



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

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**SAN FRANCISCO
PLANNING DEPARTMENT**

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NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, August 23, 2017**
 Time: **Not before 9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 489 Utah Street	Case No.: 2017-004349VAR
Cross Street(s): Mariposa Street	Building Permit: 2017.03.22.2064
Block /Lot No.: 3975/003	Applicant: Pat Buscovich
Zoning District(s): RH-2 / 40-X	Telephone: (415) 760-0636
Area Plan: N/A	E-Mail: patrick@buscovich.com

PROJECT DESCRIPTION

The proposed project is to convert an auxiliary structure in the rear yard to an Accessory Dwelling Unit on a lot containing an existing 3-story, 3-unit residential building.

PER SECTION 140 OF THE PLANNING CODE the subject property is required to have windows of each unit face directly on an open area no less than 25 feet in every horizontal direction, with an increase of five feet in every horizontal dimension at each subsequent floor immediately above. The dimensions of the open area may be reduced to 15 feet in width and depth for Accessory Dwelling Units. The subject property has a rear yard that measures 26' x 12'-6" with a portion measuring 10'-8" x 10'. The Accessory Dwelling Unit will face onto this area, which is less than the minimum 15 x 15 foot open area required for reduced dwelling unit exposure, thereby requiring an exposure variance.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://notice.sfplanning.org/2017-004349VAR.pdf>

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Seema Adina** Telephone: **(415) 575-8722** E-Mail: seema.adina@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

APPEAL INFORMATION

An appeal of the approval (or denial) of a **Variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 calendar days** after the Variance Decision Letter is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

Date: **August 3, 2017**

The attached notice is provided under the Planning Code. It concerns property located at **489 Utah Street (2017-004349VAR) ~ SA**. A hearing may occur, a right to request review may expire or a development approval may become final unless appealed by **August 23, 2017**.

To obtain information about this notice in Spanish, Tagalog or Chinese, please call (415) 575-9010. Please be advised that the Planning Department will require at least one business day to respond to any call.

附上的是三藩市城市規劃局的通告。

此通告是與位於 **489 Utah Street (2017-004349VAR) ~ SA** 的建築計劃有關。如果在 **August 23, 2017** 之前沒有人申請聽證會來檢討這一個建築計劃,這計劃可會被核准。

如果你需要用華語獲得關於這通告的細節,請電 415-575-9010, 然後, 請按 “8” 及留言。

規劃部門將需要至少一個工作天回應。華語資料提供只是城市規劃局的一項服務, 此項服務不會提供額外的權利或延伸任何要求檢討的期限。

El documento adjunto es referente a la siguiente dirección: **489 Utah Street (2017-004349VAR) ~ SA**. Es un requisito del Código de Planeamiento (Planning Code). La posibilidad de una audiencia puede ocurrir. El derecho pa-rra revisar el archivo de este proyecto puede expirar o una decisión puede ser final si usted no presenta un documento de apelación antes de: **August 23, 2017**.

Para obtener más información en Español acerca de este proyecto, llame al siguiente telefono (415) 575-9010. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas. El servicio en Español es proporcionado por el Departamento de Planeamiento (Planning Department) de la ciudad de San Francisco. Eso no garantiza ningun derecho adicional o extensión del tiempo requerido por la ley.

Ang nakalakip na paunawa ay ibinibigay alinsunod sa Planning Code. Tinatalakay nito ang propyedad na matatagpuan sa **489 Utah Street (2017-004349VAR) ~ SA**. Maaring may paglilitis na mangyayari, may mapapasong paghiling ng isang pagrerepaso (review), o ang na-aprobahang pagpapatayo ay malapit nang ipagtibay sa **August 23, 2017**.

Para humiling ng impormasyon tungkol sa paunawang ito sa Tagalog, paki tawagan ang (415) 575-9121. Mangyaring tandaan na mangangailangan ang Planning Department ng di-kukulangin sa isang araw ng pangangalakal para makasagot sa anumang tawag.

GENERAL

- A1. ALL CONSTRUCTION, TESTING AND INSPECTION SHALL CONFORM TO THE 2013 CBC OF THE SAN FRANCISCO BUILDING CODE (SFBCC).
- A2. TYPICAL DETAILS APPLY TO ALL CONSTRUCTION EXCEPT WHERE SHOWN DIFFERENTLY ELSEWHERE.
- A3. UNLESS DETAILED, SPECIFIED OR INDICATED OTHERWISE, CONSTRUCTION SHALL BE AS INDICATED IN THE APPLICABLE TYPICAL DETAILS AND GENERAL NOTES. TYPICAL DETAILS ARE MEANT TO APPLY EVEN THOUGH NOT REFERENCED AT SPECIFIC LOCATIONS OR IN SPECIFIC DRAWINGS.
- A4. IF CERTAIN FEATURES ARE NOT FULLY SHOWN OR CALLED FOR ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR THE SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.
- A5. COORDINATE ARCHITECTURAL AND STRUCTURAL REQUIREMENTS. NOTIFY THE STRUCTURAL ENGINEER AND ARCHITECT OF ANY CONFLICTS AND DO NOT PROCEED WITH THE WORK UNTIL CONFLICTS ARE RESOLVED.
- A6. STRUCTURAL DIMENSIONS CONTROLLED BY OR RELATED TO MECHANICAL OR ELECTRICAL EQUIPMENT SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- A7. PROVIDE MECHANICAL AND ELECTRICAL EQUIPMENT SUPPORTS, ANCHORAGES, OPENINGS, RECESSES AND REVEALS AS REQUIRED. AT CONCRETE, PROVIDE THESE ITEMS PRIOR TO CASTING CONCRETE.
- A8. CONTRACTOR SHALL INSPECT ALL EXISTING CONDITIONS WHICH AFFECT THE WORK SHOWN AND SHALL NOTIFY ENGINEER OF ANY EXISTING CONDITIONS WHICH CONFLICT WITH OR DIFFER FROM THE NEW WORK SHOWN. CONTRACTOR SHALL NOT PROCEED WITH THE WORK UNTIL THESE CONFLICTS AND/OR DIFFERENCES ARE RESOLVED. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO WORK.
- A9. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION FOR THE FOLLOWING:
- A10. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR THE CONDUCT OF THE WORK, INCLUDING ALL CONSTRUCTION METHODS AND PROCEDURES; SITE SAFETY; AND METHODS, DESIGN, AND MATERIALS FOR TEMPORARY VERTICAL AND LATERAL SUPPORT OF EXISTING AND NEW STRUCTURES. ENGINEER'S SITE OBSERVATION VISITS SHALL NOT BE INTERPRETED AS A REVIEW OF CONTRACTOR'S SAFETY MEASURES.
- A11. COORDINATE REQUIRED ELEVATOR DETAILS WITH ELEVATOR TO BE PROVIDED. PROVIDE SEPARATOR BEAMS, MACHINE ROOM EQUIPMENT SUPPORT BEAMS, EMBEDDED ITEMS, AND OTHER ACCESSORIES AS NECESSARY FOR THE ELEVATOR.
- A12. DESIGN PREFABRICATED STRUCTURAL ASSEMBLIES, SUCH AS STEEL AND TIMBER TRUSSES, TO SUPPORT THEMSELVES AND THE MATERIALS SHOWN ON THE DRAWINGS, AND TO RESIST CODE-SPECIFIED LOADINGS. PROVIDE SPECIAL MEMBERS, SUCH AS AT OPENINGS, AS NECESSARY. PROVIDE CONNECTIONS TO SUPPORTING STRUCTURE AND INDICATE LOADS TRANSMITTED TO THE SUPPORTING STRUCTURE. SUBMIT SHOP DRAWINGS AND ENGINEERING CALCULATIONS, STAMPED BY A CIVIL ENGINEER LICENSED TO PRACTICE IN CALIFORNIA, FOR REVIEW PRIOR TO FABRICATION. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- A13. SUBSTITUTIONS: PROVIDE MANUFACTURER'S APPROVED PRODUCT EVALUATION REPORTS (CBO REPORTS) AND A LIST OF ALL PROPOSED SUBSTITUTIONS TO THE STRUCTURAL ENGINEER FOR REVIEW AND WRITTEN APPROVAL BEFORE FABRICATION.
- A14. PIPES, DUCTS, SLEEVES, CHASES, ETC.: SHALL NOT BE PLACED IN SLABS, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC., UNLESS SPECIFICALLY SHOWN. OBTAIN PRIOR WRITTEN APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.
- A15. CONSTRUCTION LOADS: MATERIALS SHALL BE EVENLY DISTRIBUTED IF PLACED ON FRAMED FLOORS OR ROOFS. LOADS SHALL NOT EXCEED THE ALLOWABLE LOADING FOR SUPPORTING MEMBERS AND THEIR CONNECTIONS.

