

EXISTING EXTERIOR WALLS TO REMAIN MATRIX

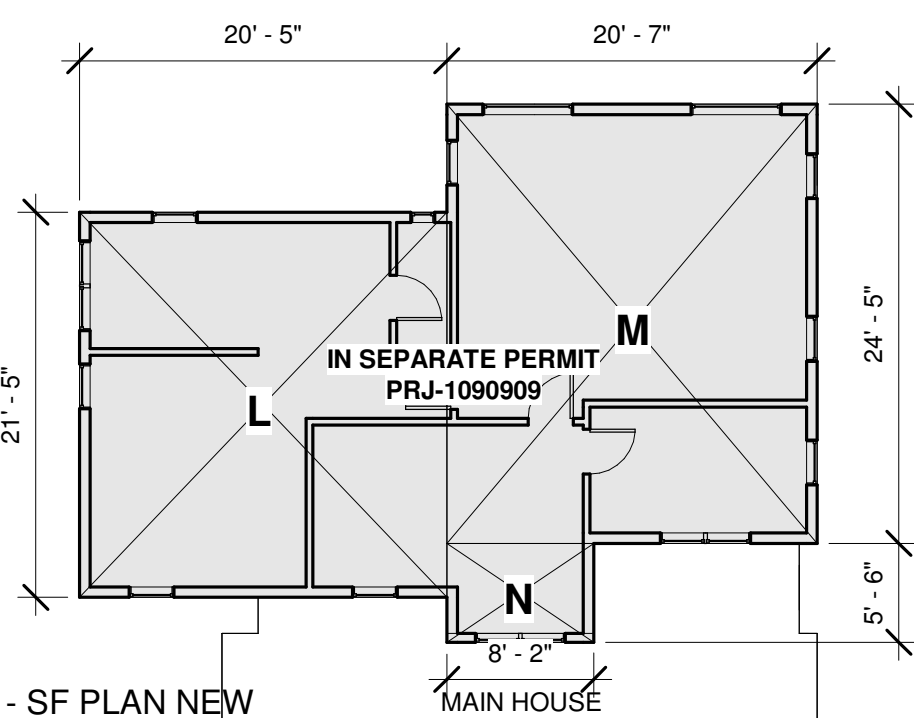
SHED 4		
EXISTING WALLS	LINEAR FT	LINEAR INCHES
A4	8	0.00
B4	8	0.00
C4	2	0.50
D4	8	0.00
E4	2	0.50
F4	8	0.00
TOTAL	36	1

EXISTING WALL REMAINING		
WALL MARK	LINEAR FT	LINEAR INCHES
A4	8	0.00
B4	8	0.00
C4	2	0.50
D4	0	0.00
E4	0	0.00
F4	8	0.00
TOTAL	26	0.5

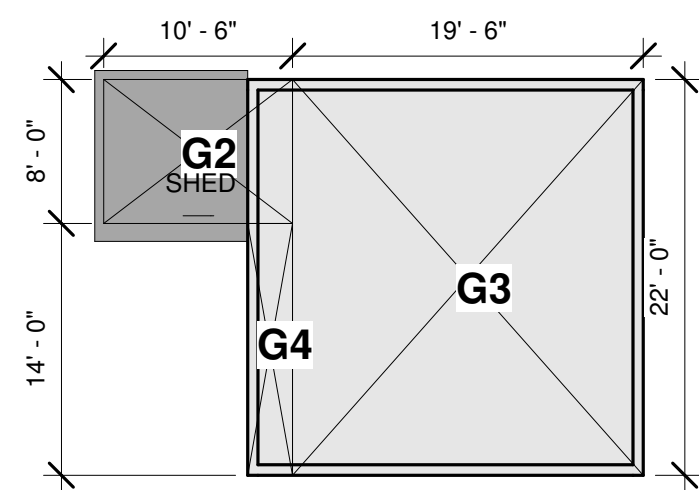
TOTAL EXISTING WALLS: 37
TOTAL REMAINING: 26.5
PERCENTAGE EXISTING EXTERIOR WALLS REMAINING: 71.62%

② FIRST FLOOR PLAN - WALLS TO REMAIN GARAGE
1/8" = 1'-0"

SQUARE FOOTAGE PLANS



④ SECOND FLOOR PLAN - SF PLAN NEW GARAGE PERMIT
3/32" = 1'-0"



TOTAL FLOOR AREA 3525 SF

EXISTING FIRST FLOOR: 961
A: 53
B: 40
C: 861
E: 7

NEW FIRST FLOOR: 1031
H: 30
I: 75
J: 535
K: 391

NEW SECOND FLOOR: 985
L: 437
M: 503
N: 45

TOTAL RENOVATED SPACE: 961 SF
TOTAL NEW HEATED SF: 2016 SF
TOTAL HEATED SF: 2977 SF

GARAGE: 548 SF
G2: 84
G3: 429
G4: 35

TOTAL FLOOR AREA: 3525 SF

PORCH: 28
P1: 28

ALLOWABLE FLOOR AREA: (625x0.58)= 3625 SF

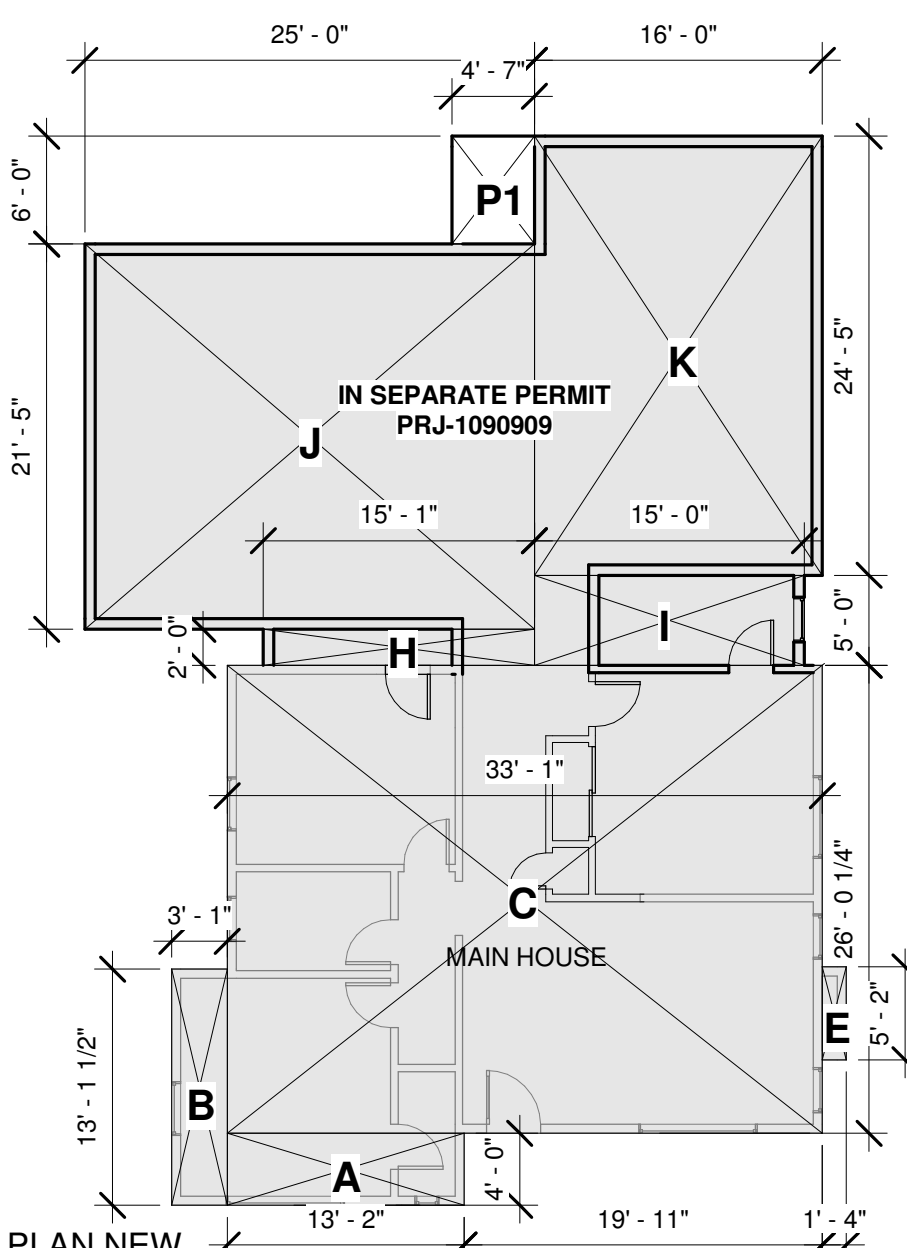
LOT COVERAGE 2568 SF

EXISTING FIRST FLOOR: 961
A: 53
B: 40
C: 861
E: 7

NEW FIRST FLOOR: 1031
H: 30
I: 75
J: 535
K: 391

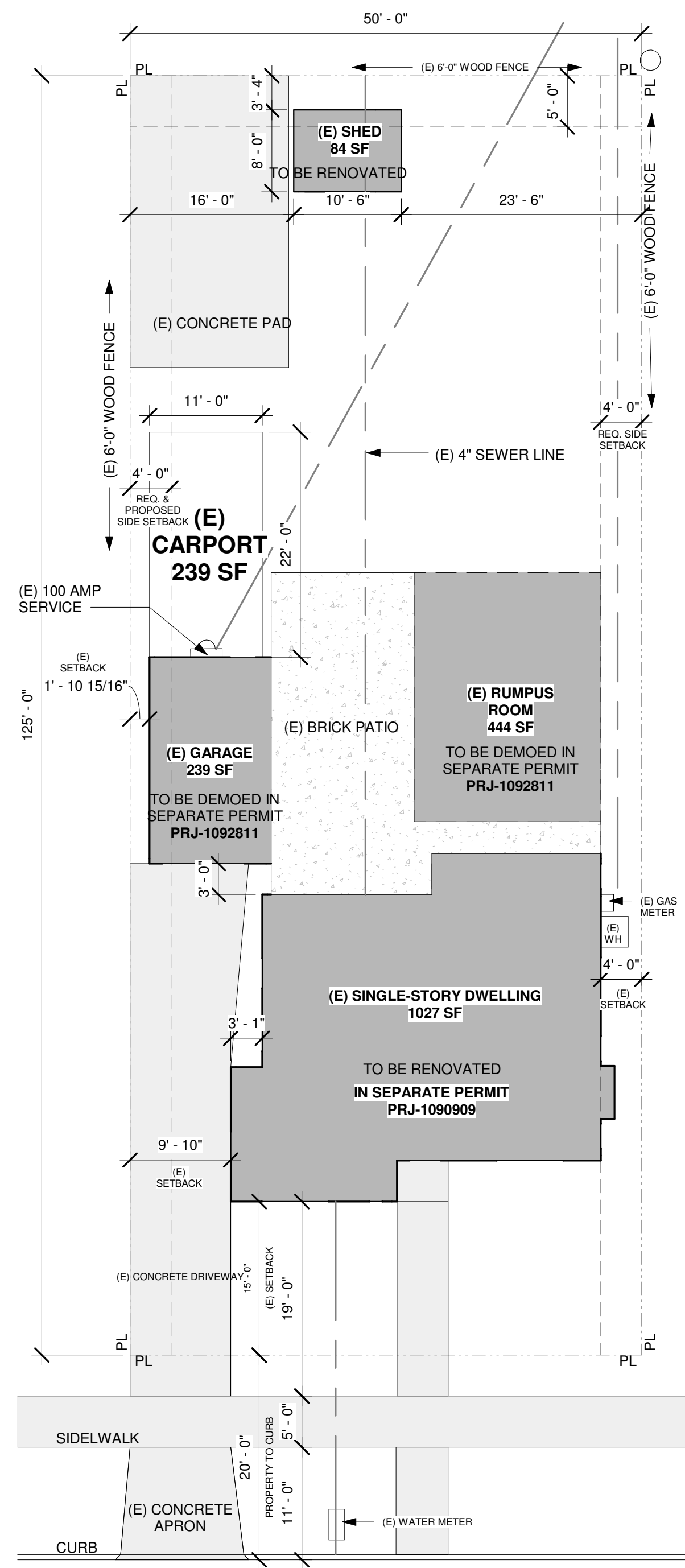
GARAGE: 548
G2: 84
G3: 429
G4: 35

PORCH: 28
P1: 28



⑤ FIRST FLOOR PLAN - SF PLAN NEW GARAGE PERMIT
3/32" = 1'-0"

