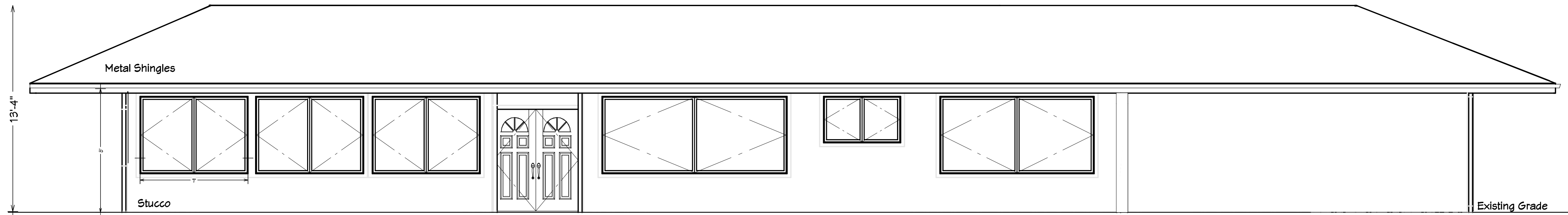
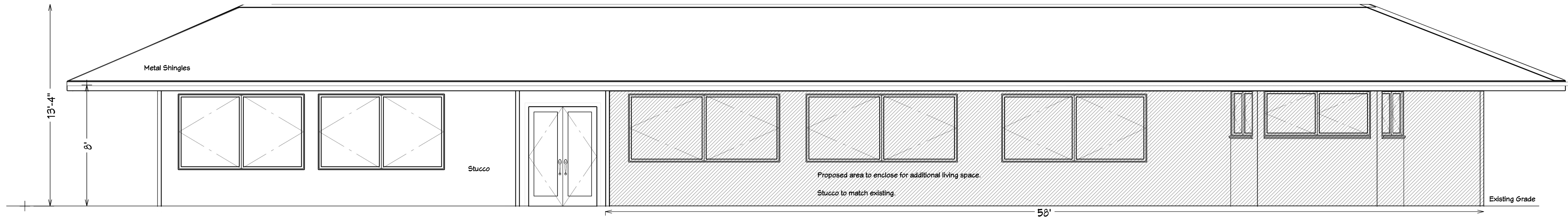


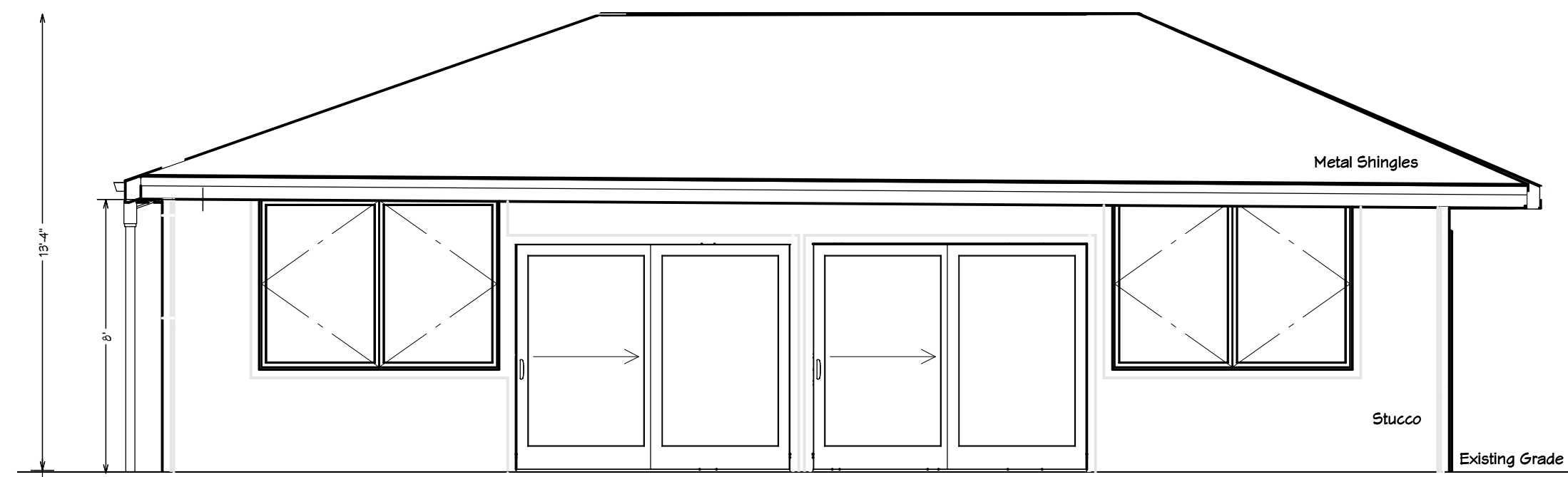
The ground floor is measured from the existing grade.



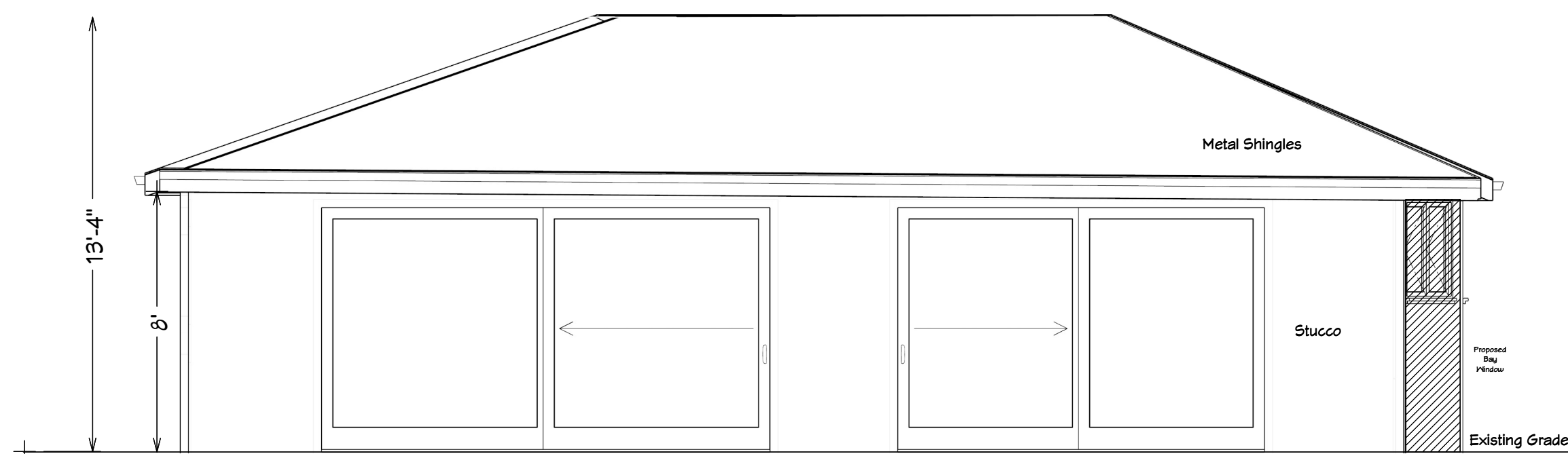
West View - Existing Elevation



West View - Proposed Elevation



North View - Existing Elevation



North View - Proposed Elevation

EXISTING AND PROPOSED ELEVATIONS



PLANS PROVIDED BY:
Kristy Nardini | 858.243.1929
kristy@tomnardiniconstruction.com
PO Box 445 - Solana Beach CA 92075

PROJECT DESCRIPTION:
BANISADRE REMODEL / ADDITION
7910 Via Copri - La Jolla CA 92037
Owners: Dr. Musa and Lilly Banisadri
3528 Wycliffe Drive - Modesto CA 95355
209-613-9802 - banisadri3@aol.com

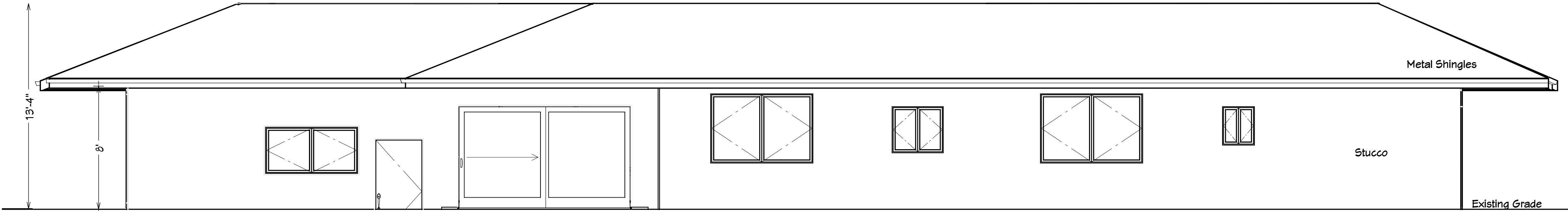
CONTRACTOR:
Ronald Morrison
Buildmasters
3386 Tournament Drive
Oceanside CA 92056
858-756-7700
ronald.buildmasters@gmail.com

DATE: 5/5/2025

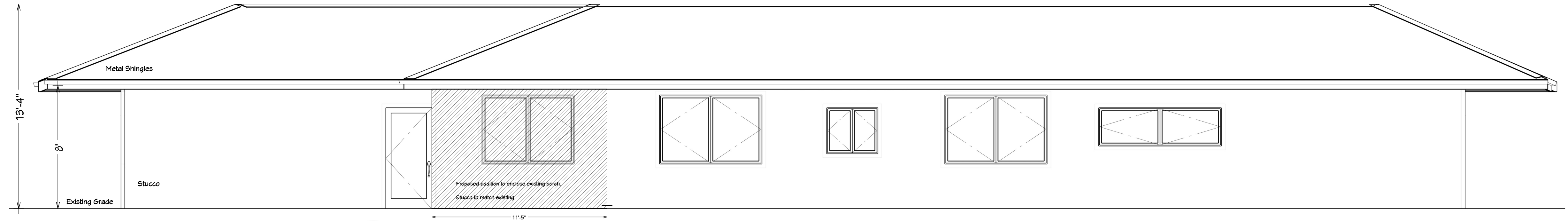
SCALE: 1/4" = 1'

SHEET NO.
S6a

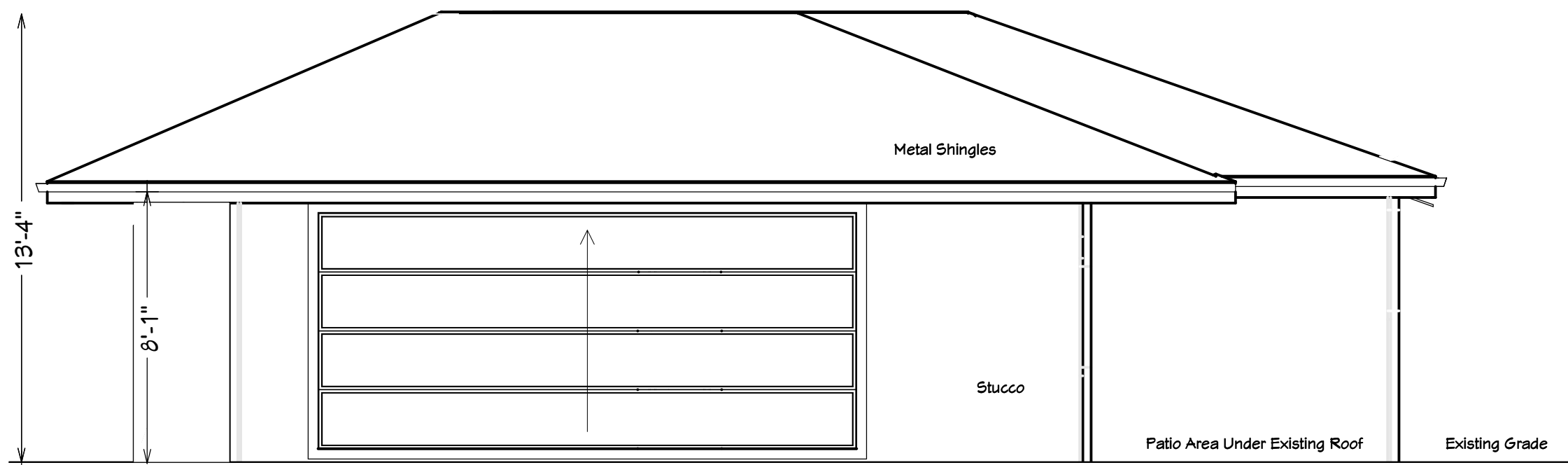
The ground floor is measured from the existing grade.



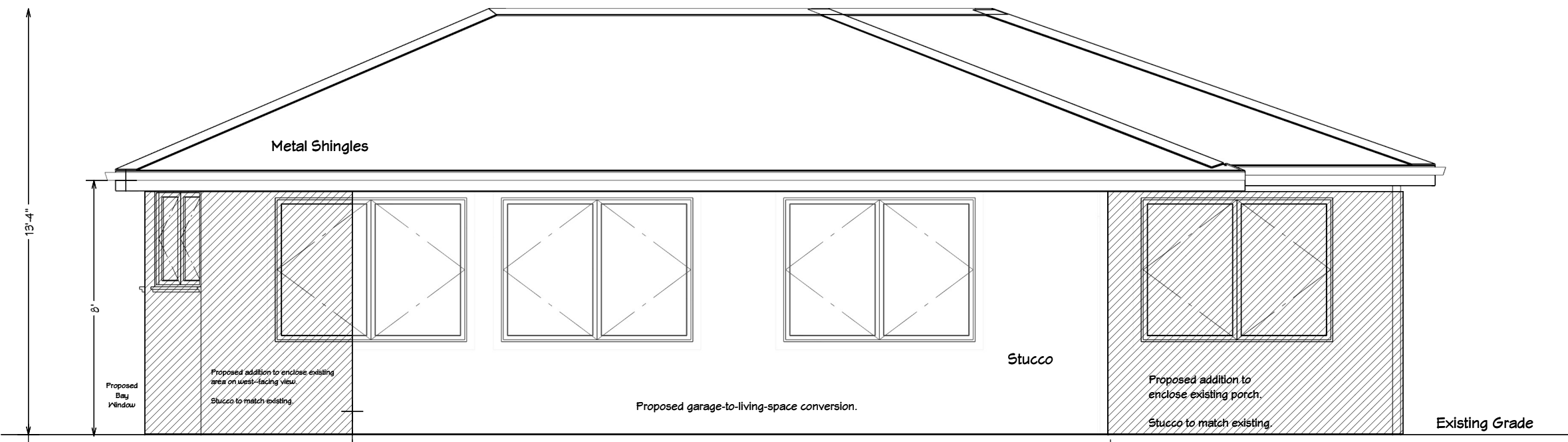
East View - Existing Elevation



East View - Proposed Elevation



South View - Existing Elevation



South View - Proposed Elevation

EXISTING AND PROPOSED ELEVATIONS



PLANS PROVIDED BY:
Kristy Nardini | 858.243.1929
kristy@tomnardiniconstruction.com
PO Box 445 - Solana Beach CA 92075

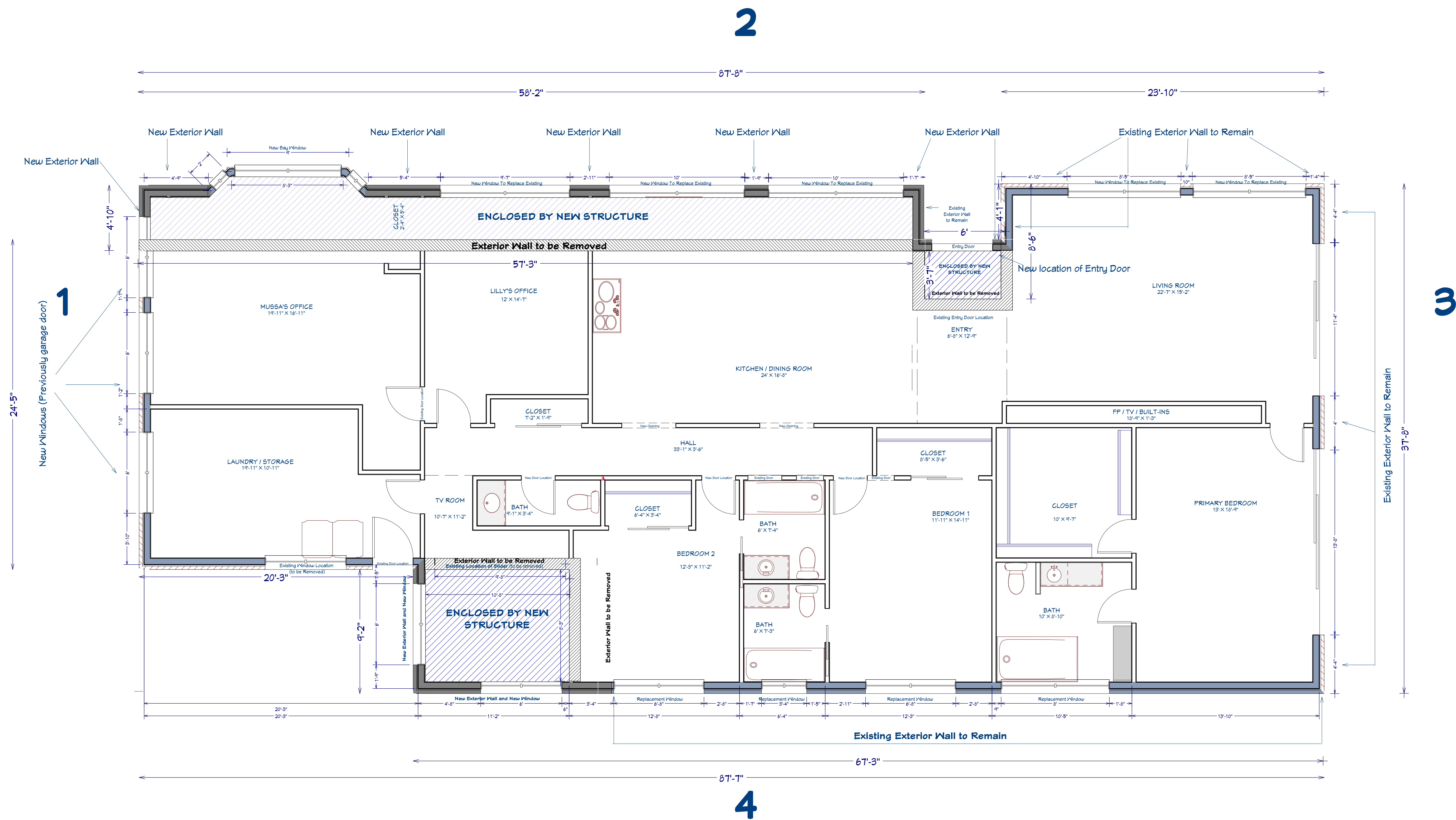
PROJECT DESCRIPTION:
BANISADRE REMODEL / ADDITION
7910 Via Copri - La Jolla CA 92037
Owners: Dr. Musa and Lilly Banisadre
3528 Wycliffe Drive - Modesto CA 95355
209-613-9802 - banisadre3@aol.com

CONTRACTOR:
Ronald Morrison
Buildmasters
3386 Tournament Drive
Oceanside CA 92056
858-756-7700
ronald.buildmasters@gmail.com

DATE: 5/5/2025

SCALE: 1/4" = 1'

SHEET NO.
S6b



DEMO PLAN

New Exterior Wall

No Change to Existing Exterior Wall

Exterior Wall Removal per Definition of City of San Diego

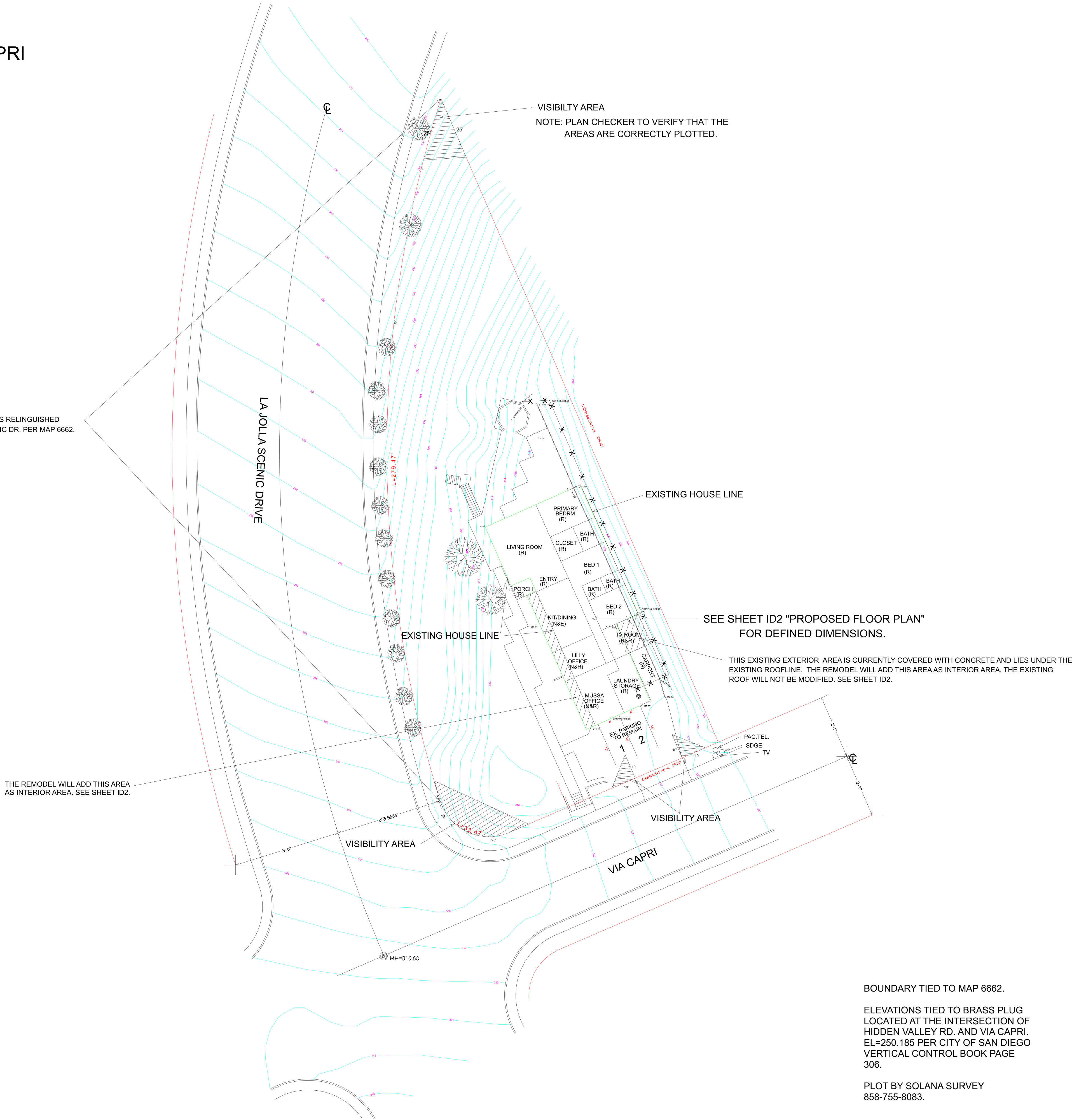
Any demolition resulting in removal of over 50% of the existing walls, a Coastal Development Permit (CDP) will be required in accordance with section 12B.0704 of the SDMC.

All walls identified as "to remain" on the Demolition Sheet shall be secured and held in place and shall not be shifted in any direction. Any walls that are shifted or moved from their original position, even temporarily, will be excluded from the calculation of "walls to remain".

WALL MATRIX			
Wall Number	Existing Wall Length	Removed Wall Length	Remaining Wall Length
1	24' 5"	0	24' 5"
2	104' 8"	71' 4"	27' 11"
3	37' 8"	0	37' 8"
4	96' 9"	22' 6"	66' 1"
TOTAL	263' 6"	93' 10"	156' 1"
59% of walls remaining; CDP exempt			

DEMO PLAN

7910 VIA CAPRI



An electronically signed and registered Installation Certificate(s) (CF2R) posted by the installing contractor shall be submitted to the field inspector during construction at the building site. A registered CF2R will have a unique 21-digit registration number followed by four zeros located at the bottom of each page. The first 12 digits of the number will match the registration number of the associated CF1R. Certificate of Occupancy will not be issued until forms CF2R is reviewed and approved.

HERS Note: An electronically signed and registered Certificate(s) of Field Verification and Diagnostic Testing (CF3R) shall be posted at the building signed and registered Certificate(s) of Field Verification and Diagnostic Testing (CF3R) shall be posted at the building site by a certified HERS rater. A registered CF3R will have a unique 25-digit registration number located at the bottom of each page. The first 20 digits of the number will match the registration number of the associated CF2R. Certificate of Occupancy will not be issued until CF3R is reviewed and approved.

Per City of San Diego Municipal Code Sections 12.0104, 43.010, 129.0104(a)(4), and 142.0220, permits are required to be inspected by City Inspection staff to ensure compliance with issued construction permit. This includes, but not limited to, Stormwater Compliance Inspection Requirements associated with each permit.

All storm water runoff from proposed and/or replaced impervious areas shall be routed to pervious surfaces or landscaping prior to reaching the public drain system.

The project proposes no work in the public right-of-way/easement.

CONSTRUCTION BMP STANDARDS	Appendix E	Appendix E: Construction BMP General Notes
<p>Construction BMP General Notes</p> <p>PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSONNEL AS INDICATED BELOW:</p> <ol style="list-style-type: none">ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORMWATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCL) FOR CONSTRUCTION. LEVEL, BMPs, AND, IF APPLICABLE, THE STORMWATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPs.THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION, INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.ALL CONSTRUCTION BMPs SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORMWATER BMPs AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/PLAN WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR PENALTIES, AND/OR STOP WORK NOTICES.THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREETS AND WITHIN STORM DRAIN SYSTEMS DUE TO CONSTRUCTION. VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORMWATER DRAINAGE SYSTEMS FROM SEDIMENTATION, CONCRETE RINGS, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPs THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/PLAN.THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL STREETS AND DRAINS PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.IF A NON-STORMWATER DISCHARGE LEAKS THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL	<p>E</p>	<p>NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORMWATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.</p> <p>10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON-SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPs WHEN RAIN IS IMMINENT.</p> <p>11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO WORKING ORDER YEAR-ROUND.</p> <p>12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORMWATER AND SEDIMENT-LOADED DISCHARGES.</p> <p>13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.</p> <p>14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/PLAN SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROL MEASURES FOR INTERIOR CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.</p> <p>15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL, SUB-CONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPs RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.</p> <p>16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPs ONLY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPs SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPs AS SOON AS POSSIBLE AS SAFETY ALLOWS.</p> <p>17. CONSTRUCTION ENTRANCE AND EXIT AREA TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CAGSA FACT SHEET 10-10R CALTRANS FACT SHEET 10-10R TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT EYEBROWING THE ENTRANCE.</p> <p>18. NON-STORMWATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".</p>
<p>E-1 The City of San Diego Stormwater Standards May 2021 Edition Part 2: Construction BMP Standards</p>	<p>SD</p>	<p>E-2 The City of San Diego Stormwater Standards May 2021 Edition Part 2: Construction BMP Standards</p>

A ONE-HOUR UNDERSIDE WILL BE ADDED WHERE THE PROJECTION IS 2' TO 5' FROM THE INTERIOR LOT LINE.

A MINIMUM ONE-HOUR FIRE-RESISTANCE RATING IS REQUIRED FOR THE EXTERIOR WALL DUE TO A FIRE SEPARATION DISTANCE OF LESS THAN FIVE FEET, AND SHALL BE CONSTRUCTED WITH STUCCO.

A ONE-HOUR WALL WILL BE ADDED WHERE THE WALL IS LESS THAN 5' FROM THE INTERIOR LOT LINE.

CONSTRUCTION BMP STANDARDS	Chapter 2	Chapter 2: Determining Applicable Stormwater Regulations
<p>Determining Applicable Stormwater Regulations</p> <p>Stormwater and non-stormwater runoff generated by construction activities in San Diego are subject to regulation by the State Water Resources Control Board (SWRCB) and the San Diego Regional Water Quality Control Board (SDRWQCB). The SDRWQCB is responsible for implementing stormwater quality regulations in its jurisdiction, including those programs implemented as delegated under the Federal Clean Water Act and the California Porter-Cologne Water Quality Act. Under these provisions, the SWRCB and SDRWQCB have adopted several permits that impact construction activities. Applicable stormwater regulations include the SWRCB Order No. 2009-0009-DWG, NPDES General Permit for Storm Water Discharge Associated with Construction Activities (CGP), as amended by Order Nos. 2010-0014-DWG and 2012-0006-DWG, and the Municipal Separate Storm Sewer System (MS4) Permit Order No. R9-2013-0001 as amended by Order Nos. R9-2015-0001 and R9-2015-0100.</p> <p>The San Diego Municipal Code establishes Stormwater Ordinances that apply to construction projects. All construction sites are required to implement construction BMPs in accordance with the performance standards in this manual. Some sites are additionally required to obtain coverage under the CGP, which is administered and enforced by the SWRCB and the SDRWQCB. The project owner (or owner's representative) is responsible for determining applicability to CGP requirements. The City requirements have been aligned to the CGP requirements where possible; where the requirements differ, the project owner must comply with the more stringent requirement. It should be noted that this manual references the current CGP at time of development (Order No. 2009-0009-DWG) as amended by Order Nos. 2010-0014-DWG and 2012-0006-DWG and does not address future updates.</p> <p>For projects that require coverage under and compliance with the CGP, the construction BMPs must be identified in a Storm Water Pollution Prevention Plan (SWPPP). For all other projects, a Water Pollution Control Plan (WPCL) is required that identifies the pollution prevention measures that will be taken to comply with City standards. If the project qualifies for a Rural/Erosion Water under the CGP, a WPCL must be submitted in lieu of a SWPPP. A change of information must be submitted to SDRWQCB Storm Water Multiple Application and Report Tracking System prior to initiation of the Rural/Erosion Water. If the project completion date changes, the project applicant must re-evaluate the rainfall erosivity factor and if the project no longer qualifies for a waiver, file for coverage under the CGP and submit a SWPPP.</p> <p>It is the responsibility of the property owner or his/her designee (contractor) to select, install, and maintain appropriate BMPs. The Stormwater Requirements Applicability Checklist (DS-560) shall be submitted as part of the permitting process to document a property's permanent and construction stormwater BMP requirements. A list of construction BMPs is provided for reference in Chapter 5.</p>	<p>2</p>	<p>Construction projects have differing requirements based on the degree of threat to receiving waters. These receiving water determinations are grouped into two primary considerations:</p> <ul style="list-style-type: none">Projects subject to the CGP must calculate the Risk Level for Linear Underground/Overhead Type and implement the CGP requirements for that Risk Level (or Linear Underground/Overhead Type) andProjects located in the watersheds draining to Areas of Special Biological Significance (ASBS) are prohibited from discharging to an ASBS under the California Ocean Plan unless granted an exception issued by the SWRCB. Appendix A shows the watershed delineation for areas draining to the two ASBS in the City of San Diego and San Diego County. <p>If the construction site is in an ASBS watershed, Special Protections contained in Attachment B to SWRCB Resolution No. 2013-0012, as amended by Resolution No. 2013-0031 apply and are summarized below. Discharges composed of stormwater runoff shall not alter natural ocean water quality in an ASBS.</p> <p>According to the SWRCB ASBS Resolution No. 2013-0031, existing stormwater discharges into an ASBS are allowed only under the following conditions:</p> <ol style="list-style-type: none">The discharges are authorized by an NPDES permit issued by the SWRCB or Regional Water rebarriers, and special conditions <p>drift roof, landscape, road, and</p>
<p>E-1 The City of San Diego Stormwater Standards May 2021 Edition Part 2: Construction BMP Standards</p>	<p>SD</p>	<p>E-2 The City of San Diego Stormwater Standards May 2021 Edition Part 2: Construction BMP Standards</p>

BOUNDARY TIED TO MAP 6662.

ELEVATIONS TIED TO BRASS PLUG LOCATED AT THE INTERSECTION OF HIDDEN VALLEY RD. AND VIA CAPRI. EL=250.185 PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK PAGE 306.

PLOT BY SOLANA SURVEY 858-755-8083.



PLANS PROVIDED BY:
Kristy Nardini | 858.243.1929
kristy@tomnardiniconstruction.com
PO Box 445 - Solana Beach CA 92075

PROJECT DESCRIPTION:
BANASADRE REMODEL / ADDITION
7910 Via Capri - La Jolla CA 92037
Owners: Dr. Musa and Lilly Banasadre
3628 Wycliffe Drive - Modesto CA 95355
209-613-9802 - banasadres@aol.com

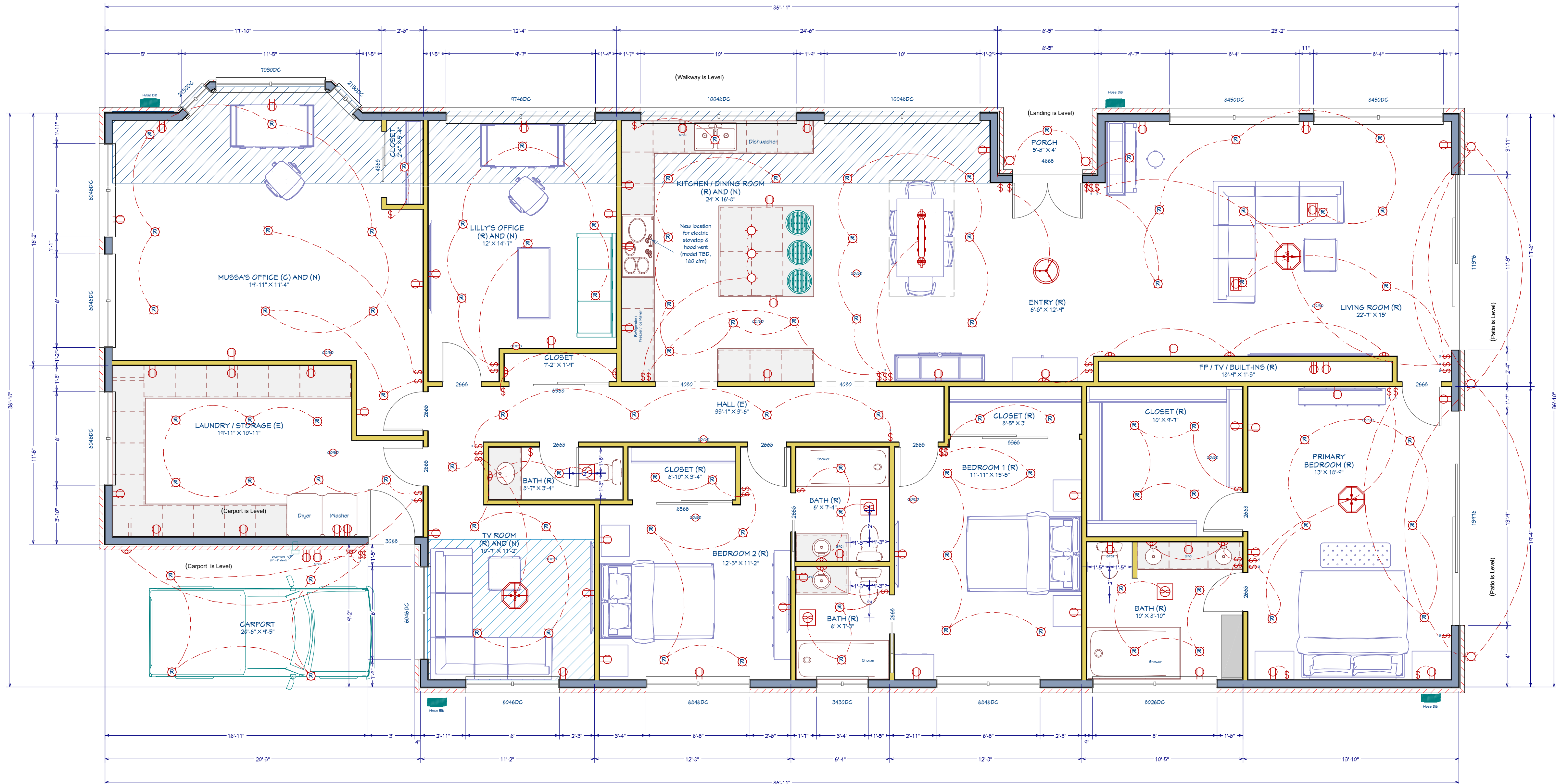
CONTRACTOR:
Ronald Morrison
Buildmasters
3386 Tournament Drive
Oceanside CA 92056
858-756-7700
ronald.buildmasters@gmail.com

DATE: 6/1/25

SCALE: 1" = 1'

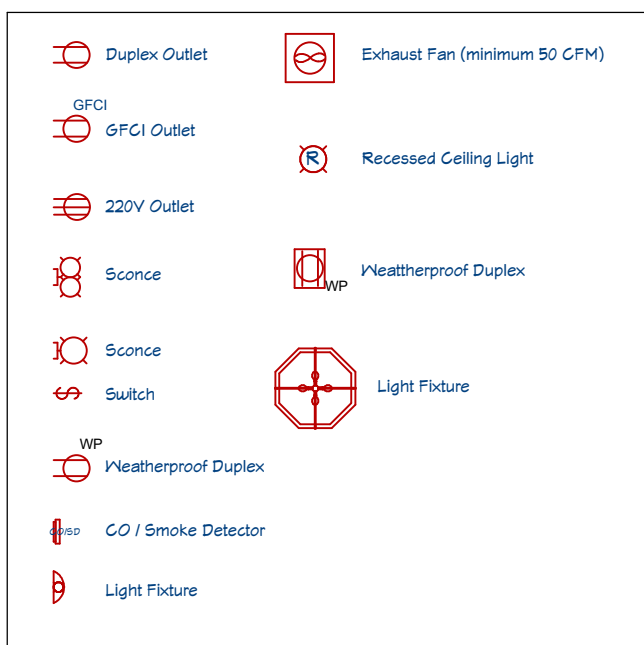
SHEET NO.
SP1

SITE PLAN



PROPOSED LIVING AREA
3006 SQ FT

ELECTRICAL LEGEND



RINNAI		
REP Model Series 199 MBH Outdoor Non-Condensing Natural Gas Tankless Water Heater		
Part PREP100EN Item #R000014 Manufacturer Part PREP100EN		
Specifications		
AMBI 10.4	AMBI 10.4 (10.3)	Applications Commercial, Residential
8500 100000	CEC Compliance For Sale in CA	CEC Certified: CCA 4.2
Collection REP Model Series	Depth: 11-1/2 in.	
Flow Rate: 7.5 gpm	Fuel Type: Natural Gas	Height: 24-1/2 in.
Indoor/Outdoor Outdoor	MBH: 199	Power Source: Gas
Pressure - Low: 20	Pressure - Maximum: 150 psi	Smart Home Enabled: Yes
Temperature Range: 120 to 140 Deg F	Uniform Energy Factor (UEF): 0.91	Water Connection Size: 3/4 in.
Weight: 102 lb	Warranty: 14, 120 in.	Wireless Communications: Wi-Fi

SCOPE OF WORK

Areas marked with hatched lines (Mussa's Office, Lilly's Office, Kitchen / Dining, TV Room) are Existing exterior areas. The remodel will add these areas as interior areas.

Areas marked (R) are to be remodeled within the existing 2174 square feet. Areas marked (N) are currently exterior areas, which will be converted to new interior living areas and thus increase the overall square footage of the living area.

(N) blue hatched areas (described above) show the additions to the existing floor plan, 352 sq ft.

The existing garage is not included in the existing 2174 square feet of living space. The existing garage is 480 square feet and will be converted to office space and a laundry room.

An existing porch (100 square feet) will be converted into (N) new interior square footage to enlarge the (R) TV Room.

The remodeled kitchen will remain in the same area.

All other (R) areas for interior remodeling.

Existing Gross Floor Area = 2174 sq ft (Existing SDU) + 832 sq ft ** addition = 3006 sq ft proposed.

** 832 sq ft addition includes 480 sq ft existing garage to be converted to living space. Actual addition = 352 sq ft.

Proposed FAR = 3006 sq ft / 10,976 (lot size) = 27%

An electronically signed and registered Installation Certificate(s) (CF2R) posted by the installing contractor shall be submitted to the field inspector during construction at the building site. A registered CF2R will have a unique 21-digit registration number followed by four zeros located at the bottom of each page. The first 12 digits of the number will match the registration number of the associated CF1R. Certificate of Occupancy will not be issued until forms CF2R is reviewed and approved.

HERS Note: An electronically signed and registered Certificate(s) of Field Verification and Diagnostic Testing (CF3R) shall be posted at the building signed and registered Certificate(s) of Field Verification and Diagnostic Testing (CF3R) shall be posted at the building site by a certified HERS rater. A registered CF3R will have a unique 25-digit registration number located at the bottom of each page. The first 20 digits of the number will match the registration number of the associated CF2R. Certificate of Occupancy will not be issued until CF3R is reviewed and approved.

Statement of Special Inspection

Specify on plans that special inspection is required when epoxy or expansion anchors are used. When special inspection is required, add the following notes on the statement of special inspection:

- NOTICE TO THE AGENT/ARCHITECT OR ENGINEER OF RECORD: By using this permitted construction drawings for construction/installation of the work specified herein, you agree to comply with the requirements of City of San Diego for special inspections, structural observations, construction material testing and off-site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes.
- NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER/BUILDER: By using this permitted construction drawings for construction/installation of the work specified herein, you acknowledge and are aware of, the requirements contained in the statement of special inspections. You agree to comply with the requirements of City of San Diego for special inspections, structural observations, construction material testing and off-site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes.
- The special inspector must be registered by the City of San Diego Development Services Department, in the category of work required to have special inspection.
- The special inspections identified on plans are, in addition to, and not a substitute for, those inspections required to be performed by a City's building inspector.

WINDOWS AND GLASS SLIDING DOORS

Label	Size	Fenestration Area	Description	U-Factor	SHGC Value
21300C	24 5/8"x36"	4.2 sq ft	Anderson 100 Series Gliding Ventable Sash Window	0.26	0.24
70300C	84 5/16"x36"	15.7 sq ft	Anderson 100 Series Gliding Ventable Sash Window	0.26	0.24
84500C	100"x60"	18.8 sq ft	Anderson 100 Series Gliding Ventable Sash Window	0.26	0.24
97460C	115"x54"	35.1 sq ft	Anderson 100 Series Gliding Ventable Sash Window	0.26	0.24
100460C	120"x54"	36.8 sq ft	Anderson 100 Series Gliding Ventable Sash Window	0.26	0.24
34300C	40"x36"	6.4 sq ft	Anderson 100 Series Gliding Ventable Sash Window	0.26	0.24
60460C	72"x54"	20.9 sq ft	Anderson 100 Series Gliding Ventable Sash Window	0.26	0.24
68460C	80"x54"	23.5 sq ft	Anderson 100 Series Gliding Ventable Sash Window	0.26	0.24
80260C	96"x30"	14.3 sq ft	Anderson 100 Series Gliding Ventable Sash Window	0.26	0.24
11376	135"x90"	62.4 sq ft	Anderson Multiglide Door	0.29	0.21
13976	165"x90"	77.7 sq ft	Anderson Multiglide Door	0.29	0.21

ARCHITECTURAL DETAILS

- All electrical, plumbing and finishes will conform with current building codes.
- ABS will be used for waste and drains. Copper will be used for water.
- All new plumbing fixtures will comply with the California Plumbing Code and the California Green Building Standards Code.