INSPECTION & OBSERVATION

- B1. FOR INSPECTION & STRUCTURAL OBSERVATION REQUIREMENTS, SEE SPECIAL INSPECTION AND STRUCTURAL OBSERVATION FORM (ATTACHED).
- B2. THE SPECIAL INSPECTOR SHALL NOTIFY THE ENGINEER OF ANY CONSTRUCTION WHICH IS NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. THIS NOTIFICATION SHALL BE BY TELEPHONE TO 415-788-2708, WITH CONFIRMATION IN WRITING. CONTRACTOR SHALL BE IMMEDIATELY ADVISED OF ANY CONSTRUCTION WHICH, IN INSPECTOR'S OPINION, IS NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, INCLUDING LEAVING A MESSAGE AT THE OFFICE OF THE ENGINEER AS TO THE NATURE OF THE SITUATION.

CONCRETE

- D1. ALL CONCRETE SHALL CONFORM WITH AMERICAN CONCRETE INSTITUTE "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301)," EXCEPT AS MODIFIED BELOW.
- D2. ALL CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH ACI 318, USE MIXES WITH MAXIMUM AGGREGATE SIZE APPROPRIATE FOR FORM AND REBAR CLEARANCES TO BE ENCOUNTERED.
- D3. GENERAL CONCRETE REQUIREMENTS:
 - A. MINIMUM COMPRESSIVE STRENGTH f_c' AT 28 DAYS: 2,500 PSI, 6 SACKS MIN.
 - B. MAXIMUM SLUMP: 4".
 - C. USE NO CALCIUM CHLORIDE IN ANY CONCRETE.
 - D. SUBMIT CONCRETE MIX DESIGNS AND STRENGTH DATA, WITH CONTRACTOR'S APPROVAL INDICATED, FOR REVIEW PRIOR TO ANY CONCRETE PLACEMENT.
 - E. DO NOT ADD WATER AT JOB SITE.
- D4. CONSTRUCTION JOINTS SHALL BE THOROUGHLY ROUGHENED BY SAND BLASTING OR MECHANICAL MEANS, CLEAN BEFORE NEW POUR LOCATION TO BE APPROVED BY THE ENGINEER.
- D5. EPOXY ANCHORS:
 - HILT MAX HD ADHESIVE ANCHOR
 - INSTALLED IN ACCORDANCE WITH THE
 - MANUFACTURER'S WRITTEN INSTRUCTIONS.
- D6. CONCRETE SURFACES EXPOSED TO THE ATMOSPHERE WITHIN 7 DAYS OF PLACEMENT SHALL BE PROTECTED AND CURED AS NECESSARY UNTIL SPECIFIED DESIGN STRENGTH HAS BEEN ACHIEVED.
- D7. ANCHORS AND BOLTS, DOWELS AND HOLDOWN ANCHORS SHALL BE SECURELY HELD IN PLACE PRIOR TO FOUNDATION INSPECTION BY THE BUILDING OFFICIAL AND OBSERVATION BY THE STRUCTURAL ENGINEER.
- D8. PROOF TESTING OF EXPANSION TYPE BOLTS IN HARD ROCK CONCRETE AS FOLLOWS:
 - ALL CONCRETE ANCHOR BOLTS OF THE EXPANSION TYPE (LOADED IN EITHER PULLOUT OR SHEAR) SHALL HAVE 50 PERCENT OF THE BOLTS (ALTERNATE BOLTS IN ANY GROUP ARRANGEMENT) PROOF TESTED IN TENSION TO TWICE THE ALLOWABLE TENSION LOAD. IF THERE ARE ANY FAILURES, THE IMMEDIATELY ADJACENT BOLTS MUST THEN ALSO BE TESTED.

TYPE OF TEST	BOLT DIAMETER			
	3/8"	1/2"	5/8"	3/4"
TORQUE WRENCH - TORQUE, FT. LBS.	25	50	110	150

REINFORCING STEEL

- E1. REINFORCING STEEL SHALL BE ASTM A615, GRADE 60, DEFORMED BARS.
- E2. WELDED WIRE FABRIC SHALL BE ASTM A185.
- E3. DO NOT WELD REINFORCEMENT UNLESS SPECIALLY APPROVED BY ENGINEER.
- E4. CONCRETE PROTECTIVE COVER FOR REINFORCEMENT:
 - CONCRETE CAST AGAINST & PERMANENTLY EXPOSED TO EARTH 3".
 - CONCRETE EXPOSED TO EARTH OR WEATHER 2".
 - CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
 - SLABS, WALLS, JOIST 3/4"
 - BEAMS, COLUMNS 1 1/2"
- E5. SLABS ON GRADE: REINFORCE WITH #4 @ 12" o.c. EACH WAY AT SLAB MID-DEPTH, UON.
- E6. DETAILING AND PLACING:
 - CONFORM WITH ACI 315, CONCRETE REINFORCING STEEL INSTITUTE MSP-2, AND CRSI "PLACING REINFORCING BARS".
- E7. WELDING REINFORCEMENT:
 - WELD REINFORCEMENT ONLY WHEN SPECIFICALLY APPROVED IN WRITING BY THE ENGINEER; CONFORM WITH "STRUCTURAL WELDING CODE - REINFORCING STEEL (AWS/AWS D1.4)," INCLUDING PREHEAT AND INTERPASS TEMPERATURES OF PARAGRAPH 5.2.1; CERTIFIED WELDERS. PRIOR TO WELDING, SUBMIT MILL REPORT OF REINFORCEMENT TO BE WELDED.
- E8. REINFORCING STEELS AND ACCESSORIES SHALL NOT BE IN CONTACT WITH ANY PIPE, PIPE FLANGE OR METAL PARTS EMBEDDED IN CONCRETE. A MINIMUM OF 2" CLEARANCE SHALL BE PROVIDED AT ALL TIMES.
- E9. ADD CHAIRS, SPACERS AND SAND PLATES AS REQUIRED, TO MAINTAIN CONCRETE COVER.
- E10. VERTICAL REINFORCEMENT SHALL BE DOWELED TO SUPPORTING MEMBERS WITH THE SAME SIZE AND SPACING OF REINFORCEMENT AS SHOWN IN THE DRAWINGS AND GENERAL NOTES.
- E11. CLEAR DISTANCE BETWEEN PARALLEL REINFORCEMENT IN A LAYER SHALL NOT BE LESS THAN 1-1/2 TIMES THE MINIMAL DIAMETER OF THE REINFORCEMENT, OR 1-1/3 TIMES MAXIMUM SIZE AGGREGATE, NOR LESS THAN 1-1/2".
- E12. WRAP ALL CAST IRON & COPPER.

