



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

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CONVERT (E) REAR SHED TO ADU

489 UTAH STREET
SAN FRANCISCO, CA

REV.	DATE	DESCRIPTION

PROJECT INFORMATION	PROJECT DIRECTORY	DRAWING INDEX	JOB DESCRIPTION
<p>ADDRESS: SAN FRANCISCO, CA</p> <p>BLOCK/LOT: </p> <p>ZONING DISTRICT: </p> <p>LOT SIZE: SQ. FT.</p> <p>SFBC OCCUPANCY CLASS: </p> <p>CONSTRUCTION TYPE: </p> <p>NUMBER OF STORIES: </p>	<p>CONTACT: PATRICK BUSCOVICH & ASSOCIATES STRUCTURAL ENGINEERS & ARCHITECT 235 MONTGOMERY STREET SUITE 1140 SAN FRANCISCO, CA 94104 CONTACT: MR. PAT BUSCOVICH TEL: 415.760.0636</p>	<p>STRUCTURAL S0.0 COVER SHEET S1.1 GENERAL NOTES S1.2 TYPICAL DETAILS S1.3 TYPICAL DETAILS S2.1 EXISTING AND PROPOSED PLANS, ELEVATIONS, AND SECTION</p> <p>ARCHITECTURAL A2.1 EXISTING AND PROPOSED PLANS, ELEVATIONS, AND SECTION</p>	SEISMIC RETROFIT (E) REAR YARD SHED.
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <h2>APPLICATION PLANS</h2> <p>SUBMITTED ON: <u>07/19/2017</u></p> <p>APPLICATION NO.: <u>2017-004349VAR</u></p> </div>		<p style="text-align: center;">APPLICABLE CODES</p> <p>2013 CALIFORNIA BUILDING CODE (CBC) BASED ON THE 2013 INTERNATIONAL BUILDING CODE (IBC) 2013 PLUMBING CODE (CPC) BASED ON ON THE 2013 UNIFORM PLUMBING CODE (UPC) 2013 CALIFORNIA MECHANICAL CODE (CMC) BASED ON THE 2013 UNIFORM MECHANICAL CODE (UMC) 2013 CALIFORNIA ELECTRICAL CODE (CEC) BASED ON THE 2013 NATIONAL ELECTRICAL CODE (NEC) 2013 CALIFORNIA FIRE CODE (CFC) BASED ON THE 2013 INTERNATIONAL FIRE CODE (IFC) 2013 CALIFORNIA ENERGY CODE ALL PERMIT APPLICATION MUST COMPLY WITH THE PROVISIONS OF THE ABOVE CODES AND THE APPLICABLE CITY CODE AMENDMENTS</p>	

