITHIN 60 INCHES ABOVE THE FLOOR OF WET SURFACES SUCH AS TUBS, SHOWERS, SAUNAS, STEAM ROOMS, OR OUTDOOR SWIMMING POOL.
- C. WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF DOORS AND WITHIN 60 INCHES OF WALKING SURFACE
- D. WHERE GLAZING AREA IS MORE THAN 9 SQ. FT. IN AREA, WITH THE BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, TOP EDGE MORE THAN 36 INCHES ABOVE FLOOR, AND WITHIN 36 INCHES OF A WALKING SURFACE, MEASURED HORIZONTALLY.

WATER HEATERS PROTECTION FROM FIRE DAMAGE: WATER HEATERS GENERATING A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS MAY BE INSTALLED IN A GARAGE PROVIDED, THE PILOTS & THE BURNERS OR HEATING ELEMENTS AND SWITCHES ARE LOCATED AT LEAST 18" ABOVE THE FLOOR LEVEL IN RESIDENTIAL GARAGES.

WATER HEATERS PROTECTION FROM SEISMIC DAMAGE: WATER HEATERS SHALL BE ANCHORED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTH QUAKE MOTION. STRAP THE WATER HEATER AT THE UPPER AND LOWER THIRDS. (CPC 508.2)

BATHROOM NOTES:

EXHAUST FANS ARE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR.

BRANCH CIRCUITS: A 20A CIRCUIT IS REUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEP. LIGHTS, FANS, ETC.

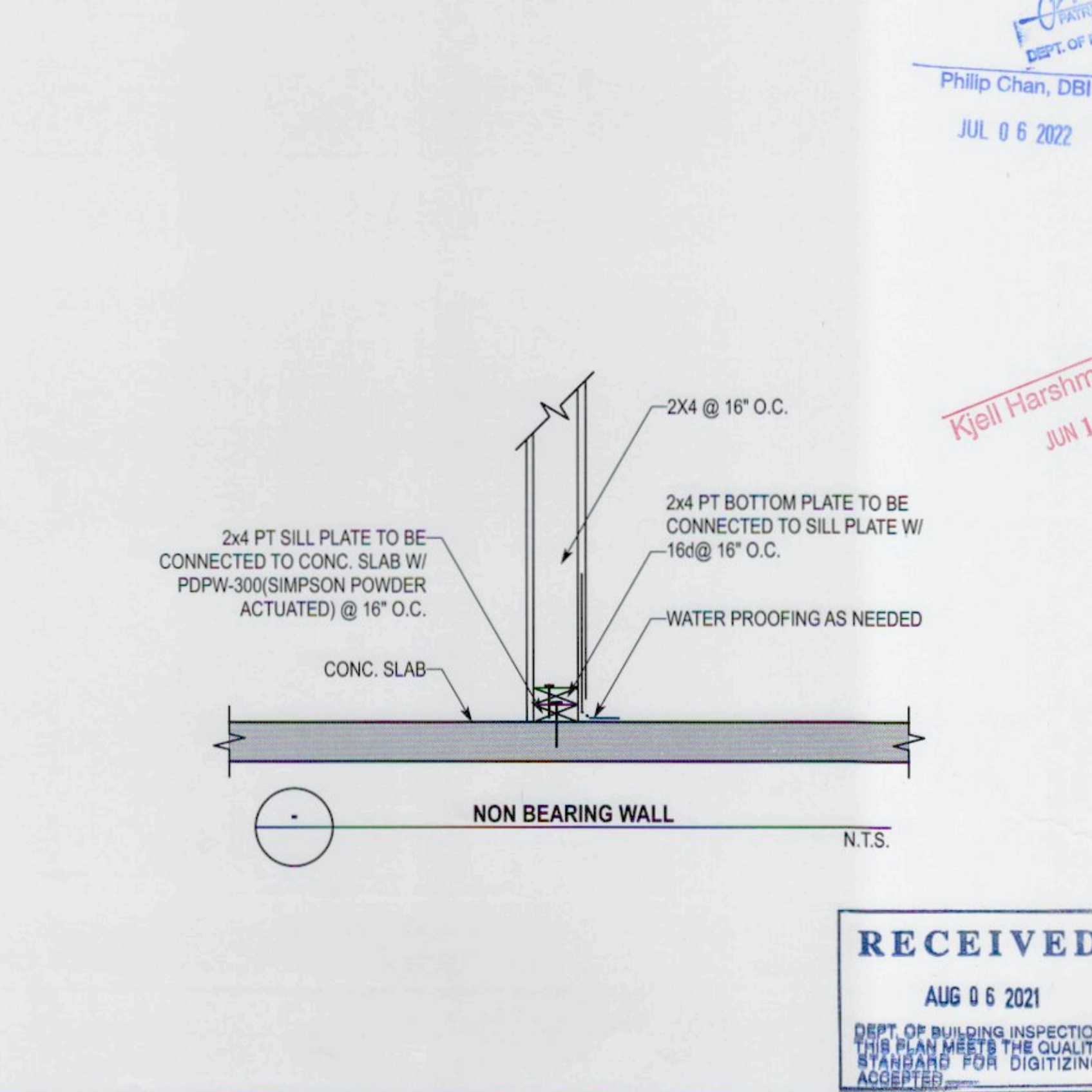
SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED W/ INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE. (CPC 418.0)

SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET (CBC 1210.2.3)

BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (CRC R307.2)

WHIRLPOOL TUB: LIGHT FIXTURES INSTALLED ABV. AND WITHIN 5' FROM THE INSIDE WALLS OF THE WHIRLPOOL TUB SHALL BE AT LEAST 7'-6" ABV THE MAX. WATER LEVEL AND GFCI PROTECTED. FIXTURES MAY BE INSTALL LESS THAN 7'-6" PROVIDED THEY ARE LISTED FOR USE IN DAMPED LOCATIONS AND GFCI PROTECTED. CEC ARTICLE 880-43(B)(1a-c).

W-1 EXTERIOR WALLS, WOOD-FRAMED	
SYSTEM DESCRIPTION	SKETCH AND DESIGN DATA
GA FILE NO. WP 8105	1 HOUR FIRE
GYPSUM WALLBOARD, WOOD STUDS	
EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1-3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs. INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. (LOAD-BEARING)	
Thickness:	Varies
Approx. Weight:	7 psf
Fire Test:	See SWR 3510 (UL R3510-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)
W-2 WALLS & INTERIOR PARTITIONS, WOOD-FRAMED	
SYSTEM DESCRIPTION	SKETCH AND DESIGN DATA
GA FILE NO. WP 3243	1 HOUR FIRE 50 TO 54 STC SOUND
GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS	
Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1-1/4" Type S drywall screws. One Layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 8" o.c. with vertical joints located midway between studs End joints backblocked with resilient channels. 3" mineral or glass fiber insulation in stud space. OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at parallel or at right angles to studs with 6d cement coated nails, 1-7/8" long, 0.0915" shank, 15/16" heads, 7" o.c. Vertical joints staggered 24" on opposite sides. Sound tested with studs spaced 24" o.c. (STC=50). Also sound tested with studs spaced 16" o.c. and with two layers of 5/8" type X gypsum board on the resilient channel side (STC=53). (LOAD-BEARING)	
Thickness:	5 3/8"
Approx. Weight:	7psf
Fire Test:	Based on UL R14196, 05N05371, 2-15-05, UL Design U305 NRCC TL93-103, 3-98 NRCC TL93-118, 3-98
SOUND TEST:	
C-1 FLOOR-CEILING/ROOF-CEILING SYSTEMS, WOOD-FRAMED	
SYSTEM DESCRIPTION	SKETCH AND DESIGN DATA
GA FILE NO. FC 5105	1 HOUR FIRE 55 to 59 STC SOUND
GYPSUM WALLBOARD, RESILIENT CHANNELS, WOOD JOISTS	
One layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 60" long with screws at 12" o.c. Resilient channels applied at right angles to 2 x 10 wood joists 16" o.c. with 6d common nails. Wood joists supporting 1 1/2" plywood and 1" proprietary sanded gypsum underlayment. STC rated with 3 1/2" glass fiber insulation in joist spaces and with carpet and pad. Second layer of 1/2" or 5/8" type X gypsum wallboard required to achieve 1 hour fire resistance rating when glass fiber insulation is used.	
PROPRIETARY GYPSUM BOARD	
CertainTeed Gypsum Inc.	- 1/2" CertainTeed® Type C Gypsum Board
CertainTeed Gypsum Canada Inc.	- 1/2" CertainTeed® Type C Gypsum Board
Georgia Pacific Gypsum LLC	- 1/2" ToughRock® Fireguard C® Gypsum Board
Lafarge North America Inc.	- 1/2" Firecheck® Type C Gypsum Board
National Gypsum Company	- 1/2" Gold Bond® Brand FIRE-SHIELD C™ Gypsum Board
PABCO Gypsum	- 1/2" FLAME CURB® Super C™ Gypsum Board
Temple-Inland	- 1/2" TG-C



PROJECT NAME

72-74 EUREKA ST.
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SHEET TITLE

General Notes
&Typical Details



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ISSUES / REVISIONS

NO. DATE DESCRIPTION

DRAWN S.M.

CHECKED R.K.

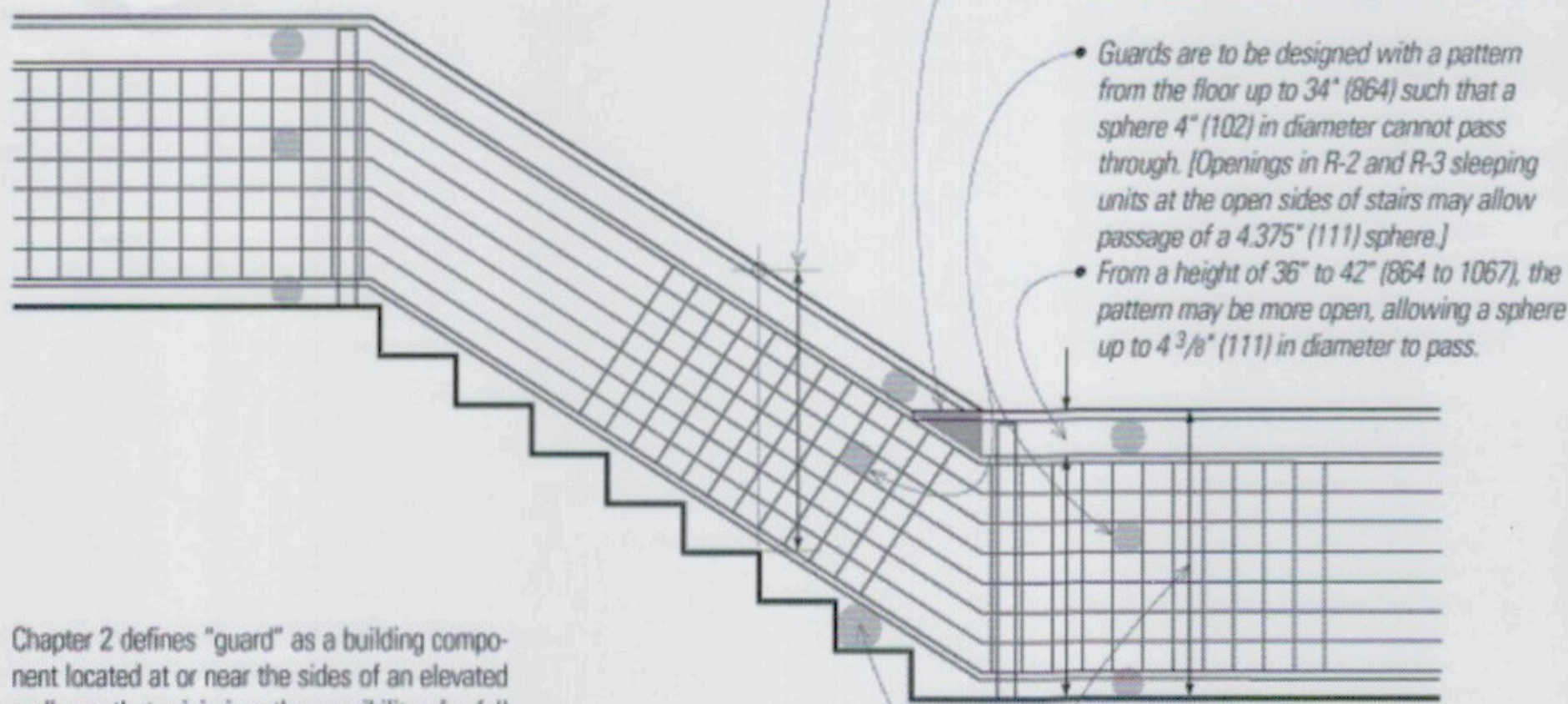
DATE 02/22/2016

REVISED DATE 08/05/2021

JOB NO. 21-1925

SHEET NO. A-5.1

Guards
§ 1015 requires that railings or similar protective elements be provided where any grade change of 30" (762) or more occurs in a means of egress. This also applies when a means of egress is adjacent to glazing elements that do not comply with the strength requirements for railings and guards per § 1607.8.



Chapter 2 defines "guard" as a building component located at or near the sides of an elevated walkway that minimizes the possibility of a fall to a lower level. The intent of these requirements is that any building occupant moving through the means of egress will be protected from falling from the edges of the means of egress. Such guards are not required when they would impede the intended use of parts of occupancies, such as in areas where the audience is viewing a stage, or at service pits and loading docks.

GENERAL EGRESS REQUIREMENTS

N.T.S.

WhisperGreen CEILING MOUNT FAN WITH DC MOTOR

Built-in Controls with Motion Sensor
FV-08VKM3 80/0 CFM 4" Duct
FV-13VKM3 130/0 CFM 6" Duct

Built-in Controls
FV-08VKS3 80/0 CFM 4" Duct
FV-13VKS3 130/0 CFM 6" Duct

Single Speed
FV-05VK3 50 CFM 4" Duct
FV-08VK3 80 CFM 4" Duct
FV-13VK3 130 CFM 6" Duct

Characteristics (per listed data for 0.17 S.P.)	FV-08VK3												FV-13VK3											
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
Static Pressure (inches w.g.)	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2
Air Volume (CFM)	80	78	75	72	68	64	60	56	52	48	44	40	130	128	125	122	118	114	110	106	102	98	94	90
Motor Amperage	0.22	0.24	0.26	0.28	0.30	0.32	0.34	0.36	0.38	0.40	0.42	0.44	0.65	0.68	0.70	0.72	0.74	0.76	0.78	0.80	0.82	0.84	0.86	0.88
Power Consumption (watts)	122	126	130	134	138	142	146	150	154	158	162	166	240	244	248	252	256	260	264	268	272	276	280	284
Energy Efficiency (CFM/Watt)	363	354	345	336	327	318	309	300	291	282	273	264	200	192	184	176	168	160	152	144	136	128	120	112
Sound (dBA)	90	92	94	96	98	100	102	104	106	108	110	112	105	107	109	111	113	115	117	119	121	123	125	127
Control (amps)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Power Rating (Watts)	122	126	130	134	138	142	146	150	154	158	162	166	240	244	248	252	256	260	264	268	272	276	280	284
ENERGY STAR Qualified	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SmartAction Motion Sensor	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
High/Low/Off Timer	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Customizable Variable-Speed Control	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SmartFlow Centrifugal Fan Technology	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
UL-Listed Enclosure	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Weather-Resistant Case	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
California Title 24 Compliant	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Meets ASHRAE 62.2 Certified Facility	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

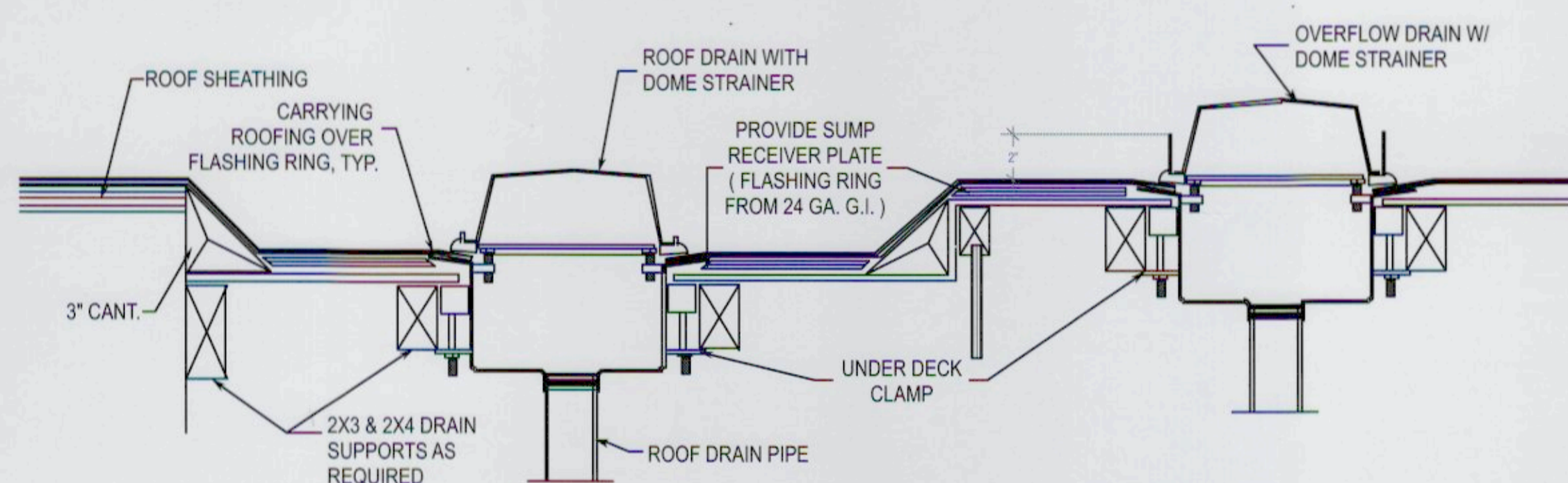
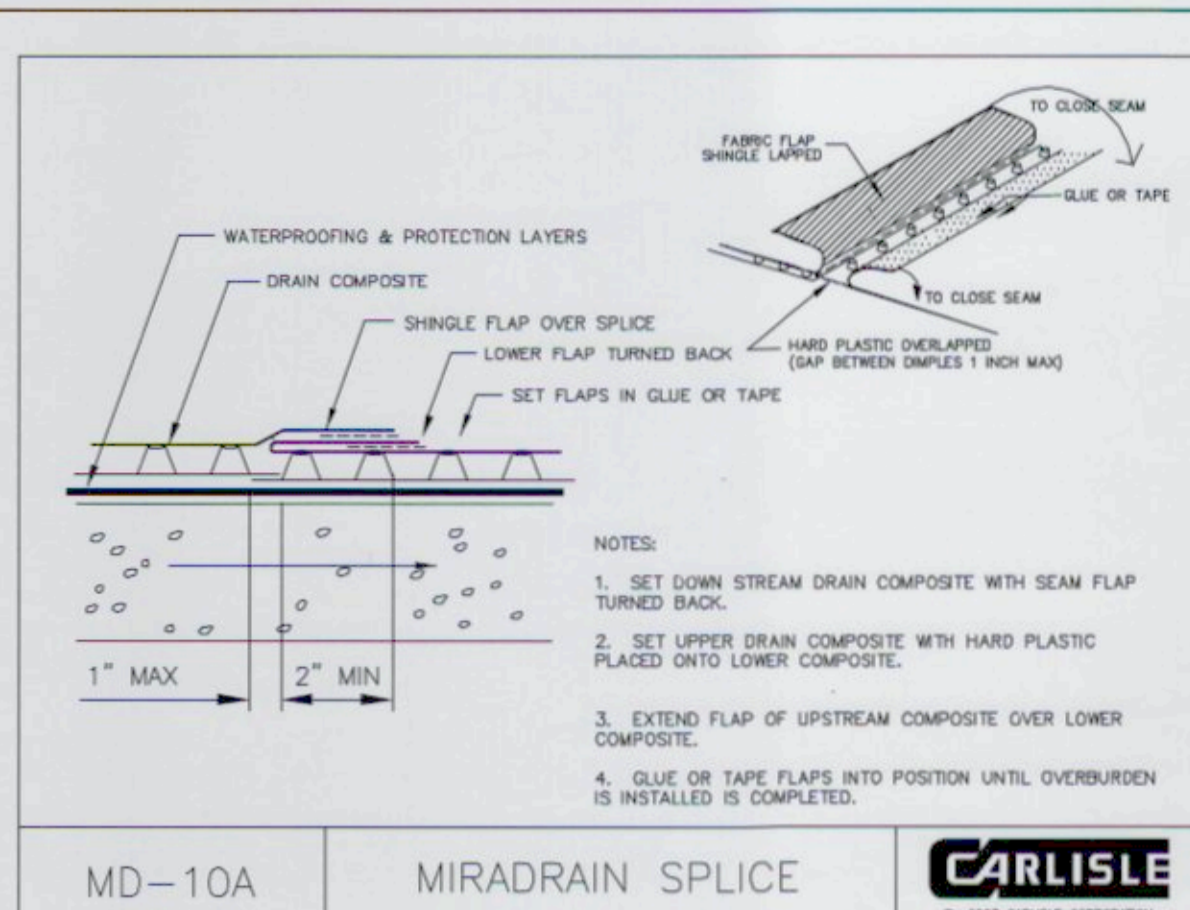
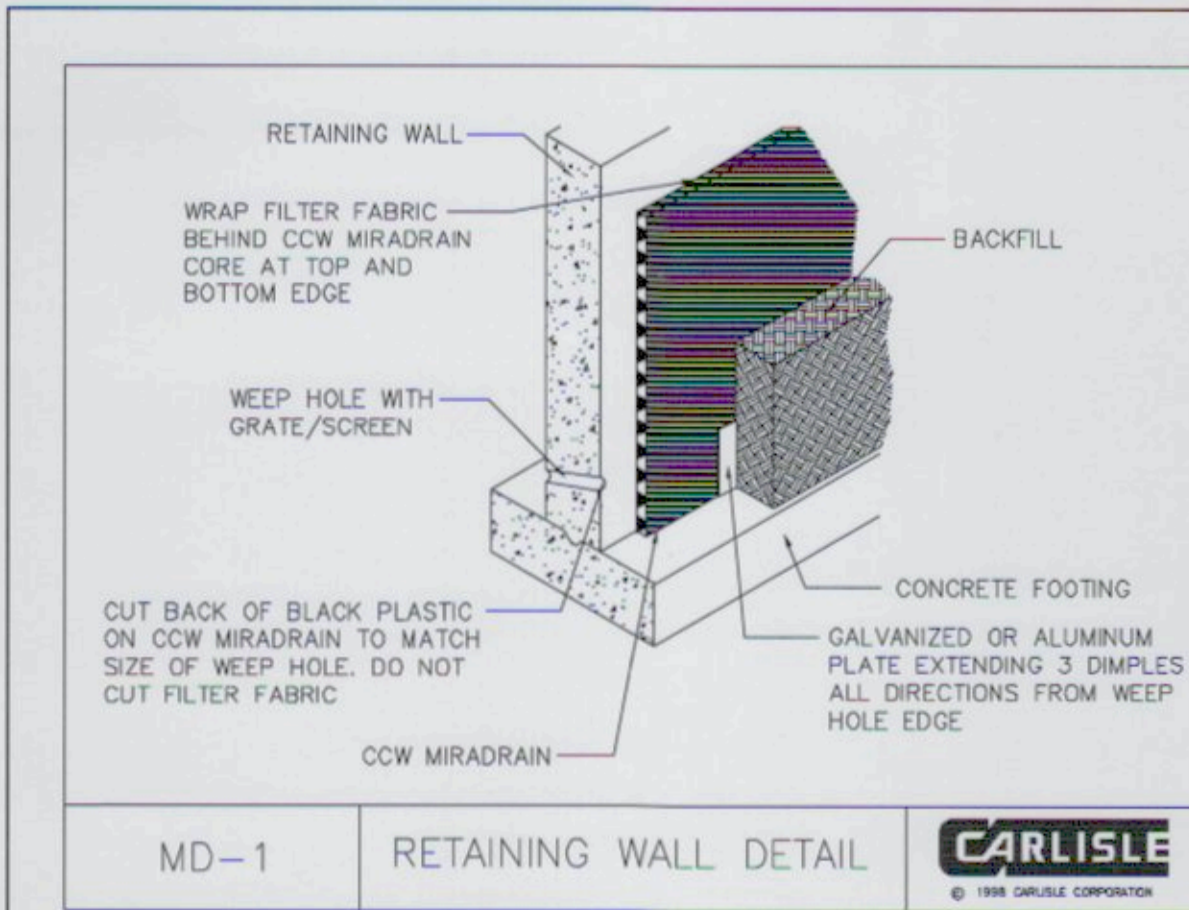
Complete Specifications on pages 40-43
Performance Curves on page 41-42

4" DUCT 6" DUCT 4" DUCT 6" DUCT

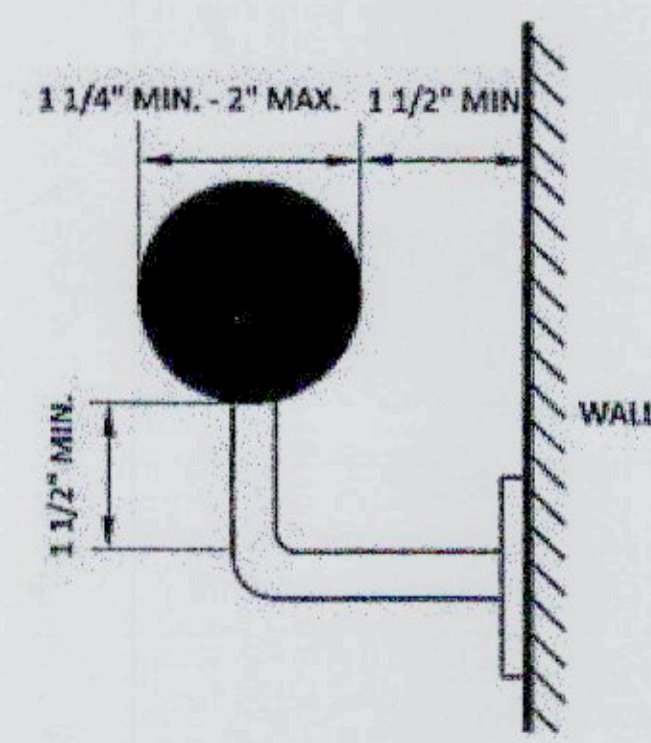
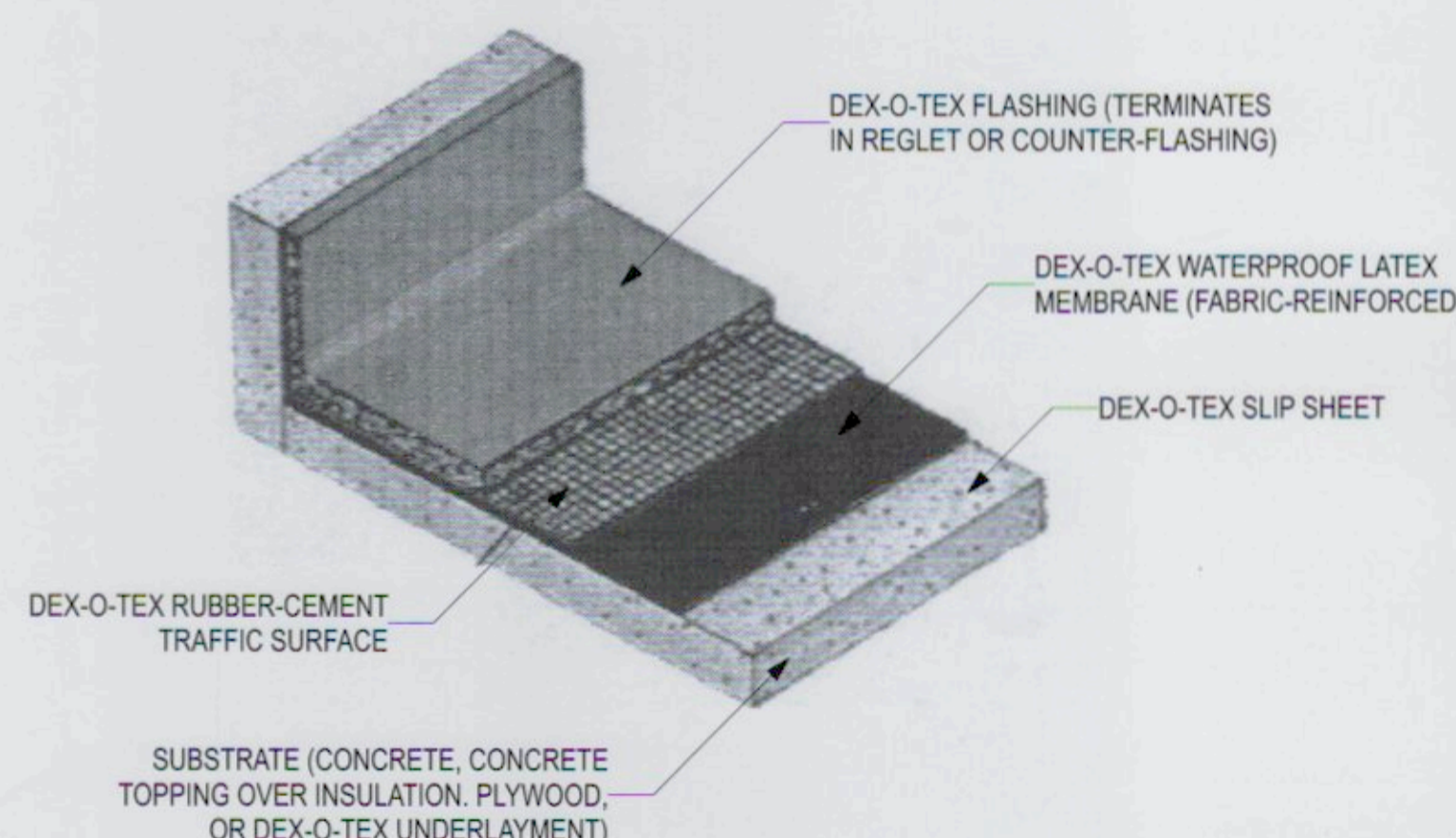
Parasonic ideas for life

EACH UNIT VENTILATION CALC. (PER ASHRAE 62.2):

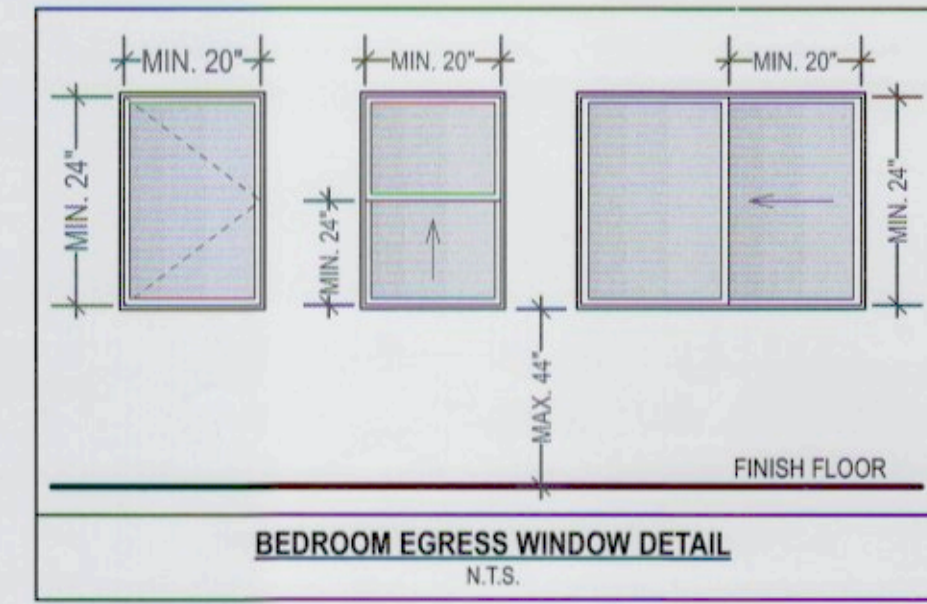
1,377 S.F. X 0.01 + (3 BEDROOMS + 1) X 7.5 = 43.77 CFM PROVIDED: 50 CFM	1,396 S.F. X 0.01 + (3 BEDROOMS + 1) X 7.5 = 43.96 CFM PROVIDED: 50 CFM	1,471 S.F. X 0.01 + (3 BEDROOMS + 1) X 7.5 = 44.71 CFM PROVIDED: 50 CFM
--	--	--



CROSSFIELD PRODUCTS CORP.



(a) HANDRAILS WITH CIRCULAR CROSS SECTION



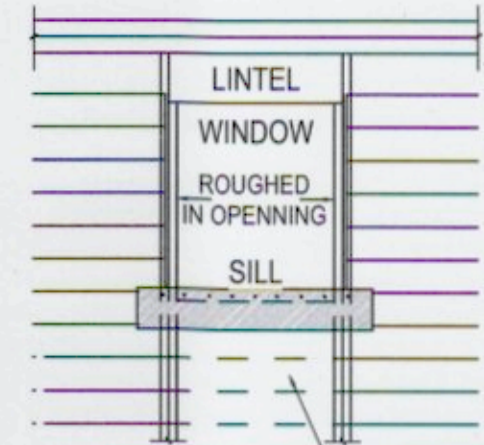
BEDROOM EGRESS WINDOW DETAIL

DOOR/WINDOW FLASHING NOTES:
SECTION 1707(B), UNIFORM BUILDING CODE, CALLS FOR FLASHING OF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WEATHERPROOF. SINCE UBC DOES NOT OUTLINE PROCEDURES FOR WINDOW FLASHING, TECHNIQUES SHOWN HERE ARE RECOMMENDED.

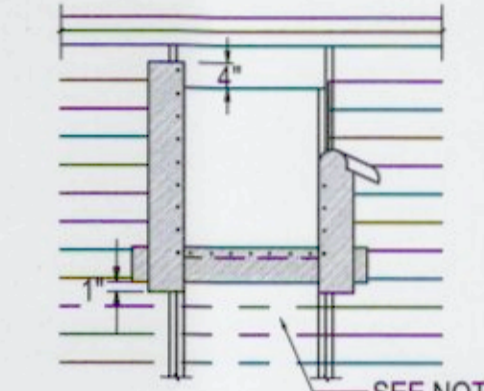
-FOR FLASHING MATERIAL USE 15LB. ASPHALT SATURATED FELT, SELF HEALING BITUTHENE MEMBRANE, OR DUPONT "FLEXWRAP"

-FOR MOISTURE BARRIER USE "TYVEK" OR EQUIVALENT HOUSEWRAP

-CAULK BACK OF WINDOW FRAMES BEFORE SETTING. USE WINDOWS THAT ARE WATERTIGHT.

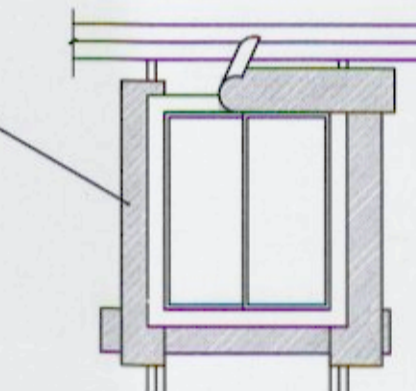


ATTACH A FILL STRIP OF ASPHALT-SATURATED ROOFING FELT PAPER AT LEAST 9" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL. EXTEND THIS SILL STRIP AT LEAST 8" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW. ATTACH FELT WITH GALVANIZED ROOFING NAILS OR RUST-RESISTANT STAPLES.



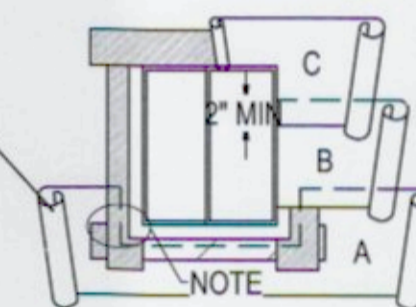
AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIPS (SIDE OF OPENING) AT LEAST 9" SIDE WITH INSIDE EDGE OF FELT EVEN WITH EDGE OF WINDOW OPENING. START JAMB STRIPS 1" BELOW THE SILL STRIP AND EXTEND JAMB STRIPS 4" ABOVE THE LOWER EDGE OF THE LINTEL (TOP OF WINDOW OPENING).

FLASHING TO BE 15LB. ASPHALT-SATURATED FELT, SELF HEALING BITUTHENE MEMBRANE, OR DUPONT "FLEXWRAP" - TYP.



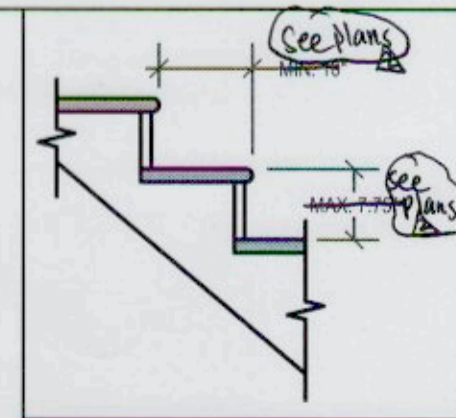
APPLY A BEAD OF CAULKING TO THE BACK SURFACES OF THE WINDOW, THEN PLACE THE WINDOW INTO THE ROUGH OPENING, WITH FLANGES OVER THE INSTALLED FLASHING FELT STRIPS. AFTER WINDOW IS PLACED, INSTALL THE HEAD FLASHING OVER THE WINDOW FLANGE. THIS IS A STRIP OF BITUMINOUS MEMBRANE AT LEAST 9" WIDE.

FOR MOISTURE BARRIER USE "TYVEK" OR EQUIVALENT HOUSEWRAP

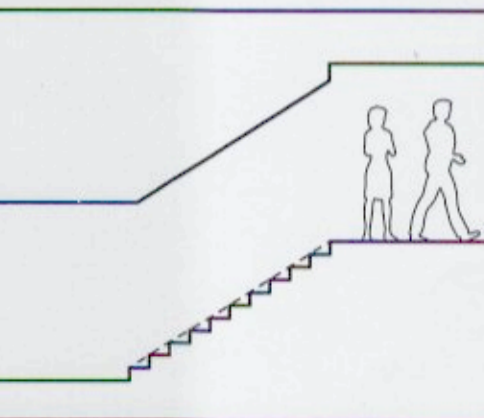


STARTING AT THE BOTTOM OF THE WALL (SILL PLATE), LAY WATER-RESISTANT PAPER UNDER THE SILL STRIP. CUT ANY EXCESS WATER-RESISTANT PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING. (SHOWN IN DIAGRAM AS SHORT DASHED LINES). INSTALL SUCCEEDING COURSES OF WATER-RESISTANT PAPER (B, C, ETC.) OVER JAMB AND HEAD FLANGES IN SHINGLE-HEAD FASHION.

DOOR/WINDOW WATER PROOFING / INSTALLATION DETAILS



STAIRS DETAIL



HEADROOM DETAIL

RECEIVED
AUG 06 2021
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARDS FOR DIGITIZING
ACCEPTED

PROJECT NAME
72-74 EUREKA ST.
SAN FRANCISCO, CA

SIA
consulting

SIA CONSULTING CORPORATION
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

Typical Details & Vent. Calc.

REGISTERED PROFESSIONAL ENGINEER
PE 78170
CIVIL
STATE OF CALIFORNIA

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/21	BLDG CHANGES

DRAWN	S.M.
CHECKED	R.K.
DATE	02/22/2016
REVISED DATE	08/05/2021
JOB NO.	21-1925
SHEET NO.	A-5.2

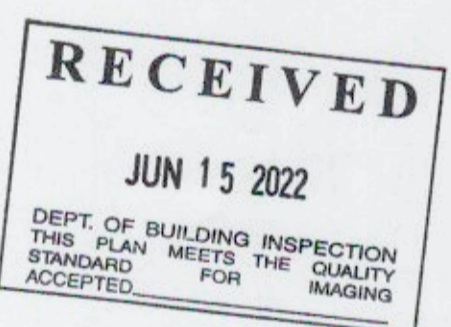
PROJECT NAME
72-74 EUREKA ST.
SAN FRANCISCO, CA



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4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
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SHEET TITLE

Skylight Detail



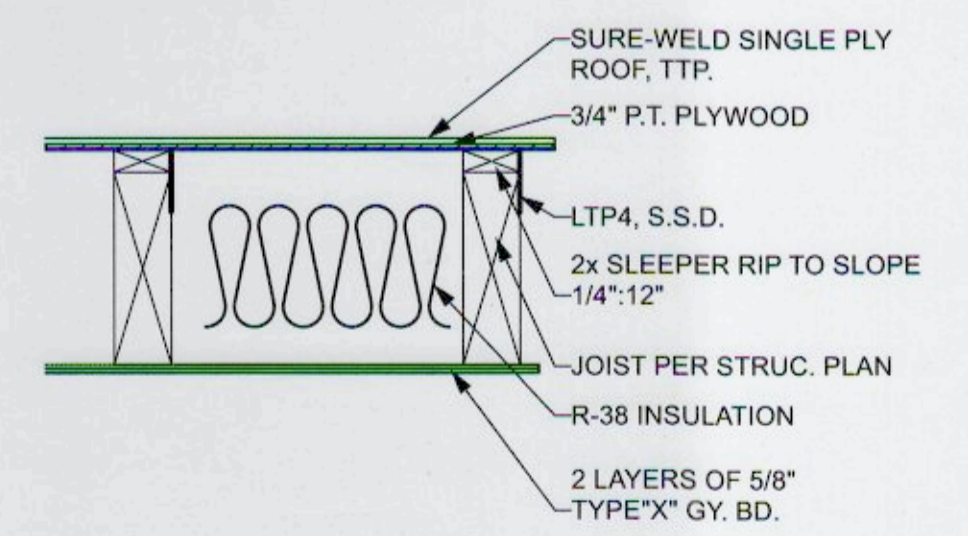
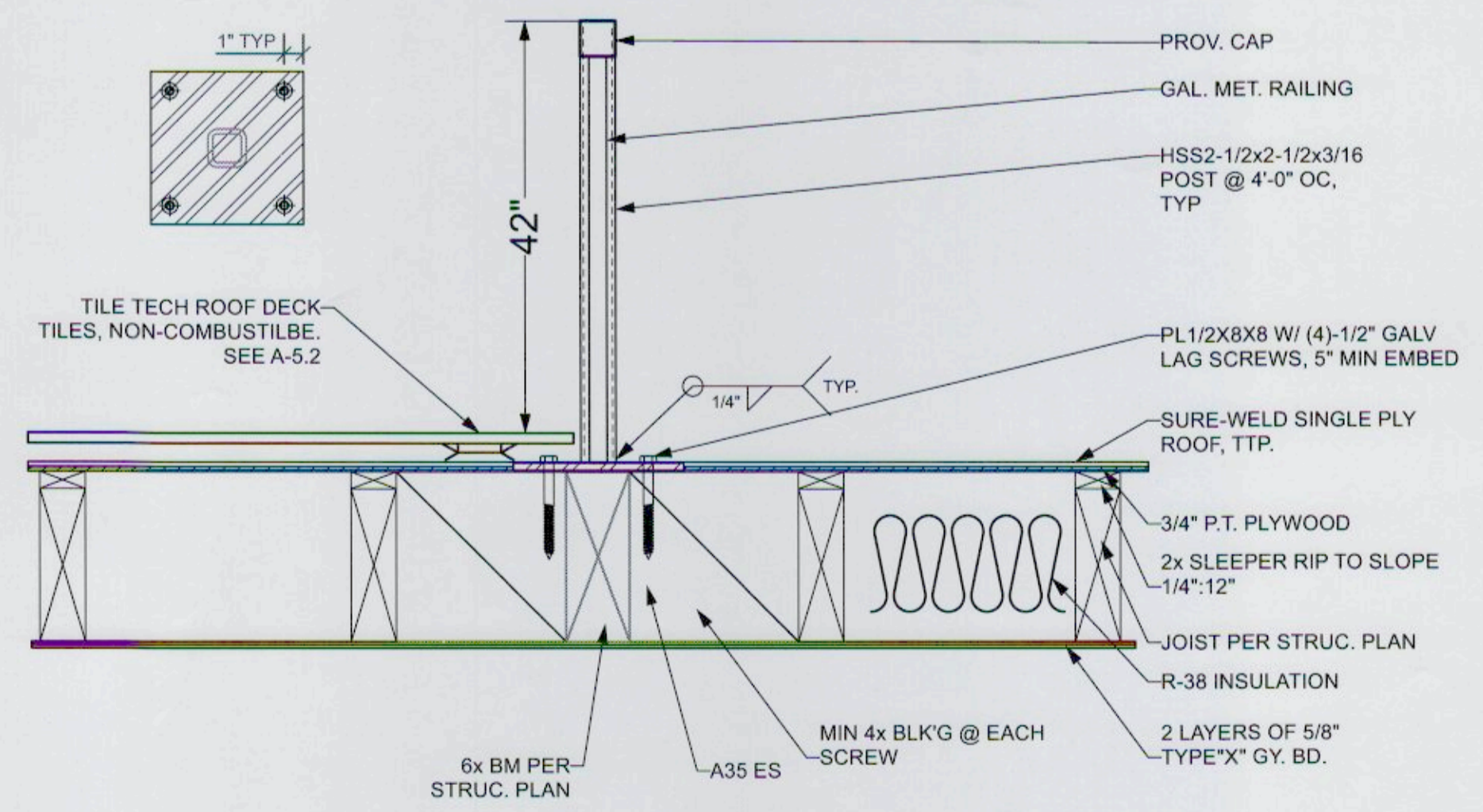
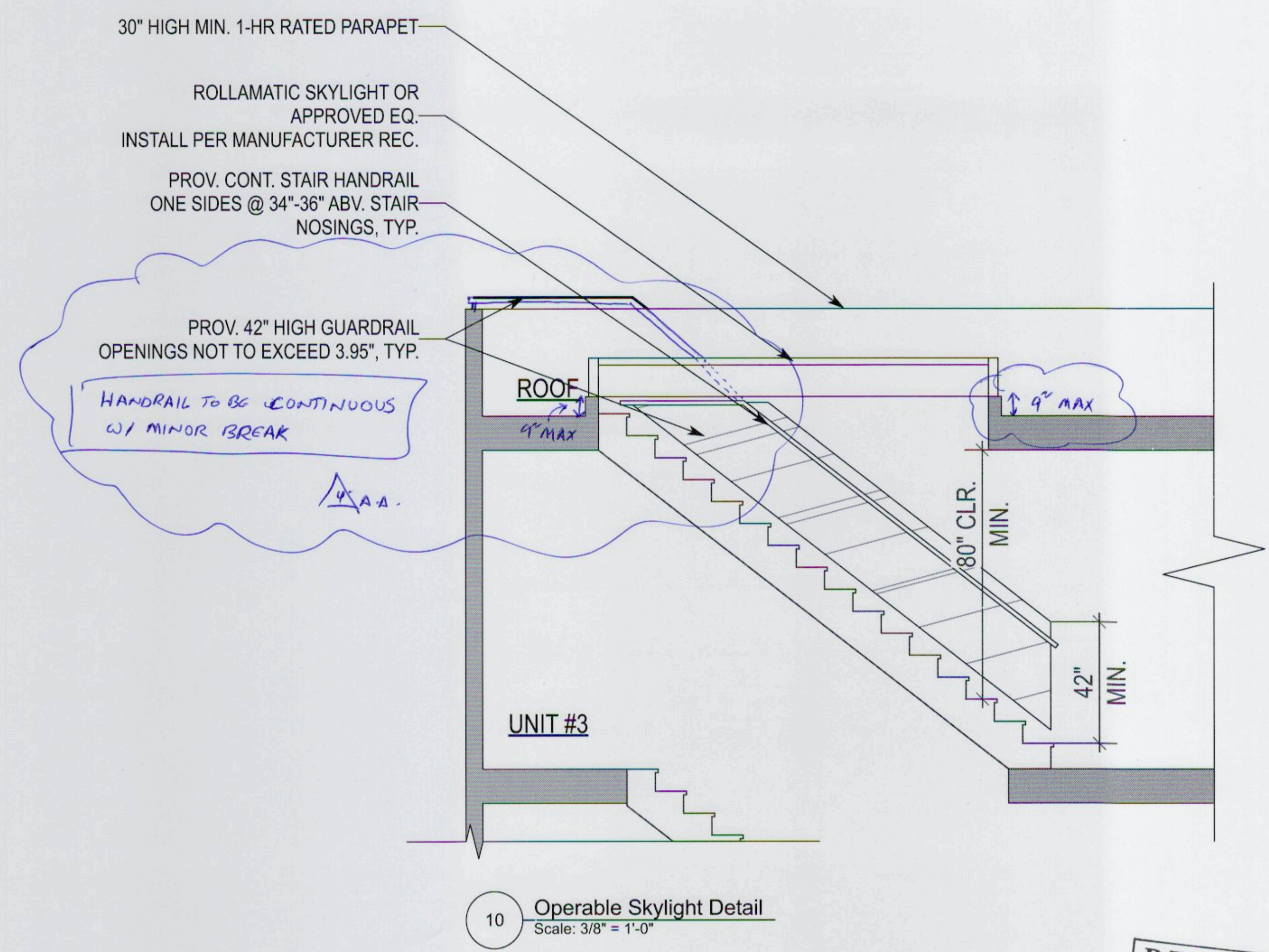
Philip Chan, DBI
JUL 06 2022

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1		SCOPE OF REVISION
2	10/18/2021	BLDG COMMENTS
3	11/24/2021	MECH COMMENTS
4	12/09/2021	BLDG COMMENTS

DRAWN	S.M.
CHECKED	R.K.
DATE	02/22/2016
REVISED DATE	10/27/2021
JOB NO.	21-1925
SHEET NO.	A-5.3



WOOD PAVER & PEDESTAL APPLICATION
TRANSITION, ALIGNMENT & LOCK DOWN DETAILS

DECK SCREW
LOCK WASHER

INSERT THE LOCK WASHER IN TO THE KURF CUT BETWEEN THE UPPER SLAT AND BOTTOM RAIL OF 3 WOOD PAVERS. INSERT THE 4th PAVER IN TO THE 4TH CORNER. ONCE ALL 4 PAVERS ARE TIGHTLY IN PLACE INSERT SCREW THROUGH LOCK WASHER AND HAND TIGHTEN IN TO PEDESTAL TOP UNTIL ALL 4 PAVERS ARE SECURELY FASTENED TO THE PEDESTAL. DO NOT OVER TIGHTEN.

UNISHIM®
USED FOR INDIVIDUAL WOOD / PAVER ALIGNMENT

TILE TECH IPE® WOOD
TILE TECH PAVERS®

GENERAL NOTES: APPLY TO ALL OF THE ABOVE PRODUCTS
1. INSTALLATION MUST BE COMPLETED IN ACCORDANCE WITH TILE TECH PAVERS PRODUCT SPECIFICATIONS.
2. DRAWING NOT TO SCALE.
3. USE OF BUFFER PADS IS MANDATORY.
4. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT WWW.TILETECHPAVERS.COM

COPYRIGHT 12/01/2010 TILE TECH PAVERS INC., ALL RIGHTS RESERVED. WWW.TILETECHPAVERS.COM

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BUILDING ENERGY ANALYSIS REPORT

PROJECT:
Eureka Street Addition
72-74 Eureka Street
San Francisco, CA 94114

Project Designer:
SIA Consulting Corporation
4653 Mission St
San Francisco, CA 94112
415-741-1292

Report Prepared by:
Timothy Carstairs CEA, HERS, GPR
Carstairs Energy Inc.
2238 Bayview Heights Drive Suite E
Los Osos, CA 93402
(805) 904-9048



Job Number:
21-081110

Date:
8/11/2021

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2019 Building Energy Efficiency Standards. This program developed by EnergySoft Software - www.energysoft.com

TABLE OF CONTENTS

Cover Page	1
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Form CF-IR-PRF-01-E Certificate of Compliance	3
Form RMS-1 Residential Measures Summary	16
Form MF-1R Mandatory Measures Summary	20
Room Load Summary	24

CERTIFICATE OF COMPLIANCE

Project Name: Eureka Street Addition
Calculation Description: Title 24 Analysis

CF-IR-PRF-01E
(Page 1 of 13)

Calculation Date/Time: 2021-08-11T09:49:07-07:00
Input File Name: Eureka Street Addition (72-74).rhd15x

GENERAL INFORMATION	
01	Project Name: Eureka Street Addition
02	Run Title: Title 24 Analysis
03	Project Location: 72-74 Eureka Street
04	City: San Francisco
05	Zip code: 94114
06	Climate Zone: 3
07	Standards Version: 2019
08	Software Version: EnergyPro 8.2
09	Front Orientation (deg / Cardinal): 90
10	Building Type: Multifamily
11	Number of Dwelling Units: 3
12	Project Scope: Addition/Alteration
13	Number of Bedrooms: 8
14	Number of Stories: 3
15	Number of Bedrooms: 8
16	Finestration Average U-factor: 0.3
17	Finestration Percentage (%): 20.49%
18	ADU Bedroom Count: n/a
19	ADU Conditioned Floor Area: n/a
20	Is Natural Gas Available? Yes
21	ADU Conditioned Floor Area: n/a
22	Is Natural Gas Available? Yes

COMPLIANCE RESULTS

- 01 Building Complies with Computer Performance
- 02 This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
- 03 This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY			
Energy Use (kBtu/h ² -yr)	Standard Design	Proposed Design	Percent Improvement
Space Heating	26.93	23.94	11.1
Space Cooling	3.87	4.2	-0.33
IAQ Ventilation	3.02	0	0
Water Heating	18.15	15.01	17.3
Self Utilization/Flexibility Credit	n/a	0	0
Compliance Energy Total	51.97	46.17	11.2

Registration Number: 221-P010167059A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance
Report Generated: 2021-08-11 09:50:33
Schema Version: rev 20200901

HERS Provider:
CaCERTS Inc.
Report Generated: 2021-08-11 09:50:33
Schema Version: rev 20200901

CERTIFICATE OF COMPLIANCE

Project Name: Eureka Street Addition
Calculation Description: Title 24 Analysis

CF-IR-PRF-01E
(Page 3 of 13)

Calculation Date/Time: 2021-08-11T09:49:07-07:00
Input File Name: Eureka Street Addition (72-74).rhd15x

ZONE INFORMATION				
01	02	03	04	05
Zone Name	Zone Type	Zone Floor Area (ft ²)	Avg. Ceiling Height	Number of Dwelling Units
Unit 1	Conditioned	1377	9	1
Unit 2	Conditioned	1396	9	1
Unit 3	Conditioned	1471	9	1

DWELLING UNIT INFORMATION	
01	02
Dwelling Unit Name	Dwelling Unit Type
DDU-1 Unit 1 (1/1)	Unit 1
DDU-2 Unit 2 (1/1)	Unit 2
DDU-3 Unit 3 (1/1)	Unit 3

DWELLING UNIT TYPES			
01	02	03	04
Name	Number of Bedrooms	Number in Building	DHW System Name
DU-1 Unit 1	2	1	Space Conditioning Systems Assigned
DU-2 Unit 2	3	1	DDU-1 Unit 1 Cooling Component 1: Heating Component 1: Air Distribution System 1: HVAC Fan 1:1:3
DU-3 Unit 3	3	1	DDU-2 Unit 2 Cooling Component 1: Heating Component 1: Air Distribution System 1: HVAC Fan 1:1:3

Registration Number: 221-P010167059A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance
Report Generated: 2021-08-11 09:50:33
Schema Version: rev 20200901

HERS Provider:
CaCERTS Inc.
Report Generated: 2021-08-11 09:50:33
Schema Version: rev 20200901

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2016

REVISED DATE 08/05/2021

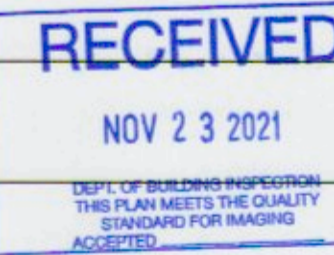
JOB NO. 21-1925

SHEET NO. T-0.1

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------



Title 24(1)

SHEET TITLE

SIA CONSULTING CORPORATION
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM



PROJECT NAME
72-74 EUREKA ST.
SAN FRANCISCO, CA

CERTIFICATE OF COMPLIANCE

Project Name: Eureka Street Addition

Calculation Description: Title 24 Analysis

CFIR-PHF-01E

Calculation Date/Time: 2021-08-11T09:49:07.07:00
(Page 12 of 13)

Input File Name: Eureka Street Addition (72-74).rbd19x

HVAC - FAN SYSTEMS			
01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	n/a

IAQ (INDOOR AIR QUALITY) FANS			
01	02	03	04
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type
DDU-1 Unit 1 1/1	64	0.25	Default
DDU-2 Unit 2 1/1	72	0.25	Default
DDU-3 Unit 3 1/1	74	0.25	Default

HERS RATER VERIFICATION OF EXISTING CONDITIONS			
01	02	03	04
IAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness (%)	IAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - SRE
n/a	0	n/a	n/a
n/a	0	n/a	n/a

CFIR-PRE-01E (Page 11 of 13)															
Calculation Date/Time: 2021-08-11T09:49:07-07:00															
Input File Name: Eureka Street Addition (I72-74).rhd19x															
HVAC - COOLING UNIT TYPES															
01	02	03	04	05	06	07	08								
Name	System Type	Number of Units	Efficiency EER/CSEER	Efficiency SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification								
Cooling Component 1	No Cooling	3	n/a	n/a	Not Zonal	Single Speed	n/a								
HVAC - DISTRIBUTION SYSTEMS															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
		Duct Ins. R-value	Duct Location		Surface Area	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts 40 ft			
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Duct Leakage	Air Distribution on System	Tested	n/a	n/a	n/a	n/a
Air Distributi on space-entirely System 1	Conditioned	Non- Verified	R-8	R-8	Condi tioned Zone =	Inerted Zone =	n/a	n/a	No Bypass Duct.	Sealed and Tested	Air Distribu on System 1-Hers-gist	n/a	n/a	n/a	n/a
HVAC DISTRIBUTION - HERS VERIFICATION															
01	02	03	04	05	06	07	08	09							
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space							
Air Distribution System 1-Hers-gist	Yes	total leakage <= 12.0 or leakage to outdoors <= 6.0	Required	Not Required	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space							
					Not Required	Credit not taken	Not Required	No							

Registration Number: 291191617056A-000-000-000000-0000

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2021-08-11 16:50:35



Report Version: 2019.1_300

Schema Version: rev 20200901

HERS Provider:

CalcERTs Inc:

Report Generated: 2021-08-11 09:50:33

CERTIFICATE OF COMPLIANCE Project Name: Eureka Street Addition Calculation Description: Title 24 Analysis Calculation Date/Time: 2021-08-11T09:49:07:00 Input File Name: Eureka Street Addition (72-74).rhd19x		CFIR-PRF-01E (Page 13 of 13)	
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT I, I certify that this Certificate of Compliance documentation is accurate and complete.			
Documentation Author Name: Timothy Carstairs	Company: Carstairs Energy Inc.	Documentation Author Signature: 	Signature Date: 2021-08-11 10:39:50
Address: 2238 Bayview Heights Drive, Suite E Los Osos, CA 93402	City/State/Zip: Los Osos, CA 93402	CEA/HERS Certification Identification (if applicable): H160610042	Phone: 805-904-9048
RESPONSIBLE PERSON'S DECLARATION STATEMENT I, I certify the following under penalty of perjury, under the laws of the State of California: 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1, and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance conform to the requirements of the California Building Energy Efficiency Standards, and the information provided on other applicable compliance documents, worksheets, and other documents submitted to the Department for review with this design permit application.			
Responsible Designer Name: Amir Afifi	Company: SIA Consulting	Responsible Designer Signature: 	Signature Date: 2021-08-11 10:50:35
Address: 4142 Mission Street San Francisco, CA 94112	City/State/Zip: San Francisco, CA 94112	License: NA	Phone: 415-741-1292

Digitaly signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Registration Number: 221-P01070259A-000-000-00000000-0000

CA Building Energy Efficiency Standards - 2019 Residential Compliance


HERS Provider: CalCERTS Inc.

Report Generated: 2021-08-11 09:50:33

Registration Date/Time: 2021-08-11 10:50:35

Report Version: 2019.1.300



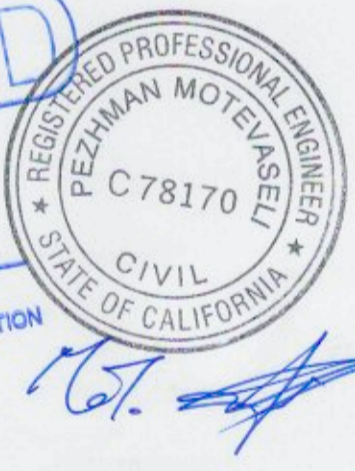

Schema Version: rev 20200901



Easy to Verify
at CalCERTS.com

RESIDENTIAL MEASUREMENTS SUMMARY							RMS-1
Project Name Eureka Street Addition		Building Type <input type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone <input checked="" type="checkbox"/> 2 Multi Family <input type="checkbox"/> Existing+ Addition/Alteration		Date 8/11/2021			
Project Address 72-74 Eureka Street San Francisco		California Energy Climate Zone CA Climate Zone 03		Total Cond Floor Area 4,244	Addition 1,377	# of Units 3	
INSULATION		Area (ft ²)					
Construction	Type	Cavity		Special Features		Status	
Wall	Wood Framed	R 15	163			New	
Wall	Wood Framed	R 15	491			New	
Door	Opaque Door	R-5	20			New	
Wall	Wood Framed	R 15	145			New	
Wall	Wood Framed	R 15	535			New	
Slab	Unheated Slab-on-Grade	- no insulation	1,377	Perim = 163'		New	
Floor	Wood Framed w/o Crawl Space	- no insulation	19			Existing	
Wall	Wood Framed	R 19	129			Altered	
FENESTRATION		Total Area:	870	Glazing Percentage:	20.5 %	New/Altered Average U-Factor:	
Orientation	Area(ft ²)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (E)	118.7	0.300	0.35	none	none	N/A	New
Left (S)	24.0	0.300	0.35	none	none	N/A	New
Rear (W)	53.3	0.300	0.35	none	none	N/A	New
Front (E)	66.2	0.300	0.35	none	none	N/A	Altered
Front (E)	52.0	1.190	0.83	none	none	N/A	Existing
Left (S)	135.0	0.300	0.35	none	none	N/A	Altered
Rear (W)	166.4	0.300	0.35	none	none	N/A	Altered
Right (N)	46.0	0.300	0.35	none	none	N/A	Altered
Right (NE)	51.4	0.300	0.35	none	none	N/A	Altered
Front (SE)	79.8	0.300	0.35	none	none	N/A	Altered
Left (SW)	38.4	0.300	0.35	none	none	N/A	Altered
Rear (NW)	38.4	0.300	0.35	none	none	N/A	Altered
HVAC SYSTEMS							
Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status	
3	Central Furnace	96% AFUE	No Cooling	14.0 SEER	Setback	New	
HVAC DISTRIBUTION							
Location	Heating	Cooling	Duct Location	Duct R-Value	Status		
HVAC System	Ducted	Ducted	Conditioned	8.0	New		
WATER HEATING							
Qty.	Type	Gallons	Min. Eff	Distribution	Status		
3	Small Instantaneous Gas	0	0.97	Standard	New		
EnergyPro 8.2 by EnergySoft User Number: 6249 ID: 21-081110 Page 16 of 24							

[illegible][illegible]

PROJECT NAME	
72-74 EUREKA ST. SAN FRANCISCO, CA	
	
SIA CONSULTING CORPORATION 4653 MISSION STREET SAN FRANCISCO CA 94112 TEL: (415) 741.1292 FAX: (415) 849.1252 WWW.SIACONSULT.COM	
SHEET TITLE	
Title 24(3)	
	
 	
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ISSUES / REVISIONS	
NO.	DATE DESCRIPTION
DRAWN	S.M.
CHECKED	R.K.
DATE	02/22/2016
REVISED DATE	08/05/2021
JOB NO.	21-1925
SHEET NO.	T-0.3

GENERAL

1. THESE GENERAL NOTES APPLY, UNLESS SPECIFICALLY NOTED OTHERWISE.

2. ALL CONSTRUCTION, TESTING AND INSPECTING SHALL CONFORM TO THE BUILDING CODE REFERENCED BELOW.

3. STANDARDS REFERENCED IN THESE NOTES SHALL BE THE LATEST EDITION, UNLESS OTHERWISE NOTED.

4. THE NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS.

5. DETAILS SHALL BE APPLIED TO EVERY LIKE CONDITION WHETHER OR NOT THEY ARE REFERENCED IN EVERY INSTANCE. FOR CONDITIONS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS SIMILAR TO THOSE SHOWN.

6. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING FEATURES AND CONDITIONS (DIMENSIONS, ELEVATIONS, ETC.) UPON WHICH THESE DRAWINGS RELY.

7. OMISSIONS OR DISCREPANCIES BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK.

8. REFER TO ARCHITECTURAL PLANS FOR FINISH FLOOR ELEVATIONS, FLOOR DEPRESSIONS, OPENINGS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, NON-BEARING PARTITIONS, STAIR HANGERS, ETC. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SLEEVES, OPENINGS, AND HANGERS FOR PIPES, DUCTS, AND EQUIPMENT. COORDINATE THESE ITEMS WITH STRUCTURAL WORK.

9. DO NOT SCALE DRAWINGS. COORDINATE DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

10. DURING THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONNEL AND PROPERTY ON AND AROUND THE JOBSITE. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING, GUYS, ETC. IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.

11. THE STRUCTURAL DRAWINGS AND PROJECT SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THE METHODS, PROCEDURES, AND SEQUENCE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.

12. SEE SPECIFICATIONS FOR LEED REQUIREMENTS AND GREEN BUILDING PRACTICES REQUIRED FOR THIS PROJECT.

DESIGN CRITERIA

1. BUILDING CODE:

2. RISK CATEGORY:

3. DEAD LOADS

4. LIVE LOADS:

5. WIND DESIGN DATA:

6. EARTHQUAKE DESIGN DATA:

7. SEISMIC IMPORTANCE FACTOR:

8. SEISMIC DESIGN CATEGORY:

9. SITE CLASS:

10. BASIC SEISMIC RESISTING SYSTEM:

11. RESPONSE MODIFICATION FACTOR:

12. SEISMIC RESPONSE COEFFICIENT:

13. DESIGN BASE SHEAR:
- CALIFORNIA BUILDING CODE (CBC), 2019 EDITION

II

40 PSF

60 PSF

40 PSF, (NON-REDUCIBLE)

3000 POUNDS.

60 PSF

20 PSF

I = 1.0

B

V = 93 MPH 3 SECOND GUST

I = 1.0

D

SD1 SOIL

WOOD SHEAR WALLS

R = 6.5

Cs = 0.15

V = Cs TIMES W (W=BUILDING WEIGHT)

Sds= 1.0

SD1 = 0.96

FOUNDATION

1. FOUNDATION DESIGN IS BASED ON FRANK LEE & ASSOCIATES GEOTECHNICAL REPORT PROJECT #12066-S1, DATED JUNE 6, 2021

2. FOUNDATION TYPE: SPREAD FOOTING

3. DESIGN ALLOWABLES:

4. SOIL BEARING: 1.8 KSF (DL+LL), 2.4 KSF (DL+LL+WIND/EO)

5. COEFFICIENT OF FRICTION: 0.30

6. PASSIVE EQUIVALENT FLUID PRESSURE: 250 PCF

7. FOLLOW RECOMMENDATIONS IN SOIL REPORT FOR ALL FOUNDATION WORK.

8. SOILS ENGINEER SHALL VERIFY CONDITION AND ADEQUACY OF ALL SUBGRADES, FILLS AND BACK FILLS BEFORE PLACEMENT OF FOOTINGS, SLABS, FILLS AND BACK FILLS, ETC. NO CONCRETE SHALL BE POURED IN ANY FOUNDATION UNTIL EXCAVATION HAS BEEN REVIEWED BY THE SOILS ENGINEER.

9. SIDES OF FOUNDATIONS SHOWN STRAIGHT ARE FORMED. FOUNDATIONS POURED AGAINST THE EARTH AT CONTRACTOR'S OPTION REQUIRE THE FOLLOWING PRECAUTIONS:

10. SIDES OF EXCAVATION MUST BE VERTICAL (OVER POURING AND MUSHROOMING NOT ALLOWED).

11. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP OF SOIL SLOUGHING BEFORE, DURING, AND AFTER POUR.

12. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATION FOR EITHER SURFACE WATER, GROUND WATER OR SEEPAGE IF REQUIRED.

13. BACK FILL OVER EXCAVATED FOOTINGS WITH CONCRETE OF SAME DESIGN STRENGTH AS FOOTING CONCRETE, UNLESS DIRECTED OTHERWISE BY THE SOILS ENGINEER.

14. STEP CONTINUOUS FOOTINGS AT VARYING ELEVATIONS PER TYPICAL DETAIL. SLOPING OF FOOTINGS IS PROHIBITED.

15. ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL. TOP OF FOOTING ELEVATIONS SHOWN ON THE DRAWINGS ARE MINIMUM AND SHALL BE LOWERED AS REQUIRED TO REMOVE SOFT AND LOOSE MATERIAL AS DIRECTED BY THE SOILS ENGINEER AND APPROVED BY THE STRUCTURAL ENGINEER.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING ALL EXISTING UTILITIES, EXISTING STRUCTURES, ETC., WHETHER INDICATED OR NOT, WHICH MAY BE AFFECTED BY THE CONSTRUCTION PROCESS.

17. UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT THE STRUCTURAL ENGINEER'S APPROVAL.

18. SLABS ON GRADE SHALL BE SUPPORTED ON NATURAL GRADE OR COMPACTED STRUCTURAL FILL ACCORDING TO THE RECOMMENDATIONS OF THE SOILS REPORT.

19. THE SLOPE BETWEEN THE LOWER EDGES OF ADJACENT FOUNDATIONS SHALL NOT EXCEED 45 DEGREES WITH THE HORIZONTAL, UNLESS INDICATED OTHERWISE IN THE DRAWINGS. MAINTAIN A 1:1 SLOPE FROM BOTTOM EDGE OF ANY EXCAVATION.

20. DURING BACKFILLING OPERATIONS, FOUNDATION WALL BACK FILL SHALL NOT BE UNBALANCED BY MORE THAN TWO FEET ON EITHER SIDE AT ANY TIME.

21. BASEMENT WALLS SHALL NOT BE BACK FILLED UNTIL THE BASEMENT LEVEL SLAB ON GRADE IS PLACED AND CURED A MINIMUM OF FOUR DAYS. DO NOT BACKFILL MORE THAN (4) FEET BEHIND THE BASEMENT WALLS UNTIL THE UPPER LEVEL FRAMING SUPPORTING THE TOP OF WALL IS COMPLETE.

22. THE CONTRACTOR SHALL PROVIDE FOR THE DESIGN AND INSTALLATION OF ALL CRIBBING, SHEETING AND SHORING, ETC. REQUIRED FOR CONSTRUCTION OF THE PROJECT AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES.

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE PLACED IN CONFORMANCE WITH "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", ACI 318, AND THE "ACI DETAILING MANUAL" AS MODIFIED BY THE PROJECT DRAWINGS AND SPECIFICATIONS.

2. REINFORCING STEEL:

3. A. DEFORMED BARS, ASTM A 615 GRADE 60

4. B. WELDED WIRE FABRIC, ASTM A 185

5. C. SHEAR WALL BOUNDARY ELEMENTS, LATERAL LOAD RESISTING FRAME ELEMENTS, AND AT WELDED REINFORCING, ASTM A706

6. REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER, UNLESS OTHERWISE NOTED:

7. A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"

8. B. CONCRETE FORMED AND EXPOSED TO EARTH OR WEATHER:

9. 1.) #6 THROUGH #11 BARS: 2"

10. 2.) #5, W31 OR D31 WIRE, AND SMALLER: 1 1/2"

11. C. CONCRETE NOT EXPOSED TO WEATHER OR NOT IN CONTACT WITH THE GROUND:

12. 1.) SLABS AND WALLS: 3/4"

13. 2.) BEAMS AND COLUMNS PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS: 1 1/2"

14. ALL LAP SPLICES SHALL BE CLASS B SPLICE AND 2'-0" MINIMUM, UNLESS OTHERWISE NOTED.

15. PROVIDE FOUNDATION DOWELS TO MATCH SIZE AND SPACING OF WALL OR COLUMN REINFORCEMENT. EXTEND DOWELS A LAP SPLICE LENGTH INTO WALL OR COLUMN AND TERMINATE WITH STANDARD HOOK 3" ABOVE BOTTOM OF FOOTING, UNLESS NOTED OTHERWISE.

16. ALL REINFORCING STEEL AND EMBEDMENTS TO BE HELD SECURELY IN PLACE PRIOR TO PLACING CONCRETE. PROVIDE SUFFICIENT SUPPORTS TO ALLOW WALKING ON REINFORCEMENT.

17. WELDING OF REINFORCING IS PROHIBITED, UNLESS APPROVED BY STRUCTURAL ENGINEER.

18. REINFORCEMENT SHALL BE PLACED IN RELATIVE POSITION SHOWN ON THE DRAWINGS. NO SPLICES IN REINFORCING WILL BE PERMITTED, UNLESS SHOWN IN THE STRUCTURAL DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.

19. STAGGER LAP SPLICES OF ADJACENT BARS IN CONTINUOUS FOUNDATION MEMBERS 5'-0" MIN.

20. ALL PREVIOUS NOTES APPLY TO MASONRY REINFORCING ALSO.

21. UNLESS DETAILED OTHERWISE, REINFORCING STEEL IN CONTINUOUS BEAMS AND SPANDRELS SHALL HAVE THE TOP STEEL SPLICED AT MID-SPAN AND THE BOTTOM STEEL SPLICED OVER SUPPORTS (30 DIA. MIN.) AT DISCONTINUOUS ENDS. THE TOP STEEL SHALL BE BENT DOWN 12 DIA. OR 12" MIN., WHICHEVER IS GREATER. SEE DETAILS OR SCHEDULE.

22. REINFORCE ALL ARCHITECTURAL CONCRETE WITH WELDED WIRE FABRIC: 6x6 W1.4xW1.4 UNO

CONCRETE

1. ALL CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH ACI 318. USE MIXES WITH A MAXIMUM AGGREGATE SIZE APPROPRIATE FOR FORM AND REBAR CLEARANCES TO BE ENCOUNTERED IN ACCORDANCE WITH ACI RECOMMENDATIONS.

2. THE PROPOSED MATERIALS AND MIX DESIGN SHALL BE FULLY DOCUMENTED AND REVIEWED BY THE OWNERS TESTING LABORATORY. RESPONSIBILITY FOR OBTAINING THE REQUIRED DESIGN STRENGTH IS THE CONTRACTOR'S. SUBMIT TEST DATA ON EACH PROPOSED MIX FOR REVIEW IN ACCORDANCE WITH CBC SECTION 1905.6. MIX DESIGNS SUBMITTED WITHOUT THE REQUIRED TEST DATA WILL BE RETURNED WITHOUT REVIEW.

3. PORTLAND CEMENT SHALL CONFORM TO ASTM C 150 TYPE I OR II [TYPE V (REGIONS WITH HIGH SULFIDES)].

4. AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C 33 AND PROJECT SPECIFICATIONS.

5. AGGREGATE FOR LIGHTWEIGHT CONCRETE SHALL CONFORM TO ASTM C 330.

6. CONCRETE SHALL HAVE THE FOLLOWING 28 DAY STRENGTHS, Fc: (ALL CONCRETE SHALL BE NORMAL WEIGHT, EXCEPT AS NOTED)

7. A. FOUNDATIONS: 3000 PSI

8. B. SLABS ON GRADE: 2500 PSI

9. ALL OTHER CONCRETE: 3000 PSI

10. SCHEDULING OF WORK MAY REQUIRE ACHIEVEMENT OF DESIGN STRENGTH IN A SHORTER PERIOD OF TIME.

11. CONSTRUCTION JOINTS SHALL BE THOROUGHLY ROUGHENED (1/4" AMPLITUDE) BY SAND BLASTING OR MECHANICAL MEANS. CLEAN BEFORE POUR. LOCATION TO BE APPROVED BY THE STRUCTURAL ENGINEER. SUBMIT LOCATION PLAN OR ALL PROPOSED JOINTS NOT INDICATED ON DRAWINGS FOR APPROVAL PRIOR TO BEGINNING WORK.

12. ALL CONCRETE TO BE REINFORCED, UNLESS SPECIFICALLY NOTED "NOT REINFORCED".

13. CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 30% OF SLAB THICKNESS, AND SHALL BE PLACED FOUR DIAMETERS MINIMUM APART, UNLESS SPECIFICALLY DETAILED OTHERWISE.

14. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE PRIOR TO POURING CONCRETE. DO NOT CUT REINFORCING.

15. CORING OF CONCRETE IS NOT PERMITTED UNLESS REVIEWED BY THE STRUCTURAL ENGINEER.

16. EXPOSED PROJECTING CORNERS OF BEAMS, WALLS, COLUMNS, ETC., SHALL BE FORMED WITH A 3/4" CHAMFER, UNLESS NOTED OTHERWISE ON ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

17. PRIOR TO PLACING CONCRETE, THE CONTRACTOR SHALL ENSURE THAT ALL REINFORCING AND EMBEDMENTS, INCLUDING COLUMN ANCHOR BOLTS, ARE PROPERLY LOCATED AND SECURELY TIED IN PLACE.

18. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING CURING CONCRETE FROM FREEZING AND HOT WEATHER PER ACI 306.1 AND ACI 305 RESPECTIVELY.

19. NO LOADS SHALL BE PLACED ON STRUCTURAL CONCRETE SLABS WITHIN 7 DAYS AFTER CONCRETE IS PLACED. AFTER CONCRETE IS PLACED, IN NO CASE SHALL THE SUPERIMPOSED CONSTRUCTION LOADS BE GREATER THAN SPECIFIED DESIGN LIVE LOADS, UNLESS THE WORK IS SHORED.

20. CONTRACTOR SHALL SURVEY ALL CONCRETE WORK WITHIN 48 HOURS OF PLACING CONCRETE TO ENSURE THAT PLACEMENT IS IN ACCORDANCE WITH PROJECT REQUIREMENTS.

21. PROVIDE LIGHTWEIGHT SELF-LEVELING MATERIAL AT ELEVATED CONCRETE SLABS AND CONCRETE FILL OVER METAL DECK AS REQUIRED TO MEET FLOOR FLATNESS AND LEVELNESS REQUIREMENTS.

SHOTCRETE

1. THE TERM SHOTCRETE IS DEFINED AS THE PROCESS WHERE CONCRETE IS PNEUMATICALLY PROJECTED AT HIGH VELOCITY ONTO A SURFACE.

2. ALL CONCRETE NOTES APPLY TO SHOTCRETE, EXCEPT AS NOTED.

3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CBC SECTION 1914 AND TO ACI STANDARD ACI 506R-05, "GUIDE TO SHOTCRETE".

4. PRECONSTRUCTION TEST PANELS: A TEST PANEL SHALL BE SHOT, CURED, CORED OR SAWN, EXAMINED AND TESTED PRIOR TO COMMENCEMENT OF THE PROJECT. THE SAMPLE PANEL SHALL BE REPRESENTATIVE OF THE PROJECT AND SIMULATE JOB CONDITIONS AS CLOSELY AS POSSIBLE. THE PANEL THICKNESS AND REINFORCING SHALL REPRODUCE THE THICKEST AND MOST CONJESTED AREA SPECIFIED IN THE STRUCTURAL DESIGN. IT SHALL BE SHOT AT THE SAME ANGLE, USING THE SAME NOZZLEMAN AND WITH THE SAME CONCRETE MIX DESIGN THAT WILL BE USED ON THE PROJECT.

5. MAXIMUM BAR SIZE OF REINFORCEMENT SHALL BE NO. 5 BARS UNLESS IT CAN BE DEMONSTRATED BY PRECONSTRUCTION TESTS THAT ADEQUATE ENCASEMENT OF LARGER BARS CAN BE ACHIEVED.

6. MINIMUM CLEARANCE BETWEEN PARALLEL BARS:

7. A. NO. 5 BARS AND SMALLER-----2-1/2"

8. B. WHEN BARS LARGER THAN NO. 5 ARE PERMITTED-----6-BAR DIAMETERS

9. WHEN TWO CURTAINS OF STEEL ARE SPECIFIED, THE CURTAIN NEAREST THE NOZZLE SHALL HAVE A MINIMUM SPACING EQUAL TO 12 BAR DIAMETERS AND THE REMAINING CURTAIN SHALL HAVE A MINIMUM OF 6 BAR DIAMETERS, UNLESS IT CAN BE DEMONSTRATED BY PRE-CONSTRUCTION TESTS THAT ADEQUATE ENCASEMENTMAY BE ACHIEVED.

10. LAP SPLICES

11. A. LAP SPLICES FOR REINFORCING BARS SHALL BE BY THE NON-CONTACT LAP SPLICE METHOD WITH AT LEAST TWO INCHES CLEARANCE BETWEEN BARS.

12. B. CONTACT LAP SPLICES MAY BE USED IN SHOTCRETE WALLS PROVIDED ALL OF THE FOLLOWING CONDITIONS ARE MET:

13. 1.) BUILDING OFFICIAL APPROVES THEIR USE

14. 2.) PRE-CONSTRUCTION TEST PANEL DEMONSTRATES ADEQUATE ENCASEMENT OF THE BARS AT THE SPLICE CAN BE ACHIEVED

15. 3.) THE SPLICES ARE PLACED SO THAT A LINE THROUGH THE CENTER OF THE SPLICED BARS IS PERPENDICULAR TO THE SURFACE OF THE SHOTCRETE WORK

16. C. IF THESE CONDITIONS CANNOT BE MET, REINFORCING COUPLERS SHALL BE REQUIRED. CONTRACTOR TO SUBMIT COUPLERS FOR APPROVAL. COUPLERS SHALL MEET TYPE 2 MECHANICAL REQUIREMENTS OF ACI 318, 21.2.6

17. 9. SHOTCRETE SHALL NOT BE APPLIED TO COLUMNS.

18. 10. REBOUND SHALL NOT BE REUSED AS AGGREGATE.

19. 11. FINISH: AS DETERMINED AND APPROVED BY ARCHITECT.

20. 12. THE SURFACE TO RECEIVE SHOTCRETE SHALL BE THOROUGHLY CLEANED BY SANDBLASTING, REMOVING ALL LOOSE MATERIALS AND SHALL BE WETTED, IMMEDIATELY PRIOR TO APPLYING SHOTCRETE.

FRAMING LUMBER

1. FRAMING LUMBER GRADES: WWPA GRADING RULES. STRESS VALUES SHOWN ARE BASE MEMBER VALUES:

2. A. 2x4 STUDS (NON BEARING PARTITIONS) CONST. GRADE, D.FIR/LARCH, S.DRY, Fb=1000

3. B. STRUCTURAL LIGHT FRAMING No. 2, D.FIR/LARCH, S.DRY, Fb=900

4. C. STRUCTURAL JOISTS & PLANKS (INCLUDES 2x6 & 2x8 STUDS) No. 2, D.FIR/LARCH, S.DRY, Fb=900

5. D. 3x & 4x MEMBERS No. 1, D.FIR/LARCH, S.GRN, Fb=1000

6. E. POSTS & TIMBERS No. 1, D.FIR/LARCH, S.GRN, Fb=1200

7. F. PRESURE TREATED LUMBER:

8. A. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE OR MASONRY OR EXPOSED TO WEATHER AND SUBJECT TO DECAY SHALL BE PRESSURE TREATED DOUGLAS FIR-LARCH WITH TREATMENT PER THE CURRENT AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS. ALL FASTENERS CONNECTING TREATED LUMBER SHALL BE HOT-DIP GALVANIZED OR STAINLESS STEEL

9. GLUE LAMINATED MEMBERS:

10. A. BEAMS: SPECIES = DOUGLAS FIR-LARCH Fb = 2400 PSI, COMB 24F-V8 CAMBER = SPAN/400, EXCEPT AS NOTED. NO CAMBER IS REQUIRED IN BEAMS WITH SPAN LESS WITH THAN 20'-0"

11. B. COLUMNS: Fc = 2300 PSI, Fb = 2000 PSI, COMB 3

12. C. MEMBERS SHALL BE FABRICATED WITH WATERPROOF ADHESIVE

13. D. MEMBERS SHALL BE MANUFACTURED PER ANSI A190.1-CURRENT EDITION WITH THE ADDITIONAL REQUIREMENT THAT THE MOISTURE CONTENT AT THE TIME OF MANUFACTURE SHALL NOT EXCEED 12%

14. WOOD I-JOISTS AND ENGINEERED COMPOSITE LUMBER:

15. A. WOOD I-JOISTS:

16. 1.) SIZES SHOWN ARE AS MANUFACTURED BY TRUSS JOIST. MATERIALS, FABRICATION, HANDLING AND INSTALLATION SHALL BE PER ICC ESR 1153 AND TRUSS JOIST WRITTEN RECOMMENDATIONS

17. 2.) JOISTS BY OTHER MANUFACTURERS MAY BE USED PROVIDED THEY HAVE THE SAME DEPTH AND EQUIVALENT ICC APPROVED LOAD CAPACITIES AND STIFFNESS

18. 3.) FLANGES OF I-JOIST SHALL BE MANUFACTURED FROM LVL LUMBER

19. 4.) MINIMUM DESIGN DEAD LOAD = 25 PSF.

20. B. LAMINATED VENEER LUMBER (LVL):

21. 1.) MANUFACTURED IN ACCORDANCE WITH ICC ESR 1387.

22. 2.) MODULUS OF ELASTICITY: E = 1900 KSI

23. 3.) BENDING STRENGTH: Fb = 2600 PSI

24. 4.) SHEAR STRENGTH: Fv = 285 PSI

25. C. LAMINATED STRAND LUMBER (LSL): AXIAL 2510

26. 1.) MANUFACTURED IN ACCORDANCE WITH ICC ESR 1387.

27. 2.) MODULUS OF ELASTICITY: E = 1500 KSI

28. 3.) BENDING STRENGTH: Fb = 2250 PSI

29. 4.) SHEAR STRENGTH: Fv = 400 PSI

30. 5.) AXIAL STRENGTH: Fc = 1950 PSI

31. D. PARALLEL STRAND LUMBER (PSL):

32. 1.) MANUFACTURED IN ACCORDANCE WITH ICC ESR 1387.

33. 2.) MODULUS OF ELASTICITY: E = 2000 KSI

34. 3.) BENDING STRENGTH: Fb = 2900 PSI

35. 4.) SHEAR STRENGTH: Fv = 290 PSI

36. 5.) AXIAL STRENGTH: Fc = 2900 PSI

37. E. STRUCTURAL SHEATHING:

38. A. ALL PANELS TO BE PLYWOOD OF MINIMUM 5-PLY CONSTRUCTION. EACH PANEL SHALL BEAR THE QUALITY TRADEMARK STAMP OF THE "AMERICAN PLYWOOD ASSOCIATION".

39. B. FLOORS SHALL BE NAILED & GLUED PER APA GLUED FLOOR SYSTEM REQUIREMENTS. GLUE SHALL CONFORM TO PERFORMANCE SPECIFICATION AFG-01. FOLLOW MANUFACTURE'S SPECIFIC APPLICATION RECOMMENDATIONS.

40. C. WALLS SHALL BE 1/2" "C-D" GROUP 1, SPAN INDEX 32/16, EXPOSURE 1

41. D. MINIMUM NAILING REQUIREMENTS:

42. 1.) NAIL SIZE: USE 0.148" DIAMETER x 2 1/4" GUN NAIL, AT STEEL STUD CONSTRUCTION: NO. 8 FLAT HEAD SELF-DRILLING TAPPING SCREW WITH A MINIMUM HEAD DIAMETER OF 0.285 INCHES OR NO. 10 FLAT HEAD SELF-DRILLING TAPPING SCREW WITH A MINIMUM HEAD DIAMETER OF 0.333 INCHES

43. 2.) SPACING: SEE DRAWINGS FOR SPECIAL NAILING REQUIREMENTS:

44. a. PANEL EDGES @ 6" OC

45. b. INTERIOR BEARINGS @ 12" OC

46. c. GLUE LAM BEAMS & SHEAR COLLECTORS @ 6" OC

47. 3.) PROVIDE 2x SOLID BLOCKING AT PANEL EDGES OF WALL SHEATHING

48. 4.) SHEATHING FASTENERS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE FACE PLY

49. 5.) HD GALVANIZED NAILS SHALL BE USED WHEN NAILING TO PRESSURE TREATED MEMBERS

50. E. PANEL LAYOUT:

51. 1.) LONG DIMENSION OF PANEL TO BE PERPENDICULAR TO FRAMING MEMBERS, EXCEPT PANELS AT WALLS MAY BE INSTALLED WITH LONG DIMENSION PARALLEL TO STUDS

52. 2.) END JOINTS IN ADJACENT RUNS SHALL BE STAGGERED 4 FEET

53. 3.) MINIMUM PANEL WIDTH SHALL BE 12"

54. 4.) EDGES OF ALL PANELS LESS THAN 24" WIDE SHALL BE BACKED BY BLOCKING (2x4 MIN SIZE)

55. 5.) PLYWOOD OVER TONGUE AND GROOVE ROOF DECKING:

56. a. 1/2", "C-D", GROUP 1, INDEX 32/16, INTERIOR APA WITH EXTERIOR GLUE

57. b. LAY SHEETS WITH THE FACE GRAIN PERPENDICULAR TO THE SPAN OF THE TONGUE AND GROOVE DECKING AND WITH THE END JOINTS STAGGERED 4'-0"

58. c. NAIL WITH NO. 14 GA X 1 3/4" STAPLES WITH A 7/16" CROWN

59. 1.) SPACING - SEE PLANS FOR SPECIAL NAILING REQUIREMENTS:

60. a. PANEL EDGES @ 6" OC

61. b. PANEL INTERIOR SUPPORTS: 16" x 8" OC

62. 6. JOIST HANGERS AND FRAMING CONNECTORS:

63. A. DETAILS ARE SHOWN WITH SIMPSON "STRONG-TIE" CONNECTORS. NAILING SHALL BE PER ICC RESEARCH RECOMMENDATIONS TO ACHIEVE FULL ICC APPROVED LOADS. THE MAXIMUM GAP BETWEEN END OF JOIST AND FACE OF SUPPORTING MEMBER SHALL BE 1/8". WHERE CONNECTION IS NOT DETAILED, PROVIDE APPROPRIATE CONNECTOR PER MANUFACTURER'S RECOMMENDATION. BOLTS FASTENING WOOD MEMBERS SHALL BE FITTED WITH STANDARD CUT WASHERS AGAINST NUT AND BOLT HEAD. HOLES FOR BOLTS SHALL BE BORED 1/32" MAXIMUM OVERSIZE. RETIGHTEN ALL BOLTS BEFORE CLOSING IN.

64. B. USE TOP FLANGE JOIST HANGERS WHERE A MEMBER FRAMES INTO THE SIDE OF ANOTHER FRAMING MEMBER, UNLESS NOTED OTHERWISE.

65. C. TOP FLANGE HANGERS FOR I-JOISTS:

66. 1.) TOP FLANGE HANGERS AT I-JOISTS TO BE INSTALLED WITH 2 1/2" WIDE WEB STIFFENERS AND WITH A MINIMUM OF (4) SIMPSON "N10" NAILS INSTALLED AT I-JOIST AND (4) "N10" NAILS INSTALLED TO FACE OF SUPPORTING MEMBER

67. D. ALL HANGERS TO BE SELECTED TO MATCH SIZE OF SUPPORTED MEMBER AND SHALL HAVE FULL NAILING AS SHOWN THE ICC REPORT

68. E. PROVIDE SLOPED SEAT HANGERS FOR SLOPING I-JOIST INSTALLATIONS

69. F. SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT AND HAVE ICC APPROVED LOAD CAPACITIES EQUAL TO OR GREATER THAN THE SIMPSON "STRONG-TIE" CONNECTORS

70. G. HD GALVANIZED NAILS SHALL BE USED WHEN NAILING TO PRESSURE TREATED MEMBERS

71. TONGUE AND GROOVE WOOD DECKING:

72. A. 2 INCH NOMINAL THICKNESS - REFER TO PLAN FOR LOCATIONS

73. B. COMMERCIAL SELECTED DECKING GRADE, DOUGLAS FIR/LARCH, S DRY. NAIL EACH BOARD TO SUPPORTING MEMBERS WITH TWO 16d NAILS

74. C. USE RANDOM LENGTH TYPE LAY-UP SUCH THAT DISTANCE BETWEEN JOINTS IN ADJACENT ROWS MUST BE AT LEAST TWO FEET. JOINTS IN ROWS NOT DIRECTLY ADJACENT MUST BE SEPARATED BY ONE FOOT OR TWO ROWS OF DECKING. IN ANY SECTIONS LESS THAN ONE FOOT IN LENGTH, THE NUMBER OF JOINTS MUST NOT EXCEED 1/3 OF THE NUMBER OF DECKING COURSES. THERE MAY BE ONLY ONE JOINT IN EACH PLANK BETWEEN SUPPORTS. JOINTS MUST BE END-MATCHED. IN END SPANS, 1/3 OF THE COURSES MUST BE FREE OF END JOINTS

75. 8. SILL PLATES AND ANCHOR BOLTS:

76. A. SILL PLATES SHALL BE DOUGLAS FIR/LARCH NO.2 AND PRESSURE TREATED

77. B. SILL PLATES ARE TO BEAR FULLY ON THE TOPS OF THE FOUNDATION WALLS AND/OR SLABS. THE TOPS OF ALL FOUNDATION WALLS/SLABS SHALL BE SMOOTH AND LEVEL. THE TOPS OF FOUNDATION WALLS/SLABS SHALL BE CONSIDERED LEVEL WHEN THE MAXIMUM DEVIATION FROM GRADE IS +/-1/8 INCH AND THE DEPRESSION BETWEEN HIGH SPOTS IS NOT GREATER THAN 1/8 INCH ALONG A 10 FOOT STRAIGHT EDGE

78. C. ANCHOR BOLTS TO BE GALVANIZED OR STAINLESS STEEL ASTM F 1554, GRADE 36 WITH STANDARD BOLT HEAD OR EQUAL. DEFORMATION IN THE EMBEDDED PORTION. CUT THREADS ARE REQUIRED AT ANCHOR BOLTS.

79. D. THE SPACING AND SIZE OF ANCHOR BOLTS SHALL BE AS SHOWN IN DETAILS

80. E. LOCATE AN ANCHOR BOLT AT 6" MINIMUM TO 12" MAXIMUM FROM ENDS OF EACH PIECE. EACH LENGTH OF PLATE TO HAVE A MINIMUM OF TWO ANCHOR BOLTS

81. F. INSTALL EXTRA ANCHOR BOLTS AS REQUIRED, WHERE PLATE IS CUT OR NOTCHED

82. G. SILL PLATES SHALL NOT BE DAPPED AT BOLT HEADS

83. H. PROVIDE 3x3x1/4 GALVANIZED OR STAINLESS STEEL PLATE WASHERS AT ALL ANCHOR BOLTS

PROJECT NAME

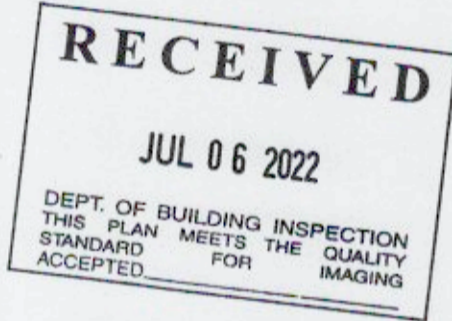
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SHEET TITLE

STRUCTURAL
NOTES (1)



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ISSUES / REVISIONS

NO. DATE DESCRIPTION

Philip Chan, DBI

JUL 06 2022

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2016

REVISED DATE 08/05/2021

JOB NO. 21-1925

SHEET NO.

S-1.0

FRAMING LUMBER CONT'D

9. FABRICATION OF TIMBER CONNECTORS:
A. FABRICATION SHALL BE IN ACCORDANCE WITH 2005 EDITION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION"
1.) A WASHER OR METAL PLATE SHALL BE PROVIDED BETWEEN THE WOOD AND THE BOLT HEAD AND/OR NUT
2.) BOLT HOLES SHALL BE 1/16" MAXIMUM OVERSIZE
3.) LAG BOLTS:
a. LEAD HOLES SHALL BE DRILLED FOR LAG BOLTS:
SHANK PORTION = SHANK DIAMETER, THREADED PORTION = 70% OF SHANK DIAMETER
b. LAG BOLTS SHALL BE INSTALLED USING A PROPER WRENCH
10. BLOCKING / BRIDGING:
A. PROVIDE FULL DEPTH SOLID BLOCKING BETWEEN JOISTS AND RAFTERS OVER SUPPORTS
B. PROVIDE 2x SOLID BLOCKING BETWEEN STUDS AT MID-HEIGHT IN WALLS OVER 8'-0" TALL
11. NOTCHING AND DRILLING FRAMING MEMBERS:
A. THE CONTRACTOR IS CAUTIONED ABOUT THE DRILLING AND NOTCHING OF STUDS, PLATES, JOISTS, BEAMS, COLUMNS, AND OTHER FRAMING MEMBERS.
B. THE CONTRACTOR SHALL CONSULT WITH THE STRUCTURAL ENGINEER BEFORE NOTCHING OR DRILLING ANY FRAMING MEMBERS WHERE NOT SPECIFICALLY DETAILED IN STRUCTURAL DRAWINGS.
12. NAILING SCHEDULE:
CONNECTION NAILING
JOIST TO SUPPORT - TOE NAIL ----- (3) - 8d
BRIDGING TO JOIST - TOE NAIL EACH END ----- (2) - 8d
BLOCKING TO JOIST - TOE NAIL EACH END ----- (3) - 8d
BLOCKING TO PLATE OR BEAM - TOE NAIL ----- (3) - 12d
2" DECKING TO SUPPORT - BLIND & FACE NAIL ----- (2) - 16d
STUD TO PLATE - TOE NAIL ----- (4) - 8d
OR - END NAIL 2X6 & 2X4 STUDS ----- (3) - 16d
AND - END NAIL 2X8 STUDS ----- (4) - 16d
MULTIPLE STUDS OR LAMINATED COLUMNS - FACE NAIL ----- 16d @ 12" OC
TOP PLATES - FACE NAIL ----- 16d @ 12" OC
TOP PLATES - JOINTS & INTERSECTIONS - FACE NAIL ----- (4) - 16d EACH END
LAMINATED HEADER - FACE NAIL ALONG EACH EDGE ----- 16d @ 12" OC
JOISTS, LAPS OVER SUPPORTS - FACE NAIL ----- (4) - 16d
BUILT-UP CORNER STUDS ----- 16d @ 12" OC
A. NAILING SCHEDULE AND THE STRUCTURAL DETAILS ARE BASED ON THE USAGE OF "COMMON" WIRE NAILS, EXCEPT THAT 16d "SINKER" NAILS (0.148" DIA x 3-1/4") MAY BE USED WHERE 16d IS SPECIFIED. IF "GLUN" NAILS ARE USED, THE CONTRACTOR SHALL SUBMIT NAIL DATA FOR REVIEW PRIOR TO BEGINNING CONSTRUCTION
B. HD GALVANIZED OR STAINLESS STEEL NAILS SHALL BE USED WHEN NAILING TO PRESSURE TREATED MEMBERS

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL TO BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS.
2. ALL WELDING SHALL CONFORM TO CURRENT AMERICAN WELDING SOCIETY STANDARDS AND TO BE PERFORMED BY CERTIFIED WELDERS.
3. STEEL BEAMS ARE EQUALLY SPACED BETWEEN DIMENSION POINTS OR GRIDLINES, UNO.
4. ALL DETAILS ARE TYPICAL. FOR CONDITIONS NOT SPECIFICALLY SHOWN, CONTRACTOR SHALL APPLY SIMILAR CONCEPT OR INTENT TO DETAIL THOSE CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL.
5. ALL WELDING ELECTRODES SHALL BE E70XX, UNLESS NOTED OTHERWISE.
6. STEEL GRADES:
A. PLATES, SHAPES AND RODS: ASTM A 36
B. W-SHAPES: ASTM A 992
C. HOLLOW STRUCTURAL SECTIONS (HSS): ASTM A 500, GRADE B
D. PIPE: ASTM A 53, GRADE B
E. BOLTS: ASTM A 325X FOR STEEL TO STEEL CONNECTIONS. [ASTM A 307 FOR WOOD CONNECTIONS.]
F. ANCHOR BOLTS: ASTM F 1554, GRADE 36
ANCHOR BOLTS SHALL HAVE STANDARD BOLT HEAD EXCEPT AS NOTED

DIAMETER	REQUIRED EMBEDMENT LEDGER, ETC	SILL PLATES & COLUMN TOPS
1/2"	4"	6"
5/8"	5"	7"
3/4"	5"	7"
7/8"	6"	8"
1"	7"	9"

G. FRAME ANCHOR BOLTS: F 1554, GRADE [36, 55, 105]
H. BASE PLATES: ASTM A 36
I. FRAME BASE PLATES: ASTM A 572, GRADE 50
J. FRAME JOINT CONTINUITY GUSSET PLATES AND DOUBLER PLATES: ASTM A572, GRADE 50
7. HEADED STUD ANCHORS (HSA) / WELDED STUDS (WS): ASTM A108. WELDED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND PROCEDURES. REFER TO DETAILS FOR STUD DIAMETER AND LENGTH.
8. DEFORMED BAR ANCHORS (DBA): ASTM A496. WELDED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND PROCEDURES. REFER TO DETAILS FOR BAR DIAMETER AND LENGTH.
9. ALL GROOVE WELDS SHALL BE COMPLETE PENETRATION, UNLESS OTHERWISE NOTED. ALL FILLET WELDS SHALL BE PER AISC. MINIMUM SIZES ARE BASED ON THICKNESS OF MATERIALS JOINED UNLESS NOTED OTHERWISE.
10. BOLT HOLES SHALL BE NO MORE THAN 1/16" OVERSIZE, UNLESS NOTED OTHERWISE. WHERE OVERSIZED HOLE IS REQUIRED
AT BASE PLATES, PROVIDE 5/16"x3"x3" PLATE WASHER WELDED TO THE BASE PLATE, WITH 1/4" FILLET WELD x 2-1/2" ON THREE SIDES.
11. ALL STEEL EXPOSED SHALL BE GALVANIZED, UNLESS NOTED OTHERWISE.
12. BEAMS SHALL BE CAMBERED AS NOTED ON DRAWINGS. CAMBER SHALL APPROXIMATE A CIRCULAR ARC. CAMBER ACCOMPLISHED BY INSTALLING A SINGLE KINK AT MID-SPAN OF BEAMS IS NOT ACCEPTABLE.
13. GAS CUTTING TORCHES SHALL NOT BE USED TO CORRECT FABRICATION ERRORS WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.
14. NON-SHRINK GROUT IS REQUIRED UNDER ALL BASE PLATES. GROUT SHALL COMPLY WITH ASTM C 1107 GRADE A AND ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 7000 PSI AT 28 DAYS.
15. STEEL MEMBERS CONNECTING TO OR SUPPORTING WOOD FRAMING SHALL HAVE 1/2" DIAMETER THREADED STUDS AT 24" O.C., TYPICAL UNO.

POST-INSTALLED ANCHORS

1. POWDER ACTUATED FASTENERS (PAF): INSTALLATION SHALL BE IN ACCORDANCE WITH PRODUCT ICC REPORT. APPROVED FASTENERS ARE HILTI (ICC ESR 1663), RAMSET (ICC ESR 1799), AND SIMPSON (ICC ESR 2138).
A. WOOD TO STEEL CONNECTIONS: 0.145" DIAMETER, MAX. SPACING = 24". REFER TO MANUFACTURER'S SPECIFICATIONS FOR PROPER FASTENER EMBEDMENT INTO STEEL.
B. WOOD OR LIGHT GAGE TO CONCRETE CONNECTIONS: 0.145" DIAMETER, MAX. SPACING = 24", CONCRETE EMBEDMENT = 1-1/2"
2. EPOXY ANCHORS: DIAMETER AS NOTED IN DETAILS. MINIMUM EMBEDMENT = 8 DIAMETERS. INSTALLATION SHALL BE IN ACCORDANCE WITH PRODUCT ICC REPORT. APPROVED EPOXIES ARE SET-HIGH STRENGTH EPOXY AS MANUFACTURED BY SIMPSON STRONGTIE (ICC ESR 1772), EPON A7 ADHESIVE AS MANUFACTURED BY ITW RAMSET/REDHEAD (ICBO REPORT NO. 5560), AND RE-500 SD AS MANUFACTURED BY HILTI INC. (ICBO REPORT NO. 2322). WHERE USED WITH WOOD FRAMING AN OVERSIZE WASHER IS REQUIRED IN ORDER TO ACHIEVE TORQUE REQUIRED BY THE ICC REPORT. THE WASHER SHALL BE OF SUFFICIENT SIZE TO PREVENT NOTICEABLE DEFORMATION OF WOOD FIBERS ON FACE OF MEMBER DUE TO TIGHTENING OF NUT. MINIMUM WASHER SIZE 1/4"x2-1/2" SQ. VERIFY REQUIRED SIZE PRIOR TO INSTALLATION.
3. EXPANSION ANCHORS: DIAMETER AS NOTED IN DETAILS. MINIMUM EMBEDMENT = 8 DIAMETERS. INSTALLATION SHALL BE IN ACCORDANCE WITH PRODUCT ICC REPORT. APPROVED ANCHORS ARE KWIK BOLT TZ AS MANUFACTURED BY HILTI INC. (ICC ESR 1917) OR STRONG BOLT AS MANUFACTURED BY SIMPSON STRONG-TIE (ICC ESR 1771). WHERE USED WITH WOOD FRAMING AN OVERSIZE WASHER IS REQUIRED IN ORDER TO ACHIEVE TORQUE REQUIRED BY THE ICC REPORT. THE WASHER SHALL BE OF SUFFICIENT SIZE TO PREVENT NOTICEABLE DEFORMATION OF WOOD FIBERS ON FACE OF MEMBER DUE TO TIGHTENING OF NUT. MINIMUM WASHER SIZE 1/4"x2-1/2" SQ. VERIFY REQUIRED SIZE PRIOR TO INSTALLATION.

HANGING OF SPRINKLER LINES AND OTHER EQUIPMENT

1. SPACING OF SUPPORTS FOR THE SPRINKLER LINES AND OTHER EQUIPMENT SHALL BE SUCH THAT THE MAXIMUM HANGER LOAD AT JOISTS OR PURLINS IS LIMITED TO 150 POUNDS. HANGERS FOR THE SPRINKLER LINES SHALL NOT BE LOCATED AT THE SAME MEMBER AS HANGERS FOR OTHER ITEMS. DISTRIBUTE THE HANGER LOADS FROM THE VARIOUS TRADES UNIFORMLY THROUGHOUT THE ENTIRE FRAMING SYSTEM.
2. WHERE SPRINKLER LINES OR EQUIPMENT ARE PARALLEL TO THE JOISTS OR PURLINS, DISTRIBUTE WEIGHT OF PIPE AS FOLLOWS:
PIPE WEIGHT (INCLUDES WEIGHT OF WATER) MINIMUM SUPPORT:
LESS THAN 1 POUNDS PER FOOT ----- ONE MEMBER
BETWEEN 1 AND 2 POUNDS PER FOOT ----- TWO MEMBERS
OVER 2 POUNDS PER FOOT ----- APPROVAL OF STRUCTURAL ENGINEER

TESTING AND INSPECTION

1. SPECIAL INSPECTION IN ACCORDANCE WITH SECTION 1701 OF CBC REQUIRED PER SPECIAL INSPECTION FORM ATTACHED.

STRUCTURAL OBSERVATION

1. THE OWNER SHALL EMPLOY THE ENGINEER RESPONSIBLE FOR THE STRUCTURAL DESIGN TO PERFORM STRUCTURAL OBSERVATION AS DEFINED IN CBC SECTION 1709. OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR AND THE BUILDING OFFICIAL. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION
A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS 72 Eureka St, SF, CA APPLICATION NO. 2021-08-04-5957 ADDENDUM NO. _____
OWNER NAME GOLDEN PROP OWNER PHONE NO. (415) 533-7435

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspector shall be one of those as prescribed in Sec. 1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.5. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and highrise projects, and for projects utilizing new processes or materials.

In accordance with Sec. 1701;1703;1704; 1705 (2013 SFBC), Special Inspection and/or testing is required for the following work: **f'c = 3000 psi**

- | | | |
|---|--|--|
| 1. <input checked="" type="checkbox"/> Concrete (Placement & sampling) | 6. <input type="checkbox"/> High-strength bolting | 18. Bolts installed in existing concrete masonry: |
| 2. <input checked="" type="checkbox"/> Bolts installed in concrete | 7. <input type="checkbox"/> Structural masonry | <input type="checkbox"/> Concrete <input type="checkbox"/> Masonry |
| 3. <input type="checkbox"/> Special moment-resisting concrete frame | 8. <input type="checkbox"/> Reinforced gypsum concrete | <input type="checkbox"/> Pull/torque tests per SFBC Sec. 1607C & 1615C |
| 9. <input type="checkbox"/> Insulating concrete fill | 9. <input type="checkbox"/> Shear walls and floor systems used as shear diaphragms | 19. <input checked="" type="checkbox"/> Shear walls and floor systems used as shear diaphragms |
| 4. <input checked="" type="checkbox"/> Reinforcing steel and prestressing tendons | 10. <input type="checkbox"/> Sprayed-on fireproofing | 20. <input checked="" type="checkbox"/> Holdowns |
| 5. Structural welding: | 11. <input type="checkbox"/> Piling, drilled piers and caissons | 21. Special cases: |
| A. Periodic visual inspection | 12. <input checked="" type="checkbox"/> Shotcrete | <input type="checkbox"/> Shoring |
| <input checked="" type="checkbox"/> Single pass fillet welds 5/16" or smaller | 13. <input type="checkbox"/> Special grading, excavation and filling (Geo. Engineered) | <input type="checkbox"/> Underpinning: <input type="checkbox"/> Not affecting adjacent property |
| <input type="checkbox"/> Steel deck | 14. <input type="checkbox"/> Smoke-control system | <input type="checkbox"/> Affecting adjacent property: PA _____ |
| <input type="checkbox"/> Welded studs | 15. <input type="checkbox"/> Demolition | <input type="checkbox"/> Others _____ |
| <input type="checkbox"/> Cold formed studs and joists | 16. <input type="checkbox"/> Exterior Facing | 22. <input type="checkbox"/> Crane safety (Apply to the operation of Tower cranes on highrise building) (Section 1705.21) |
| <input type="checkbox"/> Stair and railing systems | 17. Retrofit of unreinforced masonry buildings: | 23. <input checked="" type="checkbox"/> Others: "As recommended by professional of record" <u>HARDY FRAME INSTALLATION</u> |
| <input type="checkbox"/> Reinforcing steel | <input type="checkbox"/> Testing of mortar quality and shear tests | |
| B. Continuous visual inspection and NDT (Section 1704) | <input type="checkbox"/> Inspection of repointing operations | |
| <input type="checkbox"/> All other welding (NDT exception: Fillet weld) | <input type="checkbox"/> Installation inspection of new shear bolts | |
| <input type="checkbox"/> Reinforcing steel, and <input type="checkbox"/> NDT required | <input type="checkbox"/> Pre-installation inspection for embedded bolts | |
| <input type="checkbox"/> Moment-resisting frames | <input type="checkbox"/> Pull/torque tests per SFBC Sec. 1607C & 1615C | |
| <input type="checkbox"/> Others _____ | | |

24. **Structural observation per Sec. 1704.5 (2013 SFBC) for the following:** ☒ Foundations ☐ Steel framing
☐ Concrete construction ☐ Masonry construction ☒ Wood framing
☐ Other: _____

25. Certification is required for: ☐ Glu-lam components
Prepared by: PEZMHAN MOTEVASELI Phone: (415) 570 7916
Engineer/Architect of Record

Required information:
FAX: (415) 849 1252 Email: PEJMAN@SIACONSULT.COM

Review by: _____ Phone: (415) 558- _____
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports.)

DATE DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO:
Special Inspection Services (415) 558-6132; or dbi.specialinspections@sf.gov; or FAX (415) 558-6474

ABBREVIATIONS:

A.B. ANCHOR BOLT
ABV ABOVE
ADDM ADDENDUM
ALT ALTERNATE
ALUM ALUMINUM
AN ANCHOR
APPROX APPROXIMATE
ARCH ARCHITECTURAL
AVG AVERAGE

B BOTTOM (REIN)
BF BRACED FRAME
BLDG BUILDING
BLK'G BLOCKING
BLW BELOW
BM BEAM
B.O. BOTTOM OF
B.O.C. BOTTOM OF CONCRETE
B.O.D. BOTTOM OF DECK
B.O.F. BOTTOM OF FRAMING
B.O.S. BOTTOM OF STEEL
BOT BOTTOM
BRG BEARING
BRK BRICK
BTWN BETWEEN
BZ BOUNDARY ZONE

CBC CALIFORNIA BUILDING CODE
C.I.P. CAST IN PLACE
CJ CONTROL JOINT
CL CENTERLINE
CLG CEILING
CLR CLEAR
CMU CONCRETE MASONRY UNIT
COL COLUMN
CONC CONCRETE
CONN CONNECTION
CONT CONTINUOUS
COORD COORDINATE
C.P. COMPLETE PENETRATION
CSJ CONSTRUCTION JOINT
CSK COUNTERSINK
CNTR CENTER

DBA DEFORMED BAR ANCHOR
DBL DOUBLE
DEMO DEMOLISH
DF-L DOUGLAS FIR/LARCH
D, DIA DIAMETER
DIAG DIAGONAL
DIAPH DIAPHRAGM
DIM DIMENSION
DJ DOUBLE JOIST
DL DEAD LOAD
DN DOWN
DO DITTO(SAME)
DEE DEEP
DTL DETAIL
DWG DRAWING

EA EACH
E.B. EXPANSION BOLT
E.F. EACH FACE
EJ EXPANSION JOINT
EL ELEVATION
ELEV ELEVATOR
EN, EDGE NAILING
EQ EQUAL
EQUIP EQUIPMENT
E.S. EACH SIDE
E.W. EACH WAY
(E), EXIST EXISTING
EXP EXPANSION
EXT EXTERIOR

FDN FOUNDATION
FIN FINISH
FLR FLOOR(ING)
F.O. FACE OF
F.O.B. FACE OF BRICK
F.O.C. FACE OF CONCRETE
F.O.F. FACE OF FINISH
F.O.M. FACE OF MASONRY
F.O.SH. FACE OF SHEATHING
F.O.S. FACE OF STUD
F.O.F.W. FACE OF FOUNDATION WALL
F.O.W. FACE OF WALL
FT FEET
F.S. FAR SIDE
FTG FOOTING

GA GAUGE
GALV GALVANIZED
G.L. GULLY
GYPS GYPSUM
GWB GYPSUM WALL BOARD

HD HOLDOWN
HDG HOT DIP GALVANIZED
HDR HEADER
HORIZ HORIZONTAL
HSA HEADED STUD ANCHOR
HSB HIGH STRENGTH BOLTS
HSS HOLLOW STRUCTURAL SECTIONS
HT HEIGHT
HVAC HEATING VENTILATION & AC

IBC INTERNATIONAL BUILDING CODE
I.D. INSIDE DIAMETER
I.F. INSIDE FACE
IN INCHES
INFO INFORMATION
INT INTERIOR

JST JOIST
JT JOINT

K KIP(S), 1000 POUNDS

LBS POUNDS
L.H. LEFT HAND
LL LIVE LOAD
LLH LONG LEG HORIZONTAL
LLV LONG LEG VERTICAL
LOC(S) LOCATION(S)
LSL LAMINATED STRAND LUMBER
LVL LAMINATED VENEER LUMBER
LV LENGTH VARIES

MAX MAXIMUM
MECH MECHANICAL
MEZZ MEZZANINE
MFR/MFG MANUFACTURER
MIN MINIMUM
MISC MISCELLANEOUS
M.O. MASONRY OPENING
M.S. METAL STUD
MTL METAL

N/A NOT APPLICABLE
N.I.C. NOT IN CONTRACT
No. NUMBER
NOM NOMINAL
N.S. NEAR SIDE
N.T.S. NOT TO SCALE
(N) NEW

PAF POWDER/POWER ACTUATED FASTENERS
PJ PANEL JOINT
PL PLATE
PLWD PLYWOOD
PNL PANEL
P.P. PARTIAL PENETRATION
PSF POUNDS PER SQUARE FOOT
PSL PARALLEL STRAND LUMBER
P.T. POST TENSIONED/ PRESSURE TREATED

R, RAD RADIUS
REF REFERENCE
REINF REINFORCEMENT
REQ'D REQUIRED
REV REVISION
R.H. RIGHT HAND
R.O. ROUGH OPENING

S.A.D. SEE ARCHITECTURAL DRAWINGS
S.C.D. SEE CIVIL DRAWINGS
SCHD SCHEDULE
SECT SECTION
SF SQUARE FEET
S.F.C.D. SAN FRANCISCO CITY DATUM
SHEET SHEET
SHT'G SHEATHING
SIM SIMILAR
SL SNOW LOAD
S.M.D. SEE MECHANICAL DRAWINGS
S.O.G. CONCRETE SLAB ON GRADE
SPECS SPECIFICATIONS
SQ SQUARE
SS STAINLESS STEEL
STD STANDARD
STGD STAGGERED
STEL STEEL
STIFF STIFFENER
STRUCT STRUCTURAL
SYMM SYMMETRICAL

T TOP (REIN)
T&B TOP AND BOTTOM
T&G TONGUE AND GROOVE
TEMP TEMPERATURE
THK THICK(NESS)
T.N. TOE NAIL
T.O. TOP OF
T.O.C. TOP OF CONCRETE
T.O.D. TOP OF DECK(ING)
T.O.F. TOP OF FRAMING/FOOTING
T.O.M. TOP OF MASONRY
T.O.PL. TOP OF PLATE
T.O.S. TOP OF STEEL
T.O.W. TOP OF WALL
TSA THREADED STUD ANCHOR
TYP TYPICAL

UNO UNLESS NOTED OTHERWISE

VERT VERTICAL
VIF VERIFY IN FIELD

W/ WITH
W/O WITHOUT
WD WOOD
W.P. WORK POINT
W.S. WELDED STUD
WT WEIGHT
WWF WELDED WIRE FABRIC

YD YARD

POUND, SCREW SIZE, REBAR SIZE

PROJECT NAME

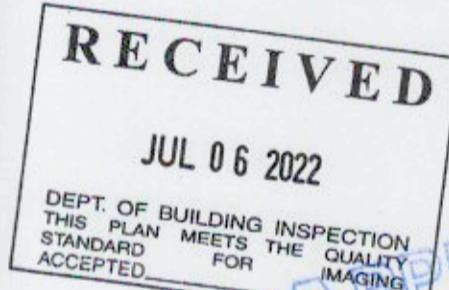
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STRUCTURAL
NOTES (2)



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ISSUES / REVISIONS

NO. DATE DESCRIPTION

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2016

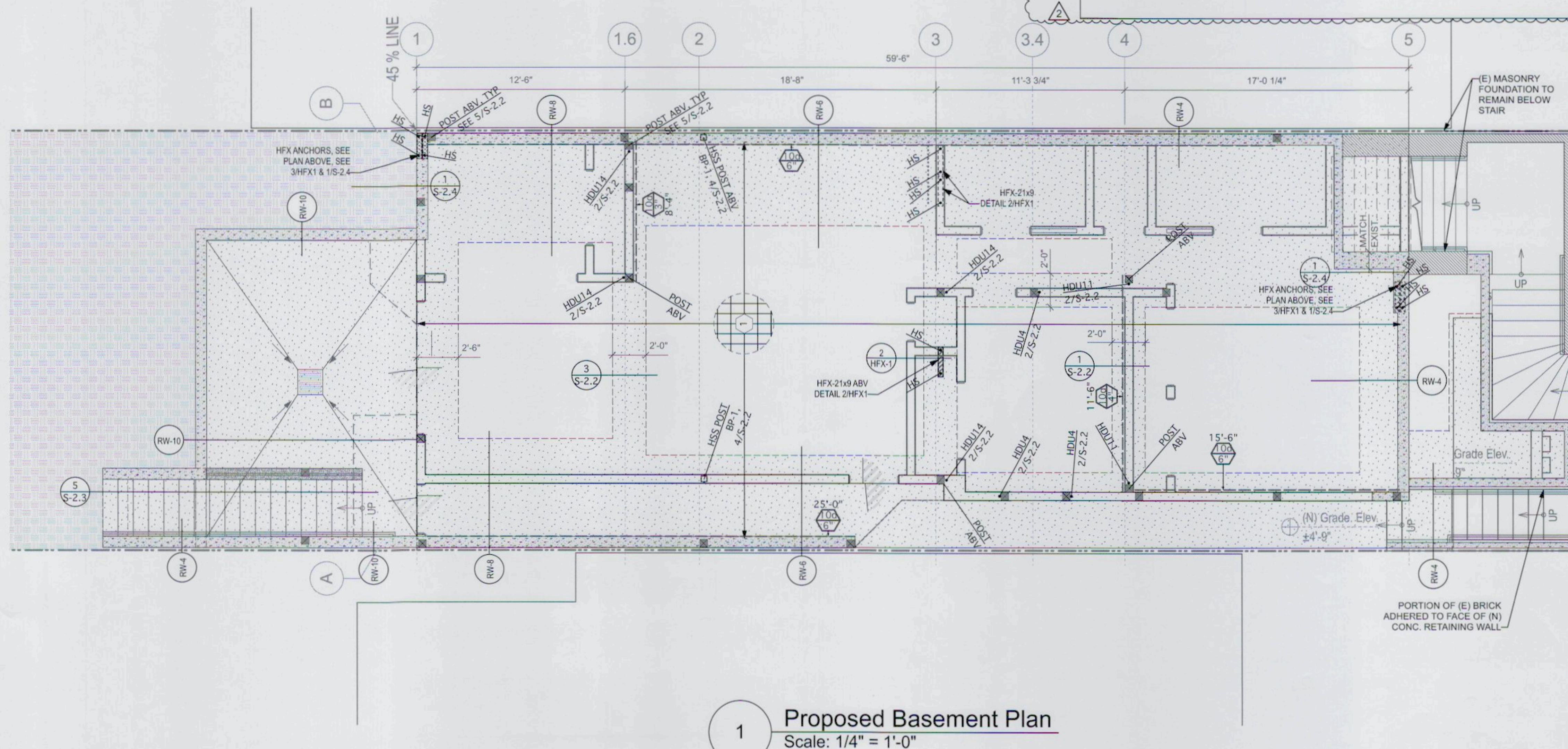
REVISED DATE 08/05/2021

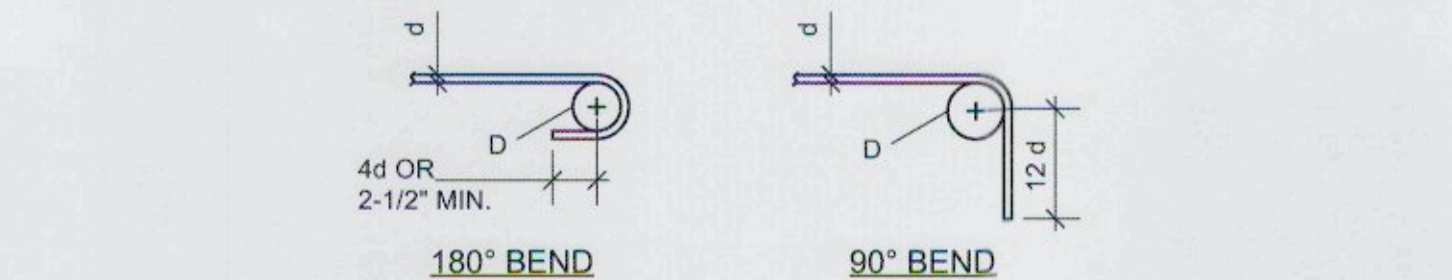
JOB NO. 21-1925

SHEET NO. S-1.1

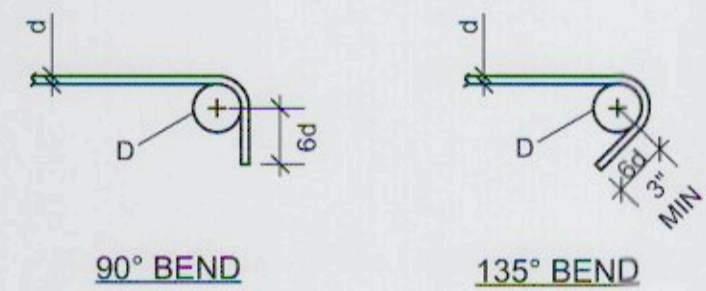
1 FRANK LEE & ASSOCIATES

SHEET NO. **S-2.0**

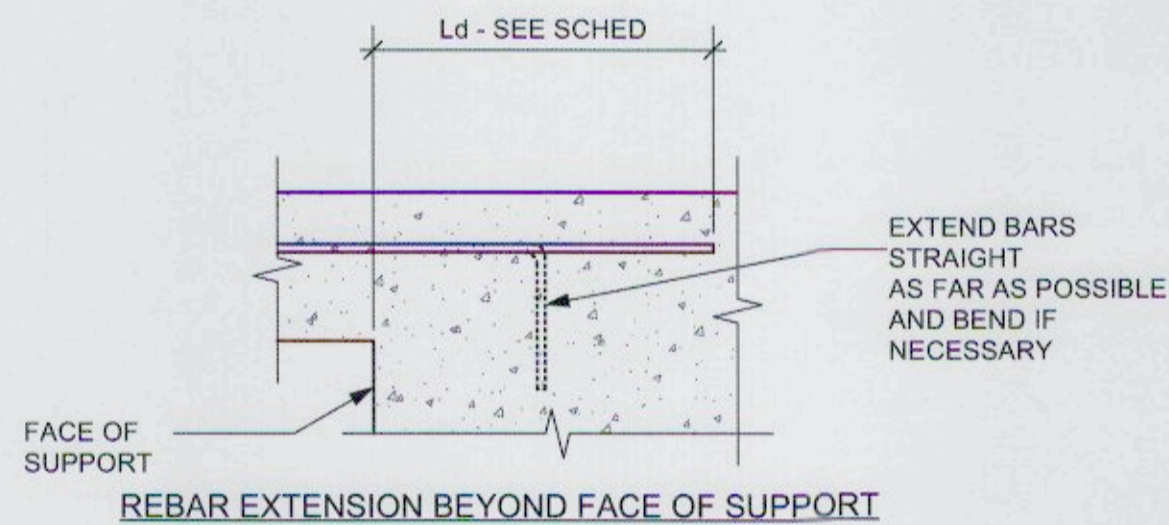




PRINCIPAL REINFORCEMENT		
BAR GRADE	BAR SIZE	MIN. BENT DIA. "D"
ALL GRADES OF REINFORCEMENT	#3 THRU #8	6d
	#9 THRU #11	8d
	#14 THRU #18	10d
GRADE 40*	# THRU #11	5d

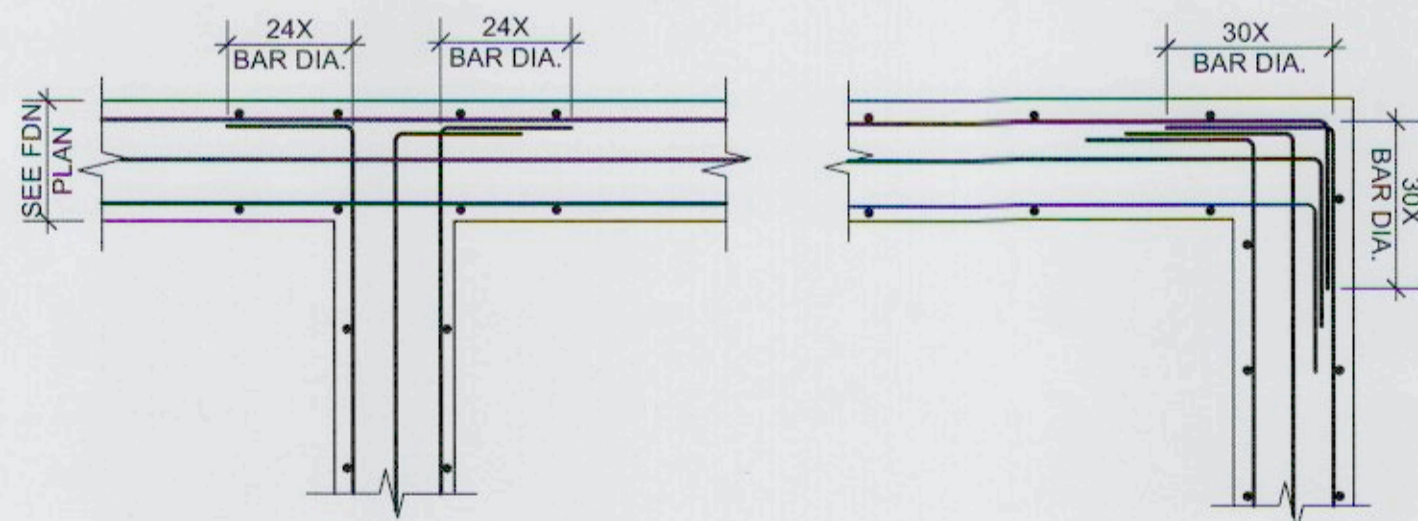


STIRRUPS AND TIE REINFORCEMENT	
BAR SIZE	MIN. BENT DIA. "D"
#3 THRU #5	4d
ALL OTHER BARS	SEE TABLE ABOVE



1 TYPICAL BAR BENDS & HOOKS

N.T.S.
CONC-FRM-2



2 TYPICAL GRADE BM INTERSECTION

N.T.S.
FND-N-SH-34

BASIC DEVELOPMENT LENGTH (Ld) (IN)								
BAR SIZE	f'c=2500 PSI		f'c=3000 PSI		f'c=4000 PSI		f'c=5000 PSI	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	20	15	20	15	20	15	20	15
#4	20	16	20	15	20	15	20	15
#5	38	29	35	27	30	23	27	21
#6	53	41	49	37	42	33	38	29
#7	63	48	57	44	50	38	45	34
#8	79	61	72	55	62	48	56	43
#9	100	77	91	70	79	61	71	54

BASIC SPLICE LENGTH SCHEDULE (Ls) (IN)								
BAR SIZE	f'c=2500 PSI		f'c=3000 PSI		f'c=4000 PSI		f'c=5000 PSI	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	26	20	26	20	26	20	26	20
#4	26	20	26	20	26	20	26	20
#5	49	38	45	35	39	30	35	27
#6	69	53	63	49	55	42	49	38
#7	82	63	74	57	65	50	58	45
#8	102	79	93	72	82	62	72	56
#9	130	100	118	91	103	79	92	71

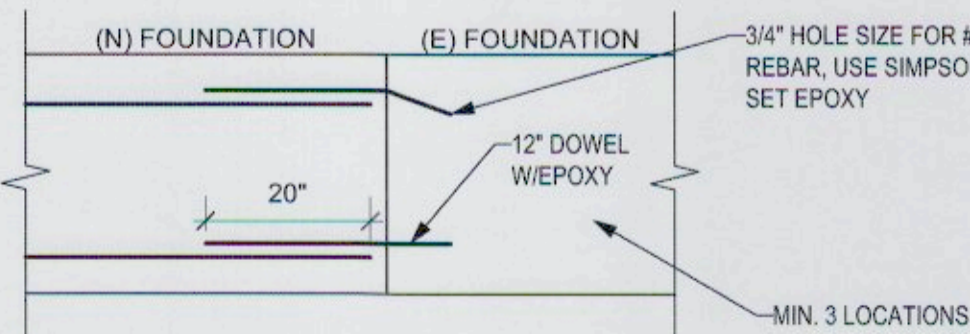
NOTES:

- THE SCHEDULE SHOWN APPLIES TO NORMAL WEIGHT CONCRETE. FOR LIGHT WEIGHT CONCRETE, INCREASE LENGTHS BY 30%.
- TOP BARS ARE HORIZONTAL BARS PLACED WHERE MORE THAN 12" OF CONCRETE IS CAST IN THE MEMBER BELOW THE BAR.
- STAGGER SPLICES WHEREVER POSSIBLE WHERE CLASS "A" SPLICE IS SPECIFICALLY CALLED FOR IN THE DRAWINGS, STAGGER AT LEAST 50% OF THE BAR SPLICES. CLASS "A" SPLICE LENGTH IS 80% OF THAT SHOWN IN THE SCHEDULE.
- WHEN SPLICING BARS OF DIFFERENT SIZE, THE LAP SHALL BE BASED ON THE LARGER OF:
 - THE SPLICE LENGTH OF THE SMALLER BAR.
 - THE DEVELOPMENT LENGTH OF THE LARGER BAR.
- LAP LENGTH SPECIFICALLY DETAILED ON THE DRAWINGS SHALL GOVERN IN LIEU OF THE LAP LENGTH IN THE SCHEDULE.
- WHEN BARS ARE EPOXY-COATED, INCREASE LENGTHS BY 50%.
- SCHEDULE BASED ON 1" MIN CLEAR COVER AND 2" MIN SPACING FOR #6 BARS & SMALLER & 3" MIN SPACING FOR #7- #9 BARS.