ROUGH CARPENTRY

- G1. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH; GRADES AS FOLLOWS:
 - 2X AND 3X STUDS: STUD GRADE.
 - 6X MEMBERS: NO. 1.
 - POSTS: NO. 1.
 - OTHER MEMBERS: NO. 1.
 - MAXIMUM MOISTURE CONTENT IN 2X MEMBERS: 19%
- G2. HARDWARE:
 - A. PROVIDE FRAMING HARDWARE AS SHOWN AND AT TOP AND BOTTOM OF ISOLATED POSTS; PROVIDE SIZES TO FIT MEMBERS; NONE FULLY, AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. OR EQUIVALENT. HARDWARE EXPOSED TO WEATHER SHALL BE GALVANIZED.
 - B. RETIGHTEN ALL THROUGH-FLOOR BOLTS AND HOLD-DOWN ANCHOR BOLTS TO TIGHT FIT AS LATE AS POSSIBLE IN THE CONSTRUCTION PROCESS; DO NOT CRUSH THE WOOD.
 - C. LAG BOLT HOLES: PRE DRILL FULL SHANK DIAMETER FOR SHANK; PRE DRILL 60 - 75 PER CENT OF SHANK DIAMETER FOR THREADED PORTION.
 - D. ALL BOLTS FOR WOOD CONNECTIONS SHALL CONFORM TO ASTM A307 WITH HEAVY HEX HEADS. MALLEABLE IRON WASHERS SHALL BE USED AT ALL PLACES WHERE THE BOLT HEAD OR NUT WOULD OTHERWISE BEAR OR BE IN CONTACT WITH THE WOOD SURFACE. BOLT HOLES IN WOOD MEMBERS SHALL NOT BE DRILLED MORE THAN 1/8" LARGER THAN BOLT DIAMETER.
- G3. PROVIDE SIMPSON CO. OR APPROVED PH05 MINIMUM AT EACH END AND EACH CORNER OF SHEAR WALLS.
- G4. CONFORM AT A MINIMUM WITH THE CONVENTIONAL CONSTRUCTION PROVISIONS OF THE SFBCC OR CBC.
- G5. KEEP ALL UNTREATED WOOD, INCLUDING PLYWOOD, 1/2" MINIMUM AWAY FROM CONCRETE.
- G6. AT WALLS SUPPORTING TRUSSES, PROVIDE A STUD DIRECTLY BELOW EACH TRUSS; ADD ADDITIONAL STUD WALLS SUPPORTING TRUSSES, PROVIDE A STUD DIRECTLY BELOW EACH TRUSS; ADD ADDITIONAL STUDS AS NECESSARY.
- G7. PROVIDE STUDS OR POSTS FULL WIDTH OF BEAMS ENTERING WALLS; PROVIDE SOLID POSTS AND BLOCKING DOWN TO FOUNDATION.
- G8. CONNECT TOP AND BOTTOM OF ISOLATED POSTS WITH PREFABRICATED METAL CONNECTORS.
- G9. AT BEARING WALL OPENINGS 4'-0" OR NARROWER: PROVIDE 4 X 8 MINIMUM HEADER.
- G10. PROVIDE 3/4" MINIMUM GALV. ANCHOR BOLTS WITH GALVANIZED BEARING PLATE WASHER (BP) 3x5x3/8 FOR 2 X 4 SILLS AND 5x5x1/2 FOR 2 X 6 SILLS (8" MINIMUM EMBEDMENT) @ 4'-0" OC MAXIMUM. PLACE ANCHOR BOLTS WITHIN 6" OF ENDS OF SILL PLATE AND AT A MAXIMUM OF 2" FROM THE FACE OF STUD RECEIVING PLYWOOD SHEATHING. ANCHOR BOLT HOLES SHALL NOT BE LARGER THAN 1/16" ANCHOR BOLT DIAMETER. HOLES MORE THAN 1/16" LARGER THAN THE ANCHOR BOLT DIAMETER SHALL BE EPOXY FILLED. ANCHOR BOLTS IN P.T. WOOD SILL PLATES SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
- G11. PROVIDE DOUBLE JOIST OR TRUSSES UNDER PARTITIONS PARALLEL TO JOIST. PROVIDE 1/2" GAP BETWEEN TOP OF NON-BEARING PARTITIONS AND BOTTOM OF TRUSSES; PROVIDE CONNECTION TO BRACE PARTITION WHICH WILL ALLOW 1/2" VERTICAL MOVEMENT BOTH UPWARD AND DOWNWARD.
- G12. SOLID BLOCK BETWEEN JOISTS AT PARTITIONS, GIRDERS, BEARING WALLS, AND OTHER SUPPORTS.
- G13. STAGGER NAILS AS POSSIBLE WITHOUT VIOLATING MINIMUM EDGE DISTANCES. NAILS EXPOSED TO WEATHER OR P.T. WOOD SHALL BE HOT DIPPED GALVANIZED TO MEET ASTM A153. CONNECTORS EXPOSED TO WEATHER OR P.T. WOOD SHALL BE HOT DIPPED GALVANIZED TO MEET ASTM A153. SEE SHEET.
- G14. NAILS SHALL BE COMMON WIRE UNLESS OTHERWISE NOTED. EDGE OR END DISTANCES IN THE DIRECTION OF STRESS SHALL NOT BE LESS THAN ONE HALF OF THE REQUIRED PENETRATION. THE SPACING CENTER TO CENTER OF NAILS IN THE DIRECTION OF STRESS SHALL NOT BE LESS THAN THE REQUIRED PENETRATION. HOLES FOR NAILS, WHERE NECESSARY TO PREVENT SPLITTING, SHALL BE BORED TO A DIAMETER SMALLER THAN THAT OF THE NAIL.
- G15. PROVIDE FULL-DEPTH SOLID BLOCKING OR CROSS BRACING AT INTERVALS NOT EXCEEDING 8 FEET FOR ALL JOIST AND RAFTERS 2 X 12 AND DEEPER.
- G16. PROVIDE TWO INCH FULL WIDTH BLOCKING (FIRE STOPS) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.

- G17. DO NOT CUT, BORE, COUNTERSINK OR NOTCH WOOD MEMBERS EXCEPT WHERE SHOWN IN THE DETAILS.
- G18. ROOF AND FLOOR JOIST OVER 4 INCHES DEEP SHALL HAVE THEIR ENDS HELD IN POSITION WITH EITHER:
 - FULL DEPTH SOLID BLOCKING;
 - NAILED BRIDGING;
 - NAILING OR BOLTING TO OTHER FRAMING MEMBERS;
 - OR APPROVED JOIST HANGERS.
- G19. SHEAR WALL:
 - A. PROVIDE 4X MINIMUM STUD AT PH05, PH06 AND PH08 HOLD-DOWNS.
 - B. BLOCK AT PLYWOOD JOINTS WITH BLOCKING SAME SIZE AS STUDS.
 - C. EDGE NAIL SHEATHING TO STUDS AT HOLD-DOWNS.
 - D. EXTEND SHEAR WALLS THROUGH FLOOR AND ROOF SYSTEMS WITH BLOCKING EQUIVALENT TO SHEAR WALL SHEATHING.
- G20. PLYWOOD SHEATHING:
 - A. APA TRADEMARKED PLYWOOD CONFORMING WITH NATIONAL RESEARCH BOARD REPORT NO. NER-108; EXTERIOR GLUE; GRADE AND THICKNESS AS SPECIFIED.
 - B. CENTER PLYWOOD JOINTS ON FRAMING MEMBER OR BLOCKING.
 - C. SPACE PANELS 1/8" AT SIDES AND ENDS; DOUBLE THIS SPACING IN WET CONDITIONS.
 - D. PROVIDE 1/2" SPACE BETWEEN UNTREATED PLYWOOD AND CONCRETE OR MASONRY.
 - E. ALL UNSUPPORTED PANEL JOINTS FOR WALLS SHALL BE BLOCKED SOLID WITH 3x BLOCKING.
 - F. WHERE NOTED ON THE DRAWINGS, ALL UNSUPPORTED PANEL JOINTS FOR FLOORS AND ROOF SHALL BE BLOCKED SOLID WITH 3 X 4 FLAT BLOCKING.
- G21. PLYWOOD NAILING AND SHEAR WALL SHEATHING:
 - A. 1/2" OR 3/4" STANDARD SHEATHING GRADE PLYWOOD; APPLY DIRECTLY TO STUDS; LAY-UP WITH FACE GRAIN VERTICAL. BLOCK JOINTS WITH BLOCKING SAME SIZE AS STUDS, MINIMUM.
 - B. EDGE NAIL SHEATHING TO ALL STUDS ANCHORED WITH HOLD-DOWN HARDWARE.
 - C. NAIL ALL PLYWOOD PANEL EDGES WITH 8D COMMON OR GALVANIZED BOX NAILS AT SPACING SPECIFIED; USE 10D NAILS AT 1/2" AND THICKER PLYWOOD. GUN NAIL MAY BE USED PROVIDED THE NAIL SPACING IS REDUCED BY 80% (i.e. REDUCE 4" TO 3.2").
 - D. PROVIDE 3/8" MINIMUM EDGE DISTANCES AT PLYWOOD AND AT FRAMING MEMBERS.
 - E. DRIVE NAILS FLUSH WITH PLYWOOD SURFACE; DO NOT FRACTURE SURFACE BY OVERDRIVING NAILS; REPLACE OVERDRIVEN NAILS IN NEW HOLES.
 - F. STAGGER NAILS AS POSSIBLE WITHOUT VIOLATING MINIMUM EDGE DISTANCES.
 - G. FIELD NAIL TO INTERMEDIATE FRAMING MEMBERS AT 12" OC MAXIMUM.
 - H. NAIL SHEATHING WITH SHORT NAIL.
 - I. WHERE NAIL SPACING IS 4" O.C. OR LESS, USE 3x STUD @ VERTICAL JOINTS OF PLYWOOD AND AT HORIZONTAL BLOCKING. NAILS SHALL BE STAGGERED.
 - J. ALL NAILS IN P.T. WOOD SHALL BE HOT DIPPED GALVANIZED COMMON. (SEE NOTE G13).
- G22. FLOOR SHEATHING:
 - A. 3/4" MIN. PLYWOOD; APA RATED STURD-I-FLOOR (T & G) WITH SPAN RATING OF 24".
 - B. LAY WITH FACE GRAIN PERPENDICULAR TO JOIST; STAGGER PLYWOOD PANELS 4'-0" LENGTHWISE; MINIMUM PLYWOOD PANEL DIMENSION: 2'-0". BLOCK ALL EDGES WITH 2X4 MINIMUM.
 - C. GLUE PLYWOOD TO ALL SUPPORTS, INCLUDING BLOCKING, WITH 1/4" MINIMUM BEADS OF APPROVED ADHESIVE MEETING APA SPECIFICATION AFG-01 APPLIED PER NER-108. FRAMING SHALL BE FREE OF SURFACE MOISTURE & DEBRIS PRIOR TO GLUING.
 - D. NAIL WITH 10D COMMON NAILS SPACED AS FOLLOWS:
 - BN: 4" OC AT PERIMETER AND WHERE INDICATED;
 - EN: 4" OC AT PLYWOOD PANEL EDGES, BEAMS, BEARING WALLS;
 - FN: 6" OC AT INTERIOR SUPPORTS.
 - E. WHERE NAIL SPACING IS LESS THAN 2 1/2" O.C., USE 3x FRAMING MEMBERS AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED.
- G23. ROOF SHEATHING:
 - A. 1/2" MINIMUM PLYWOOD; MINIMUM PANEL SPAN RATING 32/12. LAY WITH FACE GRAIN PERPENDICULAR TO JOIST; STAGGER PLYWOOD PANELS 4'-0" LENGTHWISE; MINIMUM PANEL DIMENSION: 2'-0". BLOCK ALL EDGES WITH 2X4 MINIMUM.
 - B. NAIL WITH 10D COMMON NAILS SPACED AS FOLLOWS:
 - BN: 4" OC AT PERIMETER AND WHERE INDICATED;
 - EN: 4" OC AT PLYWOOD PANEL EDGES;
 - FN: 12" OC AT OTHER SUPPORTS.
 - C. WHERE NAIL SPACING IS LESS THAN 2 1/2" O.C. USE 3x FRAMING MEMBERS AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED.
- G24. GLUE-LAMINATED MEMBERS SHALL CONFORM WITH AITC 117-84; WET-USE ADHESIVE; INDUSTRIAL APPEARANCE GRADE; MINIMUM DESIGN STRESS VALUES PER TABLE 23-1-C-1 (SFBCC):
 - POSITIVE BENDING: $F_b = 2,400$ PSI.
 - NEGATIVE BENDING: $F_b = 2,400$ PSI.
 - HORIZONTAL SHEAR: $F_v = 165$ PSI.
 - COMPRESSION PERPENDICULAR TO GRAIN: $F_{cp} = 850$ PSI.
 - MODULUS OF ELASTICITY: $E = 1,600,000$ PSI.
- G25. FLOOR TRUSSES:
 - CONFORM WITH PREFABRICATED STRUCTURAL ASSEMBLY NOTES ABOVE.
 - PROVIDE SPECIAL MEMBERS, SUCH AS AT OPENINGS AND AT HEAVY LOADS, AS NECESSARY.
 - PROVIDE PREFABRICATED BLOCKING WHERE SHOWN ON THE DRAWINGS.
 - PROVIDE BRIDGING PER MANUFACTURER'S SPECIFICATIONS.
- G26. WOOD IN CONTACT WITH CONCRETE:
 - PRESERVATIVE- PRESSURE-TREAT WITH WATERBORNE SALT, 0.25 PCF MINIMUM RETENTION, PER AMPB LP-2, AMPB QUALITY MARK. ALL NAILS IN P.T. WOOD SHALL BE HOT-DIPPED GALVANIZED COMMON NAIL. (SEE NOTE G13). SEE DETAIL 2/S1.2.