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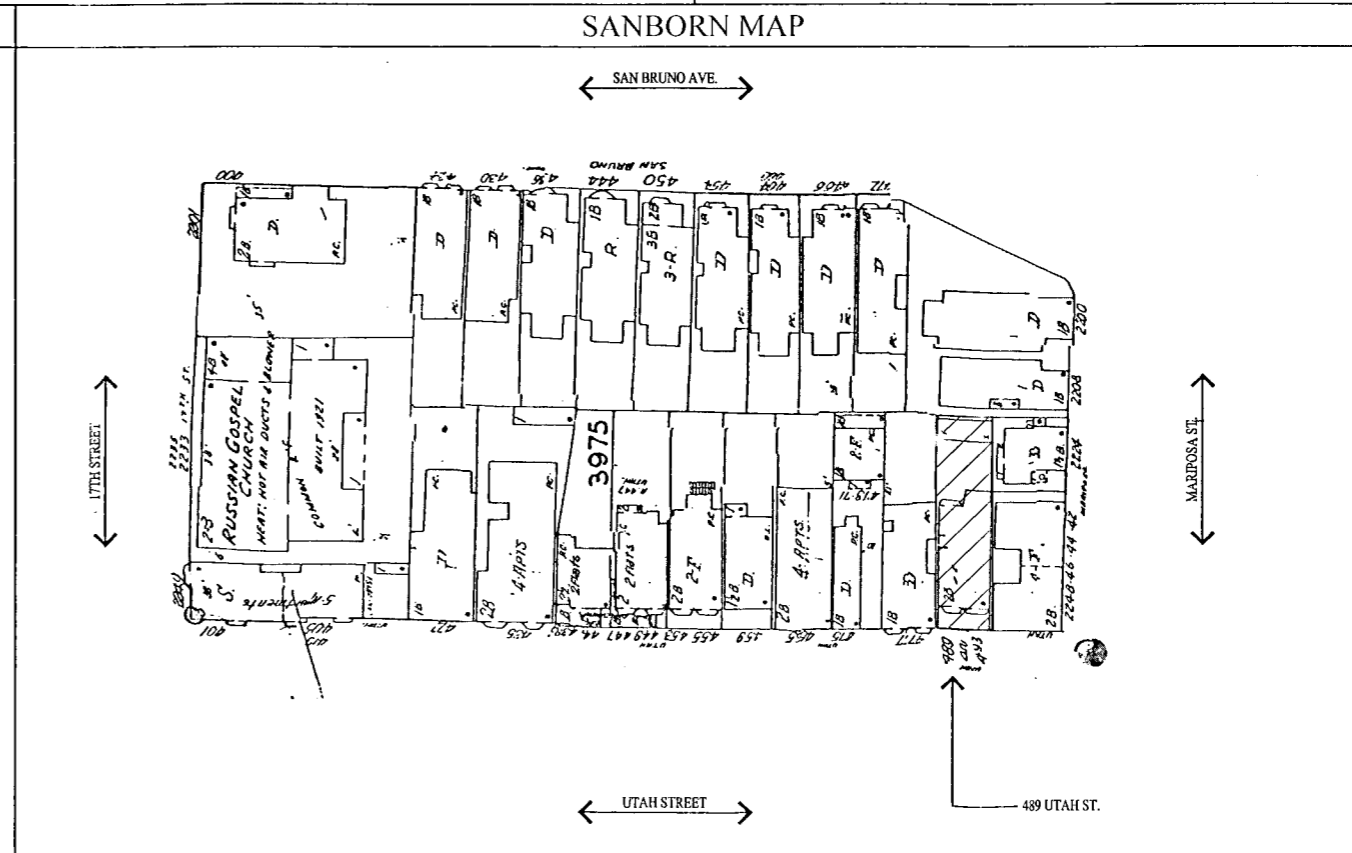
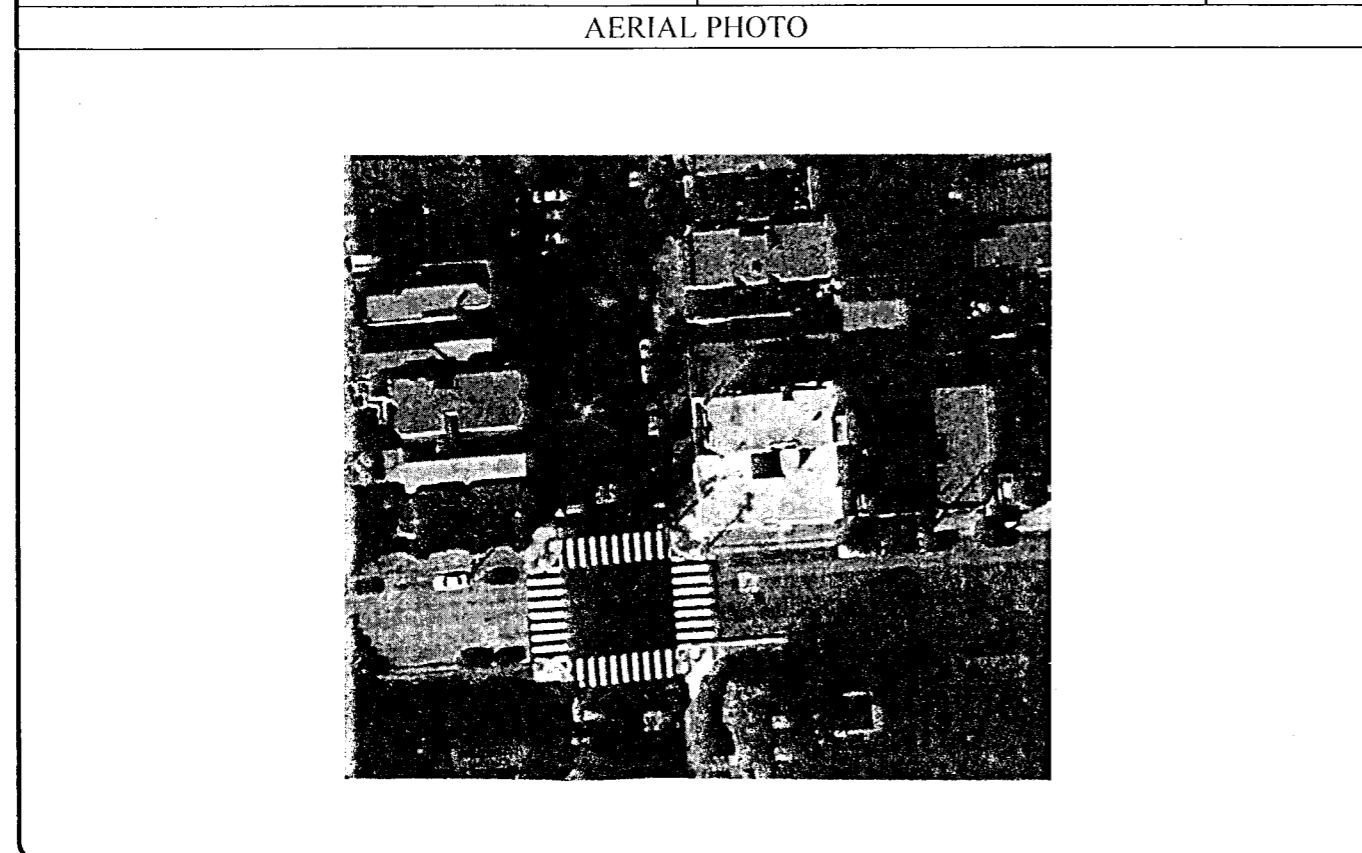
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COVER SHEET