WATER FIXTURES LIST

TABLE A-2: California Plumbing Code - For explanations, see 2019 CPC, page 154

Appliances, Appurtenances, or Fixtures	Min. Fixt. Branch Pipe Size	Private	Public	Assembly	# of Existing Fixtures to Remain	# of Fixtures Added	# of Fixtures Removed	Fixture # Increase/Decrease
Bathtub or Combination Bath/Shower (fill)	1/2"	4.0	4.0	---	x		1	-4
1/2" Bathtub Fill Valve	1/2"	10.0	10.0	---	x			0
Bidet	1/2"	1.0	---	---	x			0
Clothes Washer, domestic	1/2"	4.0	4.0	---	x	1		0
Dental Unit, cuspidor	1/2"	---	1.0	---	x			0
Dishwasher, domestic	1/2"	1.5	1.5	---	x	1		0
Drinking Fountain or Water Cooler	1/2"	0.5	0.5	0.75	x			+
Fire Sprinkler GPM (residential - SF/DUP only)	---	---	---	---	x	---	---	---
Hose Bib	1/2"	2.5	2.5	---	x	4		0
Hose Bib, each additional	1/2"	1.0	1.0	---	x			0
Lavatory (restroom sinks only)	1/2"	1.0	1.0	1.0	x	3		0
Lawn Sprinkler, each head	---	1.0	1.0	---	x			0
Mobile Home, each (minimum)	---	12.0	---	---	x			0
Sinks								
Bar	1/2"	1.0	2.0	---	x			+
Clinic Faucet	1/2"	---	3.0	---	x			0
Clinic Flushometer Valve with or without faucet	1"	---	8.0	---	x			0
Kitchen, domestic	1/2"	1.5	1.5	---	x	1		0
Laundry	1/2"	1.5	1.5	---	x			0
Service Sink or Mop Basin	1/2"	1.5	3.0	---	x			+
Washup, each set of Faucets	1/2"	---	2.0	---	x			0
Shower, per head	1/2"	2.0	2.0	---	x	1	2	4
Urinal, 1.0 GPF Flushometer Valve	1/2"	3.0	4.0	5.0	x			+
Urinal, Greater than 1.0 GPF Flushometer Valve	1/2"	4.0	5.0	6.0	x			+
Urinal, Flush Tank	1/2"	2.0	2.0	3.0	x			+
Water Closet, 1.6 GPF Gravity Tank	1/2"	2.5	2.5	3.5	x	3	1	2.5
Water Closet, 1.6 GPF Flushometer Tank	1/2"	2.5	2.5	3.5	x			+
Water Closet 1.0 GPF Flushometer Valve	1"	3.0	5.0	8.0	x			+
Water Closet > 1.6 GPF Gravity Tank	1"	3.0	5.5	7.0	x			+
Water Closet > 1.6 GPF Flushometer Valve	1"	7.0	8.0	10.0	x			+
Other Water Requirements								
GPM for								
Total Fixture Units -> Show NET change in demand (for non-residential use ONLY)								2.5
*THIS TOTAL WILL BE CALCULATED BY CITY STAFF								

CAPACITY FEES ARE BASES ON ALL NEW AND/OR ADDITIONAL DEMAND

Note: If any fixtures or water requirements are designated by GPM - City Staff will convert all use to GPM for meter sizing

The portion below will be completed by the Development Services Department		
Total F.U. for Water Capacity Fees: _____	Total F.U. for Sewer Capacity Fees: _____	(Total F.U. for Meter Sizing: _____)
Pressure regulation required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Backflow prevention required? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Approved meter size: _____	Water supply line size: _____	
Development Services Department approved by: _____		Date approved: _____

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DS-16 (07-21)

CLEAR FORM

PROPOSED FLOOR PLAN

RESERVING COMMON LAW COPYRIGHT. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, COPIED OR CHANGED IN ANYWAY WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN CONSENT OF DAVID THOMAS ENGINEERING, A.P.C.

GENERAL NOTES:

- ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM TO MINIMUM STANDARDS OF THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) AND ANY OTHER REGULATORY AGENCIES WHO MAY HAVE AUTHORITY OVER ANY PORTION OF THE WORK.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
- ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER, ARCHITECT, AND FIELD INSPECTOR. THE ARCHITECT OR STRUCTURAL ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
- WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS USED SHALL BE THE SAME AS FOR THE OTHER SIMILAR WORK.
- WHEN A DETAIL IS IDENTIFIED, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
- IN CASE OF CONFLICT, NOTES AND DETAILS OF THESE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES AND/OR STANDARD DETAILS SHOWN ON SHEET SDI.
- CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. CONTRACTOR SHALL PROVIDE TEMPORARY BRACINGS/SHORING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED.
- PIPES, DUCTS, SLEEVES, OPENINGS, POCKETS, BLOCK-OUTS, ETC. SHALL NOT BE PLACED IN SLABS, BEAMS, GIRDERS, COLUMNS, WALLS, FOUNDATIONS, ETC. NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR SUCH ITEMS, UNLESS SPECIFICALLY DETAILED ON THESE STRUCTURAL DRAWINGS. IF ANY PIPES, DUCTS, CONDUIT, ETC. ARE PLACED THAT ARE NOT SHOWN ON THESE STRUCTURAL DRAWINGS, THE ARCHITECT AND STRUCTURAL ENGINEER SHALL BE NOTIFIED.
- ANCHOR BOLTS OR INSERTS FOR EQUIPMENT ANCHORAGE OR INSTALLATION SHALL BE DESIGNED BY A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA AND SHALL BE IDENTIFIED ON THE MECHANICAL OR ELECTRICAL SUBMITTAL/SHOP DRAWINGS.
- THE CONTRACTORS SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTORS SHALL DEFEND, INDEMNIFY, AND HOLD THE STRUCTURAL ENGINEER, ARCHITECT AND HARMLESS FROM ALL CLAIMS, DEMANDS AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE STRUCTURAL ENGINEER.
- IF THE CONTRACTOR PROPOSES ANY SUBSTITUTION, NEW CALCULATIONS AND DETAILS MAY HAVE TO BE PREPARED, EXISTING DETAILS MAY HAVE TO BE ALTERED, AND NEW DRAWINGS MAY HAVE TO BE SUBMITTED TO THE BUILDING DEPARTMENT. THE CONTRACTOR SHALL PAY THE STRUCTURAL ENGINEER'S FEES TO ALTER THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO PROCESS THE REVISED PLANS REFLECTING ALL SUBSTITUTIONS THROUGH THE APPROPRIATE OFFICE OF ALL GOVERNING AGENCIES.
- WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.

STRUCTURAL DESIGN CRITERIA:

- LOADS:
DEAD LOADS = D.L. LIVE LOAD = L.L.

	ROOF	FLOOR	DECKS	EXT. WALLS	INT. WALLS
DEAD	20.0 PSF	30.0 PSF	30.0 PSF	16.0 PSF	7.0 PSF
LIVE	2.0.0 PSF	40.0 PSF	60.0 PSF		
- SEISMIC PARAMETERS:
OCCUPANCY CATEGORY: II
EQUIVALENT LATERAL FORCE PROCEDURE:
SEISMIC FORCE RESISTING SYSTEM: WOOD SHEAR WALLS
RESPONSE MODIFICATION COEFFICIENT: R = 6.5
STRUCTURAL OVER-STRENGTH FACTOR: $\alpha_0 = 3.0$
DEFLECTION AMPLIFICATION FACTOR: $C_d = 4.0$
SEISMIC DESIGN CATEGORY: D
SITE CLASS: D
SEISMIC GROUND MOTION VALUES:
MAPPED ACCELERATION PARAMETERS:
SITE COEFFICIENTS: $S_s = 1.406$ $S_1 = 0.441$
 $F_a = 1.200$ $F_v = 1.809$
DESIGN SPECTRAL ACCELERATION PARAMETERS:
 $S_{DS} = 1.125$ $S_{D1} = 0.542$
IMPORTANCE FACTOR: $I_e = 1.0$
SEISMIC COEFFICIENT: $C_s = 0.173M$
BASE SHEAR: $V = 14,235$ lbs
3. WIND (WINDS - METHOD 2): 66 MPH EXPOSURE: C, ENCLOSED BUILDING
IMPORTANCE FACTOR: $I_w = 1.0$
4. FOUNDATION DESIGN:
☒ UNCLASSIFIED SOIL (PER CBC 2022 1601 & TABLE 1606.2)
ALLOWABLE SOIL BEARING PRESSURE = 1300 PSF

☐ SOILS REPORT BY:
REPORT NUMBER:
ISSUE DATE:
ALLOWABLE SOIL BEARING PRESSURE =
ACTIVE SOIL PRESSURE (CANT) =
ACTIVE SOIL PRESSURE (RESTRAINED) =
PASSIVE SOIL PRESSURE =
MAXIMUM PASSIVE PRESURE =
COEFFICIENT OF FRICTION =

REINFORCED STEEL:

- DEFORMED BAR REINFORCEMENT SHALL CONFORM TO THE FOLLOWING GRADES OF ASTM
#3 & SMALLER BARS = GRADE 40 MIN. (ASTM A615)
#4 & LARGER BARS = GRADE 60 (ASTM A615)
ASTM A706 REQUIRED FOR LATERAL MEMBERS (i.e. SHEARWALLS, MOMENT-FRAMES, CANTILEVERED COLUMNS, ETC.) & ALL WELDED BARS
- DETAILS OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH CBC.
- LAPS AT BAR SPLICES IN CONCRETE CONSTRUCTION SHALL BE AS SHOWN ON SHEET SDI AND NOT LESS THAN 12"
- LAPS AT BAR SPLICES IN MASONRY CONSTRUCTION SHALL BE AS SHOWN ON SHEET SDI AND NOT LESS THAN 48 BAR DIAMETERS OR 24" MINIMUM.
- VERTICAL REINFORCEMENT SHALL BE TIED OR OTHERWISE FIXED IN POSITION AT THE TOP AND BOTTOM AND AT INTERMEDIATE LOCATIONS, SPACED NOTE GREATER THAN 42 BAR DIAMETERS. SEE BRACKET DETAILS FOR ADDITIONAL REQUIREMENTS.
- WALLS, PILASTERS AND COLUMNS SHALL BE DOWELED TO THEIR SUPPORTING FOOTINGS WITH REINFORCEMENT OF THE SAME SIZE, GRADE AND SPACING AS THE VERTICAL REINFORCEMENT IN THE WALLS, PILASTERS, OR COLUMNS (U.N.O.).
- BAR SUPPORTS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF "BAR SUPPORT SPECIFICATIONS" AS CONTAINED IN THE LATEST "MANUAL OF STANDARD PRACTICE" BY THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI).
- REINFORCING STEEL DETAILING, BENDING, AND PLACEMENT SHALL BE IN ACCORDANCE WITH THE CRSI "MANUAL OF STANDARD PRACTICE", LATEST EDITION
- ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE BEFORE PLACING CONCRETE OR GROUT.
- WELDING OF CROSSING BARS AND TACK WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED.
- CONTRACTOR SHALL SUBMIT REINFORCING STEEL SHOP DRAWINGS FOR REVIEW BEFORE FABRICATION AND INSTALLATION.
- WELDING OF ALL REINFORCING STEEL TO STRUCTURAL STEEL SHALL BE LIMITED TO THOSE AREAS SPECIFICALLY SHOWN ON THE PLANS. ANY OTHER WELDING SHALL REQUIRE THE APPROVAL OF THE GOVERNING AGENCY, FIELD INSPECTOR, AND STRUCTURAL ENGINEER.
- FLARE GROOVE WELDS SHALL, IN ADDITION TO ALL SPECIFICATIONS LISTED ABOVE COMPLY WITH THE REQUIREMENT EDITION OF THE "MANUAL OF STANDARD PRACTICE FOR STEEL CONSTRUCTION" AS PUBLISHED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC.

POST INSTALLED ANCHORS:

- EXPANSION MECHANICAL AND ADHESIVE ANCHORS IN CONCRETE AND MASONRY SHALL BE ICC APPROVED AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS, DIAMETER, BOLT SPACING AND EMBEDMENT SHALL BE AS SHOWN ON THE DRAWINGS.
- SUBMIT MANUFACTURER'S DATA SHEETS AND ICC REPORTS FOR ENGINEER'S REVIEW PRIOR TO INSTALLATION.

POST INSTALLED ANCHORS		
ANCHOR TYPE	CONCRETE REPORT	MASONRY REPORT
SIMPSON "SET-36" ADHESIVE	ICC-ESR-4057	ICC-ESR-4044
SIMPSON "TITEN HD" SCREEN ANCHORS	ICC-ESR-2713	ICC-ESR-1056

- WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWER DRIVEN PINS IN EXISTING NON-PRESTRESSED REINFORCED CONCRETE AND MASONRY, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. WHEN INSTALLING THEM INTO EXISTING PRESTRESSED CONCRETE (PRE- OR POST- TENSIONED) LOCATE THE PRESTRESSED TENDONS BY USING A NONDESTRUCTIVE METHOD PRIOR TO INSTALLATION. EXERCISE EXTREME CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE TENDONS DURING INSTALLATION. MAINTAIN A MINIMUM CLEARANCE OF ONE INCH BETWEEN THE REINFORCEMENT AND THE DRILLED-IN ANCHOR AND/OR PIN.

ABBREVIATIONS

ACI	AMERICAN CONCRETE INSTITUTE	lb (#)	POUND(S)
AISC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	LD6R	LEDGER
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	LS	LONG(TUDINAL)
APA	AMERICAN PLYWOOD ASSOCIATION	LTWT	LIGHT WEIGHT
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	MAS	MASONRY
AWG	AMERICAN WELDING SOCIETY	MATL	MATERIAL
CBC	CALIFORNIA BUILDING CODE	MAX	MAXIMUM
IBC	INTERNATIONAL BUILDING CODE	MB	MACHINE BOLT
UBC	UNIFORM BUILDING CODE	MECH	MECHANICAL
NCLIB	WEST COAST LUMBER INSPECTION BUREAU	MEZZ	MEZZANINE
WPFA	WESTERN WOOD PRODUCTS ASSOCIATION	MF	MOMENT FRAME
AB	ANCHOR BOLT	MFR	MANUFACTURER
ABV	ABOVE	MIN	MINIMUM
ADJ	ADJACENT	MISC	MISCELLANEOUS
ALT	ALTERNATE	MTL	METAL
AFB	ABOVE FINISHED FLOOR	NEW	NEW
APPROX	APPROXIMATE(LY)	NO. (#)	NUMBER
ARCH	ARCHITECTURAL	NTS	NOT TO SCALE
BLDG	BUILDING	OC	ON CENTER
BLK	BLOCKING	OVJ	OPEN WEB JOISTS
BM	BEAM	P/C	PRECAST CONCRETE
BN	BOUNDARY NAILING	PERF. (L)	PERFENDICULAR
BRG	BEARING	PCF	POUNDS PER CUBIC FT.
BTM (B)	BOTTOM	PLY	PLATE
BTWN	BETWEEN	PL	PLYWOOD
CAMBERED	(CAMBERED)	PSF	POUNDS PER SQUARE FOOT
CANT	CANTILEVER	PSI	POUNDS PER SQUARE INCH
CIP	CAST-IN-PLACE	PT	PRESSURE TREATED
CL	CENTERLINE	P/T	POST-TENSIONED
CLG	CEILING		(PRESTRESSED)
CLR	CLEAR	QTY	QUANTITY
COL	COLUMN	REF	REFERENCE
CONC	CONCRETE	REIN	REINFORCEMENT
CONN	CONNECTION	REQD	REQUIRED
CONST	CONSTRUCTION	RJ	ROOF JOIST
CTR	CENTER (ED)	RO	ROUGH OPENING
DEFT	DEPARTMENT	RR	ROOF RAFTER
DF	DOUGLAS FIR	SCH	SCHEDULE
DIA	DIAMETER	SN	SHEARNALL
DIA8	DIAGONAL	SHT	SHEET
DIAPH	DIAPHRAGM	SIM	EDGE NAILING
DIM	DIMENSION	SIMP	SIMPSON
DN	DOWN	SKVD	(SKEWED)
DO	DITTO (REPEAT)	SPEC	SPECIFICATIONS
DP	DEEP (DEPTH)	SQ	SQUARE
DWG	DRAWING	SS	SELECT STRUCTURAL
EA	EACH	STD	STANDARD
EF	EACH FACE	STR	(STAGGERED)
ELEV	ELEVATION	STRCT	STRUCTURAL
EMBD	EMBEDMENT	T&B	TOP AND BOTTOM
EN	EDGE NAILING	T&G	TONGUE AND GROOVE
EM	EACH WAY	THK	THICK
EXT6/8 (E)	EXISTING	THRD	THREAD(ED)
EXT	EXTERIOR	TK	TOE NAIL
FF	FINISHED FLOOR	TOF	TOP OF FOOTING
FIN	FINISHED	TCW	TOP OF WALL
FLG	FLANGE	TOP	TOP OF PARAPET
FLR	FLOOR	TS	TUBE STEEL
FN	FIELD NAILING	TYF	TYPICAL
FND	FOUNDATION	UNO	UNLESS NOTED OTHERWISE
FRMG	FRAMING(S)	VERT	VERTICAL
FT	FEET	VERT (V)	VERIFY IN FIELD
FT6	FOOTING	VF	STEEL WIDE FLANGE
GA	GAUGE	VJ	WITH
GALV	GALVANIZED	K	KIPS (1000)
GB	GRADE BEAM	KSI	KIPS PER SQUARE INCH
GLB	GLUE LAMINATED BEAM	ND	WOOD
HD	HOLD DOWN	WT	WEIGHT
HDR	HEADER	WVF	WELDED WIRE FABRIC
HGR	HANGER		
HORIZ (H)	HORIZONTAL		
HT	HEIGHT		
IN (")	INCHES		
INT	INTERIOR		
JST	JOIST		
K	KIPS (1000)		
KSI	KIPS PER SQUARE INCH		
L	LAGS		
LB	LAG BOLT		

STRUCTURAL STEEL:

- MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE LATEST EDITION AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", INCLUDING ALL REFERENCED CODES.
- STRUCTURAL STEEL SHALL CONFORM TO
"W" SHAPES = ASTM A992 (Fy=50 KSI)
PLATES, ANGLES, AND CHANNELS = ASTM A36 (Fy=36 KSI)
"HSS" RECTANGULAR TUBES = ASTM A500, GRADE "B" (Fy=46 KSI)
PIRES = ASTM A53, GRADE "B" (Fy=35 KSI)
FIBES = ASTM A53, GRADE "B" (Fy=35 KSI)
- MACHINE BOLTS SHALL CONFORM TO ASTM A307 UNLESS OTHERWISE NOTED.
- ANCHORS EMBEDDED IN CONCRETE AND MASONRY SHALL COMPLY WITH ASTM F1554 (GRADE 36) UNLESS OTHERWISE NOTED.
- ANCHOR RODS SHALL CONFORM TO ASTM F 1554, GRADE 36, UNLESS OTHERWISE NOTED. NUTS FOR ANCHOR RODS SHALL CONFORM TO ASTM A 563, GRADE A HEX (HEAVY HEX WHERE ANCHOR ROD DIAMETER IS GREATER THAN 1/2").
- ALL EXTERIOR EXPOSED STRUCTURAL STEEL OR MISCELLANEOUS METAL SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION, ZINC COATING SHALL CONFORM TO ASTM A123. RESTORE DAMAGED GALVANIZING IN FIELD USING TWO COATS OF GALVALLOY TO TOP OF FOOTING.
- ALL WELDING SHALL BE BY SHIELDED PROCESS AND SHALL BE PERFORMED BY CERTIFIED WELDERS USING E-TO ELECTRODES (UNLESS OTHERWISE NOTED) AND CONFORMING TO AISC AND AWS D1.1 STANDARDS. WELDS SHOWN ON DRAWINGS ARE MINIMUM SIZES. INCREASE WELD SIZE TO AWS MINIMUM SIZES, BASED ON PLATE THICKNESS. WELDING PROCEDURES SHALL BE SUBMITTED TO THE OWNER'S TESTING AGENCY FOR REVIEW PRIOR TO START OF FABRICATION OR ERECTION.
- SPECIAL INSPECTION AND TESTING IS REQUIRED IN ACCORDANCE WITH THE LATEST CALIFORNIA BUILDING CODE AND THE "STATEMENT OF SPECIAL INSPECTIONS" ON THESE CONSTRUCTION DOCUMENTS.
- ELECTRODES FILLER MATERIAL SHALL BE A MINIMUM OF E70XX UNLESS OTHERWISE NOTED, EXCEPT E60XX MAY BE USED FOR WELDING OF METAL DECK AND LIGHT GAUGE FRAMING.
- WELDS SHALL HAVE A WELD CONTROLLED SEQUENCE AND TECHNIQUE IN ORDER TO MINIMIZE SHRINKAGE STRESSES AND DISTORTION.
- NON-SHRINK GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 6,000 PSI IN ACCORDANCE WITH ASTM C 109.
- NON-SHRINK GROUT SHALL BE INSTALLED UNDER A COLUMN BASE PLATE AFTER THE COLUMN HAS BEEN PLUMBED AND PRIOR TO LOADING OF CORRESPONDING STRUCTURAL MEMBER.
- NON-SHRINK GROUT SHALL BE INSTALLED UNDER BEAM SEATS AFTER THE BEAM HAS BEEN LEVELED, & PRIOR TO LOADING OF CORRESPONDING STRUCTURAL MEMBER.
- SHOP DRAWINGS FOR STRUCTURAL STEEL SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION.
- INTERIOR STEEL SHALL BE COATED WITH A SHOP-APPLIED PRIMER, FIELD PAINTING TO BE PROVIDED TO TOUCH-UP ANY DAMAGED PAINT ON SHAPES, BOLTS, AND WELDS.

RETAINING WALL STRUCTURES:

- MASONRY AND CONCRETE RETAINING WALLS RESTRAINED BY WOOD FLOOR FRAMING AT THE TOP OF THE WALL SHALL NOT BE BACK-FILLED PRIOR TO COMPLETION OF THE FLOOR DIAPHRAGM INSTALLATION (CONTRACTOR TO VERIFY WHETHER BUILDING RETAINING WALLS ARE DESIGNED AS RESTRAINED WALLS).
RETAINING WALLS RESTRAINED BY A CONCRETE DECK AT THE TOP OF WALL MAY BE BACKFILLED WHEN BOTH OF THE FOLLOWING CONDITIONS ARE MET:
A. REINFORCED CONCRETE SLAB AT BOTTOM OF WALL HAS BEEN PLACED AND DOWELED INTO WALL FOOTINGS PER STRUCTURAL DETAILS (ALLOW MIN. 3 DAYS FOR SLAB TO CURE) AND
B. SHORING AT THE TOP OF WALL HAS BEEN COMPLETELY ATTACHED TO SUPPORT THE WALL UNDER SOIL LOADING.
CANTILEVERED-TYPE RETAINING WALLS ARE EXEMPT FROM THE ABOVE REQUIREMENTS.
- SLAB-ON-GRADE ADJACENT TO RETAINING WALL FOOTING DESIGNED TO RESIST ALL SLIDING FORCES IN LIEU OF DEEPENED KEYWAY TO BE IN INSTALLED PRIOR TO BACKFILL.

REINFORCED CONCRETE MASONRY:

- CONCRETE BLOCK UNITS SHALL BE OPEN-END TYPE UNITS AND SHALL CONFORM WITH CBC SECTION 2103, GRADE "N" TYPE I, Fm = 1500 PSI.
- ALL CELLS SHALL BE GROUTED SOLID.
- GROUT CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE POUR NOT LESS THAN 1/2" OR MORE THAN 2' BELOW THE TOP OF THE UPPERMOST UNIT GROUTED. HORIZONTAL STEEL SHALL BE FULLY GROUTED IN AN UNINTERRUPTED POUR.
- HORIZONTAL REINFORCEMENT SHALL BE PLACED IN BOND BEAM UNITS WITH A MINIMUM GROUT COVER OF 1" ABOVE STEEL FOR EACH GROUT POUR.
- MORTAR SHALL BE 1900 PSI "TYPE O" PER CBC.
- GROUT SHALL BE 2,000 PSI MINIMUM PROPORTIONED 1 CEMENT: 2 1/2 TO 3 SAND: 1 TO 2 PEA GRAVEL.
- REINFORCEMENT SHALL COMPLY WITH ASTM A615 GRADE 60.
- CAST-IN-BOLTS/ANCHORS SHALL HAVE 1" MINIMUM GROUT SURROUNDING THE BOLT.
- MINIMUM LAP SPLICES OF REINFORCING BARS SHALL BE THE LARGER OF:
A. 48 BAR DIAMETERS OR 24" MINIMUM
- MASONRY CONSTRUCTION SHALL CONFORM TO THE LATEST EDITIONS OF CHAPTER 2) OF THE CALIFORNIA BUILDING CODE AND ACI 530.1.
- CONDUITS OR PIPES SHALL NOT OCCUR IN SAME CELL AS REINFORCING BARS.
- MASONRY UNITS SHALL BE PLACED IN A RUNNING BOND PATTERN, UNLESS OTHERWISE NOTED.
- FIRST COURSE OF BLOCKS ABOVE OPENINGS SHALL BE LINTEL/BOND BEAM UNITS.
- MAXIMUM GROUT LIFT SHALL NOT EXCEED 4'-0" IN ONE DAY UNLESS THE PROPER PROCEDURES FOR HIGH LIFT GROUTING FROM GOVERNING AGENCIES ARE FOLLOWED. VIBRATE ALL GROUT LIFTS.
- MASONRY SHALL BE CLEAN AND FREE OF ALL SUBSTANCES THAT MAY IMPAIR BOND.
- BOND BEAM TYPE UNITS SHALL BE USED FOR ALL HORIZONTAL REINFORCING STEEL.
- VERTICAL GROUT JOINTS ARE NOT ALLOWED UNLESS NOTED OTHERWISE ON THE APPROVED STRUCTURAL DRAWINGS.
- CONTRACTOR SHALL ADEQUATELY BRACE ALL MASONRY WALLS UNTIL FLOOR AND/OR ROOF FRAMING HAS BEEN ERECTED COMPLETELY.

CONCRETE:

- THE MINIMUM 28-DAY CYLINDER STRENGTH SHALL BE PER CBC TABLE 1808.8.1 (U.N.O.)

CONCRETE MEMBER	F _c	CONCRETE MEMBER	F _c
SLAB-ON-GRADE	2500 PSI	STRUCTURAL SLABS/BEAMS	3,000 PSI**
CONTINUOUS FOOTINGS	2500 PSI	COLUMNS & PILASTERS	3,000 PSI**
SPREAD PAD FOOTINGS	2500 PSI	PILES & CAISSONS	4,000 PSI**
RETAINING/SHEAR WALLS	3,000 PSI**	GRADE BEAMS	3,000 PSI**

**ALL CONCRETE REQUIRED TO BE GREATER THAN 2500 PSI SHALL HAVE SPECIAL INSPECTION PER CBC 1705.3.
- TYPE II PORTLAND CEMENT (LOW ALKALI) SHALL BE USED (U.N.O.).
- CONTRACTOR TO LIMIT WATER TO CEMENT RATIO TO 0.50 (U.N.O.).
- AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C 33.
- ADMITTRES PER ACI 318 MAY BE USED WITH PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
- FLY ASH SHALL BE LIMITED TO NO MORE THAN THE FOLLOWING PERCENTAGES OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS IN THE CONCRETE, UNLESS OTHERWISE NOTED. FLY ASH OR OTHER POZZOLAN SHALL CONFORM TO ASTM C 618 FOR CLASS F MATERIAL (CLASS C IS NOT PERMITTED).
FOUNDATIONS 15%
SLABS ON GRADE 15%
- READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE ASTM C 94-44 AND PER SECTION 19 - MIXING & PLACING CONCRETE.
- CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CALIFORNIA BUILDING CODE AND TO THE PROVISIONS OF ACI 318, LATEST EDITION.
- REINFORCEMENT SHALL CONFORM WITH ASTM A615, GRADE 60 FOR NON-LATERAL MEMBERS
- REINFORCEMENT SHALL CONFORM WITH ASTM A706, GRADE 60 FOR LATERAL MEMBERS (i.e. SHEARWALLS, MOMENT-FRAMES, CANTILEVERED COLUMNS, ETC.)
- ALL REINFORCING BARS, ANCHOR BOLTS, AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
- MINIMUM CONCRETE COVER (IN INCHES) FOR REINFORCING STEEL IN NON-PRESTRESSED CAST-IN-PLACE CONCRETE SHALL BE AS FOLLOWS:

LOCATION	MIN. COVER (TOLERANCE)
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3" (ADD'L. 1/2" FROM FACE)
FORMED SURFACES EXPOSED TO EARTH OR WEATHER:	
#6 BARS AND LARGER	2" (ADD'L. 1/2" FROM FACE)
#5 BARS AND SMALLER	1-1/2"(ADD'L. 1/2" FROM FACE)
NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND:	
#14 AND #10 BARS	1-1/2"(ADD'L. 1/2" FROM FACE)
#11 AND SMALLER @ SLABS, WALLS, AND JOIST	3/4" (ADD'L. 1/2" FROM FACE)
PRIMARY REINFORCEMENT, STIRRUPS, TIES OR SPIRALS	1-1/2"(ADD'L. 1/2" FROM FACE)
@ BEAMS, GIRDERS, AND COLUMNS	
- WALLS AND COLUMNS SHALL BE DOWELED FROM THE SUPPORTS WITH BARS OF THE SAME SIZE, GRADE AND SPACING UNLESS OTHERWISE NOTED.
- SLEEVES, PIPES AND CONDUITS SHALL NOT BE PLACED THROUGH CONTINUOUS OR SPREAD FOOTINGS, GRADE BEAMS, STRUCTURAL SLABS, PIPE CABLES OR TIE BEAMS UNLESS SHOWN IN APPROVED STRUCTURAL DRAWINGS OR DETAILS.
- ALL SLEEVES THROUGH BEAMS, GIRDERS, AND FOUNDATION WALLS SHALL BE INSTALLED AND SECURED IN POSITION PRIOR TO PLACING CONCRETE, EXCEPT AS SHOWN ON STRUCTURAL DRAWINGS. SLEEVING SHALL NOT BE PERMITTED UNLESS APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER.
- CONDUIT SHALL NOT BE PLACED IN ANY CONCRETE SLAB LESS THAN 3-1/2" THICK. IF CONDUIT IS PLACED IN CONCRETE SLAB, ITS OUTSIDE DIAMETER SHALL NOT BE GREATER THAN ONE THIRD OF THE SLAB THICKNESS.
- ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4 INCH (U.N.O.).
- FRAMING CONTRACTOR TO VERIFY LOCATION OF HOLD-DOWNS PRIOR TO POURING OF CONCRETE FOUNDATIONS.
- ALL VERTICAL SURFACES OF CONCRETE ABOVE FINISHED GRADE SHALL BE FORMED.
- REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- SLAB ON GRADE IS NOT DESIGNED AS A STRUCTURAL DIAPHRAGM (U.N.O.).
- CONSTRUCTION OR CONTROL JOINTS IN SLABS ON GRADE TOPPINGS SHALL BE PROVIDED AS INDICATED. THE LOCATIONS OF JOINTS NOT SPECIFICALLY INDICATED SHALL BE REVIEWED BY THE ENGINEER AND APPROVED BY THE ARCHITECT. WHERE POSSIBLE JOINTS SHALL ALIGN WITH RE-ENTRANT CORNERS OF THE SLAB OR TOPPING.
- WHERE CONCRETE IS PLACED AGAINST EXISTING CONCRETE SURFACES, THE EXISTING CONCRETE SURFACES SHALL BE THOROUGHLY CLEANED AND ROUGHENED TO A MINIMUM AMPLITUDE OF 1/4 INCH. A CONCRETE BONDING AGENT SHALL BE APPLIED TO THE EXISTING CONCRETE SURFACE.

SHOTCRETE:

- CONTRACTOR TO CONFIRM INSTALLATION OF SHOTCRETE CONFORMS TO ALL REQUIREMENTS SPECIFIED IN CBC SECTION 1909 INCLUDING REINFORCEMENT, PRECONSTRUCTION TESTS, REBOUND, JOINTS, DAMAGE, CURING, STRENGTH TESTS, ETC...
- EXCEPT AS SPECIFIED IN CBC SECTION 1908 OR BELOW, SHOTCRETE SHALL CONFORM TO ALL REQUIREMENTS FOR REINFORCED CONCRETE.
- AGGREGATE, COARSE AGGREGATE, IF USED, SHALL NOT EXCEED 3/4" INCH
- REINFORCEMENT:
 - PRECONSTRUCTION TESTS REQUIRED THAT DEMONSTRATE ADEQUATE ENGAGEMENT WILL BE ACHIEVED FOR BARS LARGER THAN NO. 5
 - MINIMUM CLEARANCE:
NO. 5 OR SMALLER = 2-1/2" LARGER THAN NO. 5
SINGLE CURTAIN = 6 x BAR DIAMETER
DOUBLE CURTAIN = 12 x BAR DIAMETER (CURTAIN CLOSER TO NOZZLE)
= 6 x BAR DIAMETER (CURTAIN FURTHER AWAY FROM NOZZLE)
- SPLICES: NONCONTACT LAP SPLICES WITH MINIMUM CLEARANCE OF 2" SHALL BE UTILIZED UNLESS APPROVED BY THE BUILDING OFFICIAL, BASED ON SATISFACTORY PRECONSTRUCTION TESTS THAT SHOW ADEQUATE ENGAGEMENT OF THE BARS WILL BE ACHIEVED AND CENTER OF SPLICE IS PERPENDICULAR TO SURFACE OF SHOTCRETE.
- SHOTCRETE SHALL NOT BE APPLIED TO SPIRALLY TIED COLUMNS.
- MINIMUM 28-DAY CYLINDER STRENGTH, F_c = 4,000 PSI (U.N.O.) (SPECIAL INSPECTION REQUIRED)

TIMBER:

- SAWN LUMBER SHALL BE DOUGLAS FIR-LARCH CONFORMING TO THE CBC SECTION 2303 AND AFPA/ANGL NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION (AND SUPPLEMENT), AND SHALL BE GRADE MARKED BY EITHER NCLIB OR WMPA.
- SAWN STRUCTURAL FRAMING MEMBERS SHALL BE AS FOLLOWS (U.N.O.):
2x WALL STUDS @ 16" O.C. = D.F.L. #2
2x JOIST & RAFTERS = D.F.L. #2
BEAMS & HEADERS (4 x 8 & SMALLER) = D.F.L. #2
BEAMS & HEADERS (4 x 10 & LARGER, ALL 6x & WIDER) = D.F.L. #1
POSTS (4 x 8 & SMALLER) = D.F.L. #2
POSTS (4 x 10 & LARGER, ALL 6x & WIDER) = D.F.L. #1
- ALL SILL PLATES BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR. ANY CUTS AND HOLES IN THE PRESSURE TREATED LUMBER SHALL BE TREATED PER WPFA M 61.
- ALL WALLS BEARING ON CONCRETE OR MASONRY SHALL HAVE ANCHOR BOLTS PER SHEARNALL SCHEDULE. ELSEWHERE, INSTALL 5/8"x 10" MIN LONG L-BOLTS PLACED WITHIN 12" MAX. (4-1/2" MIN) FROM EACH END OR SPLICE WITH 60" MAX. SPACINGS. MIN. 2 ANCHOR BOLTS PER EACH SILL PLATE. ALL ANCHOR BOLTS TO HAVE 3" x 3" x 1/4" STEEL PLATE WASHERS AND 7" MINIMUM EMBEDMENT.
- SILL PLATES OF INTERIOR, NON-BEARING, NON-SHEARNALLS MAY BE FASTENED TO A CONCRETE SLAB USING HILTI "X-27F12" LOW VELOCITY POWDER-ACTUATED FASTENERS (ICC-ESR-1663). CONCRETE SLAB IS TO BE NORMALLY HEIGHT CONCRETE AND CURED AT LEAST 1 DAYS. PLACE FASTENERS 6" FROM ENDS OF SILL, AND AT 36" (MAX.) SPACING BETWEEN.
- ALL BOTTOM PLATES ATTACHED TO WOOD FRAMING BELOW TO BE FASTENED PER THE SHEARNALL SCHEDULE. ELSEWHERE, INSTALL 1/2d NAILS AT 8" O.C. STAGGERED TO FRAMING BELOW.
- GLUED LAMINATED TIMBERS SHALL BE FABRICATED IN ACCORDANCE WITH THE ANSI/AITC A140.1-1992 "STRUCTURAL GLUED LAMINATED TIMBER"; AITC I17 OR APA-ENG I17, AND ASTM D3737-89A. EXTERIOR GLUE TO BE USED WITH INTENDED DRY USE CONDITION PER NDS SECTION 5.1.4.1. COMBINATIONS AND USES SHALL BE AS FOLLOWS:

KEY	COMBINATION NO.	USE
24F-V4-18E	ENG 24F-V4 D7/D7	SIMPLE SPAN
24F-V8-18E	ENG 24F-V8 D7/D7	CONTINUOUS & CANTILEVERS
- FOR STRUCTURAL GLUE-LAMINATED TIMBER MEMBERS, AN AITC CERTIFICATION OF CONFORMANCE OR A CERTIFICATE OF CONFORMANCE ISSUED BY A CURRENT ICC APPROVED QUALITY CONTROL AGENCY MUST BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION. THE MAXIMUM MOISTURE CONTENT OF THE LAMINATIONS AT THE TIME OF MANUFACTURE SHALL NOT EXCEED 16% FOR DRY CONDITIONS OF USE.
- FRAMING ANCHORS, POST CAPS, COLUMN BASES, AND OTHER CONNECTORS SPECIFIED ON DRAWINGS SHALL BE AS SHOWN. HARDWARE FOR SAWN LUMBER, GLUED LAMINATED TIMBER, AND CONNECTORS TO BE FULLY NAILED, SCREENED OR BOLTED AS SPECIFIED PER MANUFACTURER.
- STEEL PLATES SHALL CONFORM TO ASTM A36. BOLTS & WASHERS SHALL CONFORM TO ASTM A307. NUTS SHALL CONFORM TO ASTM A563, GRADE A.
- ALL BOLTS HEADS (MACHINE & LAG) AND NUTS BEARING ON WOOD SHALL BE FITTED WITH STANDARD CUT WASHERS. U.N.O. BOLT HOLES IN WOOD SHALL BE BORED WITH A BIT 1/32" TO 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER.
- LEAD HOLES FOR LAG SCREWS GREATER THAN 3/8" SHALL BE BORED AS FOLLOWS:
40% - 108" OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION. LEAD HOLES SHALL HAVE THE SAME DIAMETER AS THE SHANK, AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF UNTHREADED SHANK. LAG SCREWS SHALL BE INSERTED BY TURNING WITH A WRENCH NOT BY DRIVING WITH A HAMMER.
- BOLTS SHALL HAVE 1 DIAMETER MINIMUM END DISTANCE AND 4 DIAMETER MINIMUM EDGE DISTANCE.
- ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE CALIFORNIA BUILDING CODE (CBC). MINIMUM NAILING SHALL CONFORM TO CBC TABLE 2304.10.2.
- NAIL HOLES SHALL BE PRE-DRILLED WHEN NECESSARY TO PREVENT SPLITTING.
- CUSTOM STEEL HARDWARE CONNECTORS FOR SAWN LUMBER, GLUED LAMINATED TIMBER, AND ENGINEERING WOOD PRODUCTS SHALL BE FABRICATED FROM STEEL CONFORMING TO ASTM A36. WELDS SHALL CONFORM TO THE REQUIREMENTS OF AWS D1-15.