3

TYPICAL REBAR DEVELOPMENT & SPLICE LENGTHS

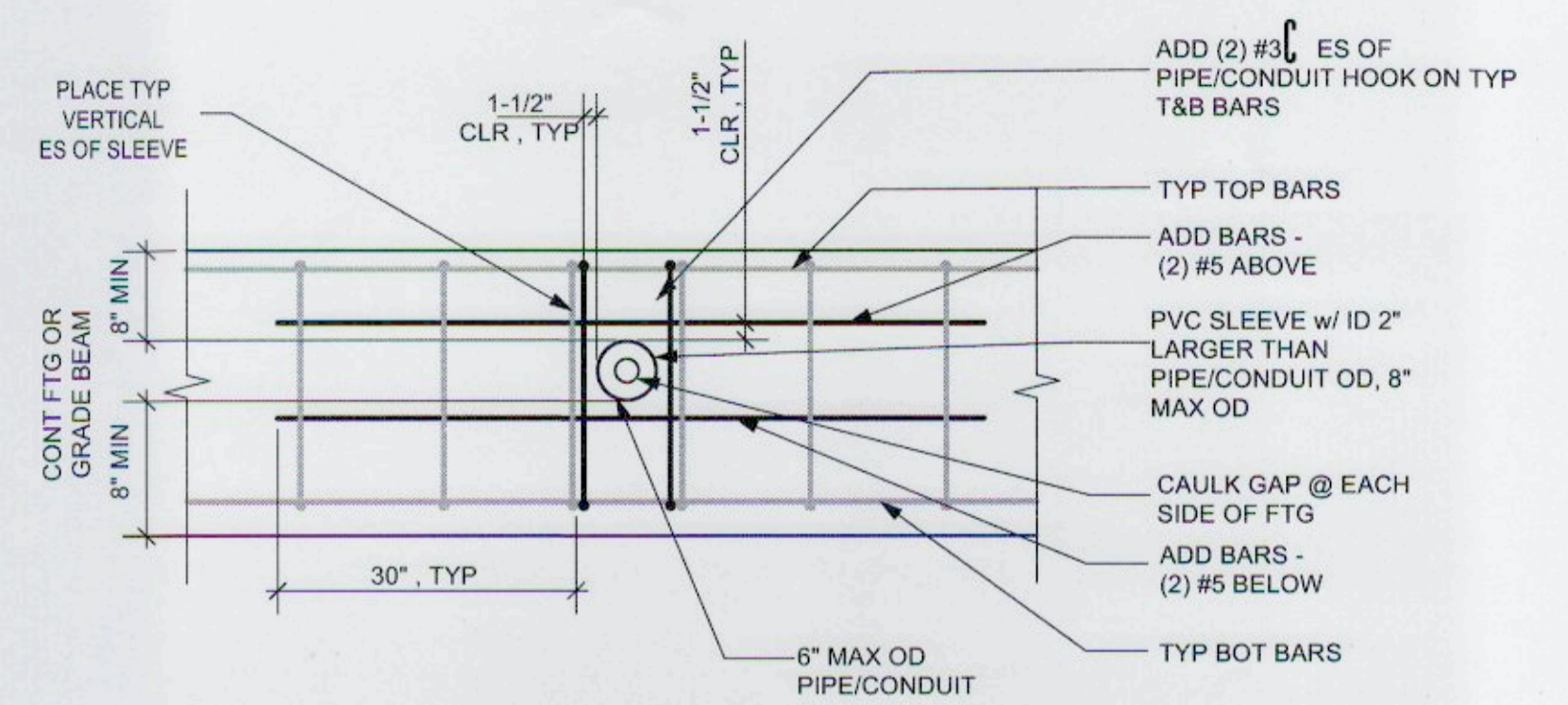
N.T.S.
CONC-FRM-3



4

TYP. CONNECTION OF (N) TO (E) FOUNDATION

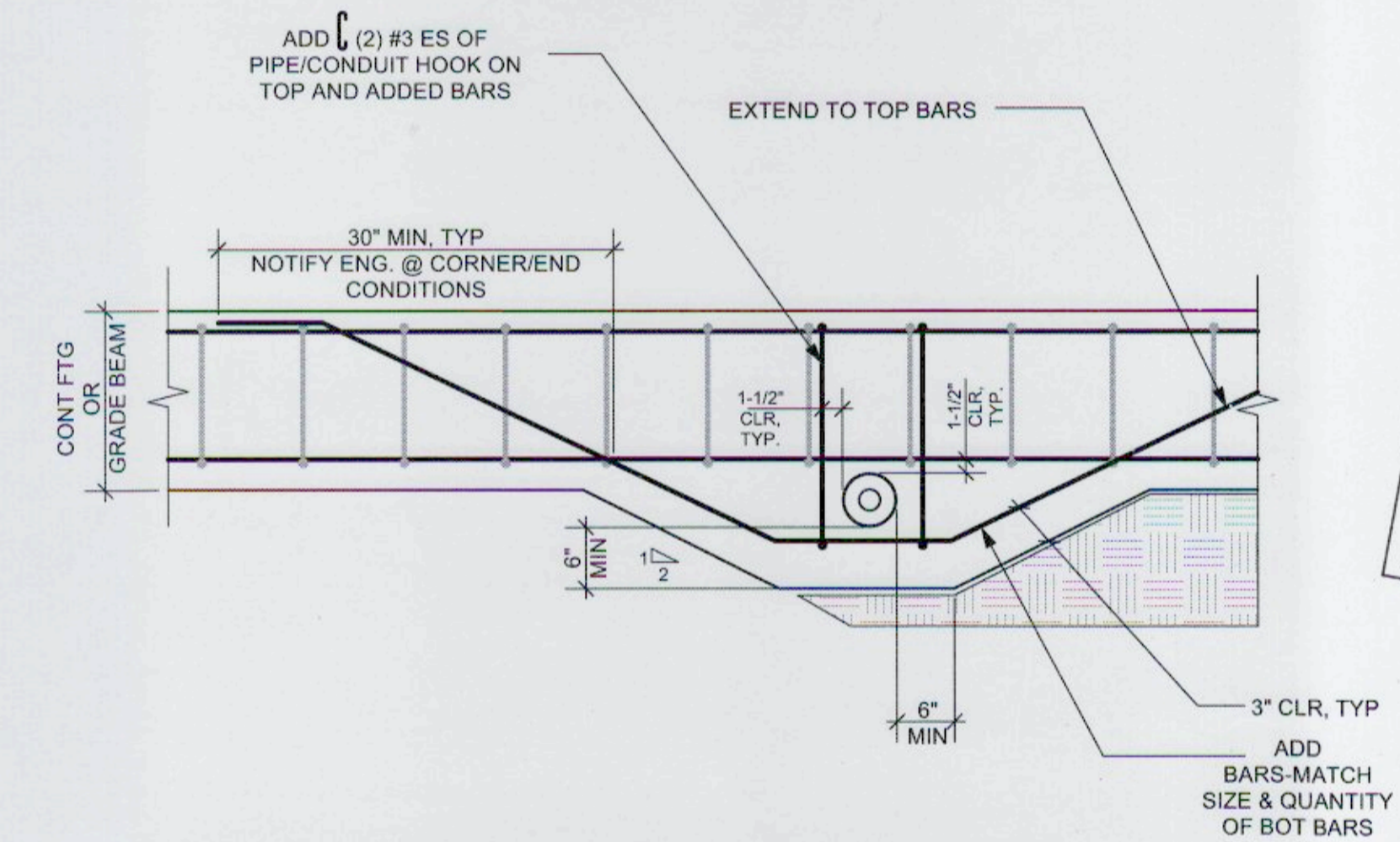
N.T.S.
FND-E-SH-16



NOTES:

- NOTIFY ENGINEER FOR RESOLUTION PRIOR TO PLACING REINFORCEMENT FOR:
 - PIPE/CONDUITS GREATER THAN 6" O.D.
 - WHERE VERTICAL MIN. DISTANCES & CLEARANCES CANNOT BE MAINTAINED CORNER OR END CONDITION
 - MULTIPLE PIPES/CONDUITS WITH HORIZONTAL SPACING IS LESS THAN DEPTH OF FTG OR GRADE BEAM

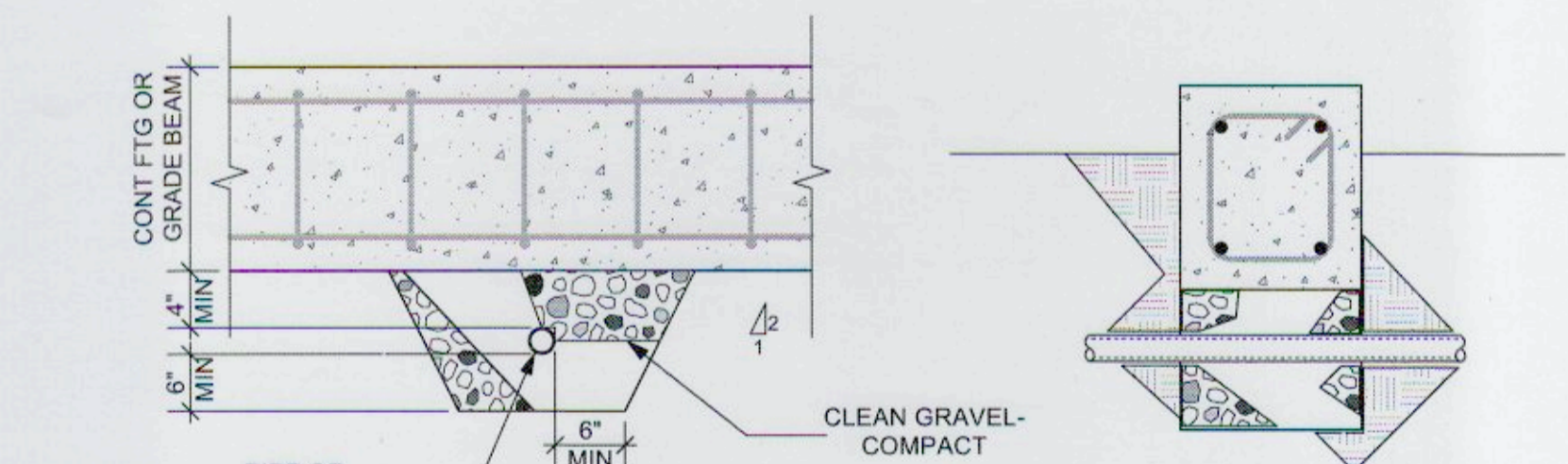
CONDITION 1:
PIPE/CONDUIT & ABV BOT BARS



NOTES:

- SEE ABOVE FOR NOTES AND INFO NOT SHOWN OR CALLED OUT.
- WHERE SLEEVE/PIPE INTERRUPTS BOT BARS. NOTIFY ENGINEER FOR RESOLUTION.

CONDITION 2:
PIPE/CONDUIT BELOW BOT BARS



NOTE:

- WHERE TOP OF SLEEVE/PIPE IS LESS THAN 4" BELOW BOT OF FDN, SEE CONDITION 2 ABOVE

CONDITION 3:
PIPE/CONDUIT 4" MIN BELOW FDN

5

TYPICAL PIPES & CONDUITS THRU & BELOW CONT FTGS

N.T.S.
FDN-N-SH-1

PROJECT NAME

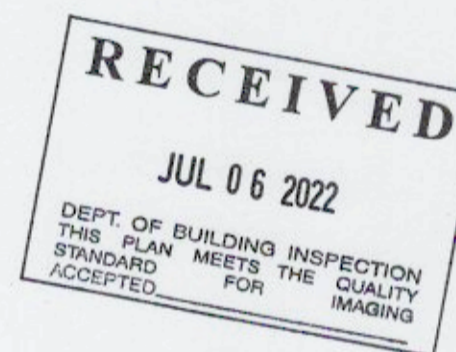
72-74 EUREKA ST.
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SHEET TITLE

FOUNDATION DETAILS (1)



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ISSUES / REVISIONS

NO. DATE DESCRIPTION

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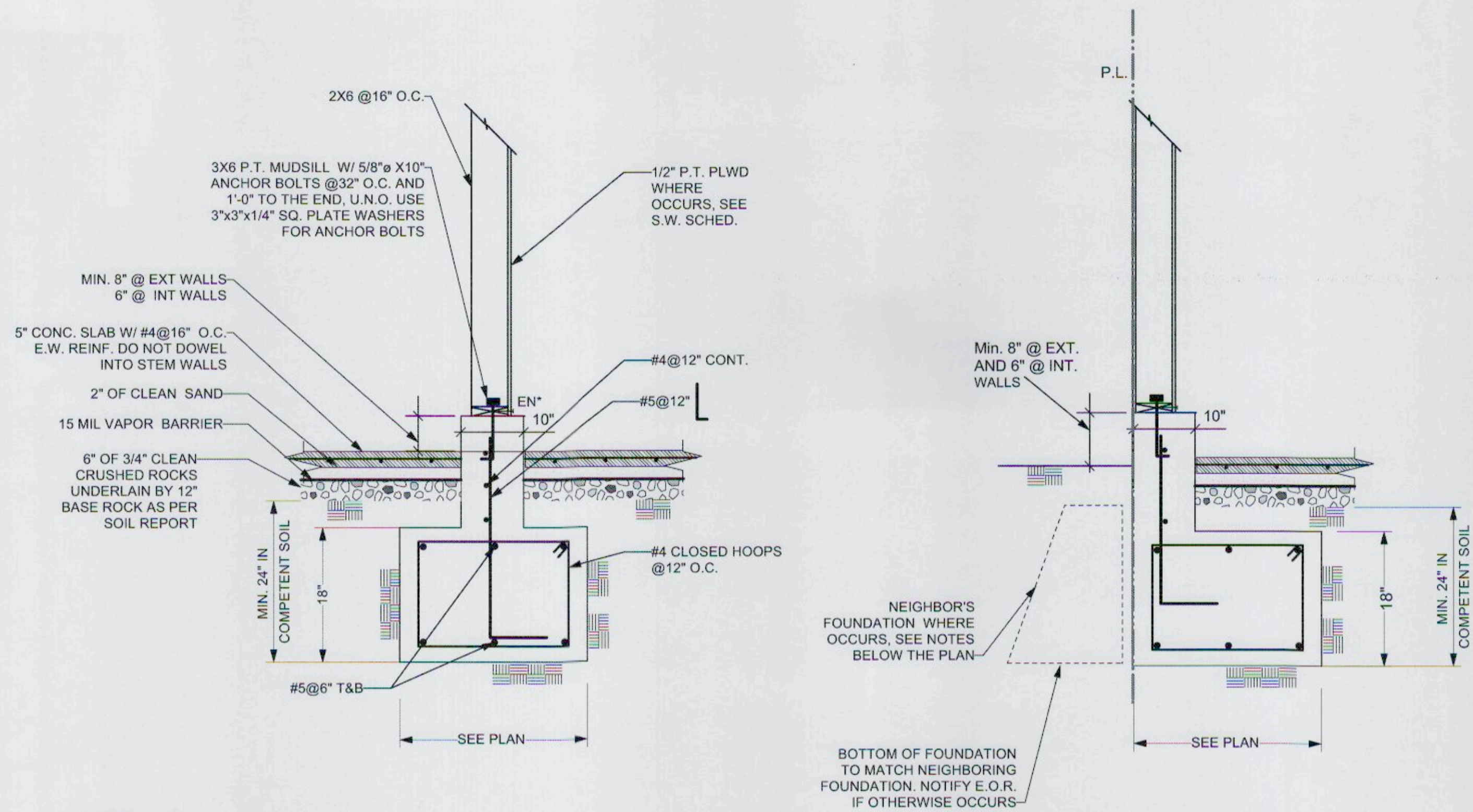
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DATE 02/22/2016

REVISED DATE 08/05/2021

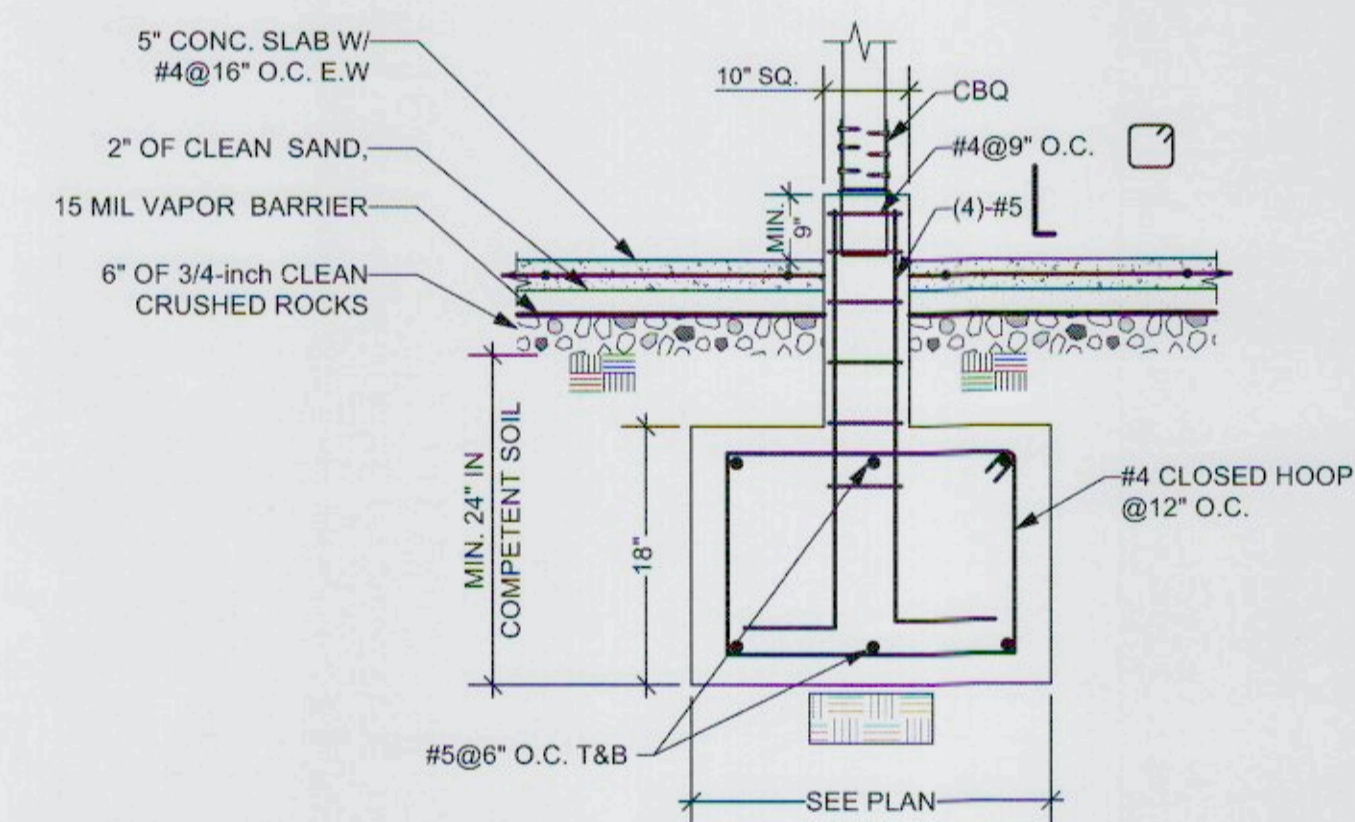
JOB NO. 21-1925

SHEET NO. S-2.1



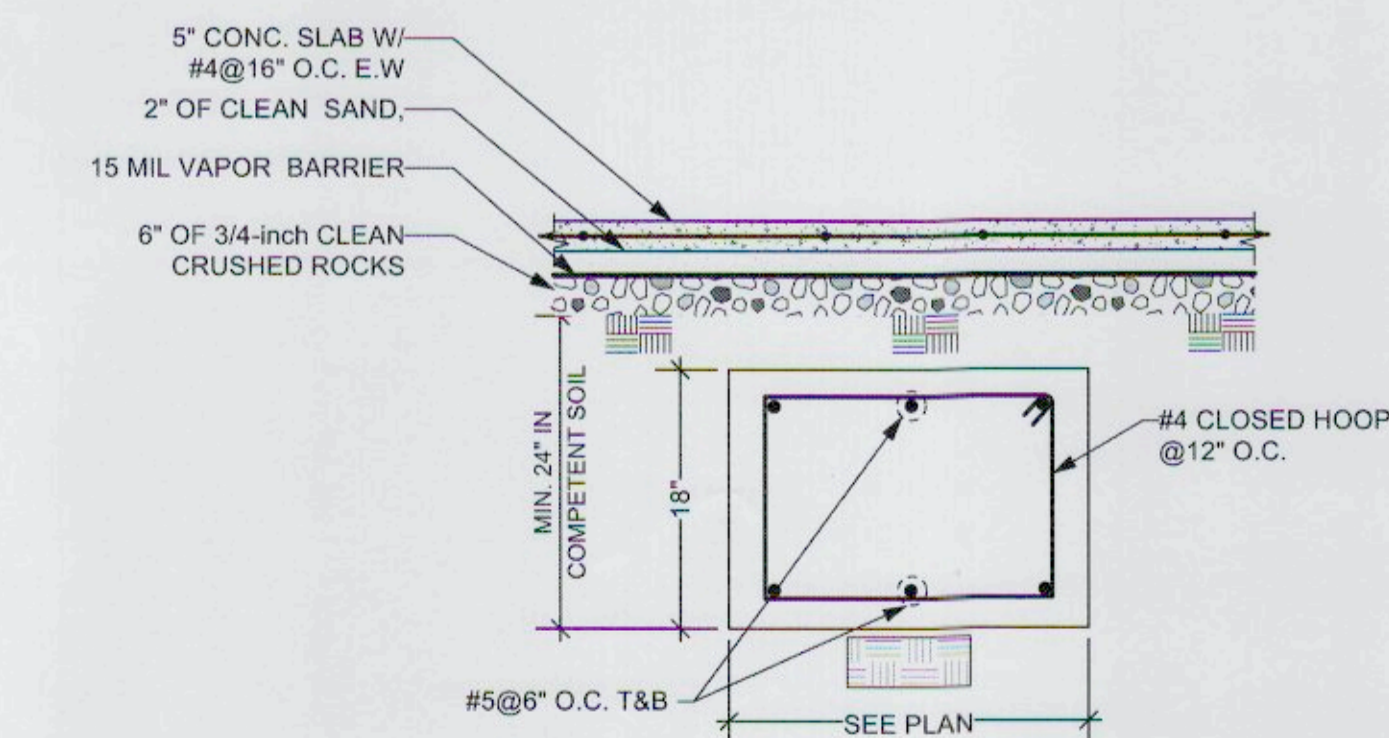
1 FOUNDATION DETAIL

RET-SH-1



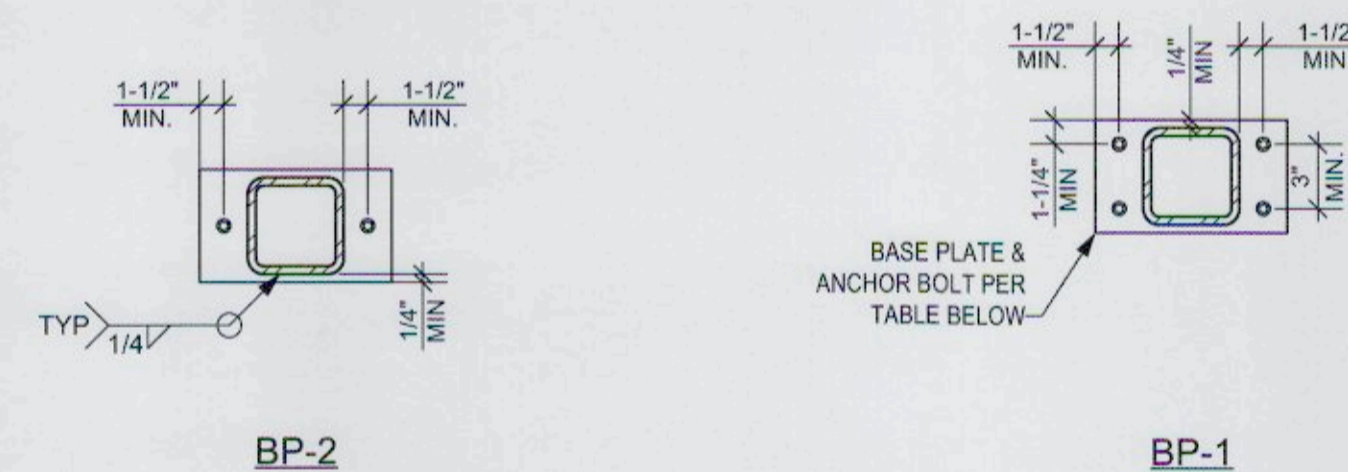
2 COL BASE @ GRADE BM

FND-N-SH-14



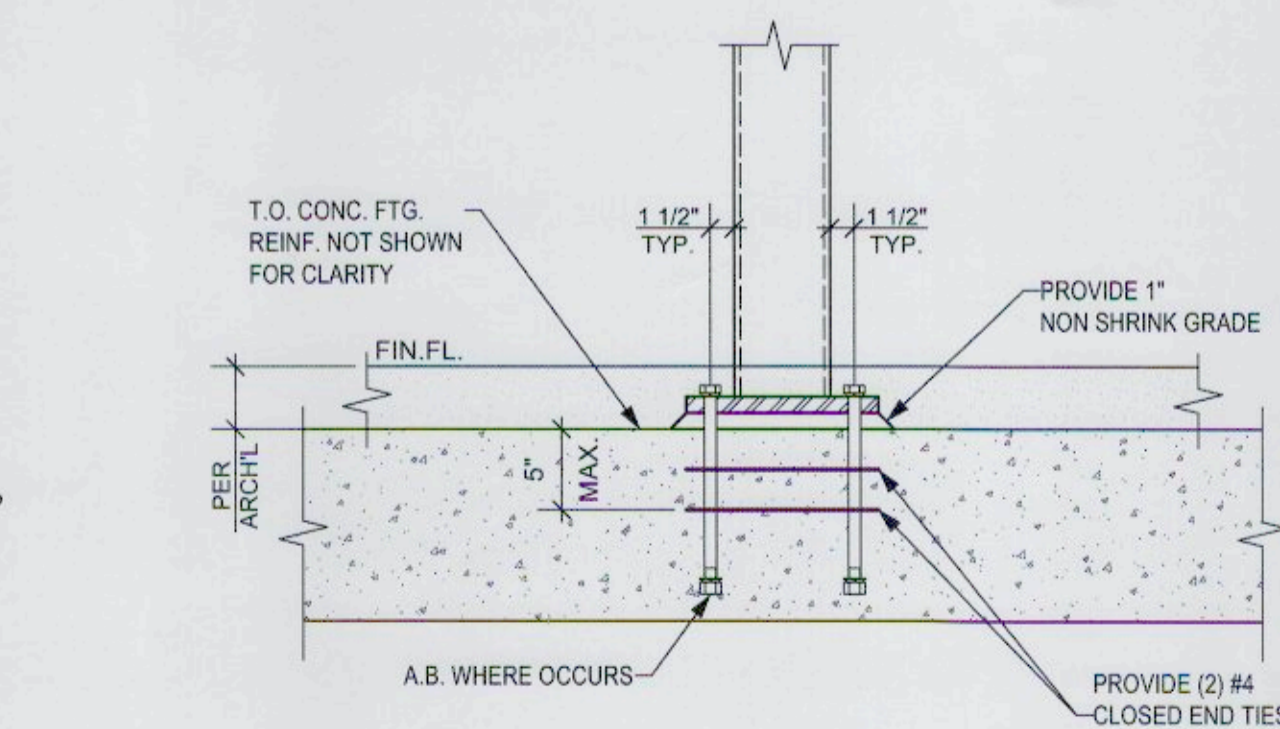
3 GRADE BEAM

FND-N-SH-2



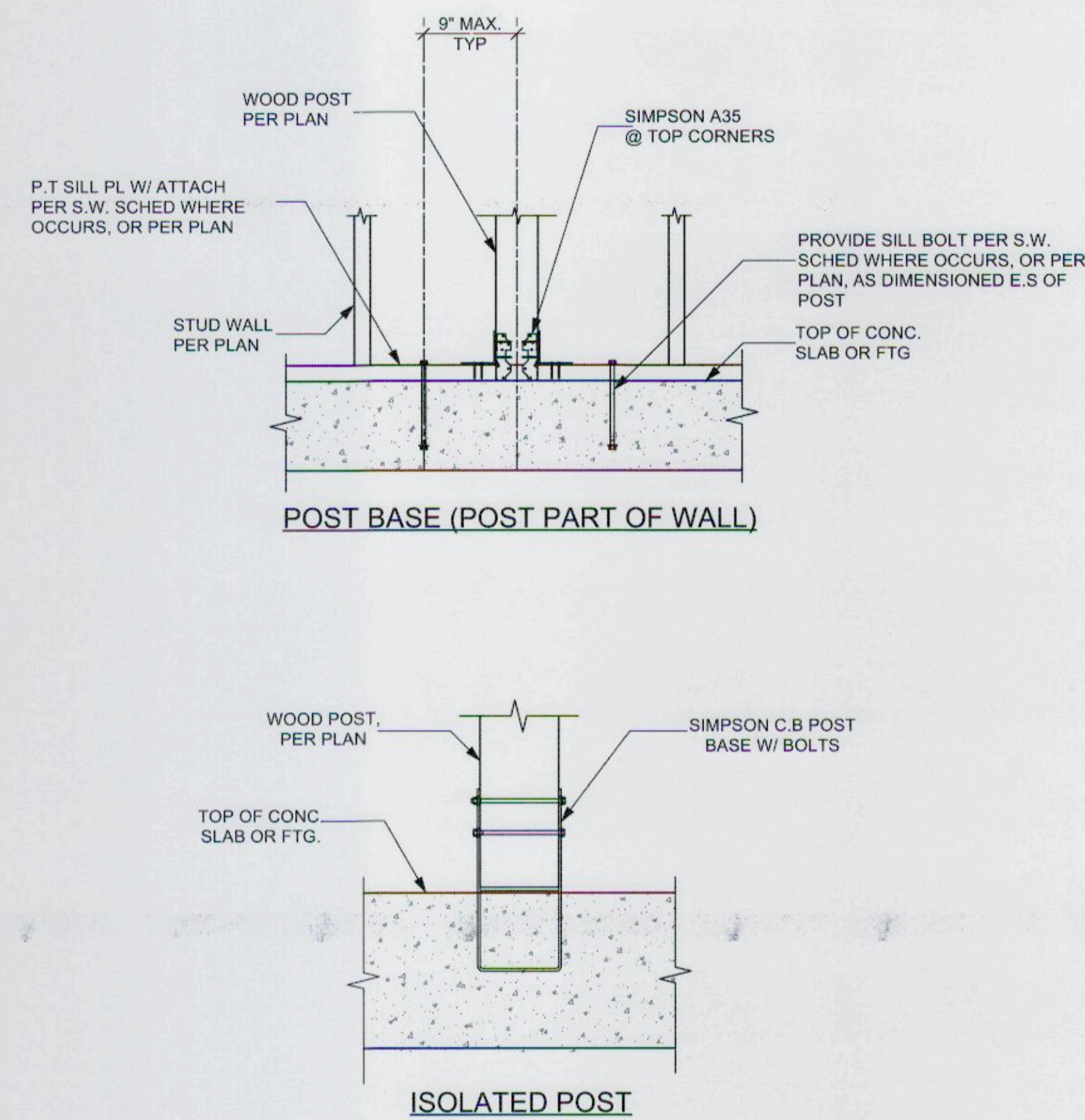
COLUMN	ANCHOR BOLTS	A.B. HOLE (MAX)	BASE PLATE
BP-1	4-3/4" A307 W/ WASHER	1-1/16"	3/4"
BP-2	2-3/4" A307 W/ WASHER	1-1/16"	3/4"

* FOR OVERSIZED BASE PLATE ANCHOR BOLT HOLES AT MOMENT FRAMES, SEE DETAIL XX



4 TYP TS/PIPE COL BASE PLATE

N.T.S.
FND-N-SH-33



5 TYPICAL POST BASE

N.T.S.
FND-N-SH-3

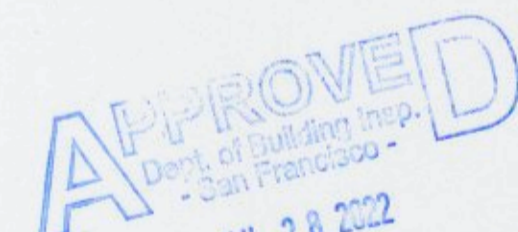
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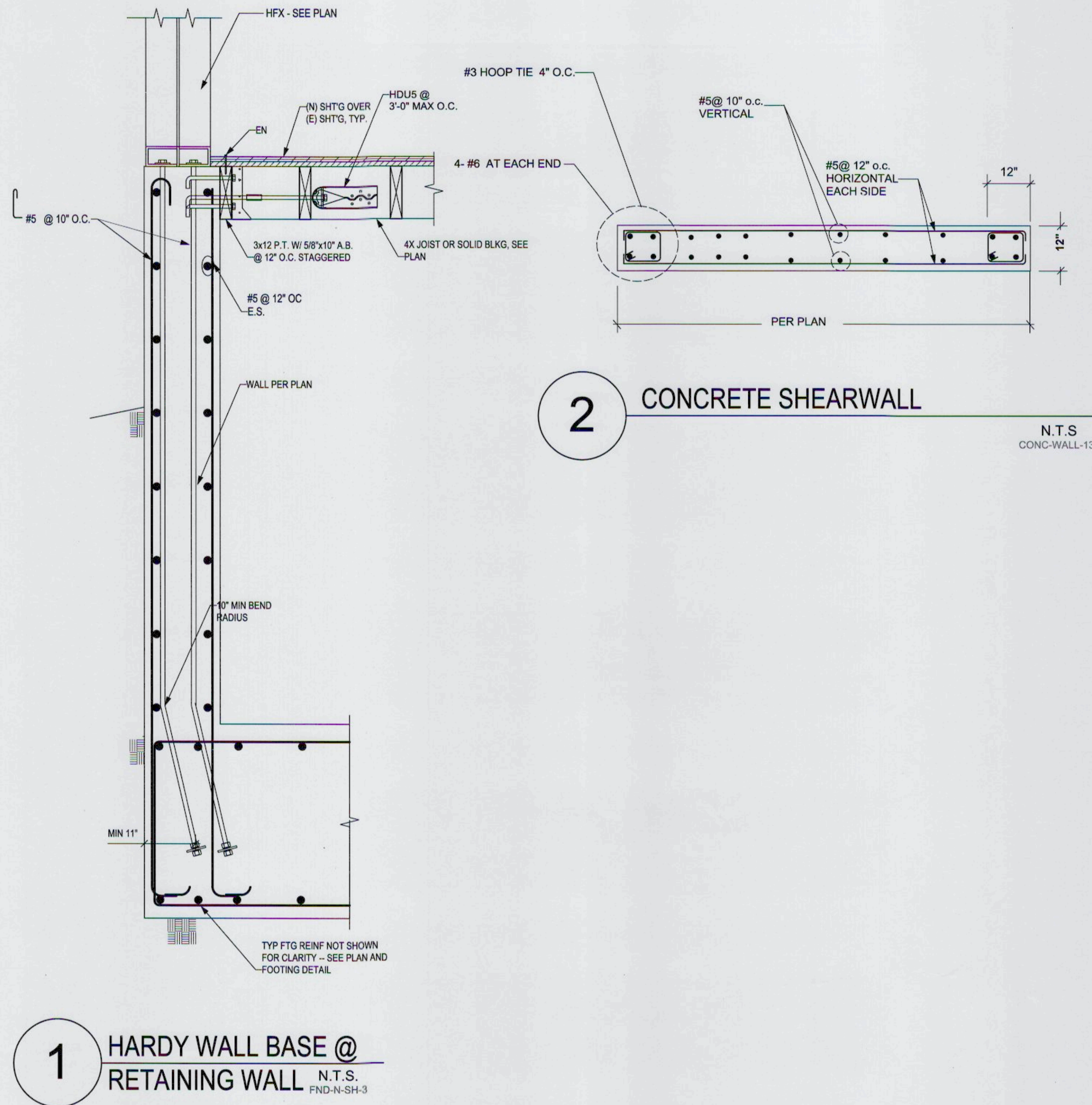
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DATE 02/22/2016

REVISED DATE 08/05/2021

JOB NO. 21-1925

SHEET NO. **S-2.2**



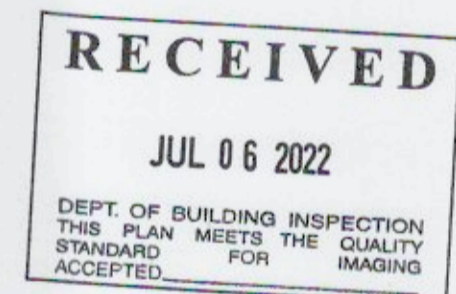
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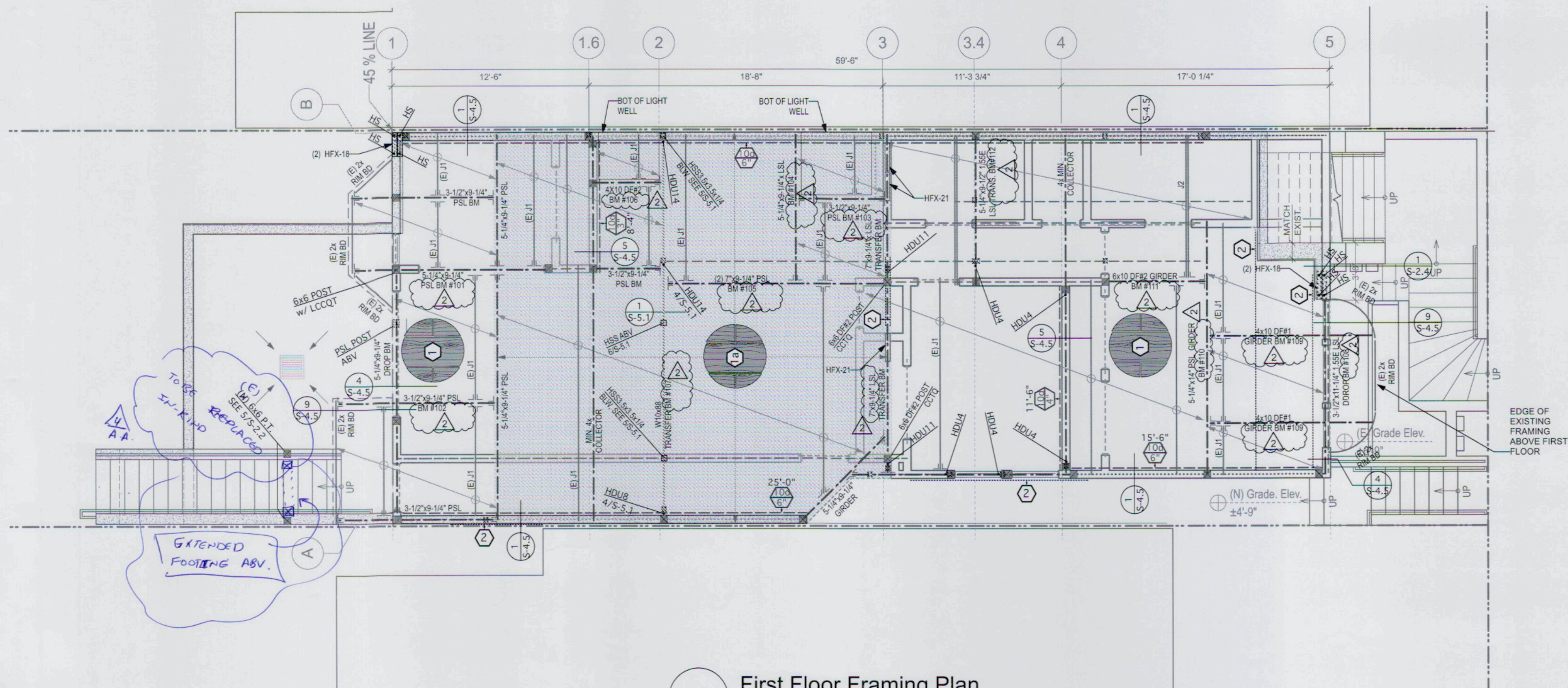
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 JUL 06 2022

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CHECKED	R.K.
DATE	02/22/2016
REVISED DATE	08/05/2021
JOB NO.	21-1925
SHEET NO.	S-2.4



1 First Floor Framing Plan
Scale: 1/4" = 1'-0"

LEGEND:

- WOOD BEAM
- HSS POST
- HEADER ALL HEADERS TO BE MIN 4x8 DF#2, UNO
- SOLID BLOCKING
- SHEAR WALL DESIGNATION PER 6/S-4.1
- HANGER, SIMPSON HANGER, PER 1/S-4.4
- 4x4 DF#2 POST, UNO
- HOLDOWN FROM ABV. PER 1.2, 3.4/S-4.3
- HARDY FRAME HARDY FRAME ABV - SEE HFX SHEETS 1-3

KEY NOTES:

- (N) 3/4" T&G PLWD OVER (E) DECK W/ 12d @ 6" O.C. DIAPHRAGM BOUNDARY & OTHER EDGES & OVER (N) BEAMS & SHEAR WALLS
- (N) 3/4" T&G PLWD OVER EXISTING DECK W/ 12d @ 2" O.C. OVER 3x4 FLAT BLOCKED DIAPHRAGM BOUNDARY & OTHER EDGES & 6" O.C. OVER BEAMS & SHEAR WALLS
- CMST16 STRAP & 4x BLOCKING TYP. MIN. 30" END LENGTH AFTER THE SPLICE

-ALL PSL BEAMS ARE GRADE 2.0 E

-ALL THE CONNECTORS ARE SIMPSON STRONG TIE, UNO. SEE MANUFACTURER CATALOG & INSTALLATION INSTRUCTIONS

-BEARING & SHEAR WALL STUD SCHEDULE:

1st LEVEL:	2x6 OR 3x4 DF#2 @ 16" O.C.
2nd LEVEL:	2x6 OR 3x4 DF#2 @ 16" O.C.
3rd LEVEL:	2x6 OR 3x4 DF#2 @ 16" O.C.

-JOIST SCHEDULE:

J1:	(E) 2x10 REDWOOD @ 16" O.C.
J2:	(E) 2x10 REDWOOD @ 16" O.C.
J3:	SISTERED (N) 2x10 DF#2 @ 16" O.C.
J4:	(E) 2x6 REDWOOD @ 16" O.C.
J5:	(E) 2x4 CLNG/RAFTER TRUSS @ 16" O.C.
J6:	(N) 14" TJI 560 @ 12" O.C.

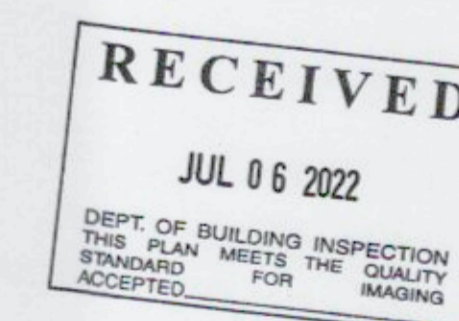
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FRAMING PLANS (1)



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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1		SCOPE OF REVISION
2	10/18/2021	BLDG COMMENTS
3	11/24/2021	MECH COMMENTS
4	12/09/2021	BLDG COMMENTS

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2016

REVISED DATE 10/27/2021

JOB NO. 21-1925

SHEET NO. **S-3.0**

PROJECT NAME

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FRAMING PLANS (2)

LEGEND:

-
- The diagram illustrates various construction details for headers and blocking. It includes a cross-section of an HSS post, a header with all headers to be min 4x8 DF#2, UNO, solid blocking, a shear wall designation per 8/S-4.1, a hanger, Simpson, 4x4 DF#2 post, UNO, a holdown from ABV, and a heavy frame.
- HSS POST
- HEADER
ALL HEADERS TO BE
MIN 4x8 DF#2, UNO
- SOLID BLOCKING
- SHEAR WALL
DESIGNATION PER
8/S-4.1
- HANGER, SIMPSON
HANGER, PER
1/S-4.4
- 4x4 DF#2 POST, UNO
- HOLDOWN FROM
ABV, PER
1,2,3,4/S-4.3
- HEAVY FRAME, SEE
MFR. SHEETS 1 & 2

KEY NOTES:

- (N) 3/4" TAP PLIVID OVER EXISTING DECK W/ 12@ 4" O.C. DIAPHRAGM BOUNDARY & OTHER EDGES & OVER (N) BEAMS & SHEAR WALLS
- (1)
- (2) CMST16 STRAP & 4x BLOCKING TYP. MIN. 30" END LENGTH AFTER THE SPLICE
- ALL PSL BEAMS ARE GRADE 2.0 E
- ALL THE CONNECTORS ARE SIMPSON STRONG TIE, UNO, PLEASE SEE MANUFACTURER CATALOG AND INSTALLATION INSTRUCTIONS
- BEARING & SHEAR WALL STUD SCHEDULE:
1st LEVEL: 2x6 OR 3x4 DF#2 @ 16" OC
2nd LEVEL: 2x6 OR 3x4 DF#2 @ 16" OC
3rd LEVEL: 2x6 OR 3x4 DF#2 @ 16" OC
- JOIST SCHEDULE:
- J1: 1" X21.0 REDWOOD @ 16" O.C.
J2: (E) 2x10 REDWOOD @ 16" O.C.
J3: SISTERED (N) 2x10 DF#2 @ 16" O.C.
J4: (E) 2x8 REDWOOD @ 16" O.C.
J5: 2" X12 GLN(GRAFTER TRUSS @ 16" O.C.
J6: (N) 2" X12 S60 @ 12" O.C.

RECEIVED
JUL 06 2022
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR IMAGING
ACCEPTED

APPROVED
Dept. of Building Insp.
- San Francisco -
JUL 28 2022
PATRICK O'BRIEN
DIRECTOR
DEPT. OF BUILDING INSPECTION



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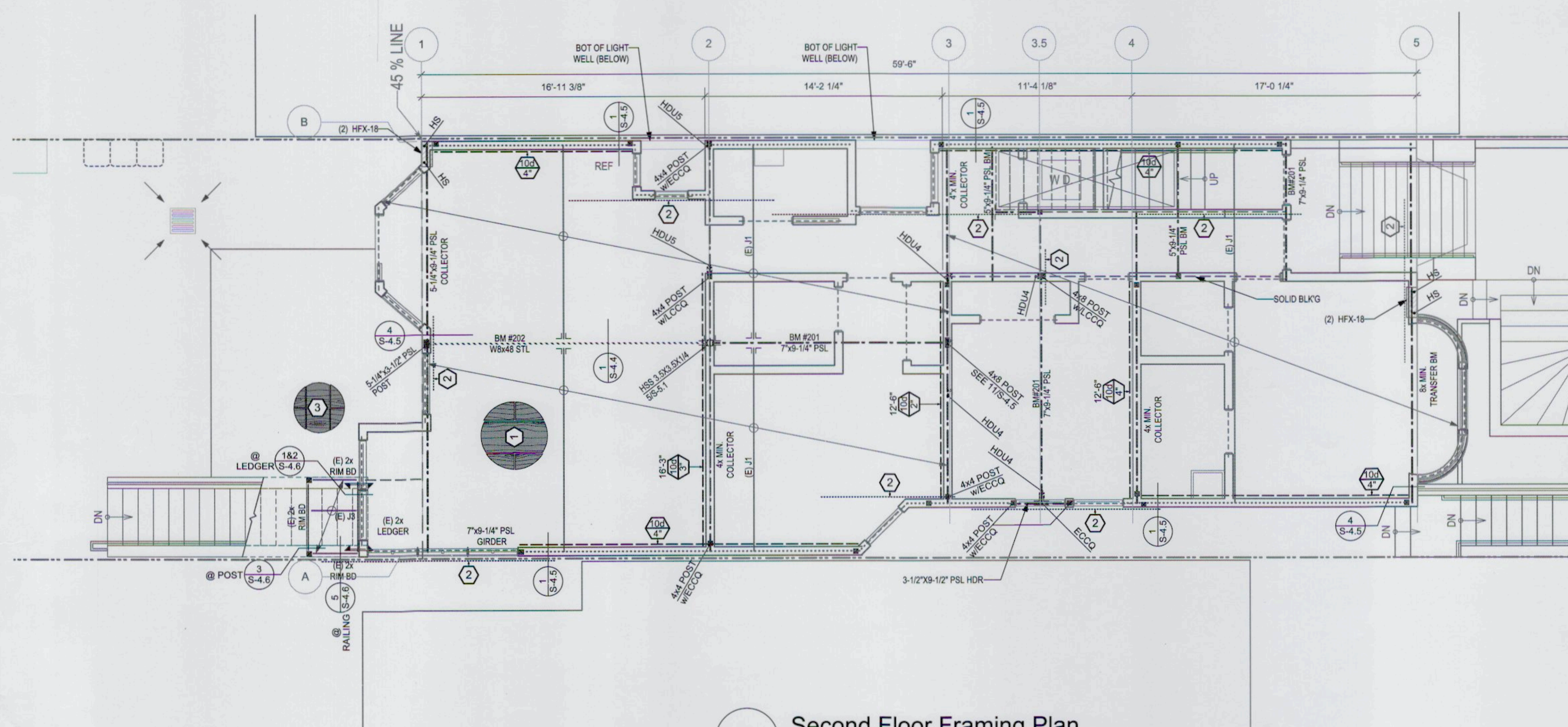
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DATE 02/22/2016

REVISÉ DATE 08/05/2021

JOB NO. 21-1925

SHEET NO. S-3.1



1) Second Floor Framing Plan
Scale: 1/4" = 1'-0"

LEGEND:

WOOD BEAM

HSS POST

HEADER
ALL HEADERS TO BE
MIN 4x6 DF#2, UNO

SOLID BLOCKING

SHEAR WALL
DESIGNATION PER
6/S-4.1

HANGER, SIMPSON
HANGER, PER
1/S-4.4

4x4 DF#2 POST, UNO

HOLDOWN FROM
ABV. PER
1.2.3.4/S-4.3

HARDY FRAME, SEE
HFX SHEETS 1 - 3

KEY NOTES:

(N) 3/4" T&G PLWD OVER EXISTING
DECK W/ 12d @ 4" O.C. DIAPHRAGM
BOUNDARY & OTHER EDGES & OVER
(N) BEAMS & SHEAR WALLS

CMST16 STRAP & 4x BLOCKING TYP,
MIN. 30" END LENGTH AFTER THE
SPLICE

-ALL PSL BEAMS ARE GRADE 2.0 E

-ALL THE CONNECTORS ARE SIMPSON
STRONG TIE, UNO. PLEASE SEE
MANUFACTURER CATALOG AND
INSTALLATION INSTRUCTIONS

-BEARING & SHEAR WALL STUD SCHEDULE:
1st LEVEL: 2x6 OR 3x4 DF#2 @ 16" OC
2nd LEVEL: 2x6 OR 3x4 DF#2 @ 16" OC
3rd LEVEL: 2x4 OR 3x4 DF#2 @ 16" OC

-JOIST SCHEDULE:
J1: (E) 2x10 REDWOOD @ 16" O.C.
J2: (E) 2x10 REDWOOD @ 16" O.C.
SISTERED (N) 2x10 DF#2 @ 16" O.C.
J3: (E) 2x6 REDWOOD @ 16" O.C.
J4: (E) 2x4 CLN'G/RAFTER TRUSS @ 16" O.C.
J5: (N) 14" TJI 560 @ 12" O.C.