DATE	DESCRIPTION

SCALE AS NOTED
JOB NO. 15.119.2
SHEET

S0.0

OF SHEETS



GENERAL

- A1. ALL CONSTRUCTION, TESTING AND INSPECTION SHALL CONFORM TO THE 2013 CBC OF THE SAN FRANCISCO BUILDING CODE (SFGBC).
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 (ICBO 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.

BOLT DIAMETER

Table with 4 columns: TYPE OF TEST, 3/8", 1/2", 5/8", 3/4". Rows: TORQUE WRENCH - TORQUE, FT. LBS. Values: 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; HAVE 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 SFGBC 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.
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: BH: 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: BH: 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 (SFGBC): POSITIVE BENDING: Fb = 2,400 PSI. NEGATIVE BENDING: Fb = 2,400 PSI. Fv = 165 PSI. HORIZONTAL SHEAR: Fv = 165 PSI. COMPRESSION PERPENDICULAR TO GRAIN: Fcp = 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 MCROLLAM 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

Table with 2 columns: ABBREVIATION and DESCRIPTION. Includes entries for AB ANCHOR BOLT, BLDG BUILDING, CLG CLEAR, etc.

Table with 2 columns: DESCRIPTION and DATE. Includes rows for REV. and DATE.

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

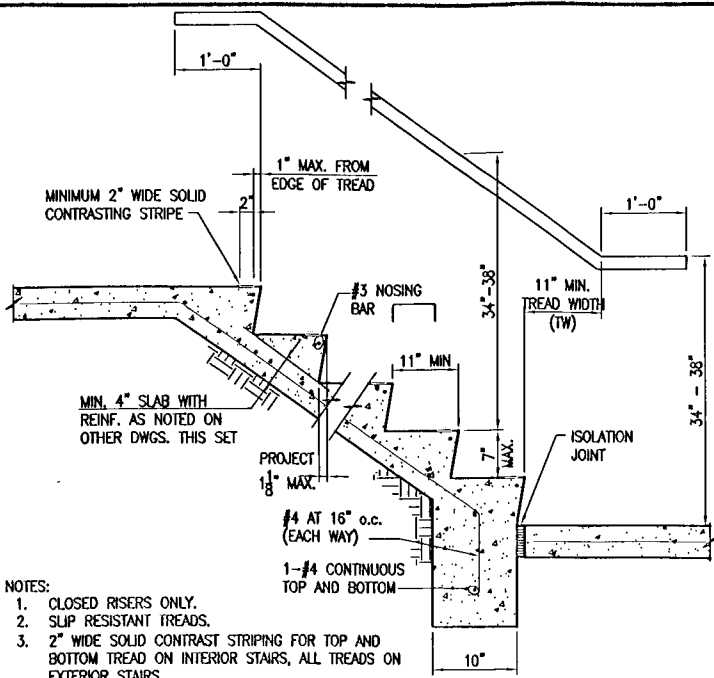


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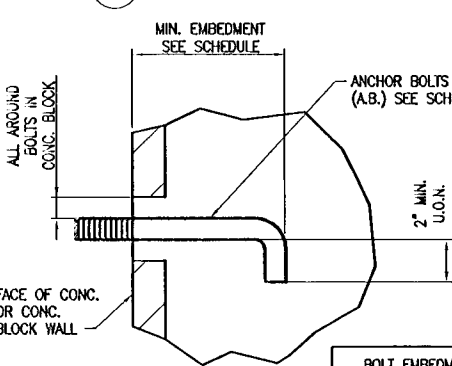
GENERAL NOTES CONVERT (E) REAR SHED TO ADU

Table with 2 columns: DRAWN BY, DESIGNED/CHECKED BY, DATE, SCALE, AS NOTED, JOB NO., SHEET.