USE	MIN. GRADE	SPAN RATING
ROOF SHEATHING	APA-RATED SHEATHING, EXP. 1	24" MIN.
FLOOR/DECK SHEATHING	APA-RATED STURD-FLOOR T&G	24" MIN.
WALL SHEATHING	PER SHEARNALL SCHEDULE	N/A
	APA-RATED SHEATHING, EXP. 1	
- HORIZONTAL DIAPHRAGM NAILING SHALL CONFORM TO CBC TABLE 2306.2
STRUCTURAL PANEL SHEARNALLS SHALL CONFORM TO CBC TABLE 2306.3
NOMENCLATURE IS DEFINED AS FOLLOWS (PER DETAILS):
EN = BOUNDARY NAILING AT DIAPHRAGM BOUNDARIES, AND AT EDGES OF OPENINGS
EN = EDGE NAILING AT CONTINUOUS PANEL EDGES
FN = FIELD NAILING AT INTERMEDIATE FRAMING MEMBERS
- WHERE DIAPHRAGM BLOCKING IS SPECIFIED FOR ROOFS, FLOORS, OR DECKS, USE 2x4 FLAT BLOCKING WITH "Z" CLIPS. U.N.O.
- DIAPHRAGM SHEATHING SHALL BE CONTINUOUS OVER TWO OR MORE SPANS, AND THE FACE GRAIN (LONG DIRECTION) OF SHEATHING SHALL BE PERPENDICULAR TO THE SUPPORT MEMBERS.
- DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.
- SIMPLE SPAN WOOD MEMBERS, NOT SHOP CAMBERED, SHALL BE ERECTED WITH THE NATURAL CAMBER UP. FOR CANTILEVERED WOOD MEMBERS, COMBUST WITH PROJECT STRUCTURAL ENGINEER.
- PROVIDE DBL. 2x STUDS TO SUPPORT ALL BEAMS, UNLESS POSTS ARE SPECIFIED ON THE PLANS.
- DOUBLE BLOCK UNDER ALL POSTS, DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS AND PROVIDE BLOCKING UNDER ALL PERPENDICULAR PARTITIONS, UNLESS OTHERWISE SPECIFIED.
- TOP PLATES OF ALL WOOD STUD WALLS TO BE 2-2x (SAME WIDTH AS STUDS), LAP 48" (MIN), WITH AT LEAST 12-16d NAILS AT EACH SIDE OF LAP AND NOT MORE THAN 6" BETWEEN NAILS (SEE PLANS IF STRAPS ARE REQUIRED).
- NOTHING OF BEAMS OR JOIST SHALL BE PERMITTED ONLY PER NDS SECTION 3.2.3.2, DETAILED AND APPROVED BY THE ENGINEER. HOLES DRILLED IN JOIST SHALL NOT BE WITHIN 2 IN

SHEARNALL SCHEDULE (2022 CBC)										
MARK	VALUE (PLF)	MATERIAL	NAIL SIZE	B.N. #	E.N.	F.N.	SILL PLATE ATTACH. 5/8" A.B. SPACING	BOT. PLATE ATTACH. NAILS & SCREWS	TOP PLATE CLIPS	ADDITIONAL NOTES
1	260	3/8" CDX	8d	6"	12"		48" O.C.	16d @ 4" O.C.	A35 @ 16" O.C.	-
1A	313	15/32" CDX	10d	6"	12"		32" O.C.	16d @ 4" O.C.	A35 @ 12" O.C.	-
2	350	3/8" CDX	8d	4"	12"		32" O.C.	16d @ 4" O.C.	A35 @ 12" O.C.	-
3	550	3/8" STRUC I	8d	3"	12"		24" O.C.	1/4" x 8" "SDS" SCREW @ 8" O.C.	A35 @ 8" O.C.	SEE NOTES 13, 14, & 15
4	730	3/8" STRUC I	8d	2"	12"		16" O.C.	1/4" x 8" "SDS" SCREW @ 4" O.C.	LTP4 @ 8" O.C.	SEE NOTES 13, 14, & 15
5	800	15/32" STRUC I	10d	2"	12"		16" O.C.	1/4" x 8" "SDS" SCREW @ 4" O.C.	LTP4 @ 8" O.C.	SEE NOTES 13, 14, & 15
6	1120	15/32" STRUC I (APPLY BOTH SIDES)	10d	2"	12"		8" O.C.	5/8" x 8" LAG SCREW @ 8" O.C.	LTP4 @ 6" O.C.	SEE NOTES 13, 14, 15, & 16
NOTES: 1. PROVIDE "4-PLY" SHEATHING @ 3/8" THICKNESS & "5-PLY" @ 15/32" SHEATHING. WOOD STRUCTURAL PANELS SHALL COMPLY WITH DOC P51 OR DOC P52. 2. ONLY COMMON NAILS ARE TO BE USED FOR ALL SHEATHING ATTACHMENT. NAIL GUNS USING "CLIPPED HEAD" OR "SINKER" NAILS ARE NOT ACCEPTABLE. 3. ALL SHEARNALLS TO PENETRATE THROUGH CEILING JOIST AND ATTIC TO TIE INTO UPPER HORIZONTAL DIAPHRAGM UNLESS ENGINEERED DRAG MEMBER IS PRESENT. 4. MINIMUM EDGE DISTANCE FOR NAILS IN THE RECEIVING MEMBERS SHALL BE 3/8" FOR 2" NOMINAL RECEIVING MEMBERS AND 1/2" FOR 3" NOMINAL RECEIVING MEMBERS. 5. SHEAR PANELS SHALL BE APPLIED DIRECTLY TO STUD FRAMING AT 16" ON CENTER MAXIMUM AND ALL PANEL EDGES SHALL BE BLOCKED WITH MINIMUM 2x BLOCKING, UNO. 6. NO PANEL WIDTH LESS THAN 12" SHALL BE USED. SHEARNALLS WITH MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE HORIZONTAL STAGGERED SPLICED JOINTS. 7. STUCCO AND/OR EXTERIOR VENEER OVER A WOOD SHEATHING SHEARNALL SHALL BE WATERPROOFED WITH A MINIMUM OF (2) LAYERS OF 15 LB. FELT PAPER. 8. USE DOUGLAS FIR NO. 2 PRESSURE TREATED SILL PLATES THAT COMPLY WITH THE AIA REQUIREMENTS. SCREWS TO BE NOTIFIED IF OTHER SPECIES ARE USED OR PART OF EXISTING BUILDING. 9. 3" x 3" x 0.024" MINIMUM PLATE WASHERS SHALL BE USED AT ALL SHEARNALL ANCHOR BOLTS. WASHER SHALL EXTEND TO WITHIN 1/2" OF EDGE OF THE BOTTOM PLATE ON THE SHEATHED SIDE. (SIMPSON "BPS-3" @ 2 x 4 STUD FRAMING & "BPS-6" @ 2 x 6 AND LARGER STUD FRAMING ACCEPTABLE) 10. ANCHOR BOLTS MUST BE EMBEDDED 1" MINIMUM INTO NEW CONCRETE. MINIMUM EDGE DISTANCE AND CONCRETE PROTECTION SHALL COMPLY WITH CBC AND ACI CODE PROVISIONS. 11. SILL PLATES TO BE ATTACHED USING A MINIMUM OF (2) ANCHOR BOLTS PER PIECE WITH ANCHOR BOLTS LOCATED 4-3/8" MINIMUM & 12" MAXIMUM FROM EACH END. 12. HOLD-DOWN ANCHOR IS IN ADDITION TO THE SILL ANCHOR BOLTS. 13. 3x SILL OR BOTTOM PLATES, 3x BLOCKING & 3x STUDS @ ALL PANEL EDGES REQUIRED. 14. 4x BLOCKING OR BEAM REQUIRED BELOW BOTTOM PLATE SCREW ATTACHMENT. SCREWS TO BE STAGGERED. 15. PERIODIC SPECIAL INSPECTION REQUIRED PER CBC CHAPTER 17, ONE & TWO FAMILY DWELLINGS LESS THAN TWO STORIES IN HEIGHT ABOVE GRADE w/o IRREGULARITIES ARE EXEMPT. 16. SHEATHING APPLIED TO EACH FACE OF 3x STUDS @ 16" O.C. STAGGER HORIZONTAL & VERTICAL PANEL JOINTS EACH SIDE OF WALL. 17. ALL NAILS SHALL HAVE A MINIMUM PENETRATION INTO FRAMING MEMBERS OF 1-1/2 INCHES. 8d COMMON = 0.131"Ø x 2-1/2", 10d COMMON = 0.148"Ø x 3".										

HOLD-DOWN SCHEDULE		
MARK	HOLD-DOWN DEVICE	VALUE
A	4x POST w/ "MSTC40" FLR-TO-FLR H.D.	3,080 LBS.
B	4x POST w/ "MSTC52" FLR-TO-FLR H.D.	4,620 LBS.
C	4x POST w/ "MSTC66" FLR-TO-FLR H.D.	5,860 LBS.
D	4x POST w/ "MSTC48B3" FLR-TO-FLR H.D.	3,975 LBS.
E	4x POST w/ "MSTC66B3" FLR-TO-FLR H.D.	4,505 LBS.
F	4x POST w/ "HDUE3" HOLD-DOWN ON SSTB16 A.B. (5/8"Ø A.B.)	3,790 LBS.
G	4x POST w/ "HDUE5" HOLD-DOWN ON SSTB20 A.B. (5/8"Ø A.B.)	5,375 LBS.
H	4x POST w/ "HDUE7" HOLD-DOWN ON SSTB24 A.B. (5/8"Ø A.B.)	7,015 LBS.
J	6x POST w/ "HDUE4" HOLD-DOWN ON SSTB28 A.B. (7/8"Ø A.B.)	9,390 LBS.
K	6x POST w/ "HDUE13" HOLD-DOWN ON SB 1x30 A.B. (1"Ø A.B.)	12,950 LBS.
L	6x POST w/ "HDUE17" HOLD-DOWN ON SB 1x30 A.B. (1"Ø A.B.)	17,685 LBS.
M	6x POST w/ "CMST12" FLR-TO-FLR H.D. (END LENGTH NAILING TO POST, L=3'-3" MIN.	9,215 LBS.
N	-----	-----
NOTES: 1. HOLD DOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION. 2. DEEPEN FOOTINGS TO PROVIDE 3" MIN. CONCRETE COVER WHERE HOLD-DOWN ANCHORS ARE LONGER THAN THE FOOTING DEPTH. 3. USE (RJ) OPTION ON STD HOLD-DOWNS FOR RAISED WOOD SUB-FLOOR CONDITION. 4. MSTC HOLD-DOWNS MAY USE 16d SINKERS OR 10d COMMON NAILS. 5. MSTC HOLD-DOWNS TO BE CENTERED BETWEEN UPPER & LOWER FLOORS. MAXIMUM CLEAR SPAN = 18". NAILS NOT REQUIRED IN CLEAR SPAN (RIM BOARD) AREA.		

SPREAD FOOTING SCHEDULE	
SYMBOL	SPREAD FOOTING DIMENSIONS & REINF. (F'c = 2,500 PSI MIN. & fy = 60 KSI)
P-1	24" SQ. x 18" DEEP SPREAD FOOTING w/ (2)-#4 BARS (EACH WAY, TOP & BOTTOM)
P-2	30" SQ. x 18" DEEP SPREAD FOOTING w/ (3)-#4 BARS (EACH WAY, TOP & BOTTOM)
P-3	36" SQ. x 18" DEEP SPREAD FOOTING w/ (4)-#4 BARS (EACH WAY, TOP & BOTTOM)
P-4	42" SQ. x 18" DEEP SPREAD FOOTING w/ (5)-#4 BARS (EACH WAY, TOP & BOTTOM)
P-5	48" SQ. x 18" DEEP SPREAD FOOTING w/ (6)-#4 BARS (EACH WAY, TOP & BOTTOM)


NOTICE TO:
THE APPLICANT / OWNER / OWNER'S AGENT / ARCHITECT / ENGINEER OF RECORD.
BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION / INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

NOTICE TO:
THE CONTRACTOR / BUILDER / SUBCONTRACTOR / OWNER-BUILDER.
BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION / INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF, THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT F SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

E.W.P. SUBSTITUTION CHART					
I-JOIST					
MANUFACTURER	BOISE CASCADE	TRUS JOIST	ROSEBURG	LOUISIANA PACIFIC	PACIFIC (PWC)
ICC-ES REPORT	ESR-1396	ESR-1153	ESR-1251	ESR-1305	ESR-1225
PRODUCT	BC1 5000 1.7	TJ1 110	RFPI 20	LPI 450	PWI 20
	BC1 6000 1.8	TJ1 210	RFPI 400	LPI 530	PWI 45
	BC1 6500 1.8	TJ1 230	RFPI 40	LPI 530	PWI 60
	BC1 60 2.0	TJ1 360	RFPI 70	LPI 36	PWI 77
	BC1 90 2.0	TJ1 360	RFPI 40	LPI 36	PWI 90
BEAMS					
MANUFACTURER	BOISE CASCADE	TRUS JOIST	ROSEBURG	LOUISIANA PACIFIC	PACIFIC (PWC)
ICC-ES REPORT	ESR-1040	ESR-1381	ESR-1210	ESR-2403	ESR-2404
PRODUCT	Fb = 3,100 PSI	VERSA-LAM 2.0E	PSL 2.0E	RIGIDLAM 2.0E	LVL 2.0E
	Fb = 2,800 PSI	VERSA-LAM 2.0E	LVL 1.9E	RIGIDLAM 2.0E	LVL 2.0E
	Fb = 2,650 PSI	VERSA-LAM 1.7E	LSL 1.55E	RIGIDLAM 1.5E	LSL 1.55E
	Fb = 2,400 PSI	VERSA-LAM 1.4E	LSL 1.3E	RIGIDLAM 1.3E	LVL 1.3E

E.W.P. NOTCH/HOLE NOTE:
DO NOT CUT, NOTCH, DRILL, BORE, SHAVE, TAPER OR FOR ANY REASON MODIFY PRE-ENGINEERED/ MANUFACTURED STRUCTURAL ELEMENTS SUCH AS GLUED-LAMINATED MEMBERS, ENGINEERED WOOD BEAMS, I-JOISTS, LIGHT GAUGE METAL MEMBERS AND OTHER SIMILAR TIMBER OR STEEL PRODUCTS UNLESS SUCH MODIFICATIONS ARE WITHIN THE WRITTEN PARAMETERS SET FORTH BY THE MANUFACTURER OF THAT PRODUCT OR A LETTER OF CERTIFICATION FROM THE MANUFACTURER'S ENGINEER WITH A SIGNED AND STAMPED DETAIL ISSUED AND WRITTEN AUTHORIZATION FROM THE PROJECT ENGINEER OF RECORD AND APPROVED BY LOCAL BUILDING OFFICIAL.

FOUNDATION NOTE:
THE STRUCTURE(S) WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL. IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK, TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.


DAVID THOMAS, S.E.

ROOF SHEATHING
15/32" APA-RATED SHEATHING, EXPOSURE I, 24" MIN. SPAN RATING, (UPGRADE TO 19/32" SHEATHING AT FRAMING MEMBER SPACING GREATER THAN 16" O.C.)
8d COMMON NAILS @ 6" O.C. B.N. & E.N.
8d COMMON NAILS @ 12" O.C. INT. FRAMING (INSTALL SHEATHING w/ RADIANT BARRIER AT VENTILATED ATTIC SPACES WHERE REQUIRED PER ARCHITECTURAL DETAILING, TITLE 24, OR LOCAL BUILDING DEPARTMENT)

FLOOR SHEATHING
23/32" APA-RATED STURD-I-FLOOR, T&G, 48/24 SPAN RATING, EXPOSURE I
10d COMMON NAILS @ 6" O.C. B.N. & E.N.
10d COMMON NAILS @ 10" O.C. INT. FRAMING

DECK SHEATHING
23/32" APA-RATED STURD-I-FLOOR, T&G, 48/24 SPAN RATING, EXPOSURE I
10d COMMON NAILS @ 6" O.C. B.N. & E.N.
10d COMMON NAILS @ 10" O.C. INT. FRAMING

FLOOR/DECK NOTE
CONTRACTOR TO INSTALL FULL-DEPTH BRIDGING OR BLOCKING @ 1/3 SPANS FOR ALL FLOOR/DECK JOIST WITH SPANS GREATER THAN 14'-0".

RECESSED LIGHTING
CONTRACTOR TO LAYOUT ALL RAFTERS, TRUSSES, CEILING FLOOR & DECK JOIST IN COORDINATION WITH RECESSED LIGHTING LAYOUT SHOWN IN ARCH'L. DRAWINGS.

INTERIOR HEADERS
INTERIOR NON-BEARING SPANS USE:
2 x 4 FLAT FOR SPANS UP TO 3'-0"
4 x 4 DF #2 FOR SPANS UP TO 5'-0"
4 x 6 DF #2 FOR SPANS UP TO 8'-0"

DRAINAGE NOTE:
SURFACE WATER TO DRAIN AWAY FROM BUILDING AND FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

LARGE DOORS/WINDOWS:
CONTRACTOR TO ENSURE ALL FINISHES HAVE BEEN INSTALLED OR LOADED PRIOR TO INSTALLATION OF DOORS/WINDOWS WITH OPENINGS LARGER THAN 12'-0" (ALL TRUE-GLASS CORNERS) OR PROVIDE GLAZING INSTALLER ACCESS TO BOTH THE TOP AND BOTTOM OF SAID DOORS/WINDOWS AFTER FINISHES TO ALLOW FOR ANY REQUIRED ADJUSTMENTS.

GLUE-LAMINATED BEAMS:
A.I.T.C. CERTIFICATE OF COMPLIANCE FOR GLUED LAMINATED WOOD MEMBERS SHALL BE GIVEN TO BUILDING INSPECTOR PRIOR TO INSTALLATION.

FLOOR/DECK SHEATHING:
CONTRACTOR TO GLUE / SCREW NEW FLOOR & DECK SHEATHING PER LOCAL BUILDING STANDARDS IN ADDITION TO NAILING WHERE REQUIRED PER ARCHITECTURAL DETAILING

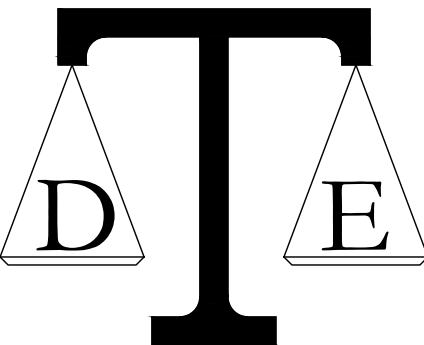
EXPOSED FRAMING
ALL EXPOSED WOOD FRAMING (I.E. RAFTERS, BEAMS, etc..) TO BE APPROVED BY PROJECT ARCHITECT. USE DOUGLAS FIR LARCH NO. 1 & BETTER MINIMUM (UNO.) w/o ANY VISIBLE KNOTS AND/OR BLEMISHES

EXPOSED STEEL
ALL EXPOSED STEEL MEMBERS AND CONNECTIONS TO BE TREATED FOR EXTERIOR EXPOSURE WITH FINAL FINISH PRODUCT APPROVED BY BOTH PROJECT ARCHITECT AND ENGINEER OF RECORD

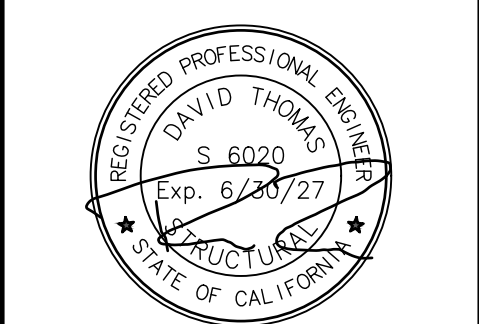
SHEAR PANEL NOTE:
SHEATH ALL NEW EXTERIOR WALLS WITH 11/32" MIN. SHEATHING (SIM. TO TYPE I) IN ADDITION TO PLAN SPECIFIED SHEAR WHERE REQUIRED PER ARCHITECTURAL DETAILING.

SIMPSON HARDWARE NOTE:
CONTRACTOR TO INSTALL HANGERS, CAPS, AND BASES BASED ON THE ASSOCIATED STRUCTURAL MEMBER SIZING (MAXIMUM ALLOWABLE SIZING). I.E. USE HUB12 AT 6 x 12 BEAM (NOT HUB10). CONTACT E.O.R. FOR ANY CLARIFICATIONS / DEVIATIONS.

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PROPOSED REMODEL / ADDITION TO THE

BANISADRE RESIDENCE
1910 VIA CAPRI
LA JOLLA, CALIFORNIA 92037

Issue Dates		
No.	Date	Description
△	3-7-25	Plan Check Submittal
△	6-3-25	Plan Check Correct.
△		
△		
△		
△		
△		
△		
△		

Sheet Title:
STRUCTURAL
SCHEDULES

Project No.: 24175
Date: 10-2-24
Drawn: D.T.
Checked: D.T.

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TABLE 2304.10.2 FASTENING SCHEDULE		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ³	SPACING AND LOCATION
ROOF		
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	4-8d BOX (2-1/2" x 0.13"); or 3-8d COMMON (2-1/2" x 0.13"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS; or 3-3" 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOENAIL
BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON (3-1/2" x 0.131") 3-3" x 0.131" NAILS 2-3" 14 GAGE STAPLES	EACH END, TOENAIL
	2-8d COMMON (3-1/2" x 0.162") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES	END NAIL
FLAT BLOCKING TO TRUSS AND WEB FILLER	16d COMMON (3-1/2" x 0.162") @ 6" O.C. 3" x 0.131" NAILS @ 6" O.C. 3" x 14 GAGE STAPLES @ 6" O.C.	FACE NAIL
2. CEILING JOISTS TO TOP PLATE	4-8d BOX (2-1/2" x 0.13"); or 3-8d COMMON (2-1/2" x 0.13"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS; or 3-3" 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST, TOENAIL
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER LAPS OVER PARTITIONS (NO THRU'S) (SEE SECTION 2308.13.), TABLE 2308.13.)	3-8d COMMON (3-1/2" x 0.162"); or 4-10d BOX (3" x 0.128"); or 4-3" x 0.131" NAILS; or 3-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION 2308.13.) , TABLE 2308.13.)	PER TABLE 2308.13.)	FACE NAIL
5. COLLAR TIE TO RAFTER	3-10d COMMON (3" x 0.148"); or 4-10d BOX (3" x 0.128"); or 4-3" x 0.131" NAILS; or 4-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
6. RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.13, TABLE 2308.13)	3-10 COMMON (3" x 0.148"); or 3-8d BOX (3-1/2" x 0.135"); or 4-10d BOX (3" x 0.128"); or 4-3" x 0.131" NAILS; or 4-3" 14 GAGE STAPLES, 7/16" CROWN	2 TOENAILS ON ONE SIDE AND 1 TOENAIL ON OPPOSITE SIDE OF RAFTER OR TRUSS ⁶
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS, OR ROOF RAFTER TO 2-INCH RIDGE BEAM	2-8d COMMON (3-1/2" x 0.162"); or 3-8d BOX (3/2" x 0.135"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS; or 3-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
	3-10d COMMON (3-1/2" x 0.148"); or 4-10d BOX (3-1/2" x 0.135"); or 4-10d BOX (3" x 0.128"); or 4-3" x 0.131" NAILS; or 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL

WALL		
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3-1/2" x 0.162"); 10d BOX (3" x 0.128"); or 3" x 0.131" NAILS; or 3-3" 14 GAGE STAPLES, 7/16" CROWN	24" O.C. FACE NAIL 16" O.C. FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3-1/2" x 0.162") 16d BOX (3-1/2" x 0.135"); or 3" x 0.131" NAILS; or 3-3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL 12" O.C. FACE NAIL
10. BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON (3-1/2" x 0.162") 16d BOX (3-1/2" x 0.135")	16" O.C. EACH EDGE, FACE NAIL 12" O.C. EACH EDGE, FACE NAIL
11. CONTINUOUS HEADER TO STUD	4-8d COMMON (2-1/2" x 0.131"); or 4-10d BOX (3" x 0.128"); or 5-8d BOX (2-1/2" x 0.13")	TOENAIL
12. TOP PLATE TO TOP PLATE	16d COMMON (3-1/2" x 0.162") 10d BOX (3" x 0.128"); or 3" x 0.131" NAILS; or 3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL 12" O.C. FACE NAIL
13. TOP PLATE TO TOP PLATE, AT END JOINTS	8-8d common (3-1/2" x 0.162"); or 12-16d box (3-1/2" x 0.135"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" NAILS; or 12-3" 14 GAGE STAPLES, 7/16" CROWN	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3-1/2" x 0.162") 16d BOX (3-1/2" x 0.135"); or 3" x 0.131" NAILS; or 3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL 12" O.C. FACE NAIL
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	2-8d COMMON (3-1/2" x 0.162"); or 3-8d BOX (3-1/2" x 0.135"); or 4-3" x 0.131" NAILS; or 4-3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL
16. STUD TO TOP OR BOTTOM PLATE	3-8d BOX (3-1/2" x 0.135"); or 4-8d common (2-1/2" x 0.131"); or 4-10d BOX (3" x 0.128"); or 4-3" x 0.131" NAILS; or 4-8d BOX (2-1/2" x 0.13"); or 4-3" 14 GAGE STAPLES, 7/16" CROWN 2-8d COMMON (3-1/2" x 0.162"); or 3-8d BOX (3-1/2" x 0.135"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS; or 3-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL END NAIL
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-8d COMMON (3-1/2" x 0.162"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS; or 3-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
18. 1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2-1/2" x 0.131"); or 2-8d COMMON (2-1/2" x 0.131"); or 2-10d BOX (3" 0.128"); or 2-3" x 0.131" NAILS; or 2-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
19. 1" x 6" SHEATHING TO EACH BEARING	3-8d BOX (2-1/2" x 0.131"); or 2-8d common (2-1/2" x 0.131"); or 2-10d BOX (3" x 0.128"); or 2-1-3/4" 16 GAGE STAPLES, 1" CROWN	FACE NAIL
20. 1" x 8" AND WIDER SHEATHING TO EACH BEARING	3-8d COMMON (2-1/2" x 0.131"); or 3-8d BOX (2-1/2" x 0.131"); or 3-10d BOX (3" x 0.128"); or 3-1-3/4" 16 GAGE STAPLES, 1" CROWN	FACE NAIL
	WIDER THAN 1" x 8" 3-8d COMMON (2-1/2" x 0.131"); or 4-8d BOX (2-1/2" x 0.131"); or 3-10d BOX (3" x 0.128"); or 4-1-3/4" 16 GAGE STAPLES, 1" CROWN	

FLOOR		
21. JOIST TO SILL, TOP PLATE, OR GIRDER	4-8d BOX (2-1/2" x 0.13"); or 3-8d COMMON (2-1/2" x 0.131"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS; or 3-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
22. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d BOX (2-1/2" x 0.13") 8d common (2-1/2" x 0.131"); or 10d BOX (3" x 0.128"); or 3" x 0.131" NAILS; or 3" 14 GAGE STAPLES, 7/16" CROWN	4" O.C. TOENAIL 6" O.C. TOENAIL
23. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2-1/2" x 0.131"); or 2-8d COMMON (2-1/2" x 0.131"); or 3-10d BOX (3" x 0.128"); or 2-1-3/4" 16 GAGE STAPLES, 1" CROWN	FACE NAIL
24. 2 SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3-1/2" x 0.135"); or 2-16d COMMON (3-1/2" x 0.162")	BLIND AND FACE NAIL
25. 2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	3-16d BOX (3-1/2" x 0.135"); or 2-16d COMMON (3-1/2" x 0.162")	EACH BEARING, FACE NAIL
26. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" x 0.142") 10d BOX (3" x 0.128"); or 3" x 0.131" NAILS; or 3" 14 GAGE STAPLES, 7/16" CROWN	32" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES 24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
27. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d COMMON (3-1/2" x 0.162"); or 4-16d BOX (3-1/2" x 0.135"); or 4-10d BOX (3" x 0.128"); or 4-3" x 0.131" NAILS; or 4-3" 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST OR RAFTER, FACE NAIL
28. JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON (3-1/2" x 0.162"); or 4-10d BOX (3" x 0.128"); or 4-3" x 0.131" NAILS; or 4-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
29. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8d COMMON (2-1/2" x 0.131"); or 2-10d BOX (3" x 0.128"); or 2-3" x 0.131" NAILS; or 2-3" 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOENAIL

WOOD STRUCTURAL PANELS (MSF), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING ⁹			
		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
30. 3/8" - 1/2"	6d COMMON OR DEFORMED (2" x 0.131") or 2-3/8" x 0.131" NAIL (SUBFLOOR AND WALL) 8d COMMON OR DEFORMED (2-1/2" x 0.131" x 0.281" HEAD) (ROOF) OR RSRS-01 (2-3/8" x 0.131") NAIL (ROOF) ⁷ 1-3/4" 16 GAGE STAPLE, 7/16" CROWN (SUBFLOOR AND WALL) 2-3/8" x 0.131" x 0.266" HEAD NAIL (ROOF) 1-3/4" 16 GAGE STAPLE, 7/16" CROWN (ROOF)	6 6" 3" 3"	12 6" 3" 3"
31. 19/32" - 3/4"	8d COMMON (2-1/2" x 0.131") or DEFORMED (2" x 0.131") (SUBFLOOR AND WALL) 8d COMMON OR DEFORMED (2-1/2" x 0.131" x 0.281" HEAD) (ROOF) OR RSRS-01 (2-3/8" x 0.131") NAIL (ROOF) ⁷ 2-3/8" x 0.131" x 0.266" HEAD NAIL; or 2" 16 GAGE STAPLE, 7/16" CROWN	6 6" 4 4	12 6" 8 8
32. 7/8" - 1-1/4"	10d COMMON (3" x 0.148"); or DEFORMED (2-1/2" x 0.131" x 0.281" HEAD)	6	12

OTHER EXTERIOR WALL SHEATHING			
33. 1/2" FIBERBOARD SHEATHING ⁸	1-1/2" x 0.120", galvanized roofing nail (7/16" head diameter); or 1-1/4" 16 gage staple with 7/16" or 1" crown	3	6
34. 25/32" FIBERBOARD SHEATHING ⁸	1-3/4" x 0.120" galvanized roofing nail (7/16" head diameter); or 1-1/2" 16 gage staple with 7/16" or 1" crown	3	6

WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
35. 3/4" AND LESS	8d COMMON (2-1/2" x 0.131") or DEFORMED (2" x 0.131"); or DEFORMED (2" x 0.120")	6	12
36. 7/8" - 1"	8d COMMON (2-1/2" x 0.131") or DEFORMED (2-1/2" x 0.131"); or DEFORMED (2-1/2" x 0.120")	6	12
37. 1-1/8" - 1-1/4"	10d COMMON (3" x 0.148"); or DEFORMED (2-1/2" x 0.131"); or DEFORMED (2-1/2" x 0.120")	6	12

PANEL SIDING TO FRAMING			
38. 1/2" OR LESS	6d CORROSION-RESISTANT SIDING (1-7/8" x 0.066"); or 6d CORROSION-RESISTANT CASING (2" x 0.094")	6	12
39. 5/8"	8d CORROSION-RESISTANT SIDING (2-3/8" x 0.128"); or 8d CORROSION-RESISTANT CASING (2-1/2" x 0.131")	6	12

INTERIOR PANELING			
40. 1/4"	4d CASING (1-1/2" x 0.080"); or 4d FINISH (1-1/2" x 0.072")	6	12
41. 3/8"	6d CASING (2" x 0.094"); or 6d FINISH (2" x 0.082") (PANEL SUPPORTS AT 24 INCHES)	6	12

FOR 51 : 1 INCH = 25.4 MM.

A. NAILS SPACED AT 6 INCHES AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.

B. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).

C. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL.

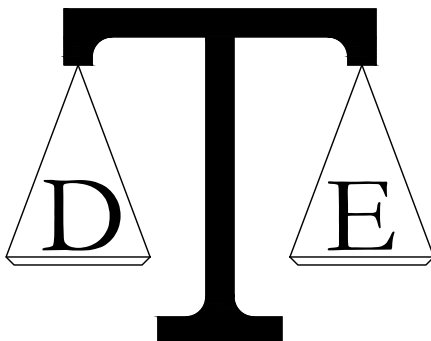
D. RSRS-01 IS A ROOF SHEATHING RING SHANK NAIL MEETING THE SPECIFICATIONS IN ASTM F661.

E. TABULATED FASTENER REQUIREMENTS APPLY WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN 140 MPH FOR WOOD STRUCTURAL PANEL ROOF SHEATHING ATTACHED TO GABLE-END ROOF FRAMING AND TO INTERMEDIATE SUPPORTS WITHIN 48 INCHES OF ROOF EDGES AND RIDGES. NAILS SHALL BE SPACED AT 4 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS GREATER THAN 130 MPH IN EXPOSURE B OR GREATER THAN 110 MPH IN EXPOSURE C. SPACING EXCEEDING 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS SHALL BE PERMITTED WHERE THE FASTENING IS DESIGNED PER THE AVG NDS.

F. FASTENING IS ONLY PERMITTED WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN OR EQUAL TO 110 MPH.

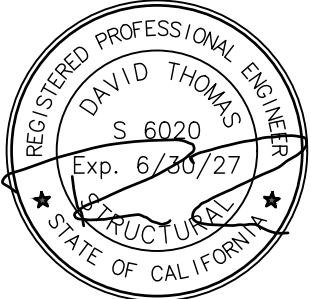
G. NAILS AND STAPLES ARE CARBON STEEL MEETING THE SPEC MATERIALS, SUCH AS STAINLESS STEEL, SHALL BE DESIGNED BY ACCEPTABLE ENGINEERING PRACTICE OR APPROVED UNDER SECTION 104.11.

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PROPOSED REMODEL / ADDITION TO THE

BANISADRE RESIDENCE

7910 VIA CAPRI
LA JOLLA, CALIFORNIA 92037

Issue Dates

No.	Date	Description
△	3-7-25	Plan Check Submittal
△	6-3-25	Plan Check Correct.
△		
△		
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△		
△		
△		

Sheet Title:
NAILING
SCHEDULES

Project No.: 24175

Date: 10-2-24

Drawn: D.T.

Checked: D.T.

S2.1

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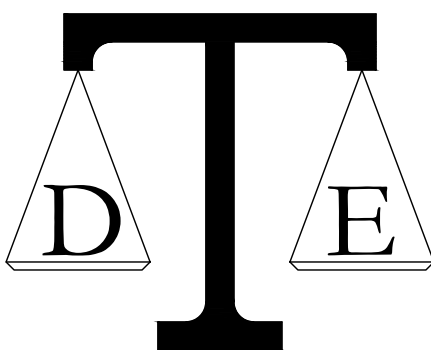
STATEMENT OF SPECIAL INSPECTIONS NOTES:

1. SPECIAL INSPECTION IS REQUIRED PER CHAPTER 17 OF THE CALIFORNIA BUILDING CODE AND AS SUMMARIZED IN THE 'SUMMARY OF SPECIAL INSPECTIONS'. THE OWNER SHALL EMPLOY A SPECIAL INSPECTION AGENCY APPROVED BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO THE START OF WORK. COPIES OF ALL INSPECTION REPORTS SHALL BE SUBMITTED TO THE ARCHITECT OF RECORD, STRUCTURAL ENGINEER OF RECORD, AND CITY BUILDING INSPECTOR IN A TIMELY MANNER.
2. THE SPECIAL INSPECTIONS IDENTIFIED ON THE PLANS ARE IN ADDITION TO, AND NOT A SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY A CITY'S BUILDING INSPECTOR. SPECIALLY INSPECTED WORK WHICH IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE CITY INSPECTOR IS SUBJECT TO REMOVAL OR EXPOSURE.
3. THE SPECIAL INSPECTOR MUST BE CERTIFIED BY THE LOCAL JURISDICTION BUILDING DEPARTMENT IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.
4. IT IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE SPECIAL INSPECTOR OR INSPECTION AGENCY AT LEAST TWO WORKING DAYS PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION. ALL WORK PERFORMED WITHOUT SPECIAL INSPECTION IS SUBJECT TO REMOVAL.
5. A PROPERTY OWNER'S FINAL REPORT FORM FOR WORK REQUIRED TO HAVE SPECIAL INSPECTIONS, TESTING AND STRUCTURAL OBSERVATIONS MUST BE COMPLETED BY THE PROPERTY OWNER, PROPERTY OWNER'S AGENT OF RECORD, ARCHITECT OF RECORD OR ENGINEER OF RECORD AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.
6. WHERE CONTINUOUS SPECIAL INSPECTION IS REQUIRED, THE SPECIAL INSPECTOR SHALL CONTINUOUSLY PROVIDE FULL-TIME VERIFICATION OF THE WORK.
7. WHERE PERIODIC SPECIAL INSPECTION IS REQUIRED, THE SPECIAL INSPECTOR NEED NOT BE CONTINUOUSLY PRESENT DURING THE WORK WHERE PERIODIC INSPECTION IS INDICATED. AS A MINIMUM, PERIODIC SPECIAL INSPECTION SHALL OCCUR DAILY.
8. SPECIAL INSPECTIONS SHALL MEET THE REQUIREMENTS OF THE CBC CHAPTER 17 AND SHALL BE PERFORMED BY A QUALIFIED INSPECTOR OR TESTING AGENCY, RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL TO ACT AS A SPECIAL INSPECTOR. THEY SHALL PERFORM INSPECTIONS PER CBC SECTIONS 1704, 1707 & 1708.
9. CONTINUOUS INSPECTION SHALL BE PROVIDED DURING THE PERFORMANCE OF WORK REQUIRING SPECIAL INSPECTION, UNLESS NOTED OTHERWISE. WHEN WORK IN MORE THAN ONE CATEGORY OF WORK REQUIRING SPECIAL INSPECTION IS TO BE PERFORMED SIMULTANEOUSLY OR THE GEOGRAPHIC LOCATION OF THE WORK IS SUCH THAT IT CANNOT BE CONTINUOUSLY OBSERVED, IT SHALL BE THE RESPONSIBILITY OF THE AGENT TO EMPLOY A SUFFICIENT NUMBER OF SPECIAL INSPECTORS TO ASSURE THAT ALL WORK IS CONTINUOUSLY INSPECTED IN ACCORDANCE WITH THOSE PROVISIONS.
10. WELDS DONE IN A FABRICATOR'S SHOP, APPROVED BY LOCAL BUILDING JURISDICTION, NEED NOT HAVE CONTINUOUS OR PERIODIC SPECIAL INSPECTION. THE APPROVED FABRICATOR MUST SUBMIT A CERTIFICATE OF COMPLIANCE IN ACCORDANCE WITH CBC SEC. 1704.2.2. SPECIAL INSPECTION IS REQUIRED FOR WELDS DONE IN A SHOP WHICH IS NOT AN APPROVED FABRICATOR AND APPLICATION TO PERFORM OFF-SITE FABRICATION MUST BE SUBMITTED TO AND APPROVED BY THE CITY.
11. FOR WELDED, FULLY RESTRAINED CONNECTIONS BETWEEN PRIMARY MEMBERS OF ORDINARY MOMENT RESISTING FRAMES (OMRF) AND SPECIAL MOMENT RESISTING FRAMES (SMRF), NON-DESTRUCTIVE TESTS PER APPROVED NATIONAL STANDARDS, SHALL BE CONDUCTED. ALL COMPLETE PENETRATION GROOVE WELDS CONTAINED IN JOINTS AND SPLICES SHALL BE TESTED 100% EITHER BY ULTRASONIC TESTING OR RADIOGRAPHY. FOR WELDED, FULLY RESTRAINED CONNECTIONS BETWEEN PRIMARY MEMBERS OF OMRF WHICH ARE FABRICATED IN A APPROVED FABRICATOR'S SHOP, NON-DESTRUCTIVE TESTS SHALL BE CONDUCTED BY A SPECIAL INSPECTION AGENCY APPROVED BY THE LOCAL BUILDING JURISDICTION.
12. OFF-SITE FABRICATION:
 - a. SPECIAL INSPECTION IS REQUIRED FOR FABRICATION OF MEMBERS AND ASSEMBLIES PERFORMED IN A FABRICATION SHOP NOT APPROVED BY THE INTERNATIONAL CODE COUNCIL (ICC).
 - b. FABRICATOR MUST BE REGISTERED AND APPROVED BY THE LOCAL JURISDICTION'S BUILDING DEPARTMENT FOR THE FABRICATION OF MEMBERS AND ASSEMBLIES ON THE PREMISES OF THE FABRICATOR'S SHOP.
 - c. FABRICATOR SHALL SUBMIT AN 'APPLICATION TO PERFORM OFF-SITE FABRICATION' TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO COMMENCEMENT OF FABRICATION.
 - d. FABRICATOR SHALL SUBMIT A 'CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION' TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF FABRICATED ITEMS AND ASSEMBLIES.
 - e. WHERE MATERIALS OR ASSEMBLIES ARE REQUIRED BY THE BUILDING CODE TO BE LABELED, SUCH MATERIALS AND ASSEMBLIES SHALL BE LABELED BY AN AGENCY APPROVED BY THE LOCAL JURISDICTION'S BUILDING DEPARTMENT IN ACCORDANCE WITH SECTION 1703. PRODUCTS AND MATERIALS TO BE LABELED SHALL BE TESTED, INSPECTED AND LABELED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN SECTIONS 1703.5.1 THROUGH 1703.5.3. IDENTIFY ON PLANS, NAME AND ADDRESS OF THE TESTING/INSPECTION AGENCY.
 - f. SPECIAL INSPECTION IS REQUIRED FOR FABRICATION OF MEMBERS AND ASSEMBLIES DONE IN A SHOP OF A FABRICATOR WHICH IS NOT APPROVED BY INSPECTION SERVICES. AN APPLICATION TO PERFORM OFF-SITE FABRICATION MUST BE SUBMITTED TO AND APPROVED BY INSPECTION SERVICES.
 - g. FABRICATION OF MEMBERS AND ASSEMBLIES DONE IN A FABRICATOR'S SHOP APPROVED BY INSPECTION SERVICES NEED NOT HAVE CONTINUOUS OR PERIODIC SPECIAL INSPECTION. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT THE 'CERTIFICATE OF COMPLIANCE' FORM TO INSPECTION SERVICES.
 - h. THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE LOCAL JURISDICTION'S BUILDING DEPARTMENT, FOR TESTING OF MATERIALS, SYSTEMS, COMPONENTS AND EQUIPMENTS.
 - i. SPECIAL INSPECTOR SHALL VERIFY THAT FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS FOR INSPECTION CONTROL OF THE WORKMANSHIP AND FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR COMPLETENESS AND ADEQUACY RELATIVE TO THE CODE REQUIREMENTS FOR THE FABRICATOR'S SCOPE OF WORK.

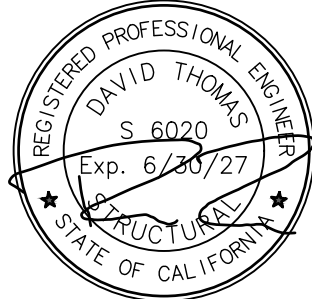
SUMMARY OF SPECIAL INSPECTIONS	
INSPECTION	CODE REFERENCE
A. POST INSTALLED ANCHORS	1765.3

A. POST-INSTALLED ANCHORS		
TYPE	CONTINUOUS OR PERIODIC	REFERENCES / DESIGN STRENGTHS
INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE OR MASONRY MEMBERS	P	(SEE POST-INSTALLED ANCHORS SCHEDULE ON S1)

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Cell: (858) 336-9902
Email: david@dtengsd.com
Website: www.dtengsd.com



PROPOSED REMODEL / ADDITION TO THE

BANISADRE RESIDENCE
1910 VIA CAPRI
LA JOLLA, CALIFORNIA 92037

Issue Dates

No.	Date	Description
△	3-7-25	Plan Check Submittal
△	6-3-25	Plan Check Correct.
△		
△		
△		
△		
△		
△		
△		

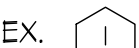
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STRUCTURAL
SPECIAL INSPECTIONS

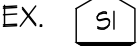
Project No.: 24175
Date: 10-2-24
Drawn: D.T.
Checked: D.T.

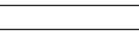
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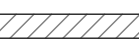
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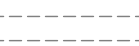
STRUCTURAL LEGEND

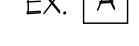
EX.  X'-X'


EX.  X'


 (E) 2x 4 STUDS @ 16" O.C. (COORDINATE W/ ARCH'L.)


 (N) 2 x 4 MIN. @ 16" O.C. (EXT.)


 (N) 2 x 4 MIN. @ 16" O.C. (INT.) U.N.O. (COORDINATE W/ ARCH'L.)


 (E) STUD WALL TO BE REMOVED

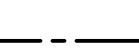
EX.  A

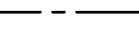
 4 x 6 MIN. POST (2 x 6), U.N.O.


 4 x 4 MIN. POST (2 x 4), U.N.O.


 POST ABOVE


 STEEL COLUMN PER PLAN


 WOOD BEAM PER PLAN


 (E) WOOD BEAM PER PLAN


 STEEL BEAM PER PLAN


 DBL. JOIST/RAFTER PER PLAN


 "HUC"/"HUG" HGR. U.N.O.