EXISTING SITE PLAN



③ EXISTING - SITE PLAN GARAGE
3/32" = 1'-0"

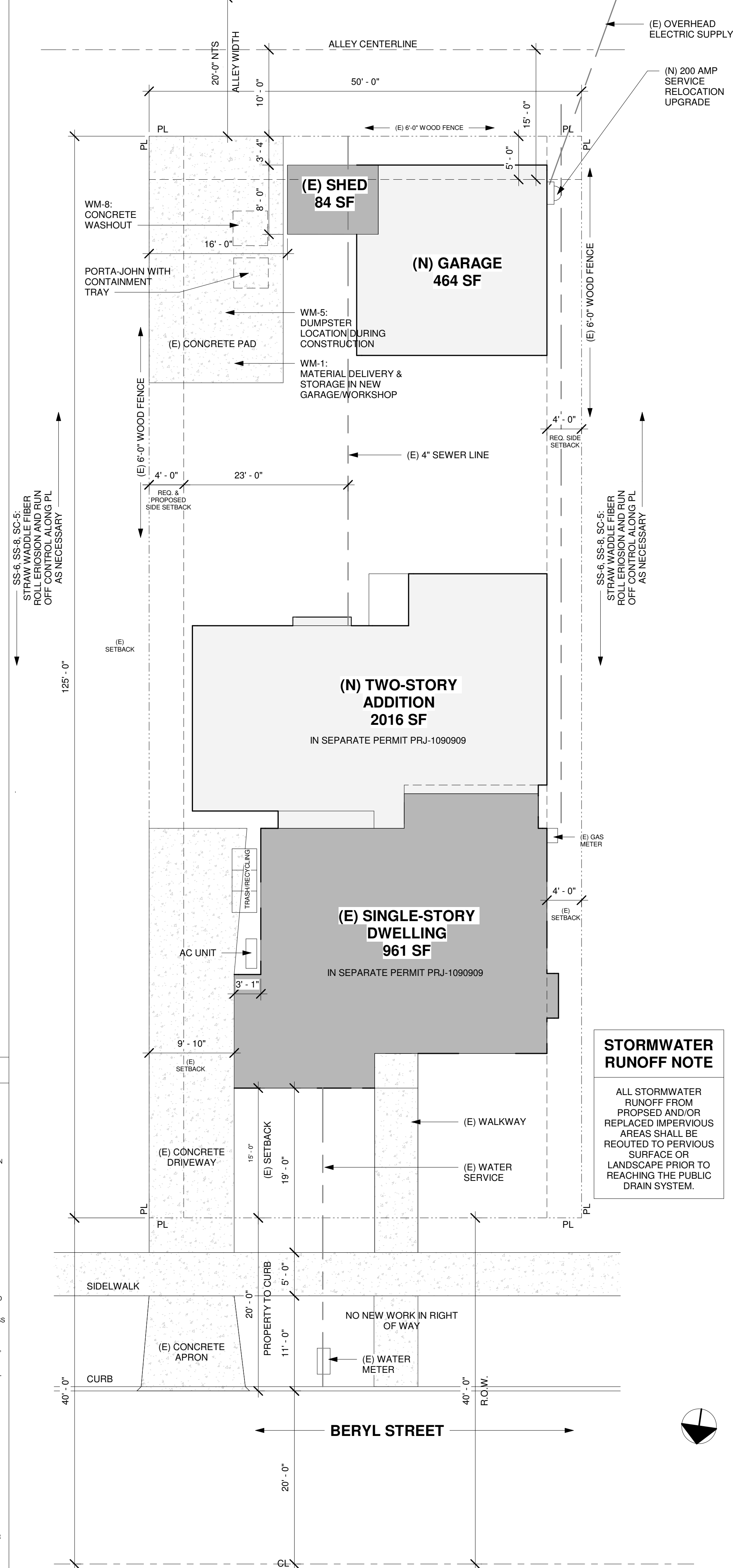
STORMWATER BEST MANAGEMENT PRACTICES

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND STORM WATER STANDARDS MANUAL.

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN OF THE PROPOSED GRADING IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPs AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPs.
2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN 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.
3. ALL CONSTRUCTION BMPs SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION.
4. THE CONSTRUCTION SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER MNPS AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP NOTICES.
6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD AFFECTED AND ADJACENT STREETS) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, 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/WPCP.
8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.
9. IN NON- STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ONSITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPs WHEN RAIN IS IMMINENT.
11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO WORKING ORDER YEAR-ROUND.
12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT LAKEN DISCHARGES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATE A HAZARDOUS CONDITION.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.
15. AS NECESSARY, THE RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR OR AN 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.
16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPs DAILY 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.
17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-1 OR CAL TRANS SHEET TC-10 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10 FT OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY PASSING THE ENTRANCE. (ii) NON-STORM WATER DISCHARGE SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

PROPOSED SITE PLAN



① NEW CONSTRUCTION - SITE PLAN GARAGE
1/8" = 1'-0"

PROJECT INFORMATION

APN: 416-301-22-00
LEGAL DESCRIPTION: TR 946 BLOCK 86 LOTS 5&6
ADDRESS: 1421 BERYL STREET
LOT SIZE: 6250 SF
YEAR BUILT: 1930
HOMEOWNER INFO: LIVWIRE VENTURES, LLC
1236 CHALCEDONY STREET
SAN DIEGO, CA 92109
OVERLAY DISTRICT: COASTAL
ALLOWABLE FLOOR AREA: 3,625 SF
PROPOSED FLOOR AREA: 3,525
PROPOSED GARAGE: 548 SF
PROPOSED LOT COVERAGE: 2568 SF
ALLOWABLE HEIGHT: 30'-0"
PROPOSED HEIGHT: 22'-3"
FIRE SPRINKLERS INSTALLED PER NFPA 13D: NO
OCCUPANCY: R-3
TYPE OF CONSTRUCTION: V-B
PROJECT VALUATION: \$25,000.00
ZONE: RS-1-7

PLANS FOR THE DEFERRED SUBMITTAL SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 DAYS PRIOR TO THE INSTALLATION FOR THE CITY REVIEW AND APPROVAL.
THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT TO THE BUILDING OFFICIAL WITH ANNOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN ON THE BUILDING. SDMC

SHEET INDEX

A-0	SITE PLAN & PROJECT INFORMATION
A-1	STORMWATER MANAGEMENT & CAL GREEN MEASURES
T1	TITLE 24
T2	TITLE 24
T3	TITLE 24
A-2	PLANS & ELEVATIONS
A-3	ELEVATIONS
S1	STRUCTURAL GENERAL NOTES
S2	STRUCTURAL FRAMING PLAN
S3	STRUCTURAL DETAILS
SS1	STANDARD STRUCTURAL DETAILS

SCOPE OF WORK

ADD ON TO (E) SHED TO CREATE (N) SINGLE STORY GARAGE

STORMWATER RUNOFF NOTE

ALL STORMWATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE REROUTED TO PERVIOUS SURFACE OR LANDSCAPE PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.

CODES

PROJECT TO MEET APPLICABLE BUILDING CODES:
2022 CA BUILDING CODE (CBC) VOL 1&2
2022 CA RESIDENTIAL CODE (CRR)
2022 CA MECHANICAL CODE (CMC)
2022 CA FIRE CODE
2022 CA PLUMBING CODE (CPC)
2022 CA ENERGY CODE
2022 CA ELECTRICAL CODE (CEC)
2022 CA GREEN BUILDING STANDARDS
2022 CA BUILDING ENERGY EFFICIENCY STANDARDS
SAN DIEGO MUNICIPAL CODE AND RESIDENTIAL INSPECTION GUIDELINES

VICINITY MAP



These plans are for design and layout purposes only. The general contractor is responsible for making the project meet local municipal and building codes. The dimensions shown are approximations. The general contractor is responsible for taking accurate measurements in the field.

REVISIONS

PROJECT NUMBER: PRJ-XXXXXXX

ARCHITECTURAL DESIGN: ClearStory Construction
Sara Potter
sara@clear-story.com
(605) 475-6969
STRUCTURAL DESIGN: SOLID FORUMS ENG.
888.378.1734
president & principal engineer
evan@solidforums.com
3474 Kearny Villa Rd., #215
San Diego, Ca 92126

RELATED PROJECT NUMBER: PRJ-1090909

BERYL SHED & GARAGE
1421 BERYL STREET
SAN DIEGO, CALIFORNIA, 92109

DATE

5/18/2023

SCALE:

AS SHOWN

DRAWN:

SBP

SHEET NAME
SITE PLAN SHED & GARAGE

SHEET NUMBER

G-0

FORM DS-560 September 2021 Stormwater Requirements Applicability Checklist

Project Address: 1421 Beryl Street Project Number: 1090909

SECTION 1: Construction Stormwater Best Management Practices (BMP) Requirements

All construction sites are required to implement construction BMPs per the performance standards in the Stormwater Standards Manual.

For all projects, complete Part A - If the project is required to submit a Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP), continue to Part B.

PART A - Determine Construction Phase Stormwater Requirements

- 1. Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities...
2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with stormwater?
3. Does the project propose routine maintenance to maintain the original line and grade, hydraulic capacity, or original purpose of the facility?
4. Does the project only include the following Permit types listed below?

1 More information on the City's construction BMP requirements as well as CGP requirements can be found at http://www.sandiego.gov/stormwater/regulations/index.shtml

CLEAR FORM

P1

PART D - PDP Exempt Requirements

PDP Exempt projects are required to implement site design and source control BMPs.

- 1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Stormwater Standards Manual?
3. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
4. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Stormwater Standards Manual?

PART E - Determine if Project is a Priority Development Project (PDP)

Projects that match one of the definitions below are subject to additional requirements, including preparation of a Stormwater Quality Management Plan (SQWMP).

- 1. New development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.
2. Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces.
3. New development or redevelopment of a restaurant.
4. New development or redevelopment on a hillside.
5. New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface collectively over the project site.
6. New development or redevelopment of streets, roads, highways, freeways, and driveways.

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P3

Sarah Potter Owner Title Date 5/2/2023

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P4

PART B - Determine Construction Site Priority

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction.

Complete Part B and continue to Section 2

- 1. ASBS
A. Projects located in the ASBS watershed.
2. High Priority
A. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and are not located in the ASBS watershed.
B. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and are not located in the ASBS watershed.
3. Medium Priority
A. Projects that are not located in an ASBS watershed or designated as a High priority site.
B. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and are not located in an ASBS watershed.
C. WPCP projects (>5,000 square feet of ground disturbance) located within the Los Peñasquitos watershed management area.
4. Low Priority
A. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

Section 2: Construction Stormwater BMP Requirements

Additional information for determining the requirements is found in the Stormwater Standards Manual.

PART C - Determine if Not Subject to Permanent Stormwater Requirements

Projects that are considered maintenance or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Stormwater Standards Manual are not subject to Permanent Stormwater BMPs.

- 1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact stormwater?
2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?
3. Does the project fall under routine maintenance? Examples include but are not limited to roof or exterior structure surface replacement, resurfacing or resurfacing surface parking lots or existing parking lots without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay and pothole repair).