S1.1 OF SHEETS



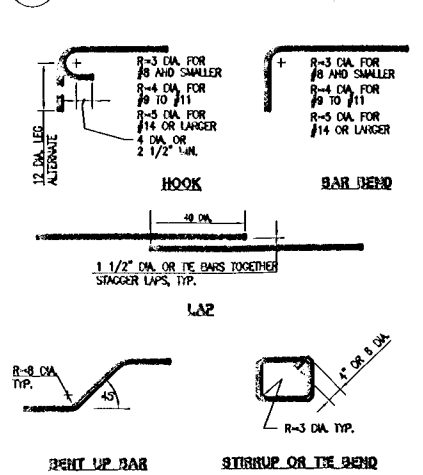
10 TYPICAL CONCRETE STAIRS
NO SCALE



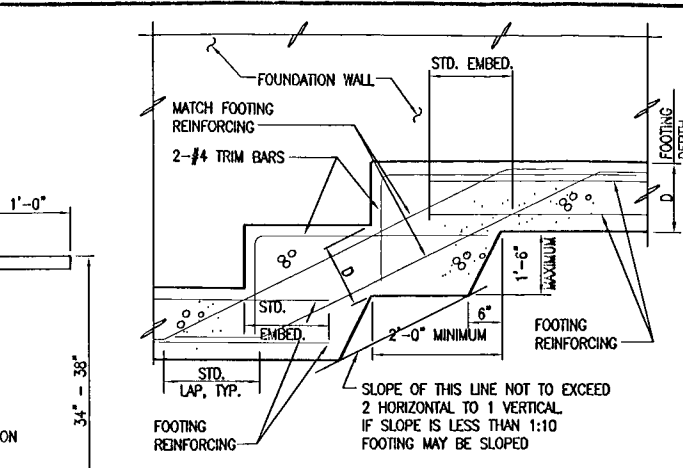
BOLT SIZE	EMBEDMENT
1/2"	6"
5/8"	6"
3/4"	6"
7/8"	6"
1"	8"

NOTE:
MINIMUM BOLT SPACING SHALL BE 12 BOLT DIAMETERS WITH A MINIMUM EDGE DISTANCE OF 6 DIAMETERS.

6 BOLT EMBEDMENT SCHEDULE
NO SCALE

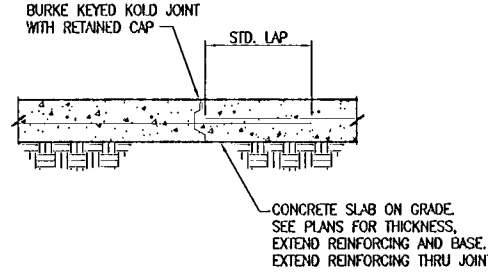


1 TYPICAL BAR BENDING DETAILS
NO SCALE

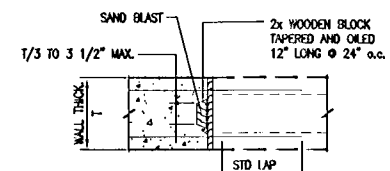


NOTE: STD. LAP DENOTES STANDARD SPLICE.
STD. EMBED. DENOTES STANDARD EMBEDMENT LENGTH.