PROJECT NAME
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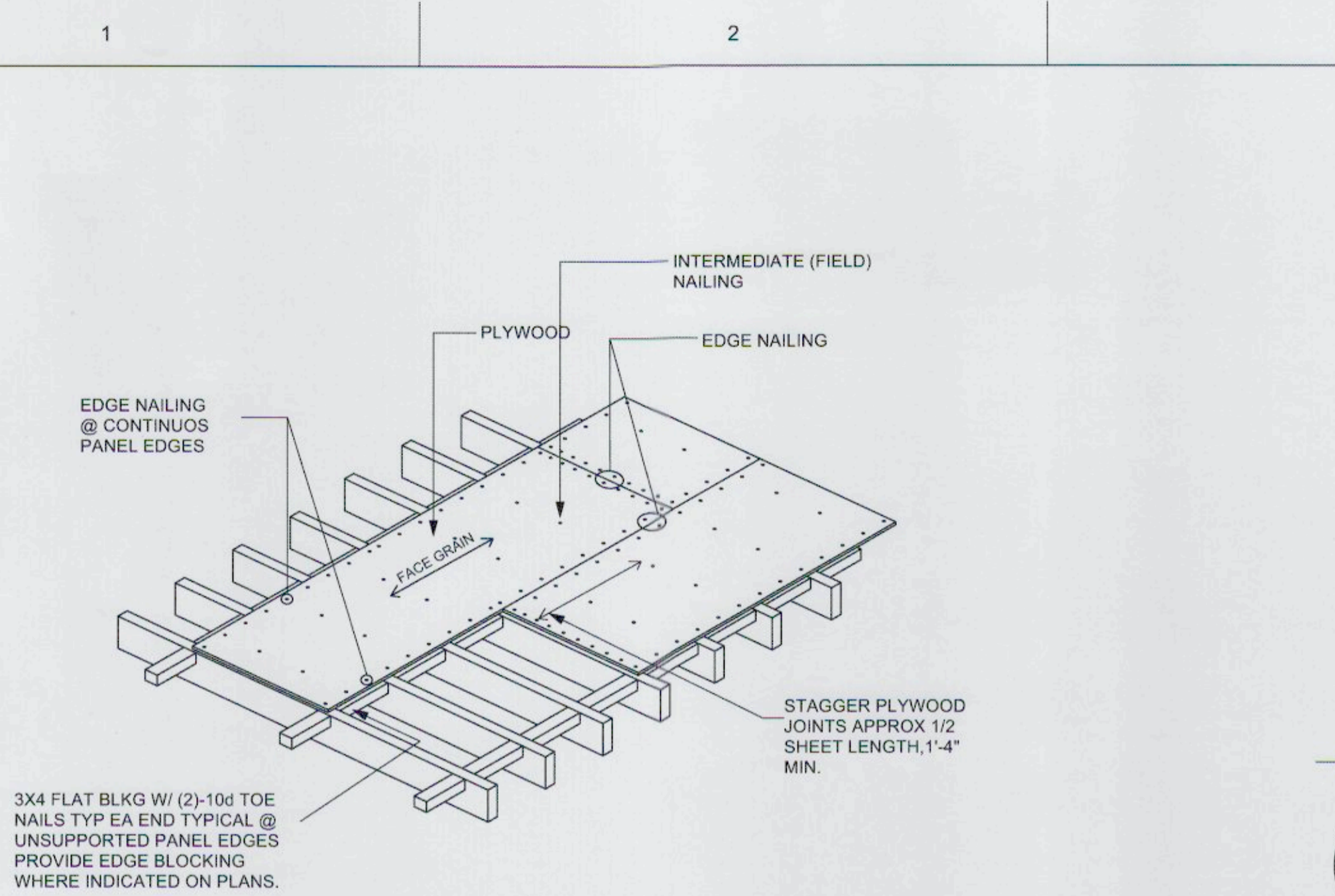
FRAMING PLANS (3)

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NO.	DATE	DESCRIPTION
A	10/18/21	ADD CHITS

DRAWN	S.M.
CHECKED	R.K.
DATE	02/22/2016
REVISED DATE	08/05/2021
JOB NO.	21-1925
SHEET NO.	S-3.2

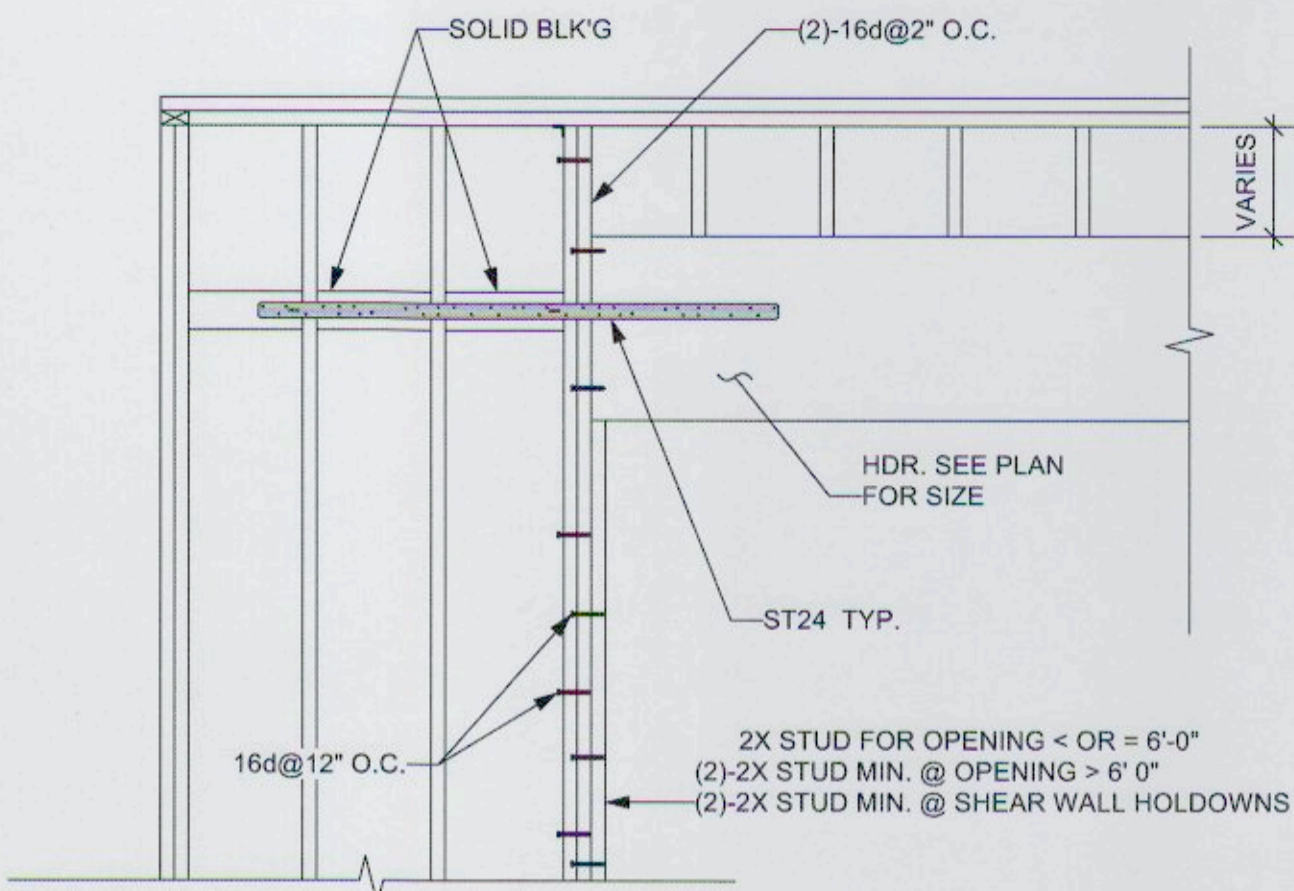
1 Roof Framing Plan
Scale: 1/4" = 1'-0"



- NOTES:**
- EDGE DISTANCE OF NAILS IN JOIST AND PLYWOOD SHEETS SHALL BE 3/8" MINIMUM.
 - PROVIDE EDGE BLOCKING AS SHOWN ABOVE WHERE INDICATED ON PLANS. IF EDGE LOOKING ("BLOCK & NAIL ALL EDGES") IS NOT CALLED ON PLANS, THE EDGE BLOCKING MAY BE OMITTED.
 - MINIMUM WIDTH OF PLYWOOD SHEETS SHALL BE 24" UNLESS ALL EDGES OF THE UNDERSIZED SHEETS ARE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.

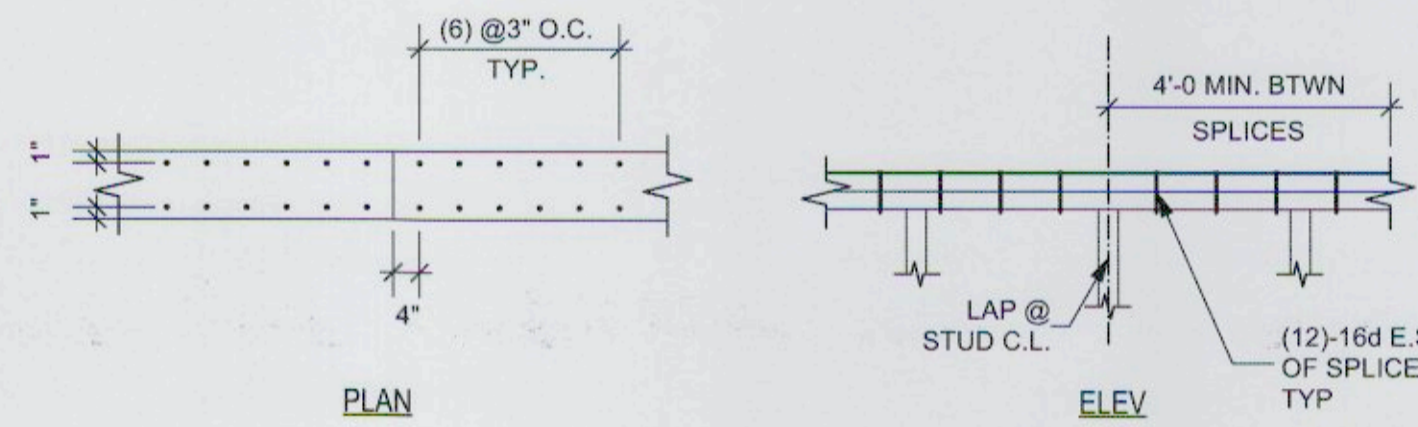
1 TYPICAL FLOOR/ROOF SHEATHING

WD-N-FLR



3 TYPICAL HDR. DETAIL @ EXTERIOR WALLS

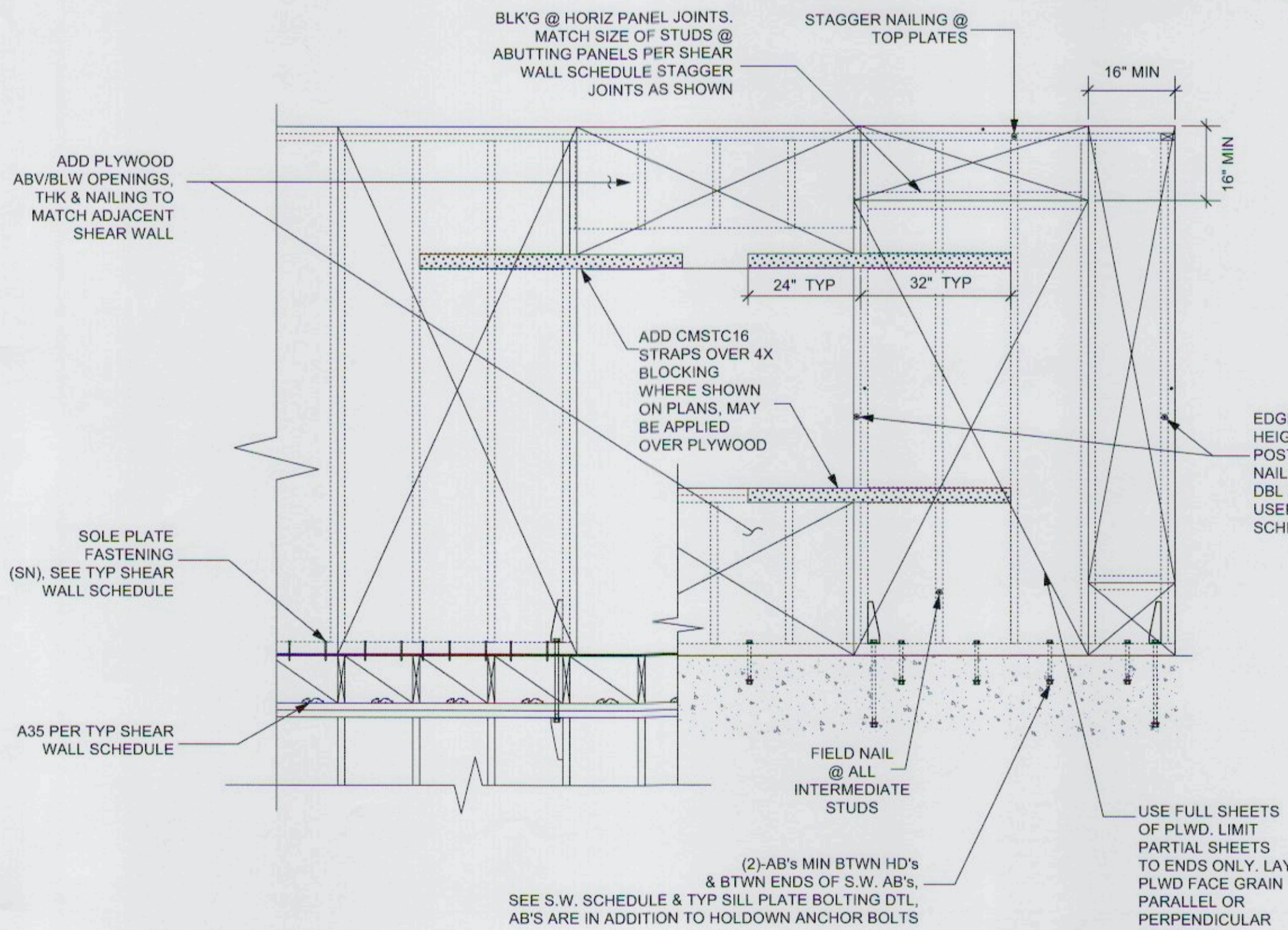
N.T.S.
WD-N-WALL-9



NAILED SPLICE

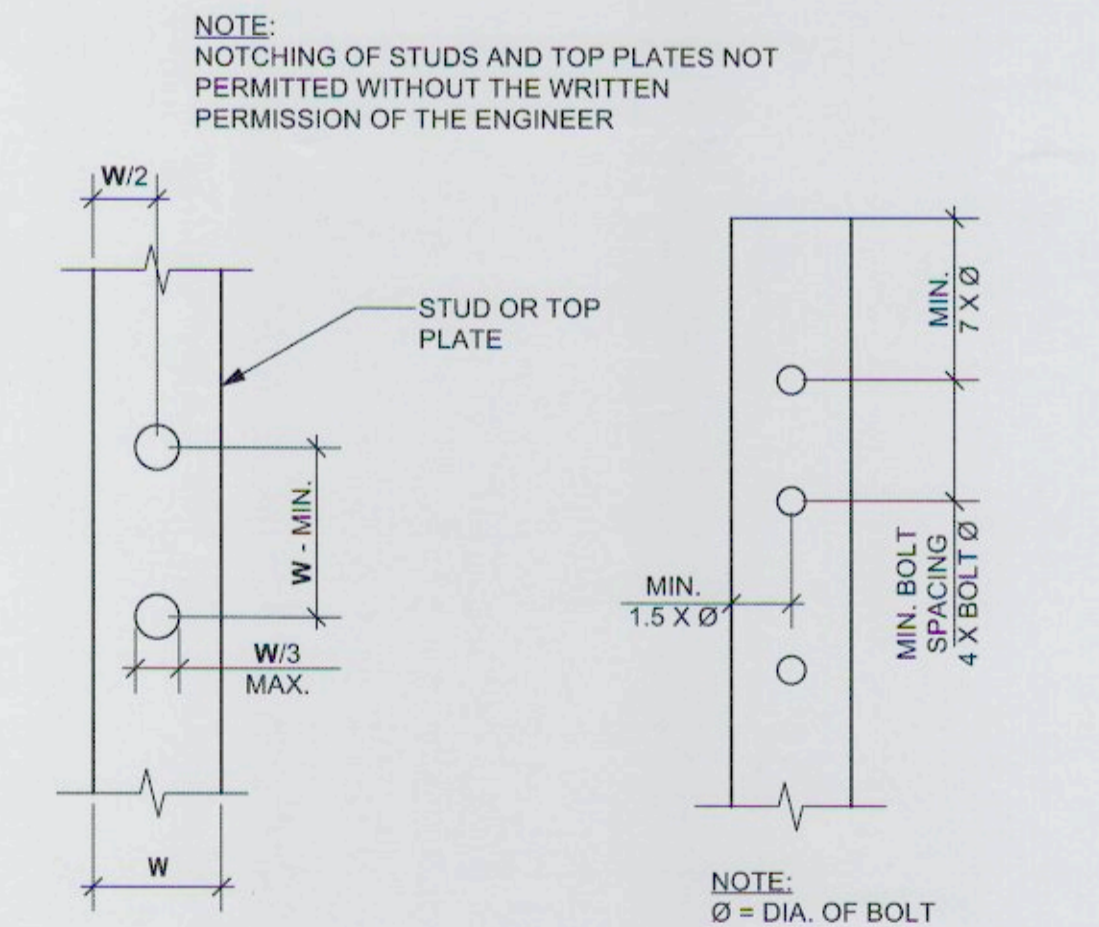
4 TYPICAL TOP PLATE SPLICE

N.T.S.
WD-N-WALL-7



2 TYPICAL SHEAR WALL FRAMING ELEVATION

WD-N-WALL

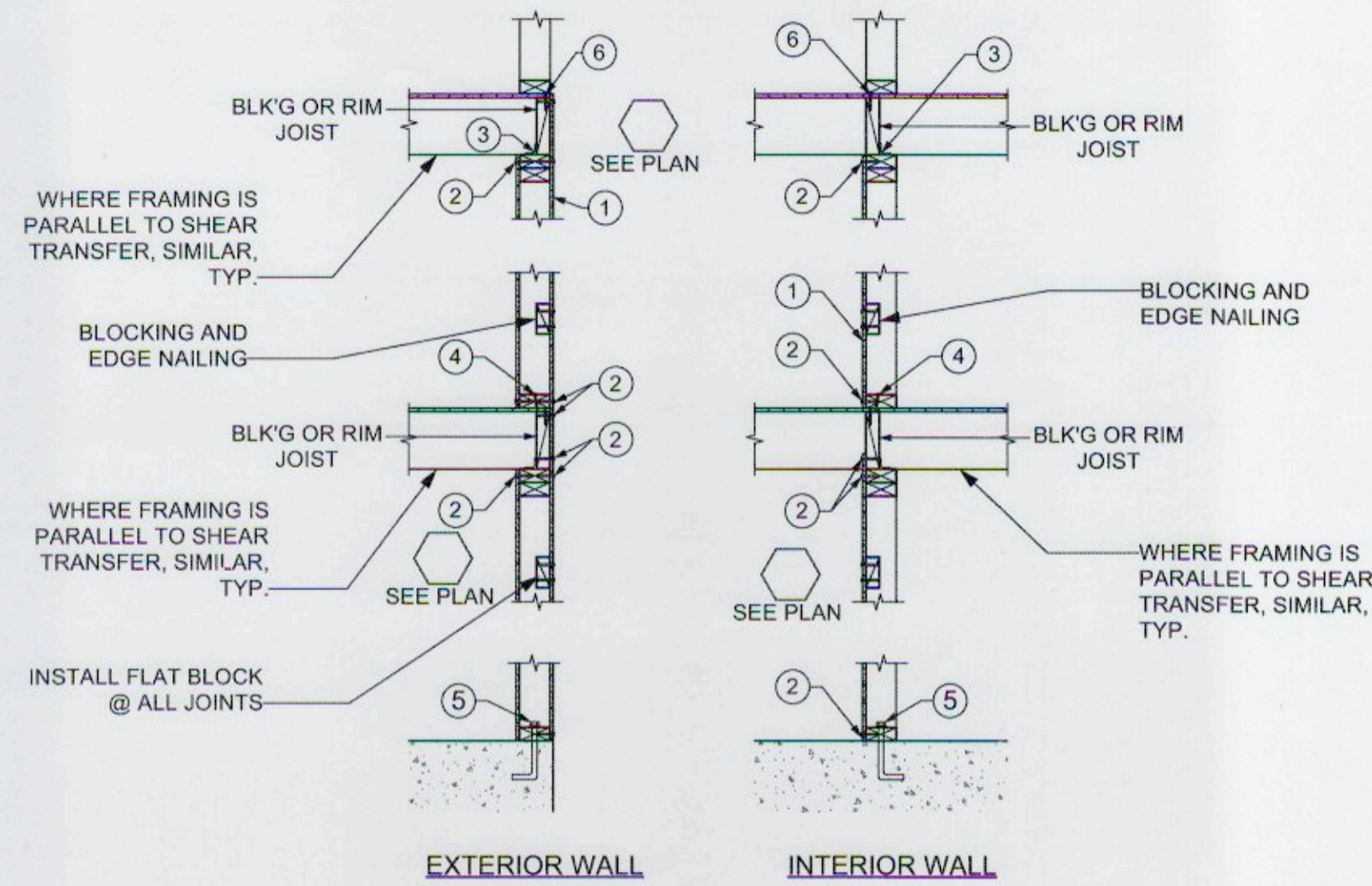


HOLES IN STUDS & TOP PLATES

WOOD BOLT CLEARANCES

5 TYPICAL BOLT CLEARANCES

N.T.S.
WD-N-WALL-4



PERPENDICULAR TO JOISTS

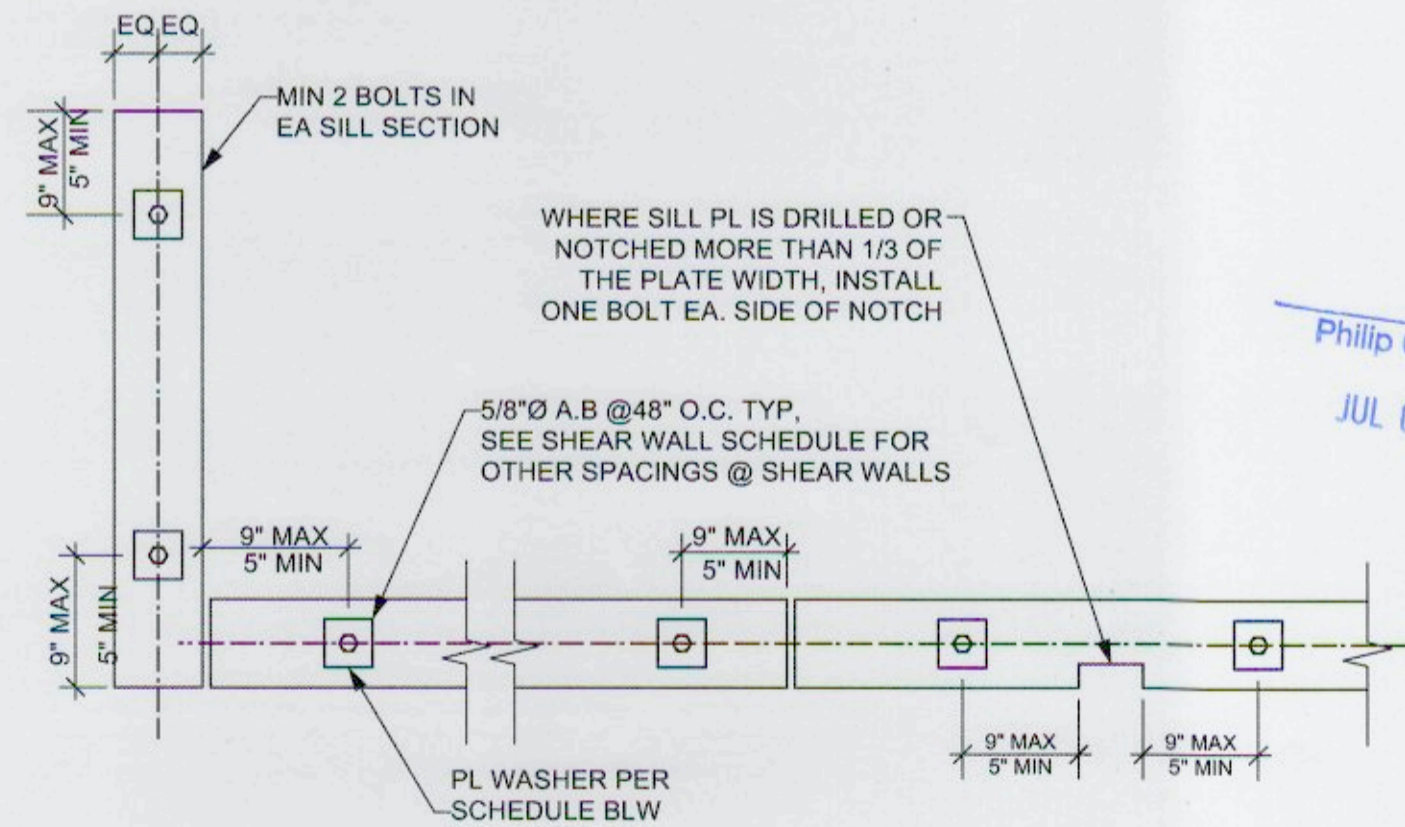
SHEAR WALL SCHEDULE

WALL	SHT'G	EDGE NAILING	EDGE OF PLWD FRAMING & SILL	TOP PLATE TO COLLECTOR	BOTTOM PLATE	FIELD NAIL	HOLDOWNS	CAPACITY (LBS/FT)	ANCHOR BOLTS	FLOOR/ROOF EDGE NAILS
	1	2		3 OR 3.1	4				5	6
10d 6"	1/2" CDX	10d @ 6"	2x	A35 OR LTP5 @ 16" O.C.	SDS 1/4x6 LAG SCREW @ 10" O.C.	16d @ 4" O.C.	12" O.C.	SEE PLAN	310	5/8"x12"Ø @ 32" O.C.
10d 4"	1/2" CDX	10d @ 4"	3x	A35 OR LTP5 @ 12" O.C.	SDS 1/4x6 LAG SCREW @ 8" O.C.	SDS 1/4x6 LAG SCREW @ 8" O.C.	12" O.C.	SEE PLAN	460	5/8"x12"Ø @ 24" O.C.
10d 3"	1/2" CDX	10d @ 3"	3x	A35 OR LTP5 @ 9" O.C.	SDS 1/4x6 LAG SCREW @ 6" O.C.	SDS 1/4x6 LAG SCREW @ 6" O.C.	12" O.C.	SEE PLAN	600	5/8"x12"Ø @ 20" O.C.
10d 2"	1/2" CDX	10d @ 2" STAGGERED	3x	A35 OR LTP5 @ 6" O.C.	SDS 1/4x6 LAG SCREW @ 4" O.C.	SDS 1/4x6 LAG SCREW @ 4" O.C.	12" O.C.	SEE PLAN	770	5/8"x12"Ø @ 16" O.C.
STRUC 10d 2"	5/8" STRUC (1)	10d @ 2" STAGGERED	3x	LSSO @ 8" O.C.	SDS 1/4x6 LAG SCREW @ 4" O.C.	SDS 1/4x6 LAG SCREW @ 4" O.C.	12" O.C.	SEE PLAN	870	5/8"x12"Ø @ 16" O.C.

- NOTES:**
- ALL EXTERIOR WALL TO BE MIN. 10d 6", UNO
 - ALL NAILING TO BE COMMON
 - USE P.T. PLYWOOD WHERE STUCCO OCCURS
 - MIN. 3X AT ANY EDGE OF PLYWOOD EXCEPT TOP PLATE

6 SHEAR WALL SCHEDULE

WD-N-WALL-29



BOLT SIZE	PL WASHER SIZE
1/2"	PL 1/4x3x3
5/8"	PL 1/4x3x3
3/4"	PL 1/4x3x3
7/8"	PL 5/16x3x3
1"	PL 3/8x3-1/2x3-1/2

7 TYPICAL SILL BOLTING

FND-N-SH

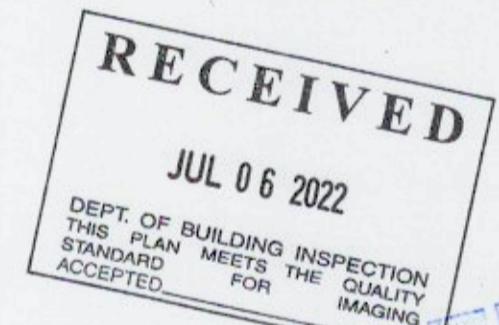
PROJECT NAME
72-74 EUREKA ST.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
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SHEET TITLE

WOOD FRAMING DETAILS (1)



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ISSUES / REVISIONS

NO. DATE DESCRIPTION

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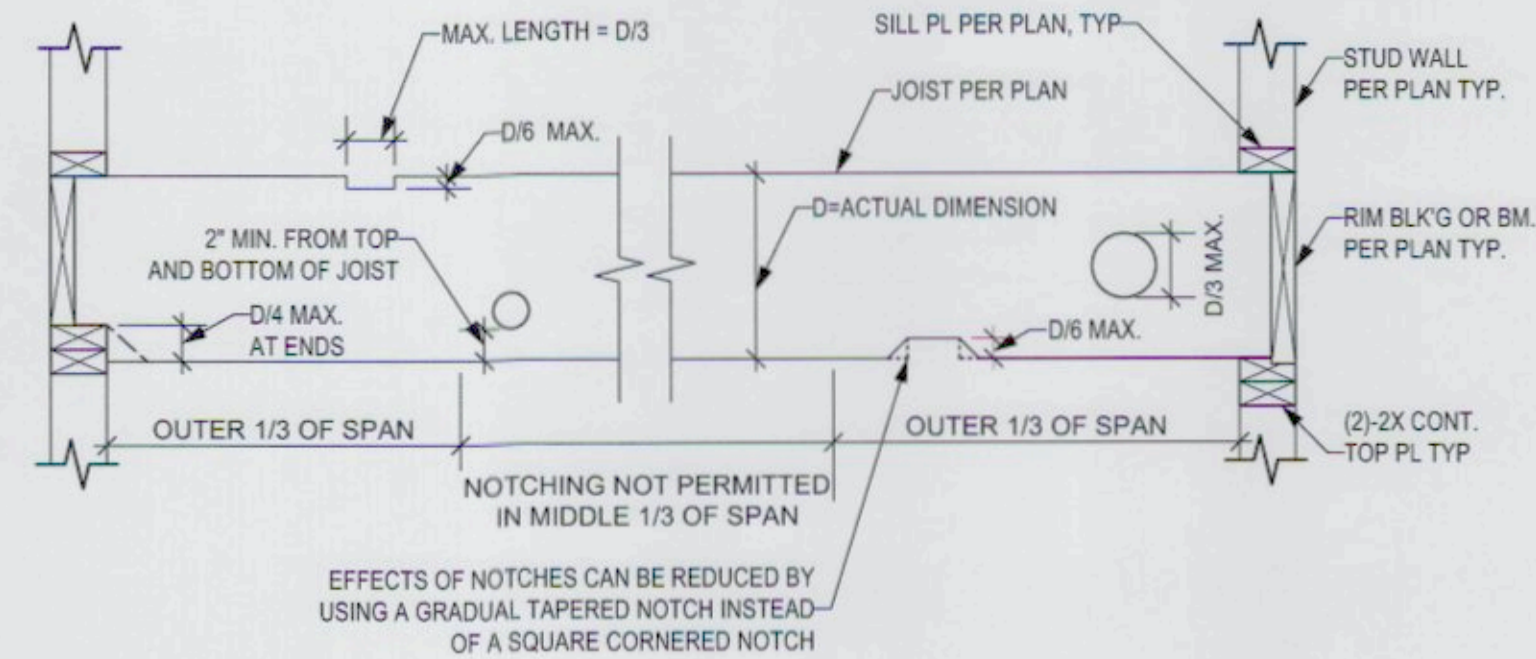
CHECKED R.K.

DATE 02/22/2016

REVISED DATE 08/05/2021

JOB NO. 21-1925

SHEET NO. **S-4.1**

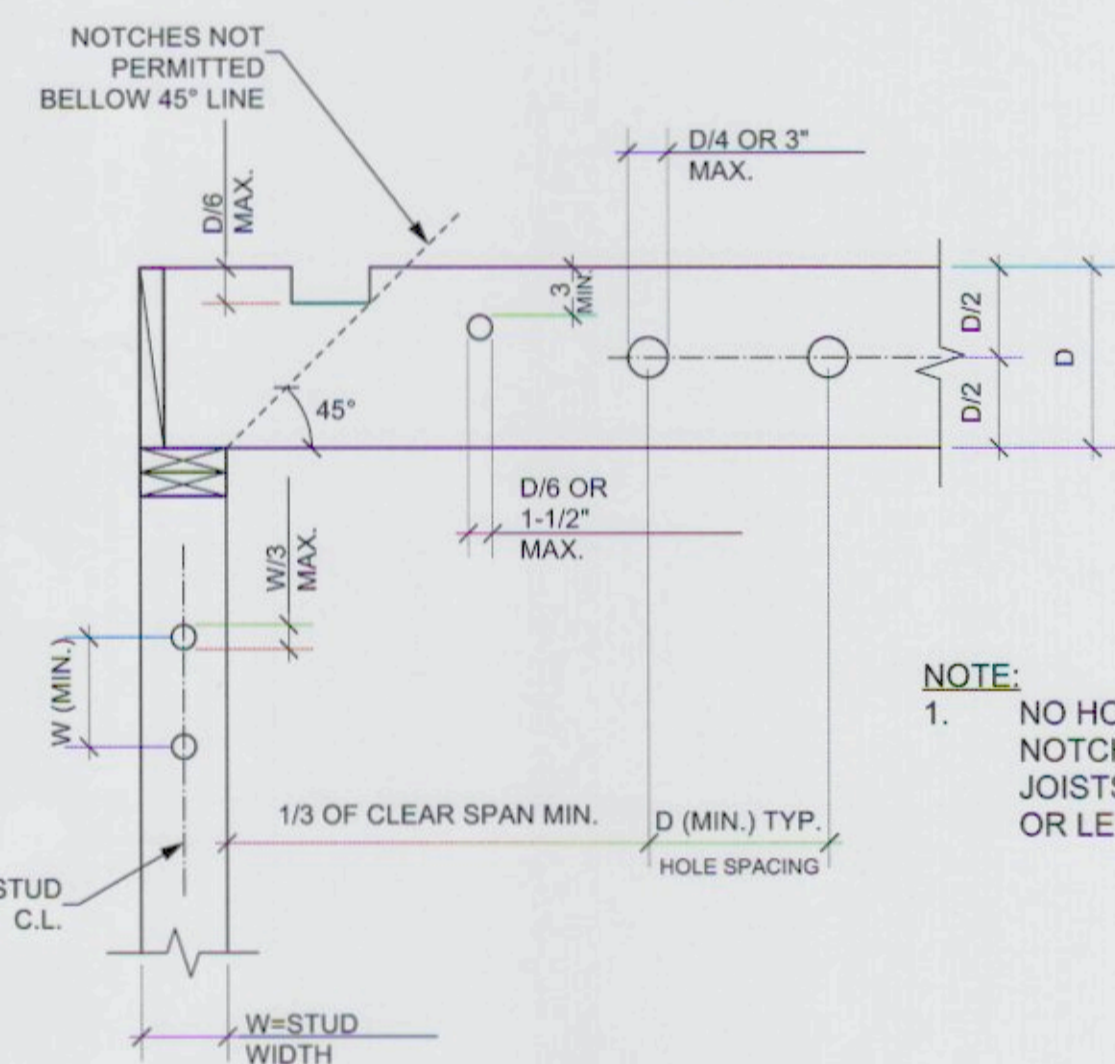


NOTES
1. PROVIDE ALL LOCATIONS, SIZE AND ELEVATIONS OF HOLES AND NOTCHES TO THE STRUCTURAL ENGINEER OF RECORD FOR APPROVAL. THE LOCATIONS PROVIDED IN THIS DETAIL ARE NOT PRE-APPROVED AND ANY MODIFICATIONS TO JOISTS FOR HOLES OR NOTCHES ARE REQUIRED TO BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
2. ALL HOLES MUST BE CIRCULAR.

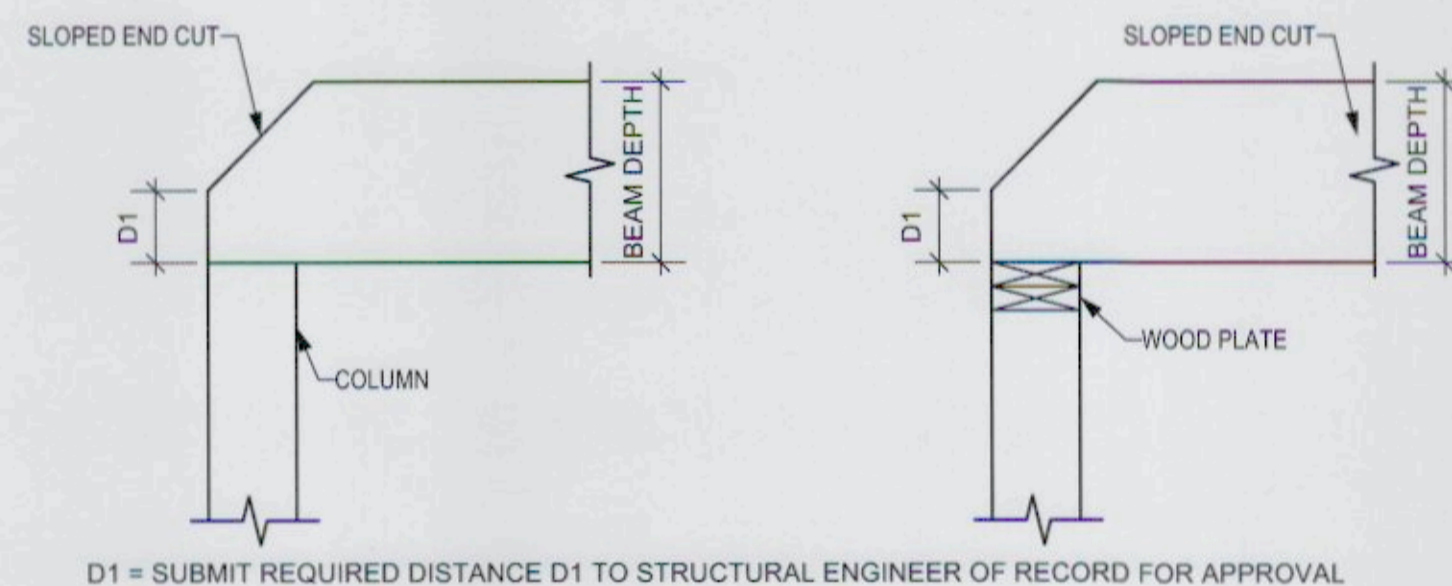
JOIST SIZE	MAX. HOLE	MAX. NOTCH DEPTH	MAX. NOTCH DEPTH
2 x 4	NONE	NONE	NONE
2 x 6	1-1/2"	7/8"	1-3/8"
2 x 8	2-3/8"	1-1/4"	1-7/8"
2 x 10	3"	1-1/2"	2-3/8"
2 x 12	3-3/4"	1-7/8"	2-7/8"

1 SOLID SAWN JOIST AND BM PLACEMENT OF NOTCHES & HOLES

WD-N-FLR-8



NOTE:
1. NO HOLES OR NOTCHING IN JOISTS WITH D=4" OR LESS.



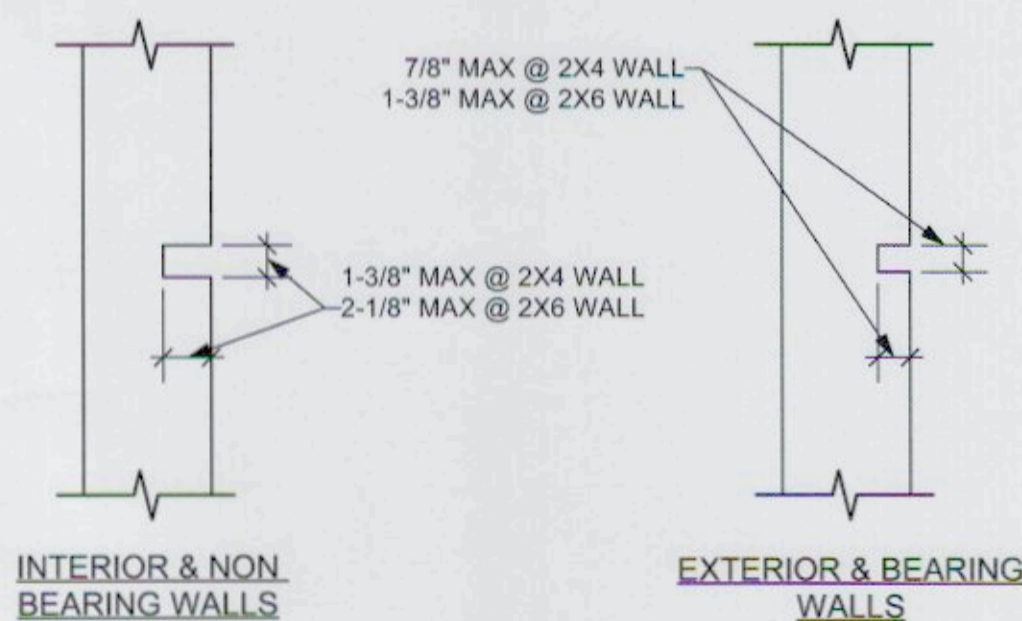
D1 = SUBMIT REQUIRED DISTANCE D1 TO STRUCTURAL ENGINEER OF RECORD FOR APPROVAL

3 LSL, LVL & PSL TAPERED END CUTS

WD-N-FLR-7

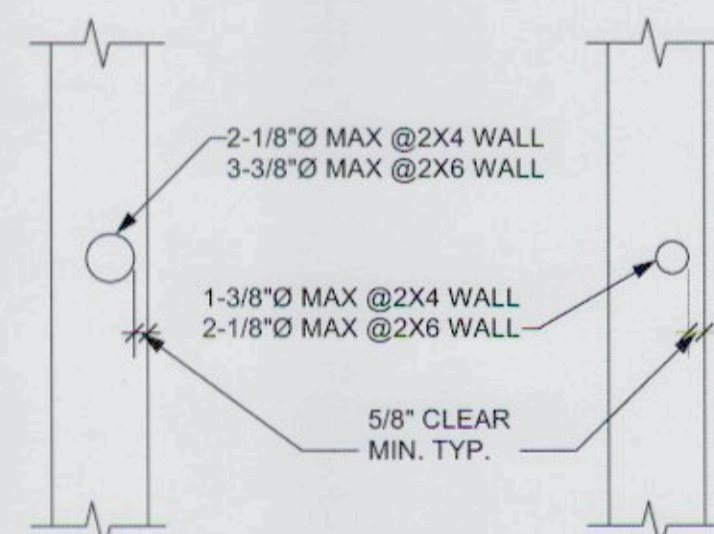
2 ALLOWABLE HOLES & NOTCHES

DRAFTING



4 ALLOWABLE CUTTING & NOTCHING IN STUD WALLS

N.T.S.
WD-N-WALL-30

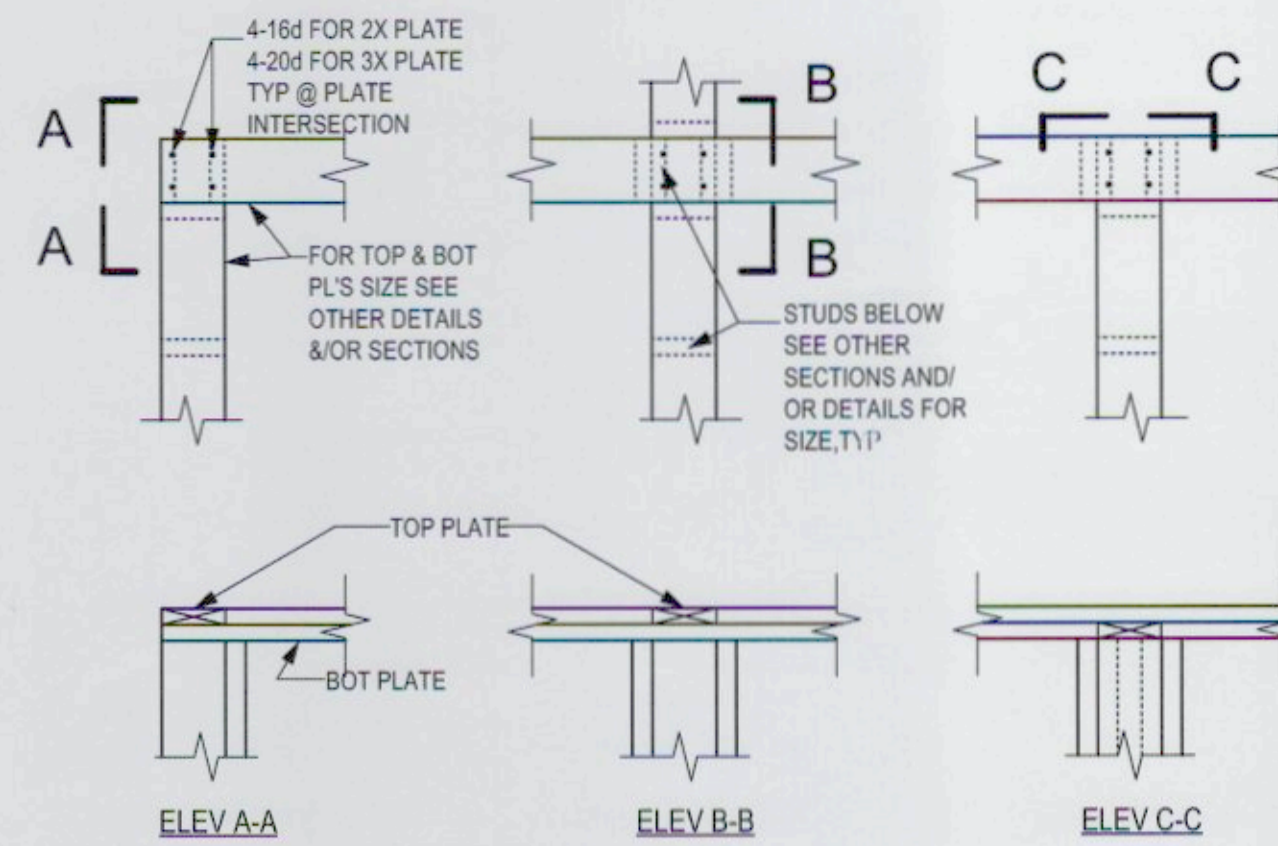


OPTION:
1/2 OF BOARD WIDTH BORED HOLES ARE PERMITTED IN ANY WALL WHERE EACH BORED STUD IS DOUBLED, PROVIDED THAT NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED

NON BEARING WALLS
BEARING WALLS

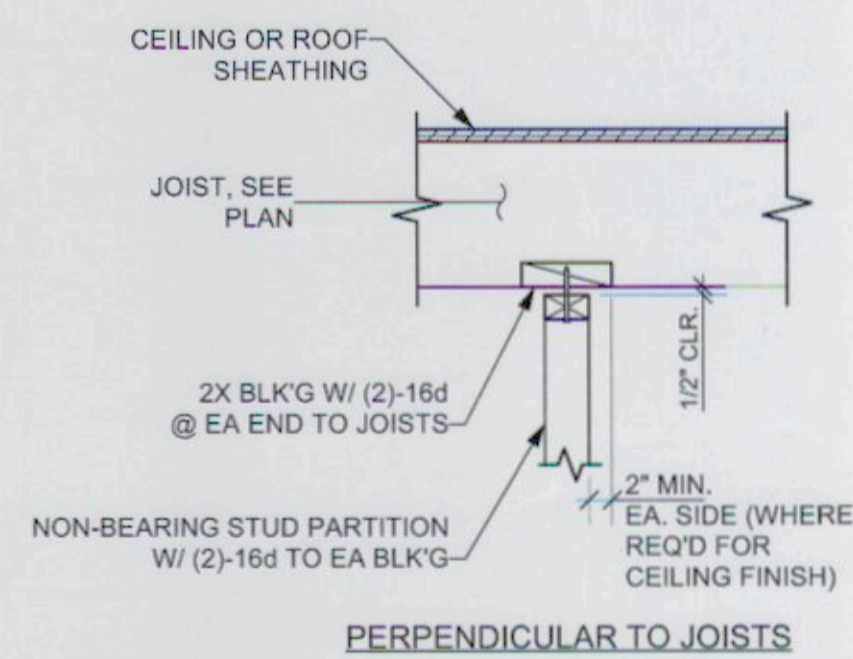
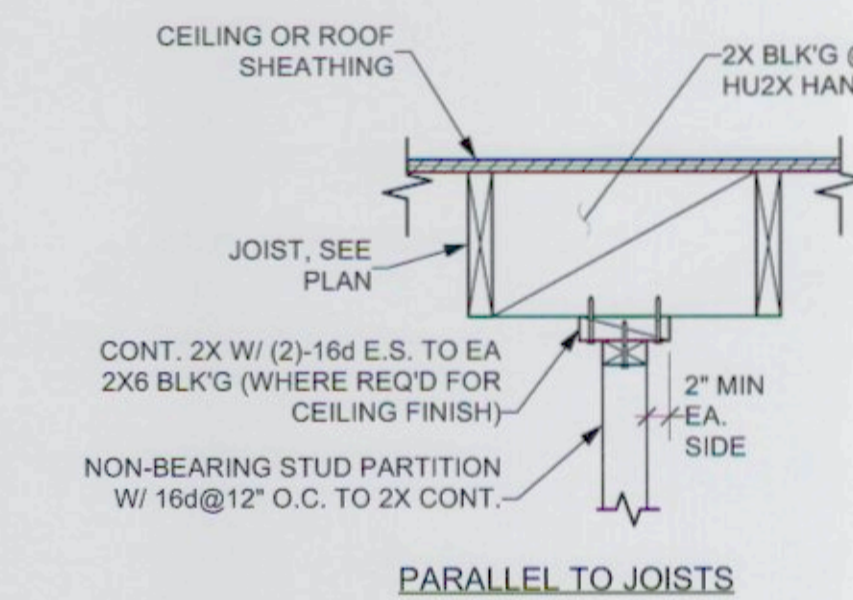
5 ALLOWABLE BORED HOLES IN STUD WALLS

N.T.S.
WD-N-WALL-27



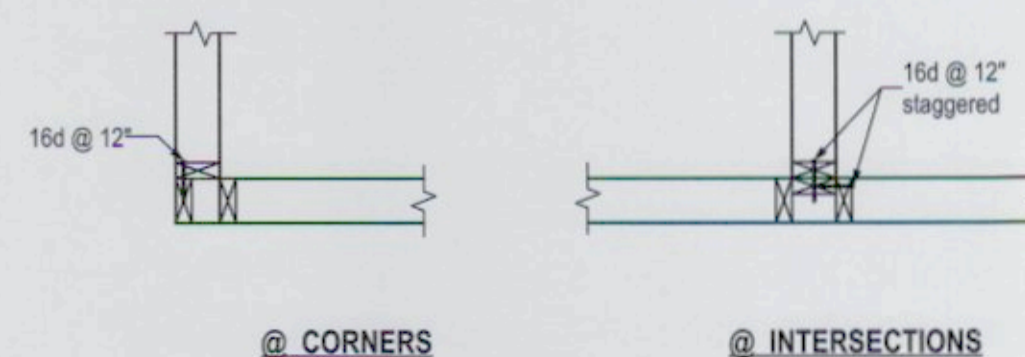
6 TYPICAL INTERSECTION @ PLATES

N.T.S.
WD-N-WALL-8



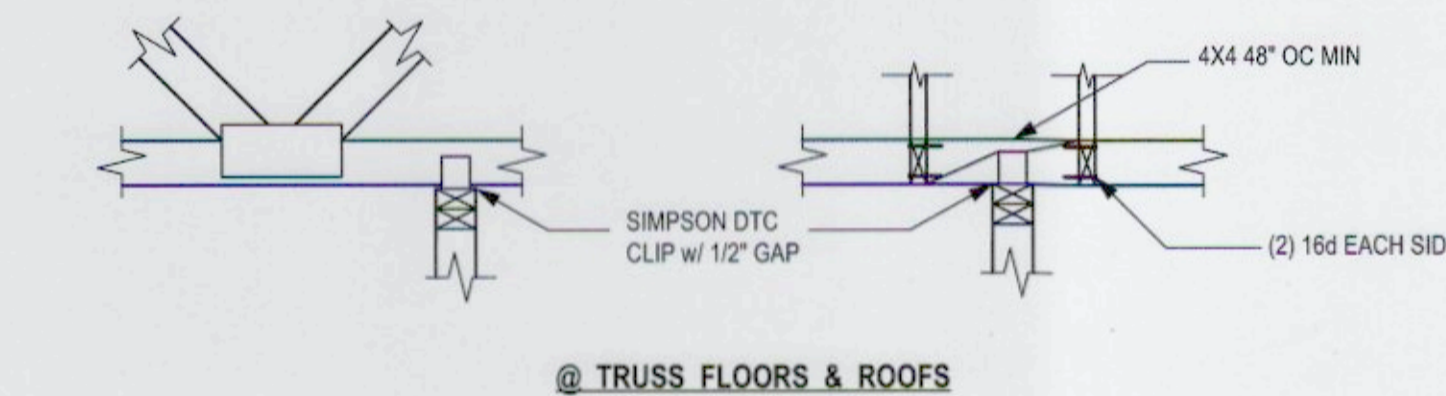
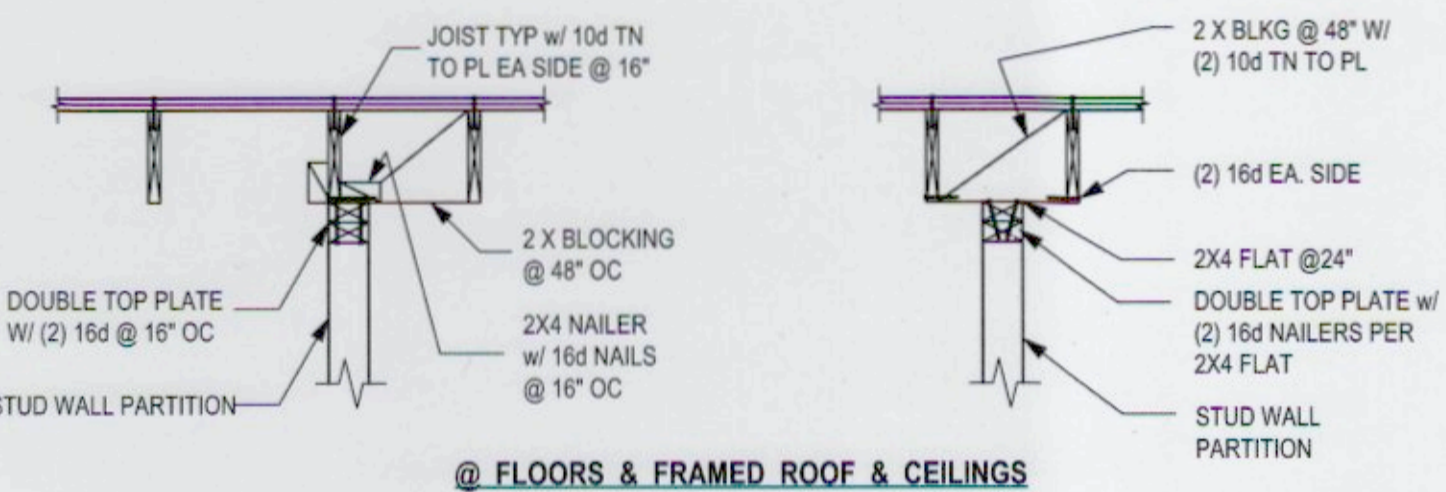
8 NON-BEARING STUD PARTITION

N.T.S.
DRAFTING



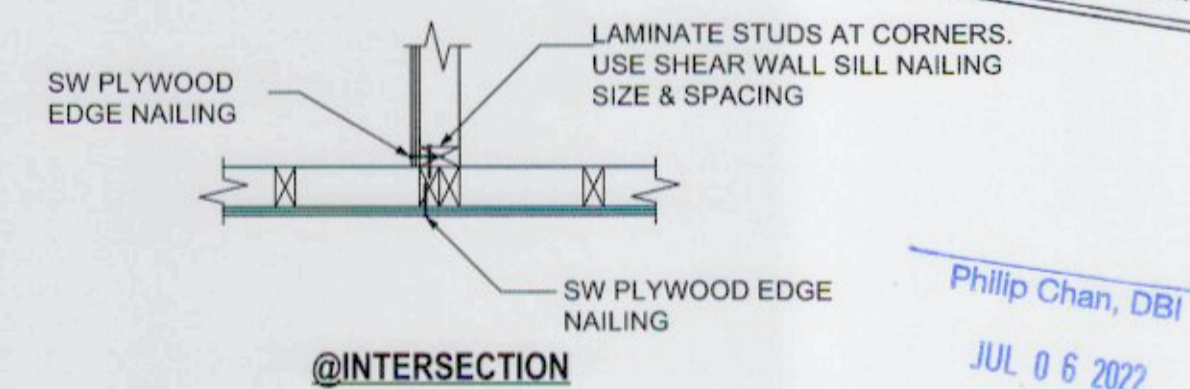
10 TYPICAL STUD WALL CONNECTIONS

N.T.S.
WD-N-WALL-5



9 TYPICAL NON-BEARING STUD WALL

N.T.S.
WD-N-WALL-2



11 TYPICAL SHEAR WALL CONNECTIONS

N.T.S.
WD-N-WALL-3

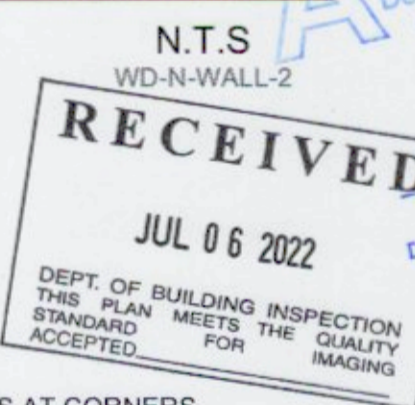
PROJECT NAME
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SHEET TITLE

WOOD FRAMING DETAILS (2)



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REVISED DATE 08/05/2021

JOB NO. 21-1925

SHEET NO. **S-4.2**

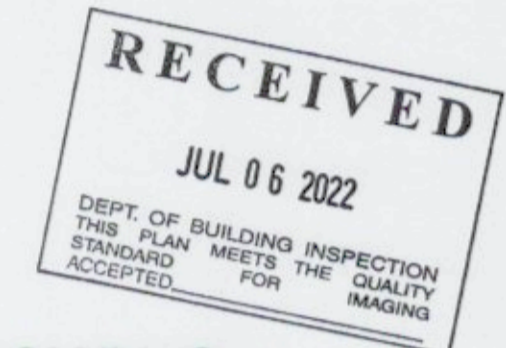
PROJECT NAME
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SAN FRANCISCO, CA



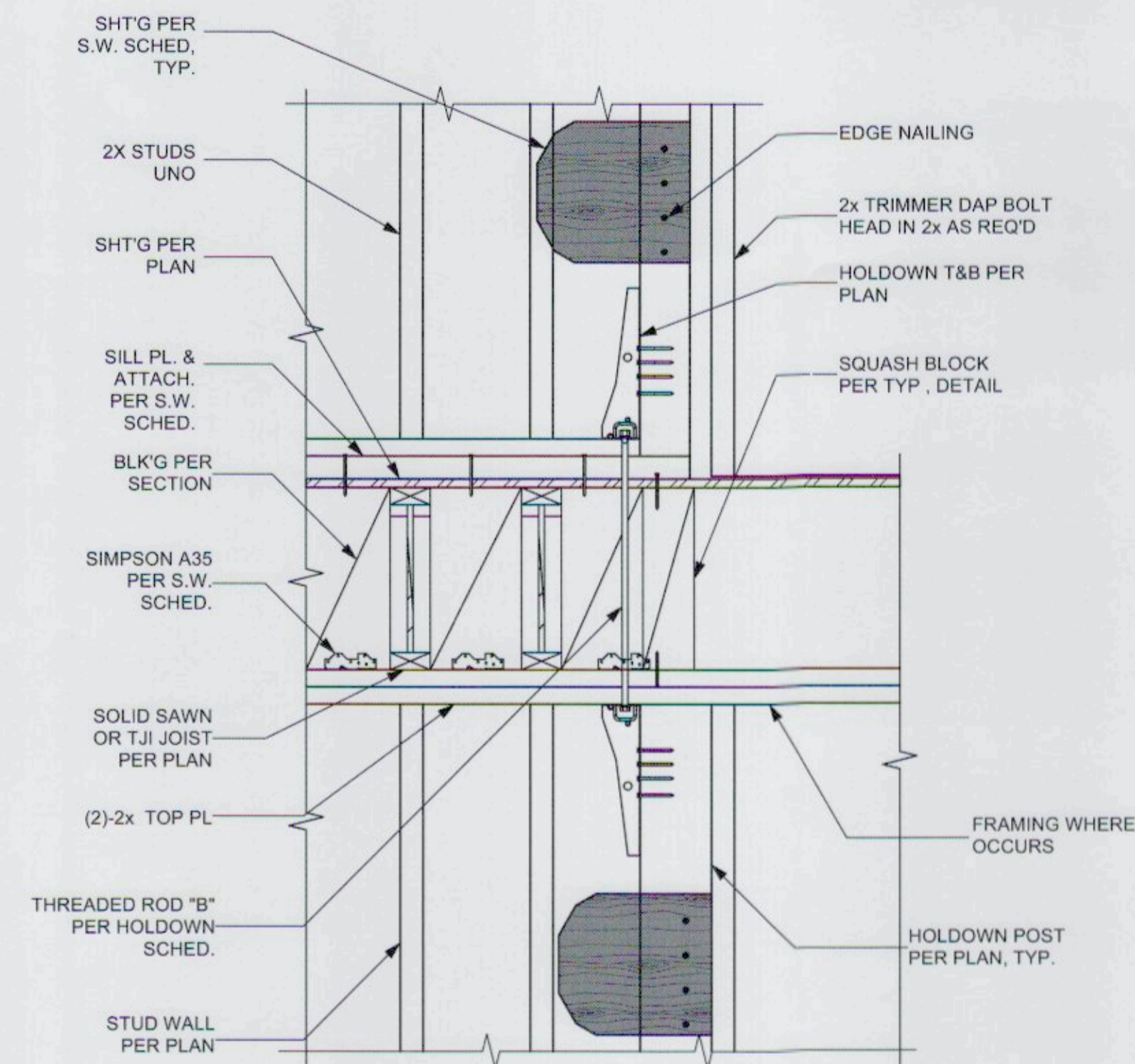
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SHEET TITLE

WOOD FRAMING DETAILS (3)