- G27. STRUCTURAL COMPOSITE LUMBER:
 - A. LVL STANDS FOR MICROLLAM LVL AS MANUFACTURED BY TRUS JOIST MACMILLAN. PSL STANDS FOR PARALLAM PSL AS MANUFACTURED BY TRUS JOIST MACMILLAN.
 - B. EDGES PROTECTED WITH MAX SEALANT OF STRUCTURAL COMPOSITE LUMBER WHICH ARE GLUED TO PLYWOOD FLOOR SHEATHING SHALL HAVE THE MAX SEALANT REMOVED.

ABBREVIATIONS AND SYMBOLS

AB	ANCHOR BOLT	KD	KILN DRY
ABV	ABOVE	LVL	LAMINATED VENEER LUMBER
BLDG	BUILDING	MAX	MAXIMUM
BLKG	BLOCKING	MIN	MINIMUM
BM	BEAM	(N)	NEW
BN	BOUNDARY NAIL	N/A	NOT APPLICABLE
BOT	BOTTOM	NTS	NOT TO SCALE
CC	CENTER-TO-CENTER	OC	ON CENTERS
CJ	CONSTRUCTION OR CONTROL JOINT	PEN	PLYWOOD EDGE NAILING
CL	CENTERLINE	PL	PLATE
CLR	CLEAR	PPT	PRESERVATIVE-PRESSURE-TREAT
CONT	CONTINUOUS	PSL	PARALLEL STRAND LUMBER
D/d	PENNY (NAIL SIZE)	REINF	REINFORCEMENT
DET	DETAIL	REQD	REQUIRED
(E)	EXISTING	SAD	SEE ARCHITECTURAL DRAWINGS
EF	EACH FACE	SFBCC	SAN FRANCISCO UNIFORM BUILDING CODE
EJ	EXPANSION JOINT	SOG	SLAB ON GRADE
EN	EDGE NAIL	SQ	SQUARE
ES	EACH SIDE	SYM	SYMMETRICAL
EW	EACH WAY	T	TOP
FN	FIELD NAIL	UBC	UNIFORM BUILDING CODE
FOS	FACE OF STUD	UON	UNLESS OTHERWISE NOTED
FTG	FOOTING	W/	WITH
GLV	GALVANIZE	WP	WORKING POINT
GLB	GLUE-LAMINATED BEAM	#	SIZE OF REINFORCING BAR
HD	HOLD-DOWN	@	AT (SPACING)
HOR	HEADER	Ø	DIAMETER
HSB	HIGH STRENGTH BOLT		

DESCRIPTION	DATE

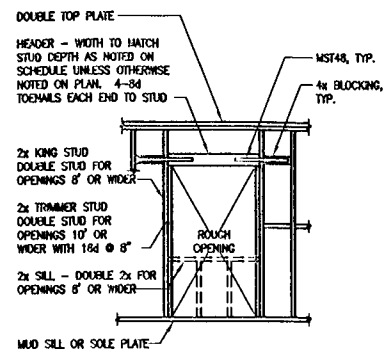
PATRICK BUSCOVICH AND ASSOCIATES STRUCTURAL ENGINEERS, INC.
 235 MONTGOMERY STREET, SUITE 823
 SAN FRANCISCO, CALIFORNIA 94104
 (415) 788-2708
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489 UTAH STREET
 SAN FRANCISCO, CA.

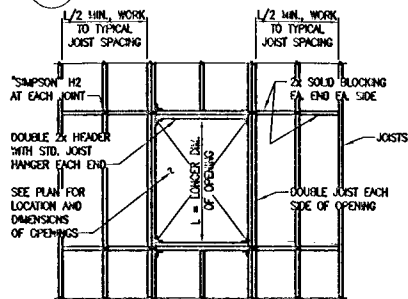
CONVERT (E) REAR SHED TO ADU
 GENERAL NOTES

DRAWN DA
 DESIGNED/CHECKED PB
 DATE
 SCALE AS NOTED
 JOB NO. 15.119.2
 SHEET
S1.1
 OF SHEETS

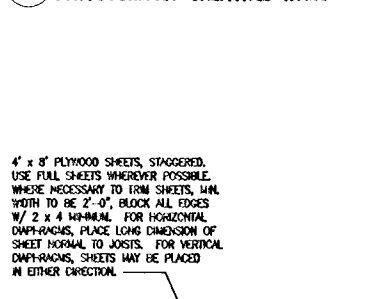
SPMN	HSPCR DEPTH
5'-6"	4 x 4 OR 2 - 2 x 4 FOR NONBEARING CONDITIONS
3'-6"	6" FOR BEARING CONDITIONS
6'-0"	6"
8'-0"	8"
10'-0"	10"
OVER 10'	AS NOTED