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- 7. New development or redevelopment discharging directly to an environmentally sensitive area.
8. New development or redevelopment projects of retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.
9. New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces.
10. Other Pollutant Generating Project.

PART F - Select the appropriate category based on the outcomes of Part C through Part E

- 1. The project is NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS
2. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Stormwater Standards Manual for guidance.
3. The Project is PDP EXEMPT. Site design and source control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance.
4. The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control and structural pollutant control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance on determining if the project requires hydromodification plan management.

Sarah Potter Owner Title Date 5/2/2023

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P4

City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101 (619) 446-5000 "Minor" Water Pollution Control Plan (MWPCP) FORM DS-570 August 2018

MWPCP REQUIREMENTS

The City requires a Water Pollution Control Plan (WPCP), a Minor Water Pollution Control Plan (MWPCP) or a Storm Water Pollution Prevention Plan (SWPPP), for all construction projects that have potential for storm water pollution.

- 1. Any project subject to the Construction General Permit (CGP) (typically projects with 1 acre or more of ground disturbance) requires a SWPPP and may not utilize a WPCP or MWPCP.
2. The following approval types (see Form DS-3032) require a WPCP: Grading, Public Right-of-Way, and Demolition/Removal.
3. The following approval types (see Form DS-3032) require a WPCP whenever a submittal for Drainage and Grades review is required.
4. This MWPCP may be utilized for projects that create less than 5,000sf of ground disturbance and have less than a 5ft elevation differential over the entire project area.

NOTE: It is the responsibility of the project owner to ensure that all construction activities comply with local and state regulations, including San Diego Municipal Code Sect. 49.03. The guidance and template provided here is for the applicants' convenience and do not alleviate responsibility on part of the project owner to determine the appropriate level of BMP planning and implementation to prevent pollutant discharges.

STEP 1. IDENTIFY RELEVANT PROJECT INFORMATION

Form fields for project information including Applicant Name (Sarah Potter), Contact Name (Sarah Potter), Project Number, Mailing Address (1236 Chalcedony Street), Telephone No. (650-475-6868), E-mail Address (sarah@clear-story.com), Project Information (Address: 1421 Beryl Street, City: San Diego, State: CA, Zip Code: 92109), APN (416-301-22-00), Brief Project Description (ABATE LEAD PAINT & ASBESTOS PER PLAN), Improvements (1027 SF), Estimate Project Start Date (6/1/2023), Estimate Project Finish Date (10/1/2023), Total Lot Size in ft² (6250), Estimated Amount of Disturbed Differential Acreage, Estimated Elevation Differential over Project Area.

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services. Upon request, this information is available in alternative formats for persons with disabilities. DS-570 (08-18)

TABLE 1 MINIMUM REQUIRED STANDARD CONSTRUCTION STORMWATER BMPs (Source: CALTRANS Storm Water Quality Handbooks)

Table with 4 columns: Minimum Required Best Management Practices, CALTRANS Stormwater Handbook Detail, Check at least one BMP from each section below, and If your project requires no BMP from any of the sections below, please explain within space provided. Rows include A. Select Erosion Control Method, B. If Runoff or Dewatering Operation is concentrated, velocity must be controlled using an energy dissipater, C. Select Sediment Control method for all disturbed areas, D. Select method for preventing offsite tracking of sediment, E. Select the General Site Management BMPs for each waste that will be on site.

The applicant must print and sign the following certification before a permit will be issued. I have read and understand that the City of San Diego has adopted minimum requirements for managing urban runoff, including storm water, from construction and land development activities. I certify that the BMPs selected on this form will be implemented to minimize the potentially negative impacts of this project's construction and land development activities on water quality. I further agree to install, or have installed, the selected BMPs to ensure their effectiveness. I also understand that non-compliance with the City's requirements may result in enforcement by the City, including fines, cease and desist orders, and other actions. Signature: [Signature] Date: 4/7/2023

STEP 2: IDENTIFY CONSTRUCTION STORM WATER BMPs

Unprotected construction sites have the potential to discharge sediment and other pollutants into local waterways. All construction projects are required to reduce pollution to the maximum extent practicable by implementing best management practices (BMPs).

- 1. Erosion control practices
2. Velocity reduction
3. Sediment control practices
4. Offsite sediment tracking control
5. General site and materials management

BMPs from each of the five categories must be used together as a system in order to prevent potential discharges.

If you answer "Yes" to any of the questions below, your project is subject to Table 1 on the following page (Minimum Required Standard Construction Stormwater BMPs). As noted in the table, please select at least the minimum number of required BMPs, or as many as are feasible for your project.

- 1. Will there be soil disturbing activities that will result in exposed soil areas?
2. Will there be asphalt paving, including patching?
3. Will there be slurries from mortar mixing, coring, or concrete saw cutting?
4. Will there be solid wastes from concrete demolition and removal, wall construction, or form work?
5. Will there be stockpiling (soil, compost, asphalt, concrete, solid waste) for over 24 hours?
6. Will there be dewatering operations?
7. Will there be temporary on-site storage of construction materials, including mortar mix, raw landscaping and soil stabilization materials, treated lumber, rebar, and plated metal fencing materials?
8. Will trash or solid waste product be generated from this project?
9. Will construction equipment be stored on site (e.g.: fuels, oils, trucks, etc.)?
10. Will Portable Sanitary Services ("Porta-potty") be used on the site?

CALGREEN NOTES

- 1. ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUIT OR OTHER OPENINGS IN SOLE/BOTTOM PLATEA AT EXTERIOR WALLS SHALL BE RODENT PROOFED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY PER SECTION 4.406.1
2. BUILDING MATERIALS WITH VISABLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE CHECKED PRIOR TO FINISH MATERIAL BEING APPLIED PER SECTION 4.505.3
3. UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTATION, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING OFFICIAL WHICH SHOW SUBSTANTIAL CONFORMANCE.

CONSTRUCTION WASTE REDUCTION, DISPOSAL & RECYCLING

A MINIMUM OF 75% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE GENERATED AT THIS SITE SHALL BE DIVERTED TO AN OFFSITE RECYCLE, DIVERSION, OR SALVAGE FACILITY

BUILDING MAINTENANCE AND OPERATION

OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER SECTION 4.410.0

POLLUTANT CONTROL

- 1. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT, ALL DUCTS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS, WHICH MAY ENTER THE SYSTEM PER SECTION 4.504.1
2. PAINTS AND COATING SHALL COMPLY WITH VOC LIMITS PER SECTION 4.504.2.2
3. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER REQUIREMENTS PER SECTION 4.504.2.3
4. DOCUMENTATION WILL BE PROVIDED, AT THE REQUEST OF THE BUILDING DIVISION, TO VERIFY COMPLIANCE WITH VOC FINISH MATERIAL PER SECTION 4.504.2.4
5. CARPET SYSTEMS INSTALLED IN THE BUILDING INTERIOR SHALL MET THE TESTING AND PRODUCT REQUIREMENTS PER SECTION 4.504.3
6. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING WILL COMPLY WITH THE REQUIREMENTS PER SECTION 4.504.4
7. HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING SHALL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS OER SECTION 4.504.5

SITE DEVELOPMENT

A PLAN HAS BEEN DEVELOPED AND WILL BE IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION PER SECTION 4.106.2 & 4.106.3 SEE A-6 LANDSCAPE PLAN

WATER EFFICIENCY AND CONSERVATION

AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF THE FINAL INSPECTION SHALL COMPLY WITH SECTION 4.304

WATER MANAGEMENT AND USE REDUCTION

- 1. FINISHED GRADE SHOULD BE SLOPED AT LEAST 5% FOR THE FIRST 10' FROM THE BUILDING CBC 1804.3
2. 2% SLOPE AT ALL FLATWORK AND PAVING
3. ALL DOWNSPOUTS DIRECTED TO 24" SPLASHBLOCKS. SPLASHBLOCKS TO DIRECT WATER TO AWAY FROM STRUCTURE AND TOWARDS LANDSCAPED FOR WATER RETENTION.



These plans are for design and layout purposes only. The general contractor is responsible for making the project meet local municipal and building codes. The dimensions shown are approximations. The general contractor is responsible for taking accurate measurements in the field.

REVISIONS

PROJECT NUMBER: PRJ-XXXXXXX

ARCHITECTURAL DESIGN: ClearStory Construction Sarah Potter sarah@clear-story.com (650) 475-6868
STRUCTURAL DESIGN: SOLID FORUMS ENG. president & principal engineer 858.376.1734 evan@solidforums.com 9474 Kearny Villa Rd., #215 San Diego, Ca 92126

RELATED PROJECT NUMBER: PRJ-1090909

BERYL SHED & GARAGE 1421 BERYL STREET SAN DIEGO, CALIFORNIA, 92109

DATE

5/18/2023

SCALE:

AS SHOWN

DRAWN:

SBP

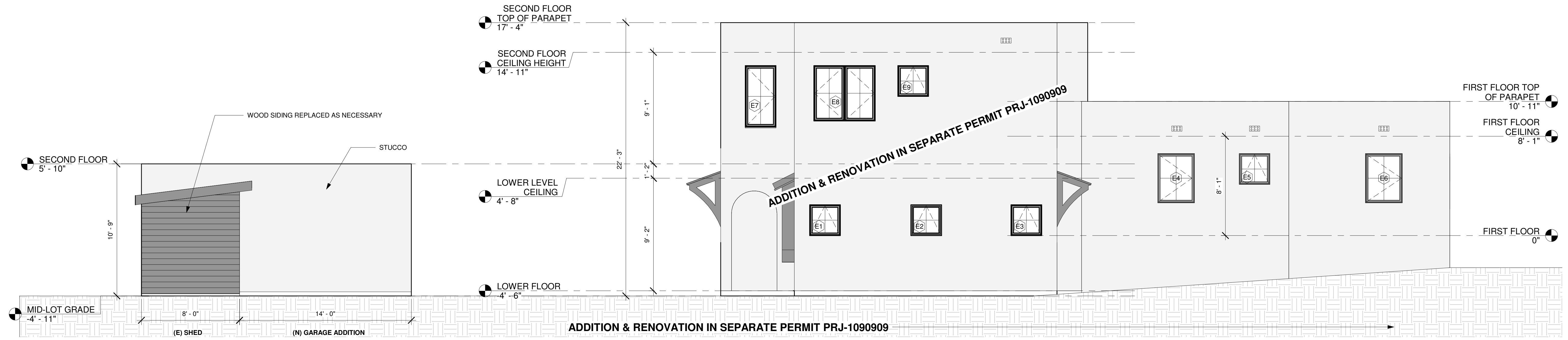
SHEET NAME

STORMWATER

SHEET NUMBER

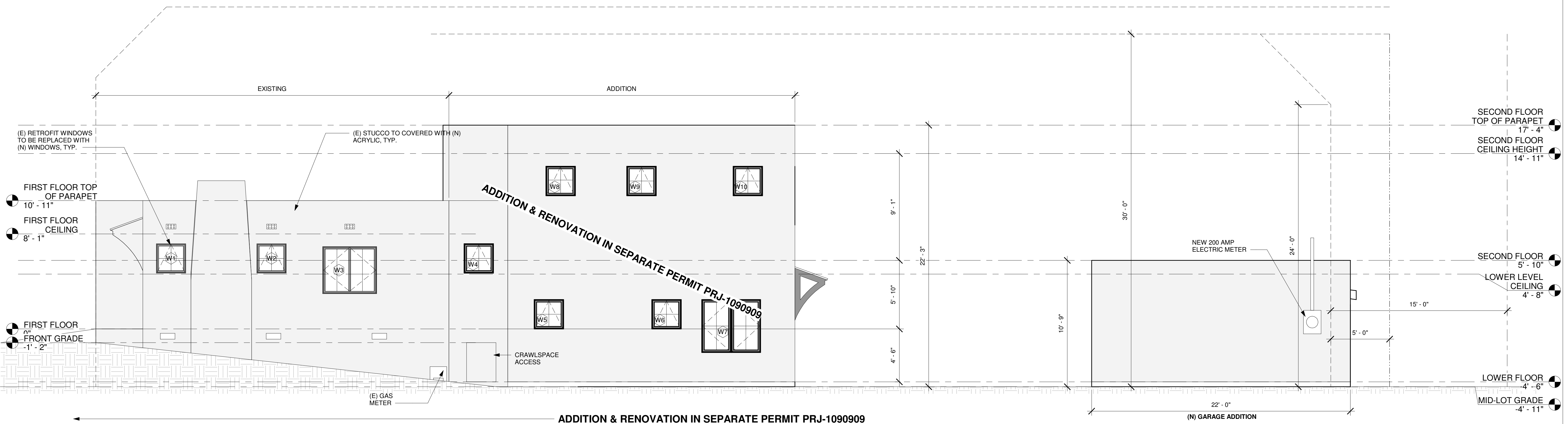
G-1

PROPOSED EAST SIDE GARAGE ELEVATION



PROPOSED EAST SIDE ELEVATION GARAGE
 1/4" = 1'-0"

PROPOSED WEST SIDE GARAGE ELEVATION



PROPOSED WEST SIDE ELEVATION GARAGE
 1/4" = 1'-0"

These plans are for design and layout purposes only. The general contractor is responsible for making the project meet local municipal and building codes. The dimensions shown are approximations. The general contractor is responsible for taking accurate measurements in the field.