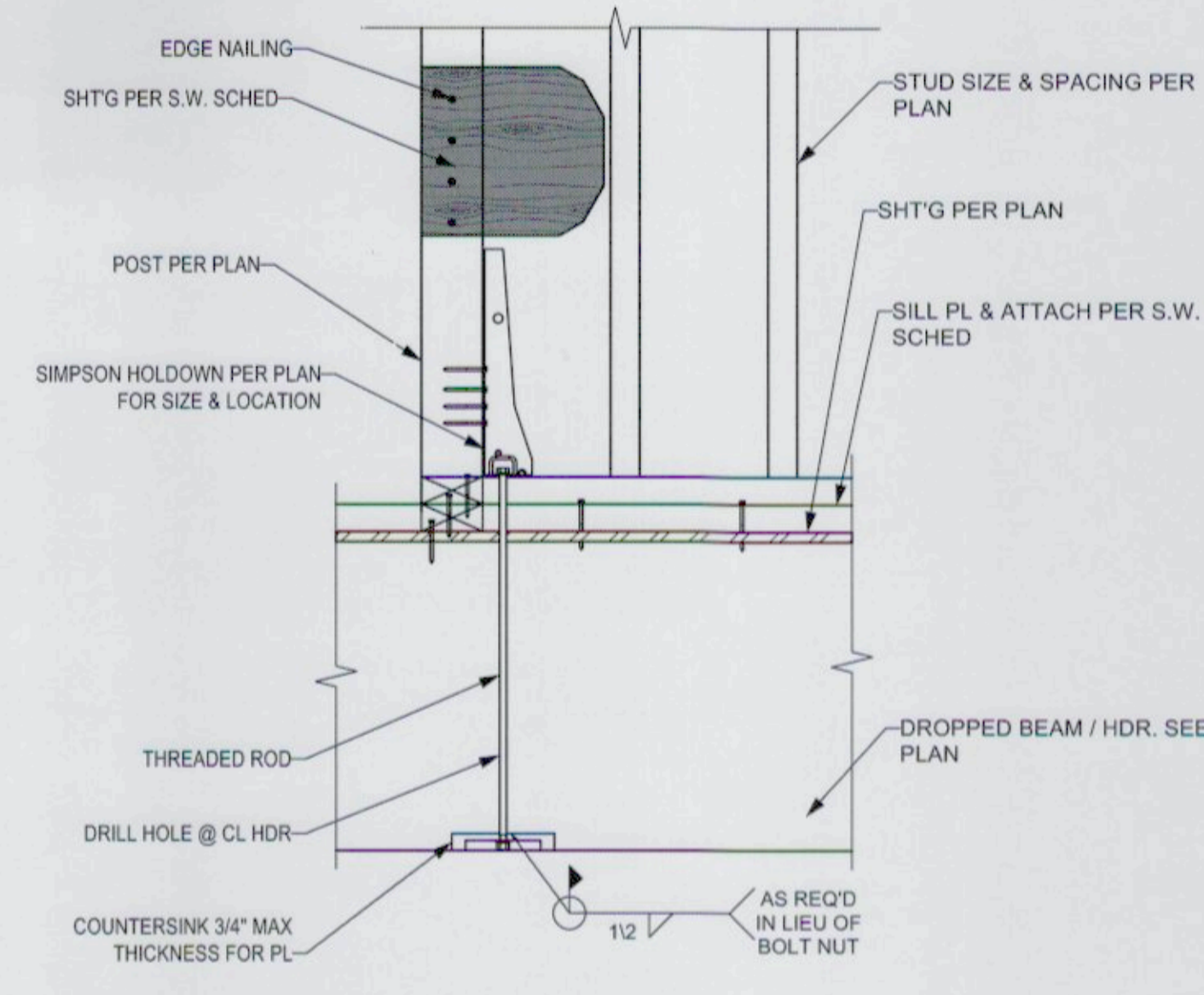


N.T.S.
WD-N-BM-3



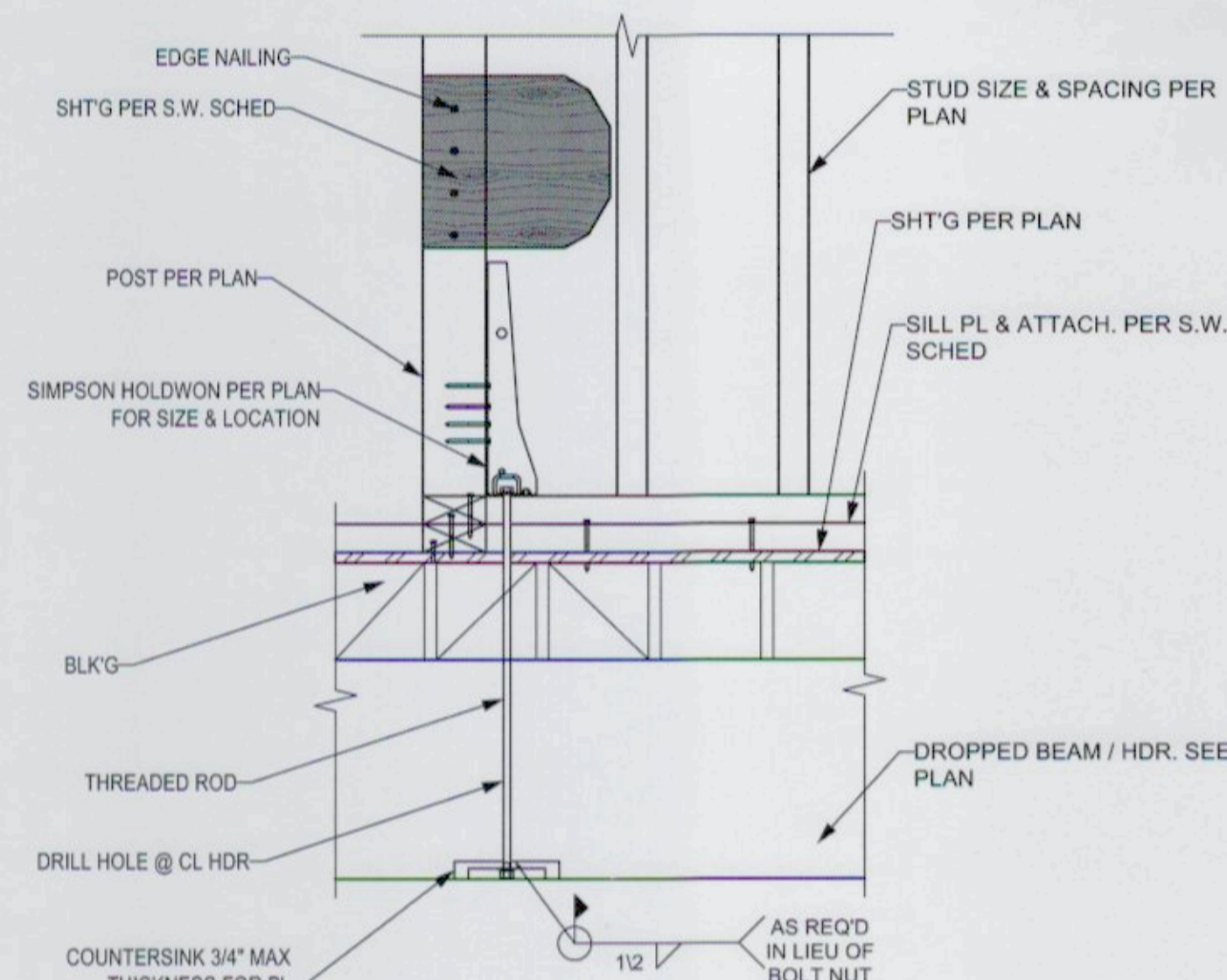
1 TYP. HOLDOWN @ FLOOR
TRANSFER DETAIL

WD-N-WALL-12



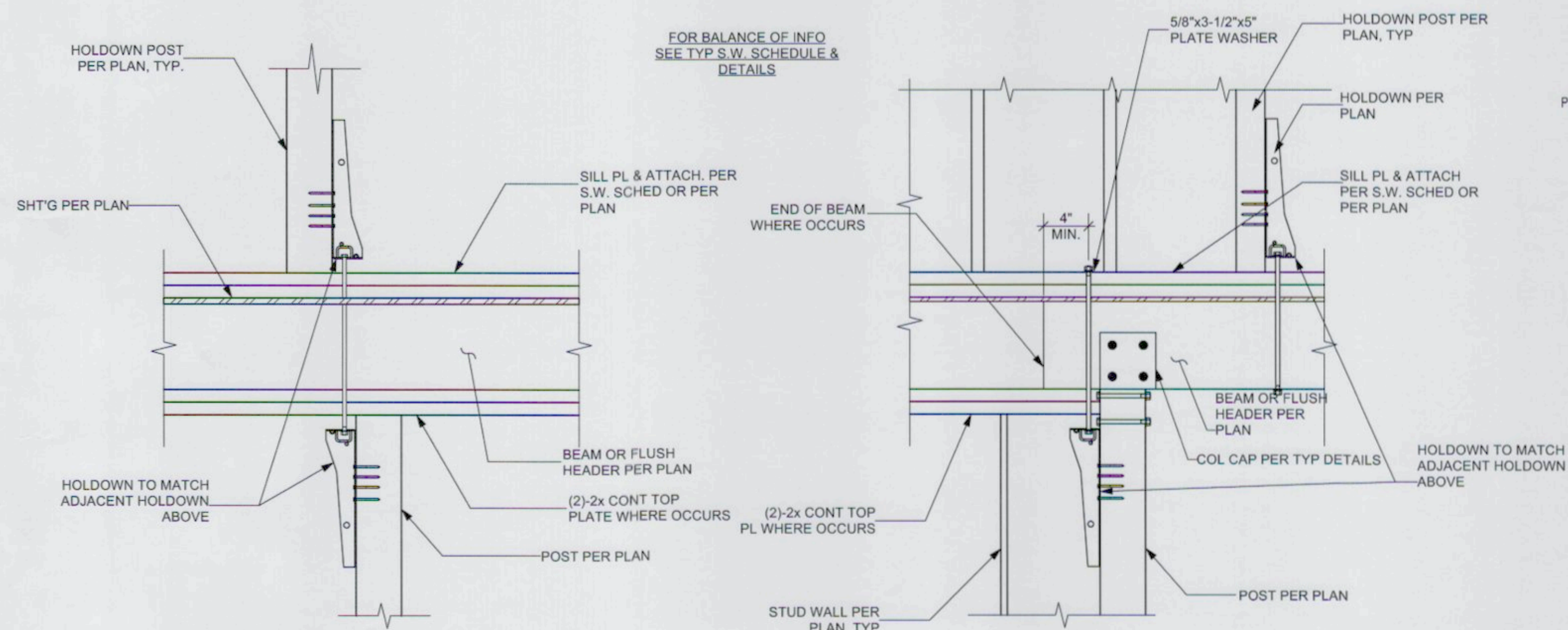
3 TYP. HOLDOWN @ WOOD
BEAM/HDR DETAIL

WD-N-WALL-14



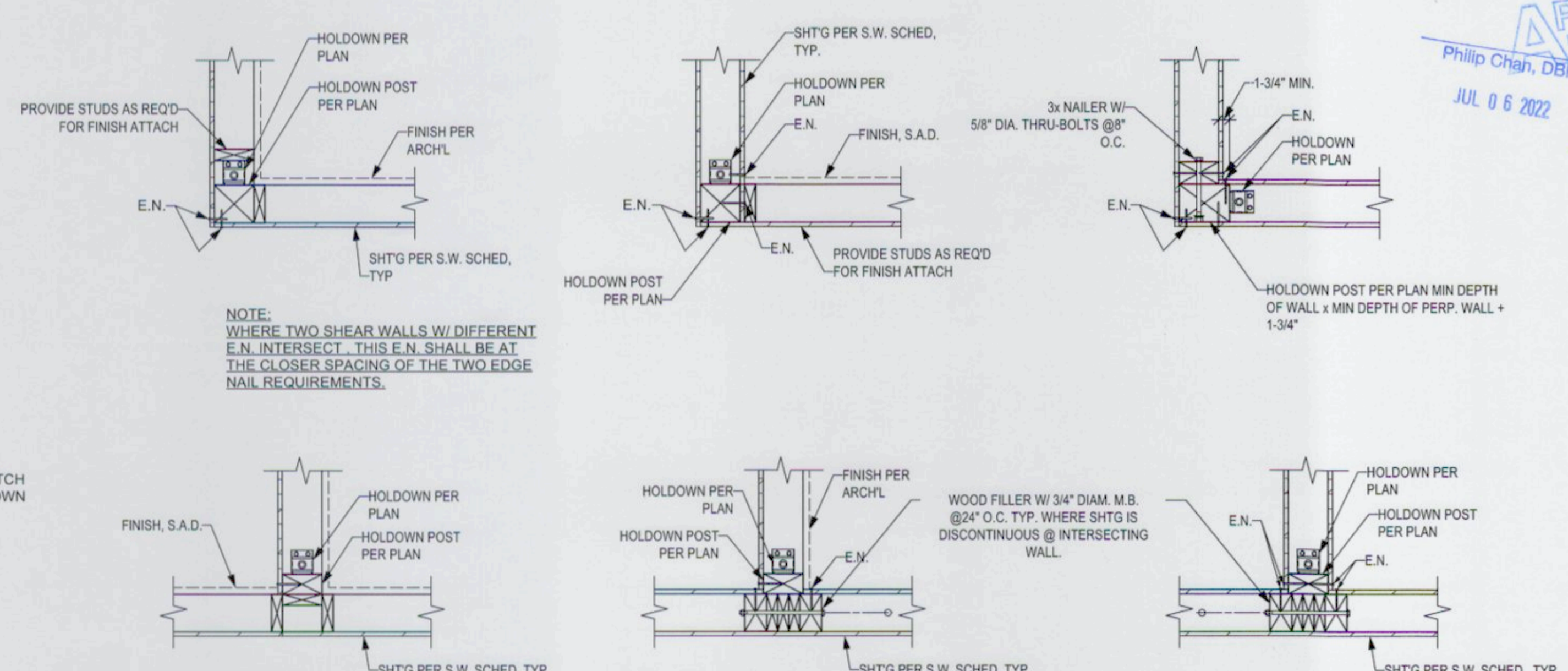
5 TYP. TOP STRAP HOLDOWN @
WOOD BEAM

N.T.S.
WD-N-BM-3



2 TYP. OFFSET HOLDOWN DETAIL @ FLOOR TRANSFER

WD-N-WALL-13



4 TYPICAL SHEAR WALL INTERSECTION

WD-N-WALL-22



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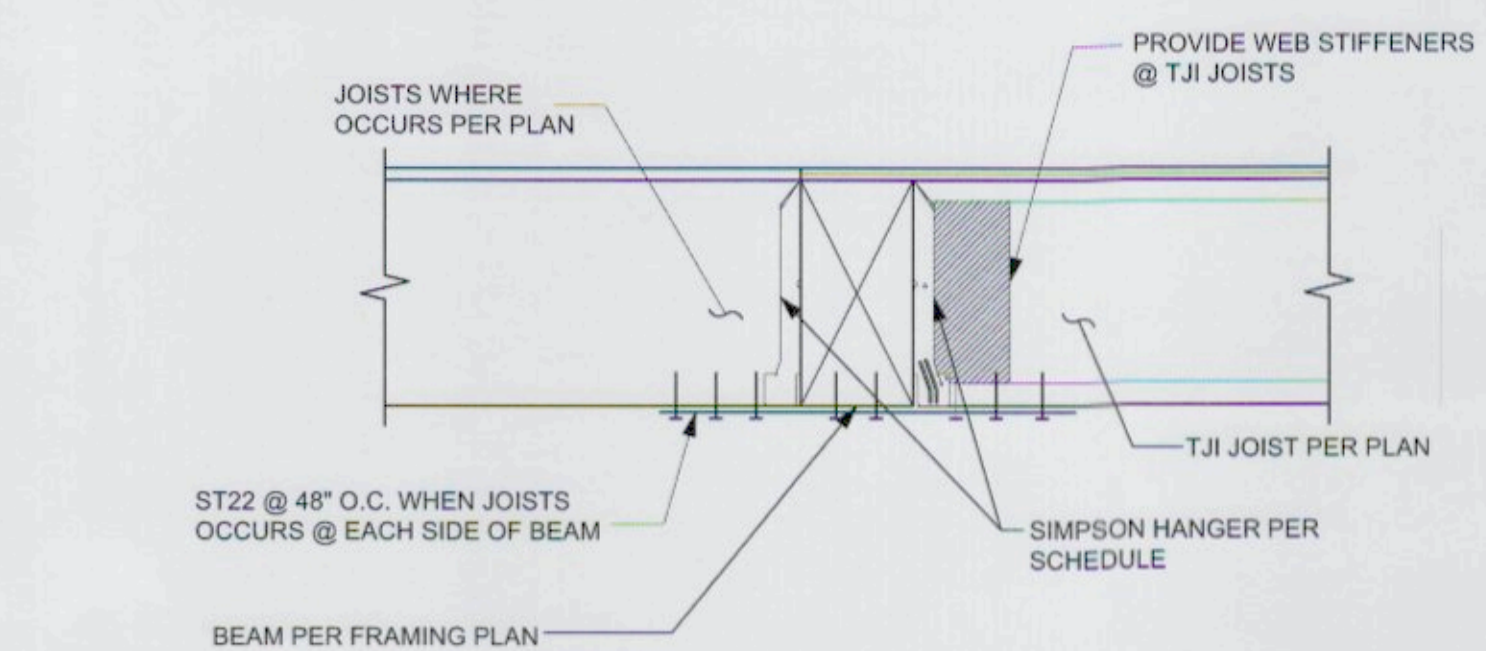
CHECKED	R.K.
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DATE	02/22/2016
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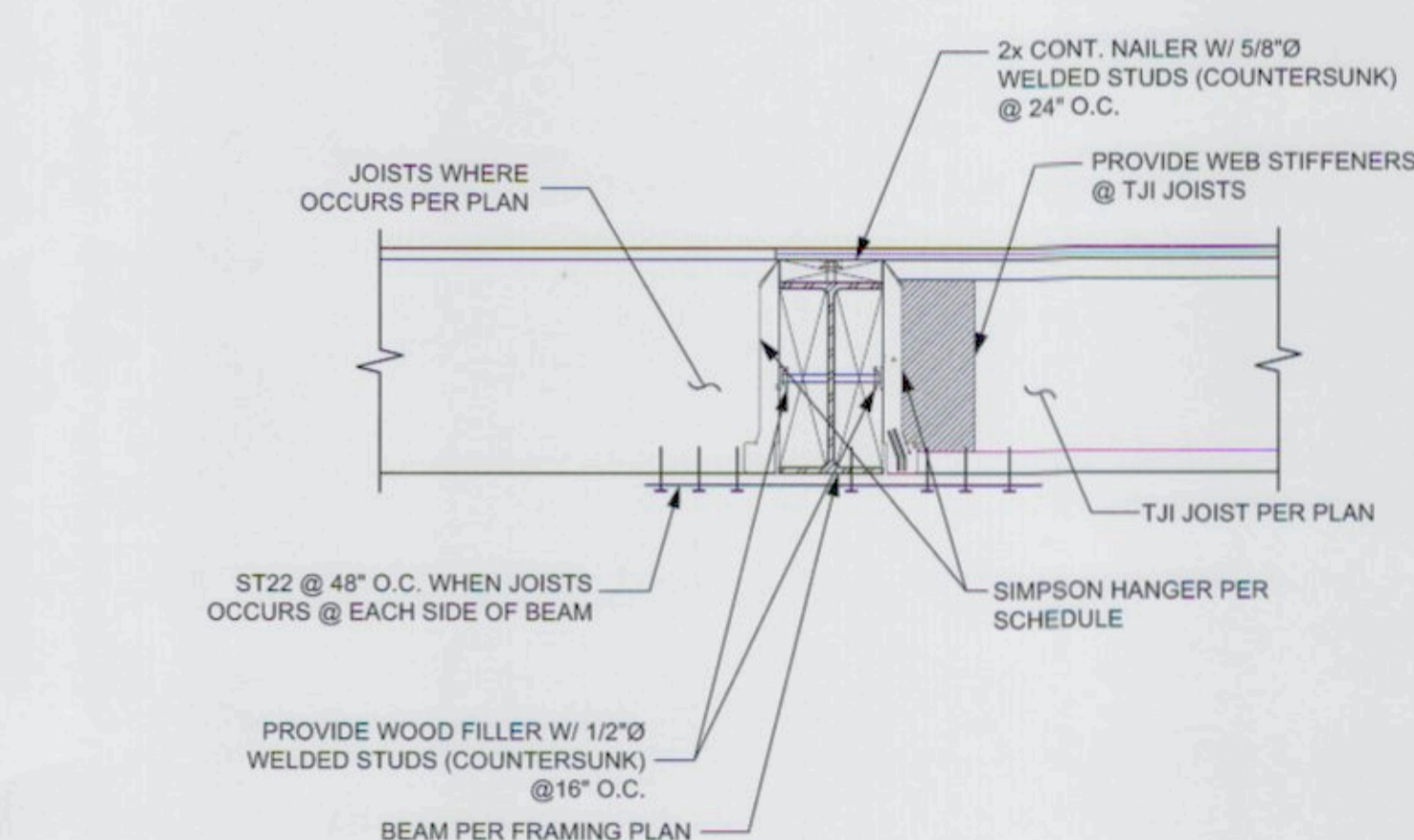
REVISED DATE	08/05/2021
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JOB NO.	21-1925
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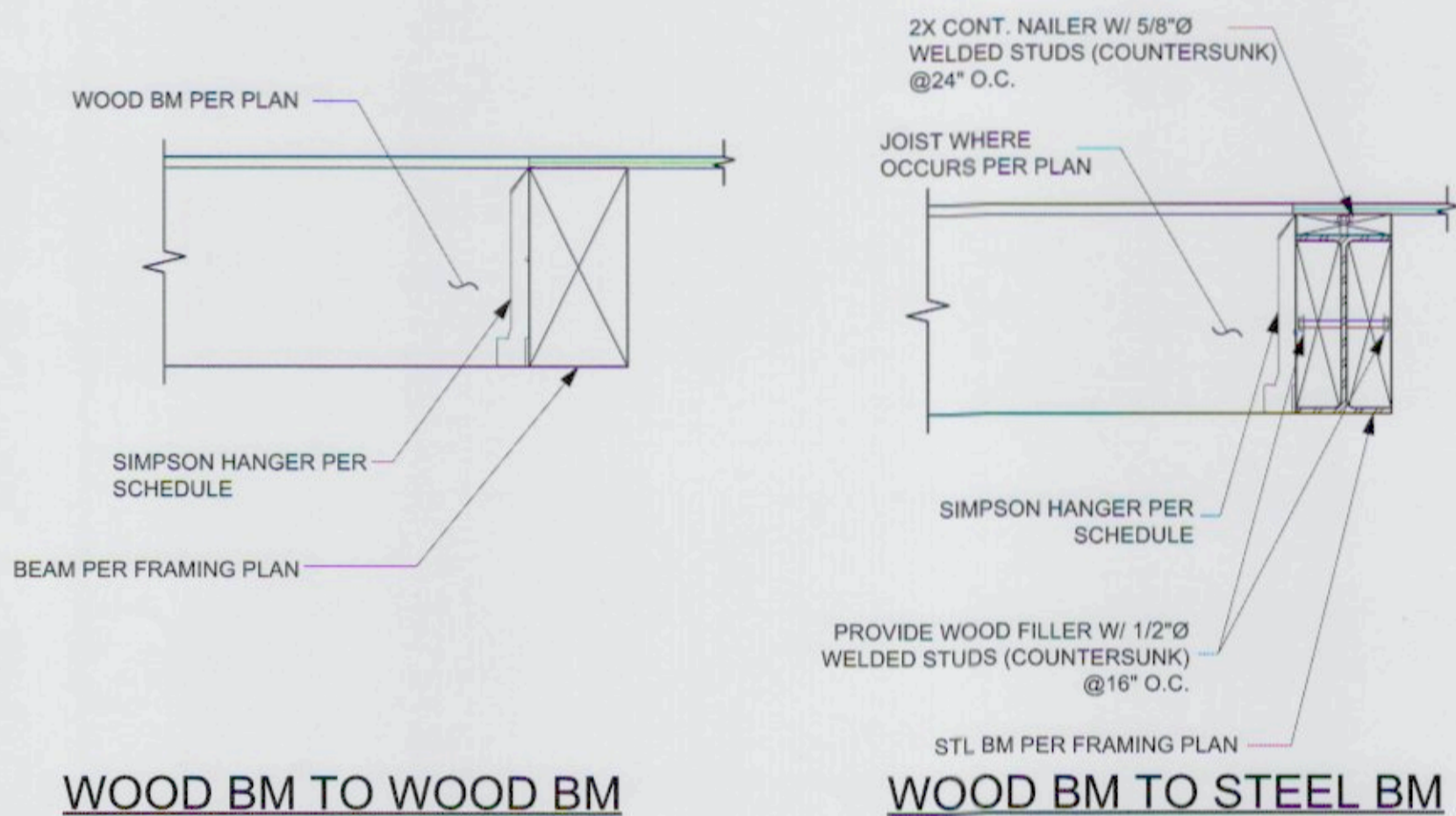
SHEET NO.	S-4.3
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JOIST TO WOOD BEAM



JOIST TO STEEL BEAM



WOOD BM TO WOOD BM

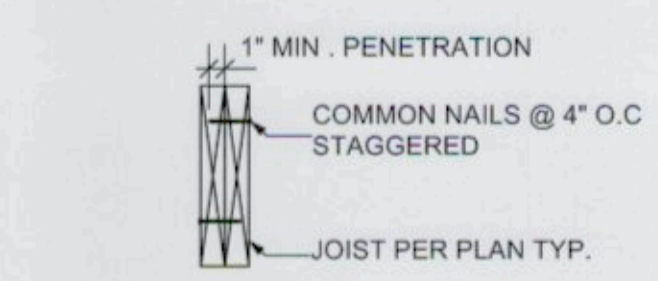
WOOD BM TO STEEL BM

HANGER SCHEDULE - MANUFACTURER: SIMPSON STRONGTIE			
TOP MOUNT HANGER		FACE MOUNT HANGER	
JOIST/BAM SIZE	HANGER TYPE	JOIST/BAM SIZE	HANGER TYPE
ALL SAWN LUMBER U.N.O.	SIMPSON HUTF	ALL SAWN LUMBER U.N.O.	SIMPSON HU
2x6 THRU 2x16	SIMPSON LB	2x6 THRU 2x10	SIMPSON LUS
(2)-2x6 THRU (2)-2x14	SIMPSON HUSTF	(2)-2x6 THRU (2)-2x10	SIMPSON LUS
4x6 THRU 4x14	SIMPSON HUSTF	4x6 THRU 4x16	SIMPSON HHUS
ALL I-JOIST U.N.O.	SIMPSON LBV	ALL I-JOIST U.N.O.	SIMPSON MIU
SINGLE I-JOIST TO WOOD BEAM 9-1/4" THRU 16 DEEP	SIMPSON ITS	SINGLE I-JOIST TO WOOD BEAM 9-1/4" THRU 16 DEEP	SIMPSON IUS
ALL PSL/LVL/LSL BEAMS U.N.O.	SIMPSON HGLTV	ALL PSL/LVL/LSL BEAMS U.N.O.	SIMPSON HGU
3-1/2" & 5-1/4" PSL/LVL/LSL UP TO 11-7/8" DEEP	SIMPSON GLTV	3-1/2" & 5-1/4" PSL/LVL/LSL UP TO 11-7/8" DEEP	SIMPSON MGU

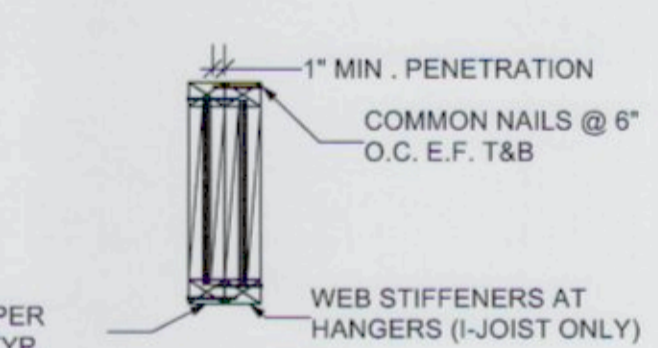
NOTES:
1. PROVIDE TOP MOUNT HANGERS. FACE MOUNT HANGERS SHALL BE ALLOWED ONLY WHERE SPECIFICALLY INDICATED ON THE PLANS OR DETAILS
2. PROVIDE SKEWED, SLOPED HANGERS AS REQ'D.

1 TYP. DETAIL @ JOIST TO BEAM & BEAM TO BEAM CONN.

WD-N-FLR

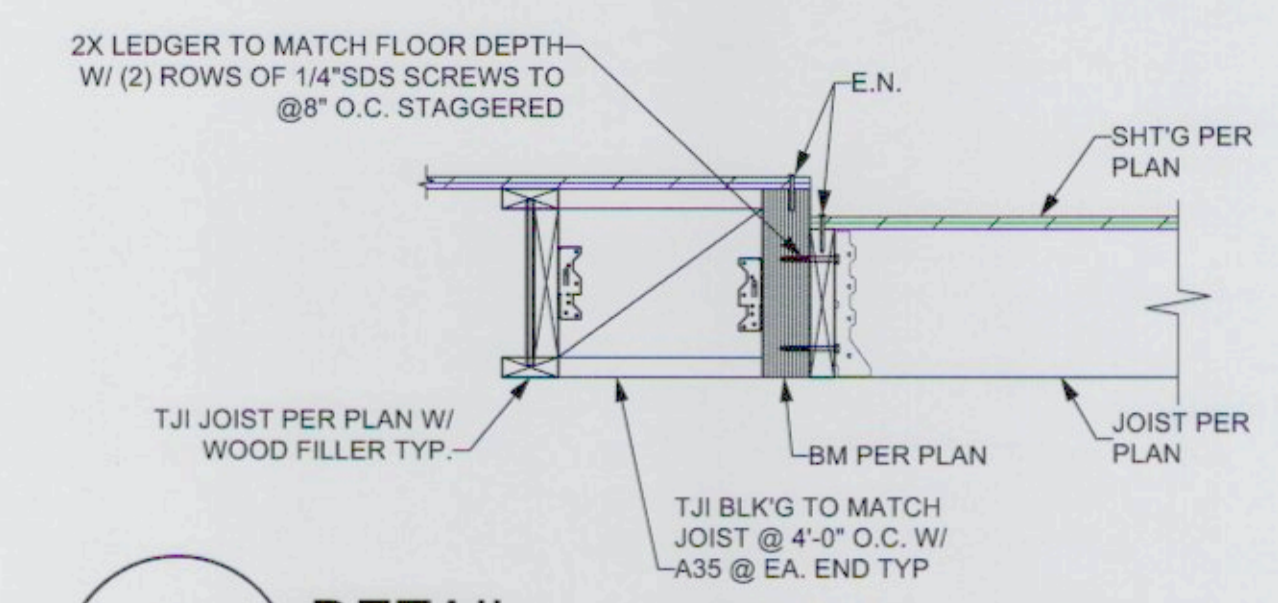


SECTION OF DOUBLED OR SISTERED SOLID SAWN JOISTS



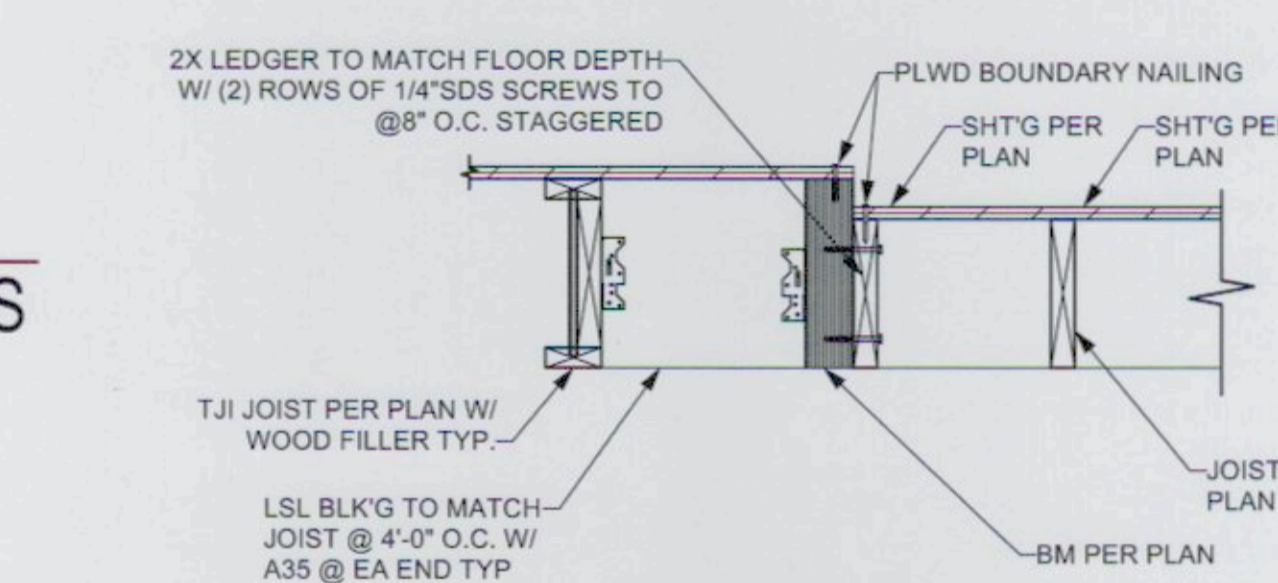
SECTION OF DOUBLED OR SISTERED TJI

2 TYP. DOUBLED JOIST & SISTERED CONNECTIONS



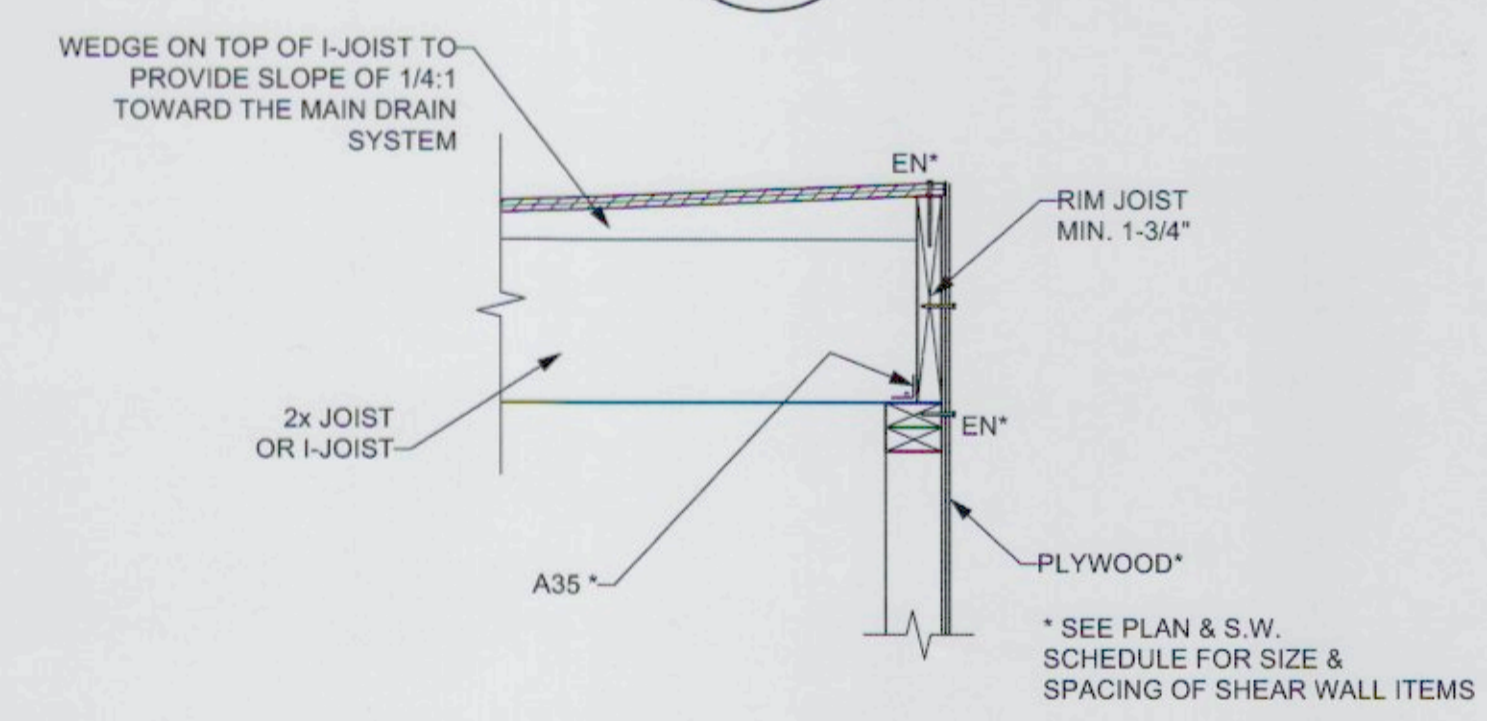
5 DETAIL

WD-N-FLR-10



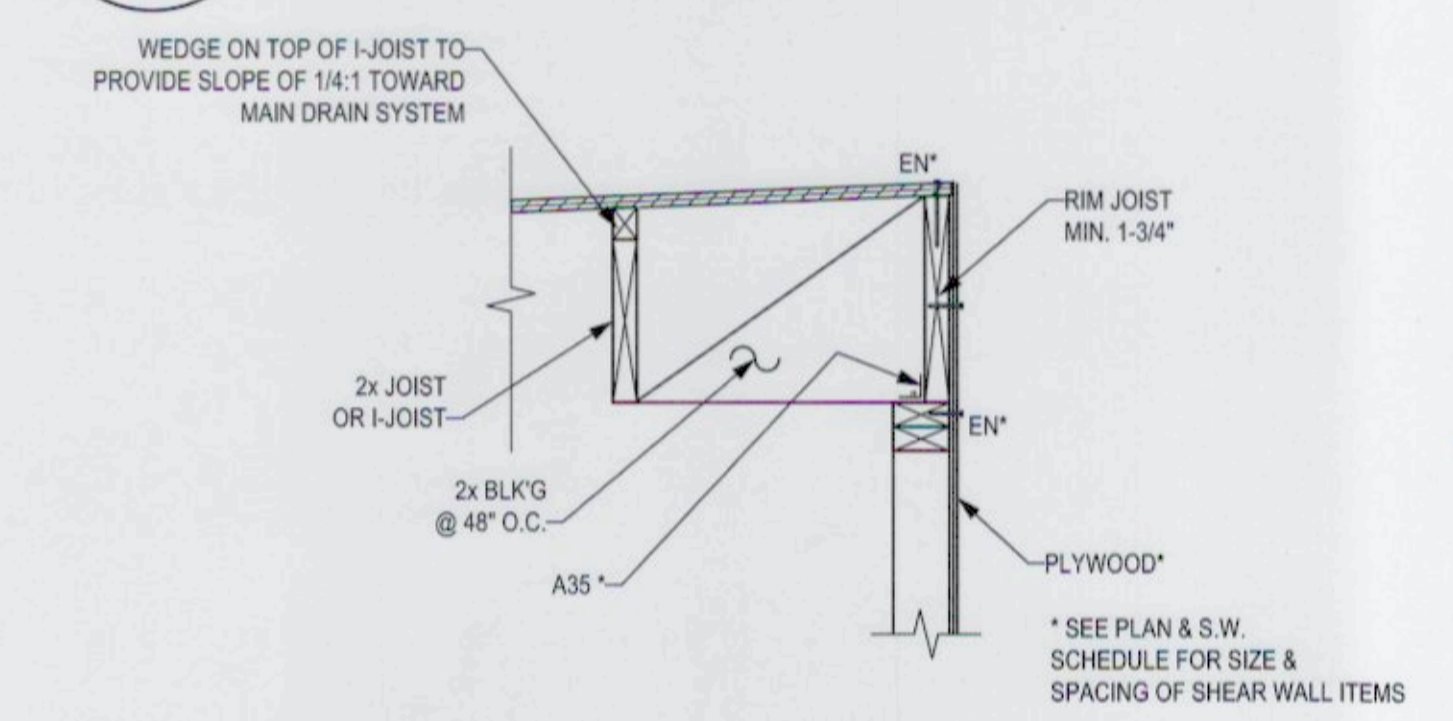
6 DETAIL

WD-N-FLR-12



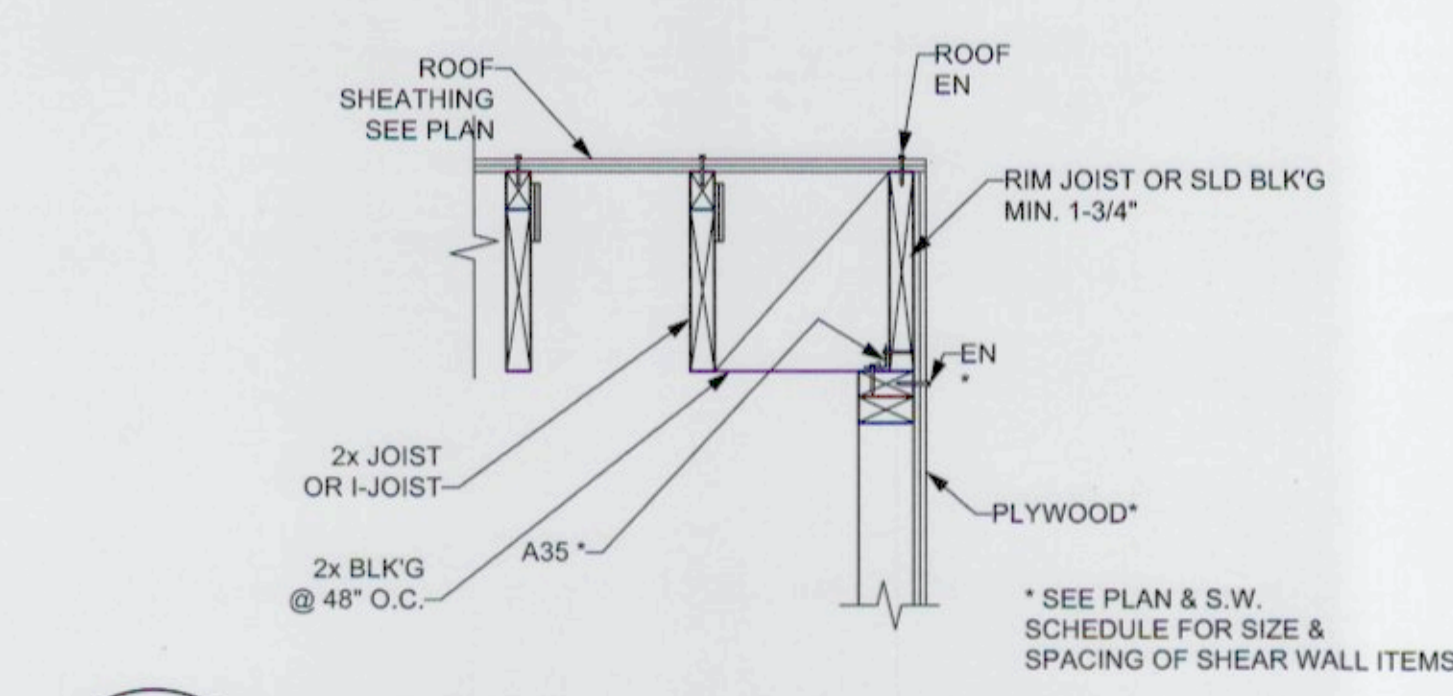
7 TYPICAL RIP STRIP DETAIL

WD-N-ROOF-3



8 FLOOR @ WALL-FRAMING PARALLEL SLOPE PERPENDICULAR TO FRAMING

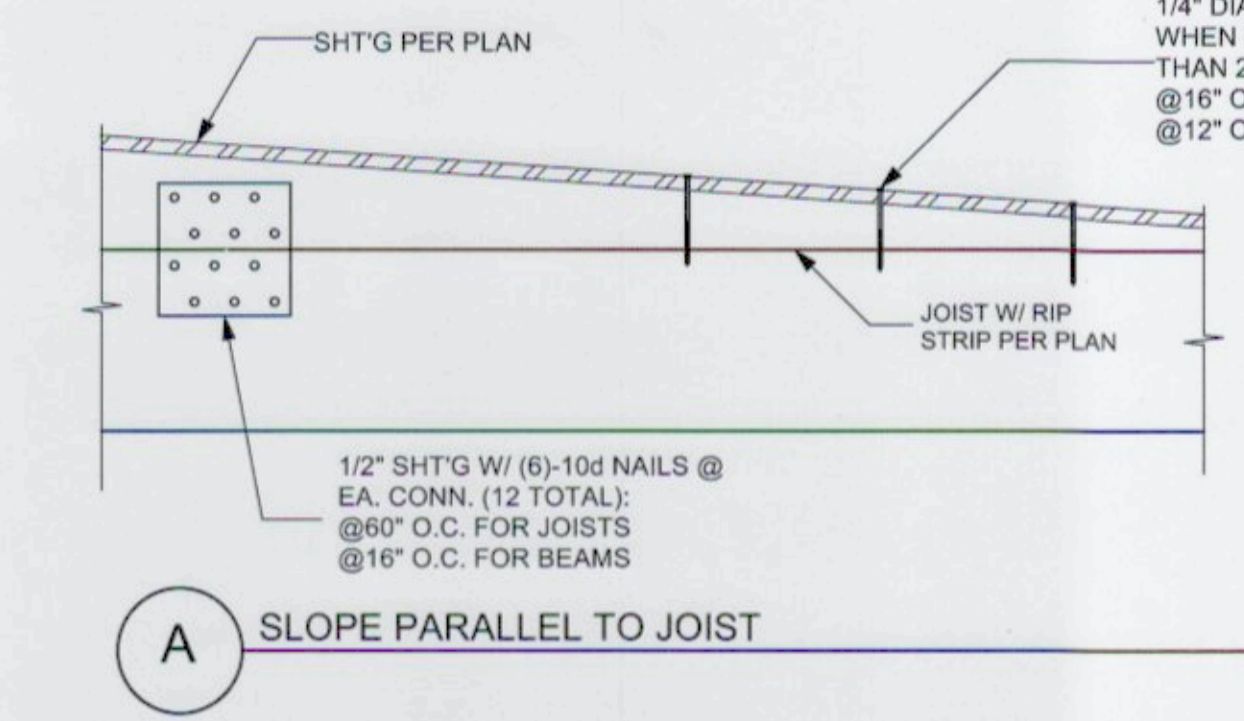
N.T.S. WD-N-WL-16



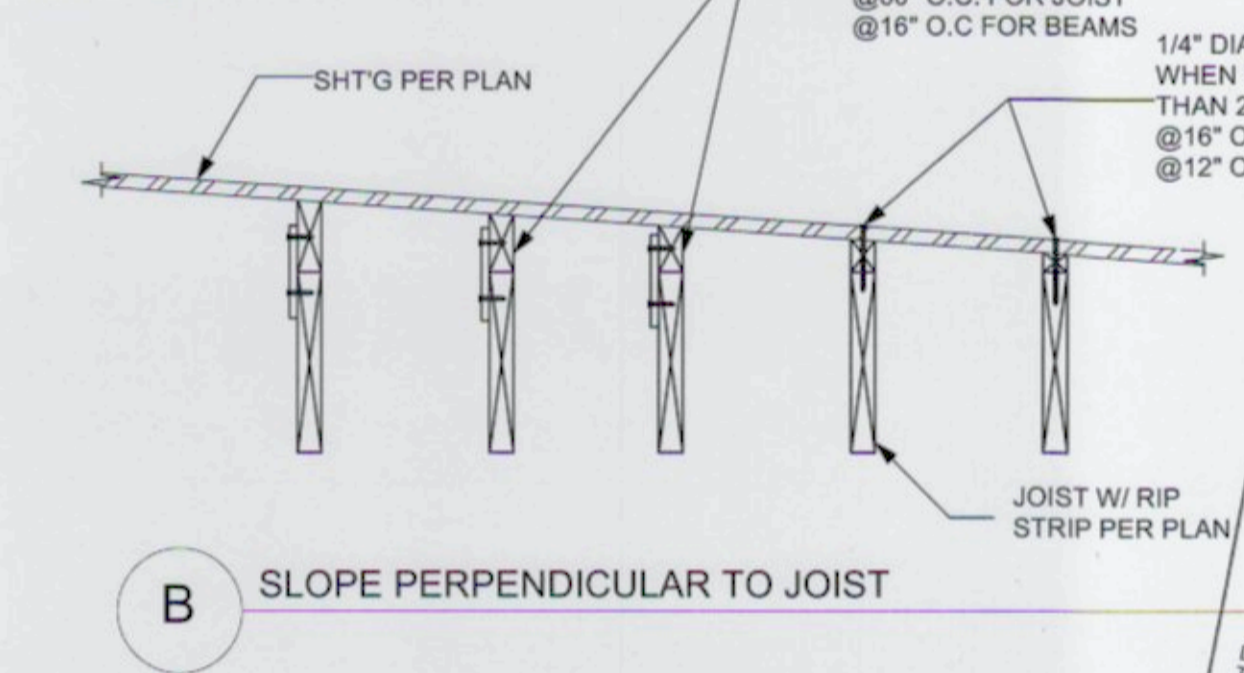
9 ROOF @ WALL FRAMING-PARALLEL, SLOPE PARALLEL TO FRAMING

N.T.S. WD-N-WALL-28

AT SHEAR WALLS PROVIDE LTP4 PER SHEAR WALL. SCHEDULE FROM RIP STRIP TO RIM BLK'G OR RIM JOIST.



AT SHEAR WALLS PROVIDE LTP4 PER SHEAR WALL. SCHEDULE FROM RIP STRIP TO RIM BLK'G OR RIM JOIST.



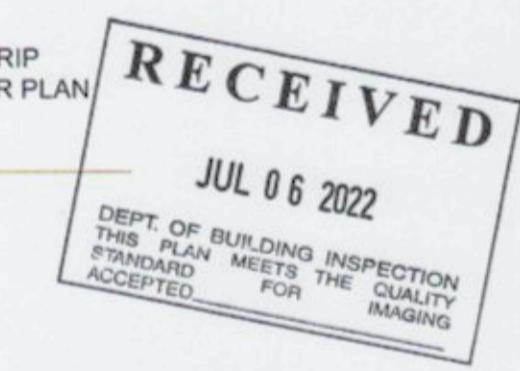
PROJECT NAME
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SHEET TITLE

WOOD FRAMING DETAILS (4)



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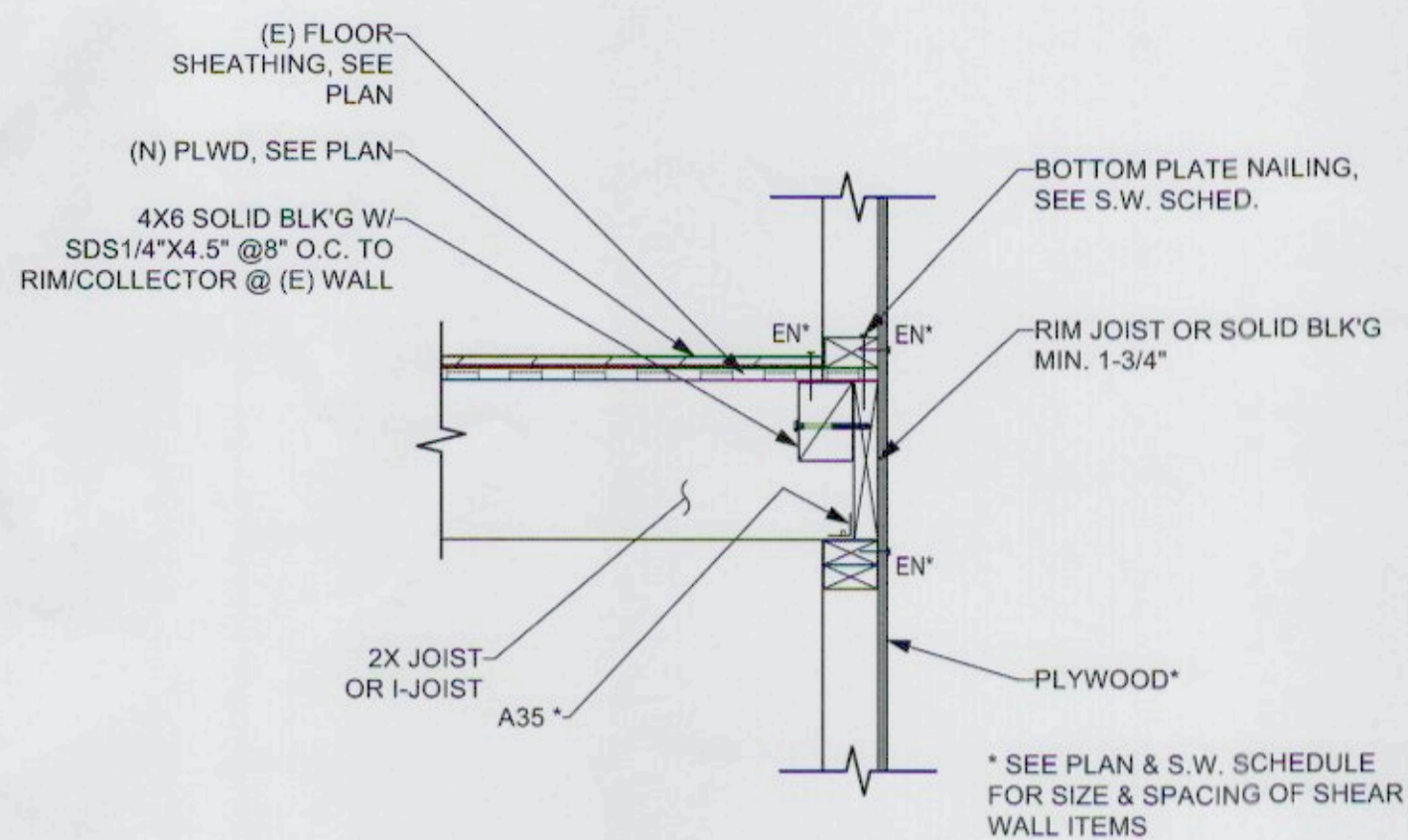
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DATE 02/22/2016

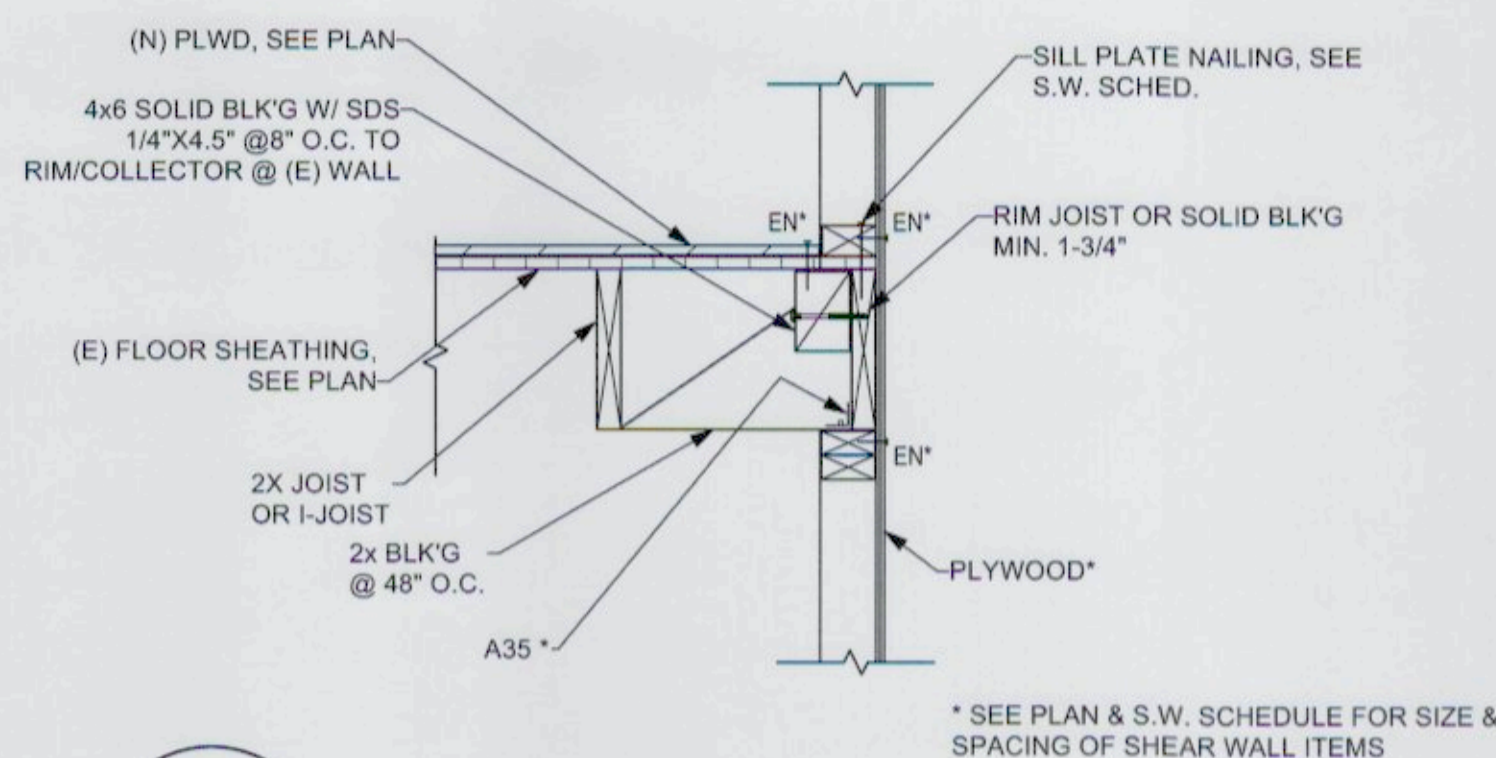
REVISED DATE 08/05/2021

JOB NO. 21-1925

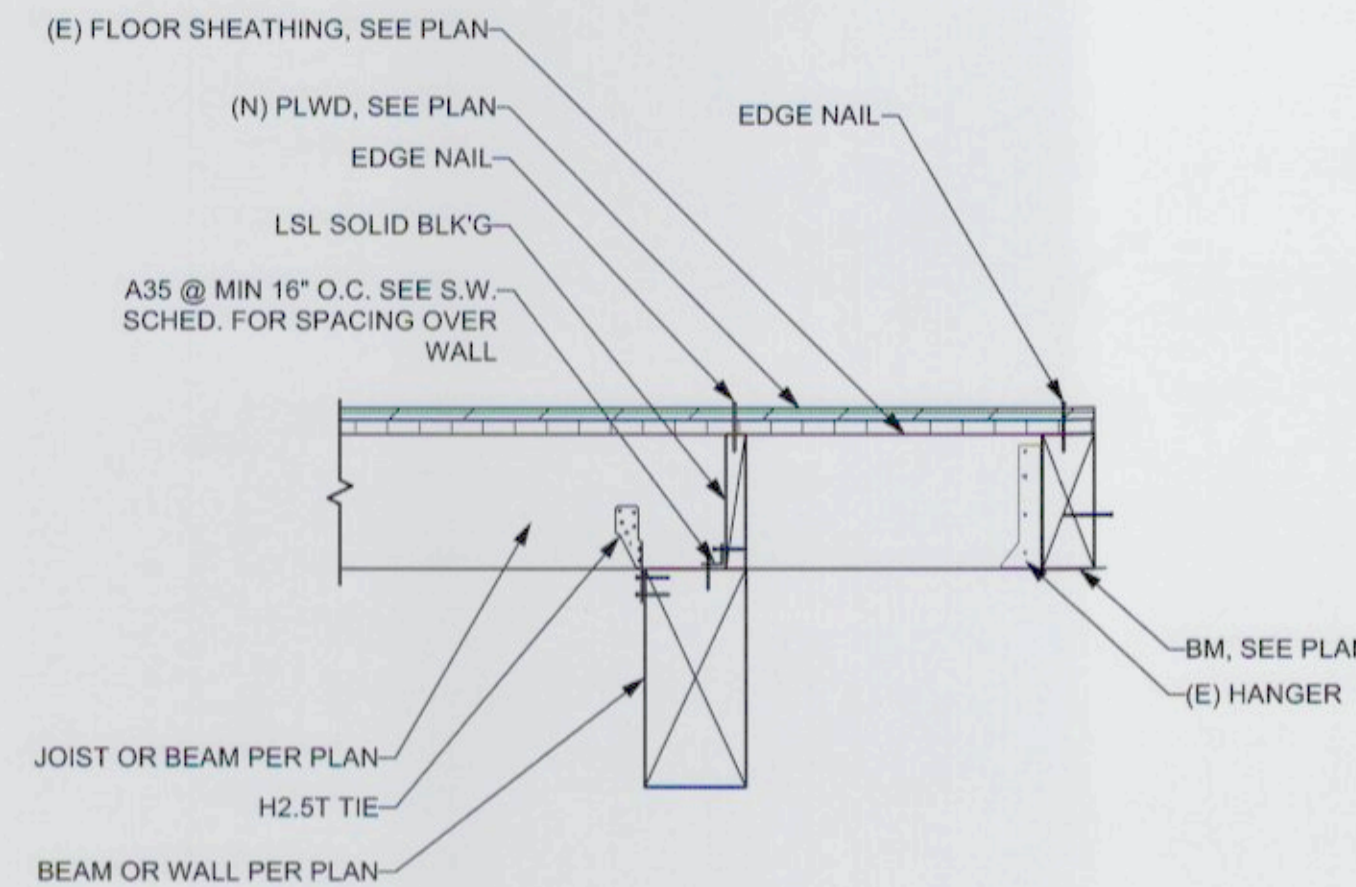
SHEET NO. S-4.4



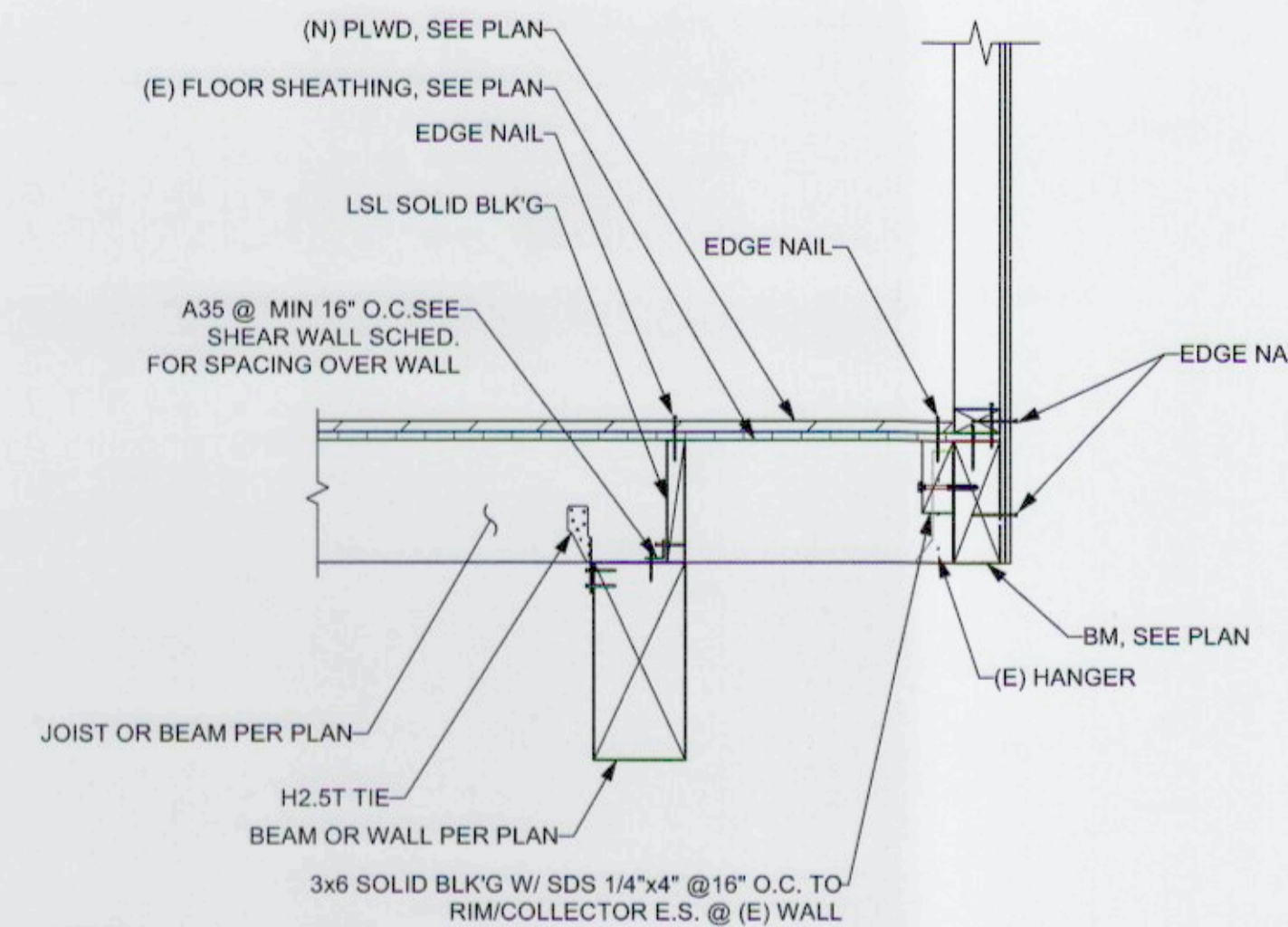
1 FLOOR @ WALL-FRAMING PERPENDICULAR N.T.S.