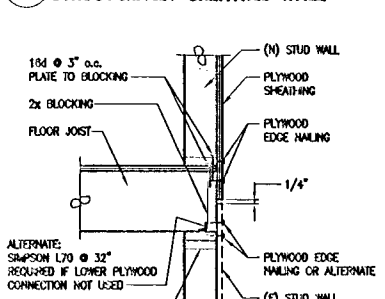
18 OPENING IN STUD WALL NO SCALE



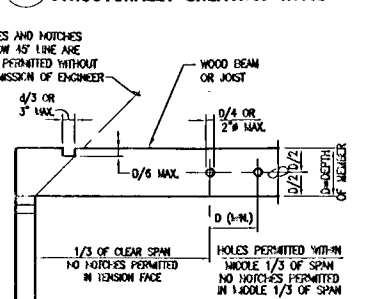
19 PIPING IN BEARING OR STRUCTURALLY SHEATHED WALL NO SCALE



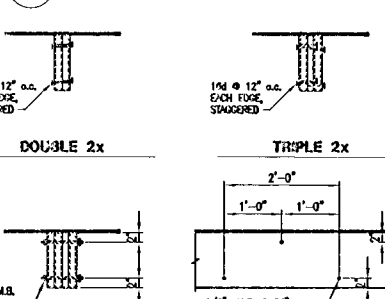
20 PIPING IN BEARING OR STRUCTURALLY SHEATHED WALL NO SCALE



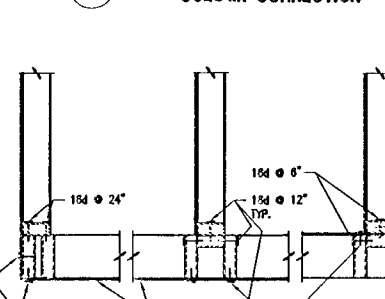
21 PIPING IN BEARING OR STRUCTURALLY SHEATHED WALL NO SCALE



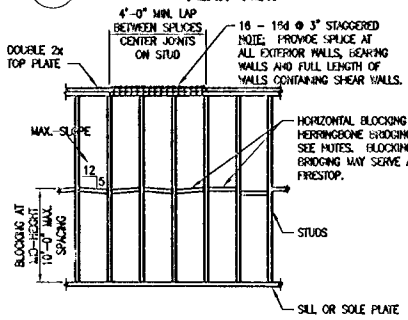
22 TYPICAL BEAM TO COLUMN CONNECTION NO SCALE



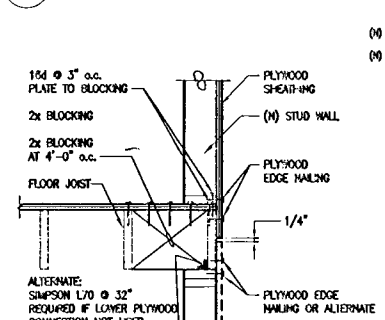
23 TYPICAL WOOD STUD WALL CORNERS AND INTERSECTIONS NO SCALE



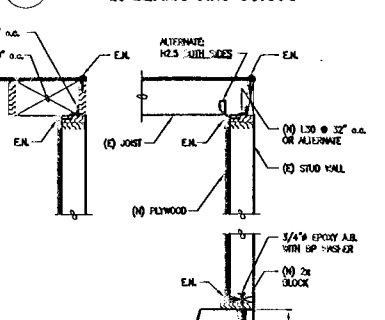
13 OPENING IN ROOF FRAMING PLAN VIEW NO SCALE



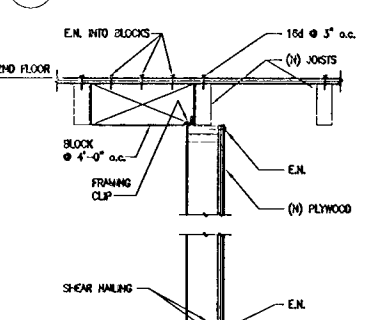
14 EXTERIOR BEARING STUD WALL NO SCALE



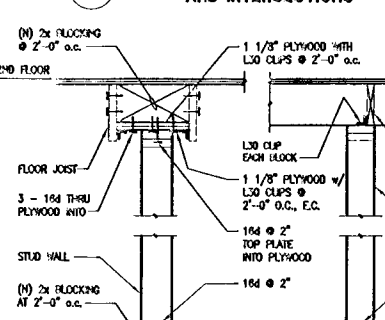
15 DETAIL FOR HOLES AND NOTCHES IN BEAMS AND JOISTS NO SCALE



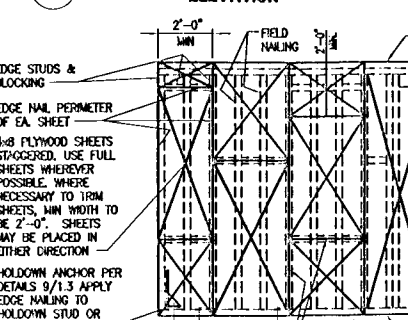
16 BUILT-UP BEAMS NO SCALE



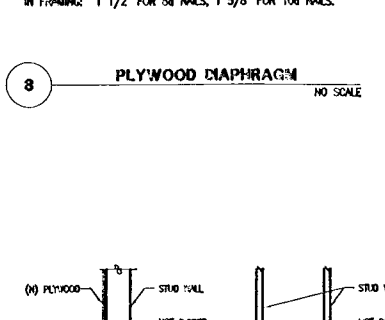
17 TYPICAL WOOD STUD WALL CORNERS AND INTERSECTIONS NO SCALE



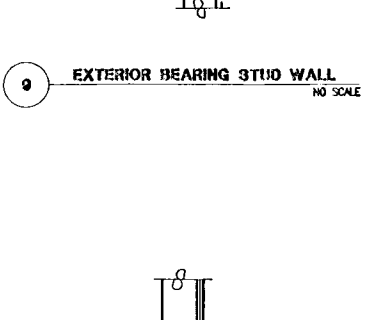
7 BEARING STUD WALL ELEVATION NO SCALE



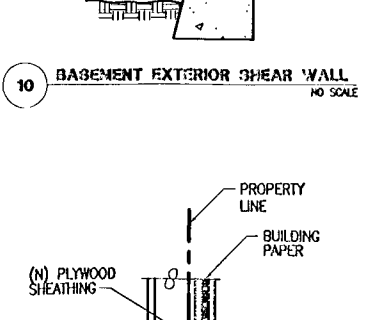
8 PLYWOOD DIAPHRAGM NO SCALE



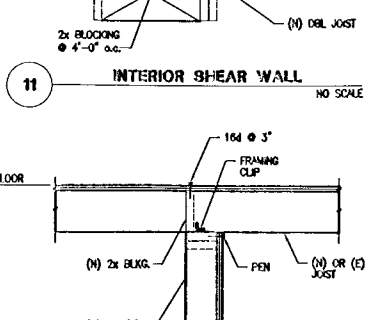
9 EXTERIOR BEARING STUD WALL NO SCALE



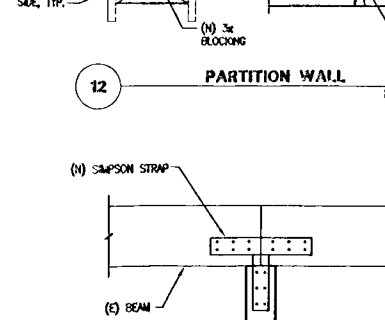
10 BASEMENT EXTERIOR SHEAR WALL NO SCALE