REVISIONS

PROJECT NUMBER:
PRJ-XXXXXX

ARCHITECTURAL DESIGN:
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STRUCTURAL DESIGN:
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RELATED PROJECT NUMBER:
 PRJ-1090909

BERYL & GARAGE
 1421 BERYL STREET
 SAN DIEGO, CALIFORNIA, 92109

DATE	5/18/2023
SCALE:	AS SHOWN
DRAWN:	SBP
SHEET NAME	ELEVATIONS
SHEET NUMBER	G-3

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REBAR NOTES

- REBAR SHALL CONFORM TO THE ASTM A615 AND SHALL BE THE FOLLOWING: GRADE 40 FOR #3 & #4 REBAR, AND GRADE 60 FOR #5 REBAR AND LARGER. USE ASTM A706 GRADE 60 WHERE REBAR IS TO BE WELDED.
- DETAILS OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH CBC 2022, ACI 318-19 CHAPTER 7. IN ADDITION, REINFORCING STEEL DETAILING, BENDING AND PLACING SHALL BE IN ACCORDANCE THE LATEST EDITION OF THE MANUAL OF STANDARD PRACTICE' BY THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI).
- WELDING OF REINFORCING STEEL BE IN ACCORDANCE WITH ASTM A706 WITH LOW HYDROGEN ELECTRODES AND SHALL CONFORM TO 'STRUCTURAL WELDING CODE, REINFORCING STEEL BY ANSIAWS D1.4 OF THE AMERICAN WELDING SOCIETY. THE MINIMUM TENSILE STRENGTH OF THE WELD METAL SHALL BE 70KSI. WELDING OF CROSSING BARS AND TACK WELDING OF REINFORCEMENT IS NOT PERMITTED.
- REBAR SUPPORTS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF "BAR SUPPORT SPECIFICATIONS" AS CONTAINED IN THE LATEST EDITION OF THE MANUAL OF STANDARD PRACTICE" BY THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI).
- WALLS, PILASTERS, AND COLUMNS SHALL BE DOWELED TO THE SUPPORTING FOOTINGS WITH REINFORCEMENT OF THE SAME SIZE, GRADE, AND AT THE SAME SPACING AS THE VERTICAL REINFORCEMENT IN THE WALLS, PILASTERS, OR COLUMNS. (U.N.O.)
- VERTICAL REINFORCEMENT SHALL BE TIED OR OTHERWISE FIXED IN POSITION AT THE TOP AND BOTTOM AND AT INTERMEDIATE LOCATIONS, SPACED NOT GREATER THAN 192 BAR DIAMETERS.
- ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE BEFORE PLACING CONCRETE OR GROUT.
- LAP SPLICES TO BE CONTACT SPLICES WITH NOT MORE THAN 2" BETWEEN REBAR.
- LAPS AT REBAR SPLICES IN MASONRY CONSTRUCTION SHALL BE 4# REBAR DIAMETERS BUT NOT LESS THAN 2'-0".
- LAPS AT BAR SPLICES IN CONCRETE CONSTRUCTION, CLASS B, SHALL BE AS FOLLOWS:

REBAR SIZE	TOP BARS		OTHER THAN TOP BARS	
	f _c = 2500 PSI	f _c = 3000 PSI	f _c = 2500 PSI	f _c = 3000 PSI
#4	24"	20"	20"	16"
#5	30"	27"	24"	21"
#6	35"	33"	28"	25"
#7	40"	38"	32"	29"
#8	45"	43"	36"	33"

FOUNDATION NOTES

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI (U.N.O.), MAX WATER-CEMENT RATIO OF 0.50, AND A MAX SHRINKAGE OF 0.05%.
- SLAB ON GRADE SHALL BE A MINIMUM OF 4" THICK WITH #3 REBAR @ 18" O.C. EACH WAY IN THE CENTER. UNDERLAY WITH 2" CLEAN SAND, OVERLYING 10 MIL. VISCQUEEN MOISTURE BARRIER, OVERLYING AN ADDITIONAL 2" OF CLEAN SAND. THE MOISTURE BARRIER SHOULD BE PROPERLY LAPPED AND SEALED AT JOINTS AND AROUND ANY BREAKS SUCH AS OPENINGS FOR UTILITY CONDUITS.
- ALL FLATWORK TO BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS OR THE APPROVED SOILS REPORT.
- BOTTOM OF ALL FOOTINGS SHALL MAINTAIN 7'-0" MIN. (OR PER APPROVED SOILS REPORT) DISTANCE TO DAYLIGHT WHERE SLOPES OCCUR. HORIZONTAL DISTANCE SHALL BE MEASURED FROM THE BOTTOM LEADING EDGE OF FOOTING TO DAYLIGHT.
- ALL ANCHOR BOLTS, HOLD-DOWN ANCHORS, & DOWELS MUST BE TIED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION.
- WOOD IN CONTACT WITH CONCRETE OR MASONRY, OR IF LESS THAN 8" FROM EXTERIOR GRADE, SHALL BE PRESERVATIVE TREATED.
- ALL FASTENERS AND CONNECTORS IN PRESERVATIVE TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL PER ASTM A 153. ANCHOR BOLTS MAY HAVE A MECHANICALLY DEPOSITED ZINC COATING WITH WEIGHTS PER ASTM B 695, CLASS 55. IT IS ACCEPTABLE TO USE UNPROTECTED CARBON STEEL FASTENERS AND CONNECTORS IN TREATED WOOD THAT IS PRESERVED WITH BORATE BASED PRESERVATIVE AND LOCATED IN A DRY AND ENCLOSED ENVIRONMENT SUCH AS IN A WALL CAVITY.
- SILL PLATES BEARING ON CONCRETE OR MASONRY SHALL HAVE MINIMUM OF ½" Ø ANCHOR BOLT WITH AT LEAST 7" CONCRETE/MASONRY EMBEDMENT, SPACED @ 72"O.C. MAX, PLACED 4" MIN. TO 12" MAX FROM EACH END OR FROM A NOTCH, AND A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE PIECE. (U.N.O.)
- ANCHOR BOLTS AND HEAVY HEX BOLTS INSTALLED INTO CONCRETE SHALL BE ASTM F1554, GRADE 36. (U.N.O.) THREADED RODS INSTALLED USING EPOXY ADHESIVE INTO EXISTING CONCRETE SHALL CONFORM TO ASTM A307, GRADE C. (U.N.O.)
- ANCHOR BOLTS SHALL INCLUDE STEEL PLATE WASHERS, A MIN. OF 3" x 3" x 0.229" (3ga) IN SIZE, BETWEEN THE SILL PLATE AND NUT. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO ½" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1X". PROVIDED A STANDARD CUT WASHER BETWEEN THE PLATE WASHER AND THE NUT. THE PLATE WASHER SHALL NOT EXTEND GREATER THAN ½" FROM THE EDGE OF THE BOTTOM PLATE TO THE SHEATHED SIDE, WHERE SHEAR PANELS OCCUR.
- ALL NON-BEARING WALLS SHALL USE 2x P.T. SILL W/ "HILT" SHOTPIN FASTENERS (ESR-1663) OR EQUIVALENT @ 32"o.c., 6" FROM ENDS.
- THE STRUCTURE SHALL EITHER BE LOCATED ON COMPETENT (NATIVE) SOIL OR THE SOIL SHALL BE COMPACTED TO 90% AND BE TESTED BY A LICENSED SOILS ENGINEER WITH A COMPACTION REPORT SUBMITTED TO THE BUILDING OFFICIAL. WHERE FILL IS REQUIRED, ALL FILL MATERIAL TO BE GRANULAR, NON COHESIVE SOIL. ALL FILL OVER 12" IN DEPTH SHALL BE COMPACTED TO 90% AND BE TESTED BY A LICENSED SOILS ENGINEER WITH A COMPACTION REPORT SUBMITTED TO THE BUILDING OFFICIAL.
- THE OWNER IS RECOMMENDED TO OBTAIN A SOILS REPORT PREPARED BY A LICENSED SOILS ENGINEER. SHOULD OWNER ELECT NOT TO OBTAIN A SOILS REPORT, EITHER ACTUAL OR IMPLIED, THE BUILDING OFFICIAL RETAINS THE RIGHT TO REQUIRE A SOILS REPORT.
- IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS, OR ANY GEOLOGICAL INSTABILITY BASED ON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMIT OF PLANS TO PLAN CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.
- PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE CONTRACTOR OR SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT: THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE CITY STANDARDS OR THE APPROVED SOILS REPORT; THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED, AND THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE CITY STANDARDS OR THE APPROVED SOILS REPORT.
- WHERE OCCURS, EPOXY ANCHORS IN CONCRETE OR MASONRY SHALL USE 'SIMPSON STRONG-TIE SET-XP' EPOXY (ESR #2509). ALL EPOXY ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE ESR REPORT & WITH SPECIAL INSPECTION. HOLES SHALL BE CLEAN AND FREE FROM DUST PRIOR TO INSTALLATION. HOLES SHALL BE A MAXIMUM OF ½" LARGER THAN THE BOLT DIAMETER. SPECIAL INSPECTION IS REQUIRED. THREADED RODS INSTALLED USING EPOXY ADHESIVE SHALL CONFORM TO ASTM A307, GRADE C (U.N.O.). WHEN INSTALLING ANCHORS IN EXISTING CONCRETE OR MASONRY, DO NOT CUT OR DAMAGE EXISTING REINFORCING.
- THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR THE EXISTING CONDITIONS OR INTEGRITY OF THE EXISTING FOUNDATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SIZE OF THE EXISTING FOOTINGS AND TO NOTIFY THE EOR OF ANY DISCREPANCIES OR PROBLEM AREAS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR DESIGN AND CONSTRUCTION OF ALL UNDERPINNING, CRIBBING, BRACING, AND SHORING REQUIRED.
- ALL DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE RESOLVED WITH THE ARCHITECT / DESIGNER.