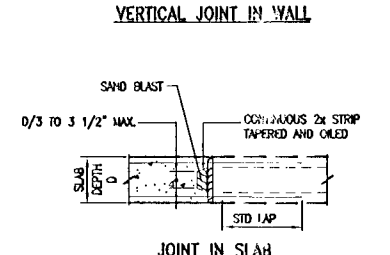
11 STEEPEW WALL FOOTING
NO SCALE



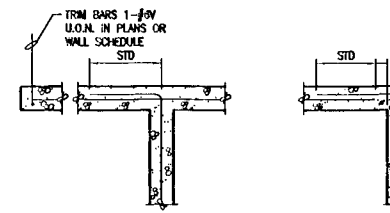
7 AS NOTED



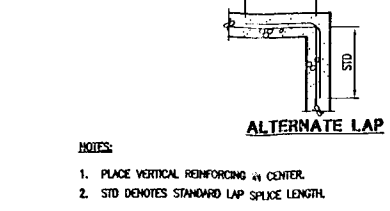
8 CONCRETE WALL AND SLABS CONSTRUCTION JOINTS AS NOTED



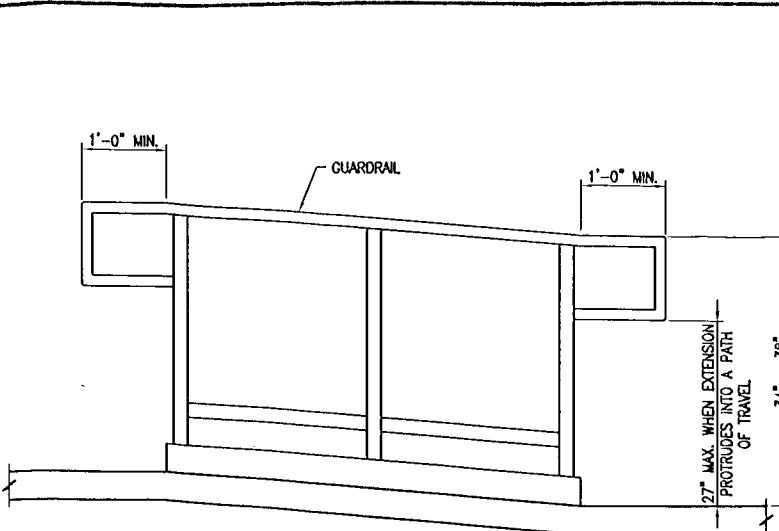
9 DEPRESSION IN SLAB AS NOTED



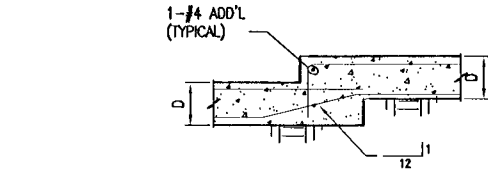
3 UP TO 8" THICK CONCRETE WALLS AND FOUNDATION SINGLE CURTAIN HORIZ. REINFORCING
NO SCALE



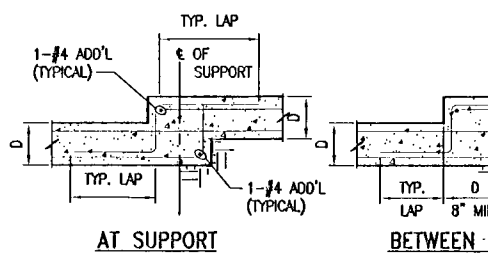
4 GREATER THAN 8" THICK CONCRETE WALLS AND FOUNDATION DOUBLE CURTAIN HORIZ. REINFORCING
NO SCALE



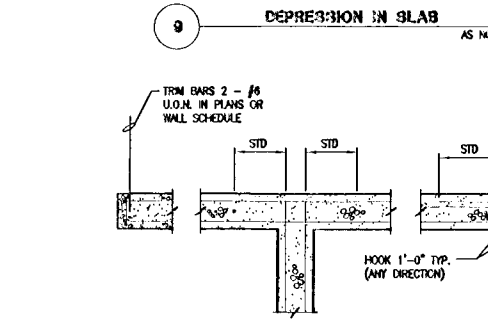
12 TYPICAL GUARDRAIL DETAIL AT RAMP
NO SCALE



9 DEPRESSION IN SLAB AS NOTED



9 DEPRESSION IN SLAB AS NOTED

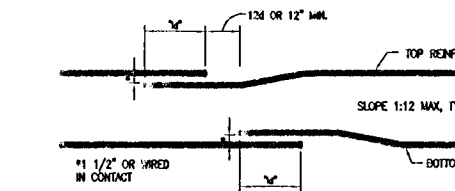


4 GREATER THAN 8" THICK CONCRETE WALLS AND FOUNDATION DOUBLE CURTAIN HORIZ. REINFORCING
NO SCALE

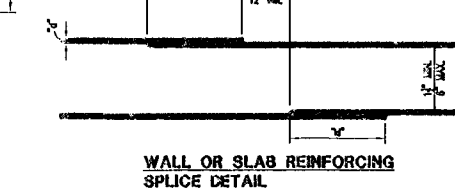
REINFORCING BAR SPLICE AND STRAIGHT DEVELOPMENT LENGTHS SCHEDULE

REVISION	CLASS A AND STRAIGHT DEVELOPMENT LENGTHS, L _d	BAR SIZE	GRADE 60										
			#3	#4	#5	#6	#7	#8	#9	#10	#11		
3000	TOP	#3	21"	28"	36"	43"	62"	71"	80"	89"	98"		
	OTHER	#3	16"	22"	27"	33"	48"	55"	62"	68"	75"		
4000	TOP	#3	18"	25"	31"	37"	54"	62"	69"	77"	85"		
	OTHER	#3	14"	19"	24"	28"	42"	47"	53"	59"	65"		
25000	TOP	#3	17"	22"	28"	33"	48"	55"	62"	69"	76"		
	OTHER	#3	13"	17"	21"	25"	37"	42"	48"	53"	58"		
3000	TOP	#3	28"	37"	46"	55"	81"	92"	104"	116"	127"		
	OTHER	#3	21"	28"	36"	43"	62"	71"	80"	89"	98"		
4000	TOP	#3	24"	32"	40"	48"	70"	80"	90"	100"	110"		
	OTHER	#3	18"	25"	31"	37"	54"	62"	69"	77"	85"		
25000	TOP	#3	22"	29"	36"	43"	63"	72"	81"	90"	99"		
	OTHER	#3	17"	22"	28"	33"	48"	55"	62"	69"	76"		

NOTE: 1. NORMAL WEIGHT CONCRETE.
2. PROVIDE 30% LONGER LAP LENGTH FOR LIGHT WEIGHT CONCRETE
3. CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED NOT LESS BAR DIAMETER, CLEAR COVER NOT LESS THAN BAR DIAMETER, AND STIRRUPS OR TIES THROUGHOUT "L" NOT LESS THAN THE PRESCRIBED MINIMUM, OR CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED NOT LESS THAN "2 BAR DIAM." AND CLEAR COVER NOT LESS THAN BAR DIAMETER.