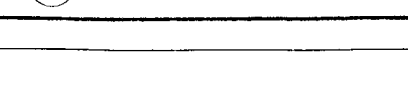
11 INTERIOR SHEAR WALL NO SCALE



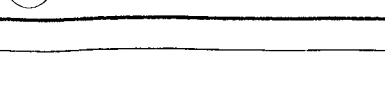
12 PARTITION WALL NO SCALE



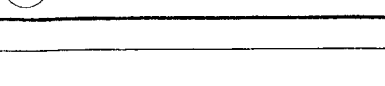
1 SHEAR WALL ELEVATION NO SCALE



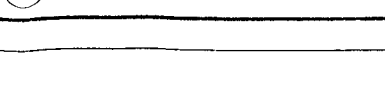
2 SILL PLATE DETAIL NO SCALE



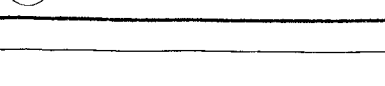
3 BLIND WALL (TYP.) NO SCALE



4 BASEMENT EXTERIOR SHEAR WALL NO SCALE



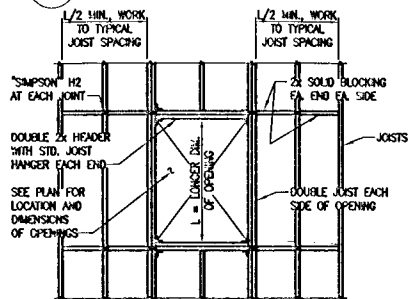
5 INTERIOR SHEAR WALL NO SCALE



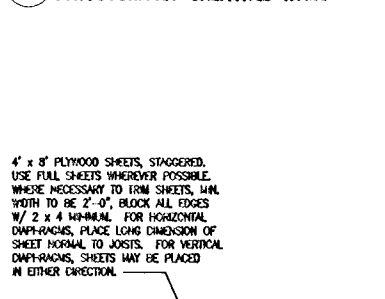
6 PARTITION WALL NO SCALE



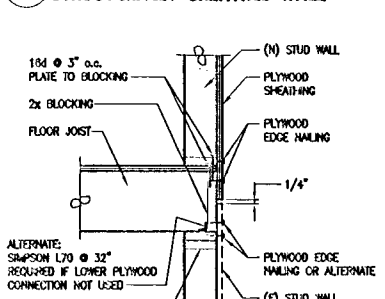
18 OPENING IN STUD WALL NO SCALE



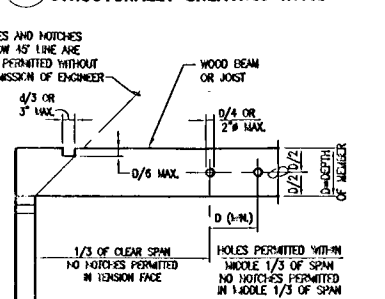
19 PIPING IN BEARING OR STRUCTURALLY SHEATHED WALL NO SCALE



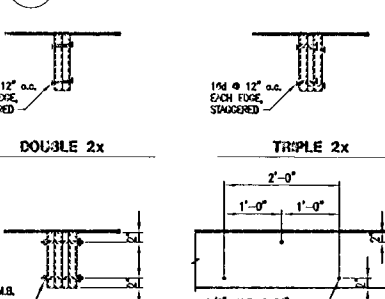
20 PIPING IN BEARING OR STRUCTURALLY SHEATHED WALL NO SCALE



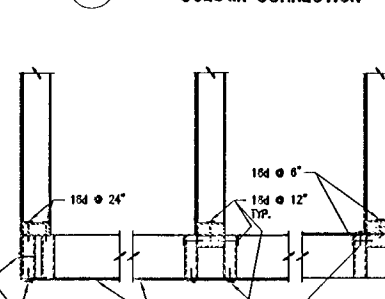
21 PIPING IN BEARING OR STRUCTURALLY SHEATHED WALL NO SCALE



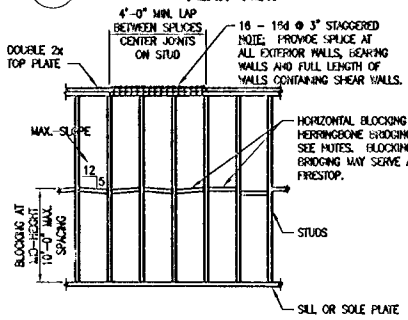
22 TYPICAL BEAM TO COLUMN CONNECTION NO SCALE



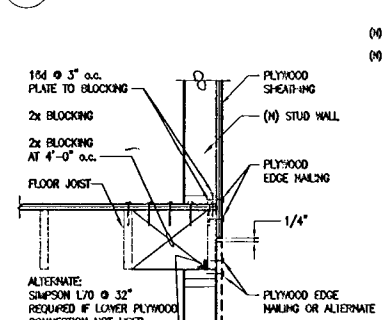
23 TYPICAL WOOD STUD WALL CORNERS AND INTERSECTIONS NO SCALE



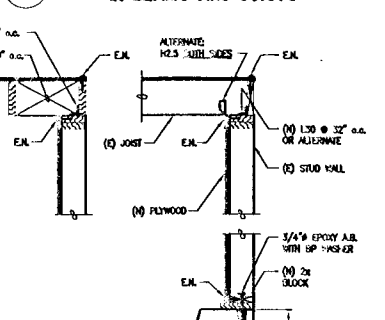
13 OPENING IN ROOF FRAMING PLAN VIEW NO SCALE



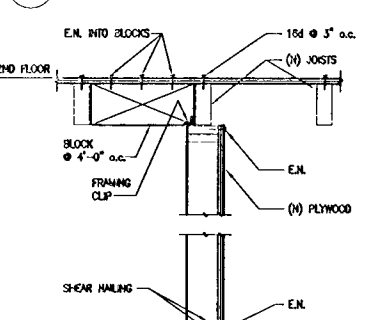
14 EXTERIOR BEARING STUD WALL NO SCALE



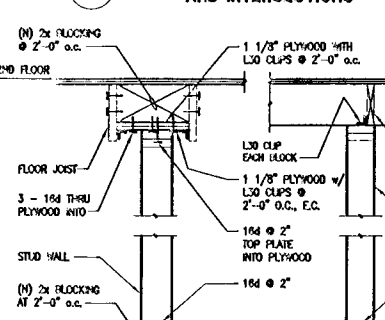
15 DETAIL FOR HOLES AND NOTCHES IN BEAMS AND JOISTS NO SCALE



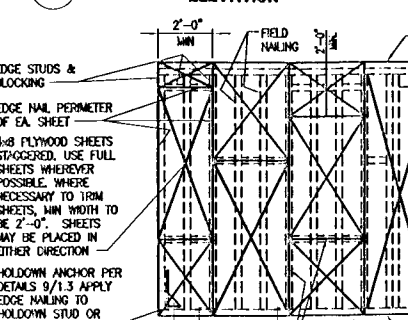
16 BUILT-UP BEAMS NO SCALE



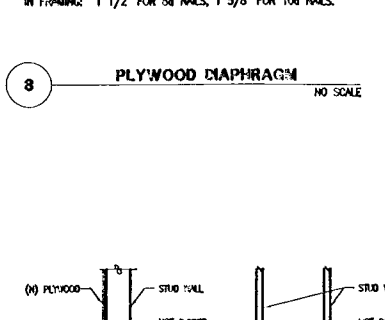
17 TYPICAL WOOD STUD WALL CORNERS AND INTERSECTIONS NO SCALE



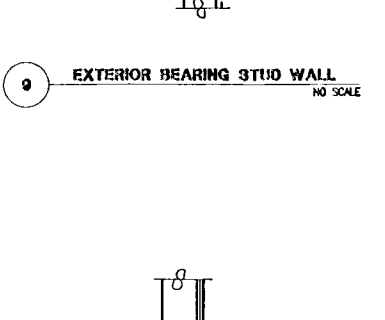
7 BEARING STUD WALL ELEVATION NO SCALE



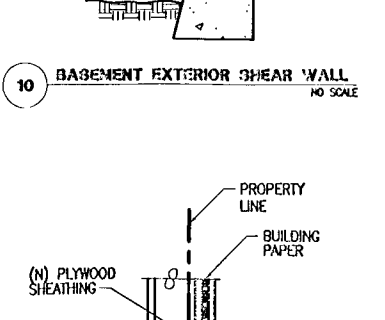
8 PLYWOOD DIAPHRAGM NO SCALE



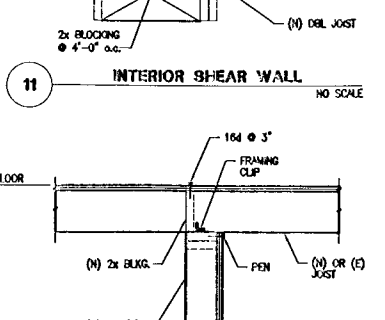
9 EXTERIOR BEARING STUD WALL NO SCALE



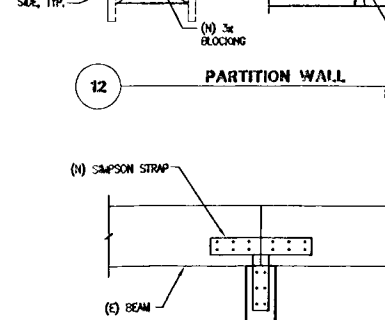
10 BASEMENT EXTERIOR SHEAR WALL NO SCALE