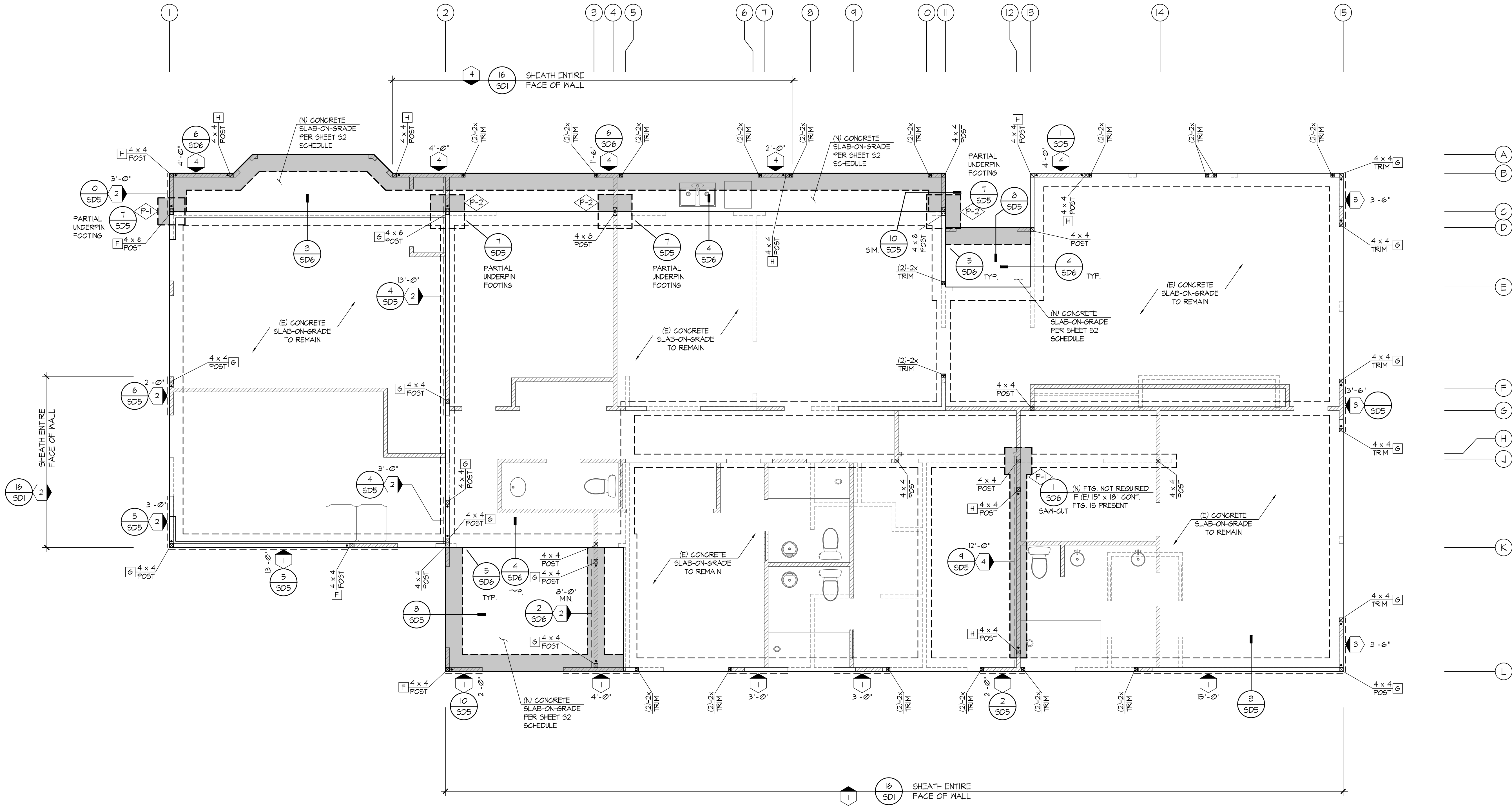
 (E) ROOF FRAMING TO REMAIN

 (E) CEILING FRAMING TO REMAIN

 (N) CONTINUOUS FOOTING PER PLAN

 (E) CONTINUOUS FOOTING TO REMAIN

 (N) SPREAD FOOTING PER PLAN

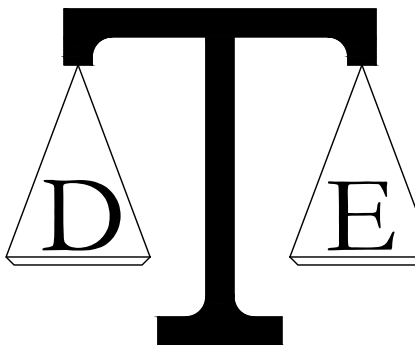


FOUNDATION PLAN

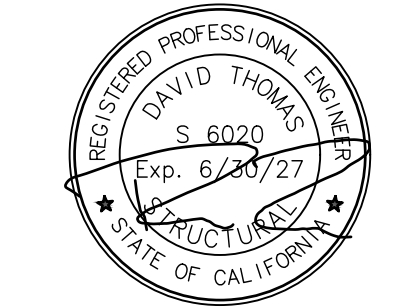
VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. SEE SHEET S2 FOR STRUCTURAL SCHEDULES.

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

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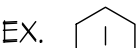
Sheet Title:
FOUNDATION PLAN

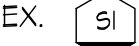
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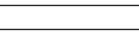
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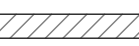
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STRUCTURAL LEGEND

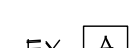
EX.  X'-X'


EX.  X'


 (E) 2x 4 STUDS @ 16" O.C. (COORDINATE W/ ARCH'L.)


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 (E) STUD WALL TO BE REMOVED


EX.  A


 4 x 6 MIN. POST (2 x 6), U.N.O.

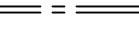
 4 x 4 MIN. POST (2 x 4), U.N.O.

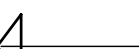
 POST ABOVE

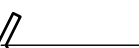
 STEEL COLUMN PER PLAN


 WOOD BEAM PER PLAN

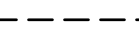
 (E) WOOD BEAM PER PLAN


 STEEL BEAM PER PLAN


 DBL. JOIST/RAFTER PER PLAN


 "HUC"/"HUG" HGR. U.N.O.

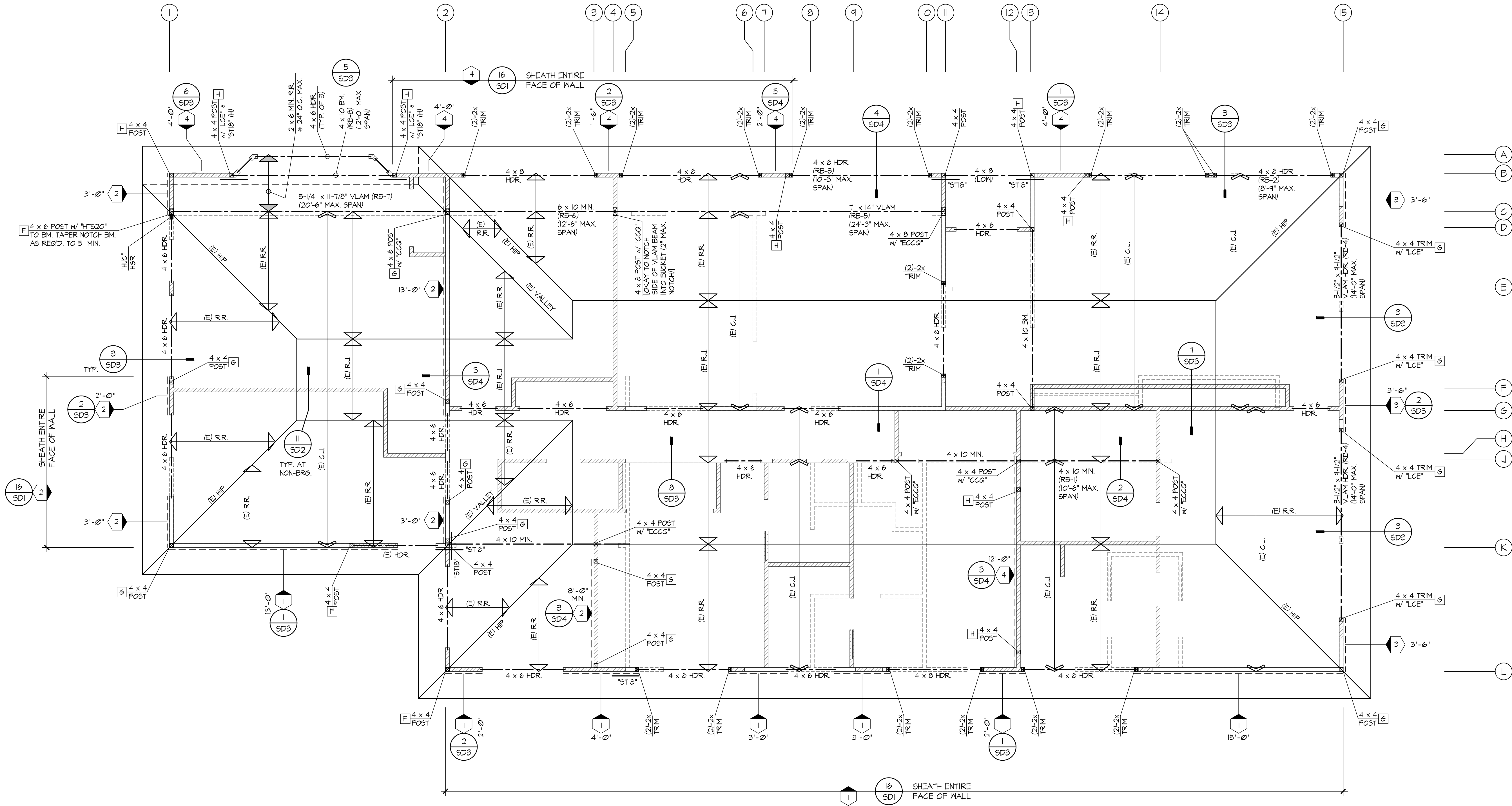
 (E) ROOF FRAMING TO REMAIN

 (E) CEILING FRAMING TO REMAIN

 (N) CONTINUOUS FOOTING PER PLAN

 (E) CONTINUOUS FOOTING TO REMAIN

 (N) SPREAD FOOTING PER PLAN

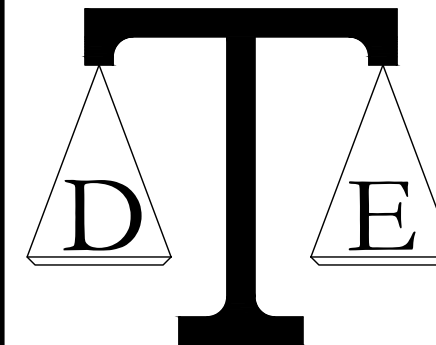


ROOF FRAMING PLAN

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. SEE SHEET S2 FOR STRUCTURAL SCHEDULES.

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

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Sheet Title:
ROOF FRAMING PLAN

Project No.: 24175

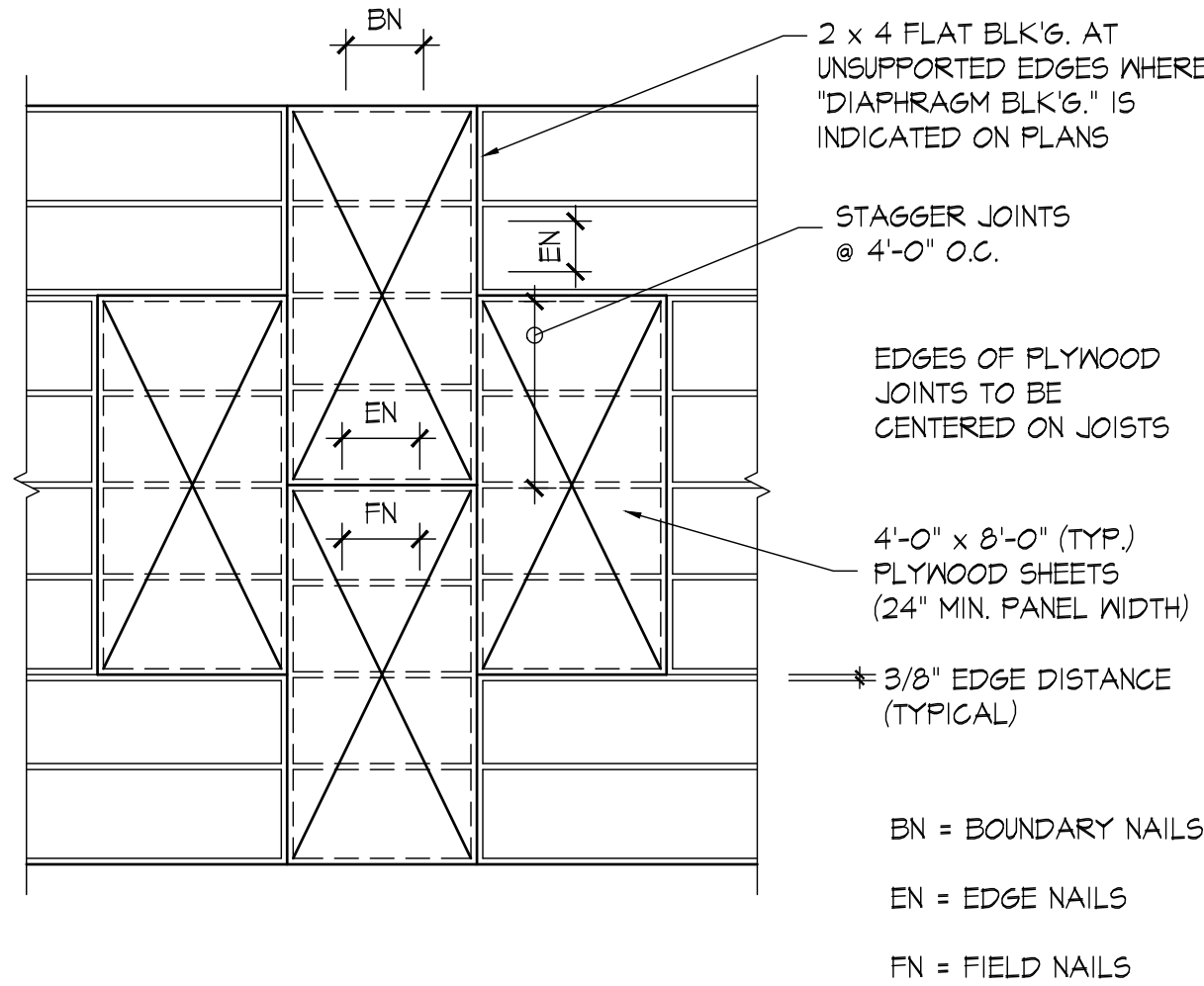
Date: 10-2-24

Drawn: D.T.

Checked: D.T.

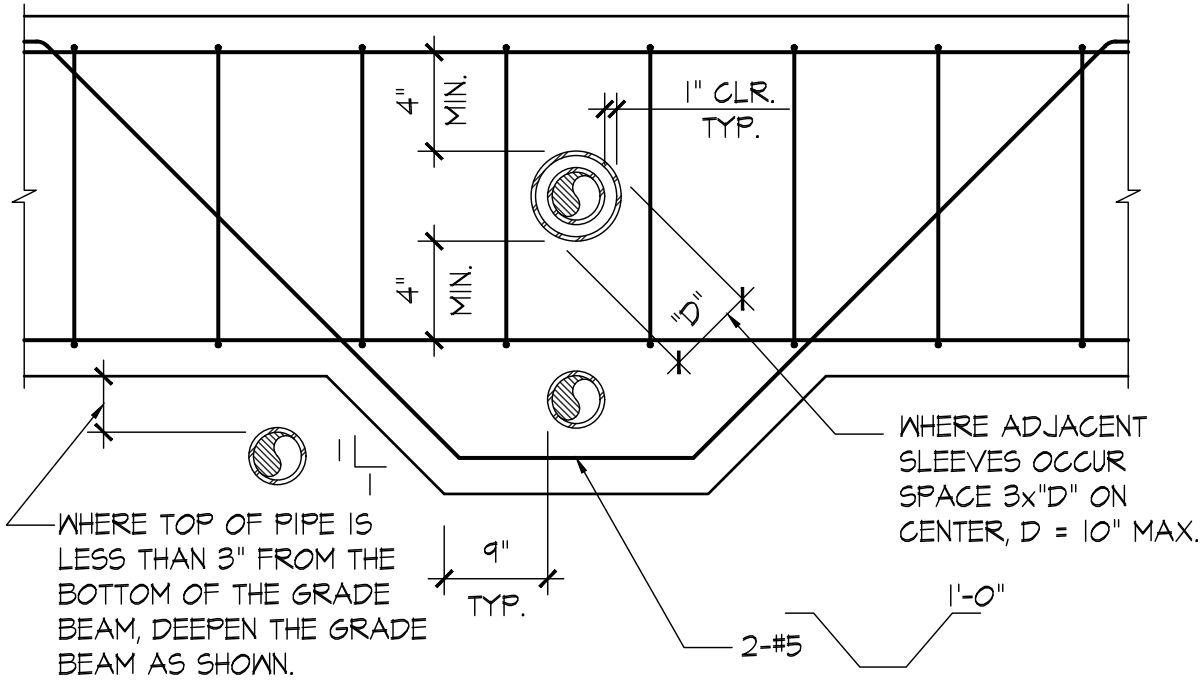
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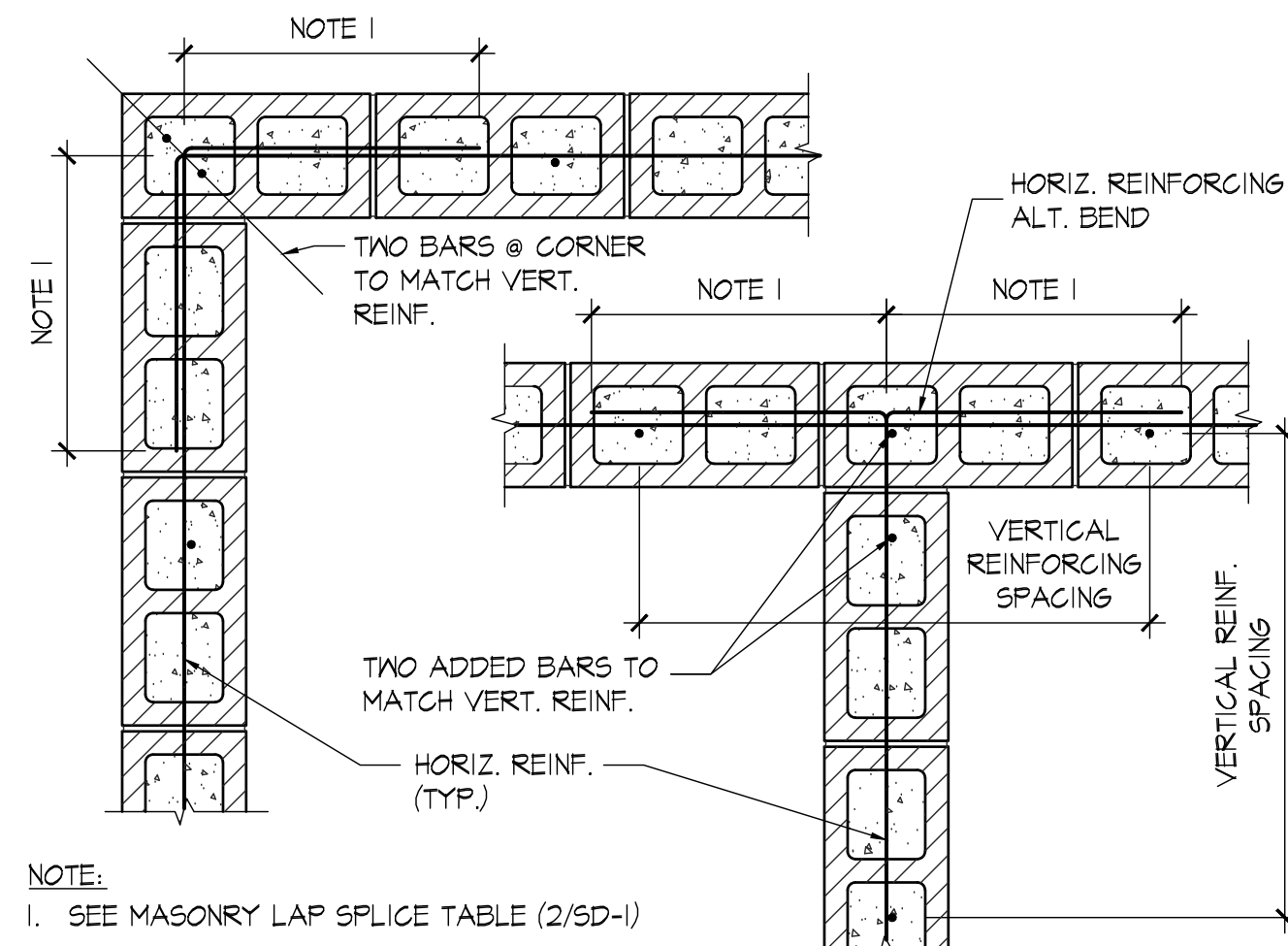
SHEATHING LAYOUT AT JOIST / RAFTERS

13



PIPES AND SLEEVES THRU GRADE BEAMS

9



MASONRY CORNER AND INTERSECTION

5

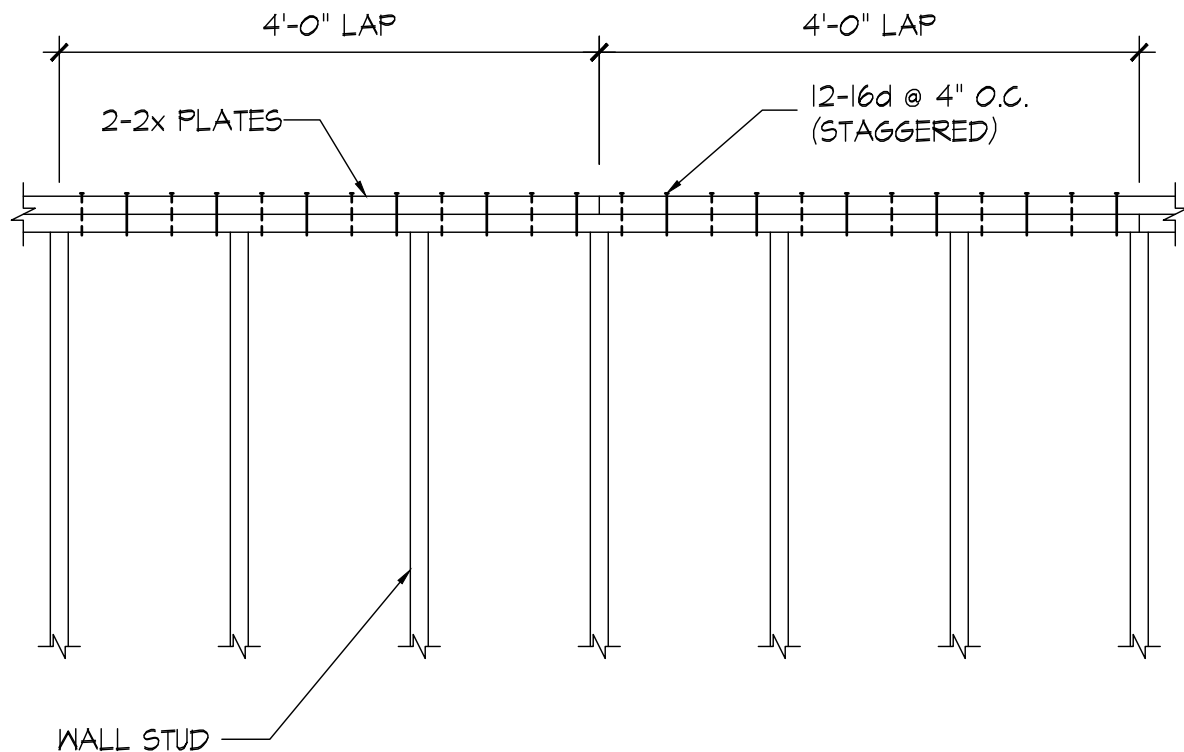
REINF. SIZE	BOTTOM REINF. LAP LENGTH	TOP REINF. LAP LENGTH
#3	1'-10"	2'-4"
#4	2'-5"	3'-1"
#5	3'-0"	3'-11"
#6	3'-7"	4'-8"
#7	5'-3"	6'-9"
#8	6'-0"	7'-9"
#9	6'-9"	8'-9"
#10	7'-7"	9'-10"

NOTES:

- TABULATED VALUES ARE BASED ON GRADE 60 REINFORCING BARS AND NORMAL WEIGHT CONCRETE ($f_c \geq 2500$ PSI).
- "BOTTOM BARS" ARE ALL VERTICAL BARS, ALL HORIZONTAL WALL REINFORCEMENT, AND HORIZONTAL REINFORCEMENT WITH LESS THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.
- "TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.
- FOR BARS WITH CLEAR COVER LESS THAN 1x BAR DIAMETER OR CLEAR SPACING LESS THAN 2x BAR DIAMETER, MULTIPLY TABULATED VALUES BY 1.5
- FOR TYPE 'A' SPLICES DIVIDE TABULATED VALUES BY 1.3.

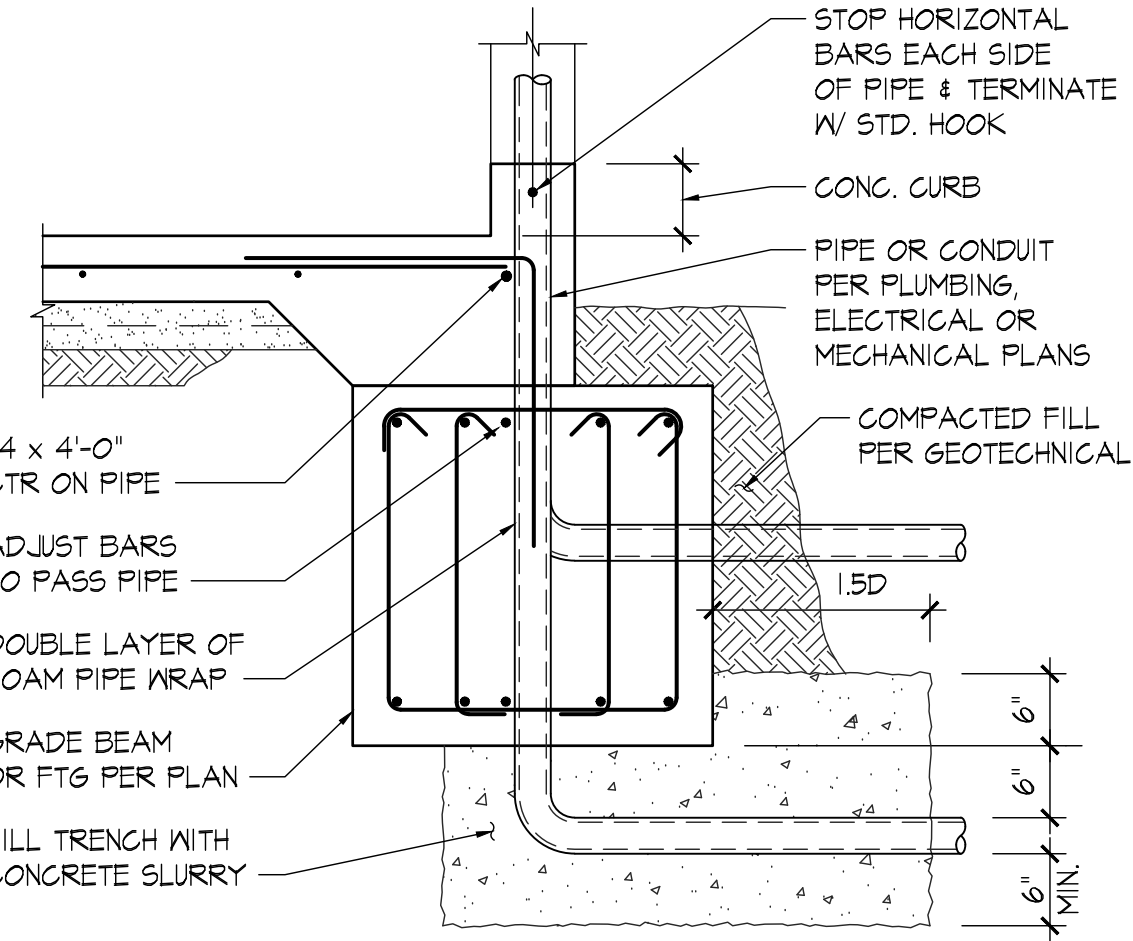
CONCRETE LAP SPLICE TABLE

1



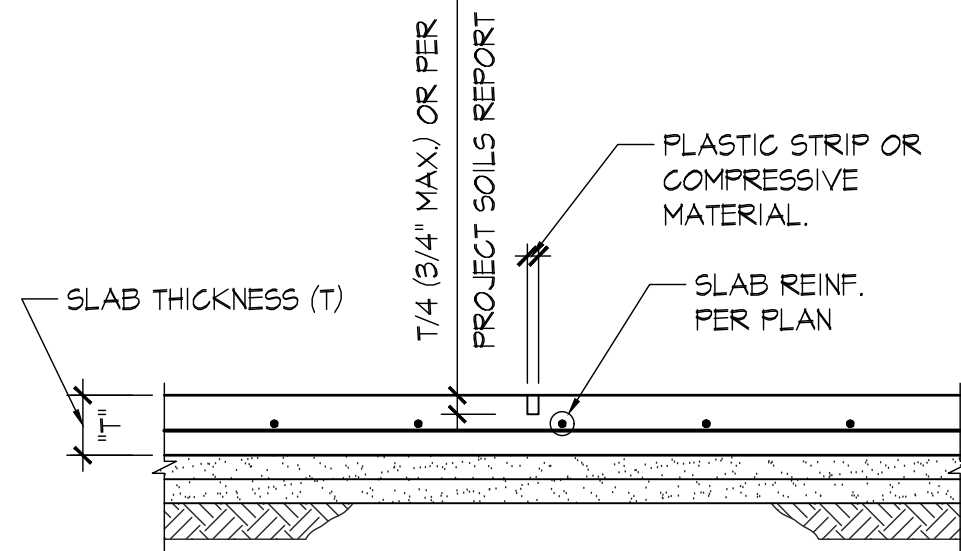
ELEVATION OF TYPICAL PLATE SPLICE

14



PIPES AND SLEEVES THRU GRADE BEAMS

10



TYPICAL SLAB-ON-GRADE CONTROL JOINTS

6

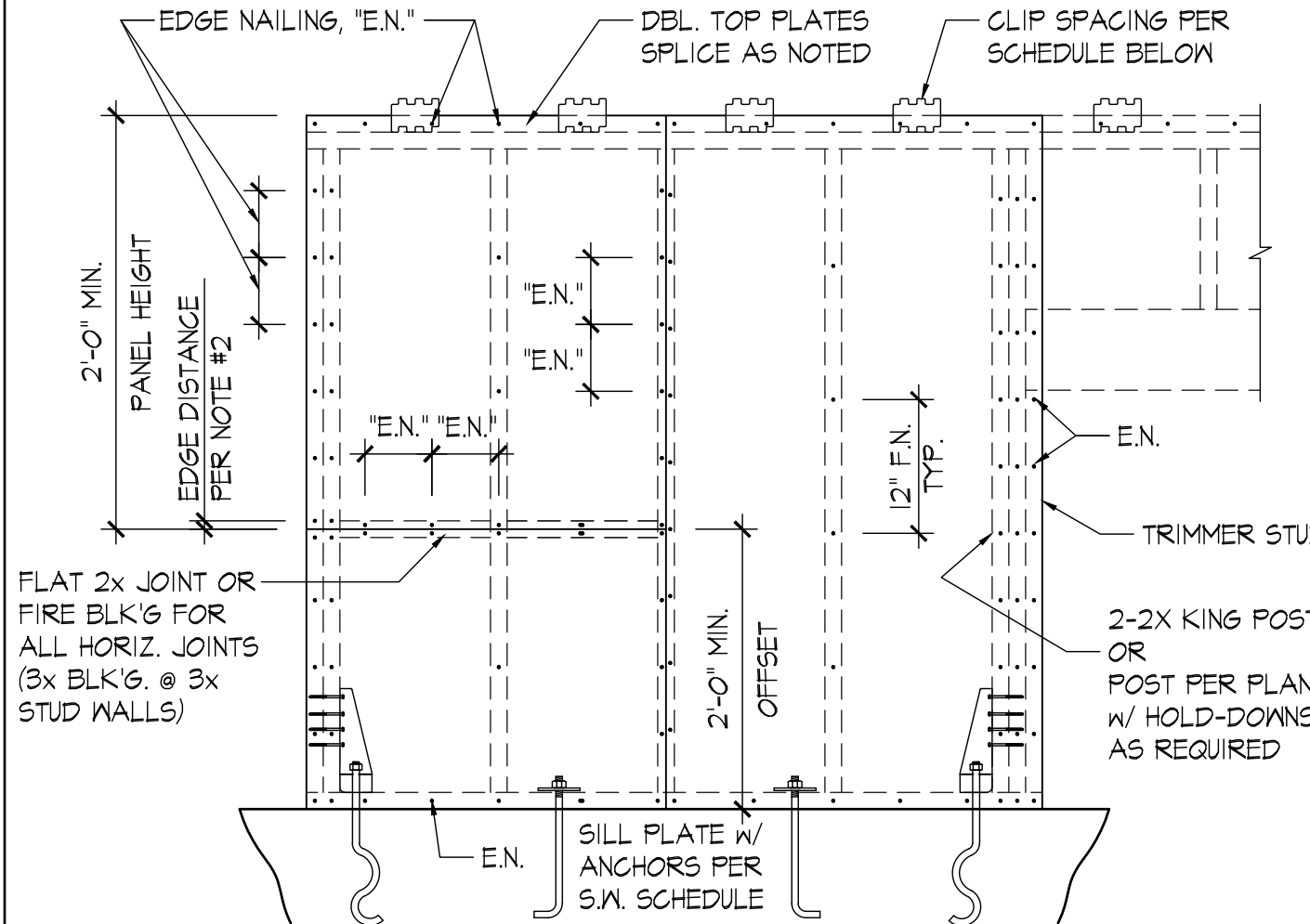
REINF. SIZE	48db	72db
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#5	2'-6"	3'-9"
#6	3'-0"	4'-6"
#7	3'-6"	5'-3"
#8	4'-0"	6'-0"
#9	4'-6"	6'-9"
#10	5'-8"	8'-6"

NOTES:

- TABULATED VALUES ARE BASED ON GRADE 60 REINFORCING BARS AND MASONRY ($f_m = 1500$ PSI).
- ALL SPLICES ARE TO BE 48db UNLESS NOTED OTHERWISE IN PLANS.
- db = BAR DIAMETER