CONCRETE NOTES

- CONCRETE SHALL CONFORM TO ACI 318-19, CHAPTER 5, AND THE MINIMUM 28-DAY CYLINDER STRENGTH SHALL BE 2500 PSI (U.N.O.).
- WHERE CONCRETE STRENGTH IS 3000 PSI OR GREATER, CYLINDER TESTS ARE REQUIRED PER ACI 318-19 5.6.3.3. CYLINDER TESTS ARE NOT REQUIRED FOR CONCRETE DESIGNED FOR LESS THAN 3000 PSI.
- ALL CONCRETE TO HAVE MAX WATER-CEMENT RATIO OF 0.50, AND A MAX SHRINKAGE OF 0.05%.
- PORTLAND CEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C150, TYPE II, WHERE SULFATES ARE PRESENT USE TYPE V CEMENT.
- AGGREGATES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C33 FOR NORMAL WEIGHT CONCRETE AND ASTM C330 FOR LIGHTWEIGHT CONCRETE. THE MINIMUM COARSE AGGREGATE SIZE IS 3/8".
- ADMIXTURES SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND APPROVED BY THE ENGINEER OF RECORD.
- READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS OF "STANDARD SPECIFICATION FOR READY MIXED CONCRETE" ASTM C94.
- MINIMUM CONCRETE COVER FOR REINFORCING STEEL IN NON-PRESTRESSED CAST-IN-PLACE CONCRETE SHALL BE AS FOLLOWS (U.N.O.):-CAST AGAINST EARTH: 3" FORMED SURFACES EXPOSED TO EARTH OR WEATHER: 2" FOR #6 REBAR AND LARGER, 1½" FOR #5 REBAR AND SMALLER NOT EXPOSED TO EARTH OR WEATHER
SLABS & WALLS (#1 REBAR & SMALLER) ½"
BEAMS & COLUMNS (TIES, STIRRUPS, SPIRALS) 1½"
UNPROTECTED COLUMNS 2½"
- ALL REINFORCING BARS, ANCHOR BOLTS, SLEEVES, AND OTHER CONCRETE INSERTS ARE TO BE INSTALLED AND SECURED IN POSITION PRIOR TO PLACING CONCRETE.
- ALL CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS.
- SLEEVES, PIPES, OR CONDUITS SHALL NOT BE PLACED THROUGH CONCRETE, EXCEPT AS SHOWN ON STRUCTURAL DRAWINGS, OR APPROVED BY THE DESIGNER AND ENGINEER OF RECORD.
- CONDUIT SHALL NOT BE PLACED IN ANY CONCRETE SLAB LESS THAN 3 ½" INCHES THICK. IF CONDUIT IS PLACED IN CONCRETE SLAB, ITS OUTSIDE DIAMETER SHALL NOT BE GREATER THAN 1/3 OF THE SLAB THICKNESS. THE MINIMUM CLEAR DISTANCE BETWEEN CONDUITS SHALL BE 3 INCHES.
- ALL VERTICAL SURFACES OF CONCRETE ABOVE FINISHED GRADE SHALL BE FORMED.
- REFERENCE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR CAST-IN-PLACE CONCRETE.

FRAMING NOTES

- ROOF SHEATHING SHALL BE: 15/32" PLYWOOD, EXPOSURE 1, 32/16 SPAN RATING, USE 8d COMMON NAILS @ 6" O.C. B.N. & E.N. & @ 12" O.C. F.N. BOUNDARY NAILING (B.N.) APPLIES TO SUPPORTED PLYWOOD EDGES LOCATED AT BEARING WALLS, BEAMS, AND DRAG MEMBERS AS SHOWN PER PLAN. EDGE NAILING (E.N.) APPLIES TO ALL OTHER SUPPORTED EDGES. UNSUPPORTED PLYWOOD EDGES DO NOT REQUIRE BLOCKING UNLESS SPECIFIED PER PLAN. ALL ROOF SHEATHING SHALL EXTEND UNDER CA-FILL AREAS.
- FLOOR SHEATHING SHALL BE: 23/32" PLYWOOD, TONGUE & GROOVE, STURDI-1-FLOOR, EXPOSURE 1, 48/24 SPAN RATING, USE 10d COMMON NAILS @ 6" O.C. B.N. & E.N. & @ 12" O.C. F.N., BOUNDARY NAILING (B.N.) APPLIES TO SUPPORTED PLYWOOD EDGES LOCATED AT BEARING WALLS, BEAMS, AND DRAG MEMBERS AS SHOWN PER PLAN. EDGE NAILING (E.N.) APPLIES TO ALL OTHER SUPPORTED EDGES. UNSUPPORTED PLYWOOD EDGES DO NOT REQUIRE BLOCKING UNLESS SPECIFIED PER PLAN.
- DIAPHRAGM SHEATHING NAILING OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.
- ALL BEARING WALL STUDS SHALL BE THE FOLLOWING (U.N.O.): 9'-0" OR LESS USE 2x4 STUDS @ 16" O.C.; 10'-0" OR LESS USE 2x4 #2 @ 16" O.C.; 12'-0" OR LESS USE 2x4 #2 @ 12" O.C.; 18'-0" OR LESS USE 2x6 #2 @ 16" O.C.; 22'-0" OR LESS USE 2x6 #2 @ 12" O.C.. ALL BEARING WALL STUDS SHALL BE CONTINUOUS BETWEEN BOTTOM / SILL PLATE TO DOUBLE TOP PLATE THAT IS BRACED BY FRAMING PER PLAN. U.N.O.
- ALL NON-BEARING WALL STUDS SHALL BE THE FOLLOWING (U.N.O.): 12'-0" OR LESS USE 2x4 STUDS @ 16" O.C.; 22'-0" OR LESS USE 2x6 #2 @ 16" O.C.
- EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THERETO THE FOLLOWING INFORMATION LOCATED WITHIN 2 FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD; IDENTITY OF THE COMPANY MANUFACTURING THE TRUSSES, THE DESIGN LOADS, AND THE SPACING OF THE TRUSSES (WHERE OCCURS)
- DO NOT CUT, NOTCH, DRILL, BORE, SHAVE, TAPER, OR MODIFY ANY WOOD OR MANUFACTURED LUMBER UNLESS SPECIFIED PER PLAN OR WITHIN THE PARAMETERS SET FORTH BY THE MANUFACTURER OF THAT PRODUCT.
- FRAMING CONNECTORS SPECIFIED ON DRAWINGS SHALL BE AS MANUFACTURED BY 'SIMPSON STRONG-TIE' OR AN ENGINEER APPROVED EQUAL.
- ALL POSTS SHALL HAVE AN 'A34' TO DOUBLE TOP PLATES & TO BTM / SILL PLATE (U.N.O.). WHERE DOUBLE TOP PLATE DOES NOT OCCUR, USE A 'BC' CONNECTION (U.N.O.). WHERE SILL PLATE DOES NOT OCCUR, USE A 'PB' CONNECTION (U.N.O.).
- ALL BEAM TO DOUBLE TOP PLATE CONNECTIONS SHALL BE 'A34' (U.N.O.).
- PROVIDE BUILT-UP STUDS TO SUPPORT ALL BEAMS UNLESS POSTS ARE SPECIFIED. BUILT-UP POST TO MATCH BEAM WIDTH. SISTER TOGETHER WITH 16d @ 16" O.C.
- PROVIDE DOUBLE JOISTS @ SIDES & ENDS OF ALL OPENINGS (U.N.O.).
- PROVIDE DOUBLE JOISTS BELOW ALL INTERIOR WALLS 8'-0" OR GREATER IN LENGTH. PROVIDE BLOCKING @ ONE-THIRD OF THE SPAN.
- ALL DOUBLE JOISTS SHALL SISTER TOGETHER W/ 16d @ 12" O.C. STAGGERED.
- PROVIDE DOUBLE TRIMMER STUDS UNDER ALL HEADERS THAT ARE 4x12 OR LARGER. SISTER TOGETHER WITH 10d @ 8" O.C. (U.N.O.).
- DISCONTINUOUS DOUBLE TOP PLATES SHALL BE STRAPPED WITH SIMPSON ST6236 or 2-CS16x32" (U.N.O.).
- PROVIDE 'LUS' HANGERS FOR SAWN LUMBER (U.N.O.). PROVIDE 'IUS' HANGERS FOR MANUFACTURED JOISTS (U.N.O.) ALL HANGERS SHALL MATCH WIDTH & DEPTH OF MEMBER PER PLAN (U.N.O.).
- ALL FASTENERS AND CONNECTORS IN PRESERVATIVE TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL PER ASTM A 153. IT IS ACCEPTABLE TO USE UNPROTECTED CARBON STEEL FASTENERS AND CONNECTORS IN TREATED WOOD THAT IS PRESERVED WITH BORATE BASED PRESERVATIVE AND LOCATED IN A DRY AND ENCLOSED ENVIRONMENT SUCH AS IN A WALL CAVITY.
- ALL BOLT HEADS, NUTS, AND LAG SCREWS SHALL HAVE CUT WASHERS (U.N.O.). WOOD BOLT HOLES SHALL BE DRILLED ½" TO ¾" LARGER THAN THE BOLT DIAMETER. BOLT HOLES SHALL BE ACCURATELY ALIGNED AND NOT FORCIBLY DRIVEN.
- LEAD HOLES FOR LAG SCREWS SHALL BE BORED AS FOLLOWS: FOR SHANK: SAME DIAMETER AND LENGTH AS UNTHREADED SHANK, FOR THREADED PORTION: 40% TO 70% OF SHANK DIAMETER & LENGTH EQUAL TO THE THREADED PORTION.
- THE CONTRACTOR SHALL VERIFY THE EXISTING FRAMING MEMBERS MARKED WITH VERIFY IN FIELD (V.I.F.) AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES. IF ANY EXISTING SHEARWALLS OR LET-IN BRACES ARE TO BE REMOVED, THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD PRIOR TO REMOVAL.
- ALL DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE RESOLVED WITH THE ARCHITECT/DESIGNER.

NAILING SCHEDULE

CBC 2022 TABLE 2304.10.1

1. JOIST TO SILL OR GIRDER, TOENAIL	(3) 8d
2. BLK'G. TO JOIST, TOENAIL EACH END	(2) 8d
3. 1"x6" SUBFLOOR (OR SMALLER) TO EACH JOIST, FACE NAIL	(2) 8d
4. WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST, FACE NAIL	(3) 8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL	(2) 16d
6. SOLE PLATE TO JOIST OR BLK'G., TYPICAL FACE NAIL	16d@16"O.C.
7. TOP PLATE TO STUD, END NAIL	(3) 16d@16"O.C.
8. STUD TO SOLE PLATE, TOENAIL	(4) 8d, OR END NAIL (2) 16d
9. DOUBLE STUDS, FACE NAIL	16d@24"O.C.
10. DOUBLE TOP PLATES, TYP. FACE NAIL	16d@16"O.C.
DOUBLE TOP PLATES, LAP SPLICE	(16) 16d
11. BLK'G. BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	(3) 8d
12. RIM JOIST TO TOP PLATE, TOENAIL	8d@6"O.C.
13. TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL	(2) 16d
14. CONTINUOUS HEADER, TWO PIECES	16d@16"O.C. T&B
15. CEILING JOISTS TO PLATE, TOENAIL	(3) 8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	(4) 8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
19. RAFTER TO PLATE, TOENAIL	(3) 8d
20. 1" BRACE TO EACH STUD & PLATE, FACE NAIL	(2) 8d
21. 1"x8" SHEATHING (OR SMALLER) TO EACH BEARING, FACE NAIL	(3) 8d
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	(3) 8d
23. BUILT-UP CORNER STUDS	16d@24"O.C.
24. BUILT-UP GIRDER & BEAMS	20d @ 32"O.C. @ T&B STAGGERED
25. 2" PLANKS TO EACH BEARING	(2) 16d
26. COLLAR TIE TO RAFTER, FACENAIL	(3) 10d
27. JACK RAFTER TO HIP, TOENAIL	(3) 10d, OR FACENAIL (2) 16d
28. ROOF RAFTER TO 2-BY RIDGE BEAM, TOENAIL	(2) 16d, OR FACENAIL (2) 16d
29. JOIST TO BAND JOIST, FACENAIL	(3) 16d
30. LEDGER STRIP, FACENAIL	(3) 16d
31. WOOD STRUCTURAL PANELS (SEE FRAMING NOTES & SHEARWALL SCHEDULE)	
32. PANEL SIDING (TO FRAMING); 1/2" OR LESS USE 6d, 5/8" USE 8d	
33. FIBERBOARD SHEATHING: 1/2" USE 6d, 25/32" USE 8d	
34. INTERIOR PANELING, CASING: 1/4" USE 4d, 3/8" USE 6d	

NOTES:

- ALL NAILS LISTED ABOVE TO BE COMMONS.
- WHENEVER POSSIBLE FACE NAILS SHALL BE USED INSTEAD OF TOENAILS.
- 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.
- ALL CONNECTIONS LISTED ABOVE ARE MINIMUM REQUIREMENTS U.N.O.