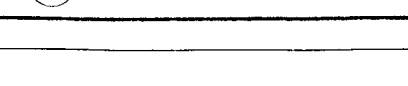
11 INTERIOR SHEAR WALL NO SCALE



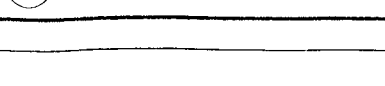
12 PARTITION WALL NO SCALE



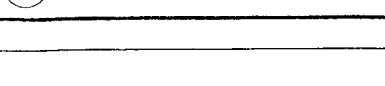
1 SHEAR WALL ELEVATION NO SCALE



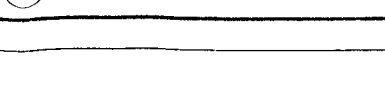
2 SILL PLATE DETAIL NO SCALE



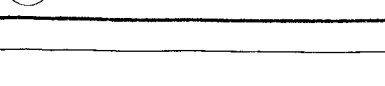
3 BLIND WALL (TYP.) NO SCALE



4 BASEMENT EXTERIOR SHEAR WALL NO SCALE



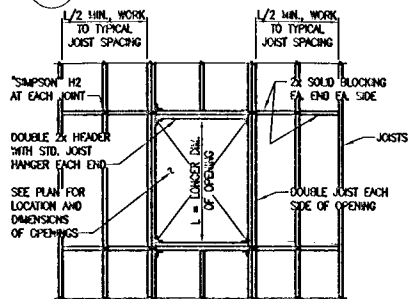
5 INTERIOR SHEAR WALL NO SCALE



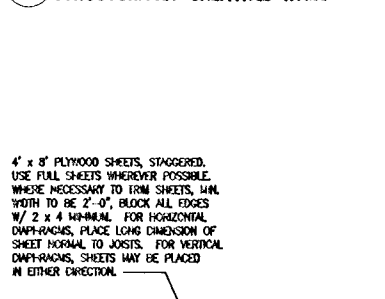
6 PARTITION WALL NO SCALE



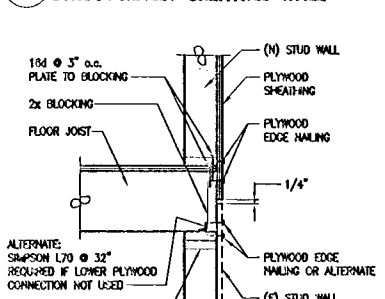
18 OPENING IN STUD WALL NO SCALE



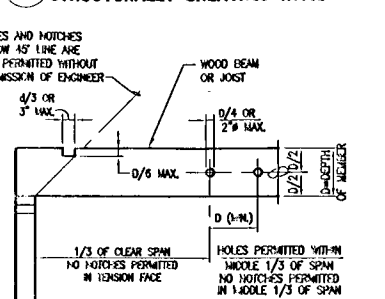
19 PIPING IN BEARING OR STRUCTURALLY SHEATHED WALL NO SCALE



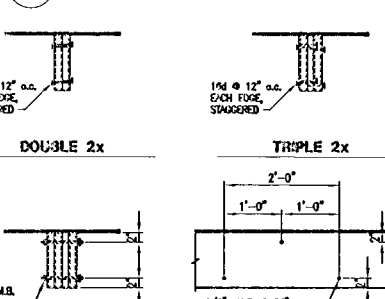
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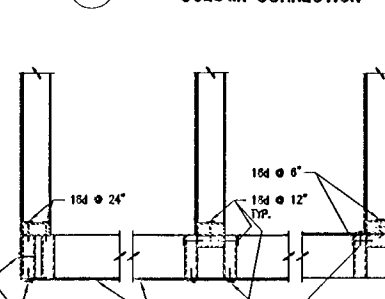
21 PIPING IN BEARING OR STRUCTURALLY SHEATHED WALL NO SCALE



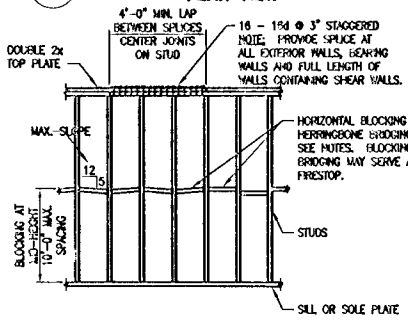
22 TYPICAL BEAM TO COLUMN CONNECTION NO SCALE



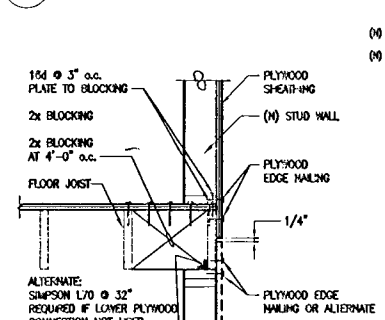
23 TYPICAL WOOD STUD WALL CORNERS AND INTERSECTIONS NO SCALE



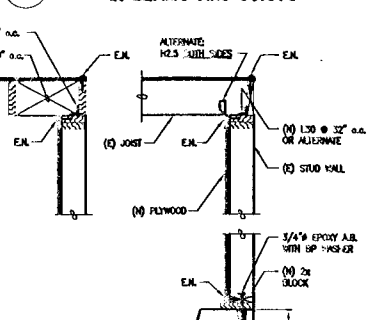
13 OPENING IN ROOF FRAMING PLAN VIEW NO SCALE



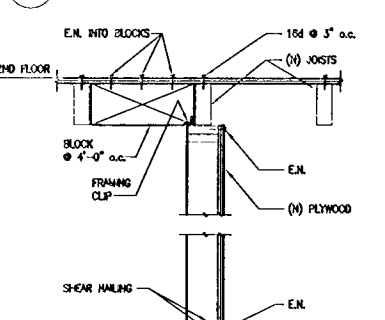
14 EXTERIOR BEARING STUD WALL NO SCALE



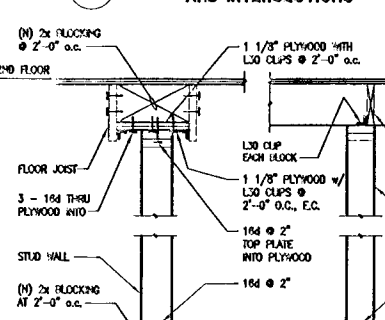
15 DETAIL FOR HOLES AND NOTCHES IN BEAMS AND JOISTS NO SCALE



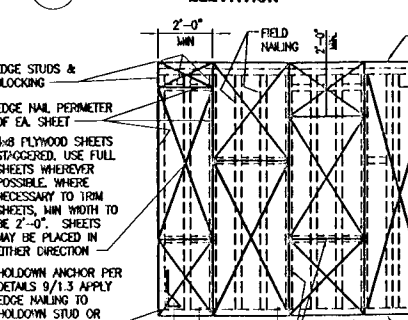
16 BUILT-UP BEAMS NO SCALE



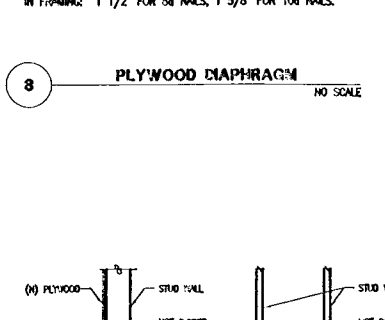
17 TYPICAL WOOD STUD WALL CORNERS AND INTERSECTIONS NO SCALE



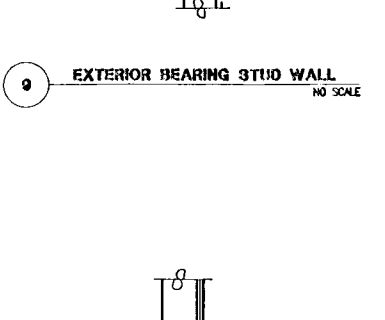
7 BEARING STUD WALL ELEVATION NO SCALE



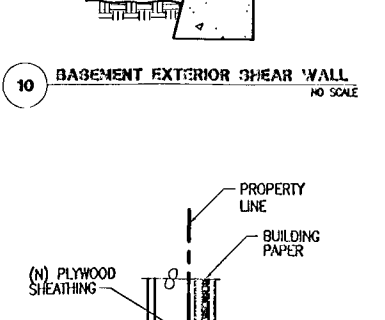
8 PLYWOOD DIAPHRAGM NO SCALE



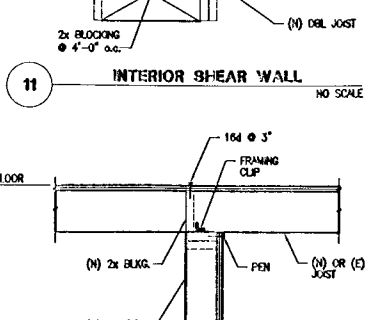
9 EXTERIOR BEARING STUD WALL NO SCALE



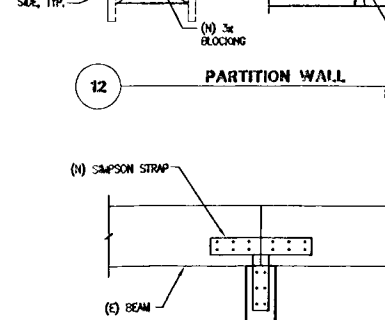
10 BASEMENT EXTERIOR SHEAR WALL NO SCALE