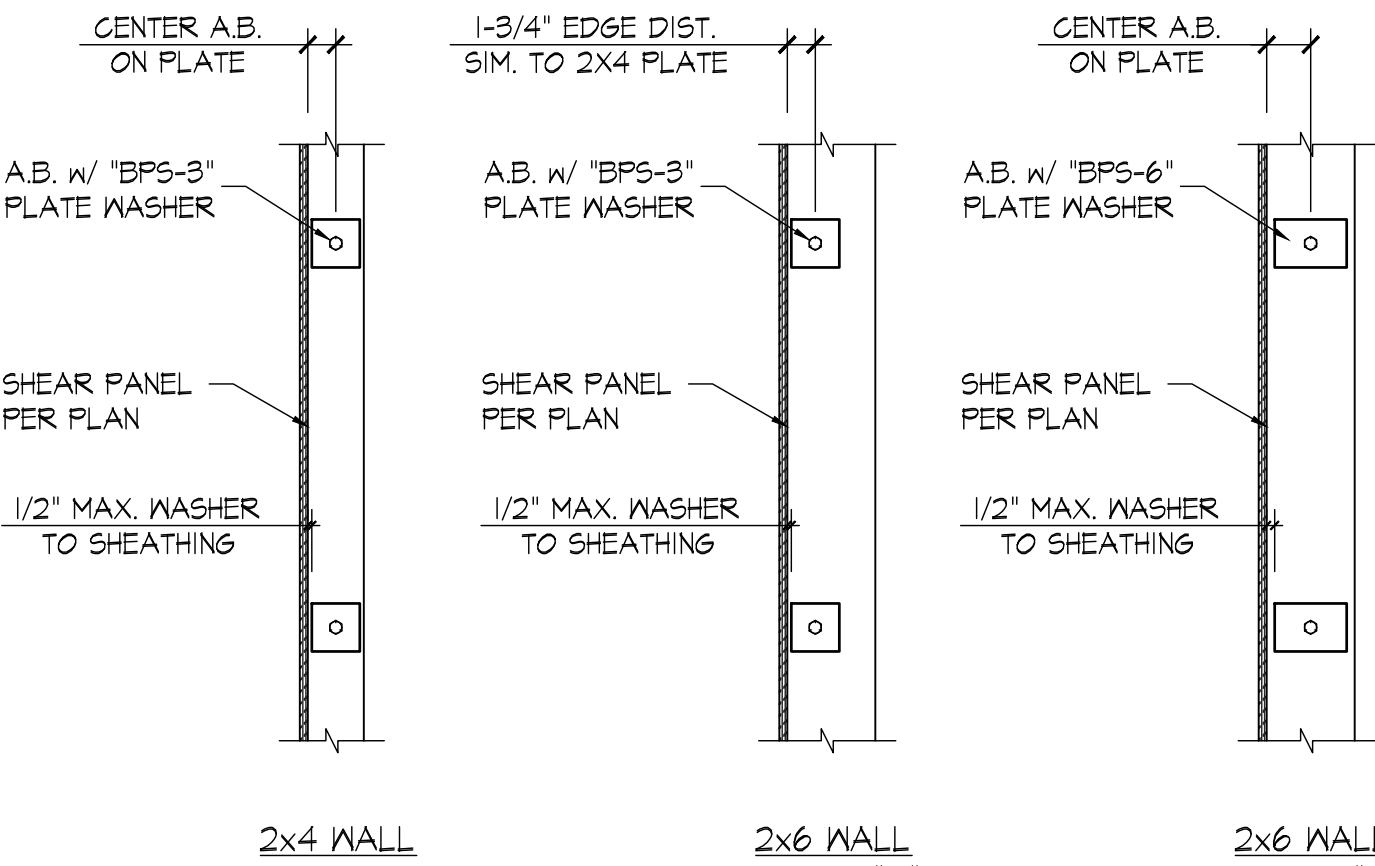
MASONRY LAP SPLICE TABLE

2



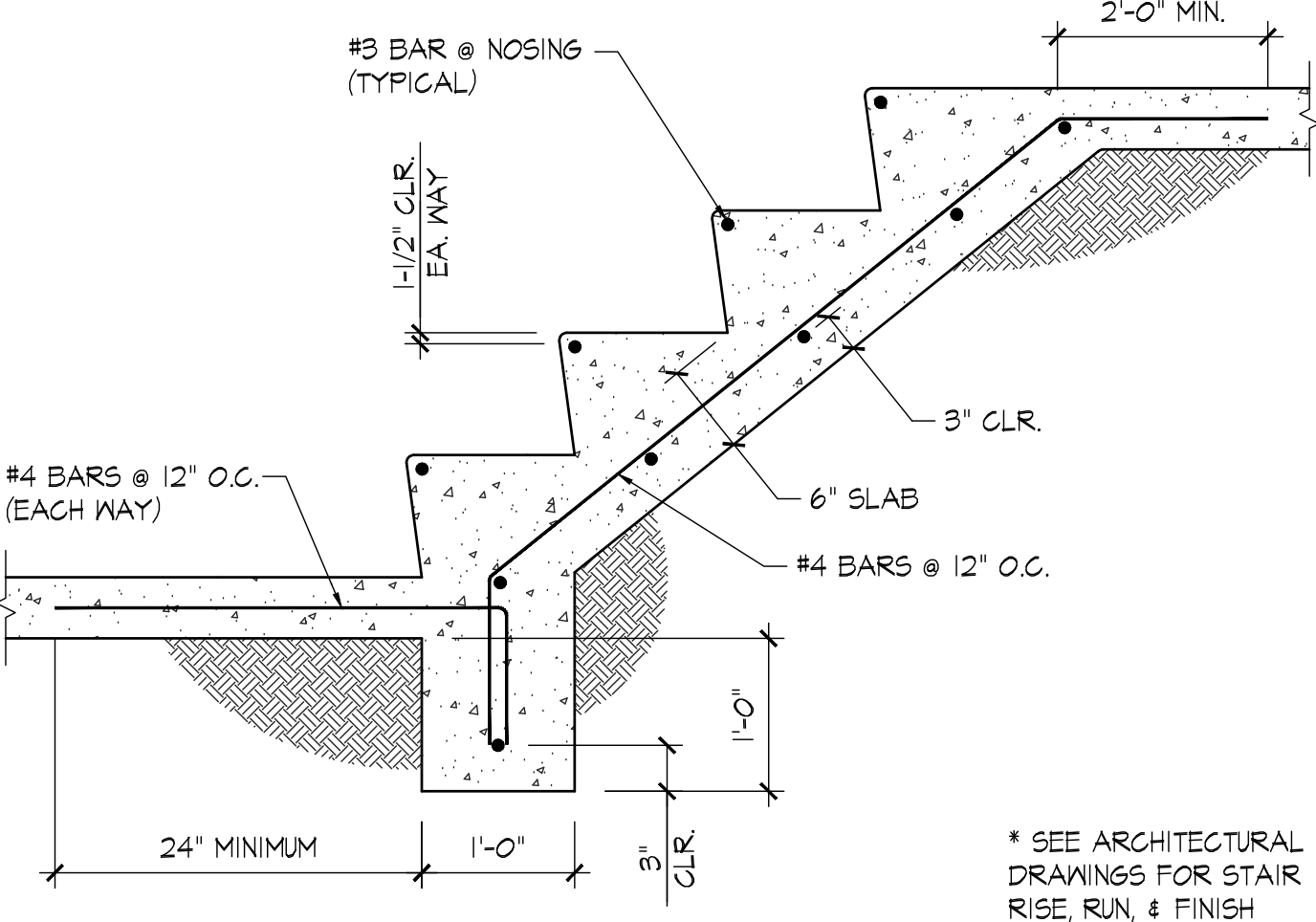
TYPICAL SHEARWALL ELEVATION

15



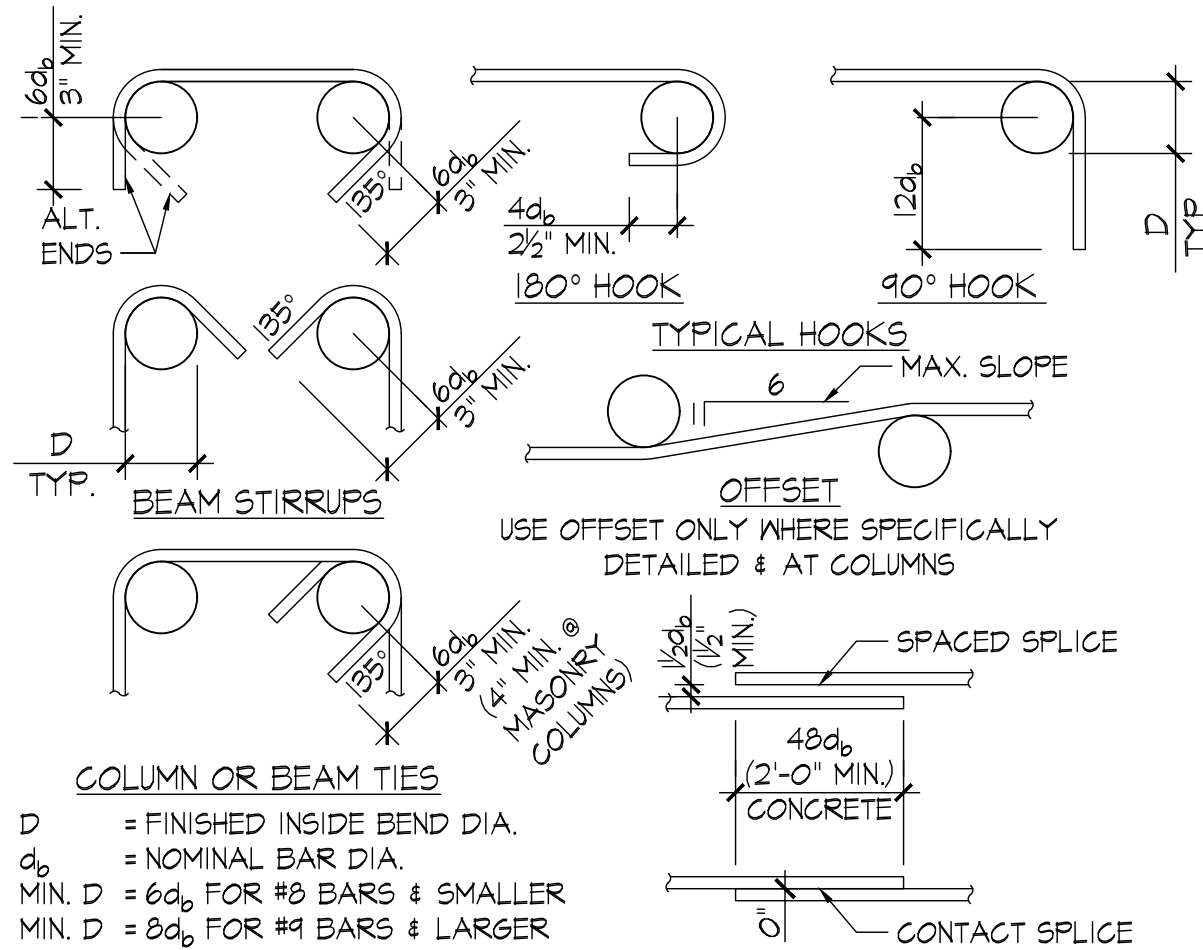
TYPICAL SILL ANCHORAGE PLAN DETAIL

11



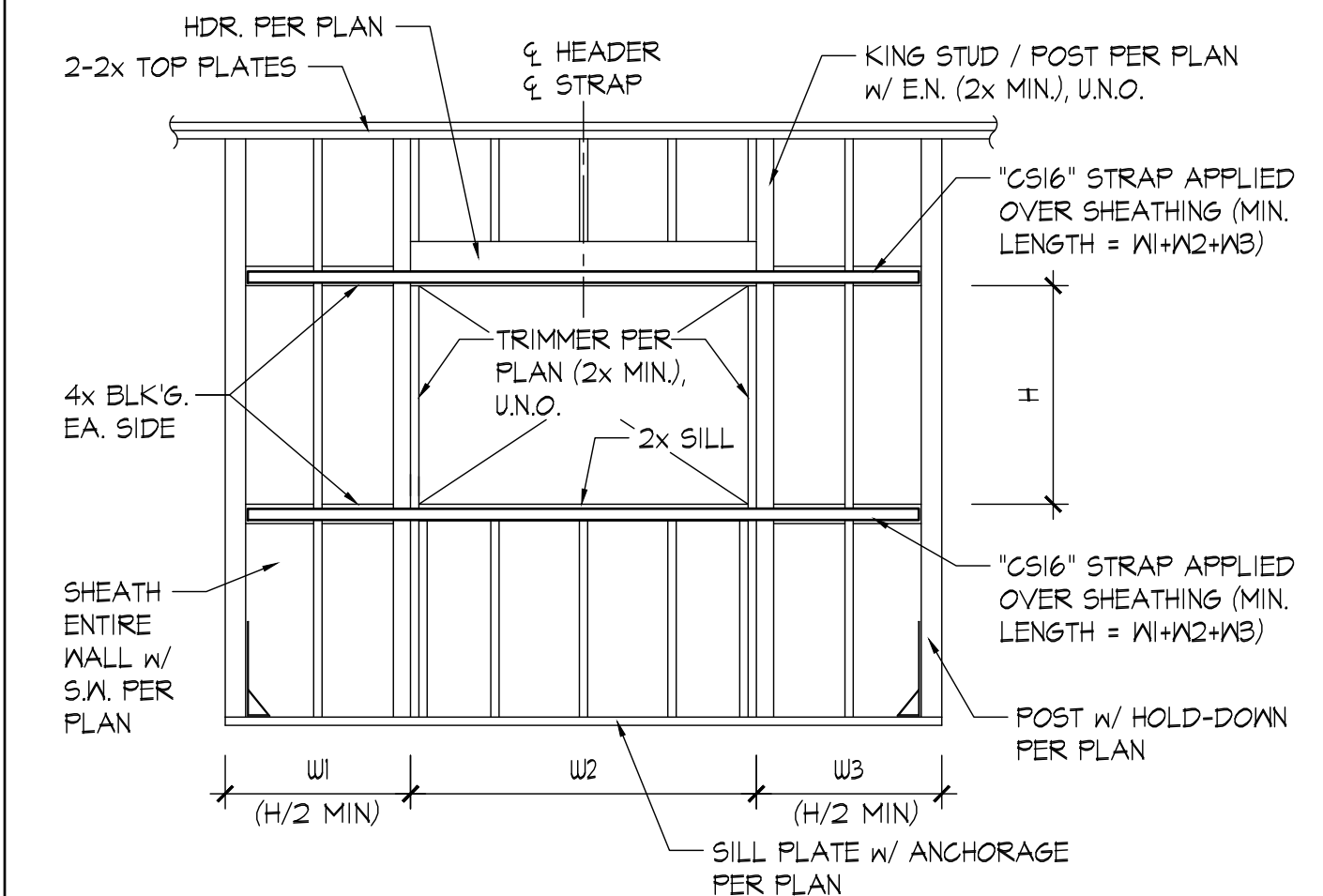
CONCRETE STAIR ON GRADE

7



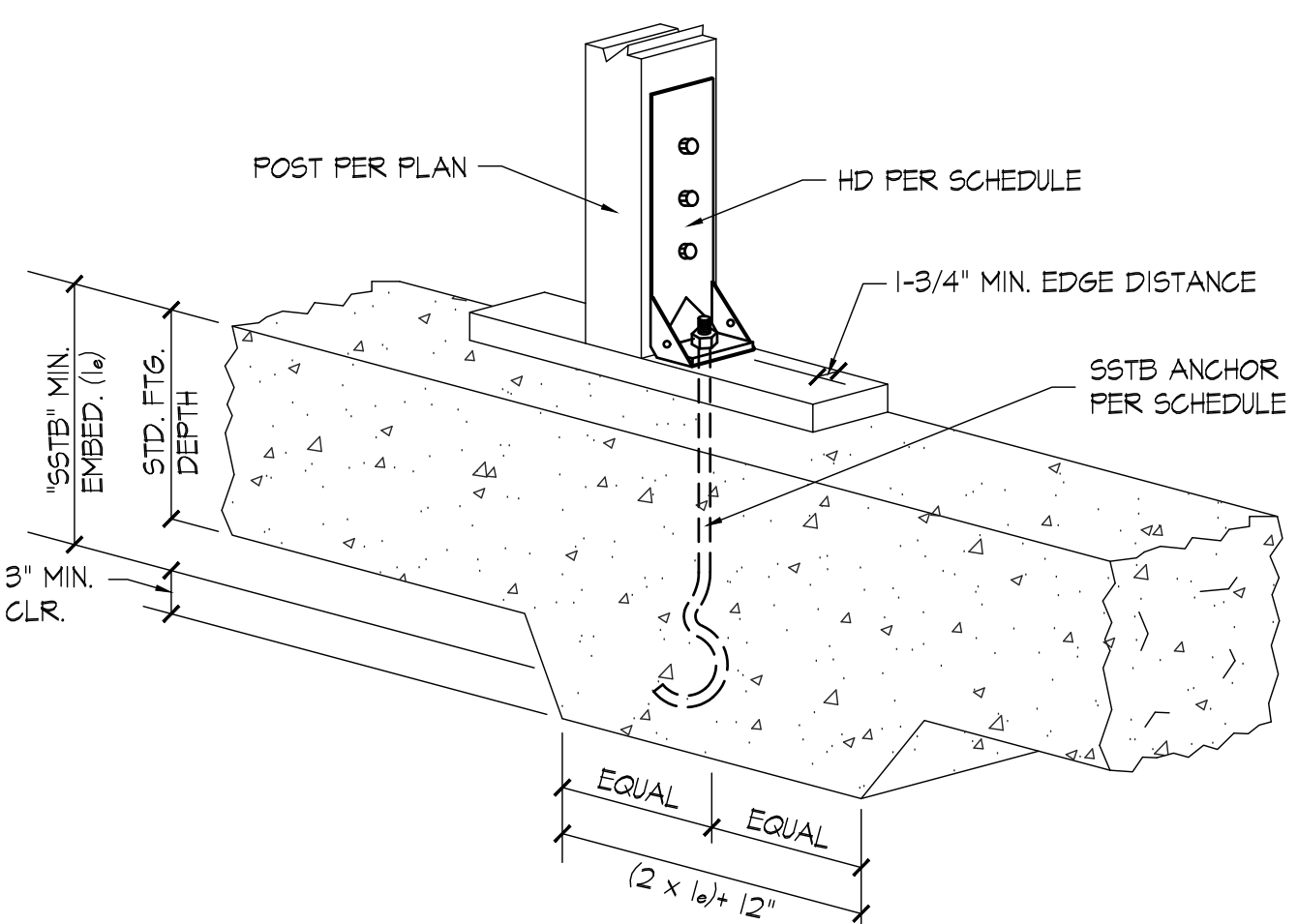
TYPICAL REINFORCING BAR BENDS

3



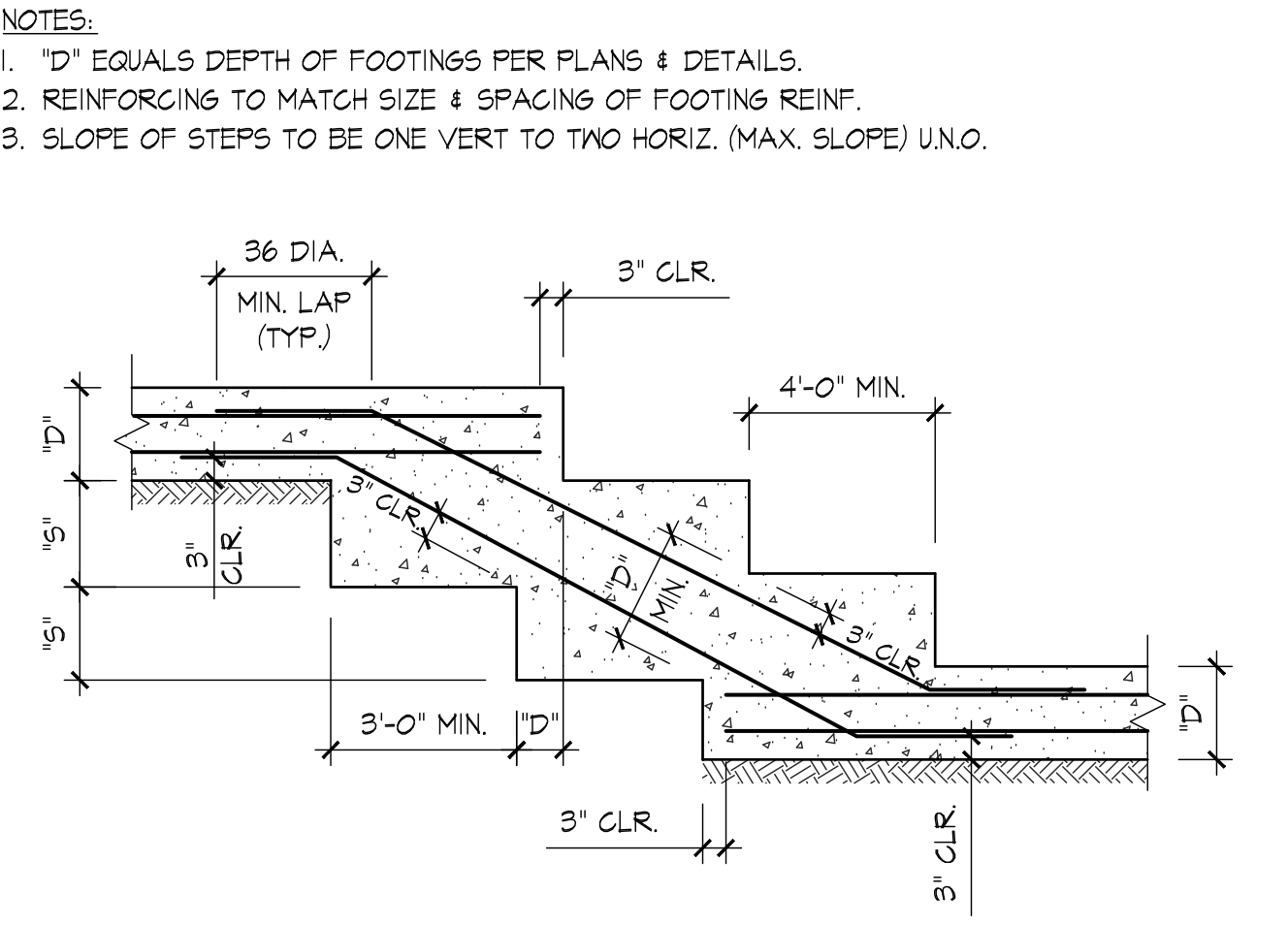
TYPICAL OPENING IN SHEARWALL

16



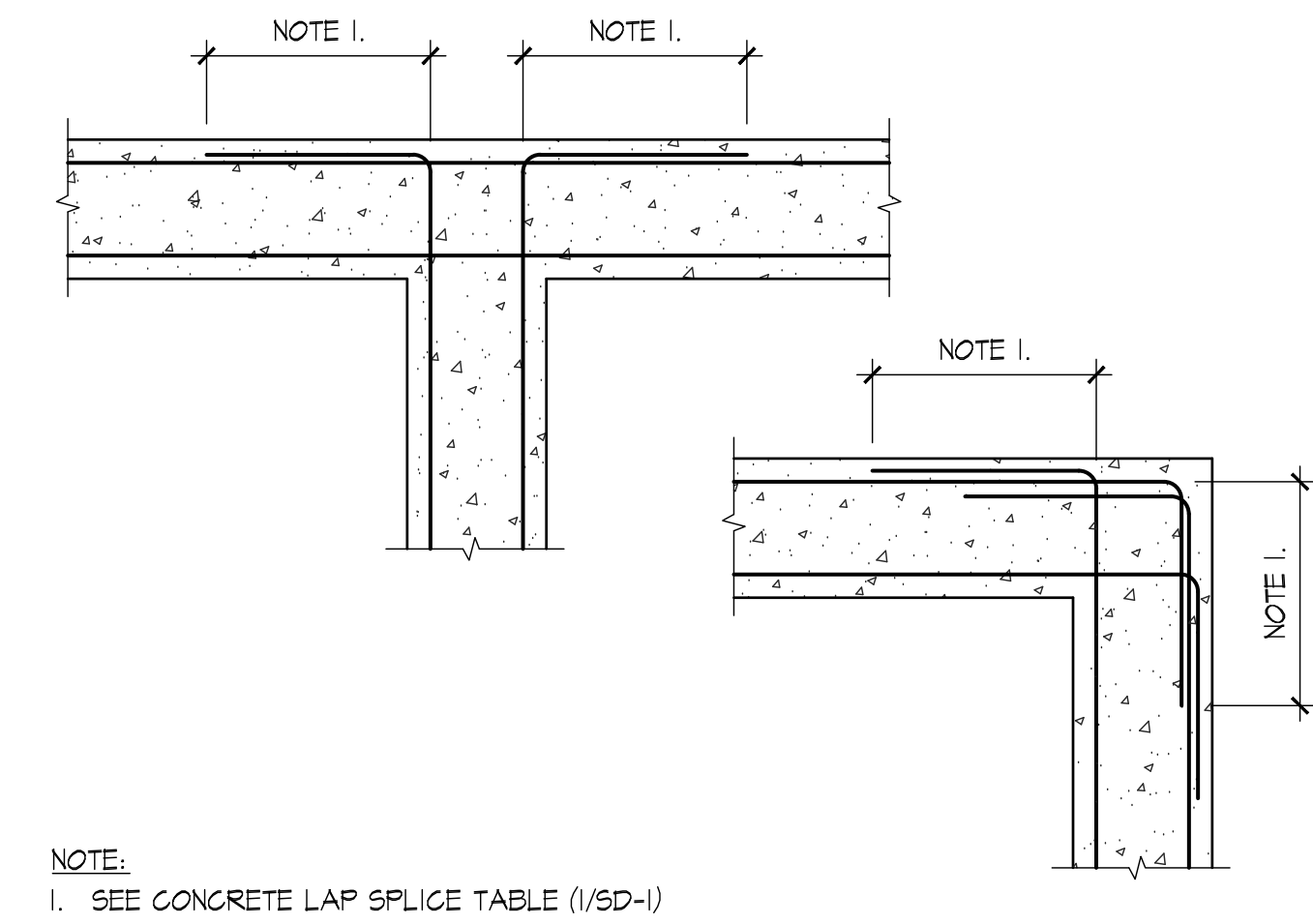
HOLD-DOWN DETAIL

12



TYPICAL STEPPED FOOTING

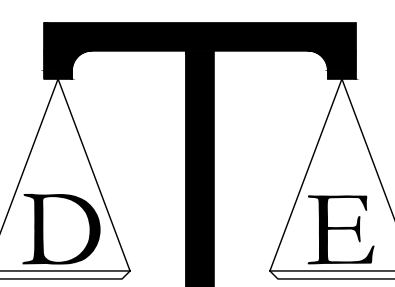
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CORNER AND INTERSECTION REINFORCING

4

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STRUCTURAL
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Project No.: 24175

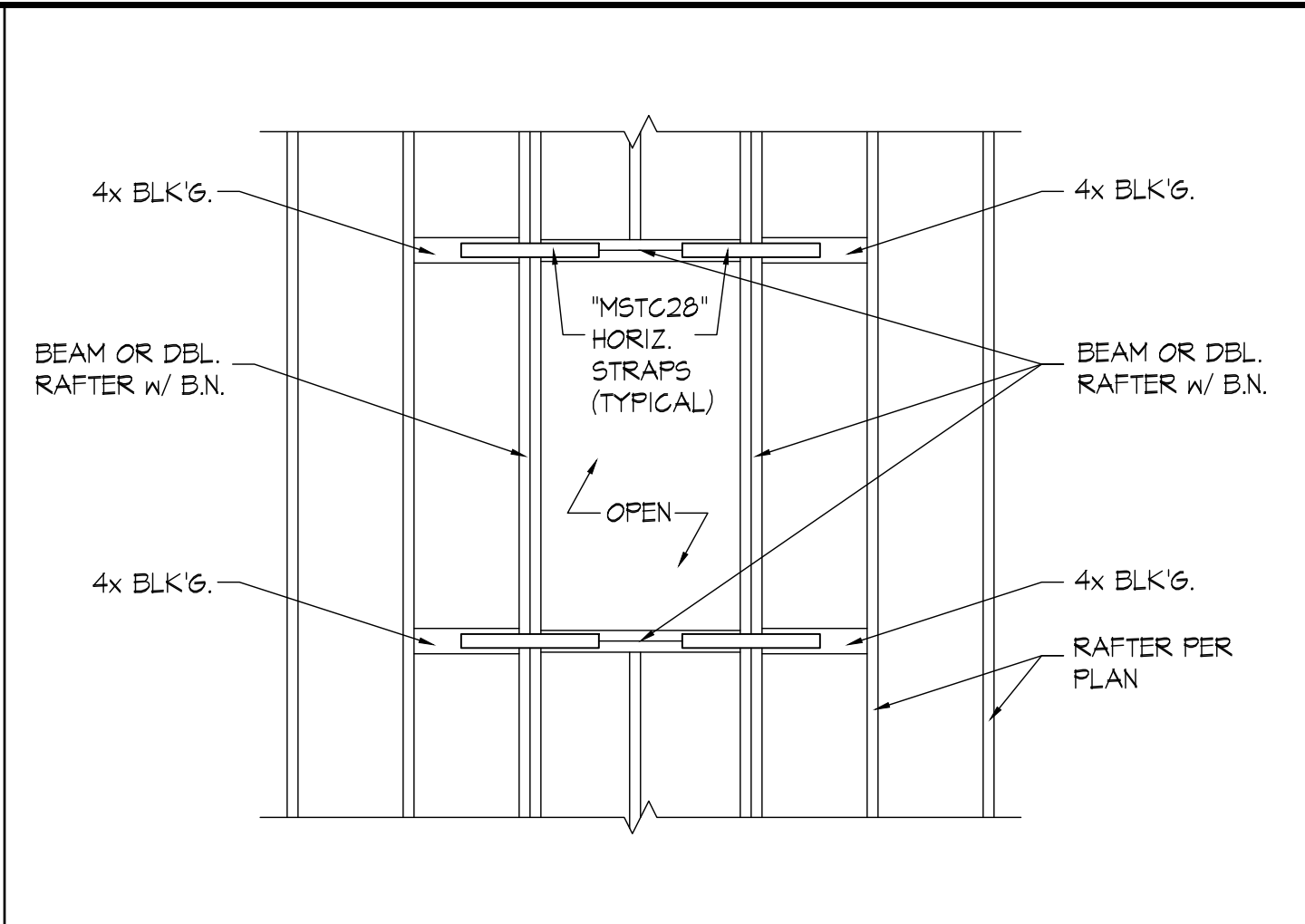
Date: 10-2-24

Drawn: D.T.

Checked: D.T.

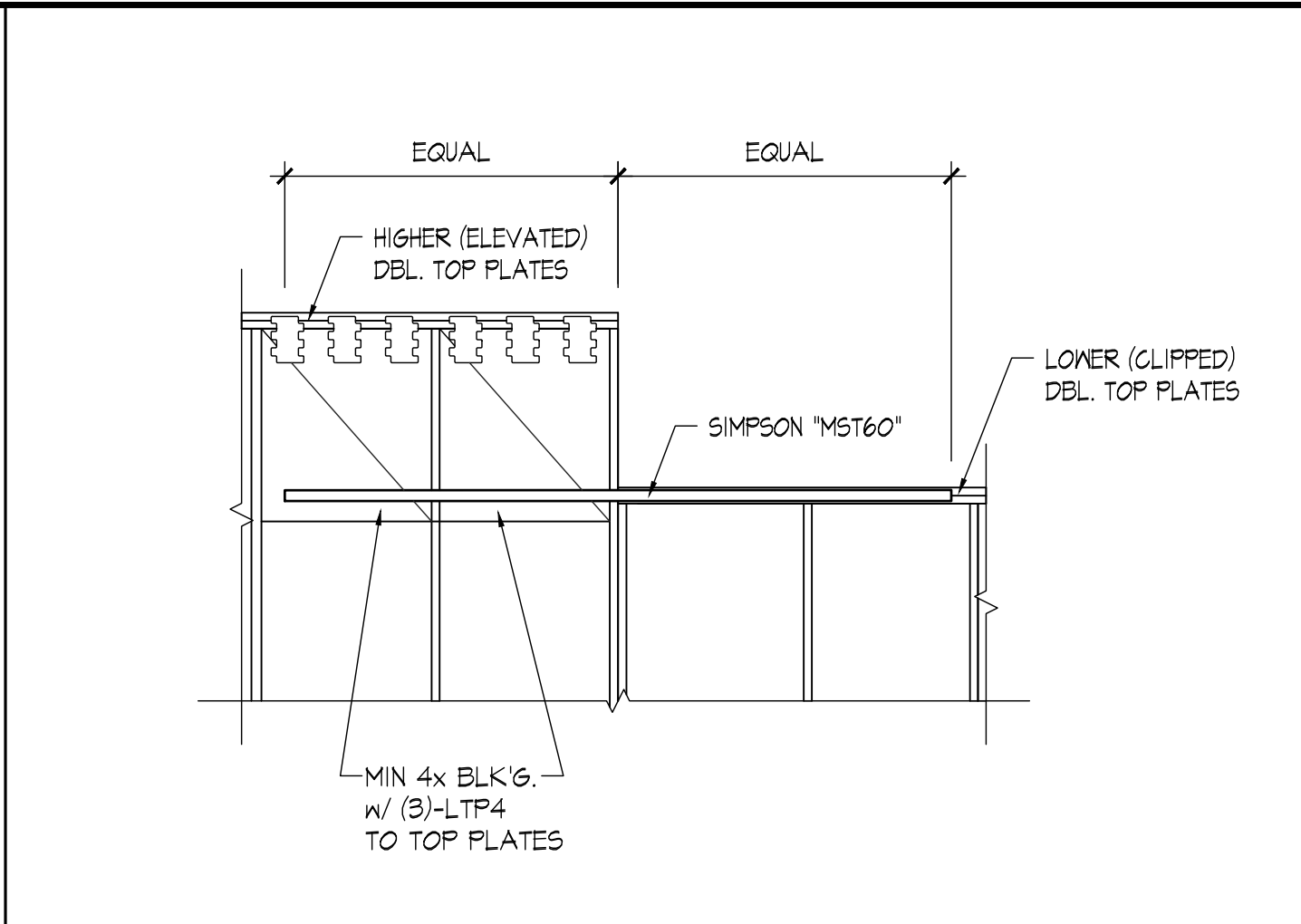
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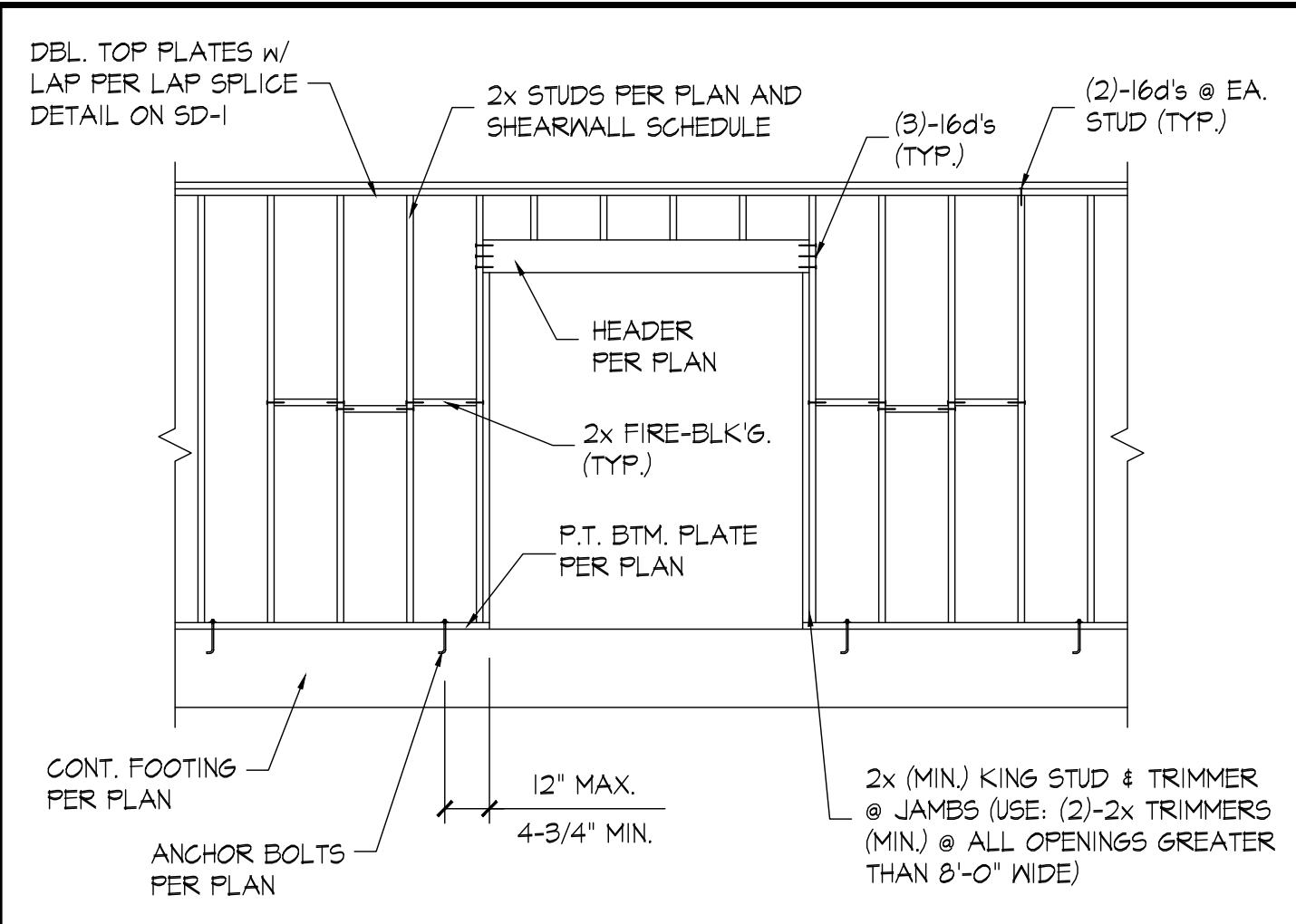
TYPICAL SKYLIGHT FRAMING DETAIL