DESIGN CRITERIA

WEIGHTS

ROOF (TYPICAL DOWN FLAT, 6psf MAX.)	16psf
DEAD LOAD:	20psf
LIVE LOAD:	36psf
TOTAL LOAD:	

EXTERIOR WALL	16psf
INTERIOR WALL	7psf

SEISMIC DESIGN

(ASCE 7-16 SEC. 12.8 & SUPPLEMENT 2)

RISK CATEGORY:	II
SEIS. DESIGN CATEGORY:	D
LATITUDE:	0
LONGITUDE:	0
SITE CLASS:	D
Ss =	1.348
S1 =	0.469
SDS =	1.078
SD1 =	0.57249267
R =	6.5

WIND DESIGN

(ASCE 7-16 - ENVELOPE PROCEDURE METHOD D2)

RISK CATEGORY:	II
BASIC WIND SPEED (MPH):	110
EXPOSURE CATEGORY:	B
TOPOGRAPHIC Kzt =	1
MEAN ROOF HT (ft.) =	10.83
Iwind =	1

SOIL DESIGN PROPERTIES

(EXISTING NATURAL SOIL - 2022 CBC TABLE 1806.2)

ALLOWABLE BEARING PRESSURE =	1500
LATERAL BEARING PRESSURE =	150
ACTIVE PRESSURE =	30
AT-REST PRESSURE =	60
COEFFICIENT OF FRICTION =	0.25

GENERAL NOTES

- ALL ENGINEERING, DRAWINGS, AND CONSTRUCTION OF THE PROJECT, INCLUDING MATERIAL AND WORKMANSHIP, SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE (2022 CBC) WITH THE GOVERNING JURISDICTIONS AMENDMENTS.
- ALL ASTM STANDARDS SHALL BE PER THE LATEST ISSUE OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS.
- THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE BUILDING CODES, GOVERNING JURISDICTIONS, AND COMPLY WITH ALL APPLICABLE FEDERAL AND LOCAL SAFETY REQUIREMENTS.
- THE CONTRACTOR 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 CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE ENGINEER OF RECORD FREE 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 ENGINEER OF RECORD (E.O.R.).
- THE CONTRACTOR SHALL REFER ONLY TO THE MOST CURRENT / PERMITTED SET OF DRAWINGS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES AND/OR CONDITIONS NEEDING CLARIFICATION, THE CONTRACTOR SHALL NOTIFY THE DESIGNER & E.O.R. PRIOR TO STARTING CONSTRUCTION.
- DO NOT SCALE OFF OF STRUCTURAL PLANS FOR WORKING DIMENSIONS. ALL DIMENSIONS SHALL BE COORDINATED WITH THE DESIGNERS DRAWINGS AND SPECIFICATIONS.
- IF DISCREPANCIES ARISE IN THE STRUCTURAL PLANS, SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS.
- IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK. IF CLARIFICATION IS NEEDED, CONTRACTOR SHALL NOTIFY E.O.R. PRIOR TO CONSTRUCTION.
- OPENINGS, POCKETS, PIPES, SLEEVES, CHASES, BLOCK-OUTS, ETC., SHALL NOT BE PLACED IN ANY STRUCTURAL ELEMENT, INCLUDING SLABS, BEAMS, WALLS, GIRDERS, COLUMNS, FOOTINGS, ETC., NOR SHALL ANY STRUCTURAL ELEMENTS BE CUT FOR SUCH ITEMS, UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGNER & E.O.R. PRIOR TO ANY SUBSTITUTIONS AND / OR REVISIONS TO THE PROJECT. ANY SUBSTITUTIONS AND / OR REVISIONS MAY REQUIRE ADDITIONAL FEES, REVISED STRUCTURAL CALCULATIONS & PLANS, AND RE-SUBMITTAL TO THE GOVERNING JURISDICTION.

WOOD NOTES

- ALL SAWN LUMBER SHALL BE DOUGLAS FIR-LARCH (U.N.O.) WITH A GRADE MARKED BY AN INSPECTION AGENCY THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20 OR EQUIVALENT.
- ALL SAWN LUMBER SHALL BE GRADE #2 (U.N.O.). POSTS/COLUMNS SHALL BE GRADE #1 (U.N.O.)
- MANUFACTURED LUMBER SPECIFIED PER PLAN SHALL BE MANUFACTURED BY WEYERHAEUSER OR AN ENGINEER APPROVED EQUIVALENT. THE MODULUS OF ELASTICITY FOR PARALLAM (PSL) ≈2.0E, MICROLLAM (LVL) = 2.0E, AND TIMBERSTRAND (LSL) = 1.55E. THE CONTRACTOR MAY SUBSTITUTE MANUFACTURED LUMBER SPECIFIED PER PLAN AS SHOWN BELOW:

WEYERHAEUSER	BOISE CASCADE	ROSEBERG	LP CORP.
(ESR 1153, 1387)	(ESR 1336, 1040)	(ESR 1251, 1210)	(ESR 1305, 2403)
TJI 230	= BCI 6500 1.8	= RFPI 40	= LPI 530
TJI 360	= BCI 60 2.0	= RFPI 70	= LPI 36
TJI 560	= BCI 90 2.0	= RFPI 90	= LPI 56
PSL, PARALLAM 2.0E	= VERSA-LAM 2.0 3100	= RIGIDLAM 2.0E LVL	= 2.0E LP LVL
LVL, MICROLLAM 2.0E	= VERSA-LAM 2.0 2800	= RIGIDLAM 2.0E LVL	= 2.0E LP LVL
LSL, TIMBERSTRAND1.55E	= VERSA-LAM 1.7 2400	= RIGIDLAM 1.8E LVL	= 1.55E LP LVL

- A CERTIFICATE OF CONFORMANCE IS REQUIRED PRIOR TO FRAMING INSPECTION FOR ALL PARALLEL STRANDED LUMBER.
- GLUE LAMINATED TIMBERS (GLU-LAM) SHALL BE FABRICATED IN ACCORDANCE WITH AITC A190.1, USING DOUGLAS FIR INDUSTRIAL GRADE WOOD AND EXTERIOR GLUE WITH INTENDED DRY USE CONDITION AND SHALL BE 24F-V4 (U.N.O.). EACH GLU-LAM SHALL BE GRADE MARKED AND A CERTIFICATE OF CONFORMANCE MUST BE PROVIDED THAT INDICATES CONFORMANCE WITH ANSII/AITC A190.1.
- WOOD AT TIME OF PLACEMENT & BEFORE IT IS ENCLOSED IN CONSTRUCTION SHALL NOT EXCEED 19% MOISTURE CONTENT.
- ALL WOOD SHALL CONFORM TO THE 2022 CBC, CHAPTER 23.
- PLYWOOD SHALL CONFORM TO THE 2022 CBC, SECTION 2306, AND SHALL BE APA RATED, EXPOSURE 1. EACH PANEL SHALL BE GRADE MARKED FOR SIZE, SPAN AND GLUE TYPE.
- SHEARWALL NAILING SHALL CONFORM TO ANSII/AF&PA SDPWS-2018 TABLE.3A. ROOF AND FLOOR SHEATHING NAILING SHALL CONFORM TO ANSII/AF&PA SDPWS-2018 TABLE 4.2C

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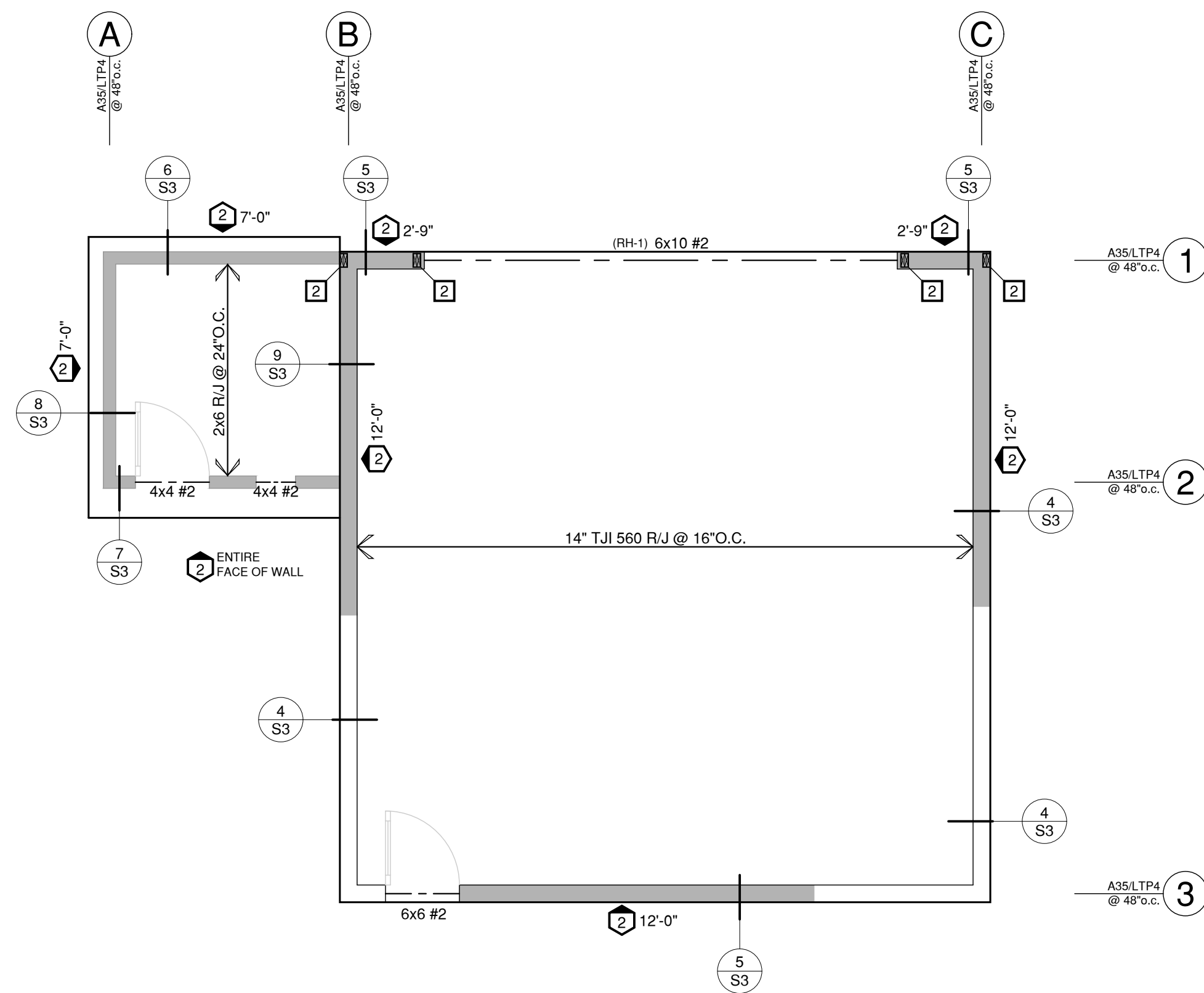
STRUCTURAL
GENERAL
NOTES