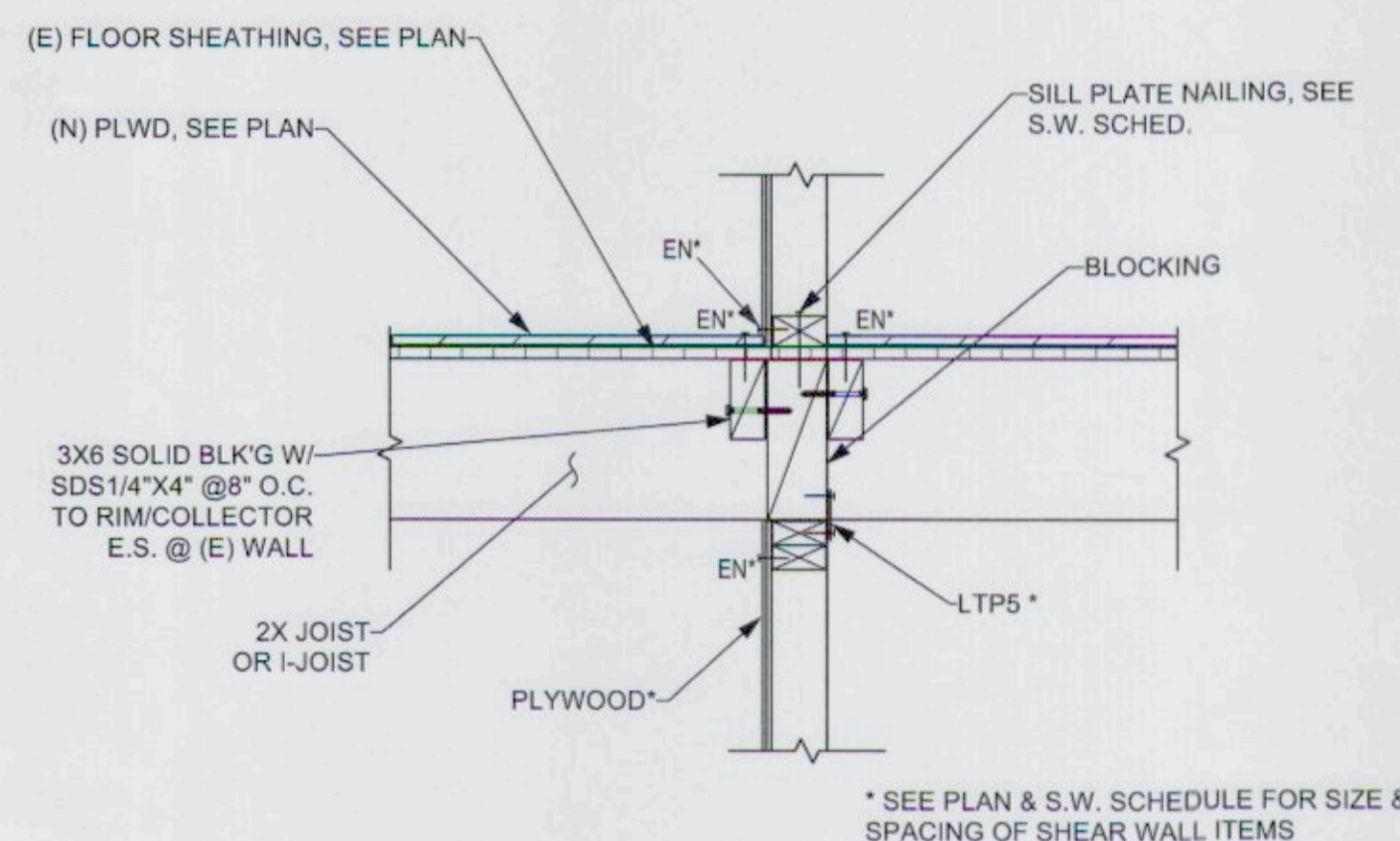
4 FLOOR @ WALL FRM'G PARALLEL N.T.S.



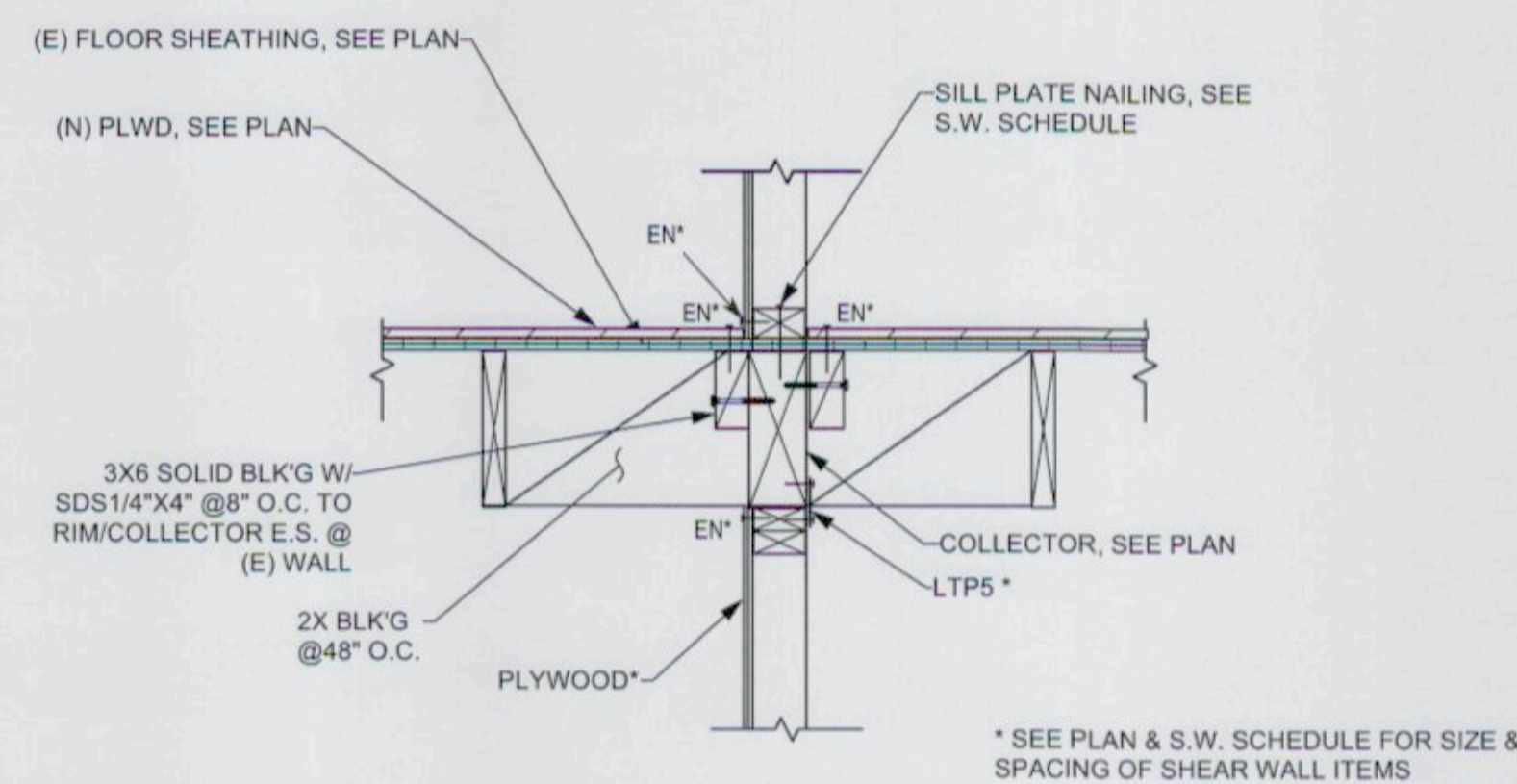
7 CANTILEVER SHEAR TRANSFER (JOIST PERP. TO S.W.) N.T.S.



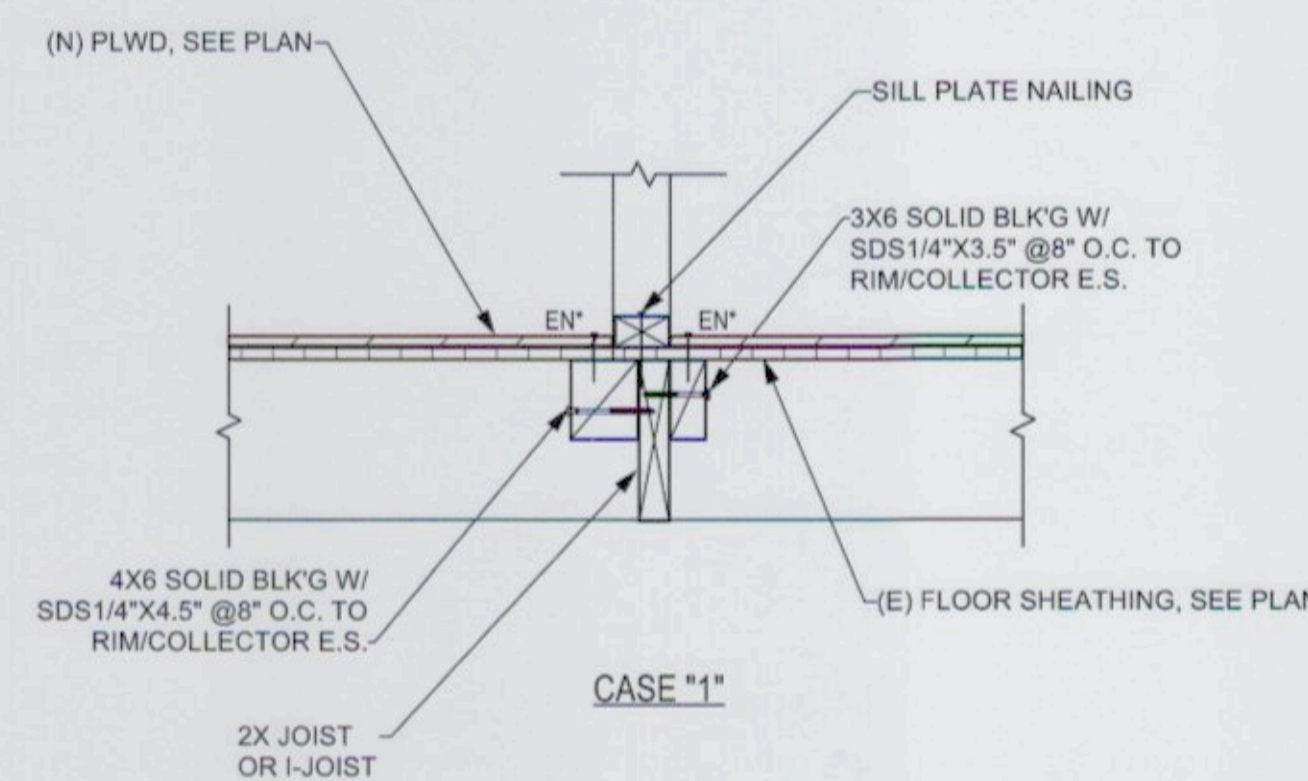
9 CANTILEVER SHEAR TRANSFER (JOIST PERP. TO S.W.) N.T.S.



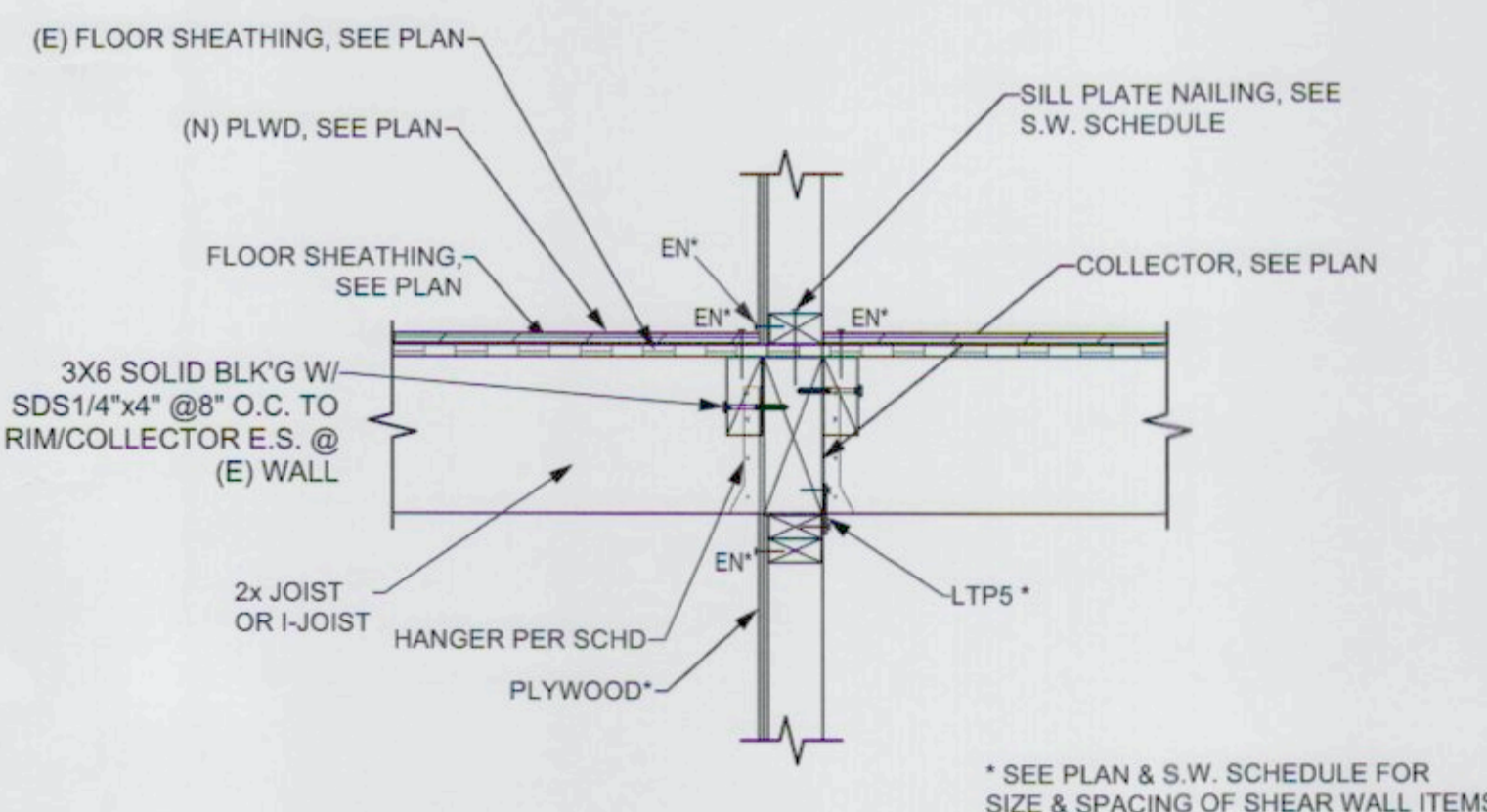
2 FLOOR @ WALL FRM'G PERPENDICULAR N.T.S.



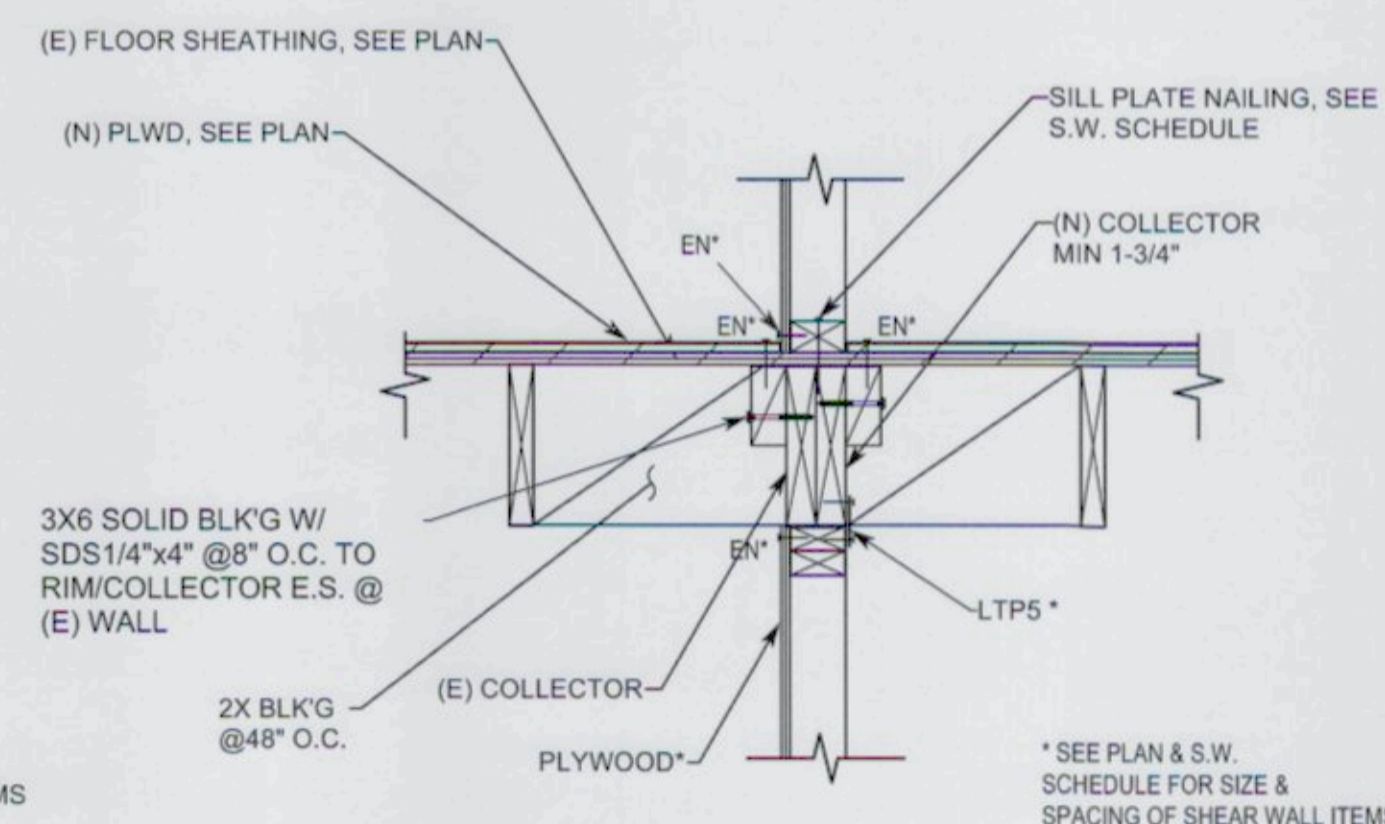
5 FLOOR @ SHEAR WALL FRM'G PARALLEL N.T.S.



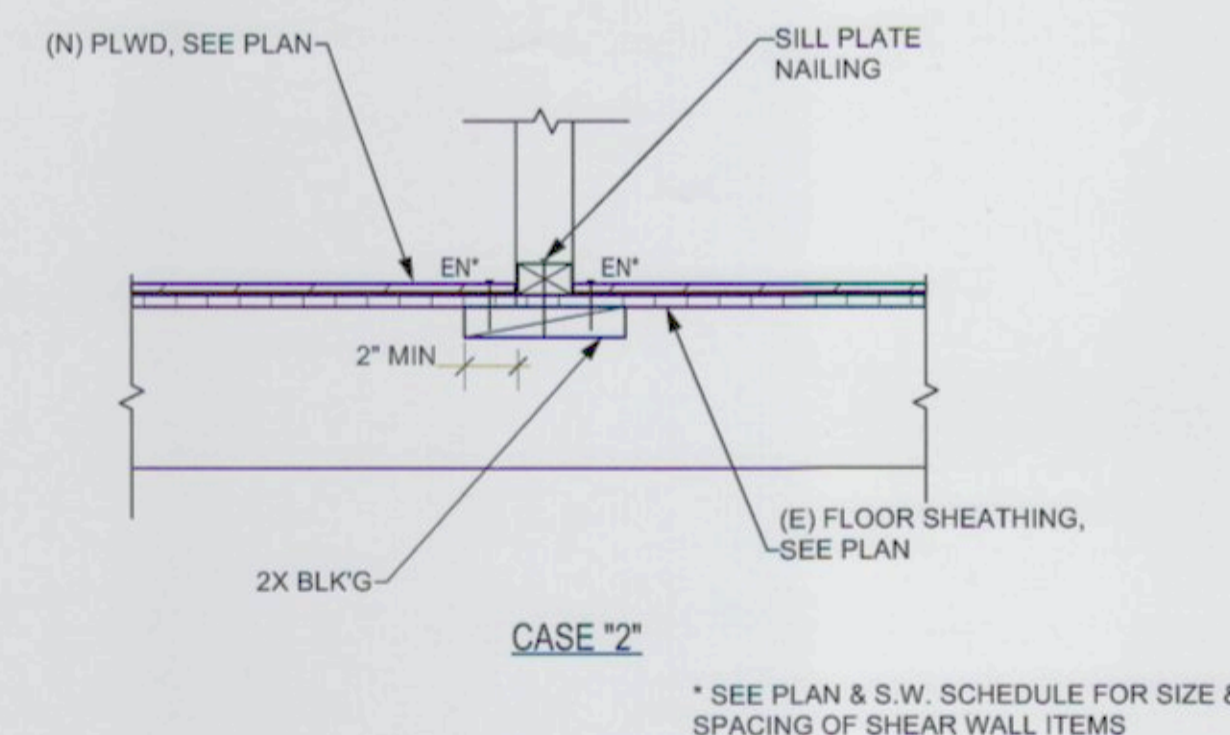
10 SHEAR TRANSFER @ DORMER N.T.S.



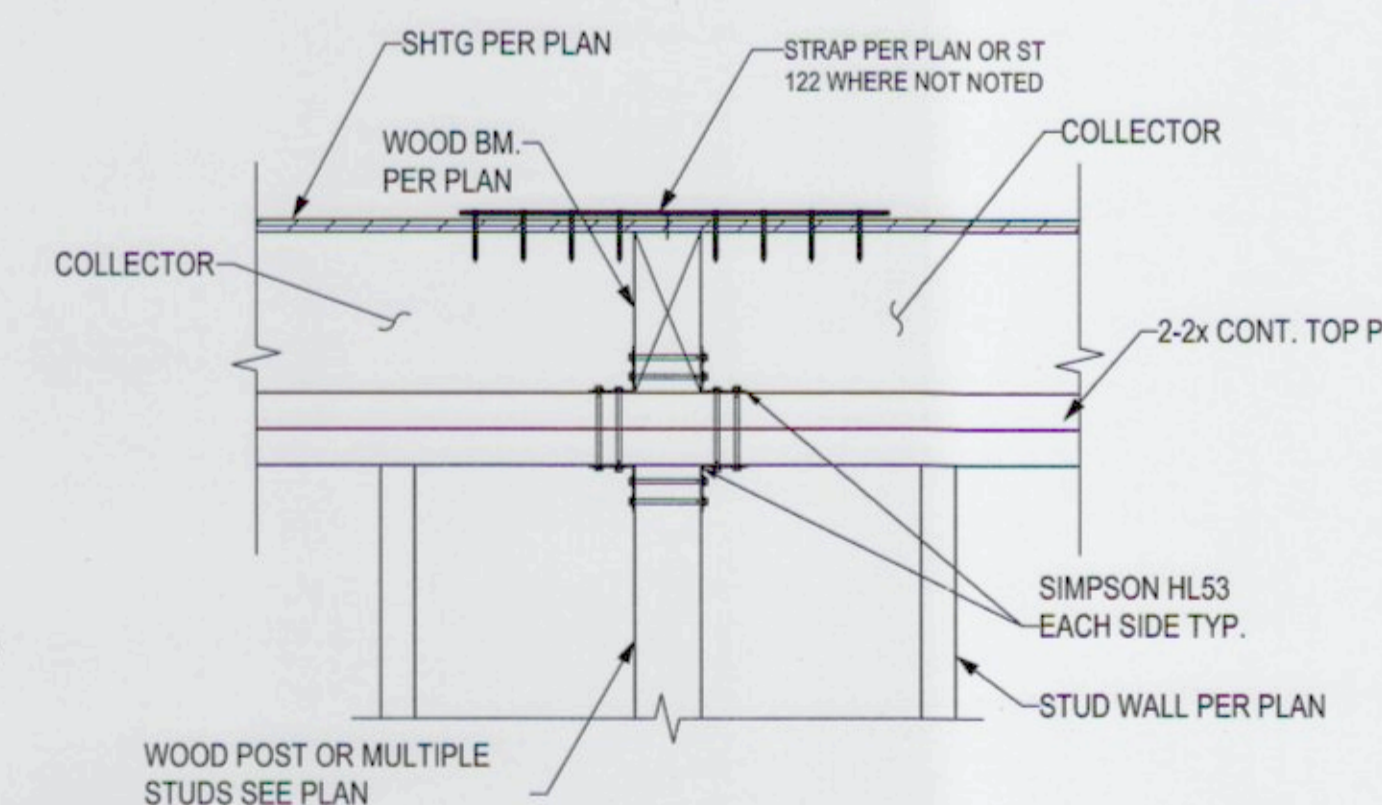
3 FLOOR @ WALL FRAMING PERPENDICULAR N.T.S.



6 FLOOR @ WALL-FRAMING PARALLEL N.T.S.



8 (N) FLOOR PLWD SHT'G CONTINUITY UNDER THE (E) WALL N.T.S.



11 BM TO POST W/OUT COL. CAP N.T.S. WD-N-BM-4

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SHEET TITLE



**WOOD
FRAMING
DETAILS (5)**



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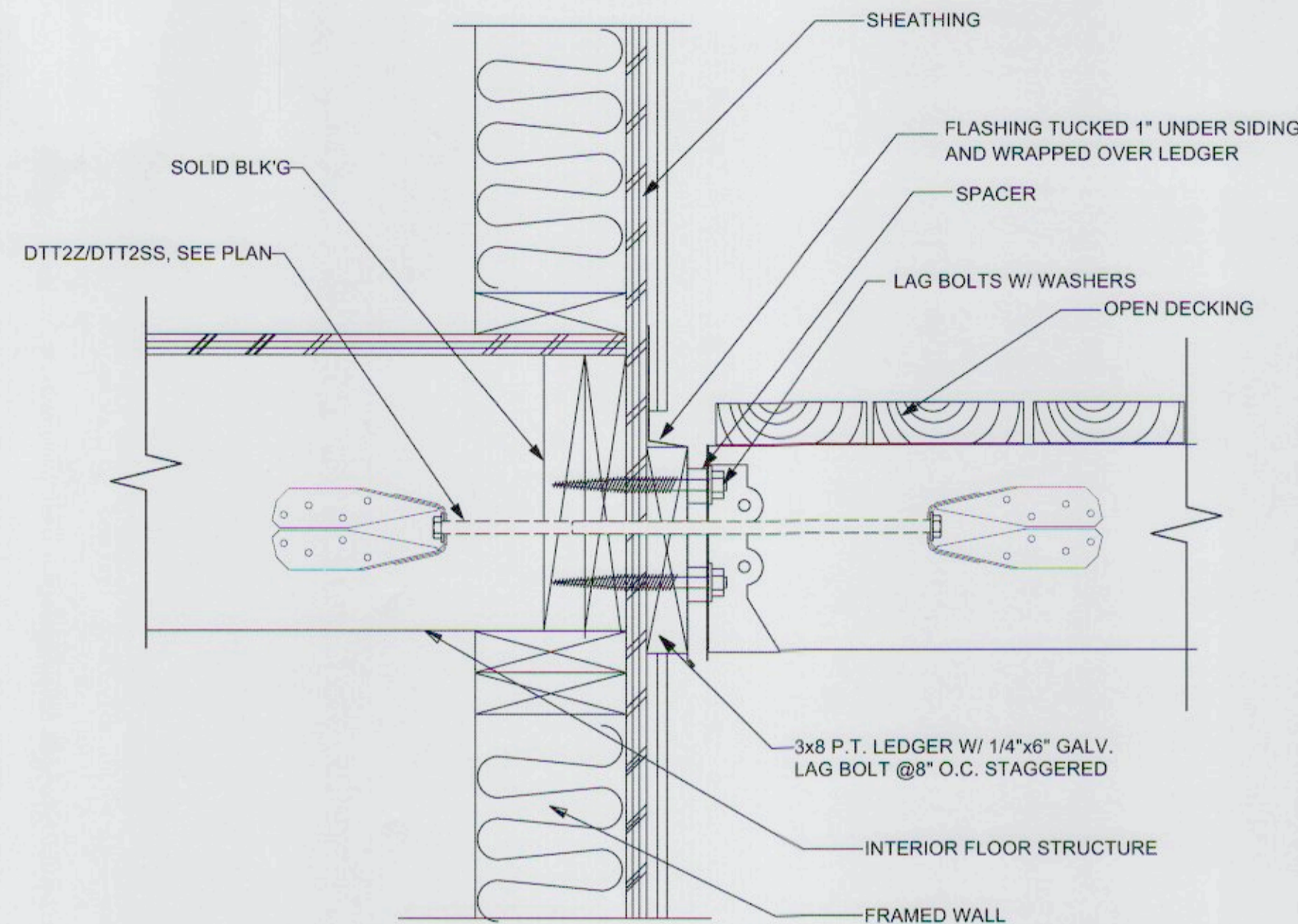
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DATE 02/22/2016

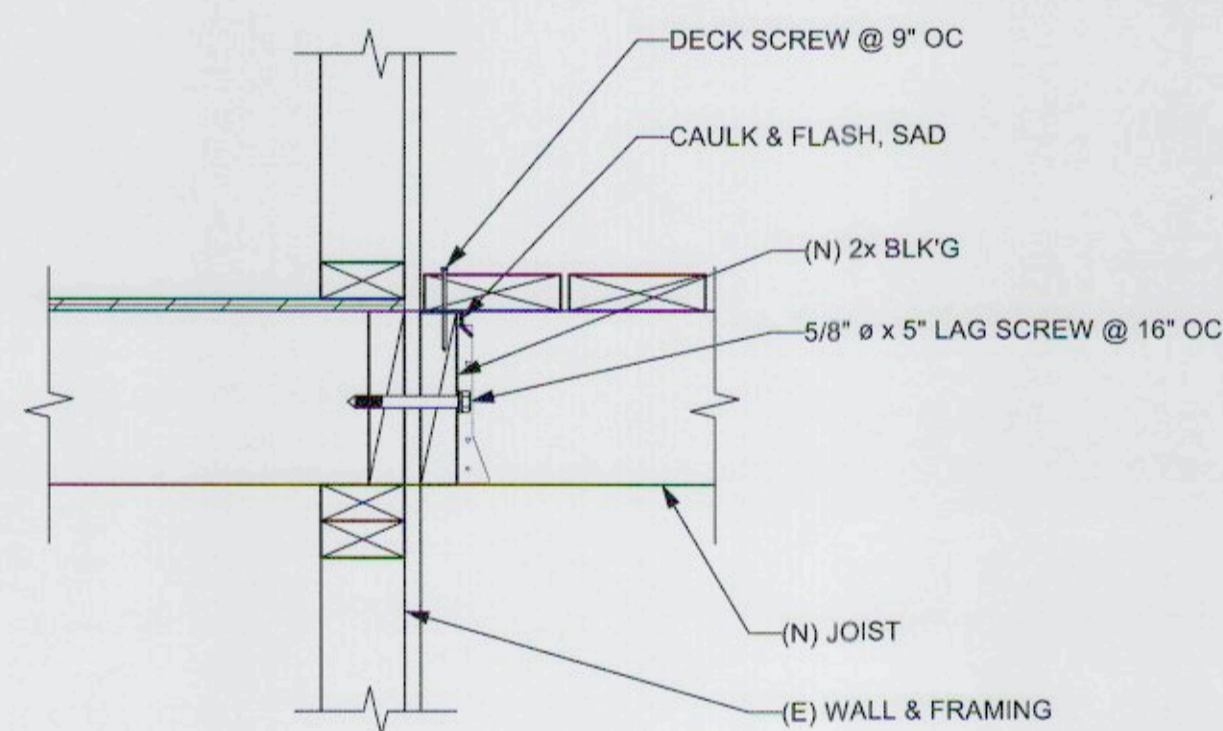
REVISED DATE 08/05/2021

JOB NO. 21-1925

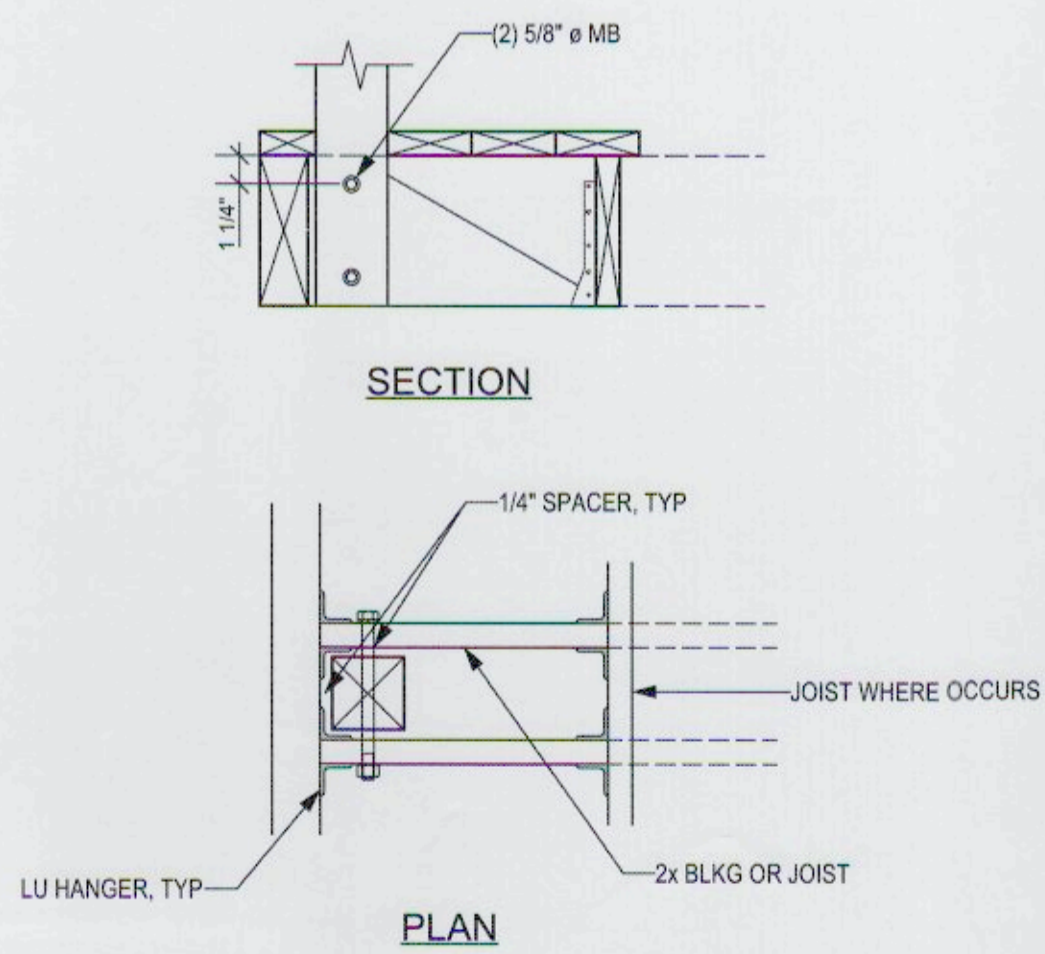
SHEET NO. **S-4.5**



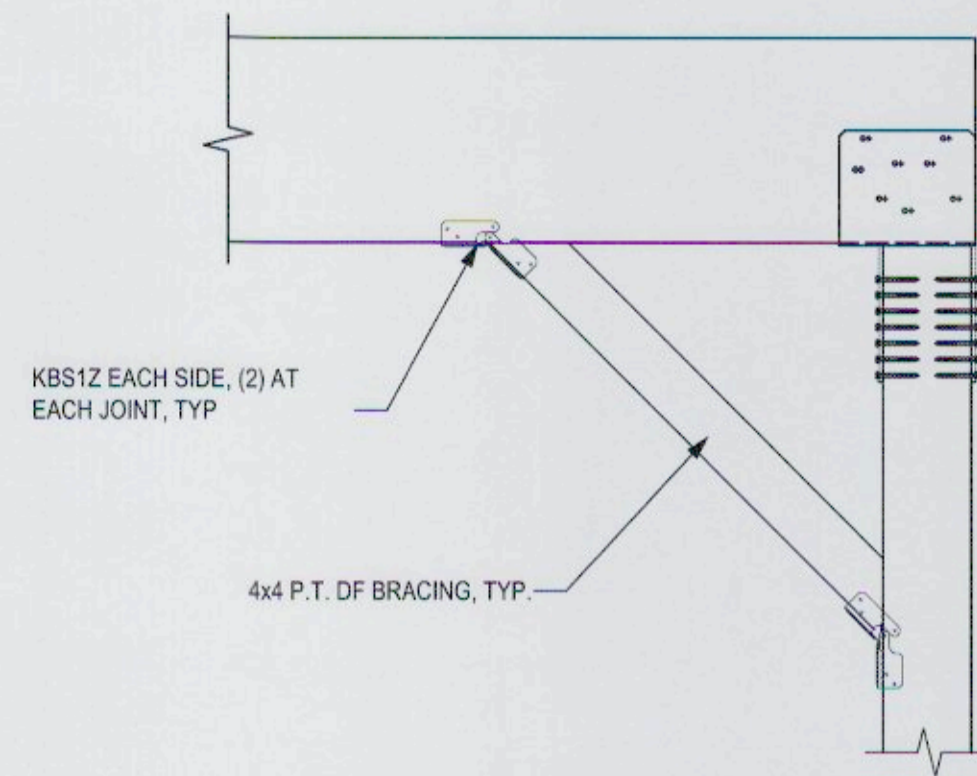
1 LEDGER TO WALL CONNECTION
N.T.S.



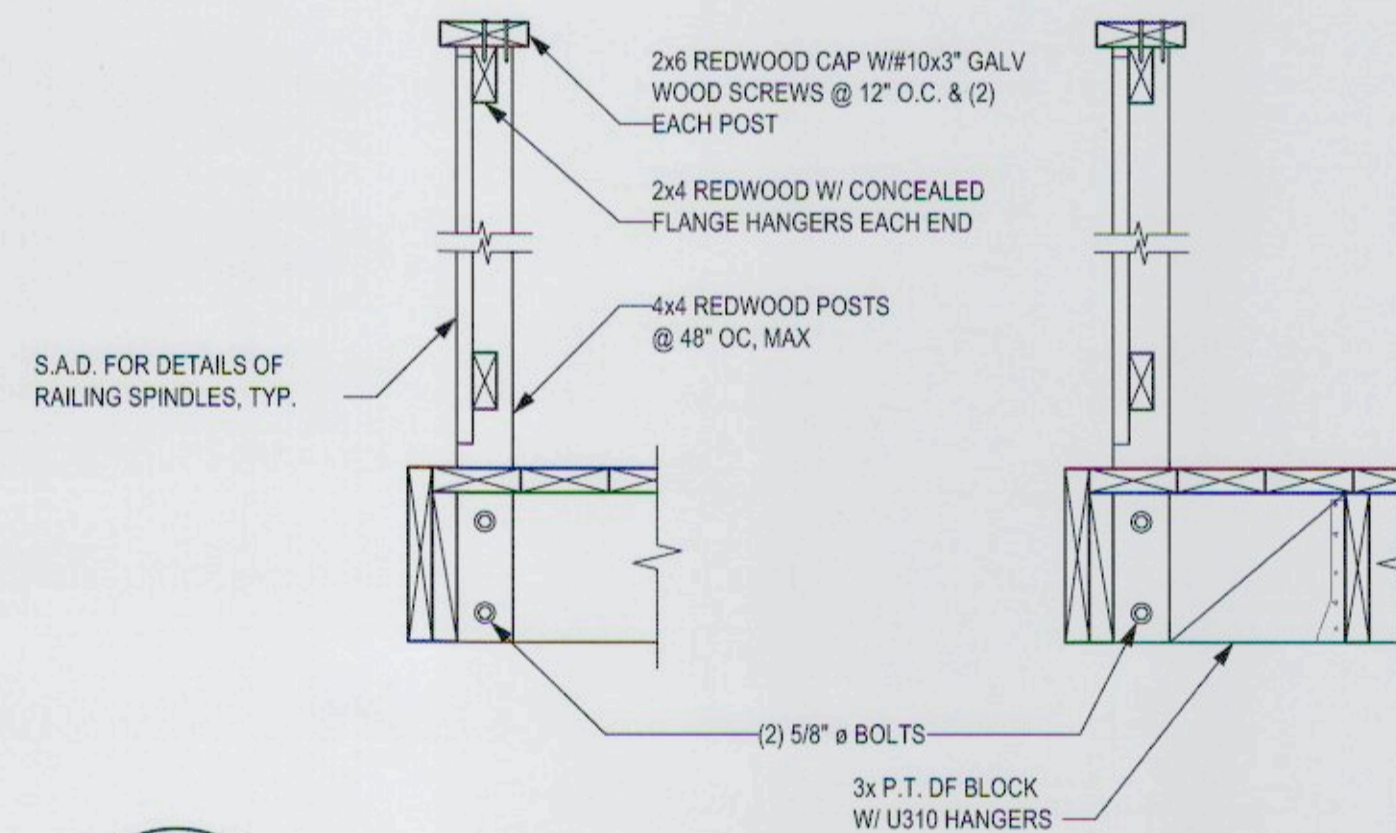
2 TYPICAL LEDGER
N.T.S.
WD-N-FLOOR-26



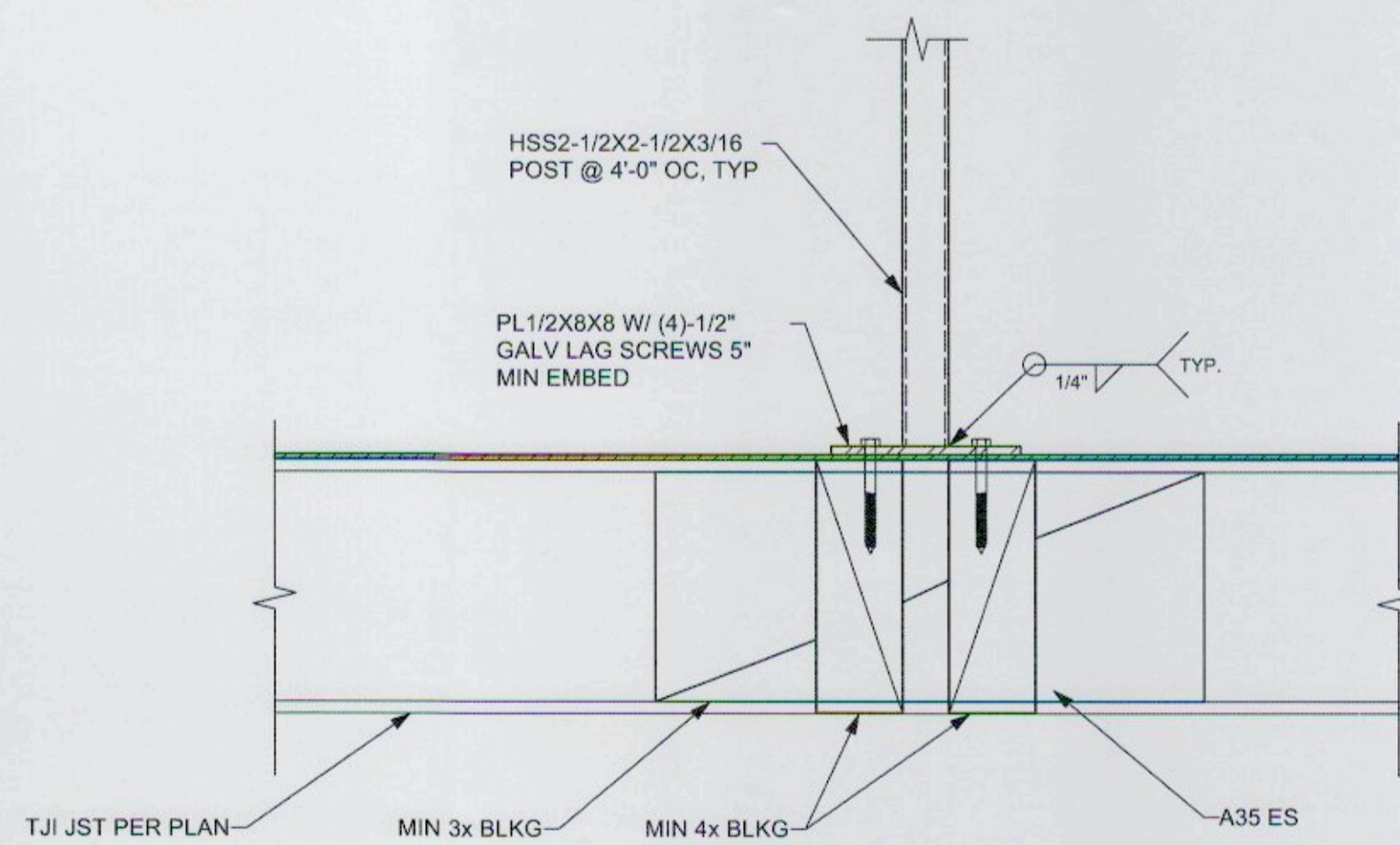
3 DETAIL
N.T.S.
WD-N-FLOOR-28



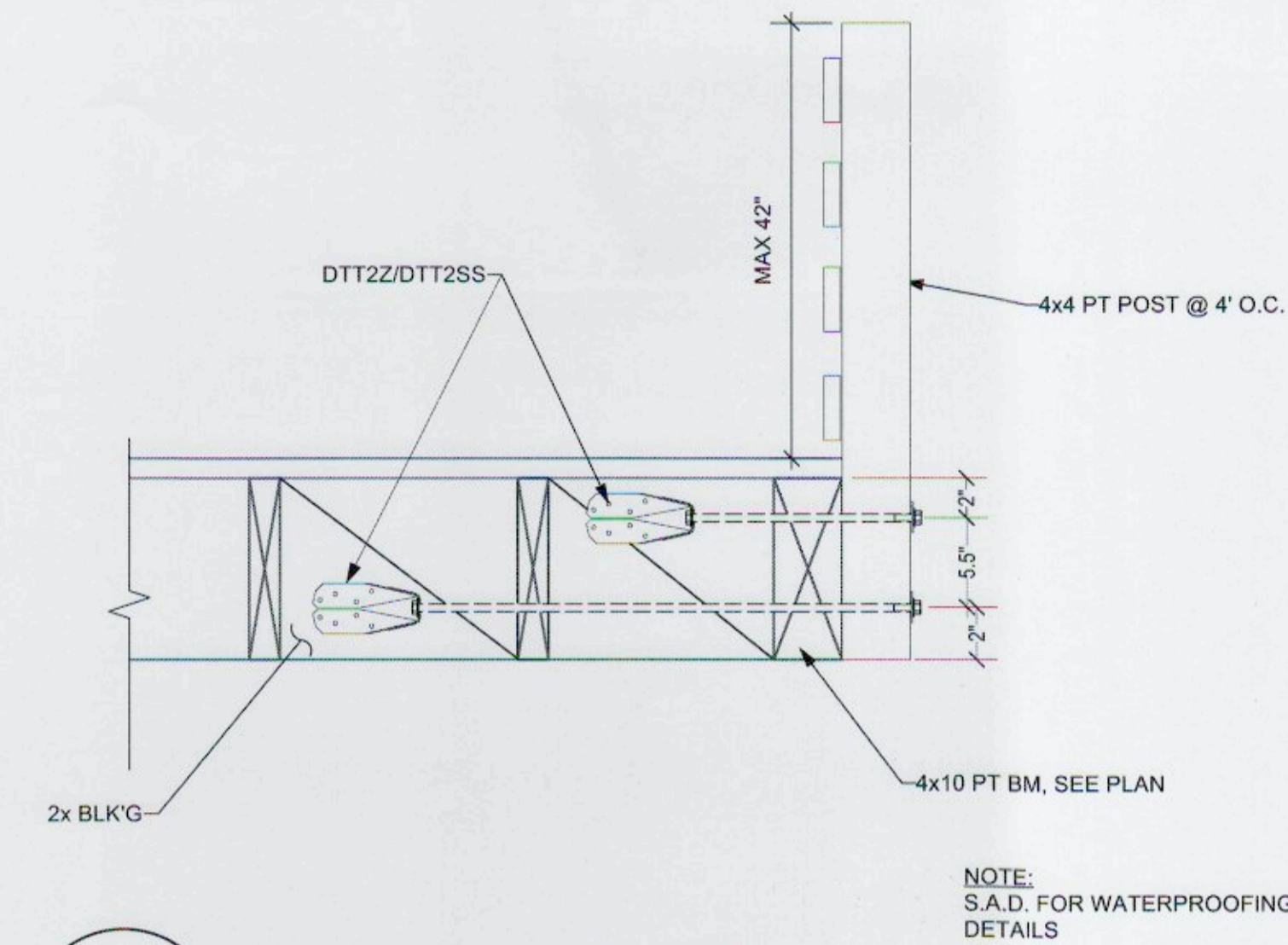
4 DECK POST WITH KNEE BRACING
N.T.S.
WD-N-FLOOR-29



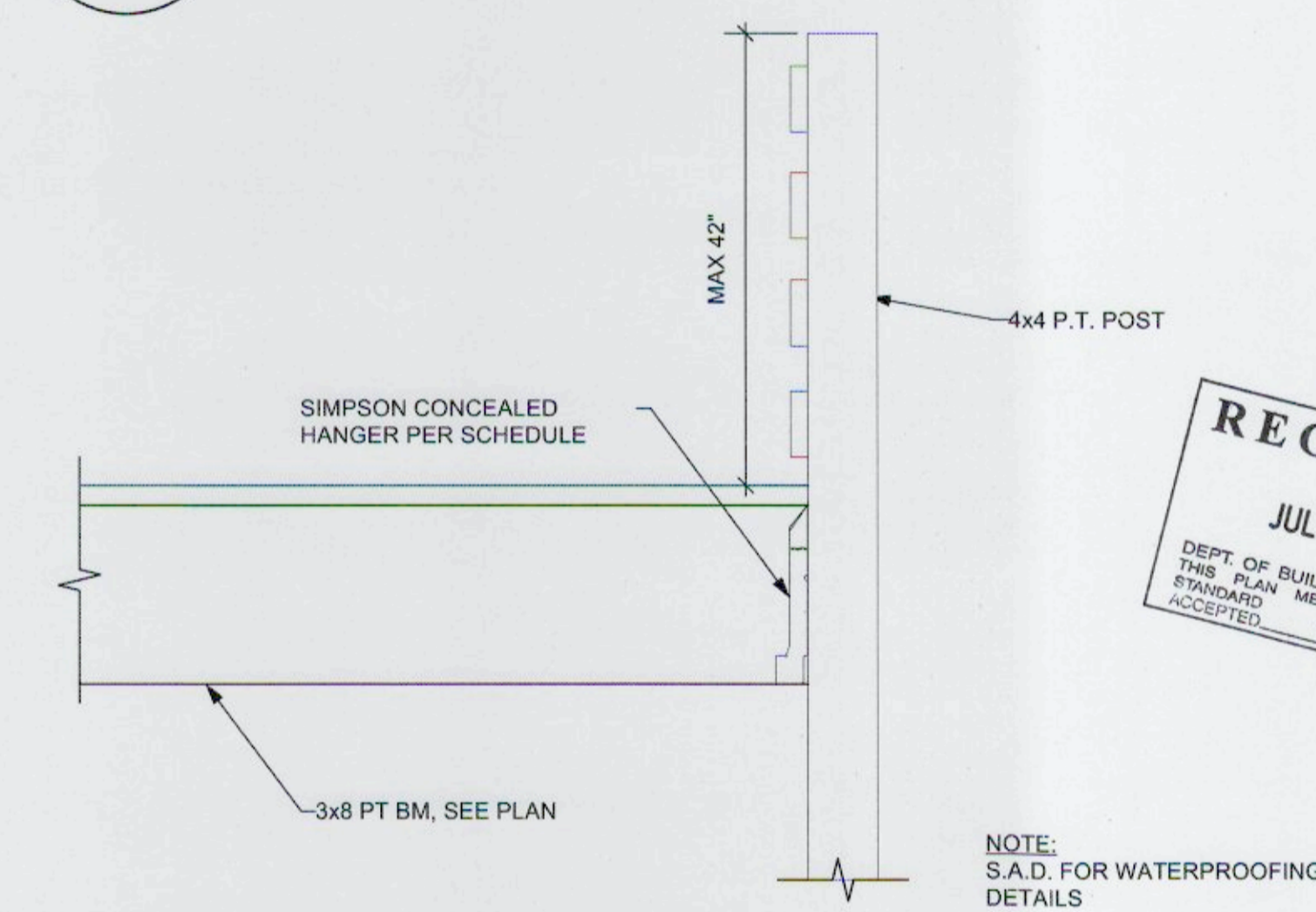
5 EDGE OF DECK
N.T.S.
WD-N-FLOOR-25



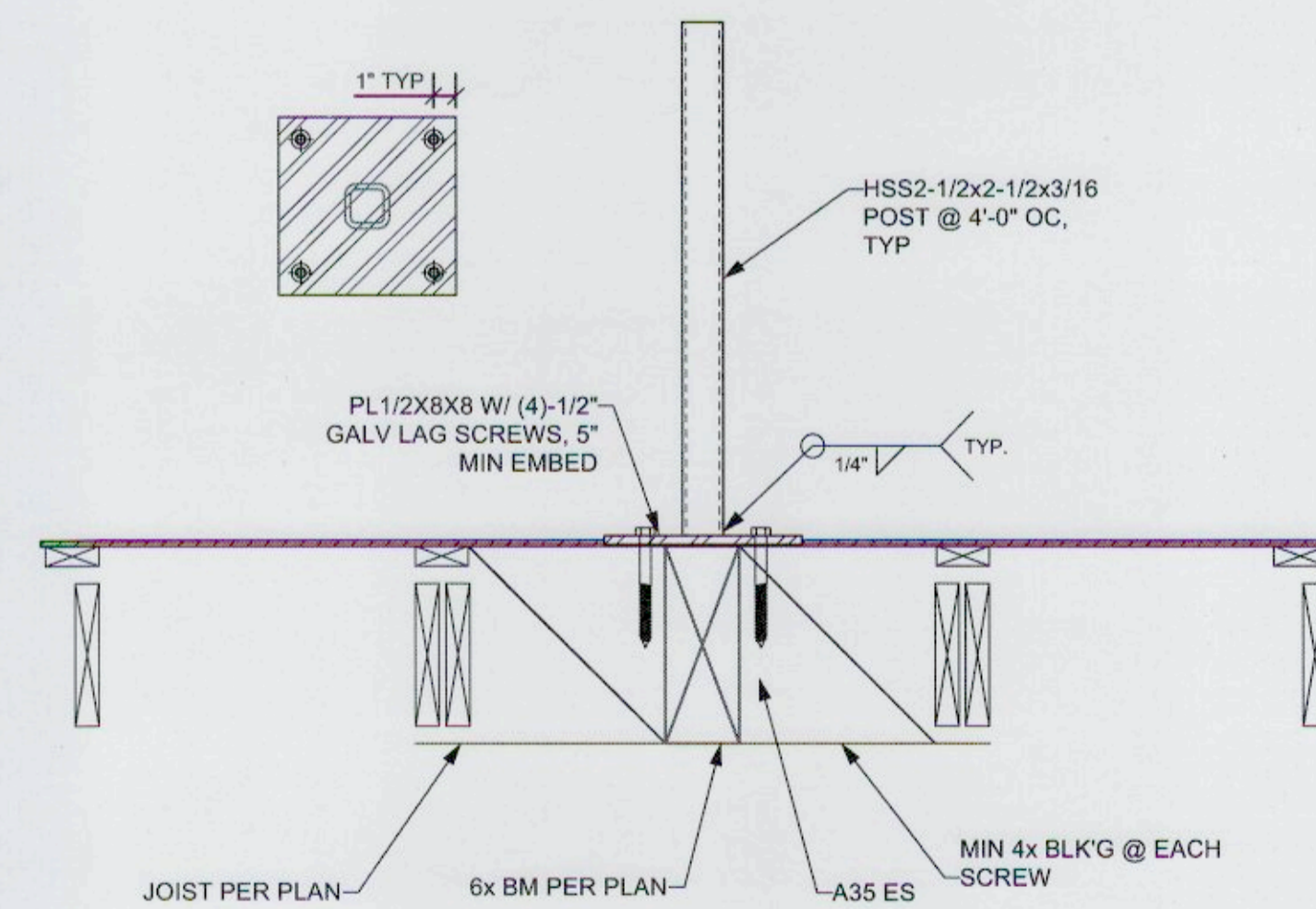
6 HSS STANCHION CONN @ DECK



7 GUARDRAIL @ DECK



8 POST @ DECK STAIR LANDING



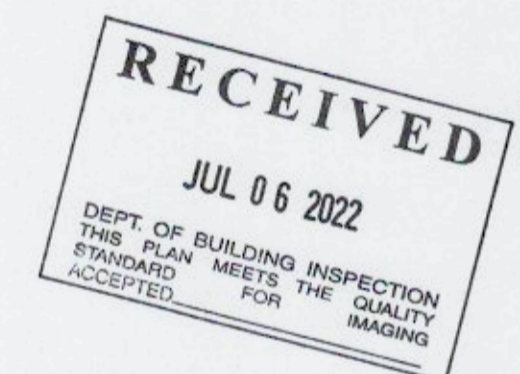
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SHEET TITLE

**WOOD
FRAMING
DETAILS (6)**



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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2016

REVISED DATE 08/05/2021

JOB NO. 21-1925

SHEET NO. **S-4.6**

Philip Chan, DBI
JUL 06 2022

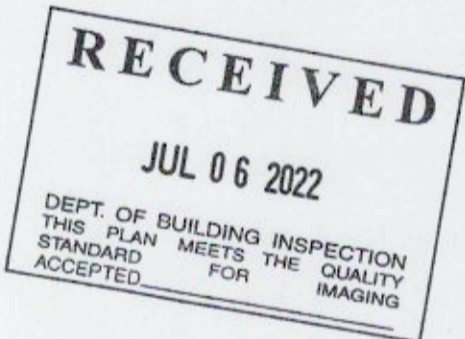
PROJECT NAME
72-74 EUREKA ST.
SAN FRANCISCO, CA



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4653 MISSION STREET
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SHEET TITLE

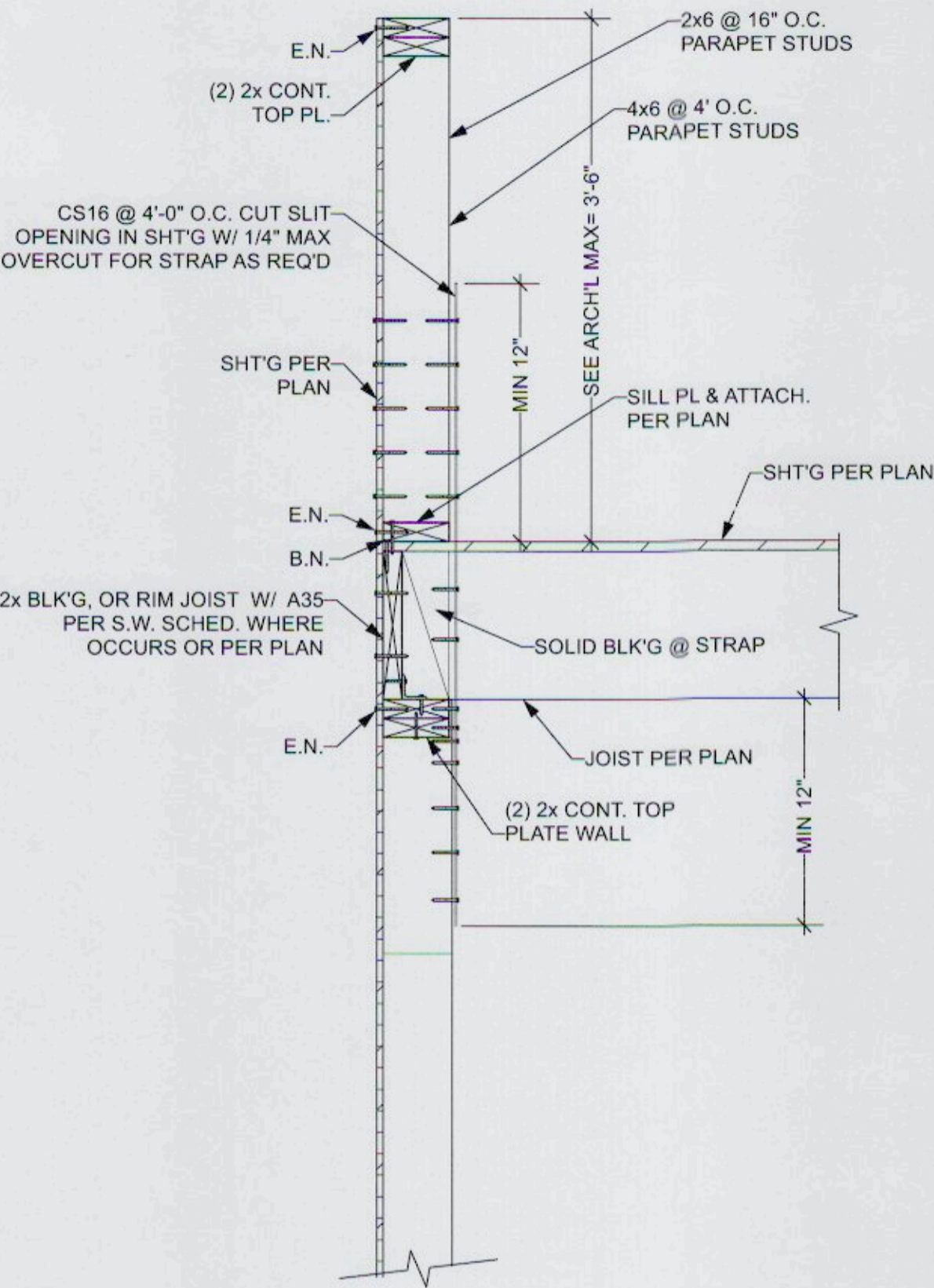
**WOOD
FRAMING
DETAILS (7)**



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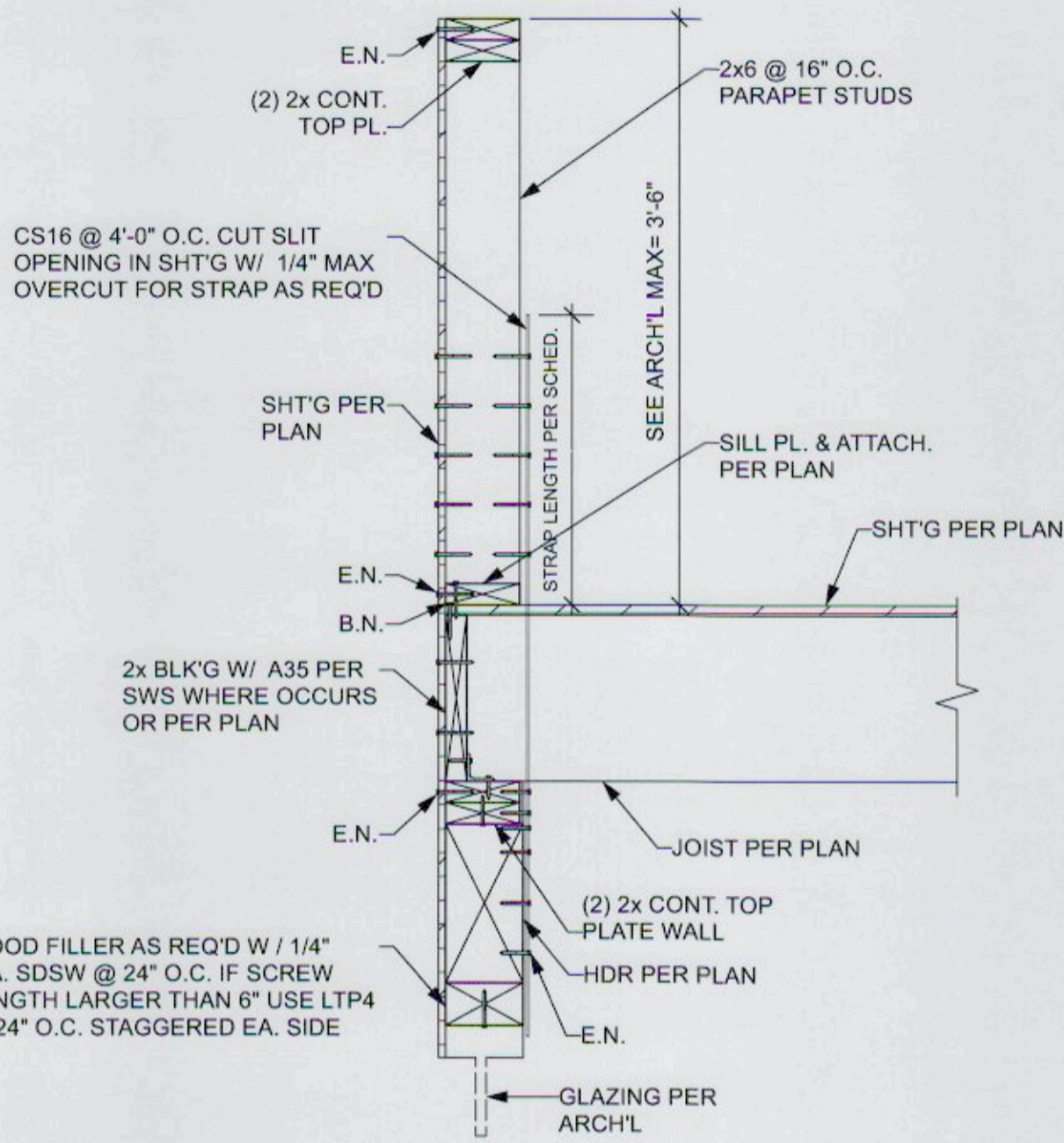
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1		SCOPE OF REVISION
2	10/18/2021	BLDG COMMENTS
3	11/24/2021	MECH COMMENTS
4	12/09/2021	BLDG COMMENTS
DRAWN	S.M.	
CHECKED	R.K.	
DATE	02/22/2016	
REVISED DATE	10/27/2021	
JOB NO.	21-1925	
SHEET NO.	S-4.7	