13



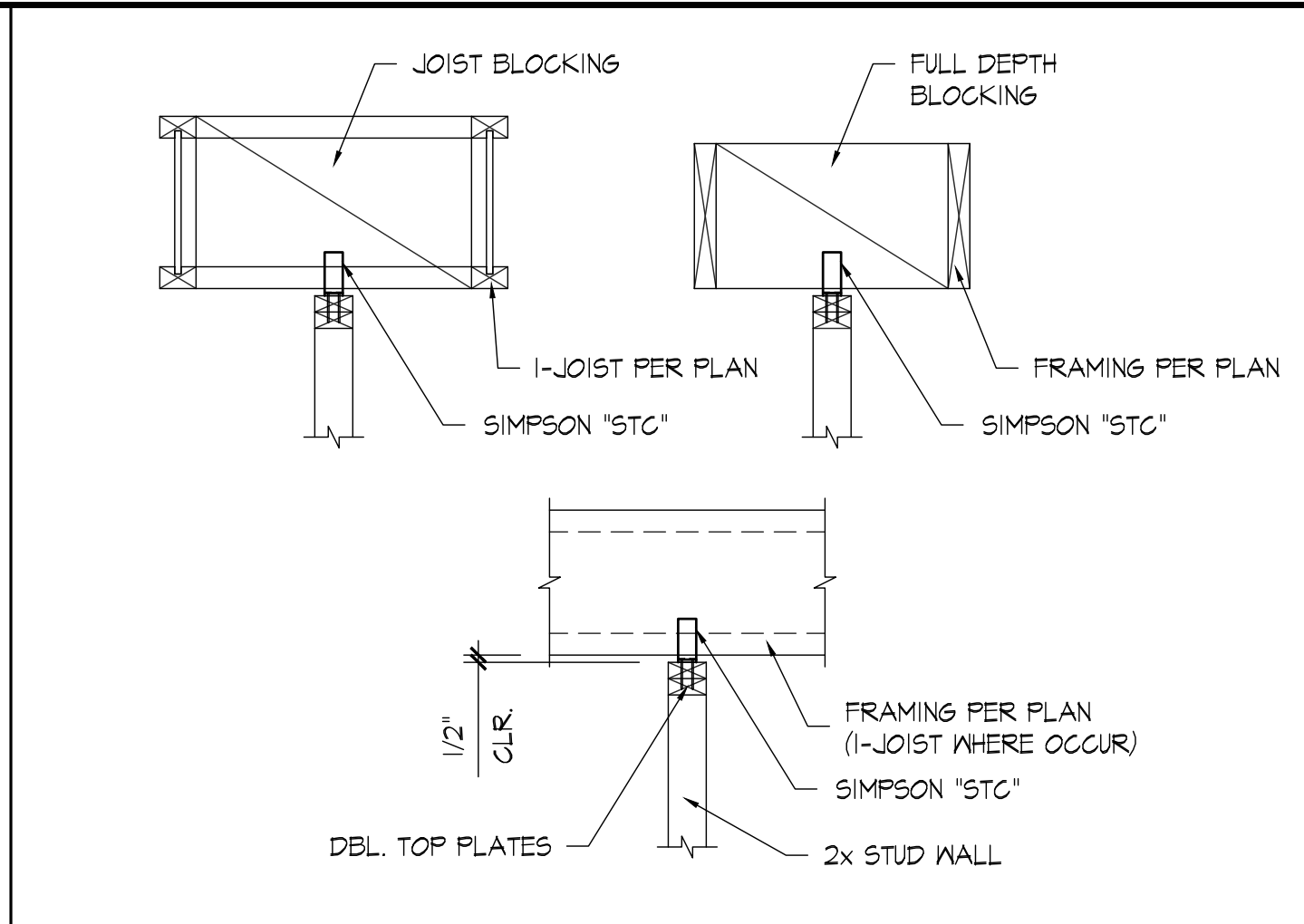
TIE AT OFFSET PLATE HEIGHTS

9



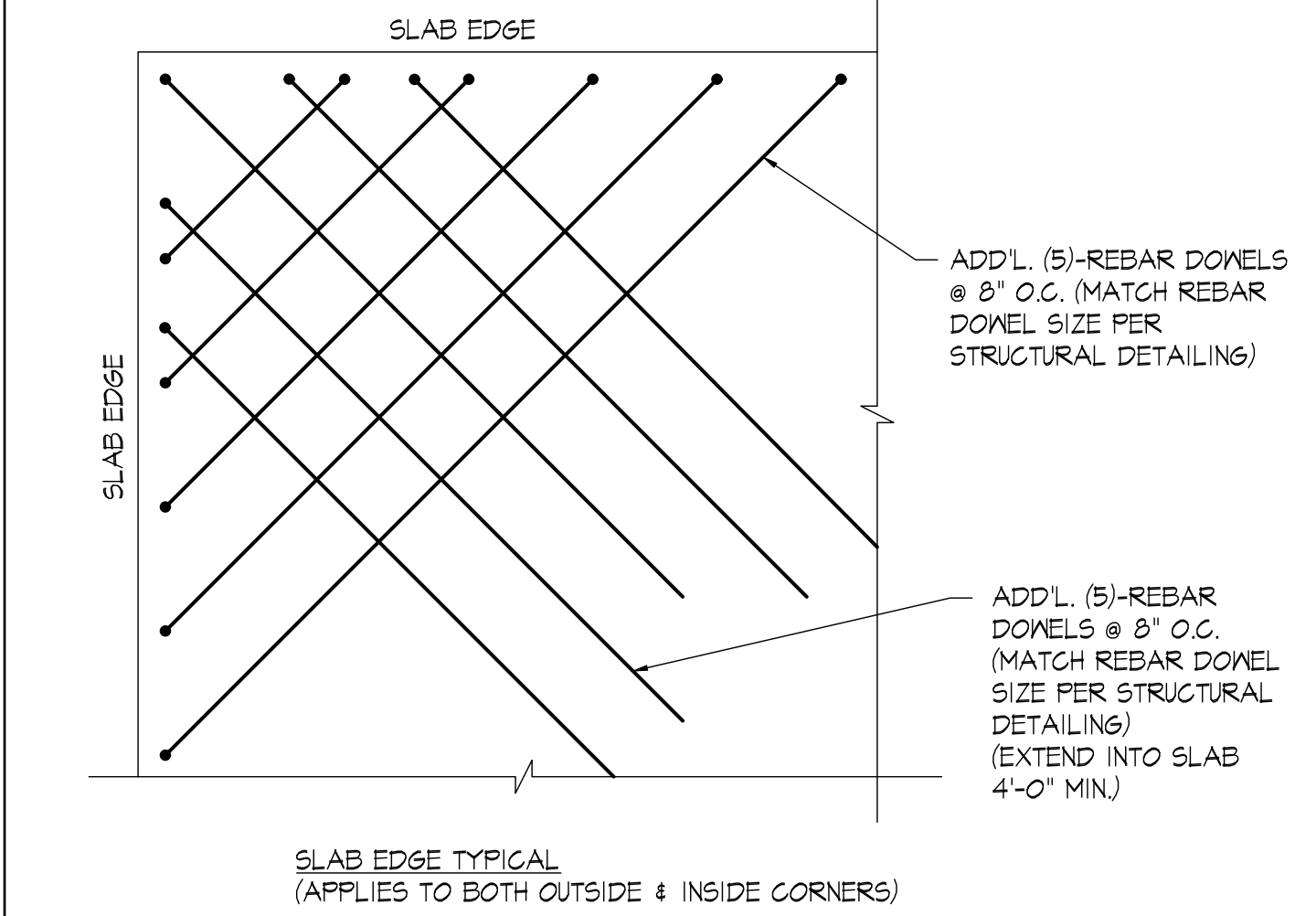
TYPICAL DOOR FRAMING ELEVATION

5



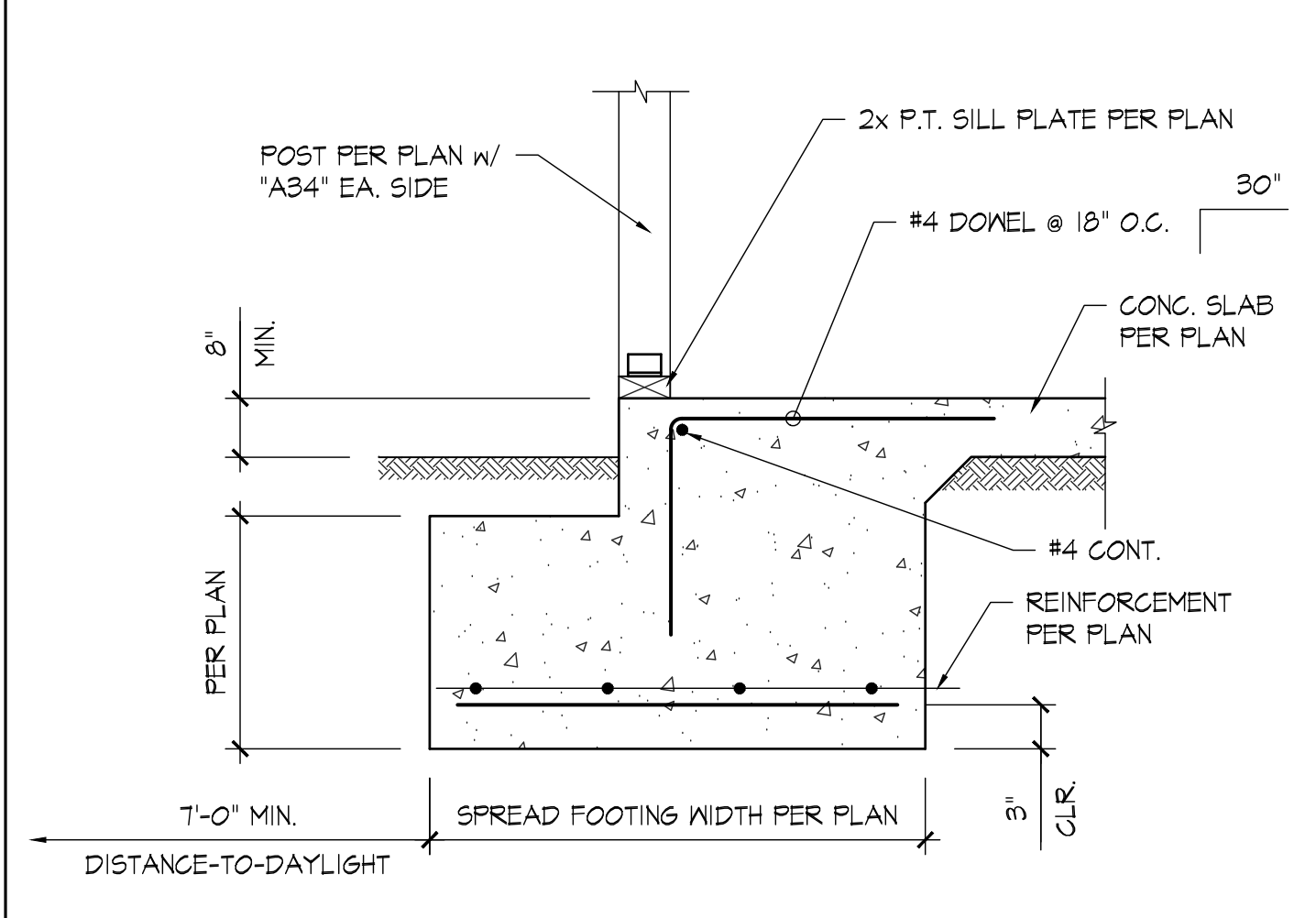
TYPICAL NON-BEARING WALL CONNECTION

1



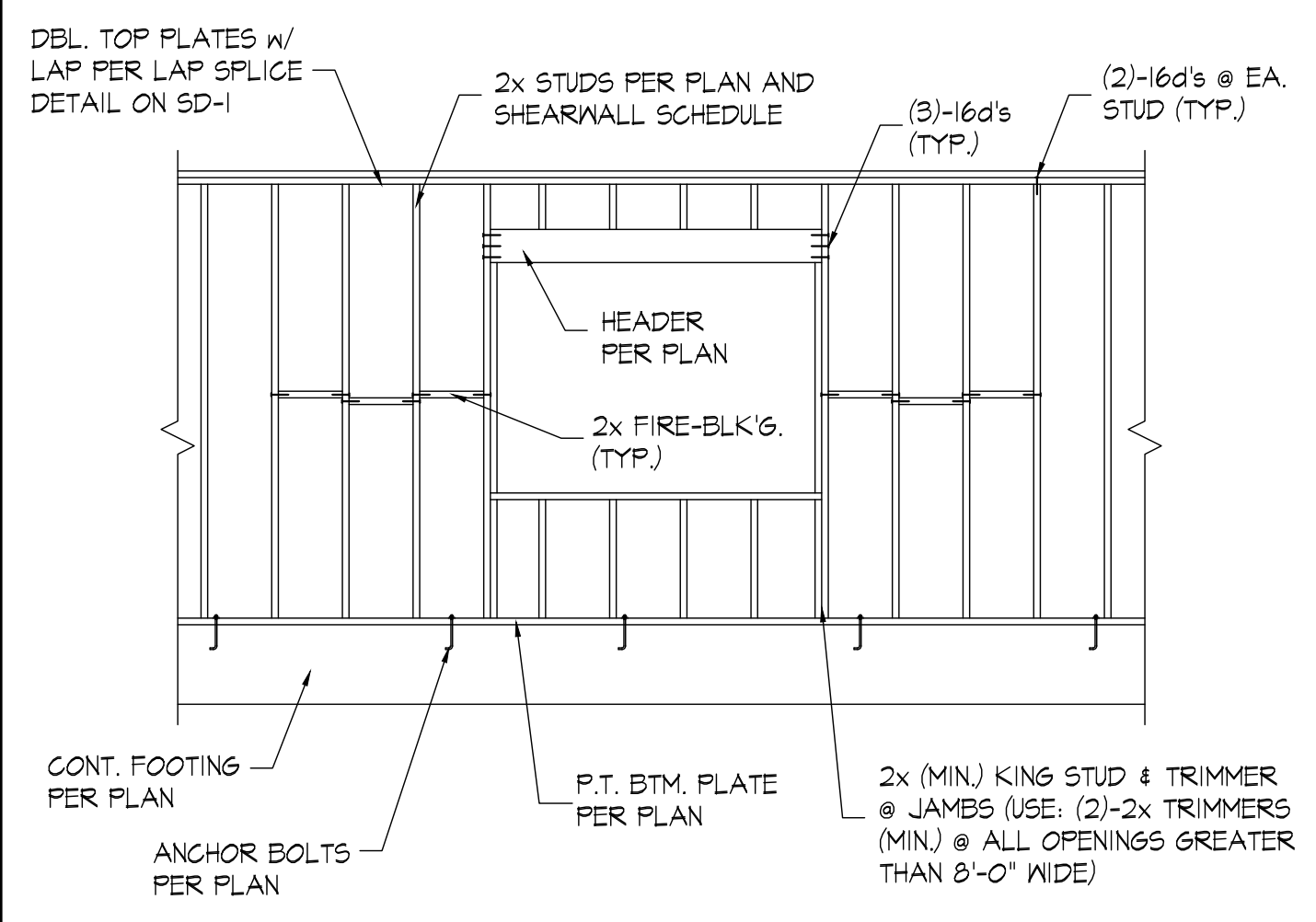
TYPICAL SLAB CORNER REINF. DETAIL

14



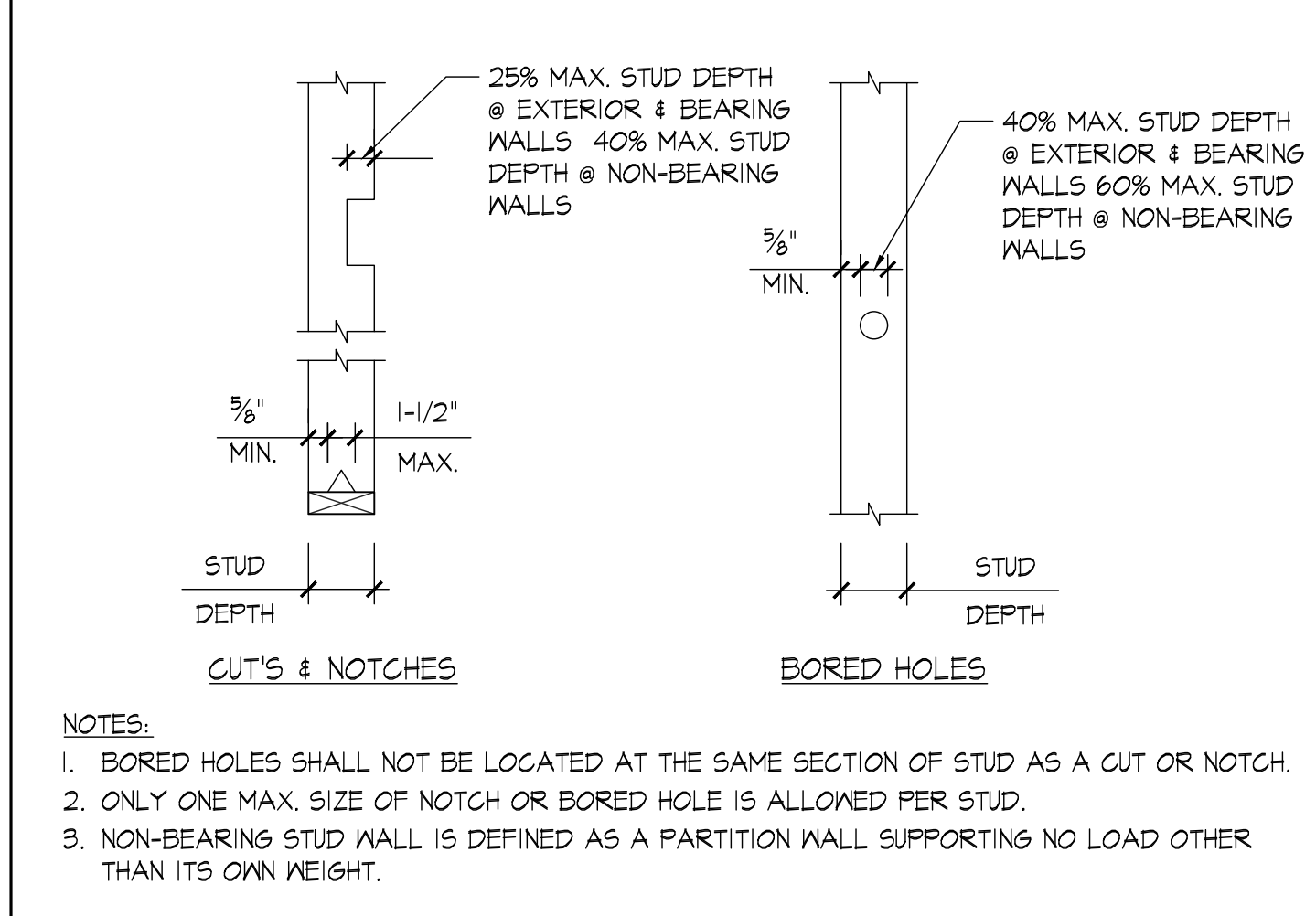
TYP. SPREAD FOOTING @ EXT. WALL DETAIL

10



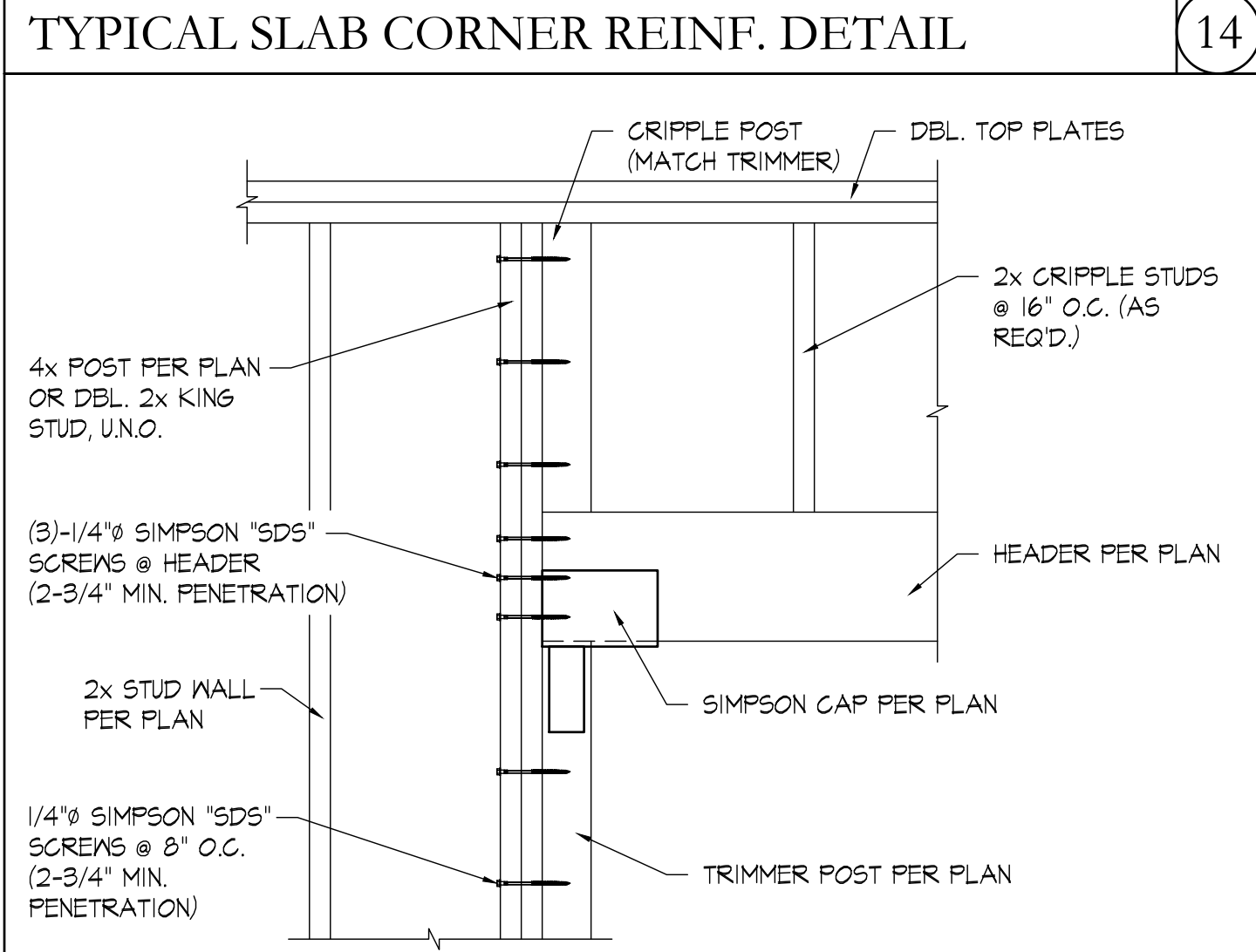
TYPICAL WINDOW FRAMING ELEVATION

6



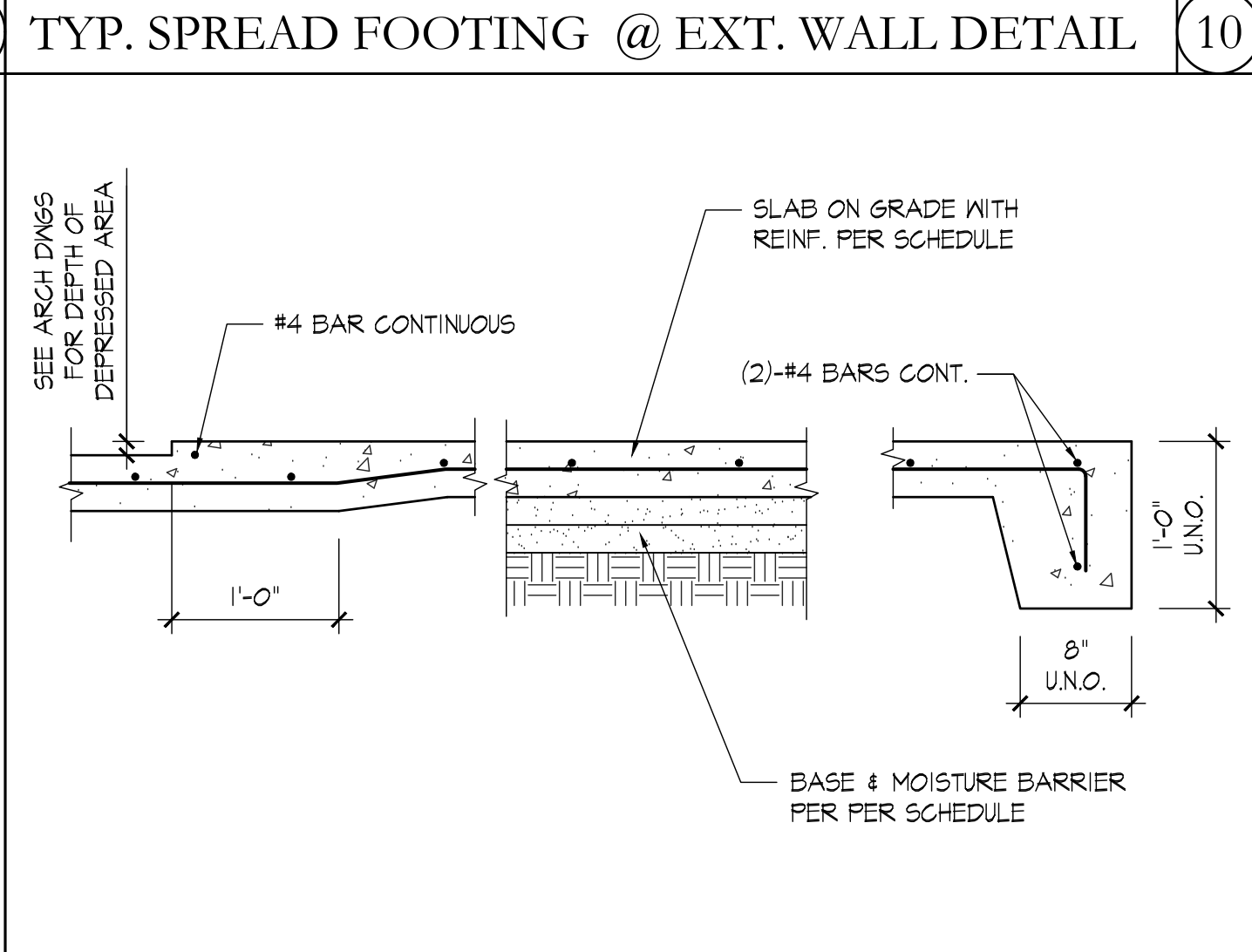
TYPICAL NOTCHING OF STUDS DETAIL

2



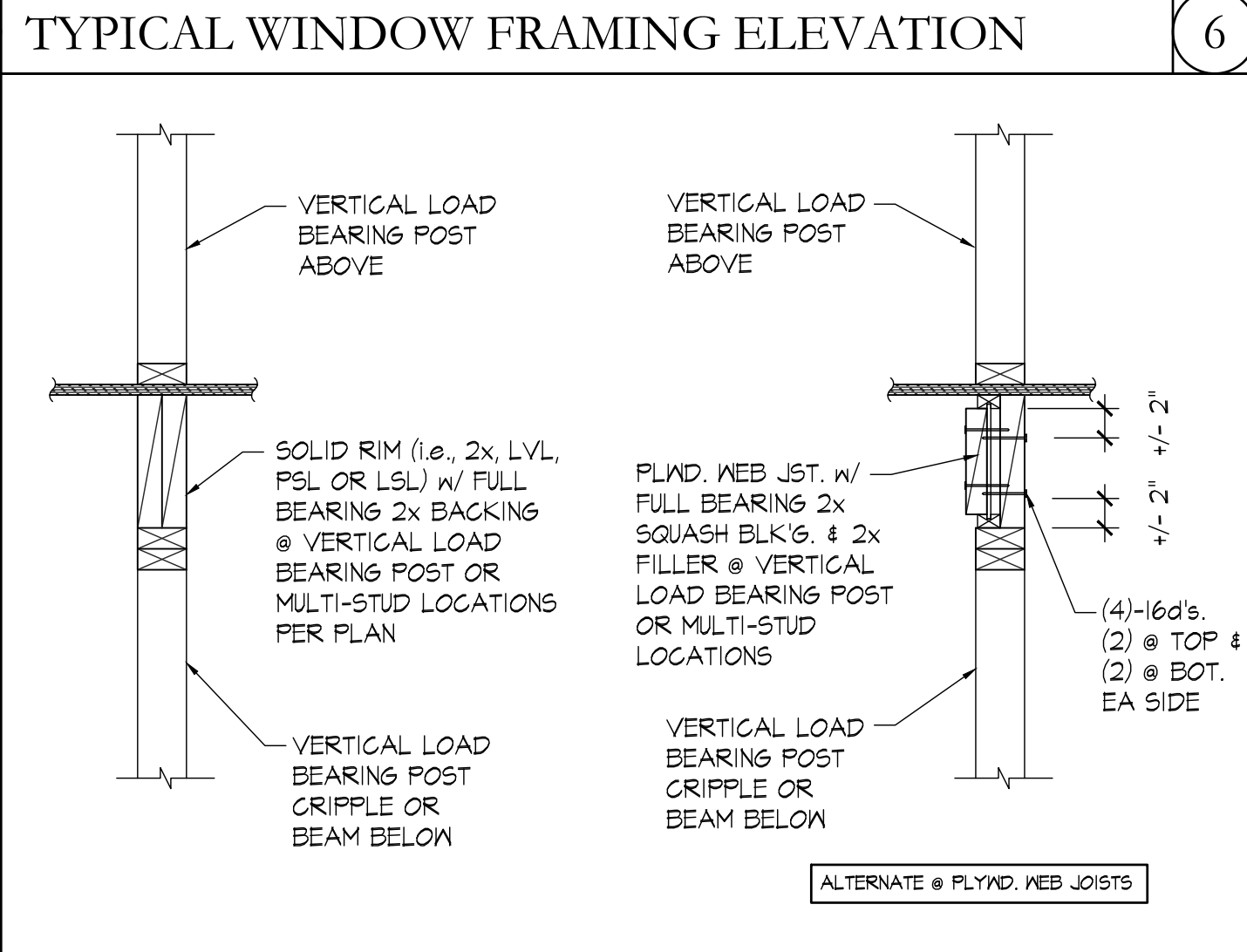
TYPICAL 4x MIN. TRIMMER POST DETAIL

15



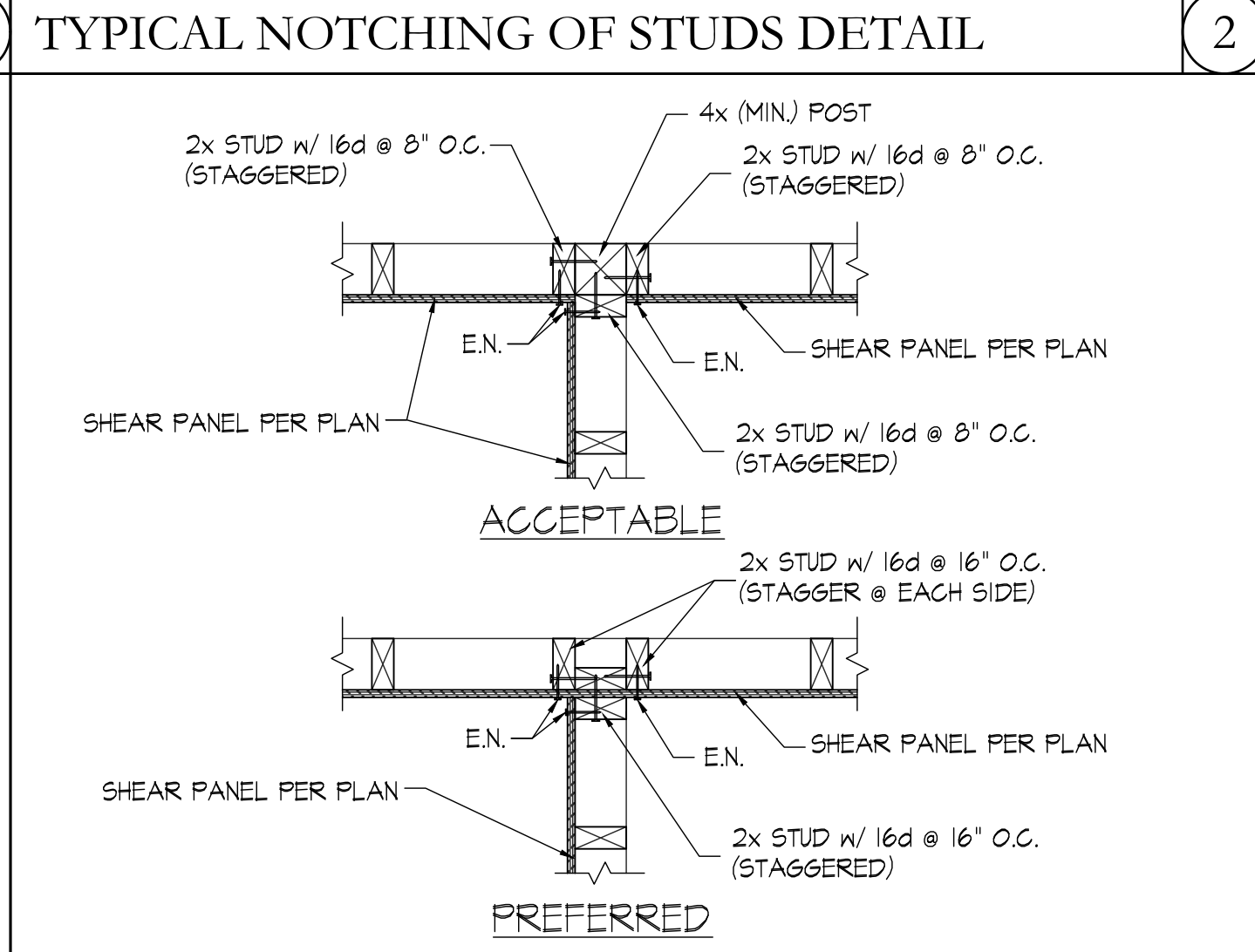
CONCRETE SLAB ON GRADE, DEPR. & EDGE

11



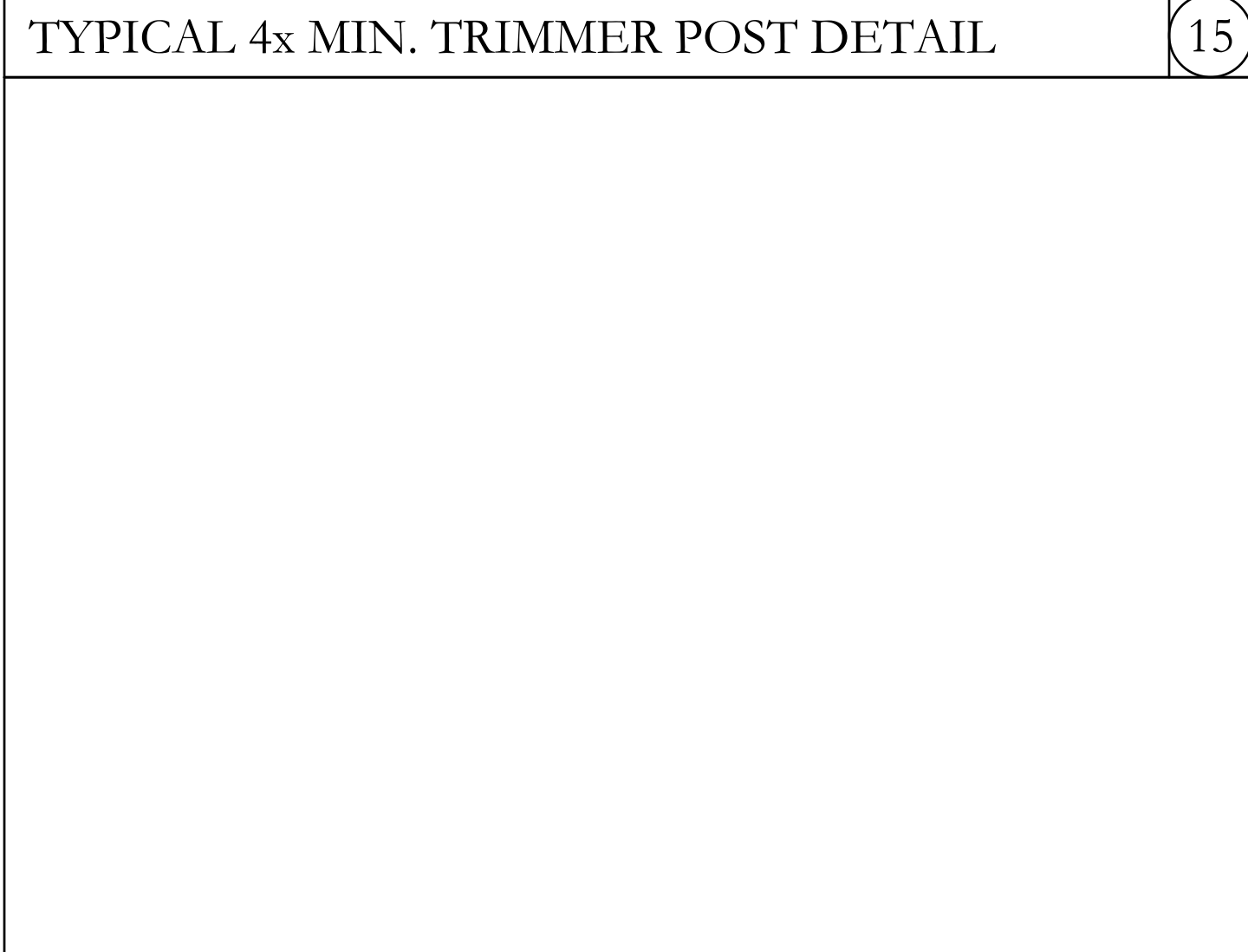
TYP. BLOCKING @ LOAD BEARING POSTS

7



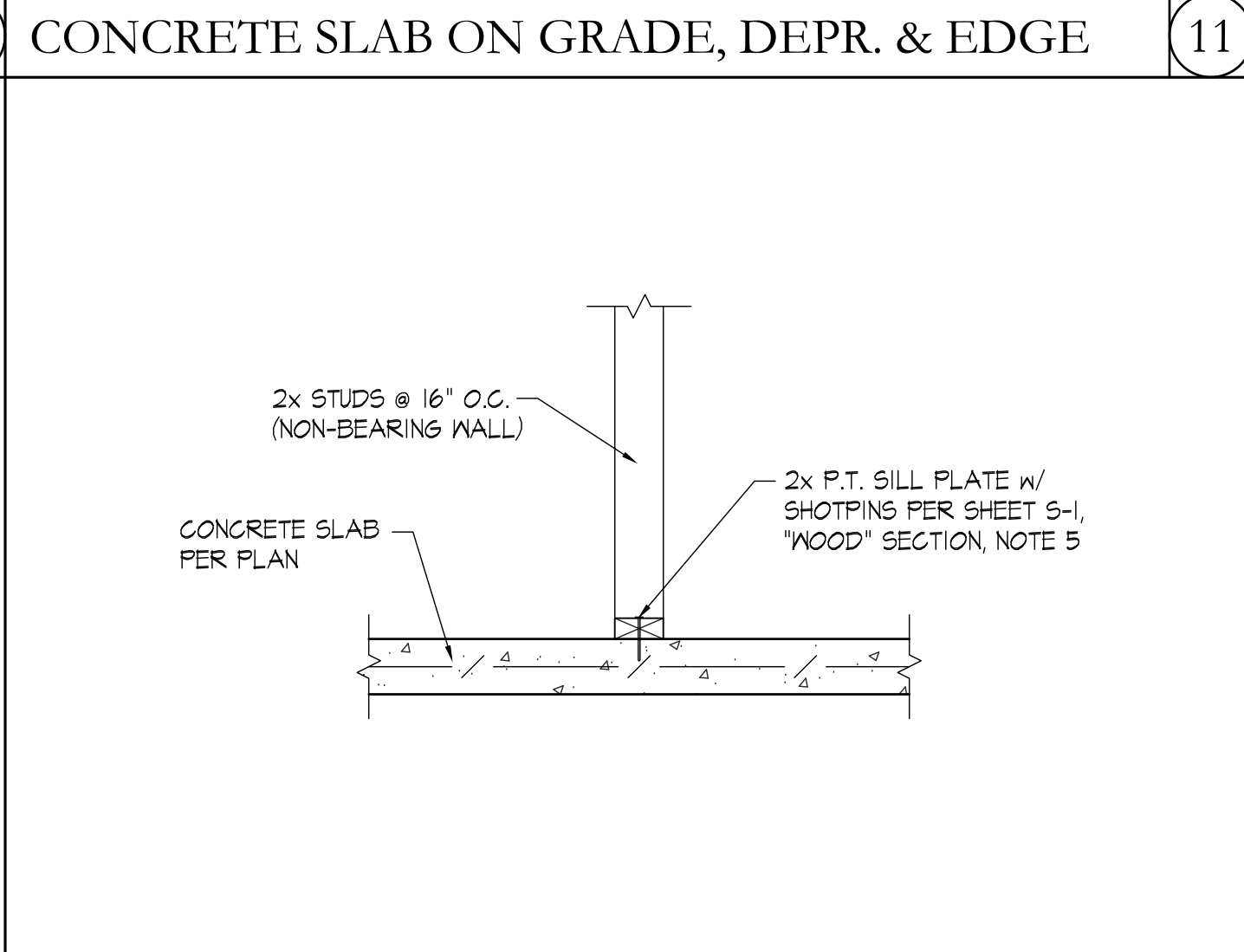
TYPICAL SHEARWALL INTERSECTION

3



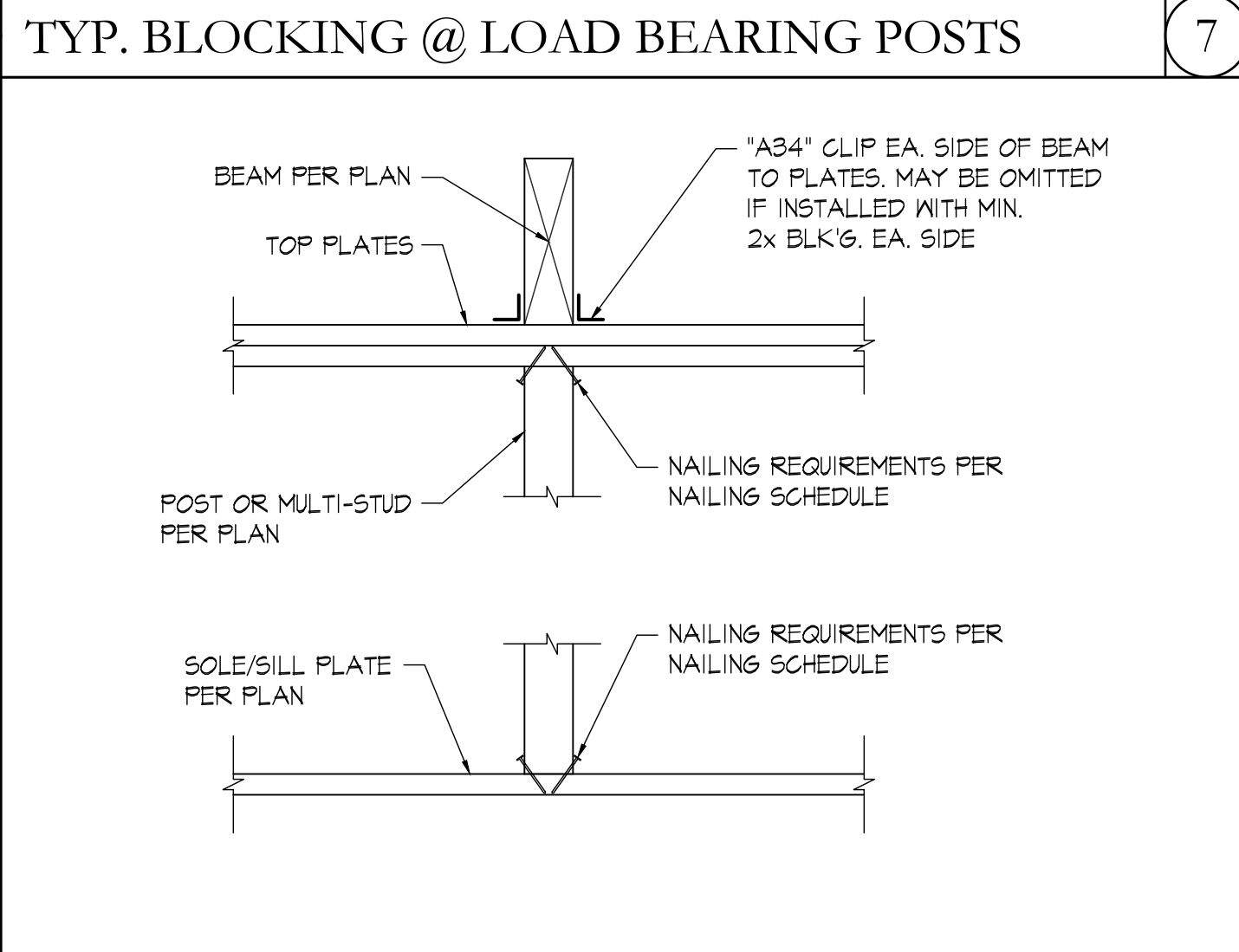
TYPICAL NON-BEARING WALL DETAIL

16



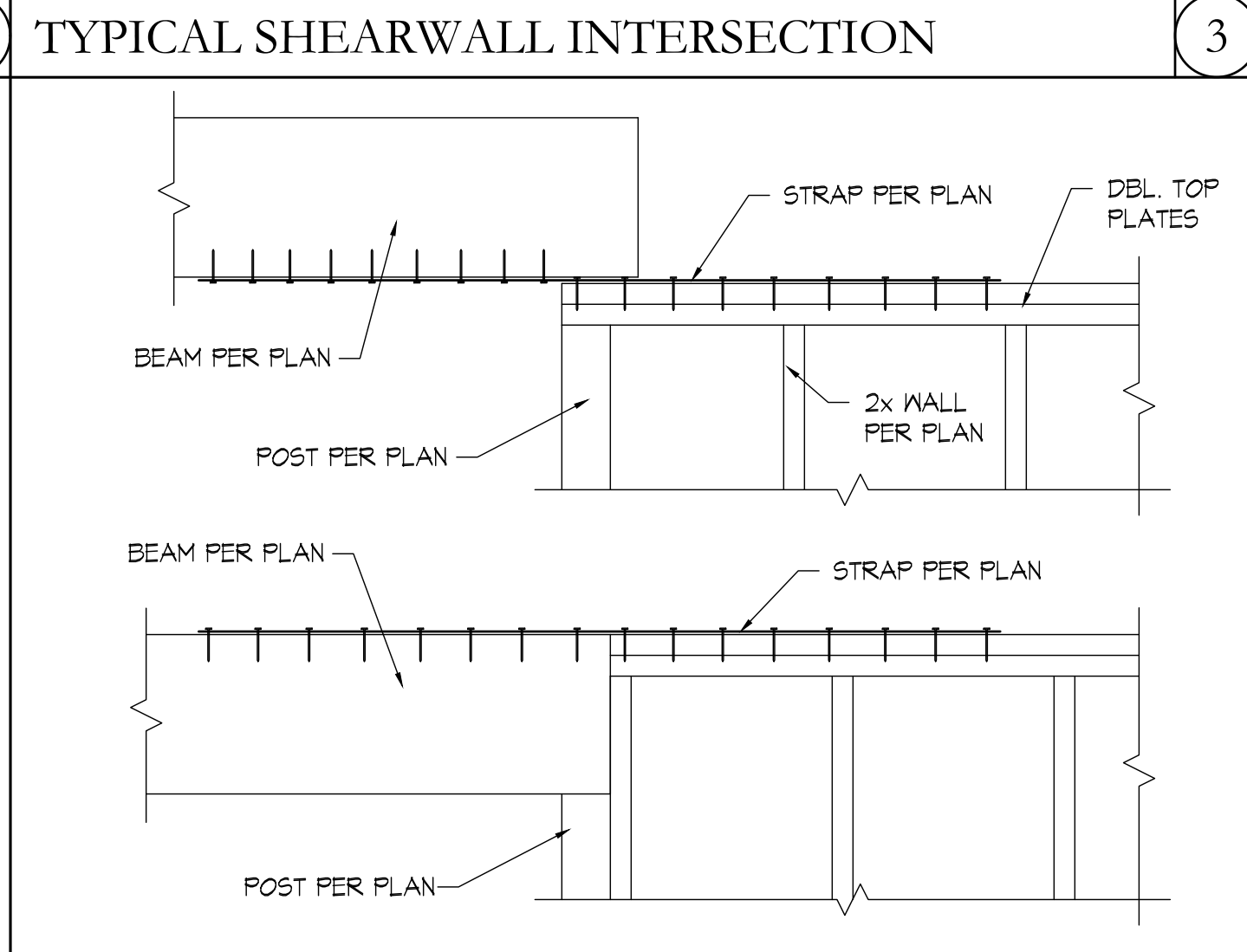
LOAD BEARING POST CONNECTION

12



TYPICAL BEAM TO TOP PLATES STRAP CONN.

8



TYPICAL BEAM TO TOP PLATES STRAP CONN.

4

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T

D E

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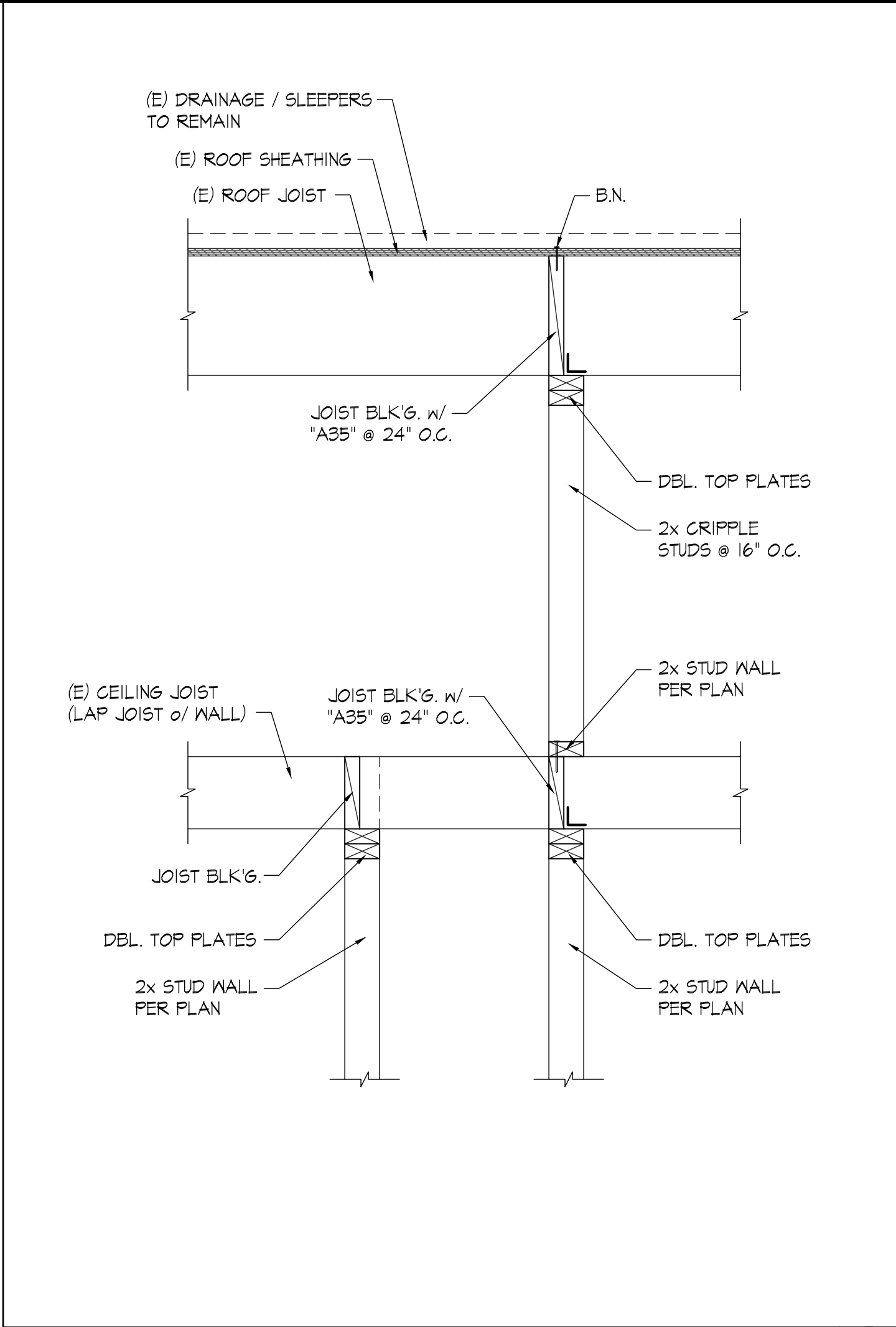
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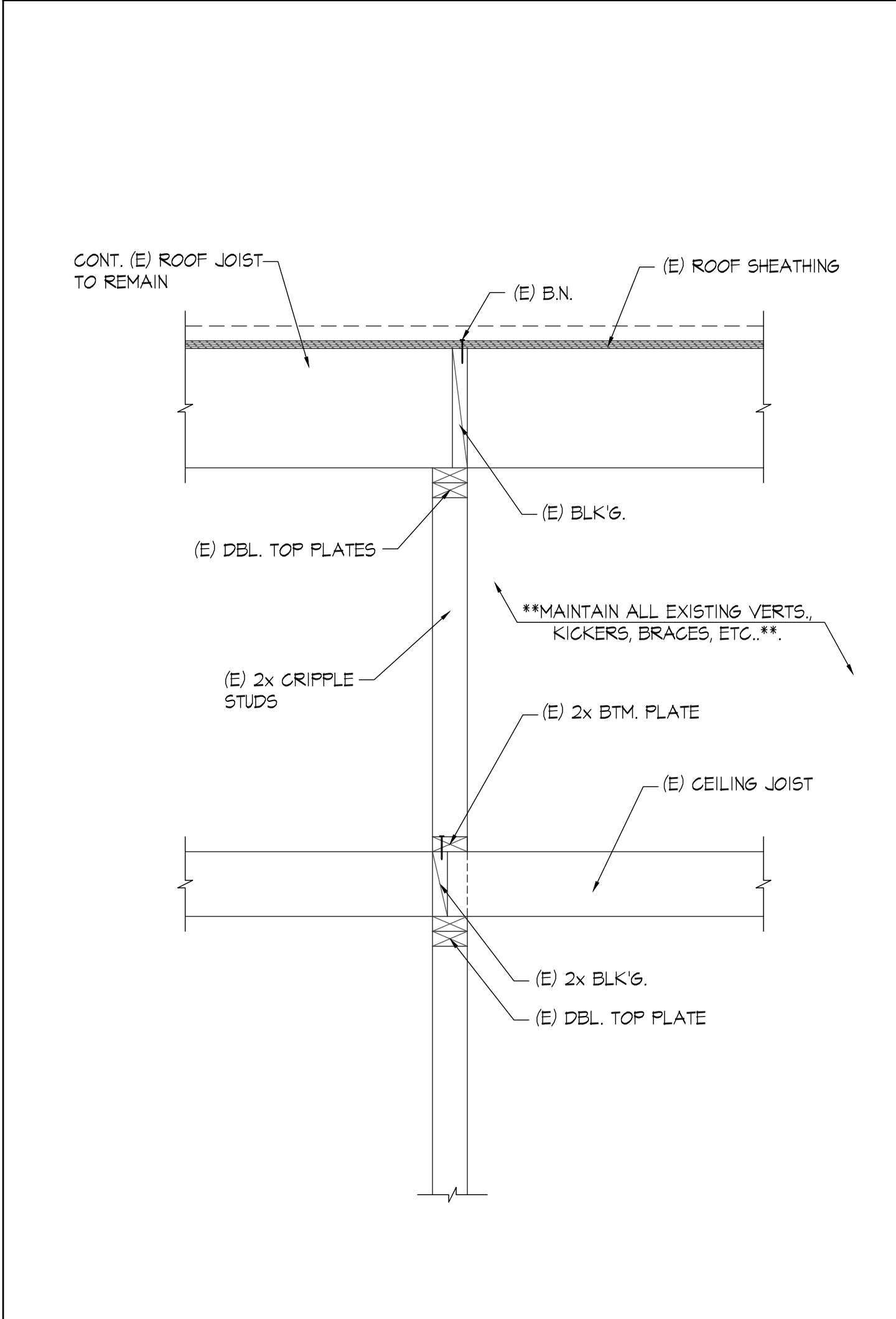
Checked: D.T.