5 BOUNDARY, COLUMN AND BEAM REINFORCING SPLICE DETAIL



5 WALL OR SLAB REINFORCING SPLICE DETAIL

NOTES:
1. CLASS "A" SPLICES SHALL BE USED WHEN ONE-HALF OR LESS OF THE TOTAL REINFORCEMENT IS SPLICED WITHIN THE REQUIRED LAP LENGTH.
2. CLASS "B" SPLICES SHALL BE USED WHEN MORE THAN ONE-HALF OF THE TOTAL REINFORCEMENT IS SPLICED WITHIN THE REQUIRED LAP LENGTH.
3. ϕ_b = NOMINAL DIAMETER OF A BAR.
4. LAP LENGTHS SHOWN IN THE SCHEDULE ARE CATEGORY 4 SPLICES, BASED ON A MINIMUM CONCRETE COVER GREATER THAN ϕ_b AND A CENTER-TO-CENTER BAR SPACING GREATER THAN OR EQUAL TO $6\phi_b$.
5. FOR BARS IN OTHER CATEGORIES NOT MEETING THE LIMITATIONS IN NOTE #4, DETAIL ACCORDING TO A.C.I. STANDARD 315, MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
6. TOP BARS ARE HORIZONTAL REINFORCING WITH MORE THAN 12" OF CONCRETE BELOW THE BAR.
7. OTHER BARS ARE ALL VERTICAL, ALL HORIZONTAL WALL REINFORCING, AND HORIZONTAL REINFORCING WITH LESS THAN 12" OF CONCRETE BELOW BAR.
8. USE GRADE 40 BARS FOR #3 BARS.
9. SMALLER BAR LAP LENGTH MAY BE USED WHEN SPLICING DIFFERENT SIZE BARS.
10. LAP SPLICES ARE NOT PERMITTED IF MECHANICAL SPLICES ARE SHOWN.
11. NON-CONTACT LAP SPLICED BARS SHALL NOT BE SPACED TRANSVERSELY FURTHER APART THAN SIDE OF THE REQUIRED LAP LENGTH OR 8 INCHES.
12. LAP TOP BARS AT MID SPAN AND BOTTOM BARS AT SUPPORTS UNLESS OTHERWISE SHOWN.
13. BUNDLED BAR SPLICES:
A. INDIVIDUAL BAR SPLICES WITHIN THE BUNDLE SHALL NOT OVERLAP EACH OTHER.
B. INCREASE LAP LENGTH 20% AT THREE BARS, INCREASE LAP LENGTH 33% AT FOUR BARS.

5 REINFORCING BAR SPLICES SCHEDULE AND NOTES
NO SCALE

REVISION	DATE	DESCRIPTION

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.

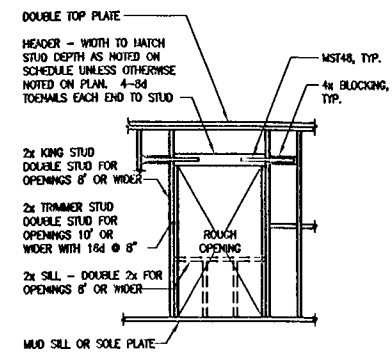
CONVERT (E) REAR SHED TO ADU
TYPICAL DETAILS

DRAWN	DA
DESIGNED/CHECKED	PB
DATE	
SCALE	AS NOTED
JOB NO.	15.119.2
SHEET	

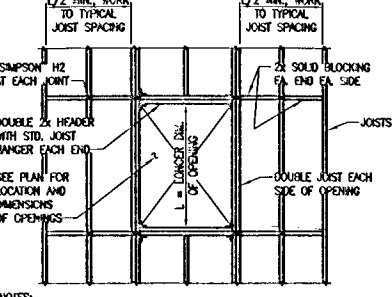
S1.2

OF SHEETS

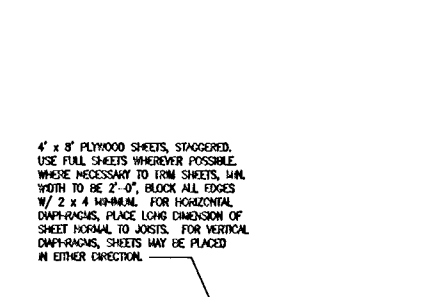
SPMN	HSPCR CEPTH
5'-6"	4 x 4 OR 2 - 2 x 4 FOR NONBEARING CONDITIONS
3'-6"	6" FOR BEARING CONDITIONS
6'-0"	6"
6'-0"	8"
10'-0"	10"
OVER 10'	AS NOTED