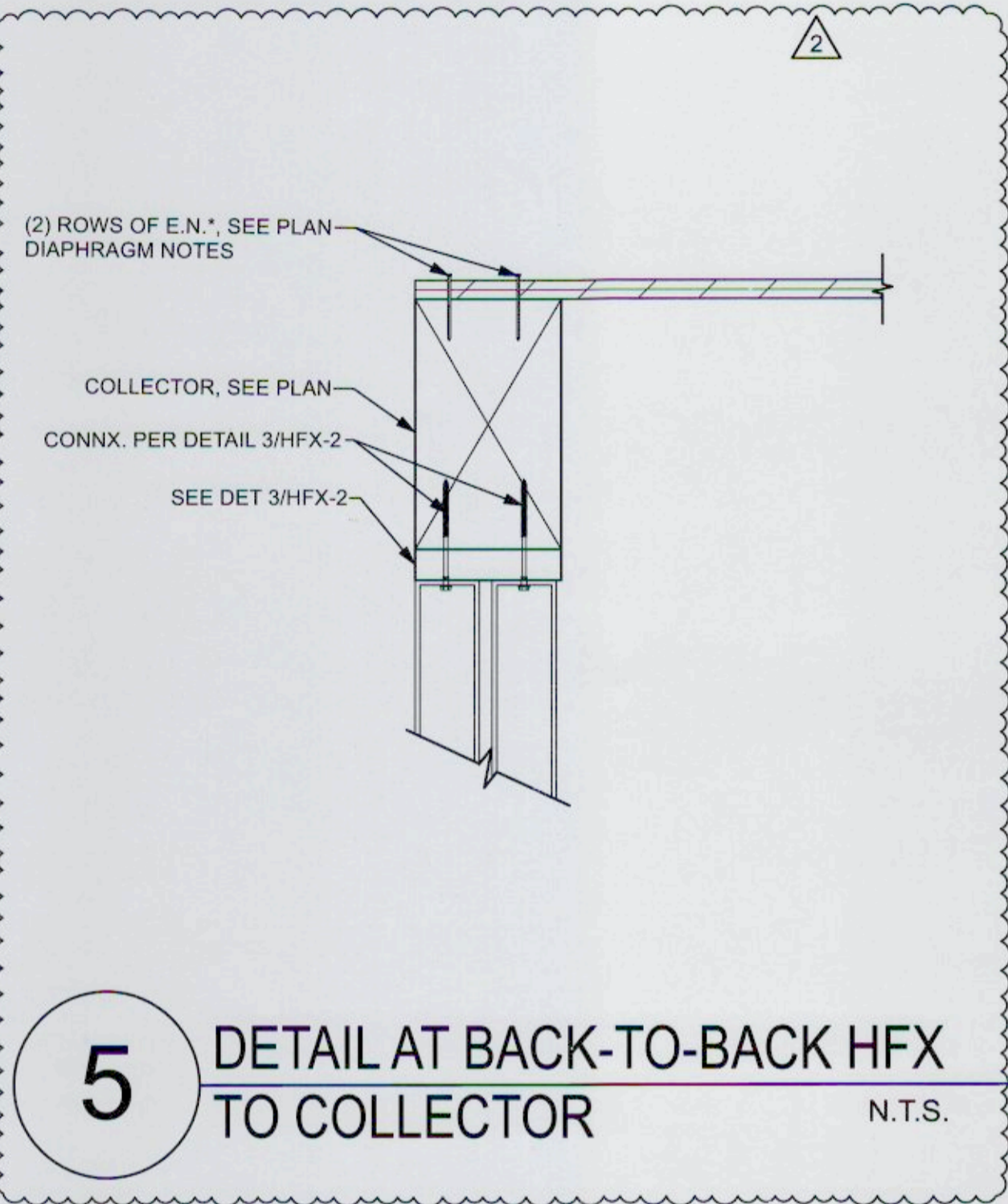
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WD-N-ROOF-15



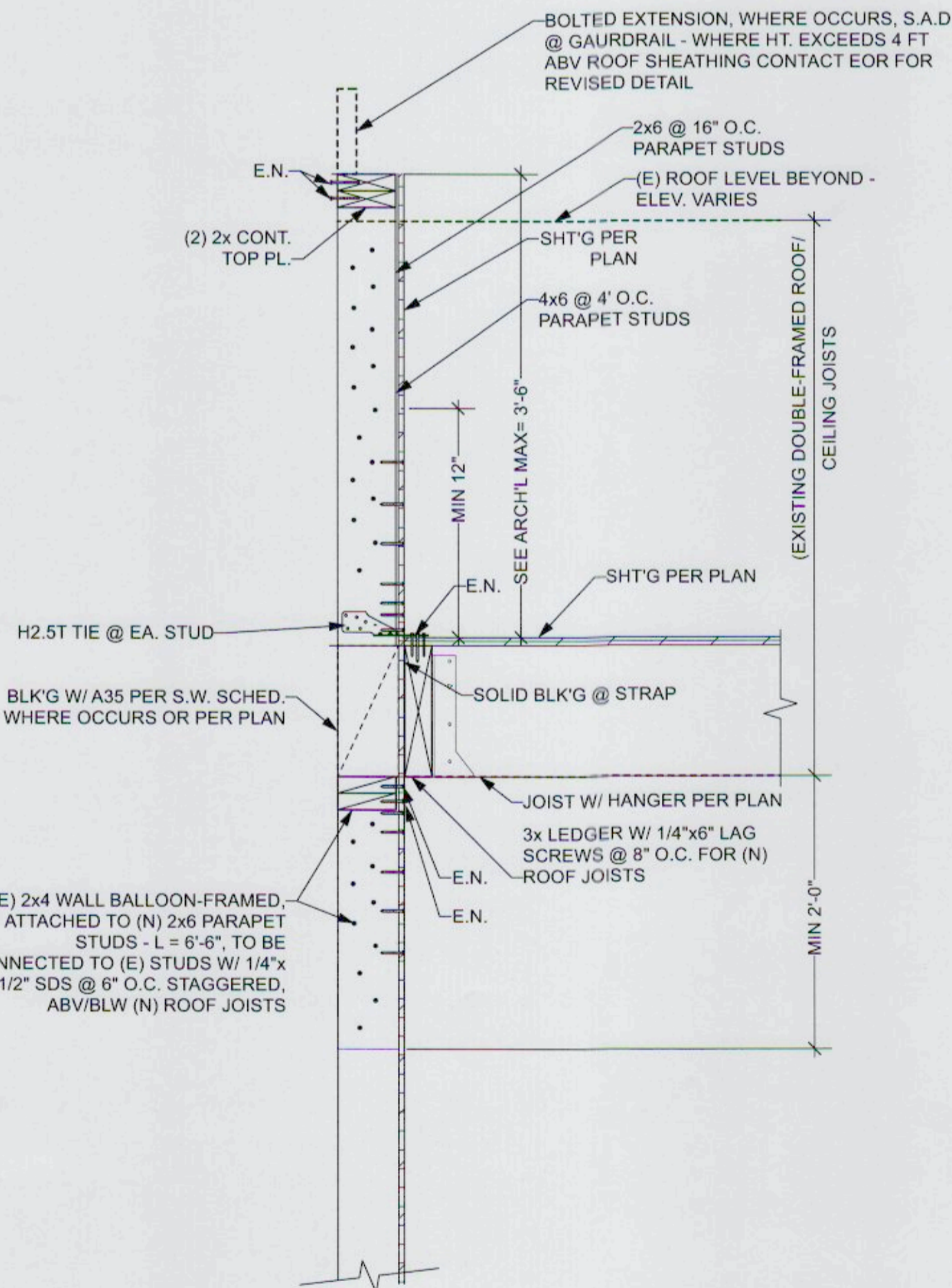
3 DETAIL

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WD-N-ROOF-15



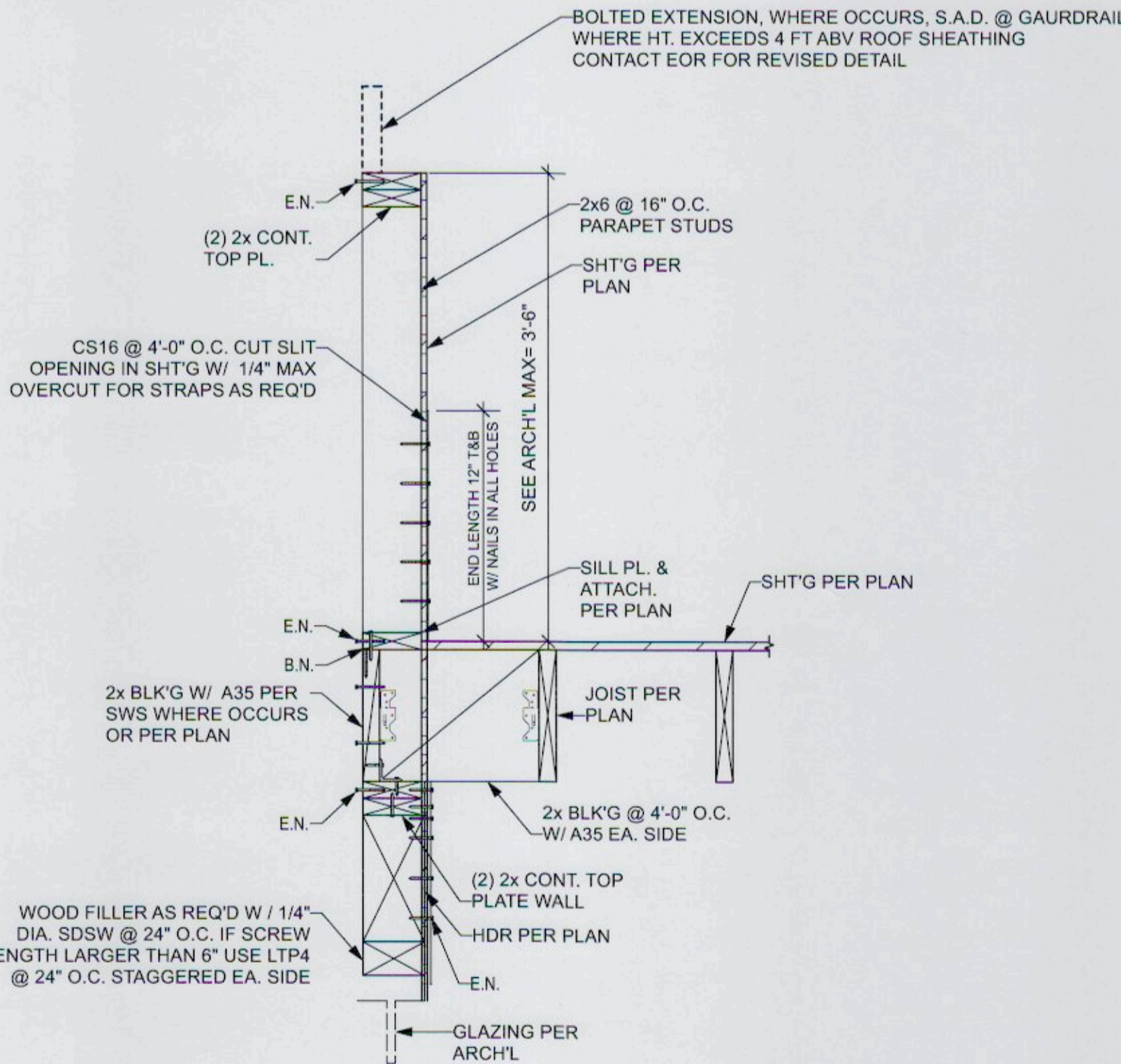
5 DETAIL AT BACK-TO-BACK HFX TO COLLECTOR

N.T.S.



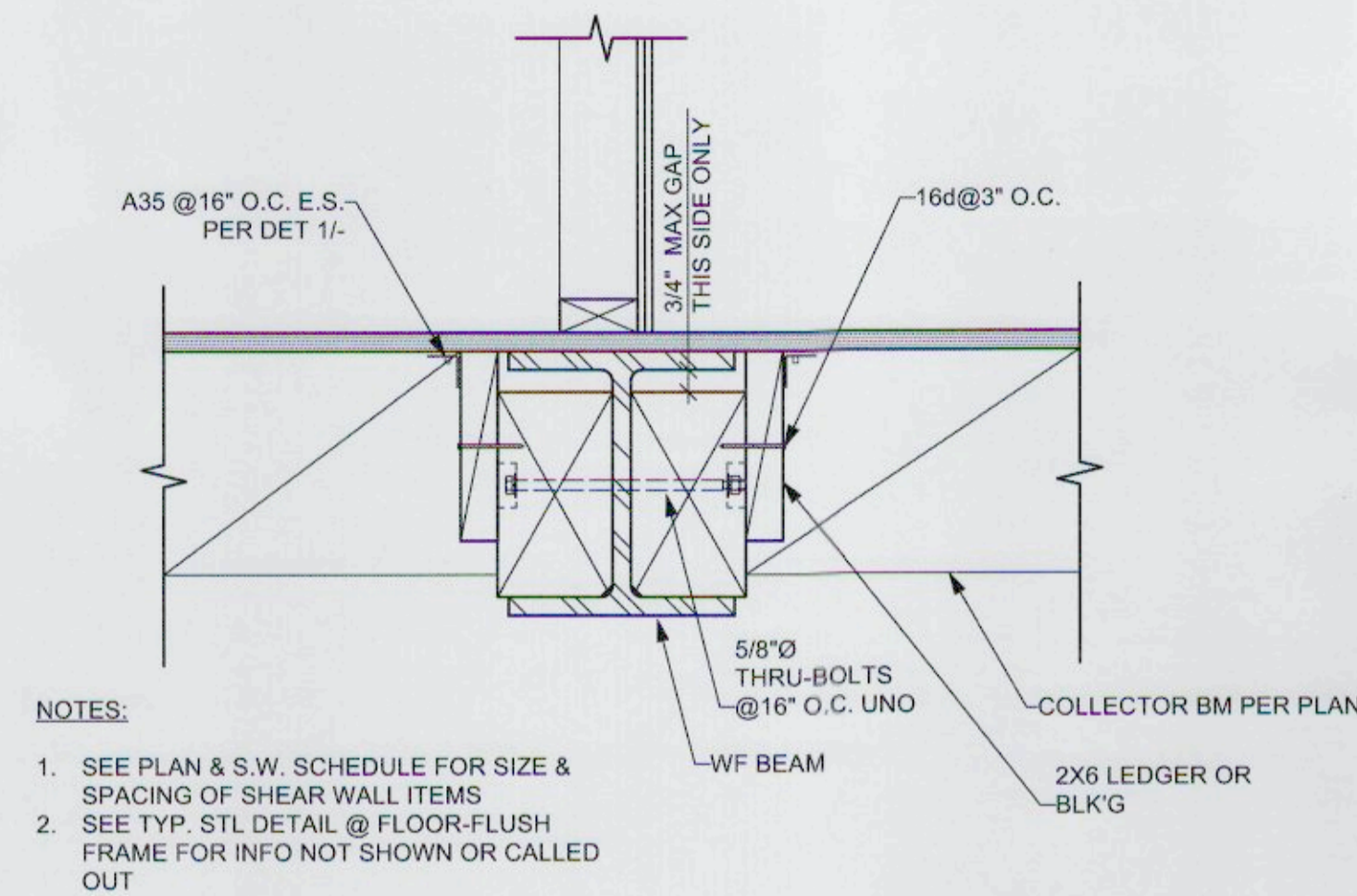
2 PARAPET WALL DETAIL

WD-N-ROOF-15



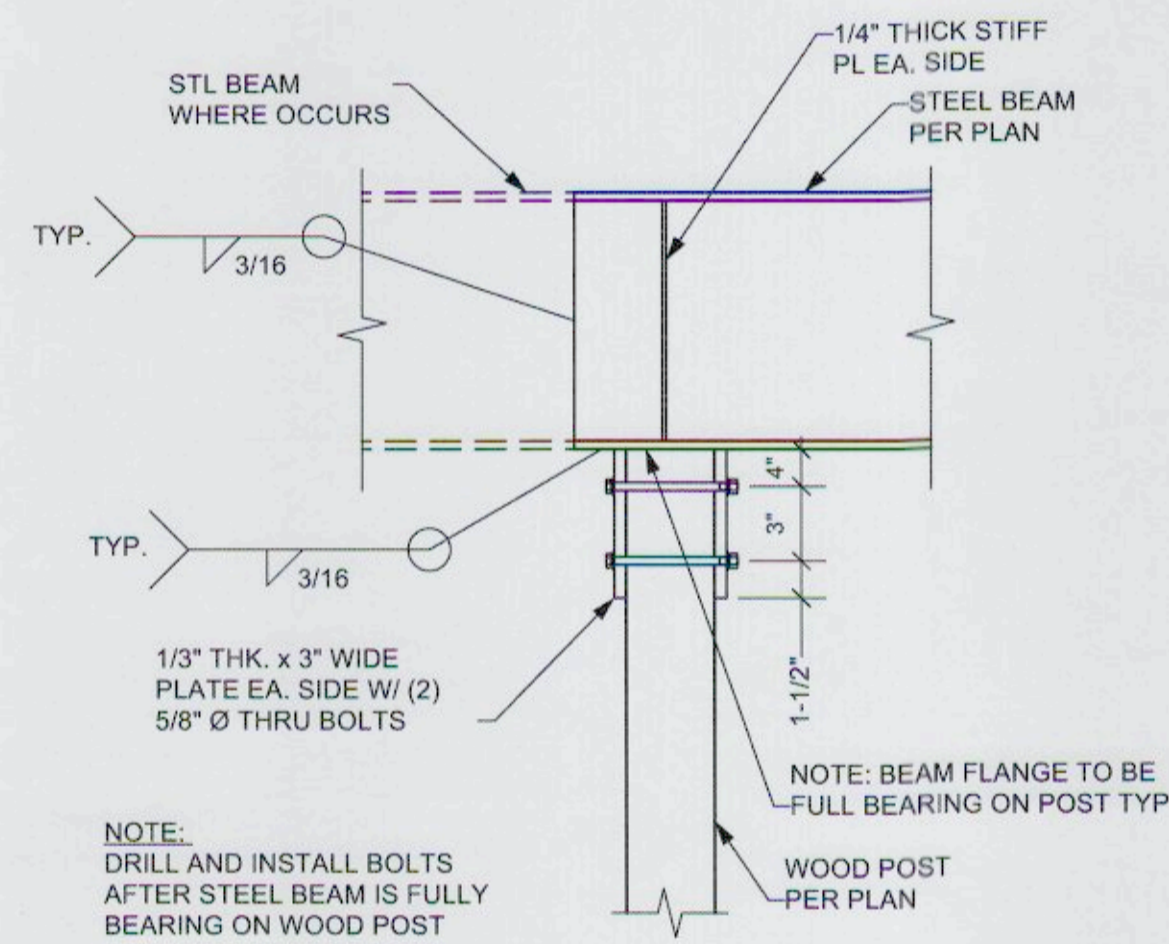
4 DETAIL

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WD-N-ROOF-14



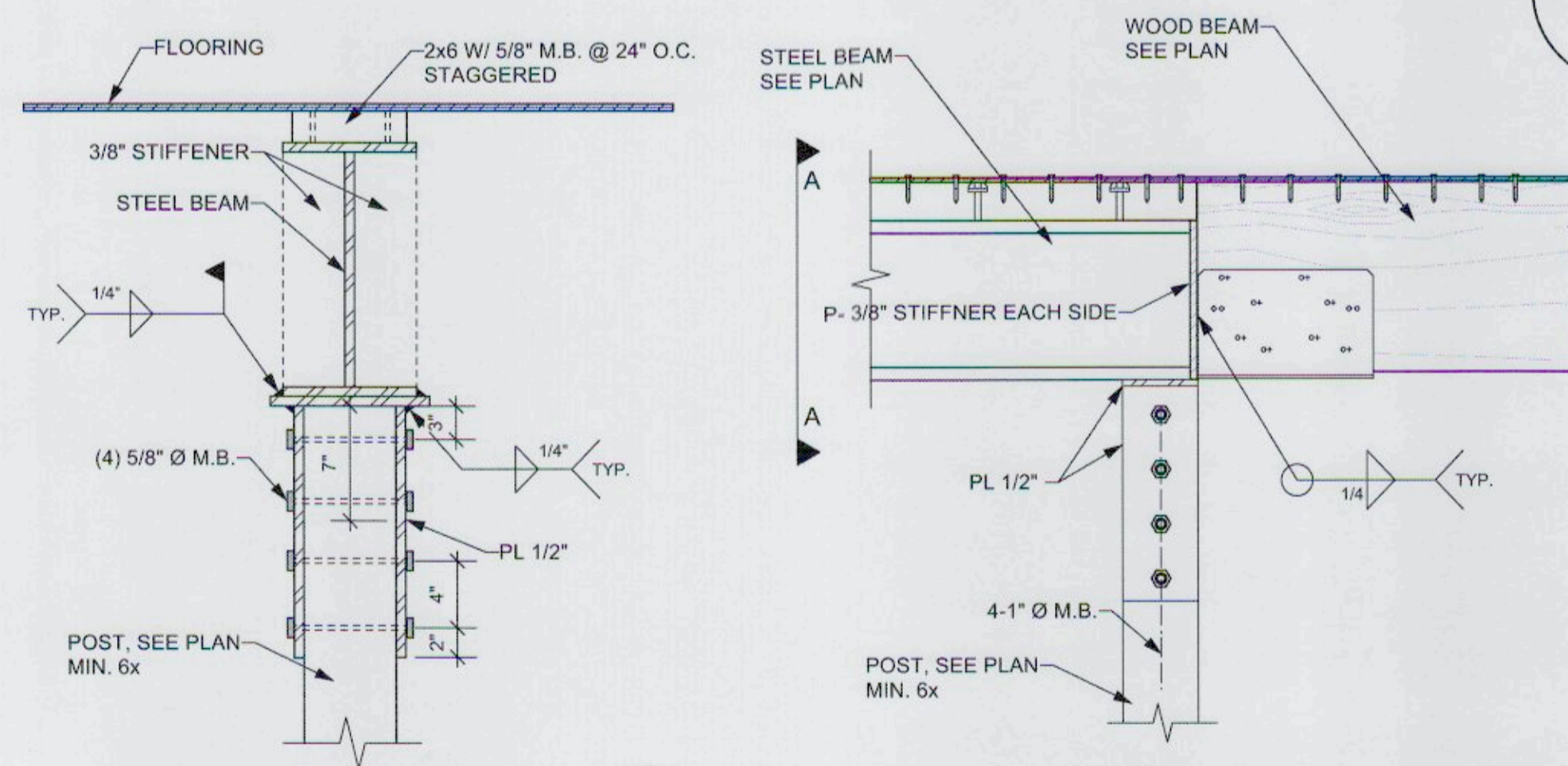
1 STEEL BEAM W/ NAILER EA SIDE

N.T.S.
STL-STL-WD-28a



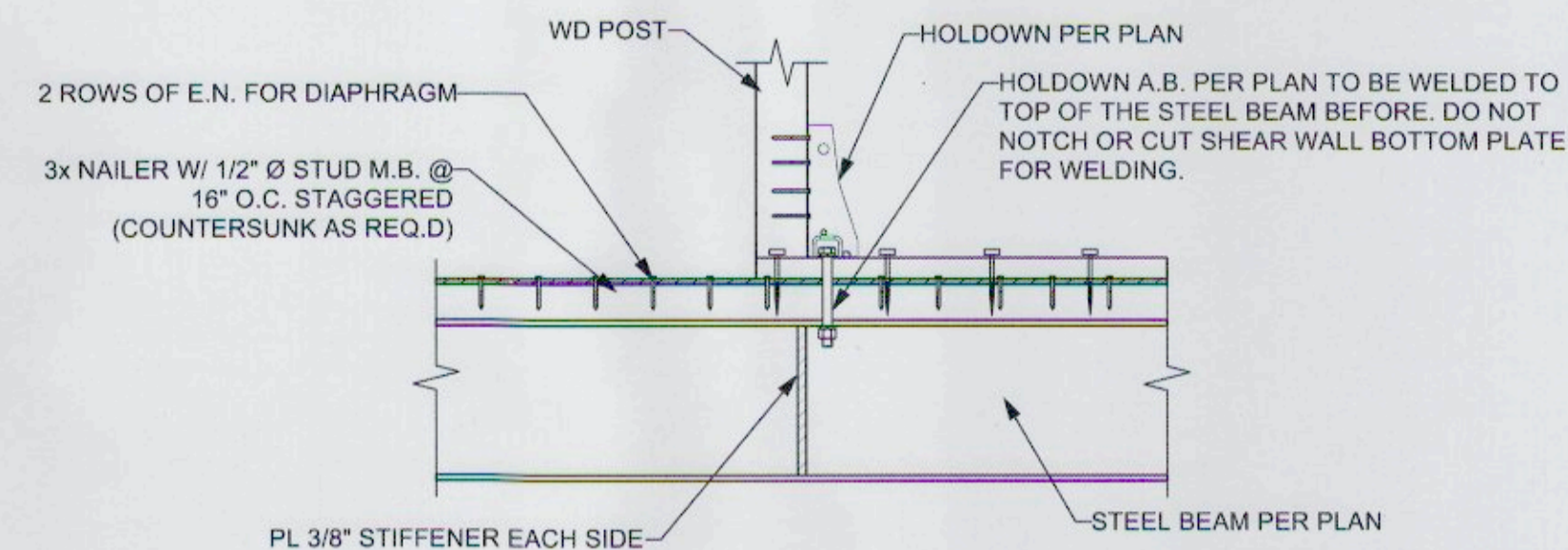
2 TYPICAL STEEL BEAM TO WOOD POST

N.T.S.
STL-STL-WD-11



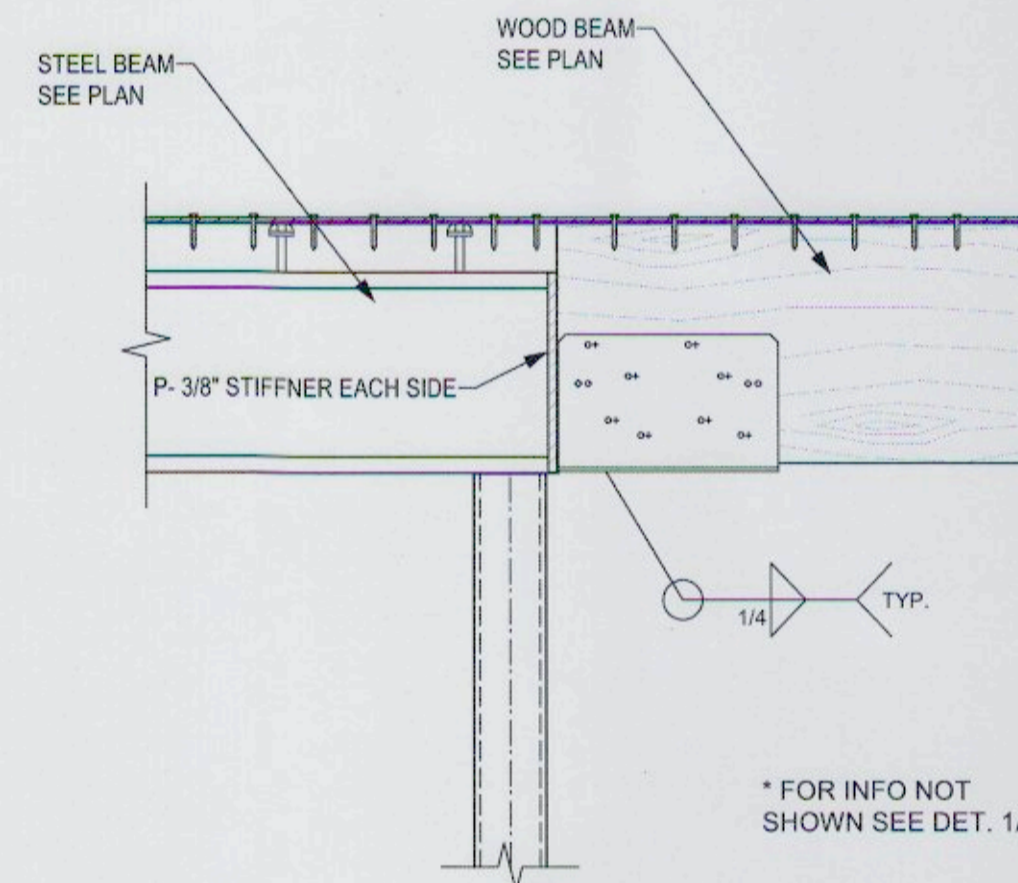
3 CONNECTION DETAIL FOR WD POST TO STEEL & WD BEAMS

N.T.S.
STL-STL-WD-20



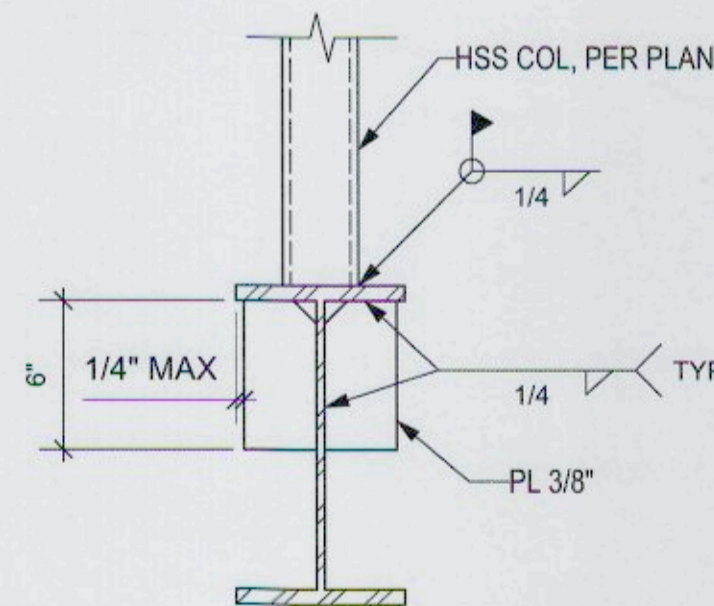
4 HOLDOWN ON STL BM CONN DETAIL

STL-STL-WD



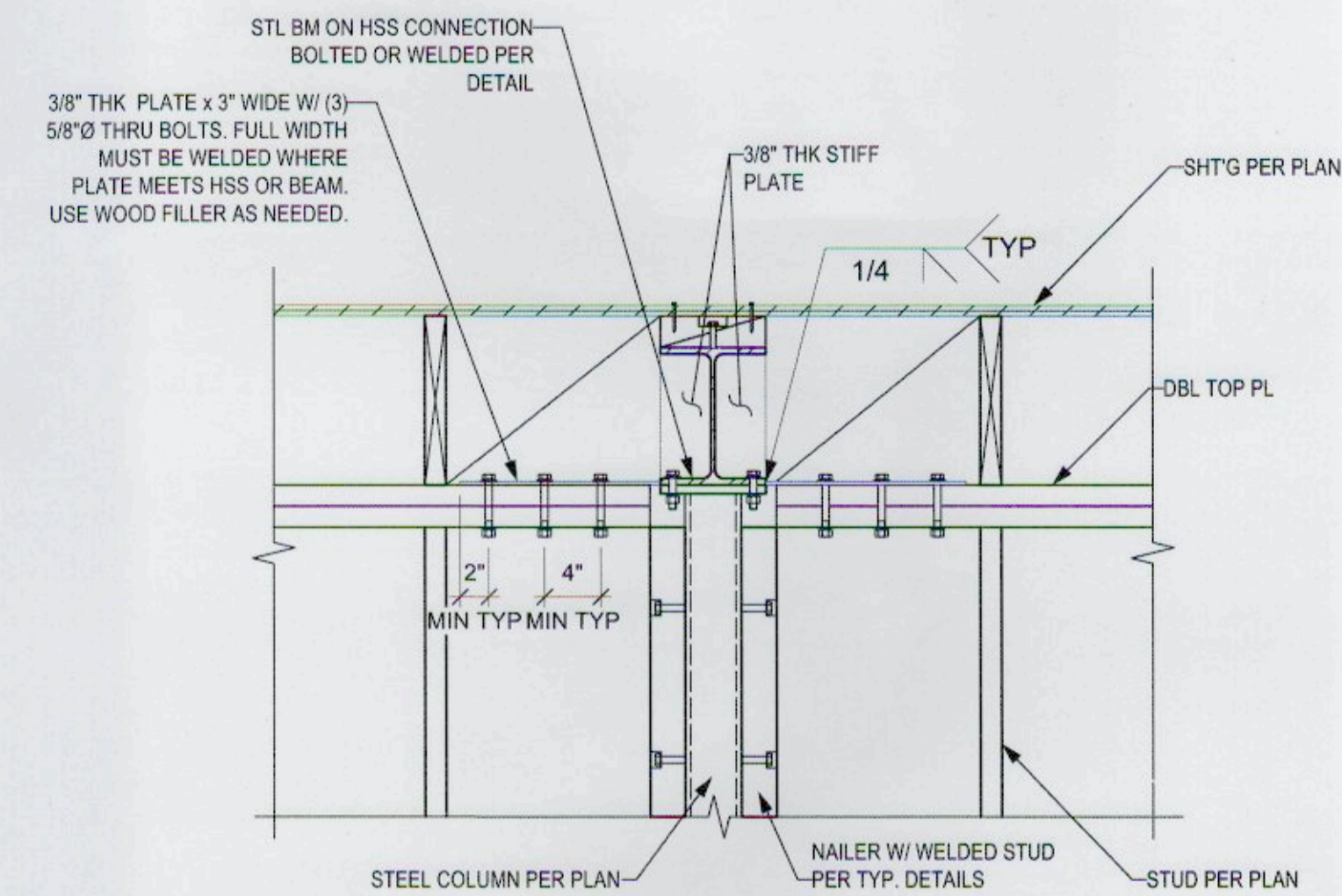
5 STL BM TO HSS POST & WOOD BM CONN.

STL-STL-WD-18



6 TYP HSS COL ABV WF BM

N.T.S.
STL-BM-COL-8



7 STL BM ON HSS WITHIN SHEAR WALL

N.T.S.
STL-STL-WD-26

PROJECT NAME

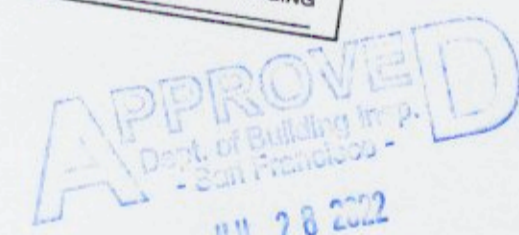
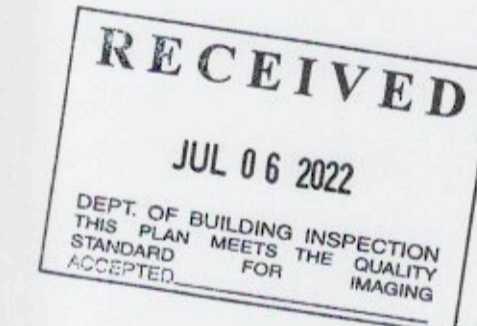
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SHEET TITLE

STEEL FRAMING DETAILS (1)



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NO.	DATE	DESCRIPTION

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DATE 02/22/2016

REVISED DATE 08/05/2021

JOB NO. 21-1925

SHEET NO. **S-5.1**

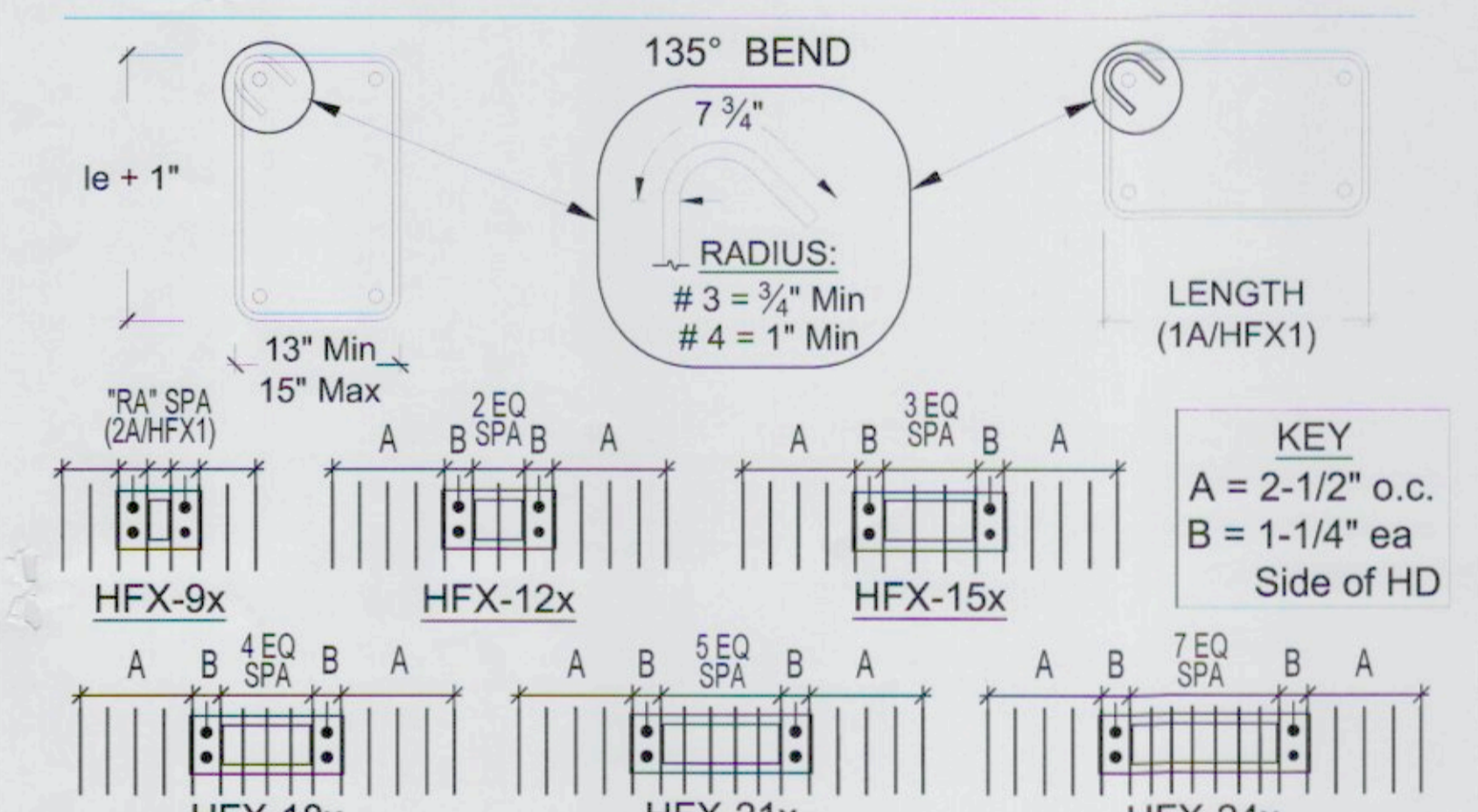
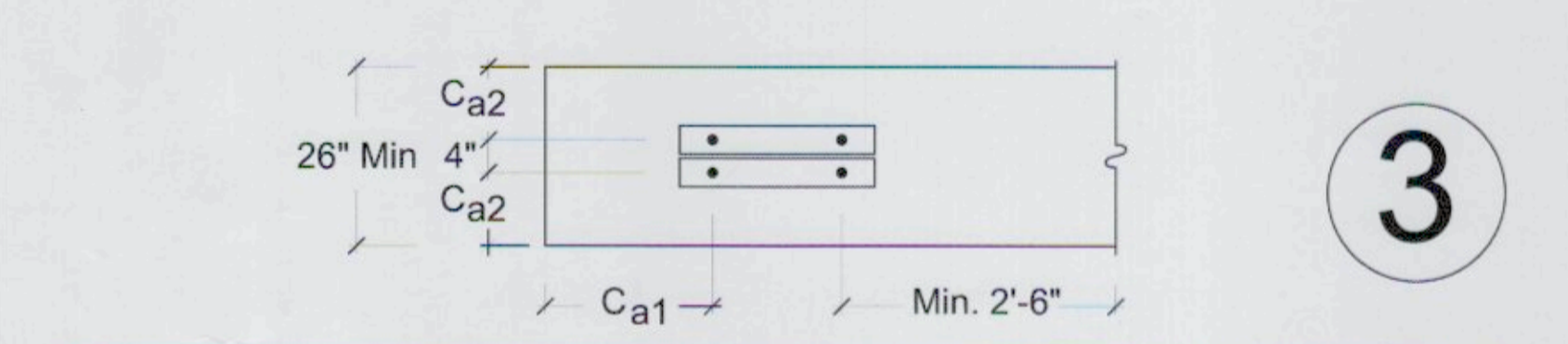
BACK TO BACK REINFORCED ANCHORAGE (BB-RA)

Model	Panel Width (in)	Anchorage ¹	Rod Dia (in)	Rod 2,3 Grade	le ⁴ (in)	Ca1 ⁵ (in)	Ca2 ⁶ (in)	Stirrups ⁹ (in)	Shear ⁷ Ties
HFX-9x	9	1-1/8-STD-BB-RA	1-1/8	STD	15	19-3/4		8 - # 4	# 3 (min) @ 3-3/4" OC
HFX-12x	12	1-1/8-STD-BB-RA	1-1/8	STD				13 - # 4	# 3 (min) @ 4" OC
HFX-15x	15	1-1/8-STD-BB-RA	1-1/8	STD				14 - # 4	
HFX-18x	18	1-1/8-STD-BB-RA	1-1/8	STD	23	20-5/8		15 - # 4	# 4 (min) @ 4" OC
HFX-21x	21	1-1/8-STD-BB-RA	1-1/8	STD				16 - # 4	
HFX-24x	24	1-1/8-STD-BB-RA	1-1/8	STD				18 - # 4	

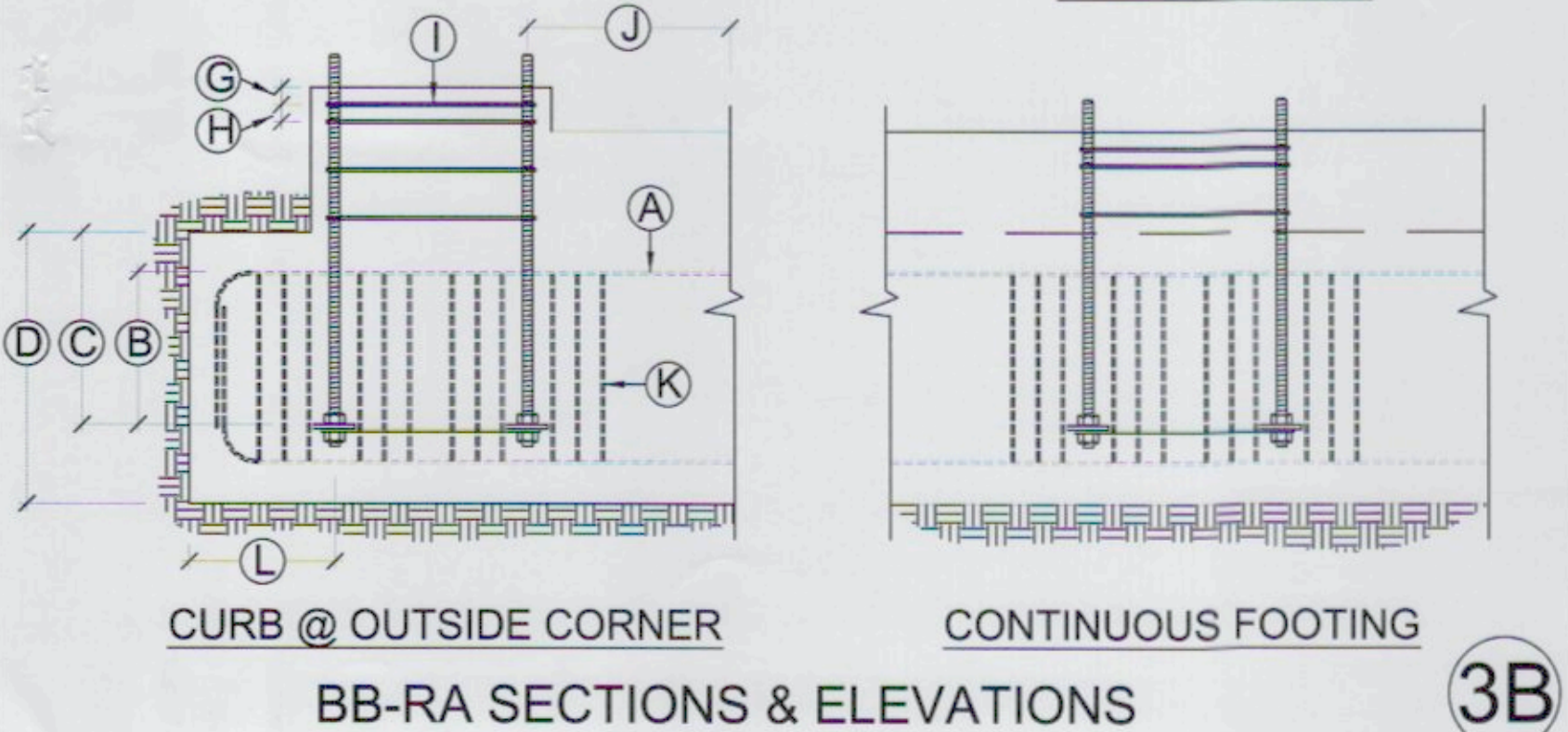
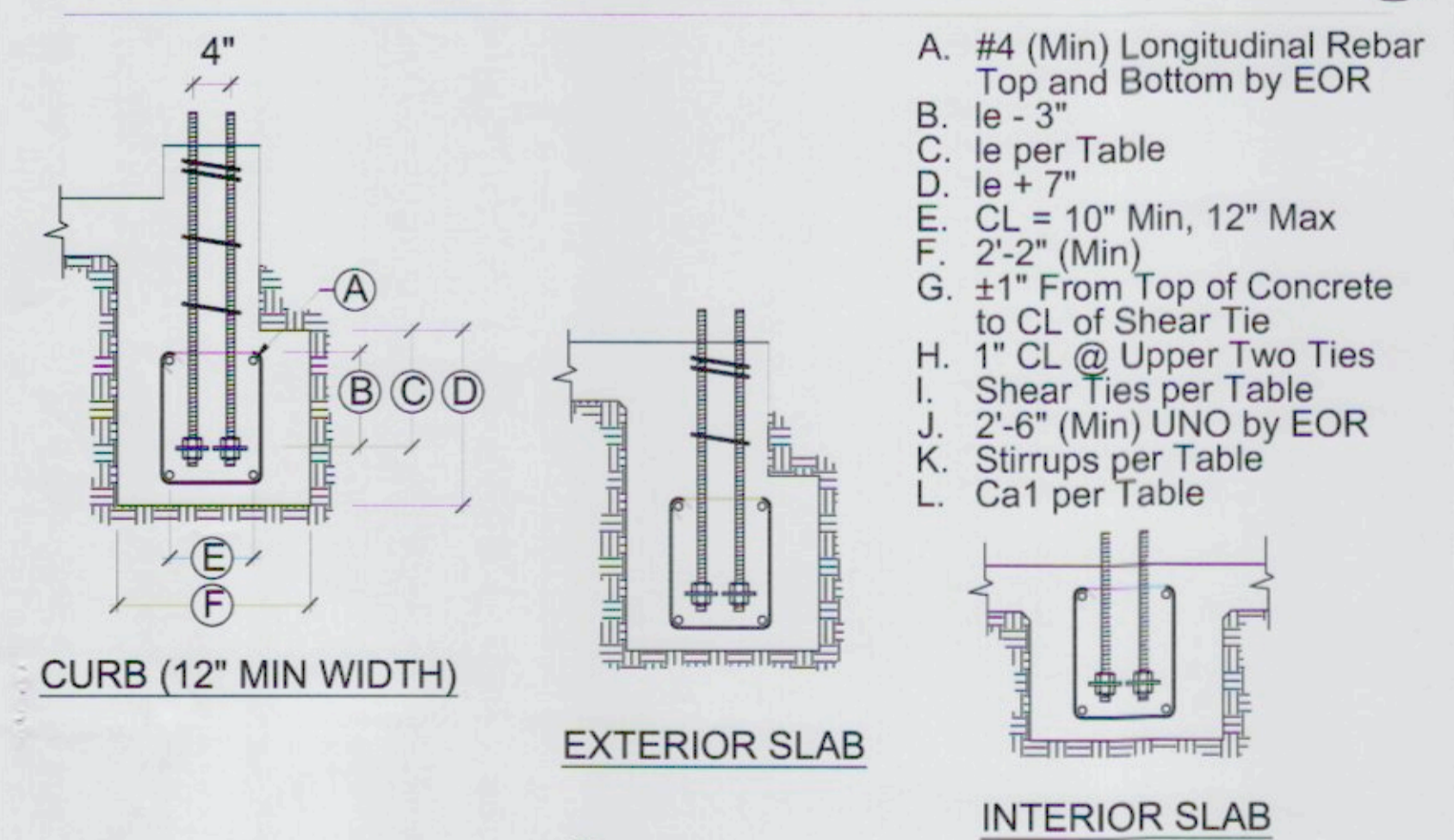
BACK TO BACK REINFORCED ANCHORAGE NOMENCLATURE

1-1/8 - STD - BB - RA

REINFORCED ANCHORAGE
"BACK TO BACK" INSTALLATION
ROD GRADE
ROD DIAMETER



BB-RA SHEAR TIES & STIRRUPS 3A



BB-RA SECTIONS & ELEVATIONS 3B

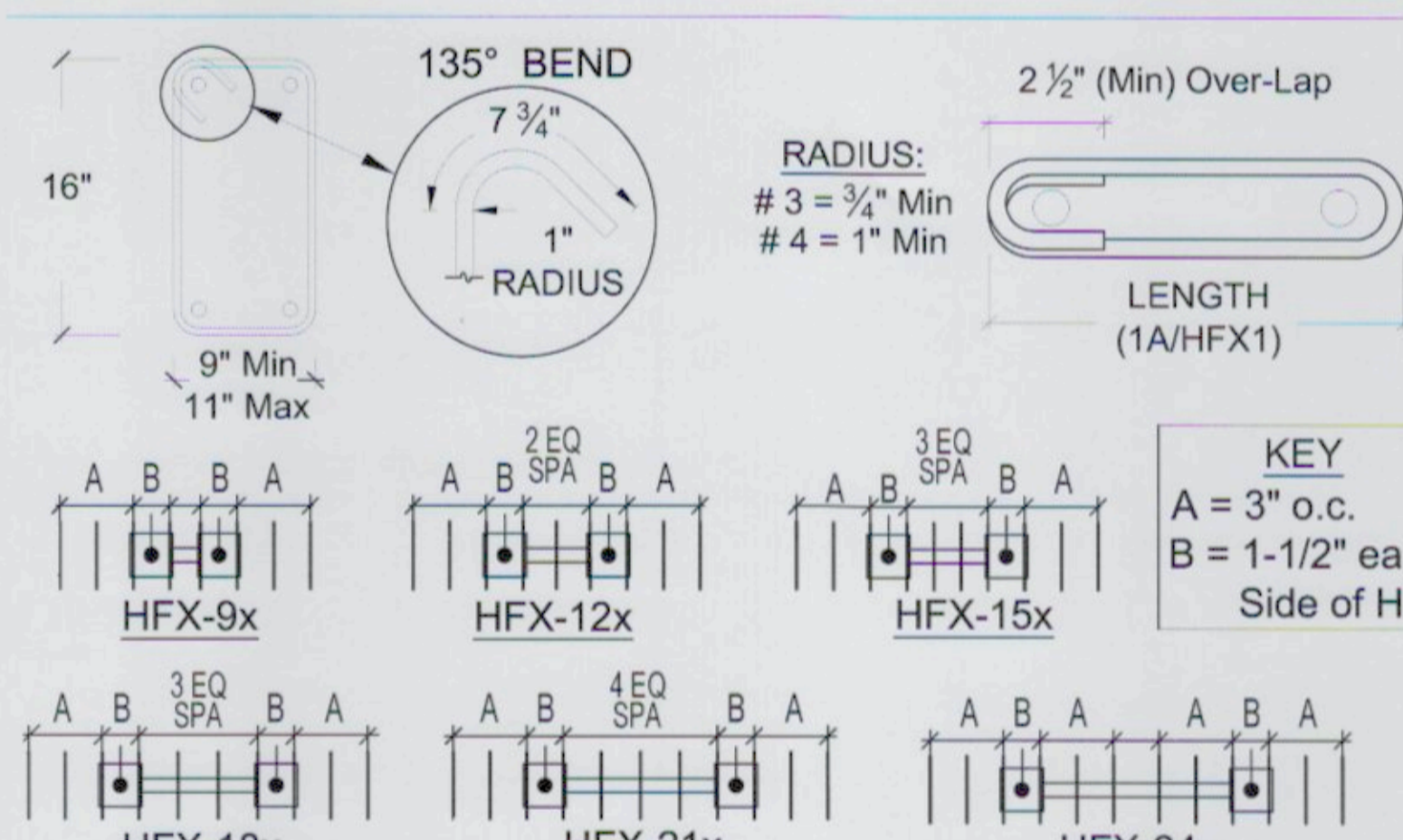
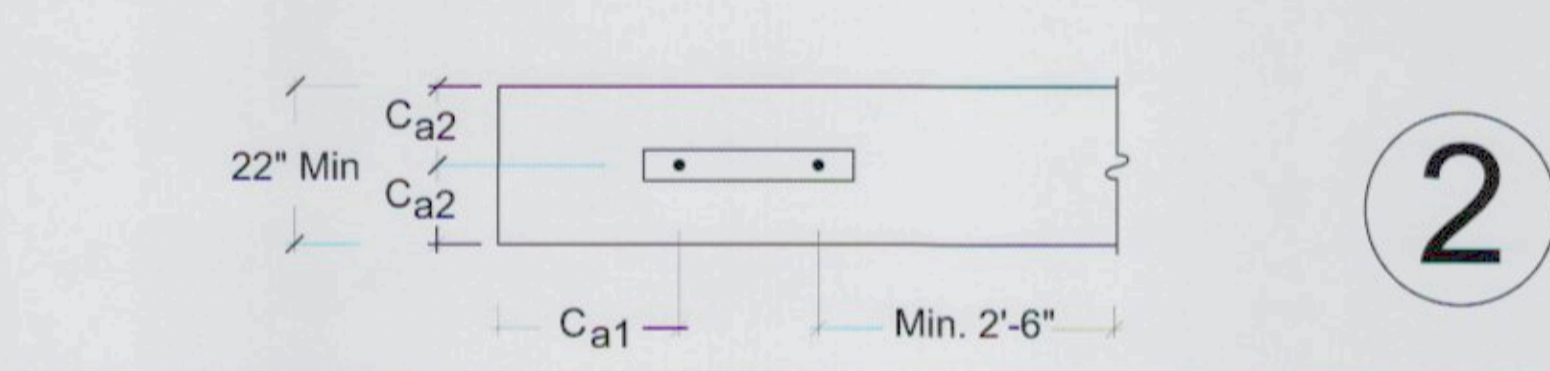
REINFORCED ANCHORAGE (RA)

Model	Panel Width (in)	Anchorage ¹	Rod Dia (in)	Rod 2,3 Grade	le ⁴ (in)	Ca1 ⁵ (in)	Ca2 ⁶ (in)	Stirrups ⁹ (in)	Shear ⁷ Ties
HFX-9x	9	1-1/8-STD-RA	1-1/8	STD		19-3/4		8 - # 4	# 3 (min) @ 3-3/4" OC
HFX-12x	12	1-1/8-STD-RA	1-1/8	STD				9 - # 4	
HFX-15x	15	1-1/8-STD-RA	1-1/8	STD	15	20-5/8		10 - # 4	# 3 (min) @ 4" OC
HFX-18x	18	1-1/8-STD-RA	1-1/8	STD				11 - # 4	
HFX-21x	21	1-1/8-STD-RA	1-1/8	STD				12 - # 4	# 4 (min) @ 4" OC
HFX-24x	24	1-1/8-STD-RA	1-1/8	STD					