SD2

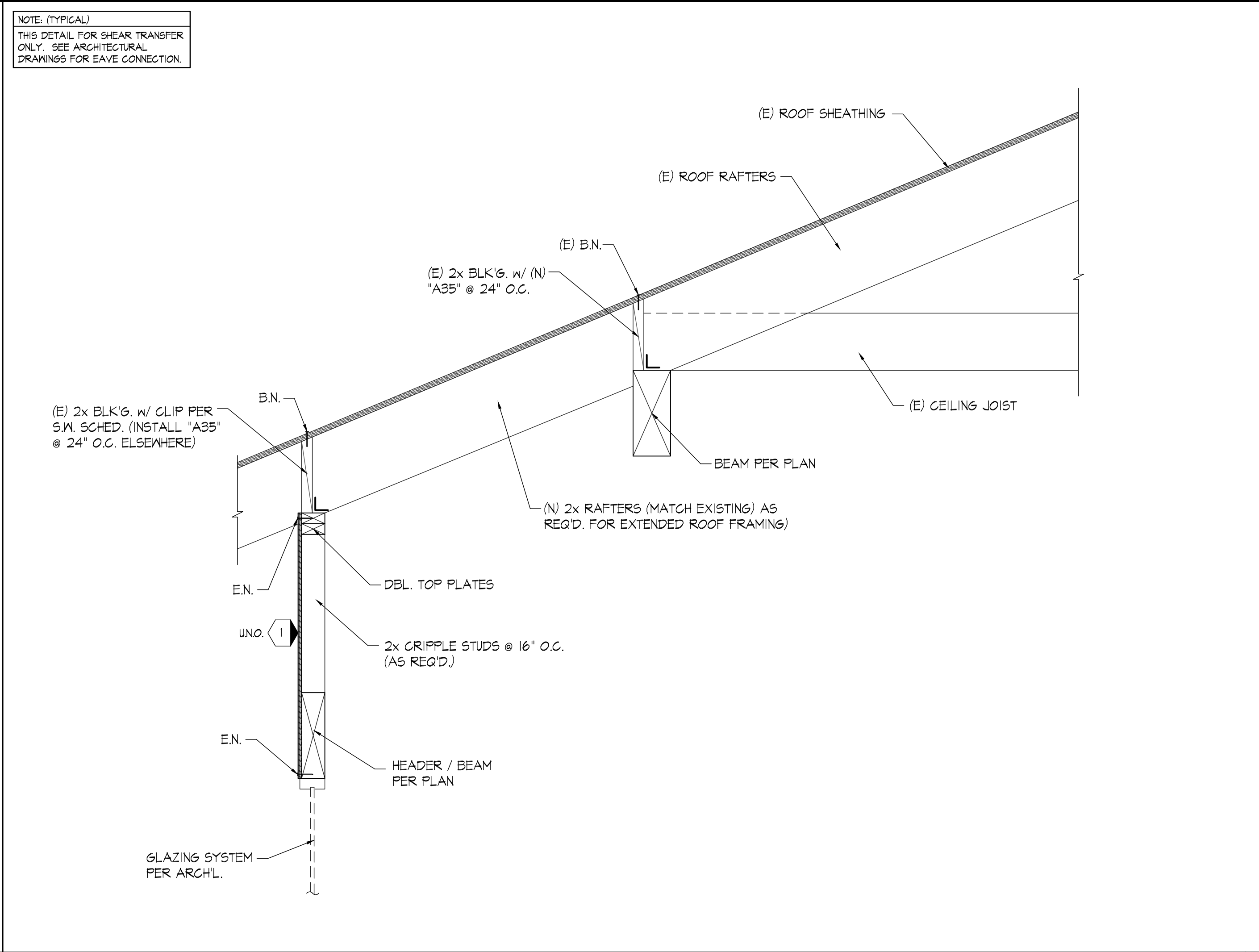
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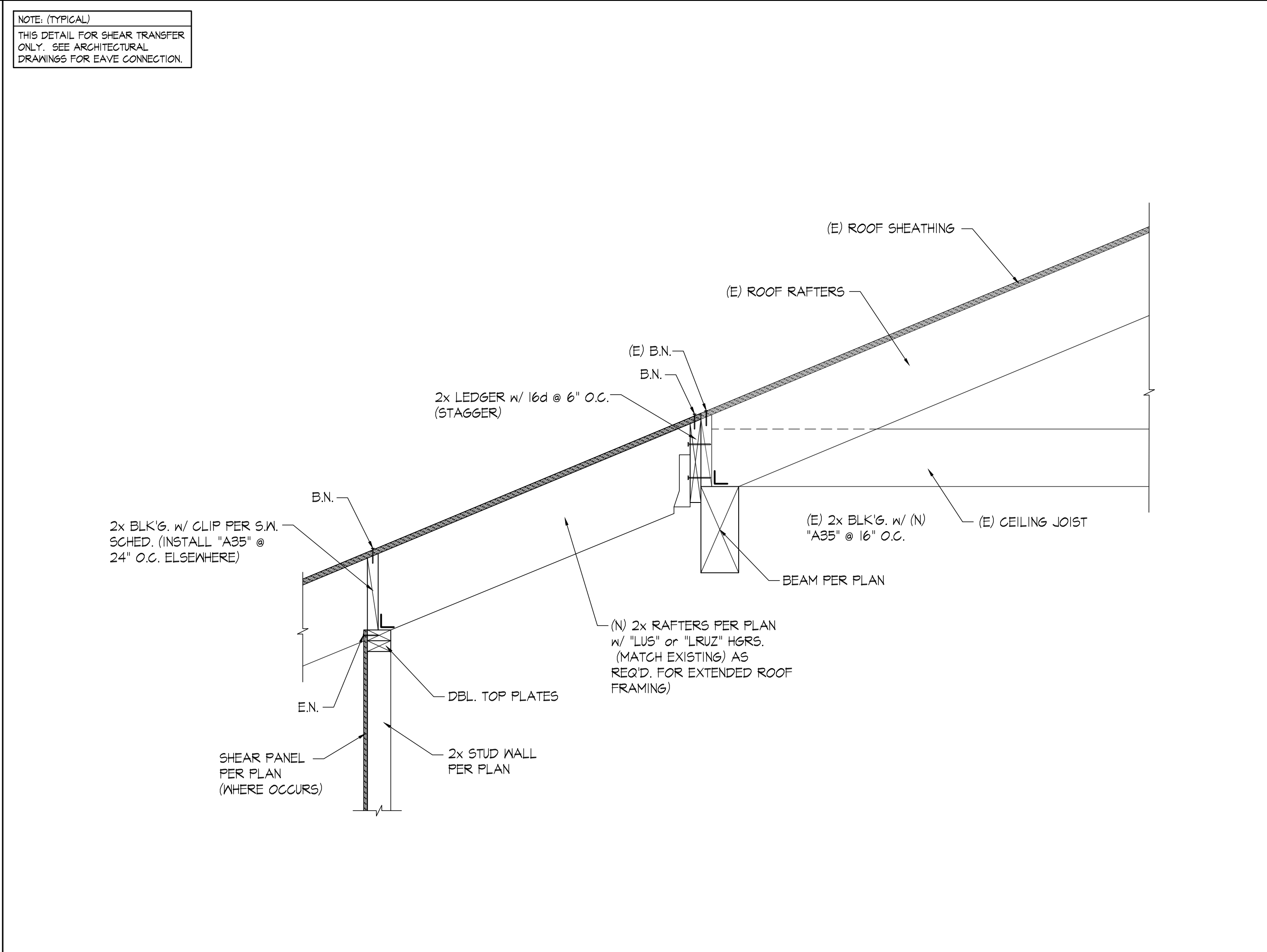
7 CONNECTION DETAIL



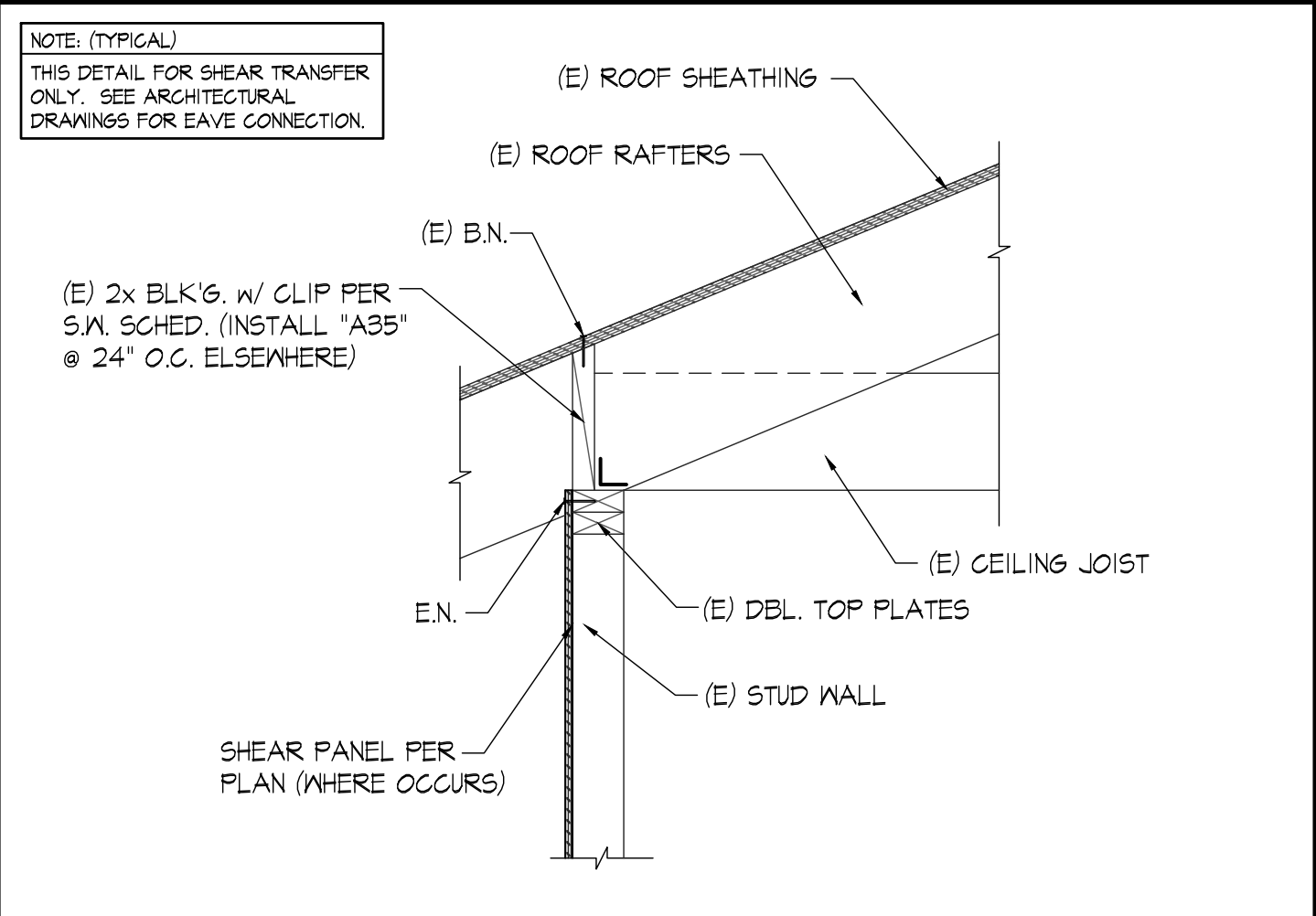
8 CONNECTION DETAIL



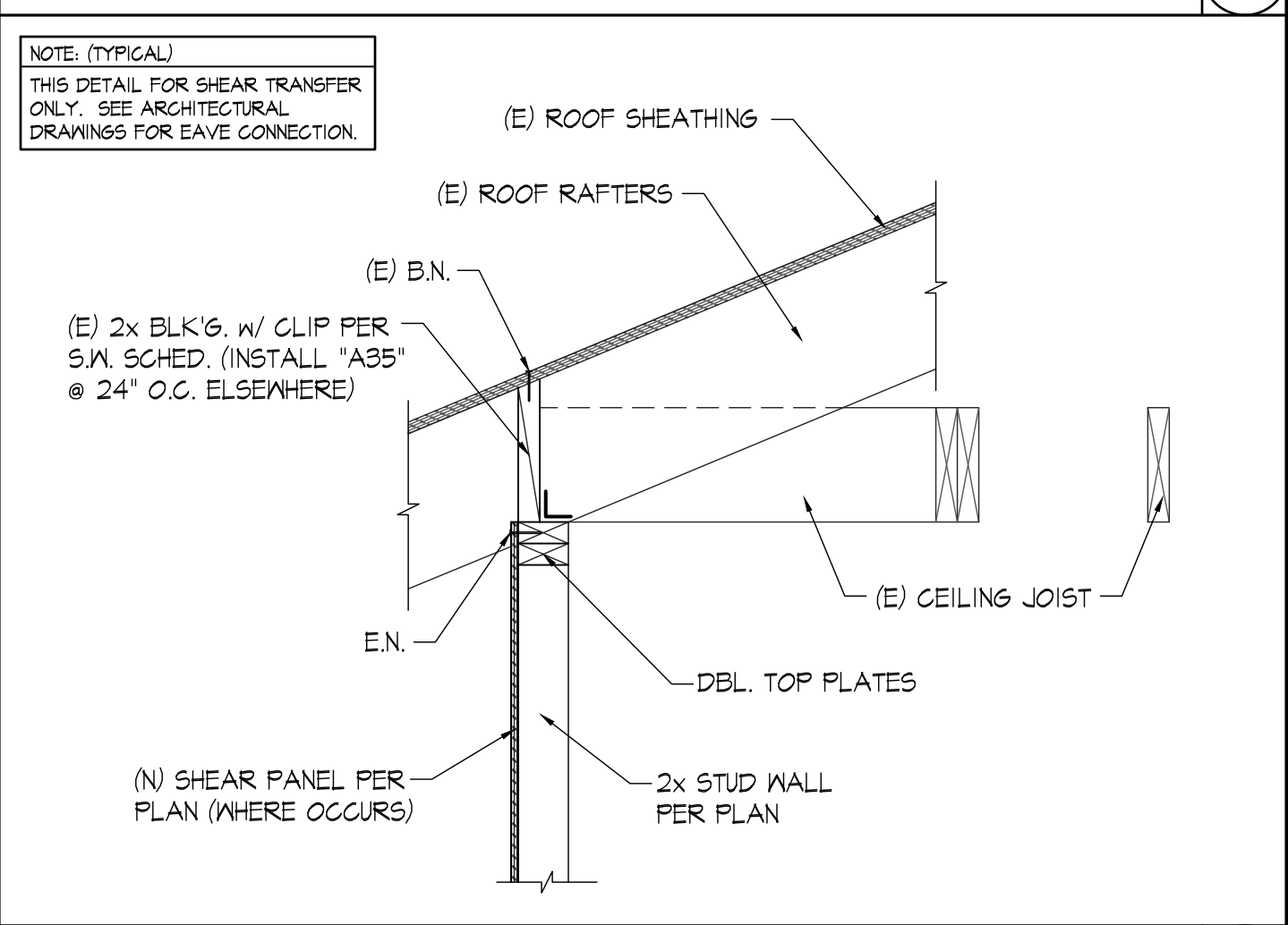
5 CONNECTION DETAIL



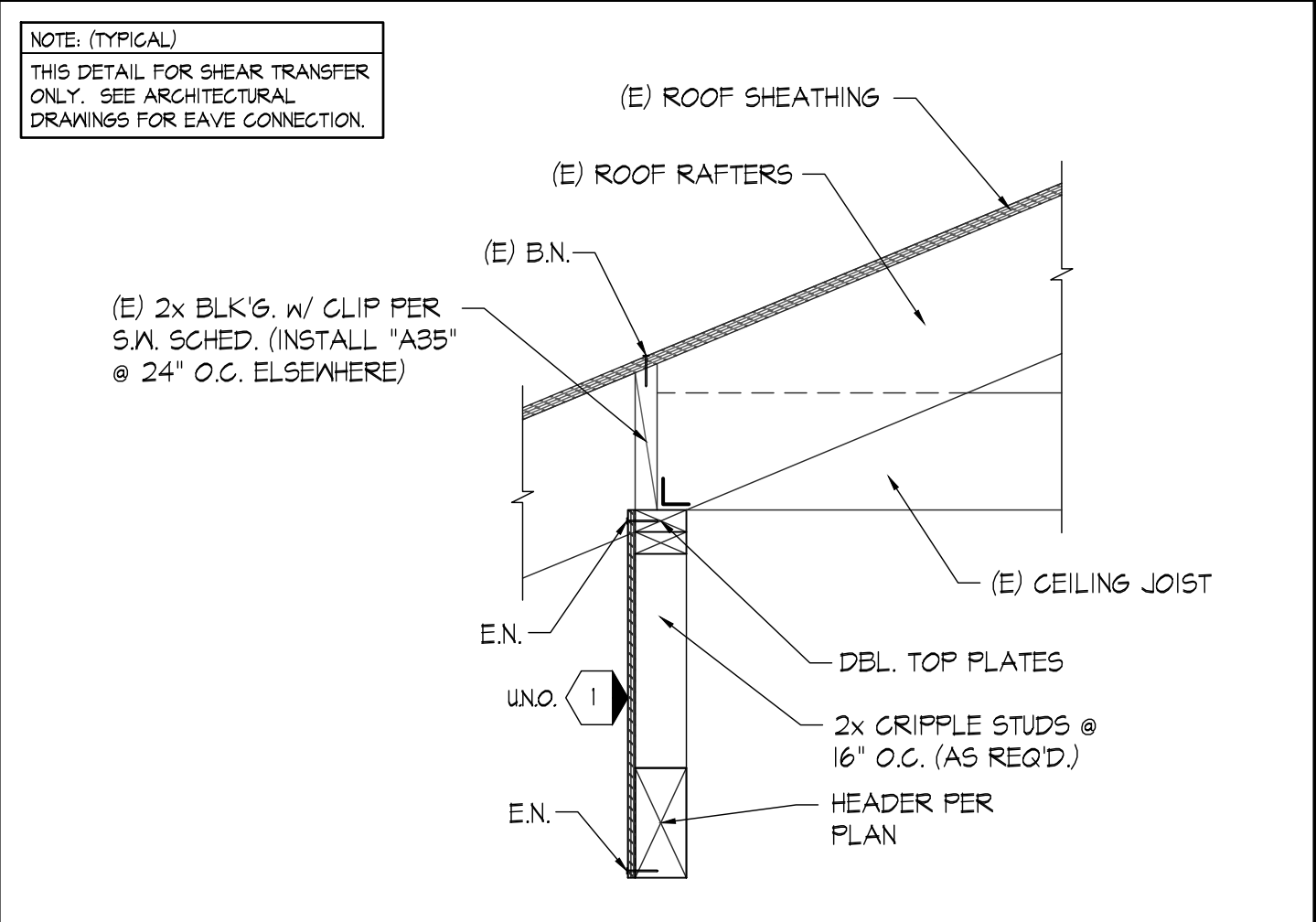
6 SHEAR TRANSFER DETAIL



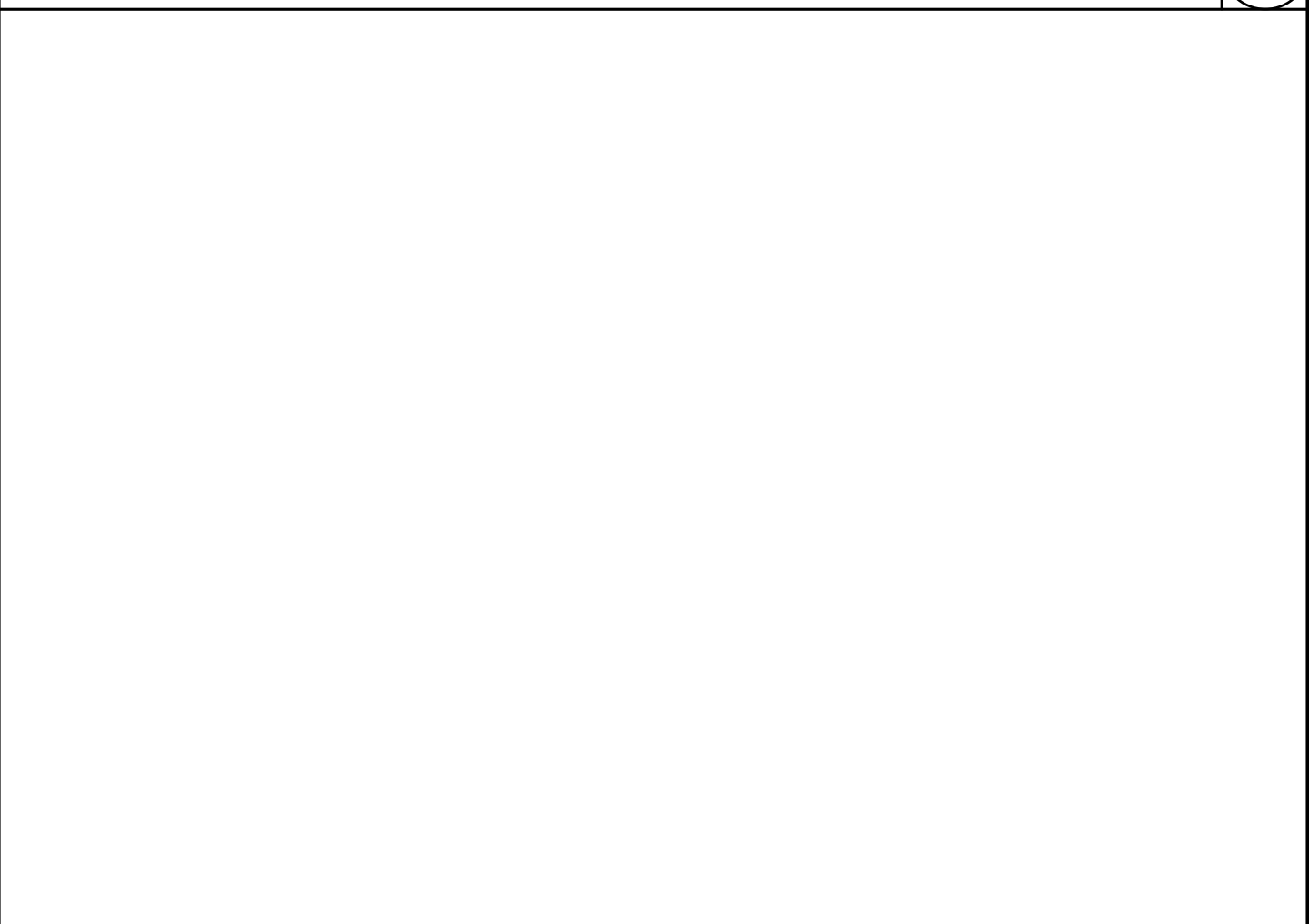
1 SHEAR TRANSFER DETAIL



2 SHEAR TRANSFER DETAIL



3 CONNECTION DETAIL



4 CONNECTION DETAIL

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PROPOSED REMODEL / ADDITION TO THE

BANISADRE RESIDENCE
1910 VIA CAPRI
LA JOLLA, CALIFORNIA 92037

Issue Dates		
No.	Date	Description
1	3-7-25	Plan Check Submittal
2	6-3-25	Plan Check Correct.
3		
4		
5		
6		
7		
8		
Sheet Title: STRUCTURAL DETAILS		
Project No.: 24175		
Date: 10-2-24		
Drawn: D.T.		
Checked: D.T.		
SD3		

NOTE: (TYPICAL)
THIS DETAIL FOR SHEAR TRANSFER ONLY. SEE ARCHITECTURAL DRAWINGS FOR EAVE CONNECTION.



NOTE: (TYPICAL)
THIS DETAIL FOR SHEAR TRANSFER ONLY. SEE ARCHITECTURAL DRAWINGS FOR EAVE CONNECTION.



CONNECTION DETAIL

NOTE: (TYPICAL)
THIS DETAIL FOR SHEAR TRANSFER
ONLY. SEE ARCHITECTURAL
DRAWINGS FOR EAVE CONNECTION.



CONNECTION DETAIL

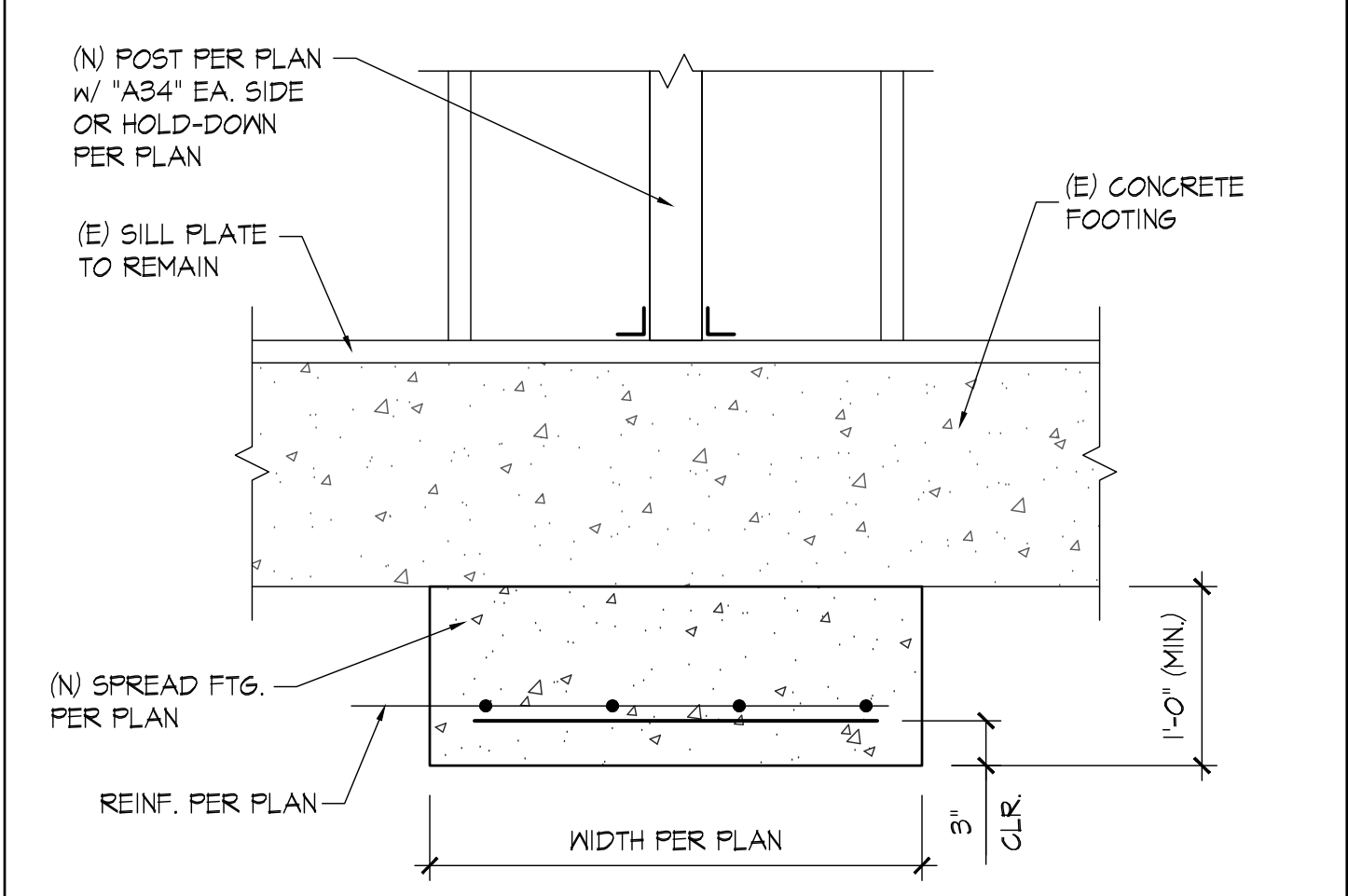
7910 VIA CAPRI
LA JOLLA, CALIFORNIA 92037

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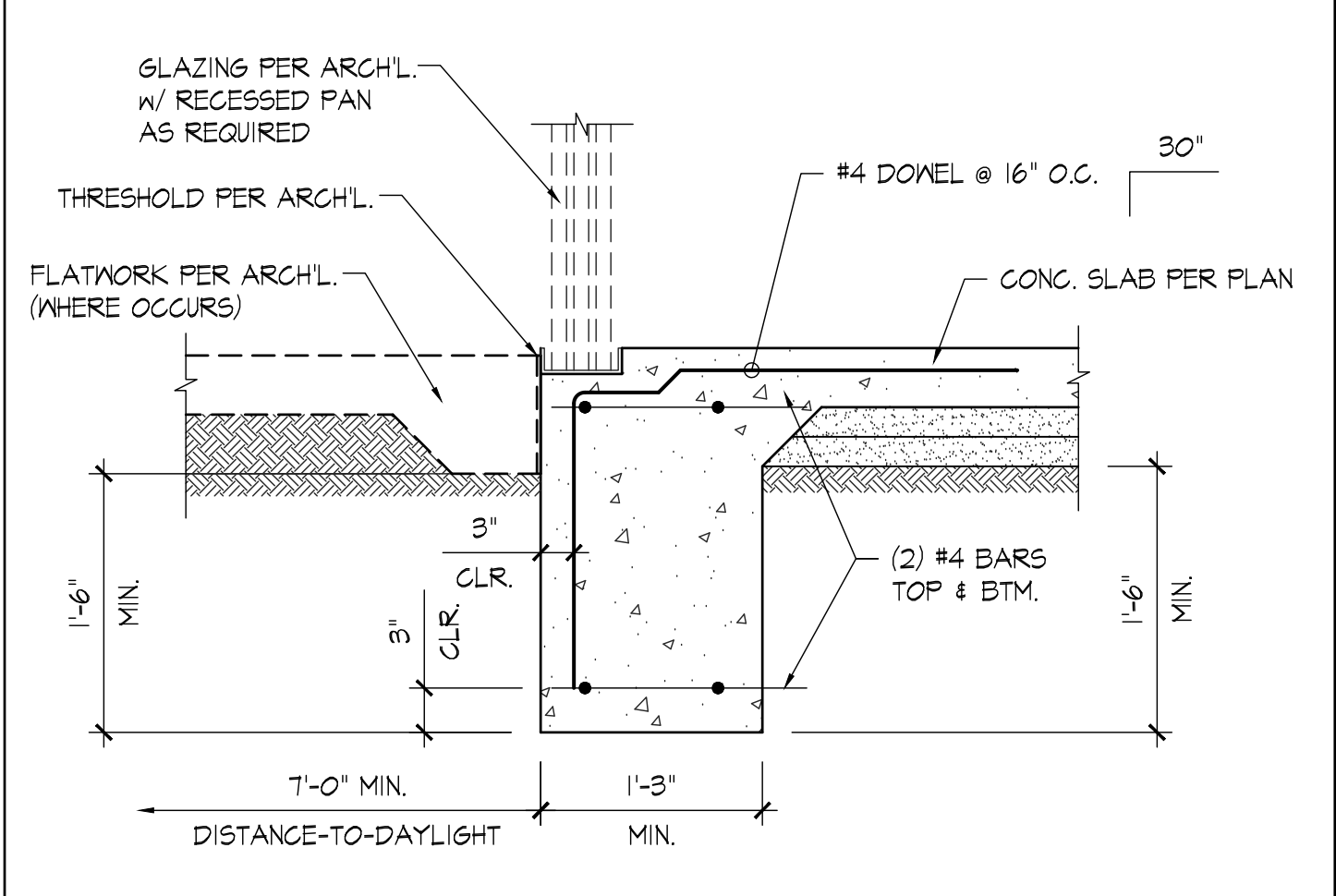
Checked: D.T.

SD4

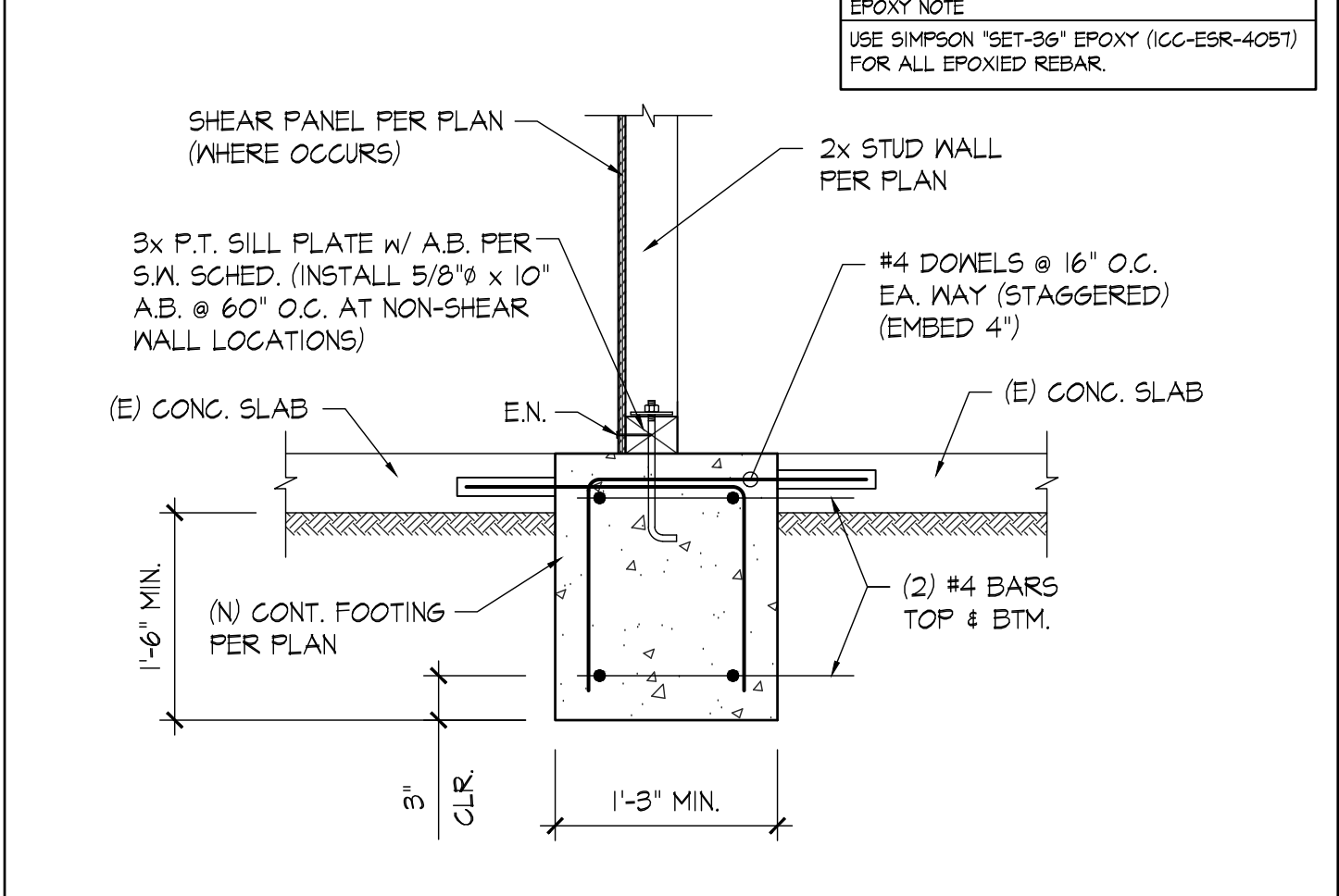
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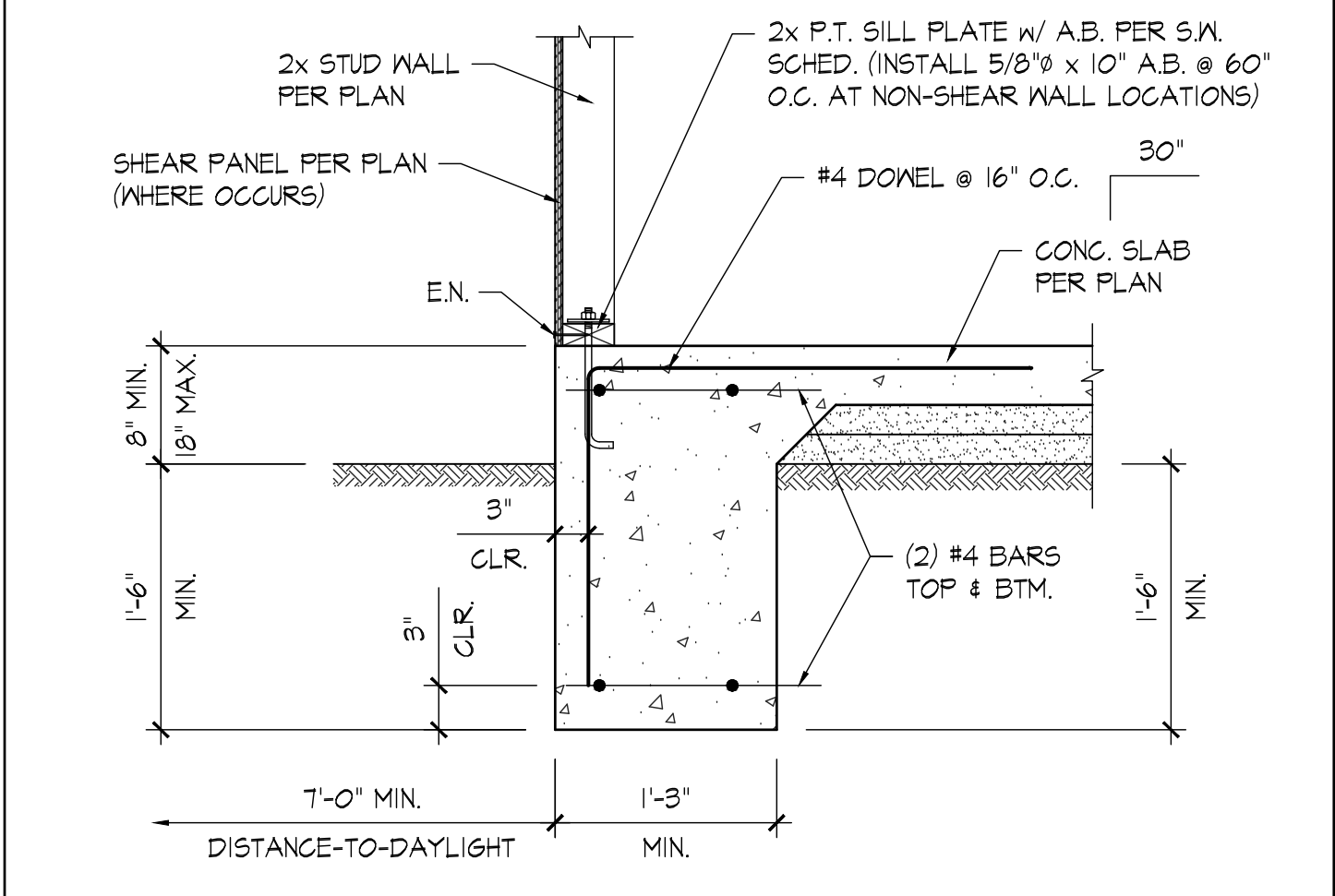
SPREAD FOOTING UNDER-PIN DETAIL 7