S1

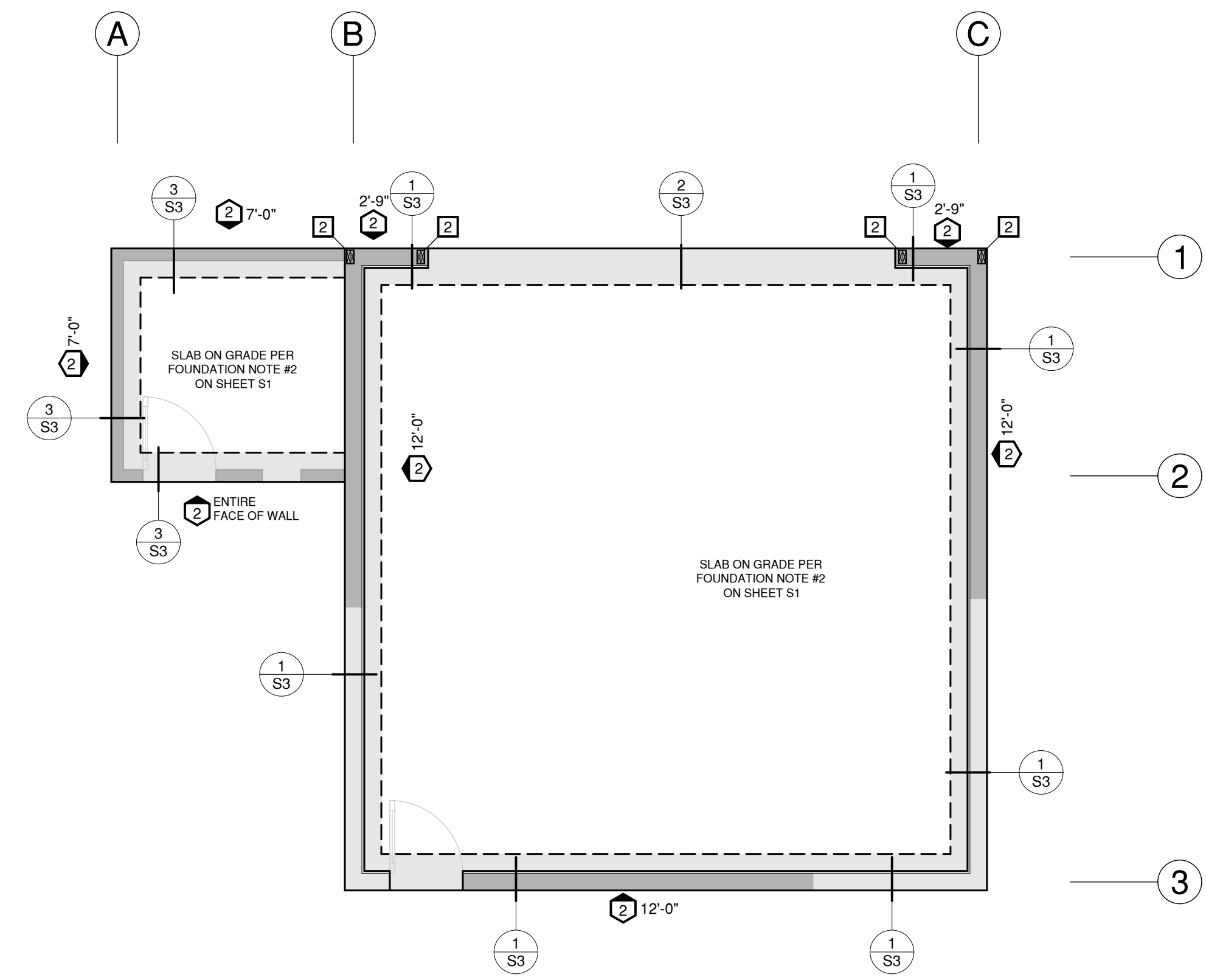
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ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



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

SHEARWALL SCHEDULE - SDPWS-2018 TABLE 4.3A

TYPE	MATERIAL & NAILING DESCRIPTION (SEE NOTES 1, 2)	SILL PLATE SIZE & ANCHOR BOLT SPACING (SEE NOTES 3, 4, 5)	BOTTOM PLATE & CONNECTION (SEE NOTE 7)	
			NAILING (SEE NOTE 6,7)	SCREWS/LAGS (SEE NOTE 7)
1	3/4" STRUCT I PLY. W/ 8d @ 6"o.c. E.N./12"o.c. F.N.	2x P.T. SILL W/ 1/2"Ø A.B. @ 36"o.c. or 3/8"Ø A.B. @ 48"o.c.	2x PLATE W/ 16d @ 6"o.c.	2x PLATE W/ 'SDS' 1/4"Ø x 4 1/2" @ 16"o.c.
2	3/4" STRUCT I PLY. W/ 8d @ 4"o.c. E.N./12"o.c. F.N.	2x P.T. SILL W/ 1/2"Ø A.B. @ 24"o.c. or 3/8"Ø A.B. @ 36"o.c.	2x PLATE W/ 16d @ 4"o.c.	2x PLATE W/ 'SDS' 1/4"Ø x 4 1/2" @ 12"o.c.
3	3/4" STRUCT I PLY. W/ 8d @ 3"o.c. E.N./12"o.c. F.N. (SEE NOTE 9)	2x P.T. SILL W/ 1/2"Ø A.B. @ 16"o.c. or 3/8"Ø A.B. @ 24"o.c.	2x PLATE W/ 16d @ 3"o.c.	2x PLATE W/ 'SDS' 1/4"Ø x 4 1/2" @ 8"o.c.
4	3/4" STRUCT I PLY. W/ 8d @ 2"o.c. E.N./12"o.c. F.N. (SEE NOTE 9)	2x P.T. SILL W/ 1/2"Ø A.B. @ 12"o.c. or 3/8"Ø A.B. @ 18"o.c.	N/A	2x PLATE W/ 'SDS' 1/4"Ø x 4 1/2" @ 6"o.c.
5	1/2" STRUCT I PLY. W/ 10d @ 2"o.c. E.N./12"o.c. F.N. (SEE NOTE 9)	3x P.T. SILL W/ 1/2"Ø A.B. @ 12"o.c. or 3/8"Ø A.B. @ 18"o.c.	N/A	3x PLATE W/ 'SDS' 1/4"Ø x 6" @ 4"o.c. INTO 4x BLKG / RIM

USE A35 or LTP4 PER PLAN FOR ALL SHEAR TRANSFER @ RIM JOIST/BLKG (SEE NOTE 6)
 * WHEN AN ASTERISK * ACCOMPANIES THE SHEARWALL SYMBOL, SHEATHING IS TO BE CONTINUOUS THROUGH ADJACENT WALL FRAMING.

SHEARWALL SCHEDULE NOTES:

- SHEAR PANELS SHALL BE APPLIED DIRECTLY TO STUD FRAMING. PLYWOOD MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY. PLYWOOD PANEL EDGES SHALL BE BLOCKED W/ 2x BLOCKING MIN. SHEARWALLS MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE EITHER VERTICAL OR HORIZONTAL STAGGERED SPLICED JOINTS. STUCCO AND/OR EXTERIOR VENEER OVER A PLYWOOD SHEARWALL SHALL BE WATERPROOFED W/ A MIN. OF (2) LAYERS OF #15L.B. FELT PAPER.
- PROVIDE 1/4" MIN. EDGE DISTANCE FOR ALL PLYWOOD EDGE NAILING. ONLY COMMON OR GALVANIZED (HOT DIPPED OR TUMBLED) BOX NAILS ARE TO BE USED FOR ALL PLYWOOD SHEATHING ATTACHMENT. NAIL GUNS USING "CLIPPED HEAD" OR "SINKER" NAILS ARE NOT ACCEPTABLE.
- USE DOUG. FIR #2 PRESSURE TREATED SILL PLATES. ALL FASTENERS & CONNECTORS IN PRESSURE TREATED SILL PLATES SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL PER ASTM A 153. ANCHOR BOLTS MAY HAVE A MECHANICALLY DEPOSITED ZINC COATING W/ WEIGHTS PER ASTM B 695, CLASS 55. NORMAL UNPROTECTED CARBON STEEL FASTENERS ARE ONLY ACCEPTABLE WHEN INSTALLED IN WOOD PRESERVED W/ BORATE BASED PRESERVATIVE & WHEN TREATED WOOD IS LOCATED IN A DRY & ENCLOSED ENVIRONMENT LIKE A WALL CAVITY.
- ANCHOR BOLTS MUST BE EMBEDDED 7" MIN. INTO NEW CONCRETE. WHERE SHEARWALLS ARE TO BE ATTACHED TO EXISTING FOOTINGS, EPOXY 1/2"Ø THREADED ROD ANCHORS WITH 5" MIN. EMBEDMENT USING SIMPSON "SET-XP" HIGH STRENGTH ADHESIVE (ESR-2508) or 1/2"Øx6" LONG SIMPSON "TITEN HD" ANCHORS (ESR-2713) AT THE SPACING INDICATED IN THE SHEARWALL SCHEDULE ABOVE. ALL RETROFIT ANCHOR BOLTS REQUIRE SPECIAL INSPECTION. ALL BOLT HOLES IN WOOD TO BE DRILLED 1/8" MIN. TO 1/4" MAX. OVERSIZED.
- ALL ANCHOR BOLTS FOR SHEARWALLS SHALL INCLUDE STEEL PLATE WASHERS, A MIN. OF 3" x 3" x 0.229" (3 GAGE or 1/4" THK.) IN SIZE. BETWEEN THE SILL PLATE & NUT. THE HOLE IN THE PL. WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED W/ A WIDTH OF UP TO 1/4" LARGER THAN THE BOLT DIAMETER & A SLOT LENGTH NOT TO EXCEED 1 1/2". PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PL. WASHER & THE NUT. THE PLATE WASHER SHALL NOT EXTEND GREATER THAN 1/2" FROM THE EDGE OF THE BOTTOM PL. ON THE SHEATHED SIDE.
- ONLY COMMON NAILS ARE TO BE USED FOR ALL BOTTOM PLATE ATTACHMENT. NAIL GUNS USING "CLIPPED HEAD" OR "SINKER" NAILS ARE NOT ACCEPTABLE.
- FOR BOT. PL. OR FLOOR PLY. THICKER THAN 1/2" OR 3/4" RESPECTIVELY; USE 6" LONG 'SDS' SCREWS (ESR-2236).
- CONNECTORS SPECIFIED PER PLAN APPLIES TO THE ENTIRE LENGTH OF GRID LINE / WALL AND / OR BEAM WHERE OCCURS. WHEN 'LTP4' IS INSTALLED OVER PLYWOOD, USE 8d COMMON NAILS.
- ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL BE 3-INCH NOMINAL OR THICKER. ALL EDGE NAILING SHALL BE STAGGERED.