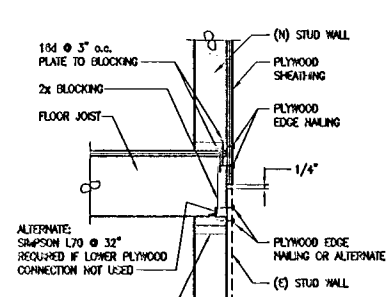
18 OPENING IN STUD WALL NO SCALE



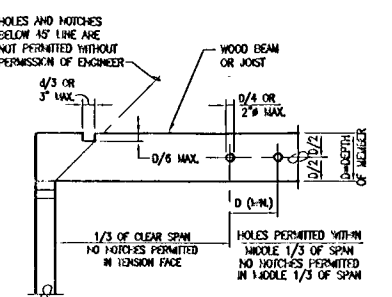
19 PIPING IN BEARING OR STRUCTURALLY SHEATHED WALL NO SCALE



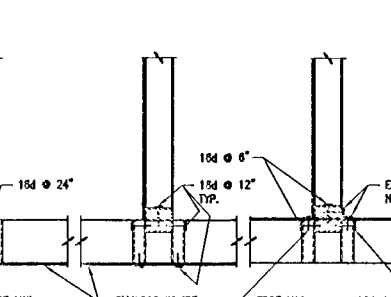
20 PIPING IN BEARING OR STRUCTURALLY SHEATHED WALL NO SCALE



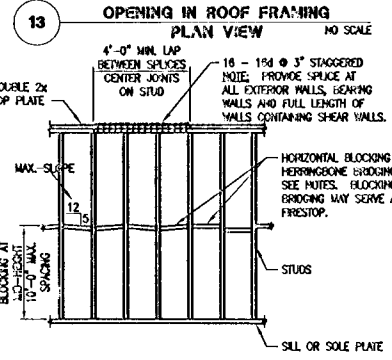
21 PIPING IN BEARING OR STRUCTURALLY SHEATHED WALL NO SCALE



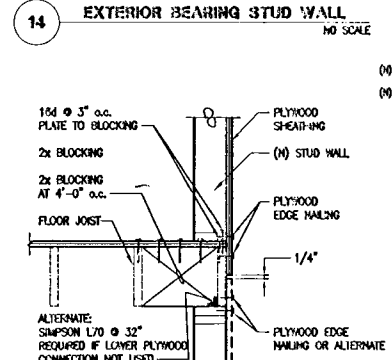
23 TYPICAL BEAM TO COLUMN CONNECTION NO SCALE