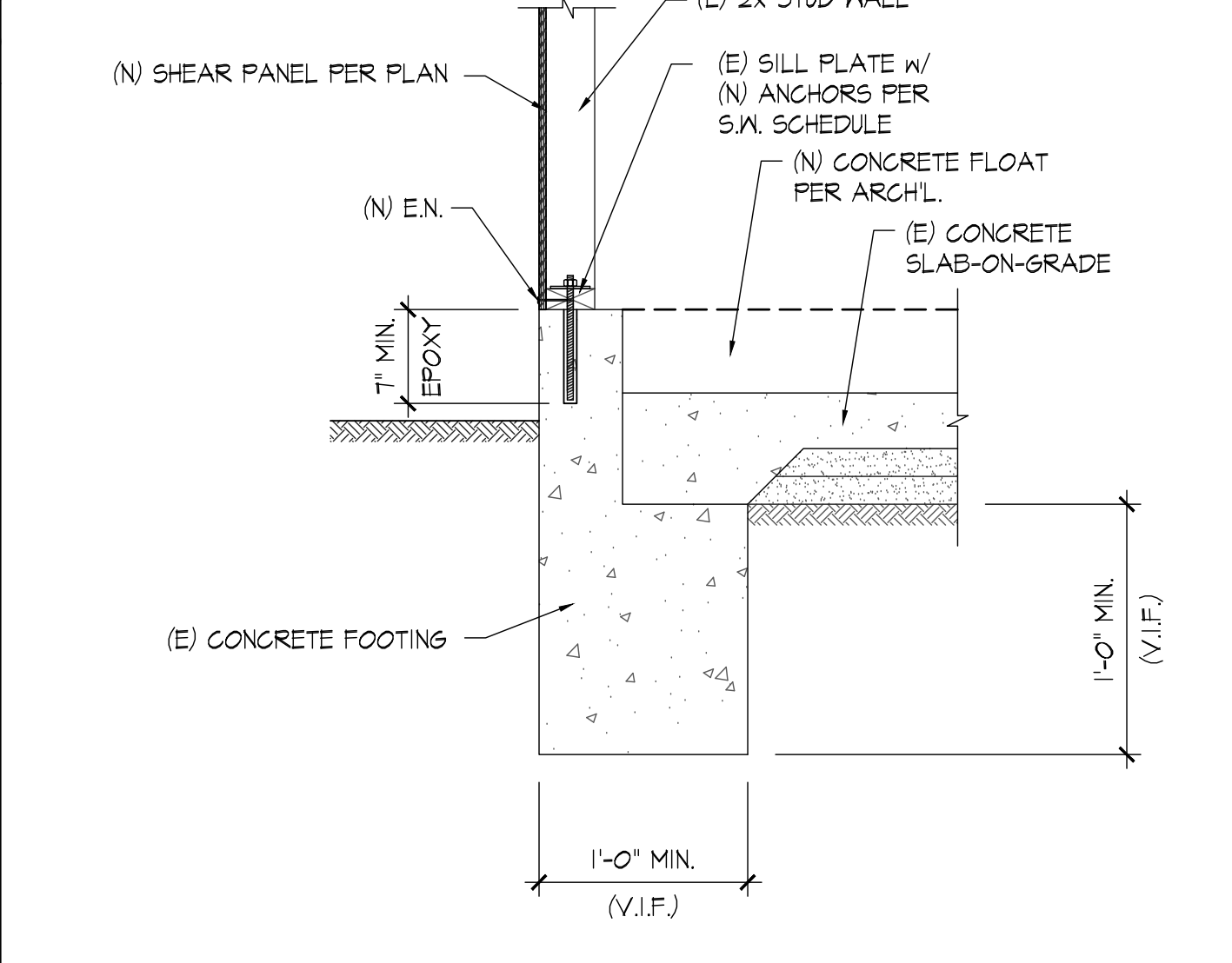
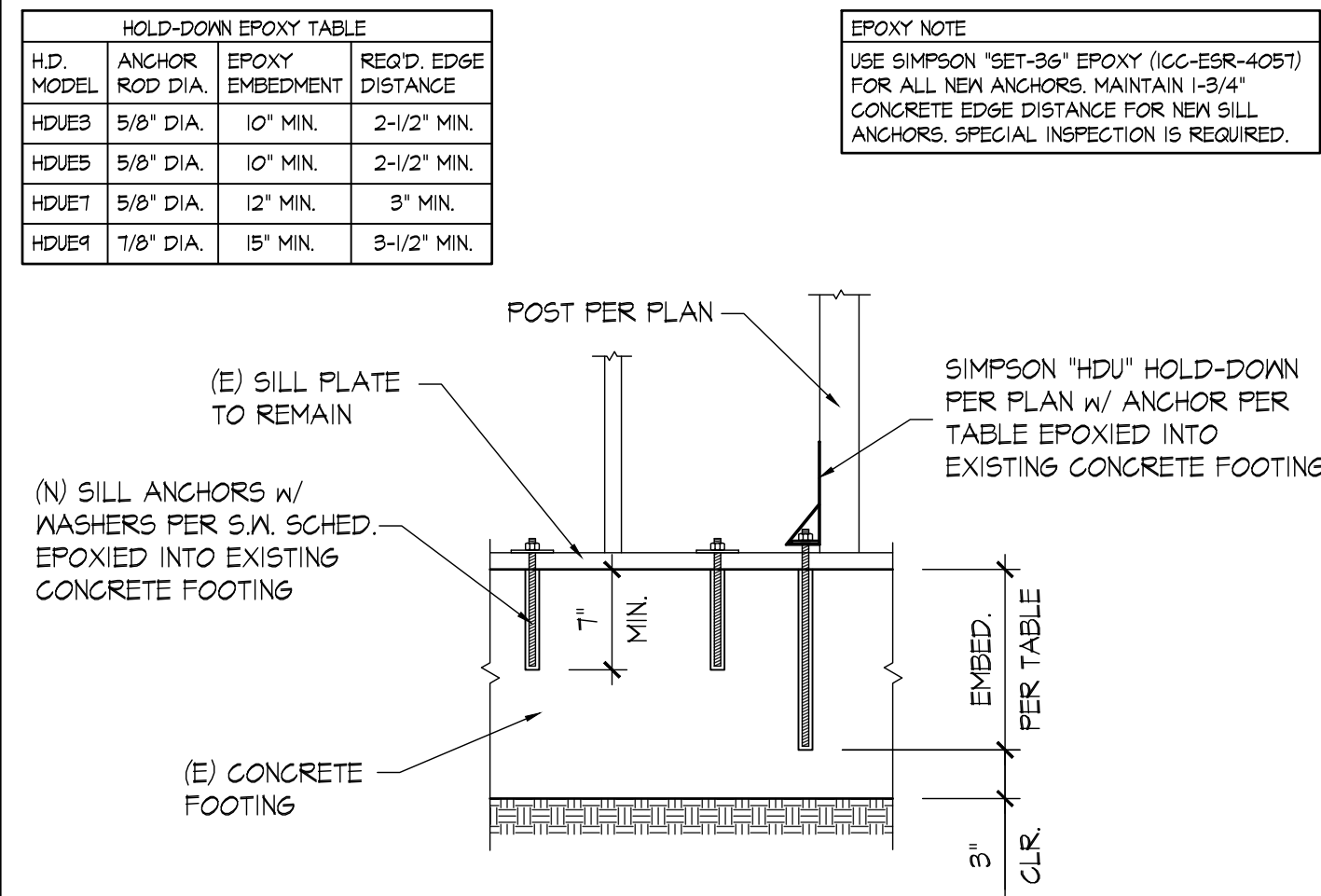
CONT. FOOTING DETAIL 8



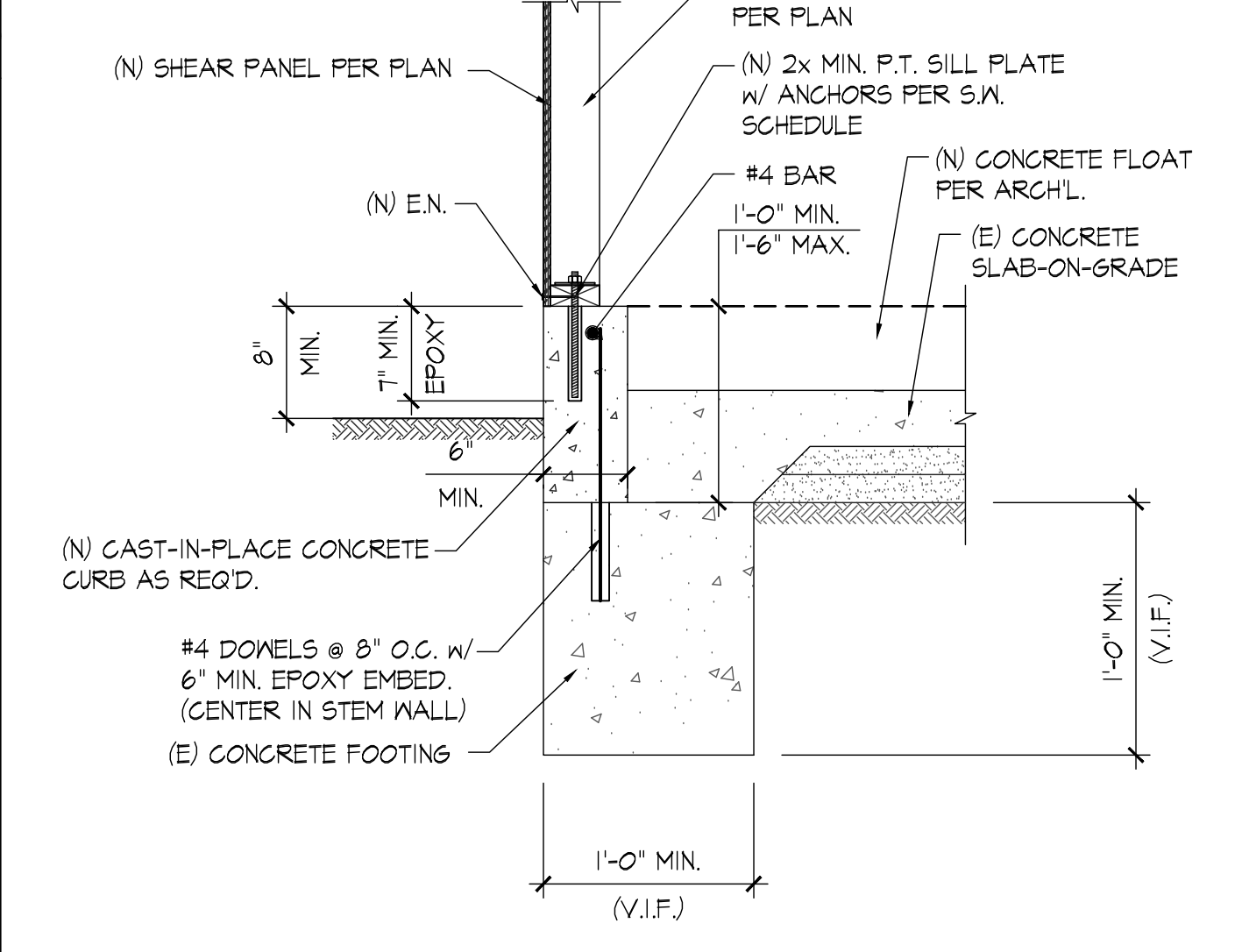
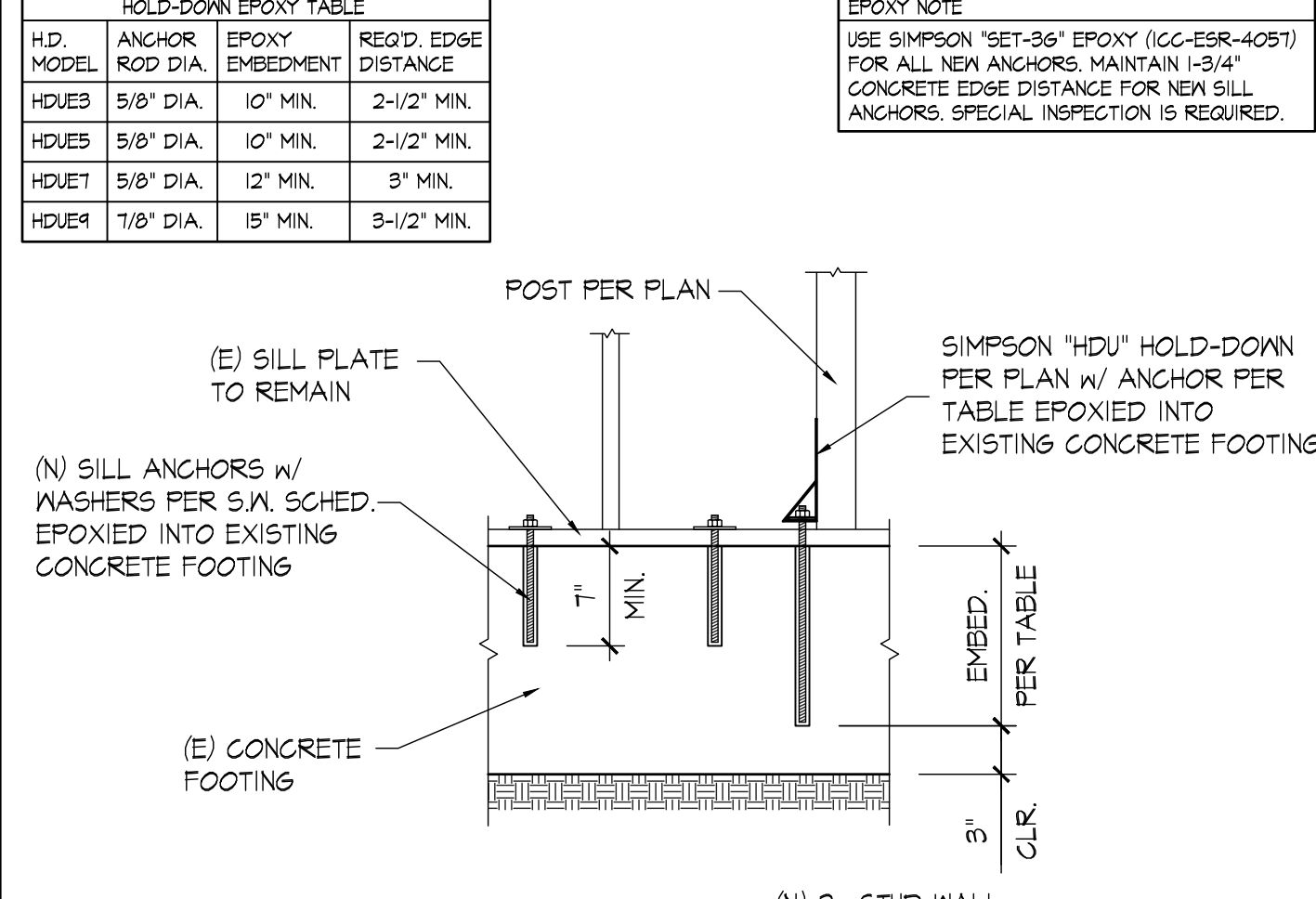
NEW TO EXISTING FOOTING DETAIL 9



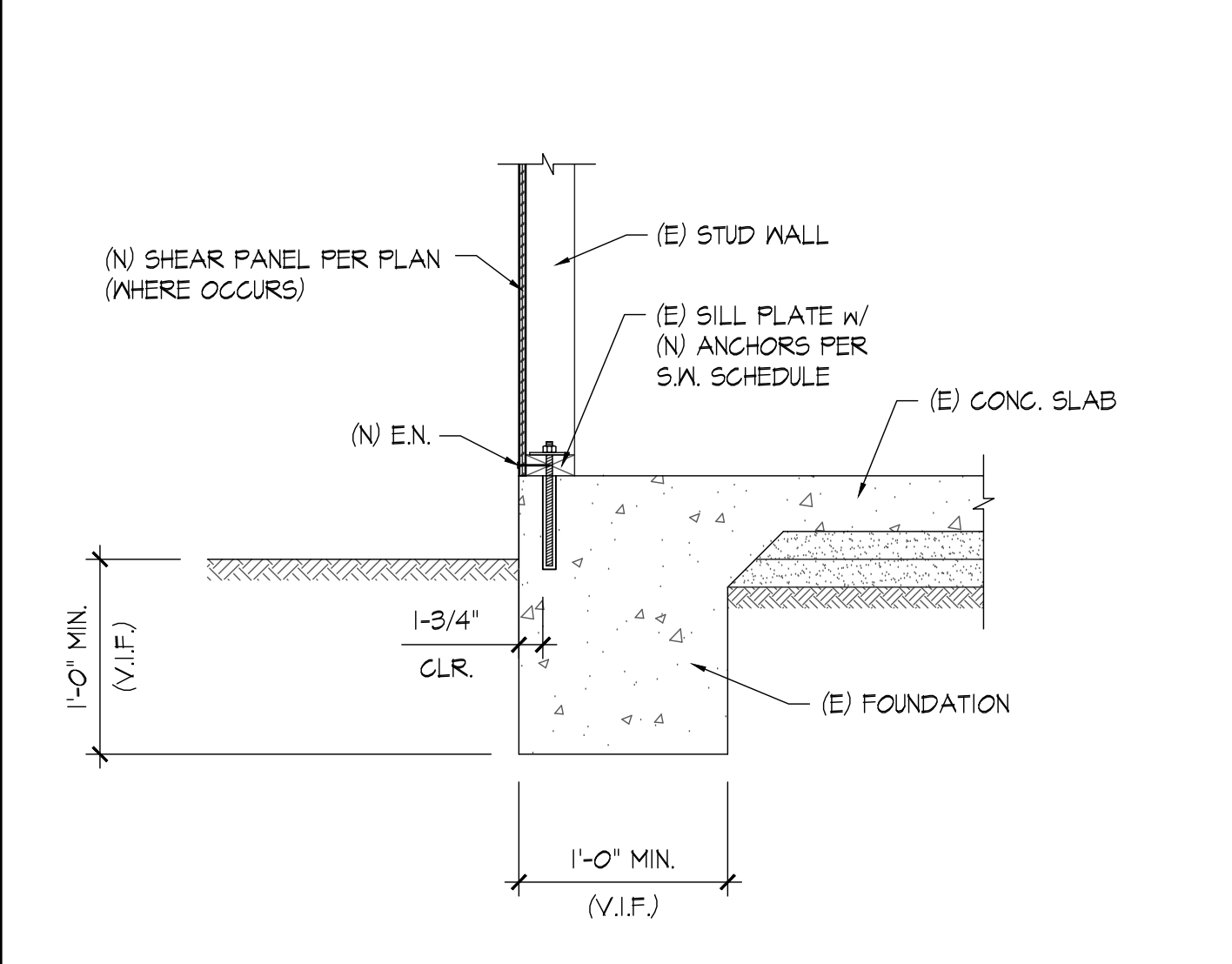
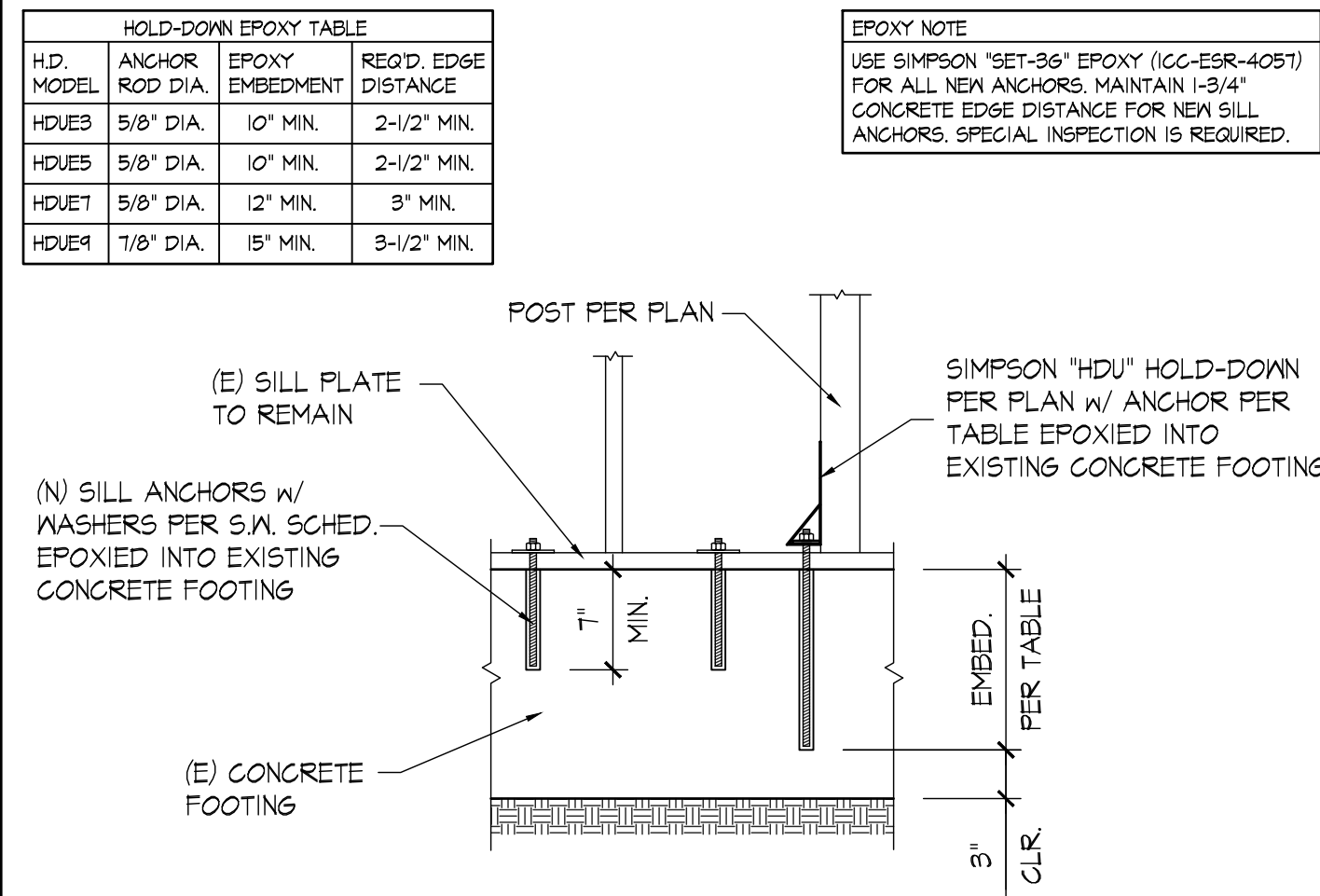
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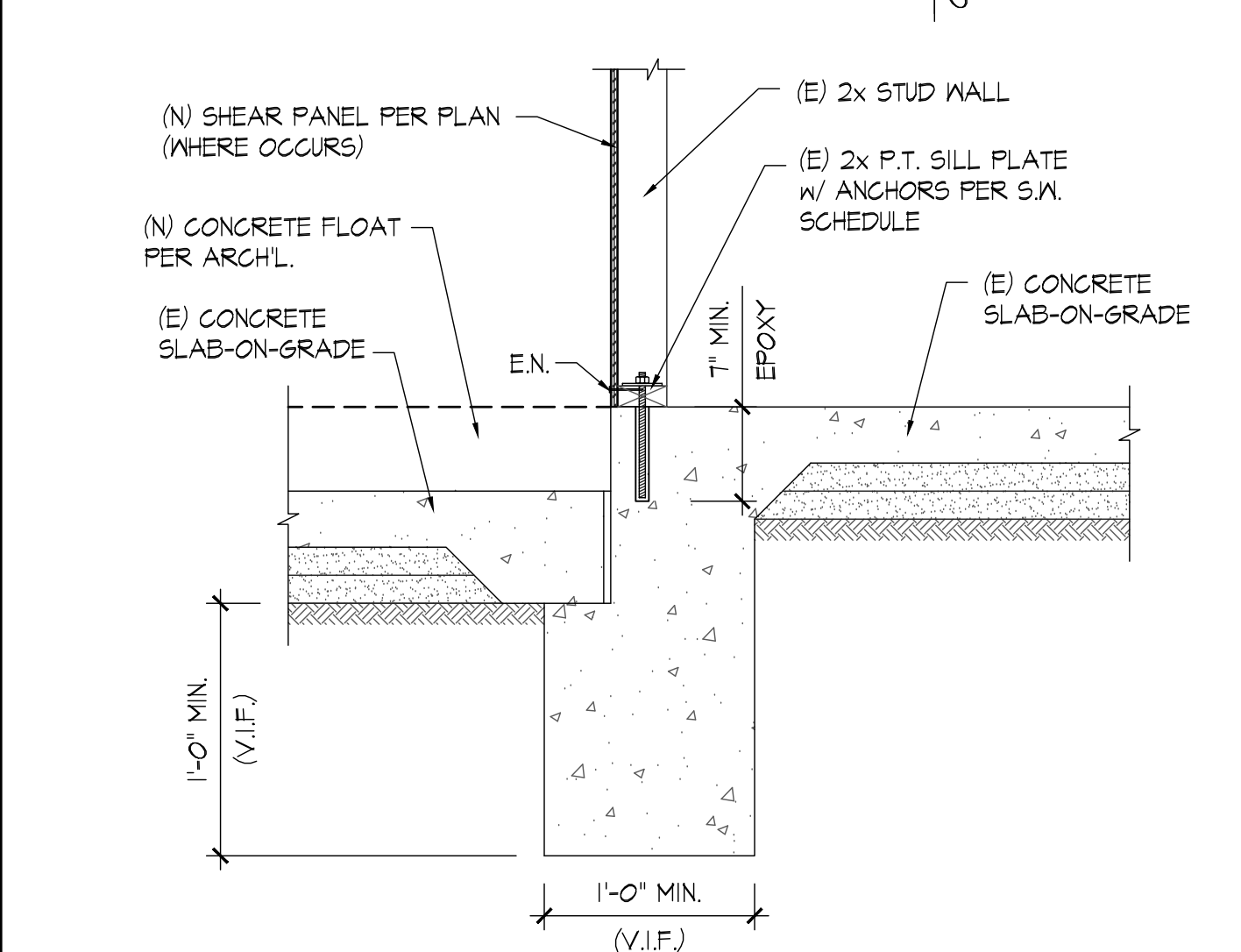
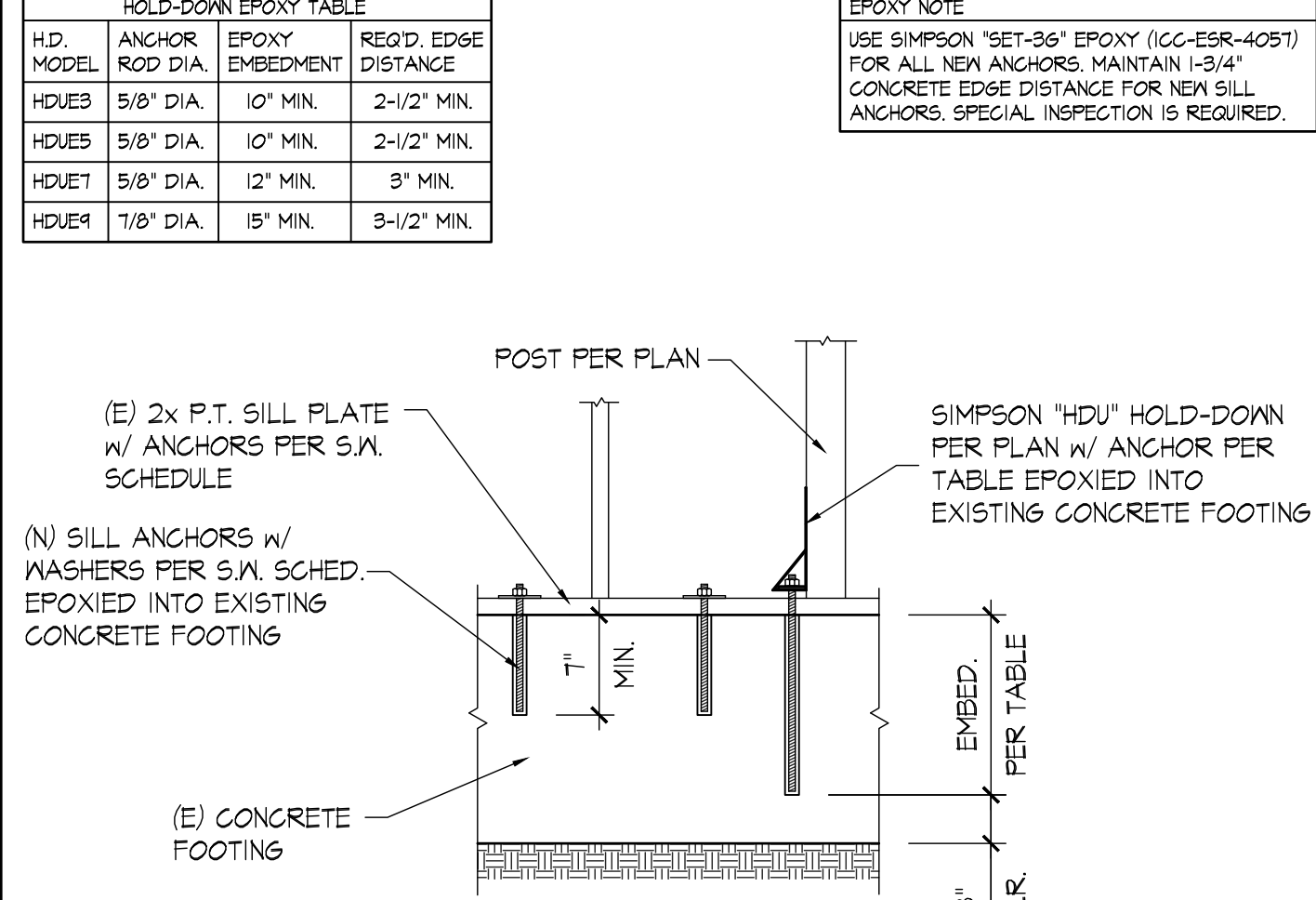
ANCHOR / HOLD-DOWN RETROFIT DETAIL 5



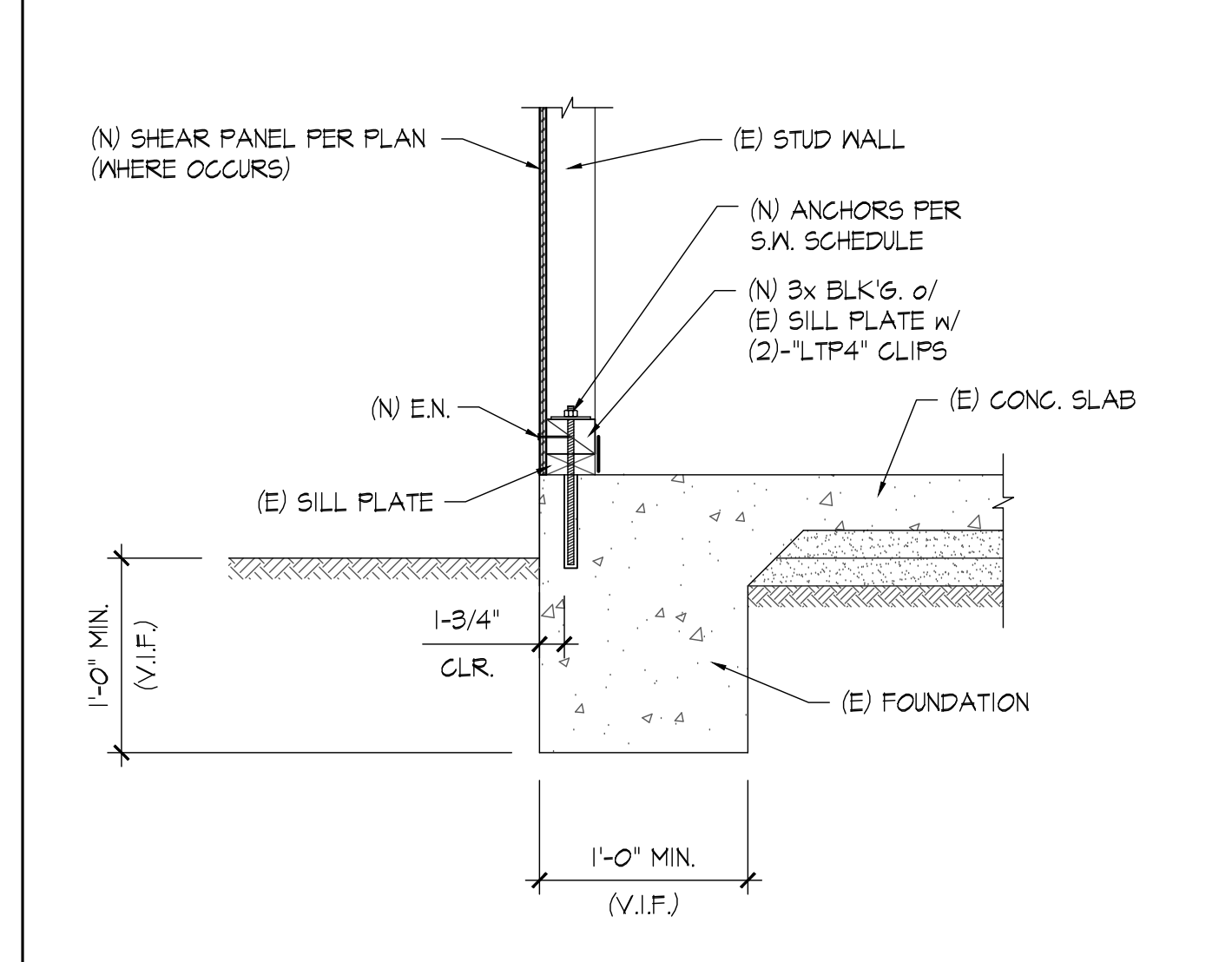
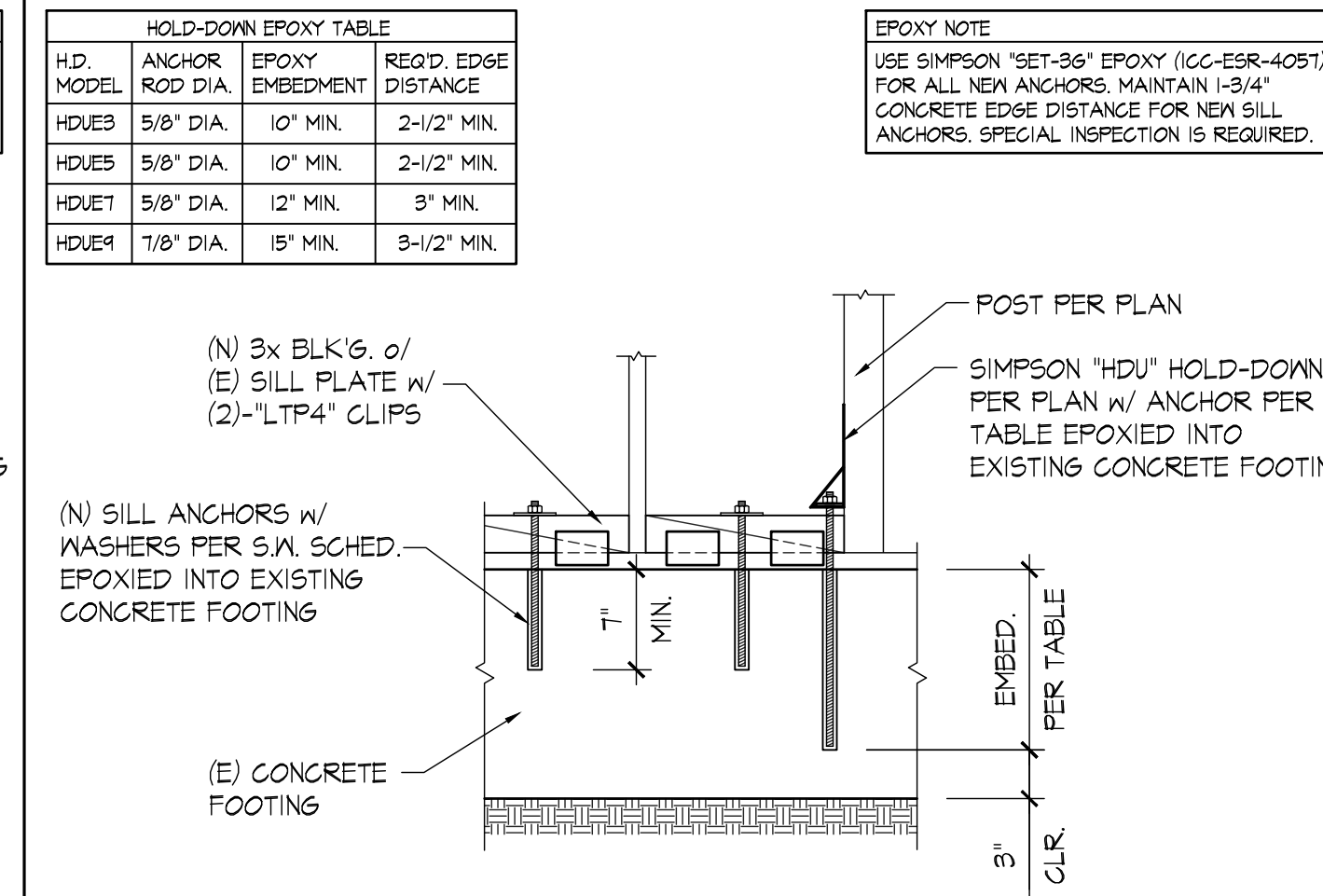
ANCHOR / HOLD-DOWN RETROFIT DETAIL 6



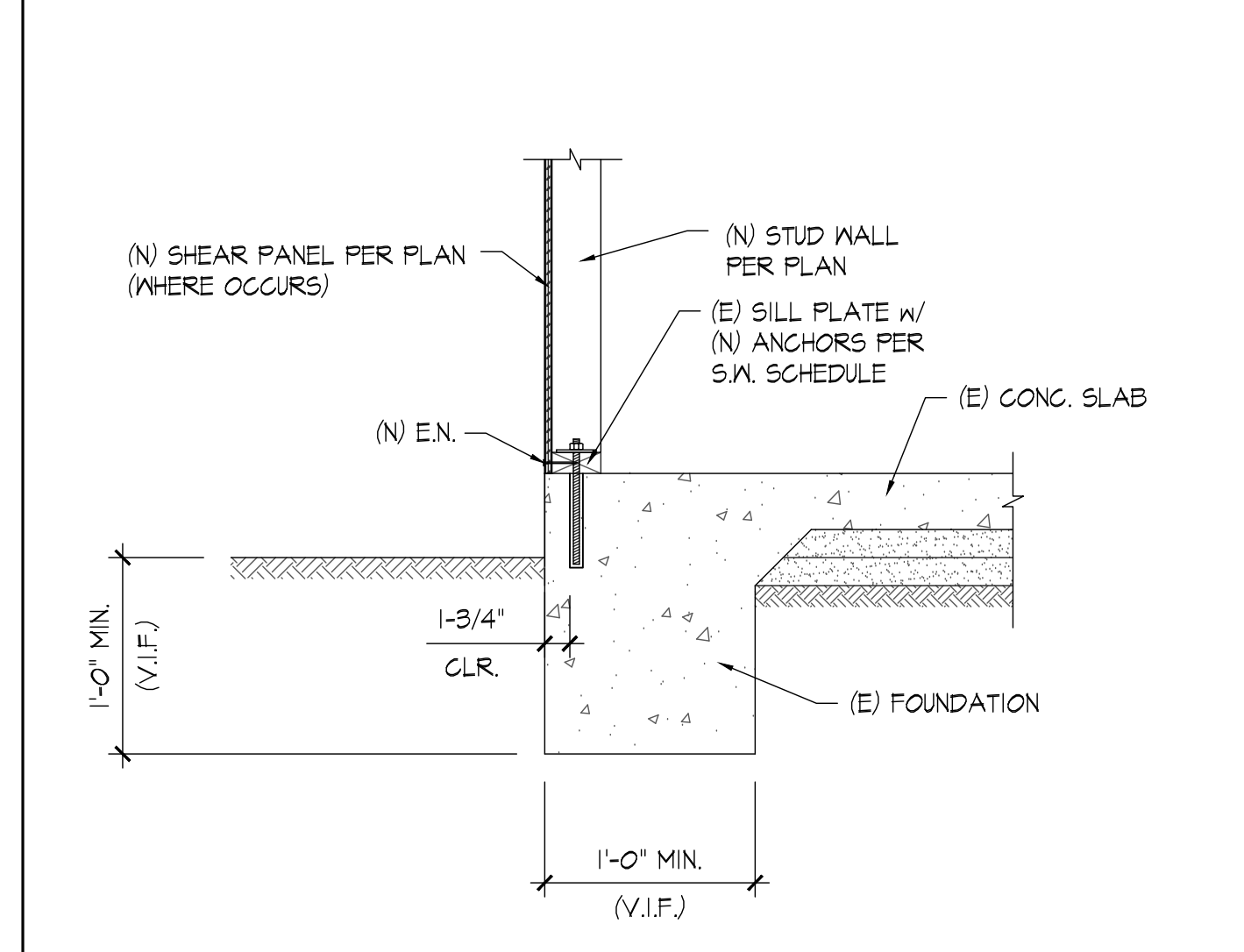
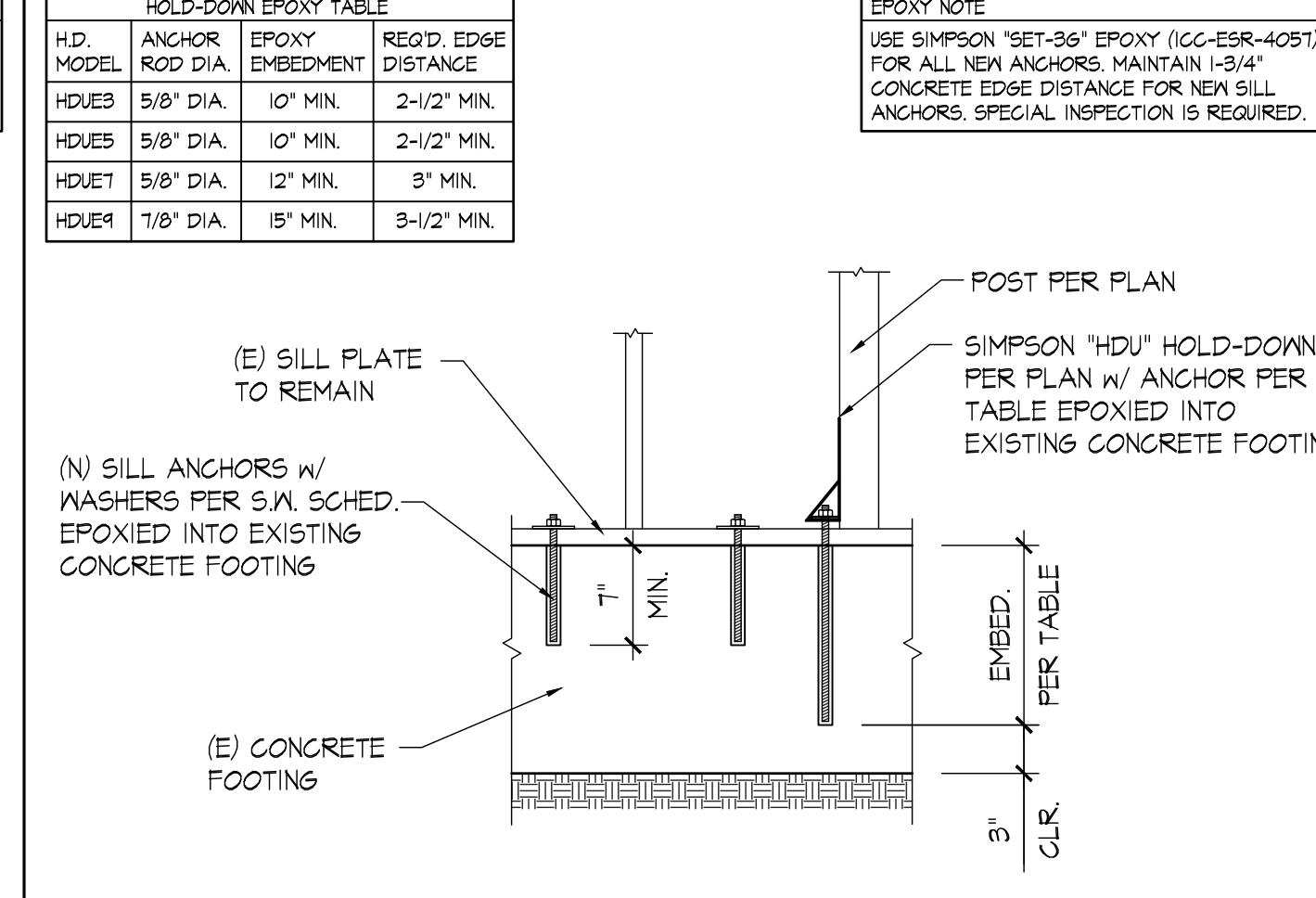
ANCHOR / HOLD-DOWN RETROFIT DETAIL 3



SHEARWALL RETROFIT DETAIL 4



ANCHOR / HOLD-DOWN RETROFIT DETAIL 1



ANCHOR / HOLD-DOWN RETROFIT DETAIL 2

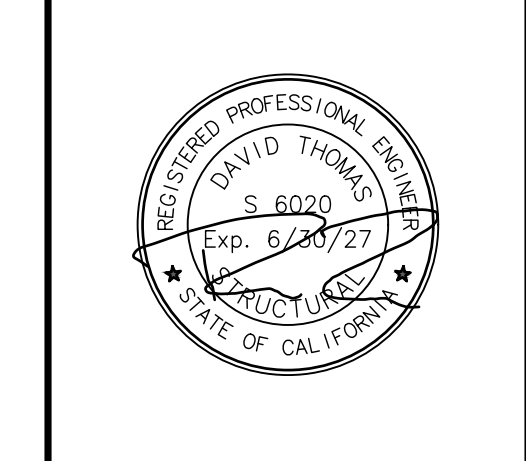
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Project No.: 24175		
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SD5		



SD6