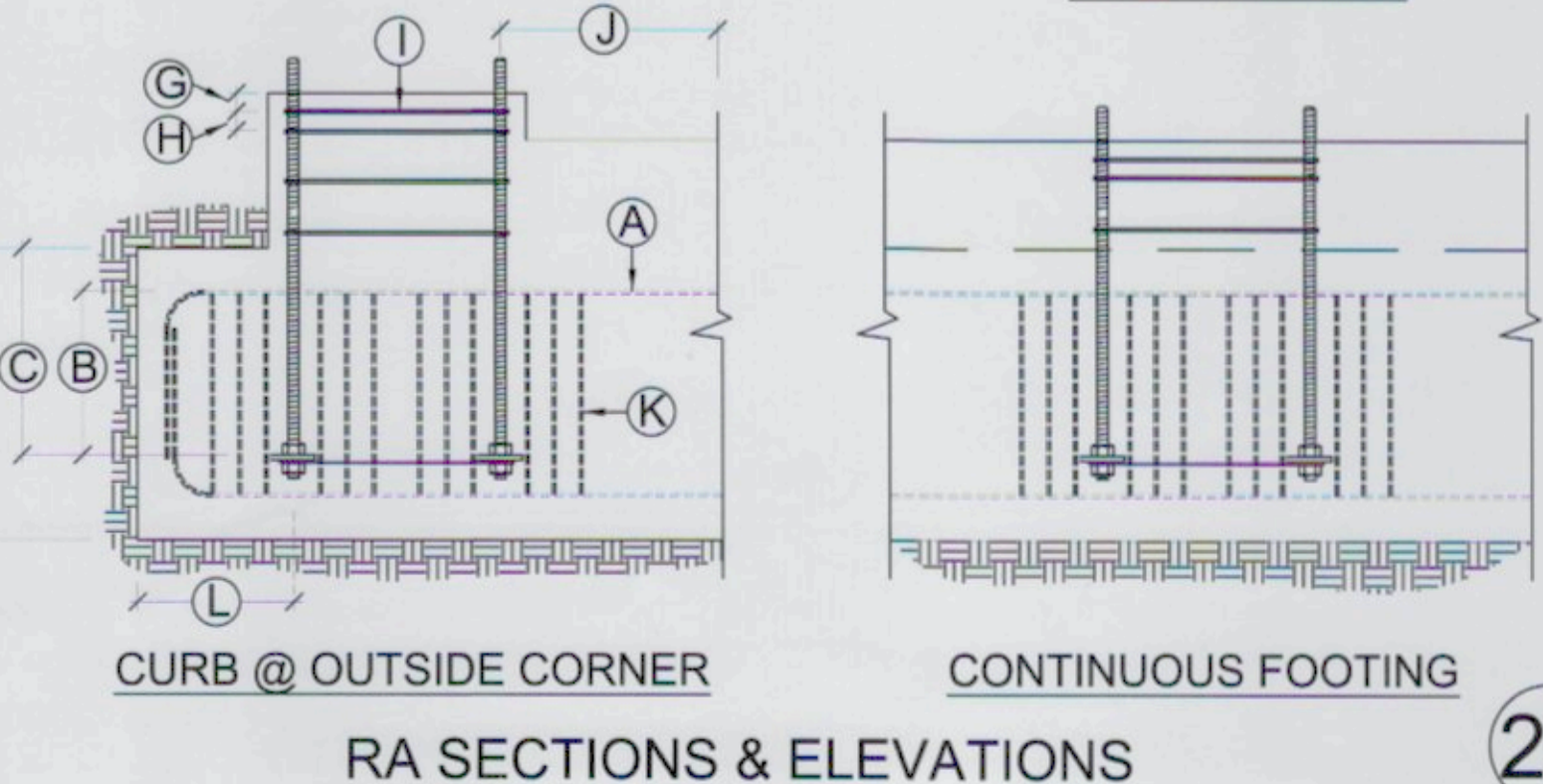
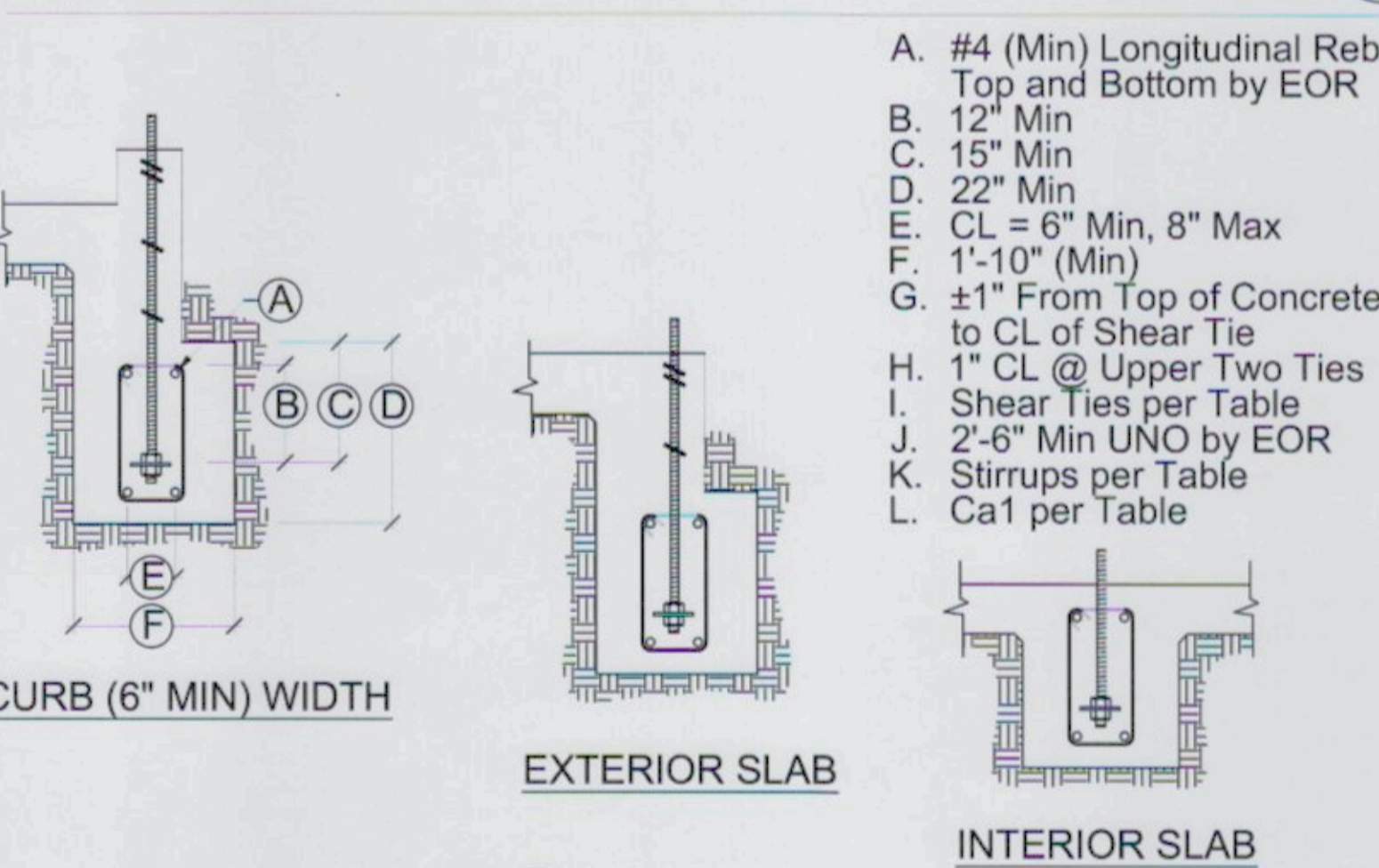
REINFORCED ANCHORAGE NOMENCLATURE

1-1/8 - STD - RA

REINFORCED ANCHORAGE
ROD GRADE
ROD DIAMETER



RA SHEAR TIES & STIRRUPS 2A



RA SECTIONS & ELEVATIONS 2B

UNREINFORCED ANCHORAGE (UA)

Model	Panel Height	Anchorage ¹	Rod Dia (in)	Rod 2,3 Grade	le ⁴ (in)	Ca1 ⁵ & Ca2 ⁶ (in)	Shear ^{7,8} Ties
HFX-9x	79.5" - 8'	1-1/8-STD-13-19	1-1/8	STD	13	19	
HFX-12x	78" - 10'	1-1/8-HS-20-30	1-1/8	HS	20	30	1 - # 3
HFX-15x, 18x	78" - 13'	1-1/8-STD-14-20	1-1/8	STD	14	20	
HFX-15x, 18x Balloon	14' - 20'	1-1/8-HS-20-30	1-1/8	HS	20	30	
HFX-21x, 24x	78" - 13'	1-1/8-STD-14-20	1-1/8	STD	14	20	2 - # 3
HFX-21x, 24x Balloon	14' - 20'	1-1/8-HS-20-30	1-1/8	HS	20	30	

UNREINFORCED ANCHORAGE NOMENCLATURE

1-1/8 - STD - 14 - 20

END & EDGE DISTANCE (Ca1 & Ca2)
EMBEDMENT DEPTH (le)
ROD GRADE
ROD DIAMETER

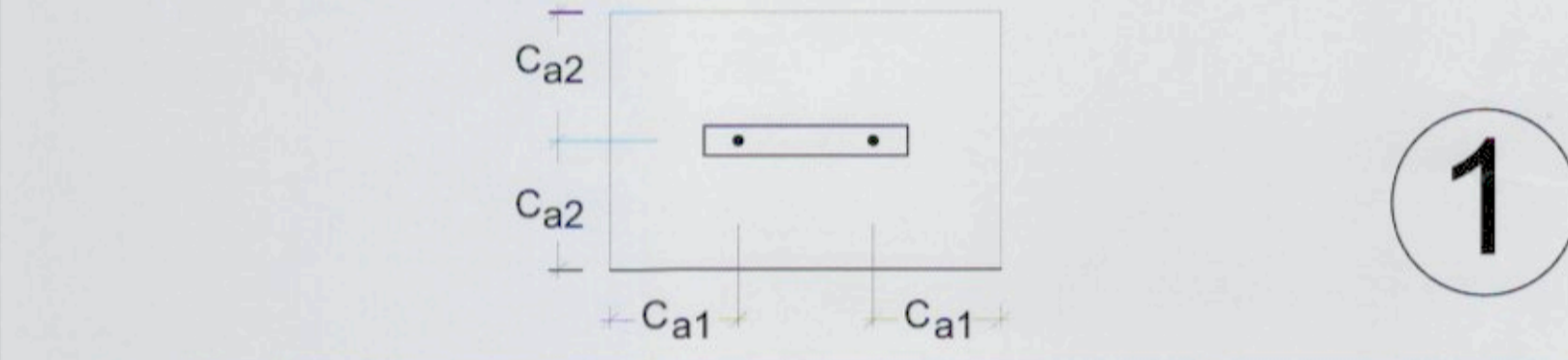
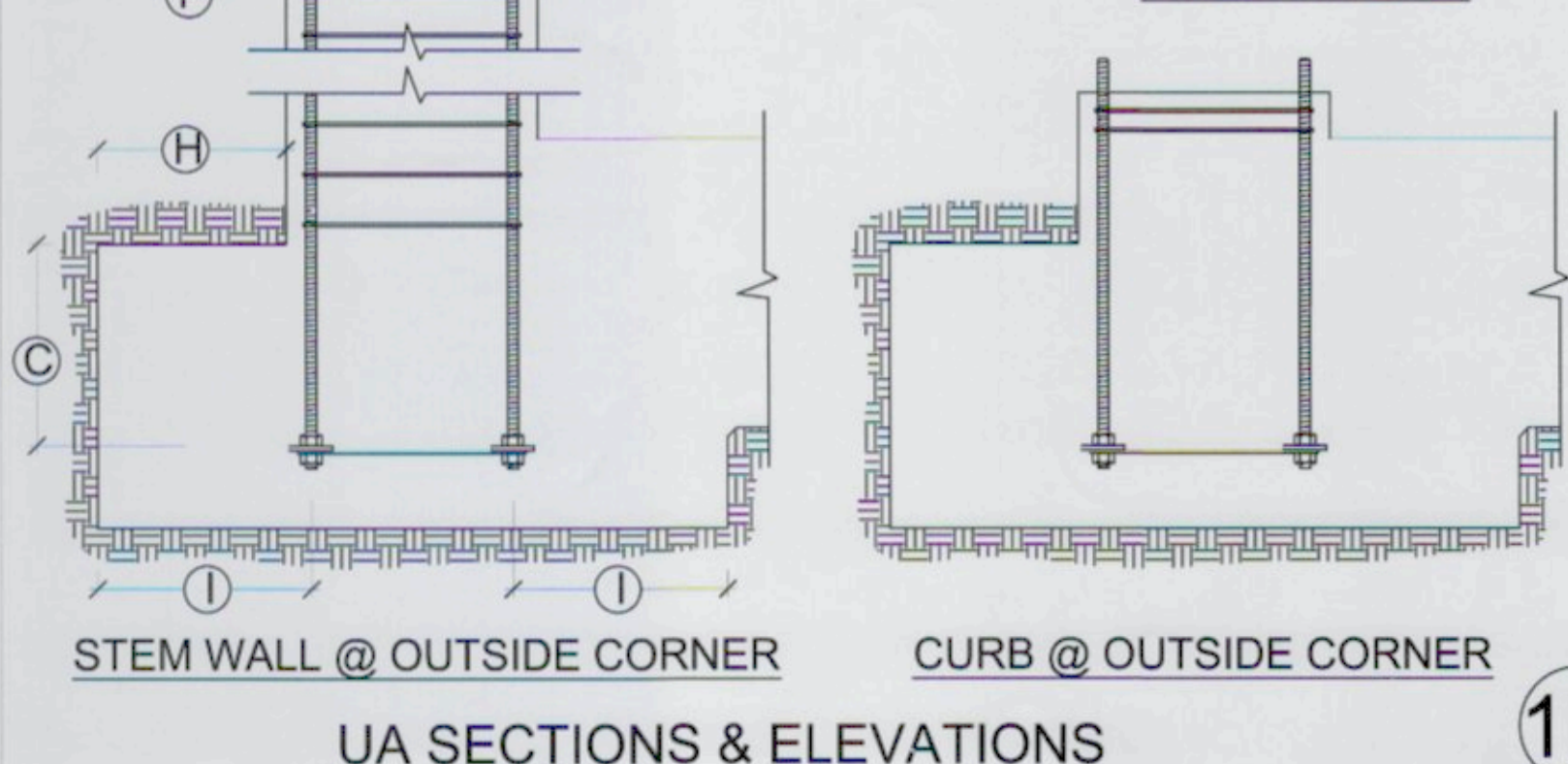
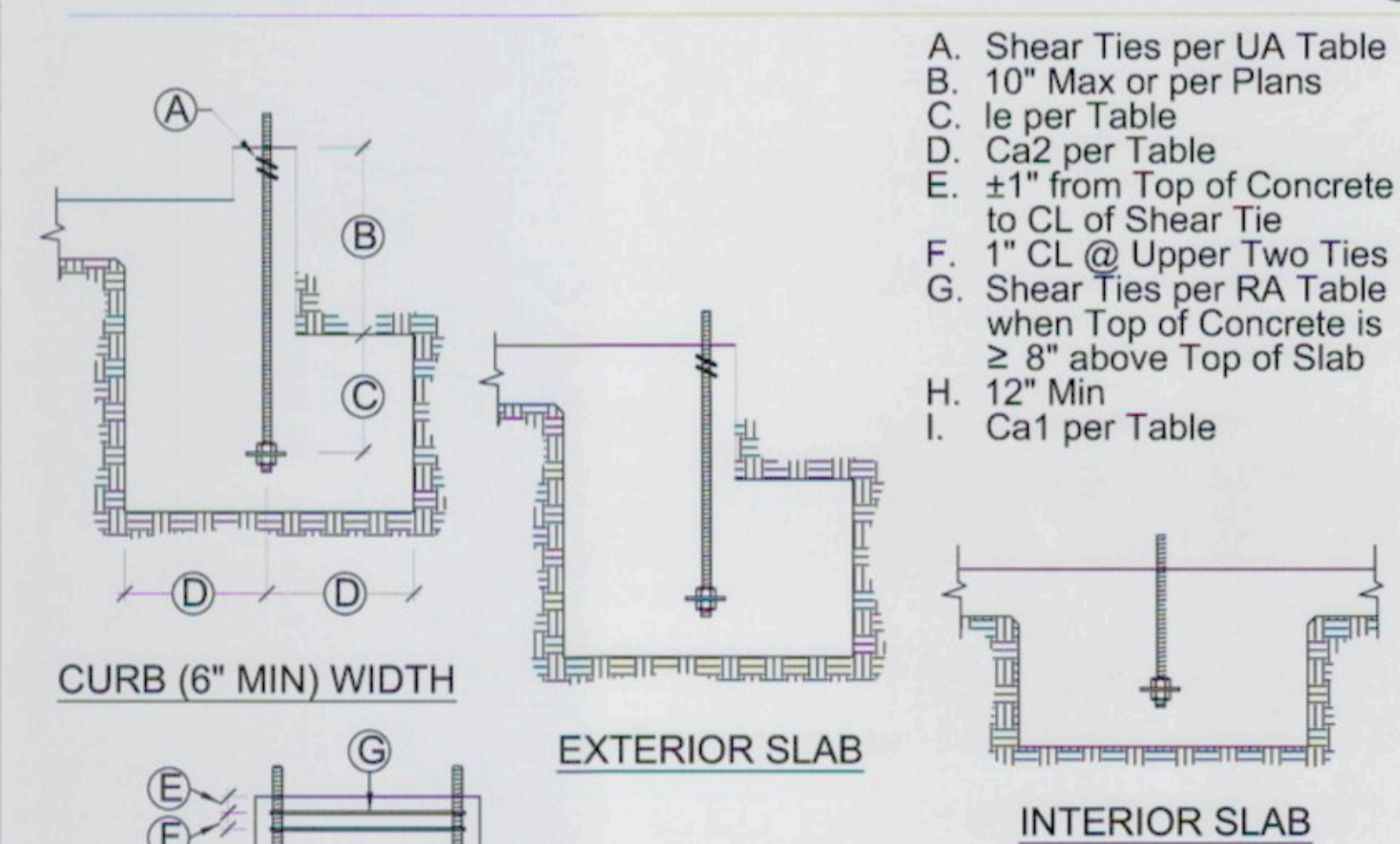


Diagram 1A: UA Shear Ties showing edge view and length details.

Model	Length	End Distance ≥	Edge Distance ≥
HFX-9x	7-1/2"	2-3/8"	2-3/8"
HFX-12x	10-1/2"	6-1/4"	3-1/2"
HFX-15x	12"	7-3/8"	4-1/4"
HFX-18x	15"	8-3/8"	5"
HFX-21x	18"	9-3/8"	5-1/2"
HFX-24x	21"	10-3/8"	6"

UA SHEAR TIES 1A



UA SECTIONS & ELEVATIONS 1B

- DESIGNS ARE TO RESIST LOADING PER ACI 318-14, SEC 17.2.3.4.3.
- STD INDICATES ANCHORS COMPLYING WITH ASTM F1554 GRADE 36 WITH A HARDY FRAME BOLT BRACE (HFXBB) INSTALLED WITH STD OR GRADE 8 DOUBLE NUTS ON THE EMBED END.
- HS INDICATES ANCHORS COMPLYING WITH ASTM A193 GRADE B7 WITH A 1/2"x3"x3"(MIN) HFPW PLATE WASHER INSTALLED WITH DOUBLE NUTS ON THE EMBED END (HFXBB NOT REQUIRED).
- LE = LENGTH OF EMBEDMENT FROM THE TOP OF FOOTING OR GRADE BEAM TO THE TOP OF THE HFXBB BOLT BRACE (TOP OF THE EMBEDDED HFPW PLATE WASHER @ HS ANCHORS)
- CA1 = DISTANCE FROM HD CENTERLINE TO THE END OF THE FOOTING OR GRADE BEAM.
- CA2 = DISTANCE FROM HD CENTERLINE TO BOTH THE FRONT AND THE BACK FACE OF THE FOOTING OR GRADE BEAM.
- SHEAR TIES ARE GRADE 60 (MIN) REBAR AND REQUIRED FOR NEAR EDGE DISTANCE CONDITIONS PER ACI-318-14, F'C = 2,500 PSI. CURBS AND STEM WALLS MUST BE 6 INCH (MIN) WIDTH FOR UA AND RA, 12 INCH (MIN) WIDTH FOR BB-RA.
- FOR UA APPLICATIONS, ADDITIONAL TIES MAY BE REQUIRED AT STEM WALLS. SHEAR TIES ARE NOT REQUIRED FOR INSTALLATION AWAY FROM EDGE (SEE DETAIL 1A), INSTALLATION ON WOOD FRAMING, OR FOR IRC BRACED WALL PANEL APPLICATIONS.
- STIRRUPS ARE GRADE 60 (MIN) REBAR. SEE TABLE FOR SIZE AND SPACING. SEE "STIRRUP LAYOUT" DIAGRAMS AND "KEY" FOR LAYOUT PATTERNS.
- CONCRETE EDGE DISTANCES MUST COMPLY WITH ACI 318-14, SECTION 17.7.2. COATED REINFORCEMENT MAY BE SPECIFIED BY THE EOR TO LIMIT EXPOSURE AND THEREFORE REDUCE MINIMUM CONCRETE COVER. COATED REINFORCEMENT MUST COMPLY WITH ACI 318-14, SECTION 20.6.2.

Diagram 1B: HFX Anchor Centerlines showing cross-sections for CURB (6" MIN) WIDTH, EXTERIOR SLAB, and INTERIOR SLAB with detailed reinforcement details and a list of specifications A through I.

Model	Width	(A)	(B)
HFX-9x	9"	1-3/4"	5-1/2"
HFX-12x	12"		8-1/2"
HFX-15x	15"	2-5/8"	9-3/4"
HFX-18x	18"		12-3/4"
HFX-21x	21"		15-3/4"
HFX-24x	24"		18-3/4"

HFX ANCHOR CENTERLINES 1B

- IMPORTANT!
- ANCHORAGE IS DESIGNED FOR TENSION AND SHEAR TRANSFER ONLY, FOUNDATION DESIGN PER EOR.
- REINFORCEMENT SHOWN IS THE MINIMUM REQUIREMENT AND IS NOT INTENDED TO REPLACE REINFORCEMENT DESIGNED BY THE EOR.
- FOR RA AND BB-RA INSTALLATIONS, THE HFXBB BOLT BRACE MAY BE PLACED ON TOP OF THE STIRRUPS WITH DOUBLE-NUTS INSTALLED AT EMBED END OF STANDARD GRADE ANCHOR RODS. (NOTE: 1/2" x 3" x 3" MIN. HFPW PLATE WASHERS ARE REQUIRED TO BE DOUBLE-NUTTED AT EMBED END OF HIGH STRENGTH ANCHOR RODS.)
- HIGH STRENGTH ALL-THREAD RODS PROVIDED BY HARDY FRAMES ARE STAMPED ON BOTH ENDS.

IMPORTANT NOTES B

REVISIONS DATE

ANCHORAGE DETAILS - HFX PANELS

THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH HARDY FRAME PRODUCTS

RECEIVED
JUL 06 2022
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY IMAGING STANDARDS FOR ACCEPTED

REGISTERED PROFESSIONAL ENGINEER
PEZIMAN MOJIB
C78170
CIVIL
STATE OF CALIFORNIA

Phillip Chan, DBI
JUL 06 2022

HARDY FRAME
SHEAR WALL SYSTEM

1732 PALMA DRIVE, SUITE 200, VENTURA, CA 93003
TELEPHONE: 800 754-3030 / www.hardyframe.com

MiTek
DATE: 1-1-2020

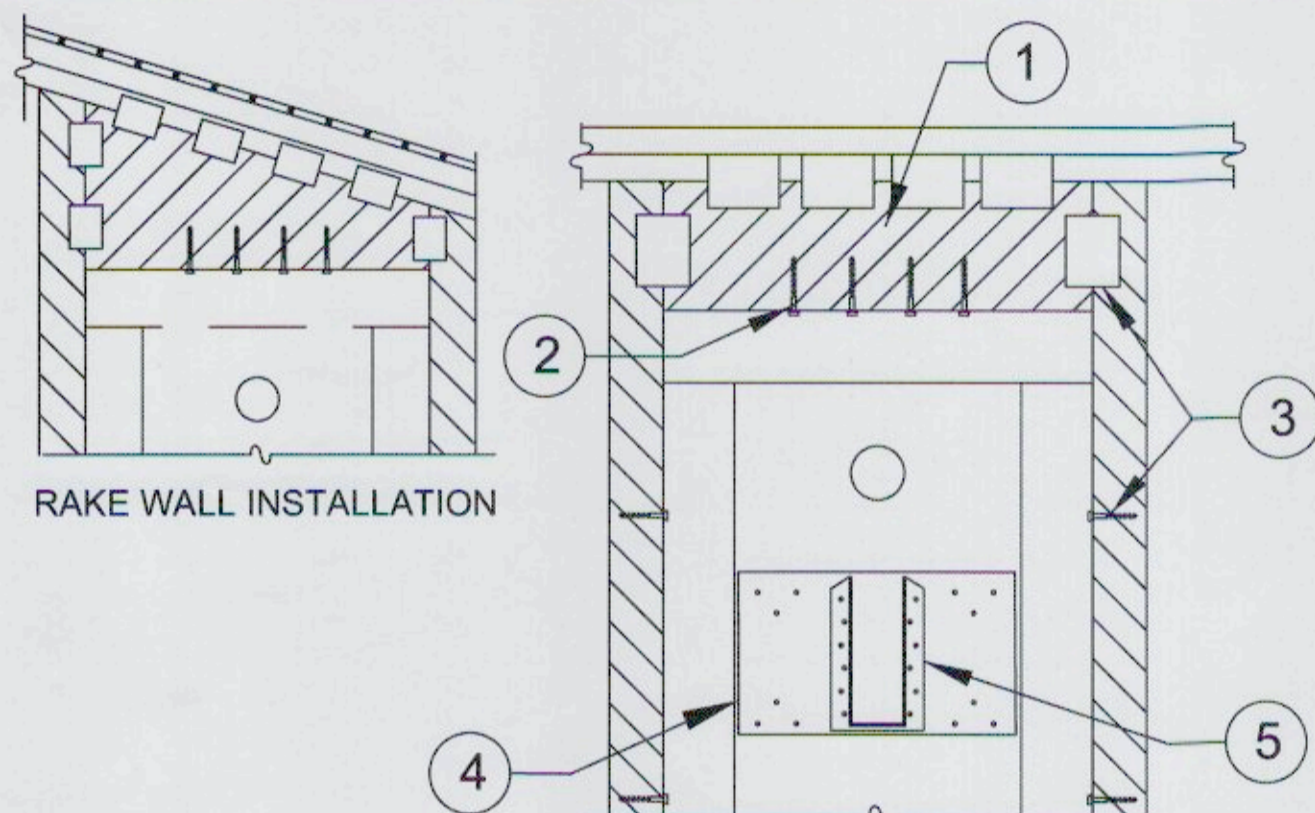
HFX1

SECTION A

1. CAVITY ORIENTED FOR CONNECTION ACCESS.
2. NUTS AND WASHERS PER TABLE NOTE 1.
3. NOMINAL 8 INCH FRAMING ABOVE (MIN).
4. A 2x FILLER WITH 1/4" x 4-1/2" MINIMUM WS SCREWS IS PERMITTED.
5. FIELD INSTALLED WOOD BACKING AS NEEDED.

BACK TO BACK INSTALLATION

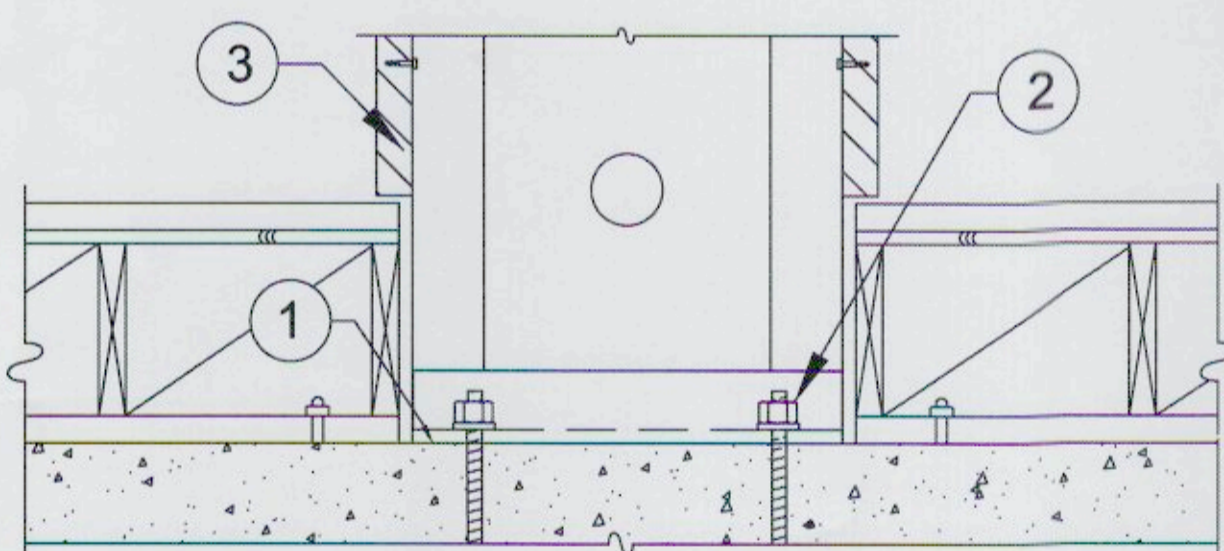
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1. WOOD FILLER WITH USP MP4F CONNECTORS BOTH SIDES, QUANTITY BY BUILDING DESIGN PROFESSIONAL.
2. 1/4" x 3" (MINIMUM) WS SCREWS, QUANTITY PER TABLES
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS INSTALLED THROUGH PRE-PUNCHED HOLES IN PANEL EDGES REQUIRED WHEN INSTALLING A FILLER GREATER THAN 1-1/2" ABOVE TO BRACE OUT-OF-PLANE HINGE OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL.
4. PRE-DRILL 3/16" DIA. HOLES, EVENLY SPACED IN FACE OF PANEL NO LESS THAN 2-1/4" OC AND INSTALL 1/4" DIA. WOOD SCREWS INTO 2x (MIN.) WOOD "LEDGER" IN PANEL CAVITY.
5. CONNECTOR AND ATTACHMENT BY BUILDING DESIGN PROFESSIONAL.

FILLER GREATER THAN 1-1/2 IN.

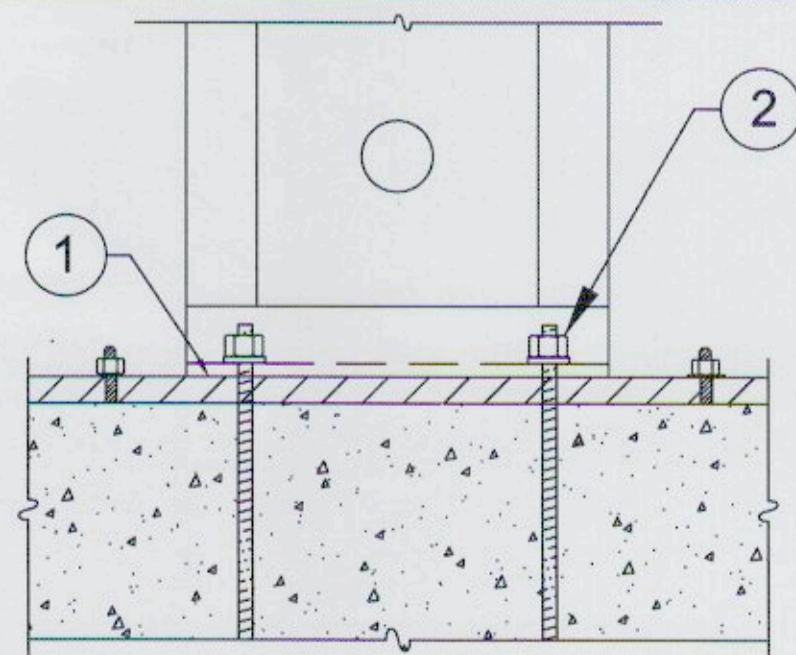
6



1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. NUTS AND WASHERS PER TABLE NOTE 1.
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS INSTALLED AT THE PANEL EDGES WHEN INSTALLING A FILLER GREATER THAN 1-1/2" ABOVE OR WHEN SPECIFIED BY DESIGN PROFESSIONAL.

RAISED FLOOR HEAD-OUT

8

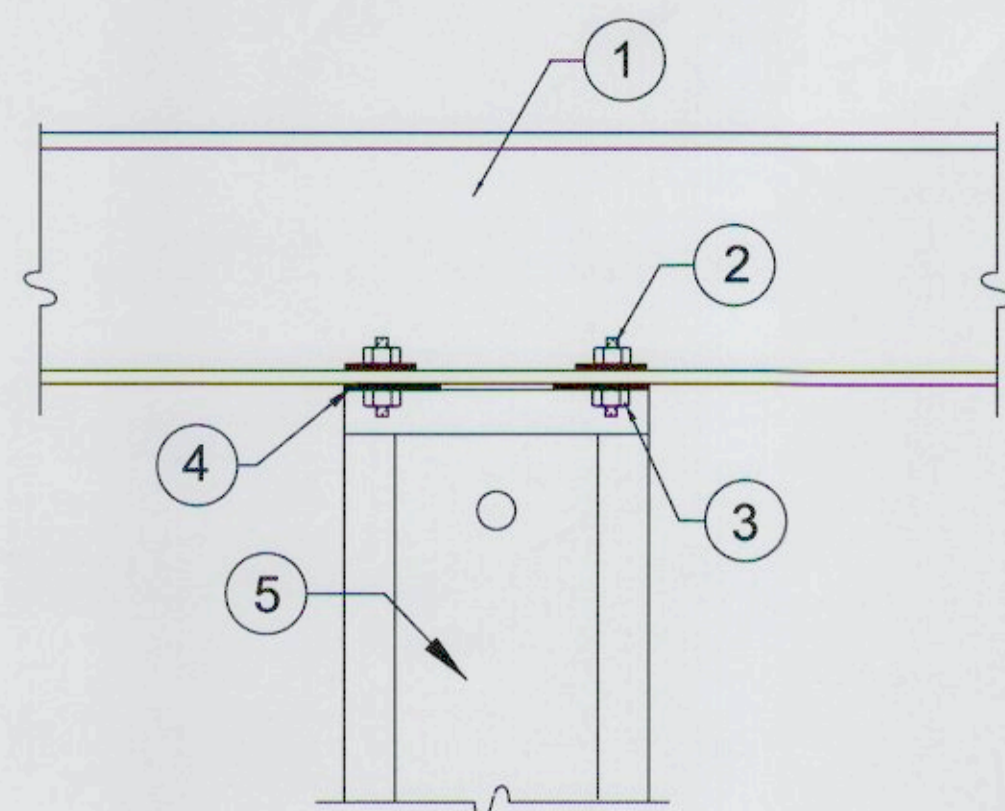


ALLOWABLE VALUES ON 2x PLATE ARE LESS THAN INSTALLATION ON CONCRETE

1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND TREATED PLATE.
2. NUTS AND WASHERS PER TABLE NOTE 1.

INSTALLATION ON 2x PLATE

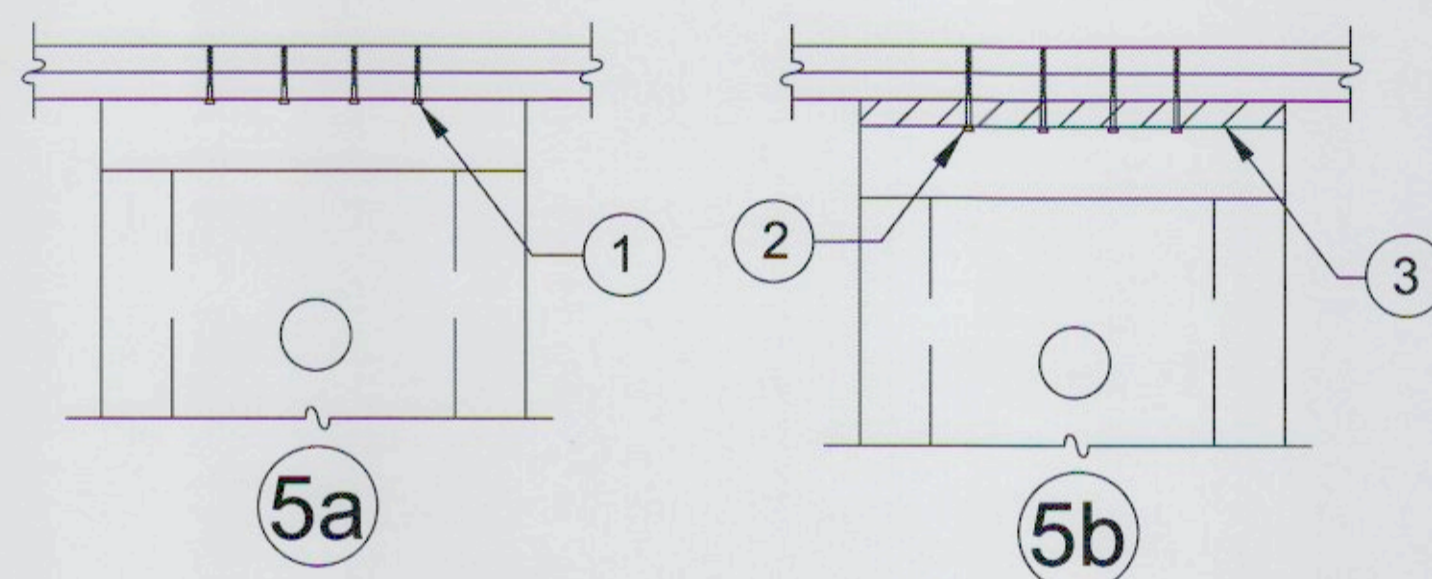
11



1. STEEL BEAM PER PLANS
2. ALL THREAD RODS THRU-BOLTED TO STEEL BEAM BY BUILDING DESIGN PROFESSIONAL.
3. NUTS AND WASHERS PER TABLE NOTE 1.
4. HARDY FRAME® STACKING WASHERS (HFSW) REQUIRED TO BE WELDED INSIDE TOP CHANNEL OF LOWER PANEL.
5. HARDY FRAME® "STK" PANEL WITH STACKING WASHERS WELDED INSIDE THE TOP CHANNEL BY MANUFACTURER.

STEEL BEAM ABOVE THRU-BOLT

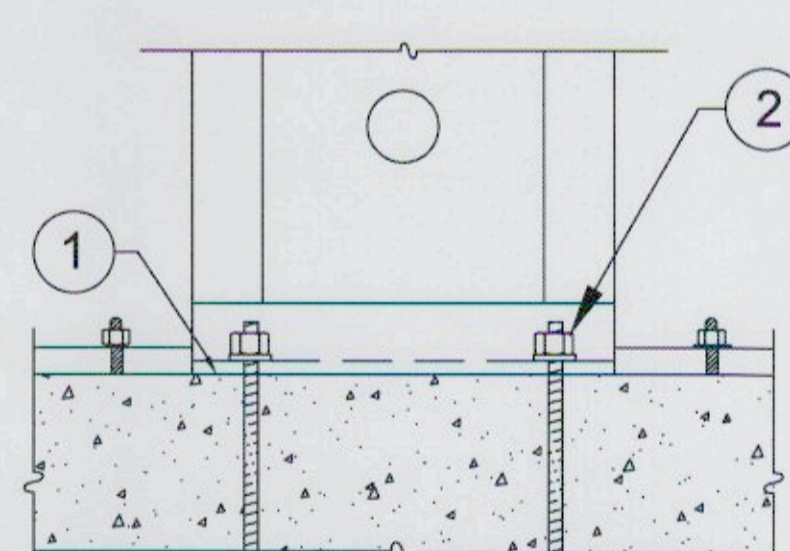
2



1. 1/4" x 3" (MINIMUM) WS SCREWS, QUANTITY PER TABLES
2. 1/4" x 4-1/2" (MINIMUM) WS SCREWS, QUANTITY PER TABLES
3. 2x WOOD FILLER.

TOP PLATE CONNECTIONS

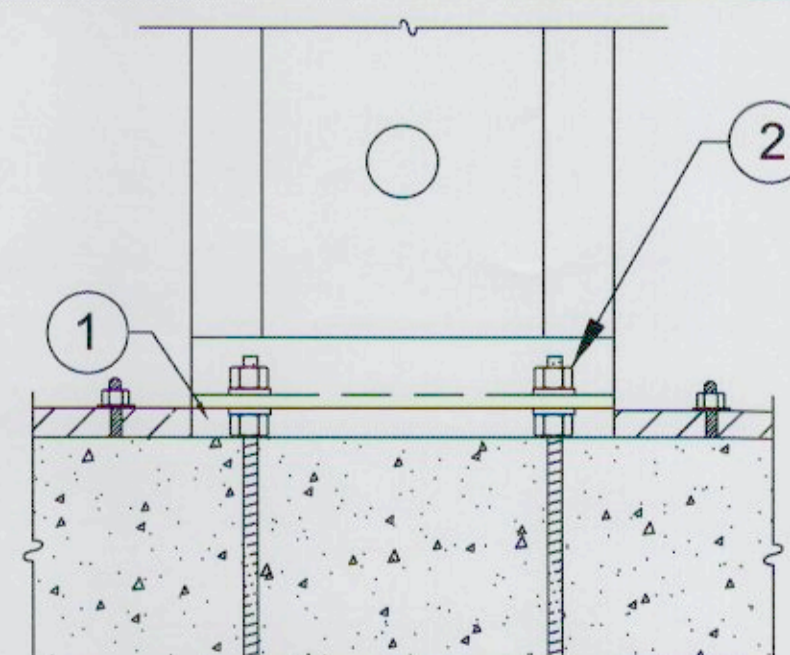
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1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. NUTS AND WASHERS PER TABLE NOTE 1.

INSTALLATION ON CONCRETE

7



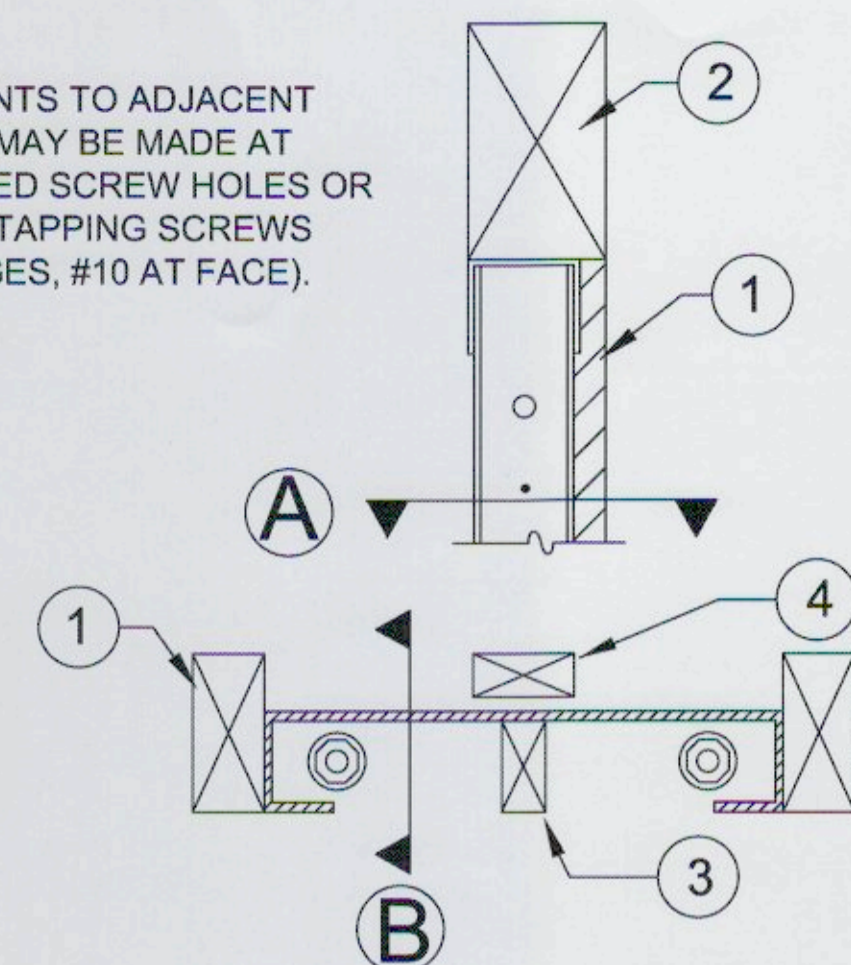
ALLOWABLE VALUES ON N&W ARE LESS THAN INSTALLATION ON CONCRETE

1. PLUS OR MINUS 1-1/2" GAP TO BE FILLED WITH 5,000 PSI NON-SHRINK GROUT (MINIMUM).
2. NUT AND WASHER GRADES PER TABLE NOTE 1.

INSTALLATION ON NUTS & WASHERS

10

NOTE:
ATTACHMENTS TO ADJACENT TRIMMERS MAY BE MADE AT PREPUNCHED SCREW HOLES OR WITH SELF TAPPING SCREWS (#12 AT EDGES, #10 AT FACE).



SECTION B

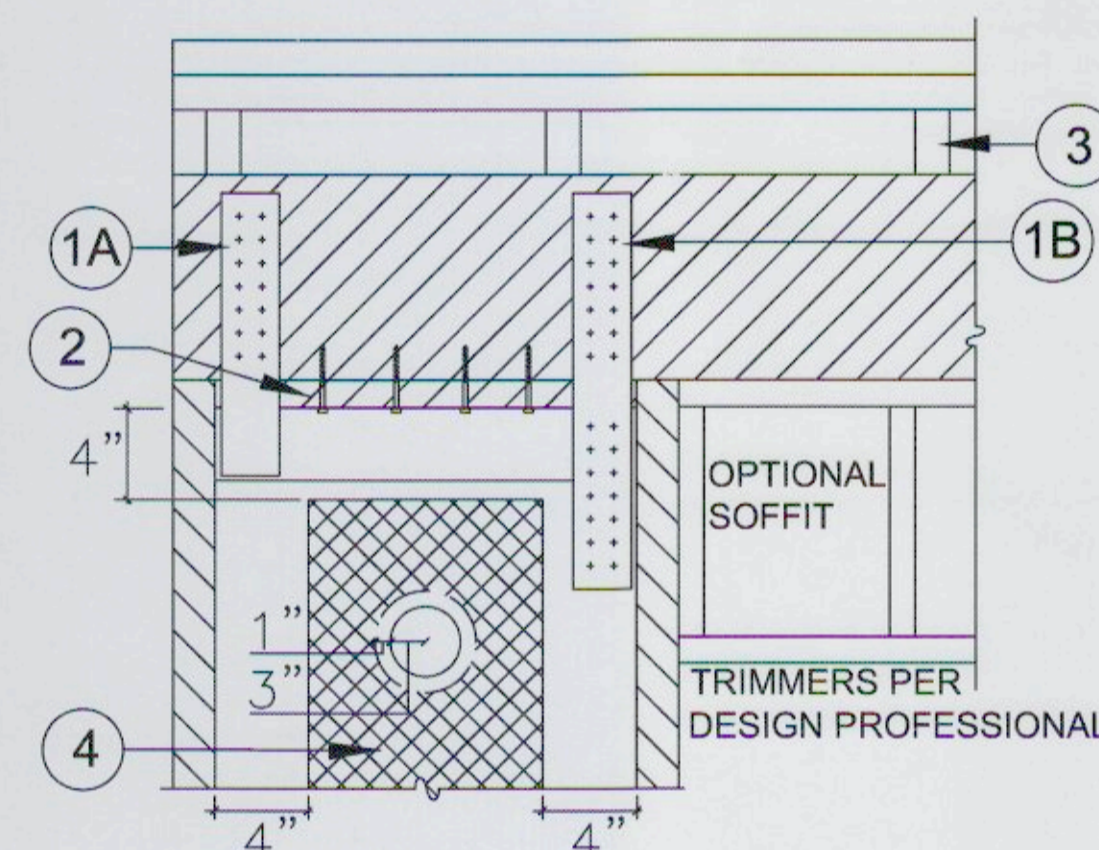
SECTION A

1. TRIMMERS PROVIDE FULL BEARING FOR HEADER ABOVE, DESIGN AND CONNECTIONS BY BUILDING DESIGN PROFESSIONAL.
2. 6x HEADER.
3. WOOD MEMBERS FOR BACKING MAY BE INSERTED VERTICALLY OR HORIZONTALLY IN THE PANEL CAVITY AS NEEDED.
4. WOOD MEMBER FLUSH TO FACE OF WALL FOR BACKING AS NEEDED.

6x HEADER ABOVE-SECTIONS

1

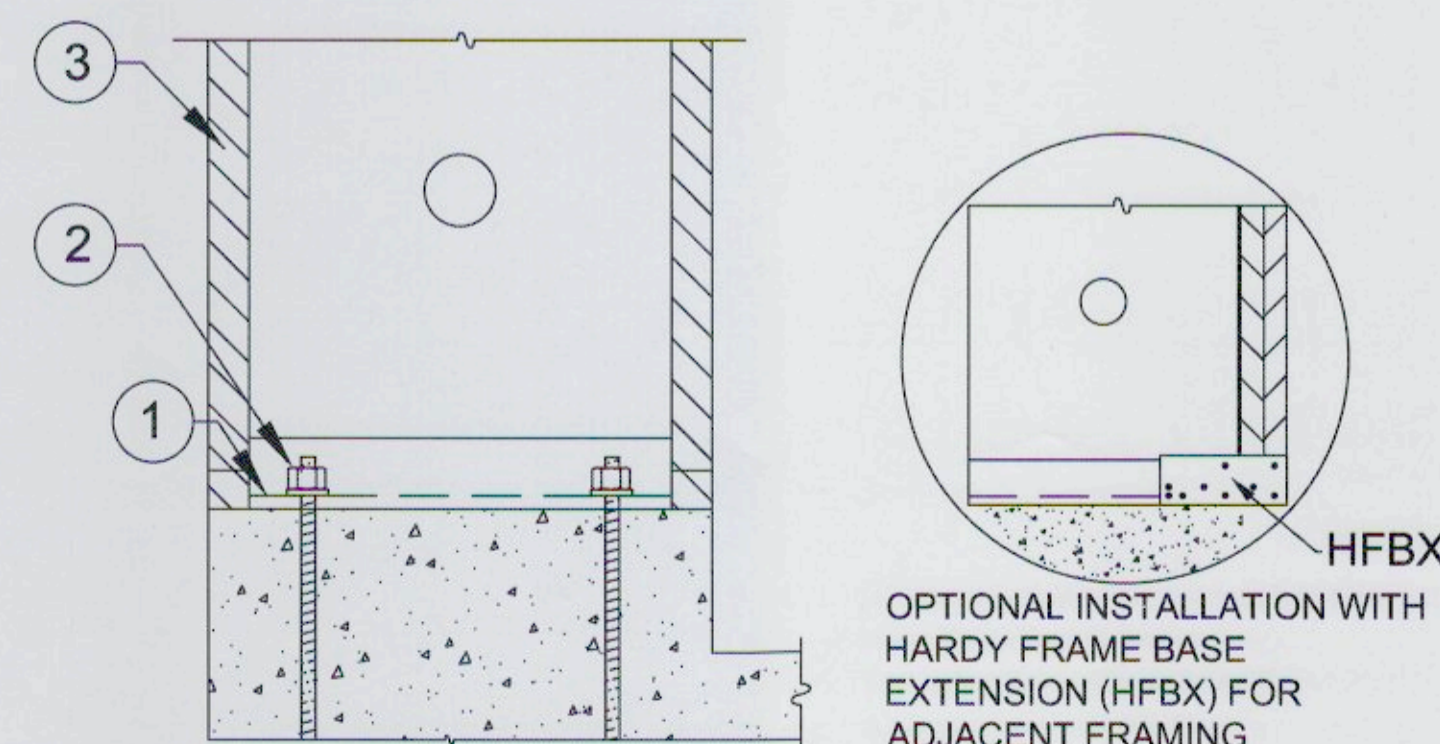
NOTE:
TO PREVENT DRILLING ADDITIONAL HOLES ORIENT THE PANEL CAVITY TOWARD THE FIXTURE BEING INSTALLED.



1. (A) PRE-WELDED STRAPS ARE PROVIDED ON 78" AND 79-1/2" PANEL HEIGHTS. THEY ARE AVAILABLE FOR OTHER HEIGHTS UPON REQUEST. (B) FIELD INSTALLED STRAPS WITH SELF TAPPING SCREWS ARE PERMITTED. THE DESIGN AND CONNECTION IS BY THE DESIGN PROFESSIONAL.
2. A 2x WOOD FILLER WITH 1/4"x4-1/2" (MIN.) WS SCREWS IS PERMITTED.
3. WHEN CRIPPLE STUDS OCCUR, SHEAR TRANSFER DESIGN TO BE PER THE BUILDING DESIGN PROFESSIONAL.
4. A 1" DIA. HOLE MAY BE ADDED IN THE PANEL FACE WHEN IT IS LOCATED IN THE UPPER HALF OF THE PANEL HEIGHT AND IS 4" MINIMUM FROM ANY EDGE. FOR PANELS MORE THAN 12" WIDE, ADDITIONAL HOLES MUST BE OFFSET 1" MINIMUM FROM THE 3" DIA. PREPUNCHED HOLE. FOR HOLES LARGER THAN 1" DIAMETER OR TO ADD MORE THAN ONE HOLE CONTACT MITEK HARDY FRAME TECHNICAL SUPPORT AT (800) 754-3030.

TOP CONNECTION TO HEADER

4



1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. NUTS AND WASHERS PER TABLE NOTE 1.
3. ADJACENT FRAMING OPTIONAL U.N.O. BY BUILDING DESIGN PROFESSIONAL.

INSTALLATION ON CURB

9

HFX PANELS 78 IN. THROUGH NOMINAL 13 FEET

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter ¹ (in)	Top Screw Qty ² (ea)	Screw Qty Available at Edges (ea) ³
HFX-12,15,18,21 & 24x78	78				
HFX-9x79.5	79-1/2			9" Width = 5	
HFX-12,15,18,21 & 24x8	92-1/4			12" Width = 6	4
HFX-9x8	93-3/4	3-1/2	1-1/8	15" Width = 8	
HFX-12,15,18,21 & 24x9	104-1/4			18" Width = 10	
HFX-12,15,18,21 & 24x10	116-1/4			21" Width = 12	5
HFX-15,18,21 & 24x11	128-1/4			24" Width = 14	
HFX-15,18,21 & 24x12	140-1/4				6
HFX-15,18,21 & 24x13	152-1/4				

BALLOON PANELS 14 FEET THROUGH 20 FEET

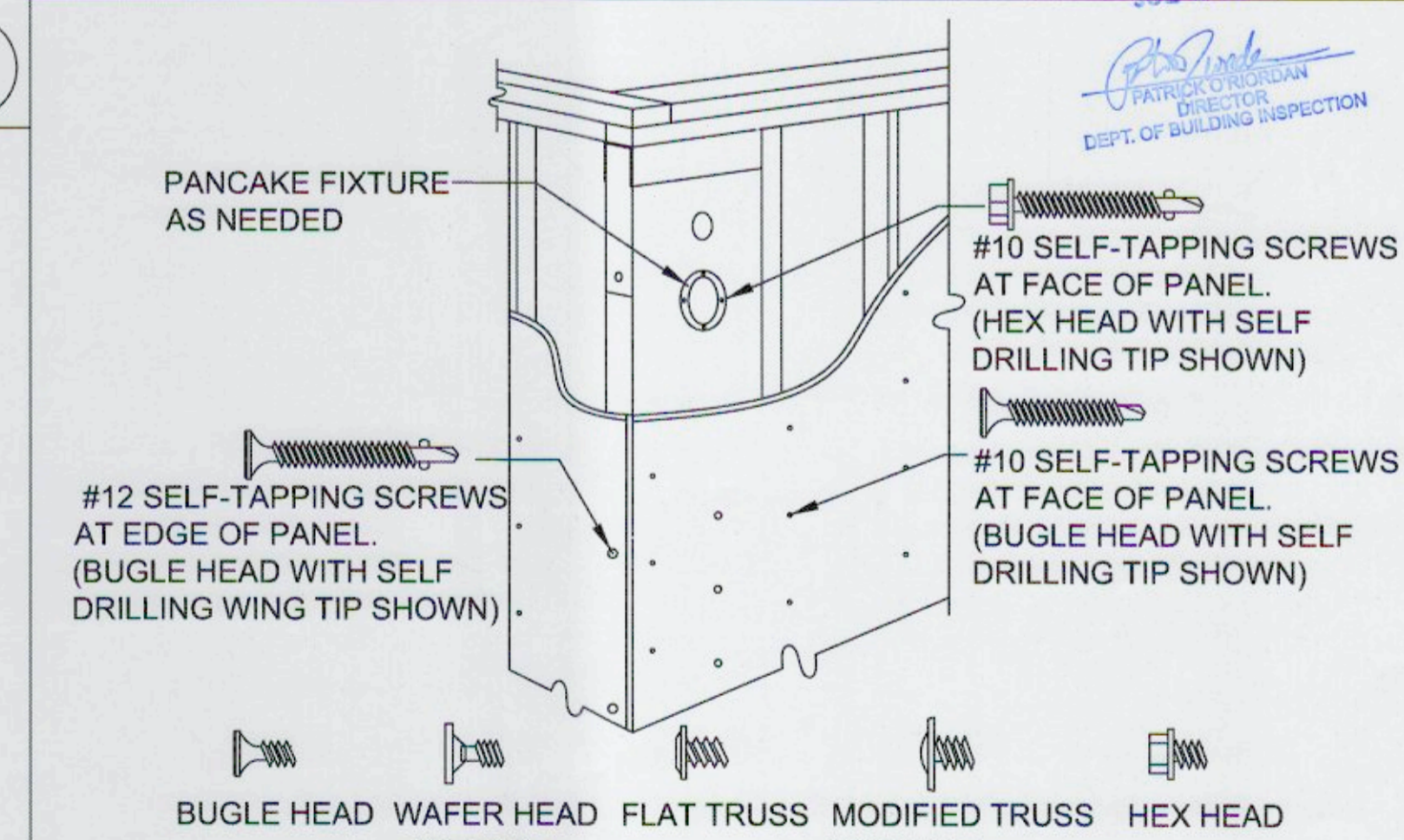
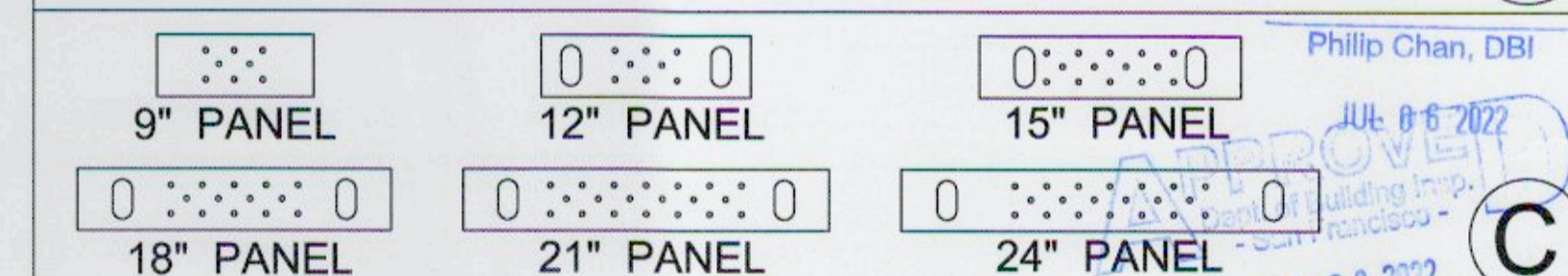
Model Number	Net Height (in)	Depth (in)	Hold Down Diameter ¹ (in)	Top Screw Qty ² (ea)	Screw Qty Available at Edges (ea) ³
HFX-15,18,21 & 24x14	164-1/4			15" Width = 8	6
HFX-15,18,21 & 24x15	176-1/4			18" Width = 10	
HFX-15,18,21 & 24x16	188-1/4	3-1/2	1-1/8	21" Width = 12	7
HFX-15,18,21 & 24x17	200-1/4			24" Width = 14	
HFX-15,18,21 & 24x18	212-1/4				8
HFX-15,18,21 & 24x19	224-1/4				
HFX-15,18,21 & 24x20	236-1/4				

TABLE NOTES

1. FOR STD OR HS GRADE HOLD DOWN ANCHOR BOLTS CONNECT TO THE PANEL BASE WITH HARDENED ROUND WASHERS BELOW GRADE 8 NUTS. ALTERNATE WASHERS ARE (2 EA) ROUND-FLAT OR (2 EA) SAE WASHERS ON EACH BOLT. ALTERNATE NUTS ARE 2H HEAVY HEX.
2. 1/4" DIAMETER MITEK® PRO SERIES™ WS SCREWS. LENGTH IS 3" (MINIMUM) WHEN ATTACHED DIRECTLY TO THE COLLECTOR AND 4-1/2" (MINIMUM) WHEN INSTALLING A 2x FILLER ABOVE THE PANEL.
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS IS REQUIRED AT THE PANEL EDGES WHEN INSTALLING A FILLER ABOVE THE TOP CHANNEL THAT IS GREATER THAN 1-1/2" OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL.

INSTALLATION INSTRUCTIONS

1. WHEN INSTALLING ON CONCRETE CONNECT WITH (1 EA) HARDENED ROUND WASHER BELOW (1 EA) GRADE 8 NUT, SECURE WITH A DEEP SOCKET (RECOMMENDED) UNTIL SNUG TIGHT. ALTERNATE WASHERS AND NUTS ARE PROVIDED IN TABLE NOTE 1.
2. INSTALLATION ON CONCRETE PROVIDES THE HIGHEST ALLOWABLE VALUES. CONFIRM WITH THE DESIGN PROFESSIONAL BEFORE INSTALLING ON OTHER SUPPORTING SURFACES.
3. USE 1/4"x4-1/2" MITEK PRO SERIES™ WS SCREWS AT TOP CONNECTIONS WITH A 2x FILLER. IF THE TOP OF PANEL IS IN DIRECT CONTACT WITH THE COLLECTOR ABOVE (TOP PLATES, HEADER, BEAM, ETC.) USE 1/4 x 3" (MIN)
4. FOR INSTALLATIONS WITH A FILLER GREATER THAN 1-1/2" ABOVE, OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL, ADJACENT KING POSTS TO BRACE THE OUT-OF-PLANE HINGE CAN BE CONNECTED WITH 1/4" DIA. SCREWS THROUGH PRE-PUNCHED HOLES AT THE PANEL EDGES.



NOTES:

- A. SURFACE FINISHES, CONNECTORS AND FIXTURES ARE ATTACHED TO THE PANEL FACE WITH # 10 SELF-TAPPING SCREWS SPACED NO LESS THAN 2-1/4" OC.
- B. ATTACHMENTS TO THE PANEL EDGES ARE MADE WITH # 12 SELF-TAPPING SCREWS.
- C. STRUCTURAL CONNECTIONS ARE TO BE DESIGNED BY THE DESIGN PROFESSIONAL.
- D. STRUCTURAL HARDWARE USED TO TRANSFER LOADS SHOULD NOT EXCEED 12 GAUGE.

REVISIONS	DATE

FRAMING DETAILS - HFX PANELS

THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH MITEK® HARDY FRAME® PRODUCTS



HARDY FRAME

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TELEPHONE: 800 754-3030 / www.hardyframe.com

MiTek®

DATE:
1-1-2020

HFX2

RAISED-OS CORNER (4)

RAISED BEARING PLATE (3)

RAISED STEM WALL (2)

POST ON N&W (1)

1. HOLD DOWN TENSION ANCHORS SPECIFIED AS STANDARD GRADE (STD) MUST COMPLY WITH ASTM F1554 GRADE 36 (OR EQUAL). HOLD DOWN TENSION ANCHORS SPECIFIED AS HIGH STRENGTH (HS) MUST COMPLY WITH ASTM A 193 GRADE B7 (OR EQUAL). TENSION ANCHORS (BOTH GRADES) CONNECT TO THE UPPER AND LOWER PANELS WITH HARDENED ROUND WASHERS AND GRADE 8 NUTS. A *HARDY FRAME*™ "HFSW" STACKING WASHER IS REQUIRED IN THE TOP CHANNEL OF THE LOWER PANEL (AVAILABLE PRE-WELDED IN A *HARDY FRAME*™ "STK" PANEL). ALTERNATE WASHERS ARE (2 EA) ROUND-FLAT OR (2 EA) SAE WASHERS AT EACH ANCHOR CONNECTION. ALTERNATE NUTS ARE 2H HEAVY HEX.
2. 1/4" DIAMETER MITEK® PRO SERIES™ WS SCREWS. LENGTH IS 3" (MINIMUM) WHEN ATTACHING DIRECTLY TO THE COLLECTOR AND 4-1/2" (MINIMUM) WHEN INSTALLING A 2x FILLER ABOVE THE PANEL.
3. 1/4" DIAMETER MITEK® PRO SERIES™ WS SCREWS. LENGTH IS 4-1/2" (MINIMUM) AT CONNECTIONS TO FLOOR SYSTEMS AND BEAMS BELOW.
4. 1/4" DIAMETER SCREWS ARE REQUIRED AT THE EDGES WHEN INSTALLING A FILLER GREATER THAN 1-1/2 INCH ABOVE OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL.

PYRAMID STACK (8)

STACK @ OS CORNER (7)

STRAIGHT STACK (6)

CRIPPLE WALL (5)

3" | PANEL WIDTH | 3" HFXBP12

3" | PANEL WIDTH | 3" HFXBP15

3" | PANEL WIDTH | 3" HFXBP18

3" | PANEL WIDTH | 3" HFXBP21

3" | PANEL WIDTH | 3" HFXBP24

DROP BM - FL SYSTEM (14)

STEEL BM THRU-BOLT (13)

WOOD BM THRU-BOLT 12

HFP POSTS BELOW (11)

STAGGERED THRU-BOLT

STAGGERED-HFP POST (9)