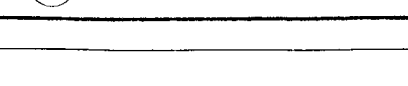
11 INTERIOR SHEAR WALL NO SCALE



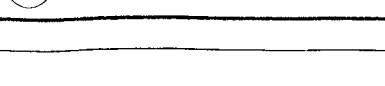
12 PARTITION WALL NO SCALE



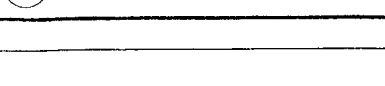
1 SHEAR WALL ELEVATION NO SCALE



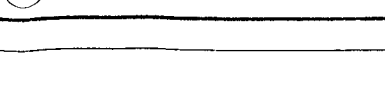
2 SILL PLATE DETAIL NO SCALE



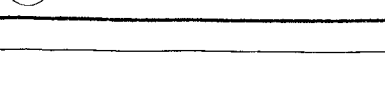
3 BLIND WALL (TYP.) NO SCALE



4 BASEMENT EXTERIOR SHEAR WALL NO SCALE



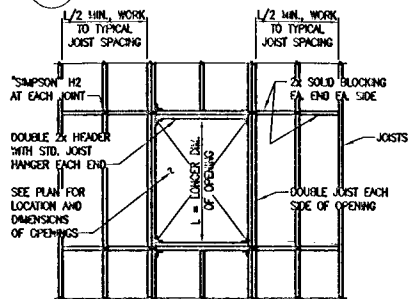
5 INTERIOR SHEAR WALL NO SCALE



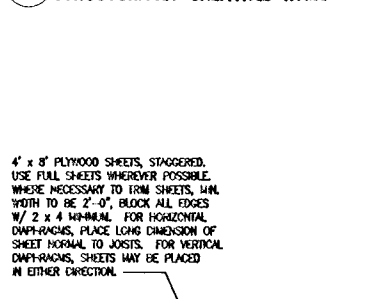
6 PARTITION WALL NO SCALE



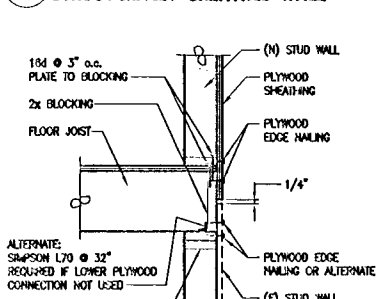
18 OPENING IN STUD WALL NO SCALE



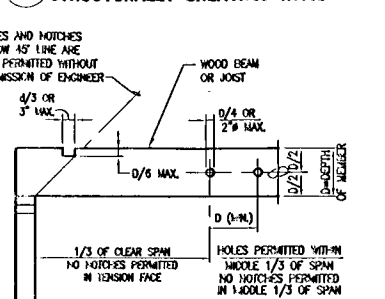
19 PIPING IN BEARING OR STRUCTURALLY SHEATHED WALL NO SCALE



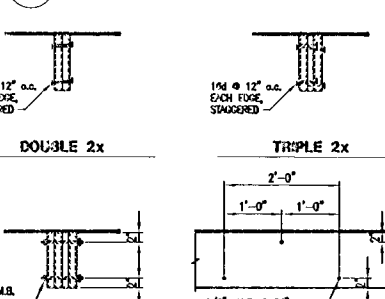
20 PIPING IN BEARING OR STRUCTURALLY SHEATHED WALL NO SCALE



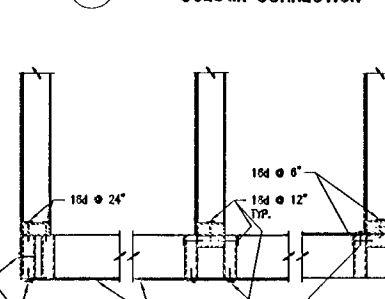
21 PIPING IN BEARING OR STRUCTURALLY SHEATHED WALL NO SCALE



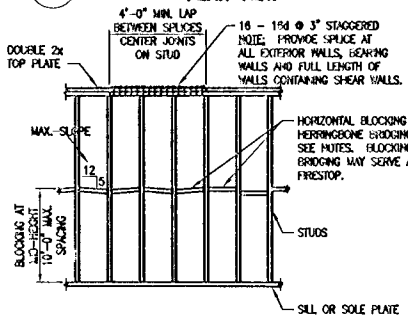
22 TYPICAL BEAM TO COLUMN CONNECTION NO SCALE



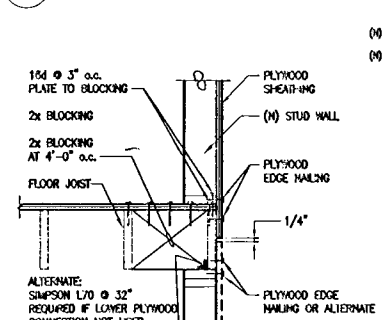
23 TYPICAL WOOD STUD WALL CORNERS AND INTERSECTIONS NO SCALE



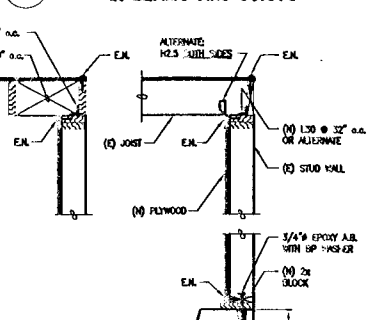
13 OPENING IN ROOF FRAMING PLAN VIEW NO SCALE



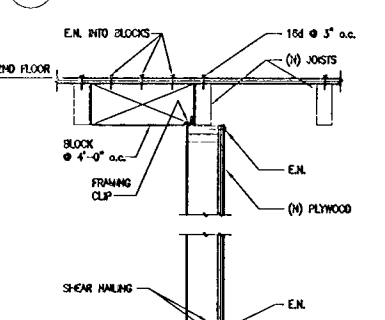
14 EXTERIOR BEARING STUD WALL NO SCALE



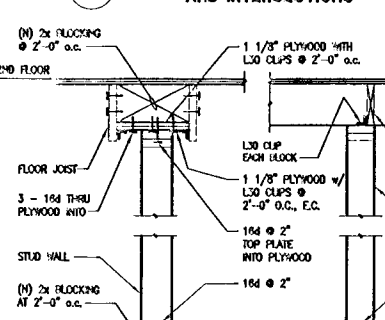
15 DETAIL FOR HOLES AND NOTCHES IN BEAMS AND JOISTS NO SCALE



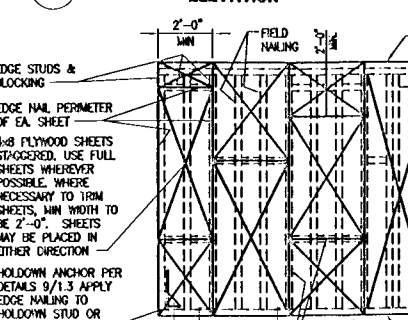
16 BUILT-UP BEAMS NO SCALE



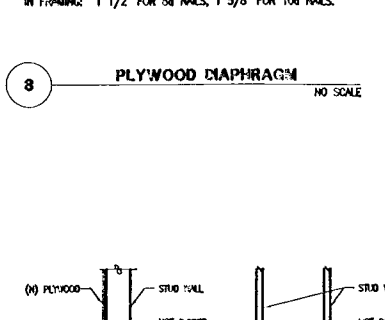
17 TYPICAL WOOD STUD WALL CORNERS AND INTERSECTIONS NO SCALE



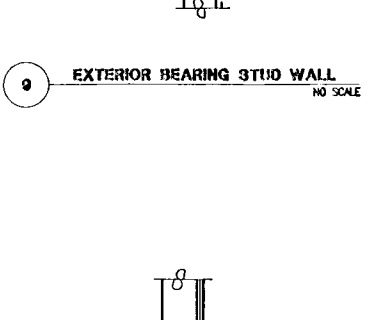
7 BEARING STUD WALL ELEVATION NO SCALE



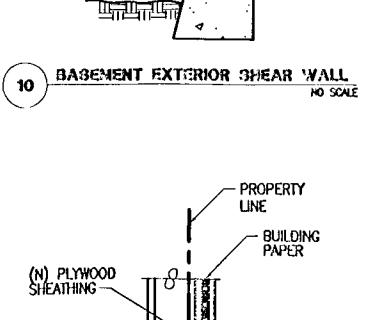
8 PLYWOOD DIAPHRAGM NO SCALE



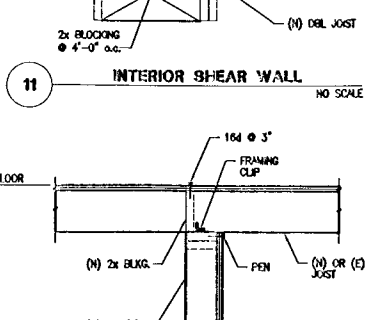
9 EXTERIOR BEARING STUD WALL NO SCALE



10 BASEMENT EXTERIOR SHEAR WALL NO SCALE



11 INTERIOR SHEAR WALL NO SCALE



12 PARTITION WALL NO SCALE