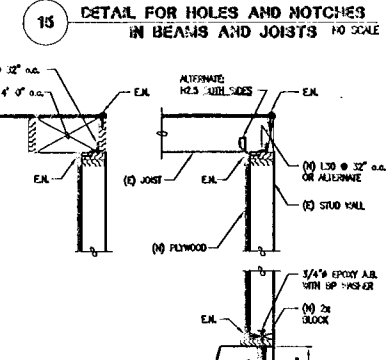
13 OPENING IN ROOF FRAMING NO SCALE



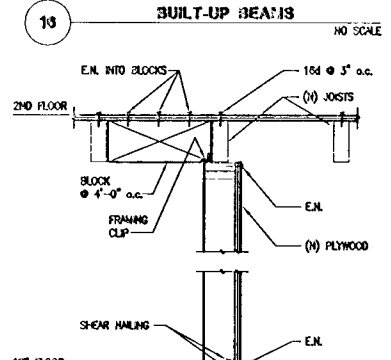
14 EXTERIOR BEARING STUD WALL NO SCALE



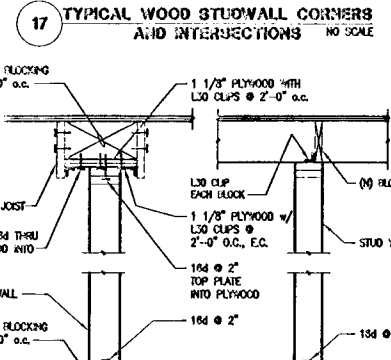
15 DETAIL FOR HOLES AND NOTCHES IN BEAMS AND JOISTS NO SCALE



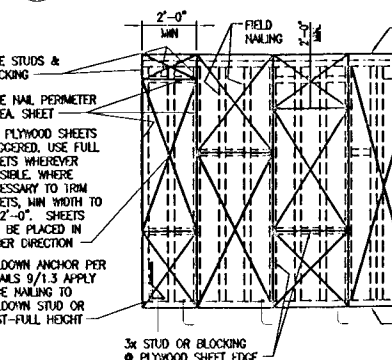
16 BUILT-UP BEAMS NO SCALE



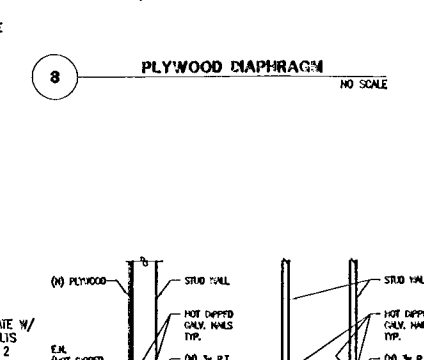
17 TYPICAL WOOD STUD WALL CORNERS AND INTERSECTIONS NO SCALE



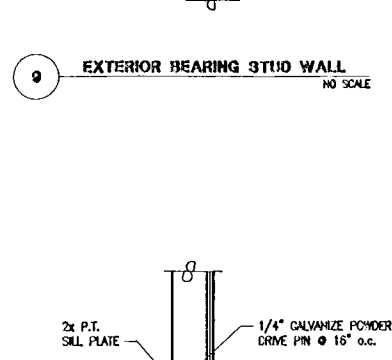
7 BEARING STUD WALL ELEVATION NO SCALE



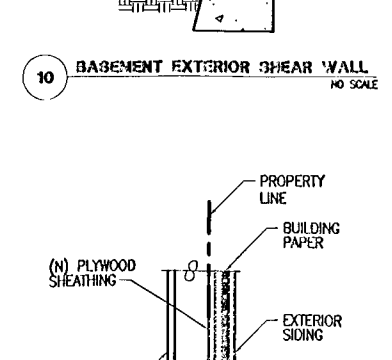
8 PLYWOOD DIAPHRAGM NO SCALE



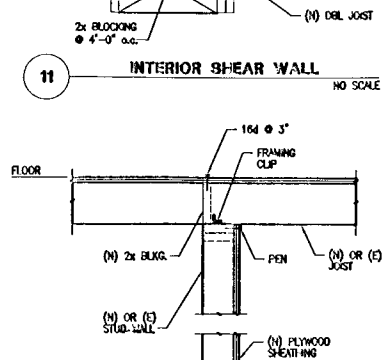
9 EXTERIOR BEARING STUD WALL NO SCALE



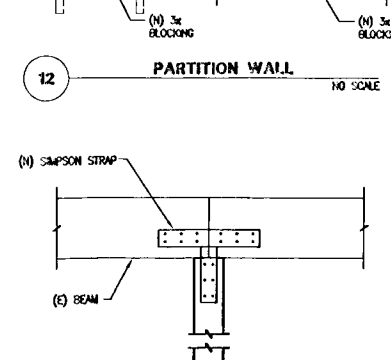
10 BASEMENT EXTERIOR SHEAR WALL NO SCALE



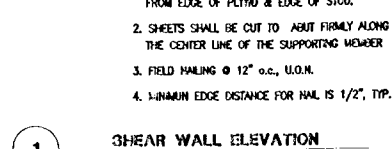
11 INTERIOR SHEAR WALL NO SCALE



12 PARTITION WALL NO SCALE



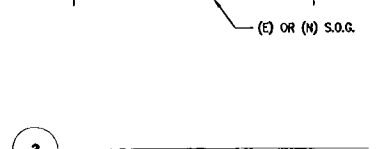
1 SHEAR WALL ELEVATION NO SCALE



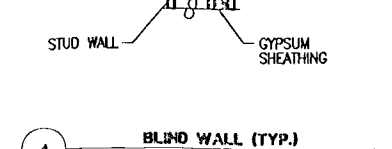
2 SILL PLATE DETAIL NO SCALE



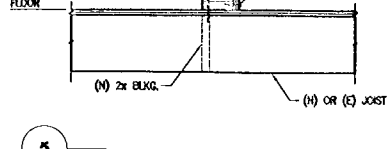
3 EXTERIOR BEARING STUD WALL NO SCALE



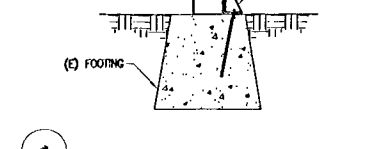
4 BLIND WALL (TYP.) NO SCALE



5 INTERIOR SHEAR WALL NO SCALE



6 PARTITION WALL NO SCALE



DESCRIPTION

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SCALE AS NOTED
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