HOLDOWN SCHEDULE

SYMBOL	POST (SEE NOTE 4.5)	HOLDOWN (SEE NOTE 1, 2,7)	ANCHOR BOLT (SEE NOTE 3,7)	RETROFIT ANCHOR BOLT (SEE NOTE 6)
1	DBL STUDS	HDU2	SB 3/8" or SSTB20	1/2"Ø ALL THREAD (12 1/2" EMB)
2	DBL STUDS	HDU4	SB 3/8"	1/2"Ø ALL THREAD (12 1/2" EMB)
3	4x4 #1	HDU5	SB 3/8"	N/A
4	4x6 #1	HDQ8	SB 3/8"	N/A

NOTES:

- REFER TO SIMPSON CATALOG FOR PROPER INSTALLATION PROCEDURES. HOLDOWN CONNECTORS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHER, AND HOLDOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING. HOLDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- USE APPROPRIATE SIMPSON "CNW" COUPLER & ASTM F1554, GRADE 36 THREADED ROD AS REQUIRED FOR RAISED WOOD FLOOR HOLDOWN APPLICATION. PROVIDE 4x BLKG or MATCH POST SIZE UNDER HOLDOWN POST.
- INCREASE FOUNDATION DEPTH FOR ENTIRE SHEARWALL LENGTH & EXTEND 12" BEYOND HOLDOWN ANCHOR BOLT AS NECESSARY TO ACCOMMODATE THE REQUIRED CONCRETE EMBEDMENT PLUS 3" (MIN.) COVER PER TYP. HD. PLACEMENT DETAIL.
- USE 10d NAILS @ 6" O.C. STAGGERED ALONG ENTIRE LENGTH OF DBL STUDS (U.N.O.)
- WHERE SPECIFIED, USE POST SIZE CALLED OUT ON PLANS.
- RETROFIT ANCHOR BOLTS SHALL USE SIMPSON "SET-XP" HIGH STRENGTH ADHESIVE (ESR-2508) INSTALLED WITH SPECIAL INSPECTION.
- 'HDU' & 'HDQ' HOLDOWNS PER ESR-2330. 'SB' ANCHOR BOLT PER ESR-2611.

NOTES:

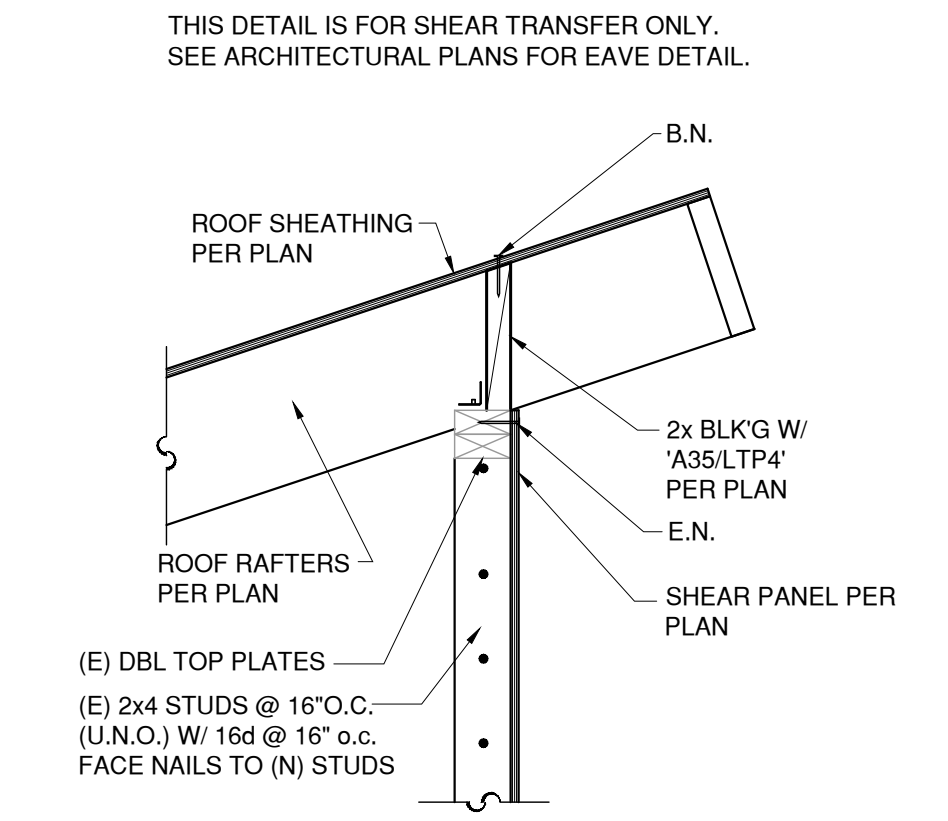
- SEE DETAIL FOR TYPICAL TOP PLATE SPLICE
- SEE DETAIL FOR TYPICAL NON-BEARING WALL CONN.
- A35 or LTP4 CONNECTORS APPLIES TO THE ENTIRE LENGTH OF GRID LINE / WALL AND / OR BEAM WHERE OCCURS. REFER TO GRID LINE CALL-OUT FOR REQUIRED SPACINGS. WHEN 'LTP4' IS INSTALLED OVER PLYWOOD, USE 8d COMMON NAILS
- SEE SHEET S1 FOR STRUCTURAL GENERAL NOTES. SEE SHEET S2 FOR SHEARWALL & HOLDOWN SCHEDULES. SEE SHEET S51 FOR STANDARD STRUCTURAL DETAILS.

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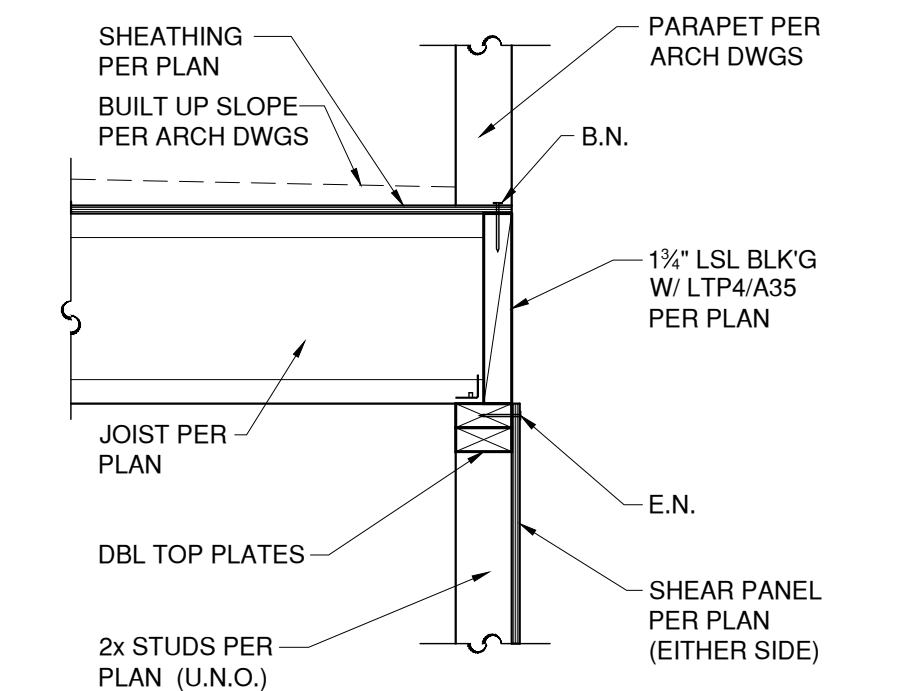
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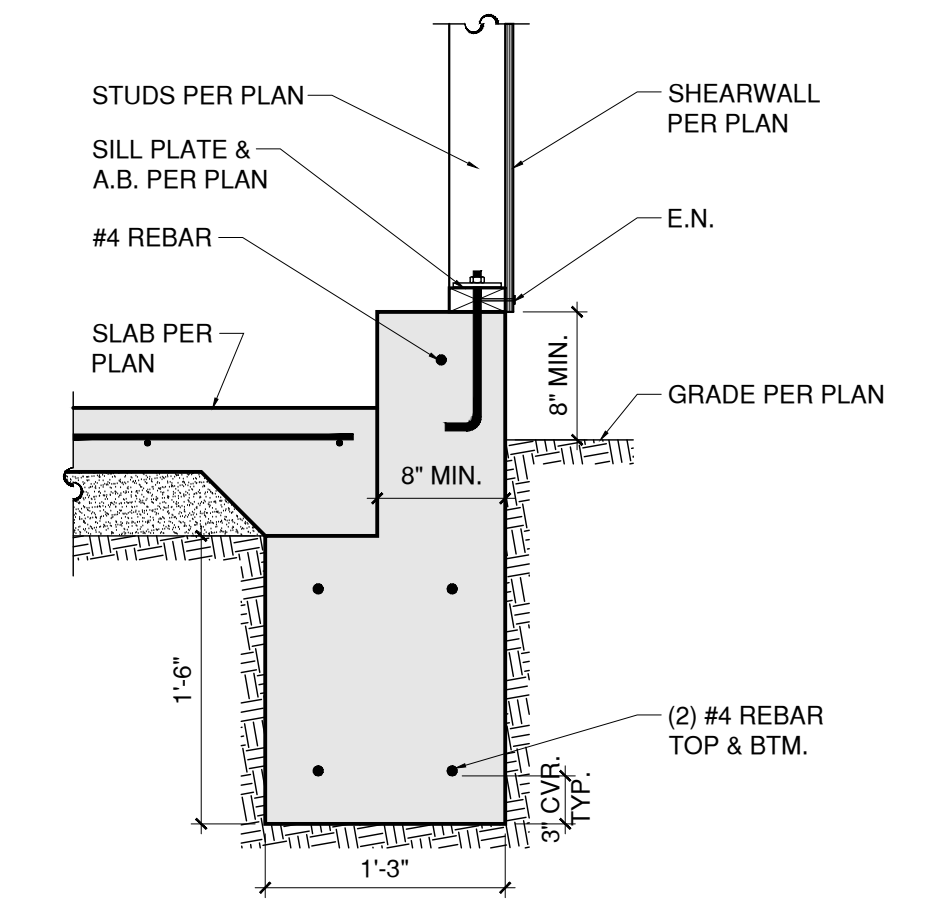
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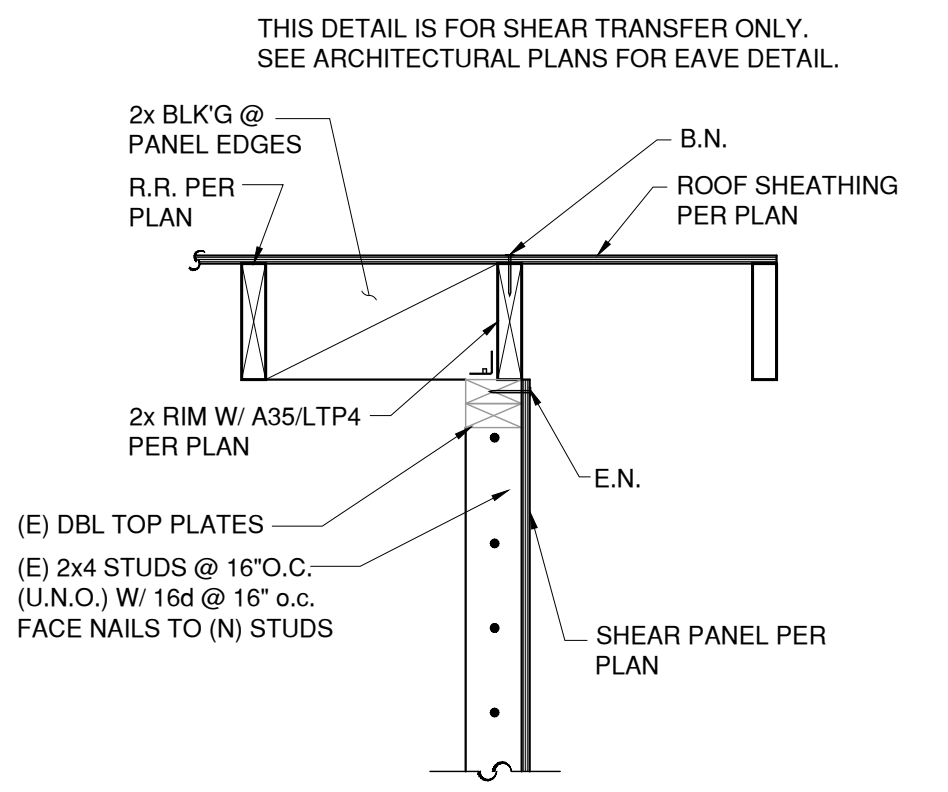
SHEAR TRANSFER DETAIL ⑦



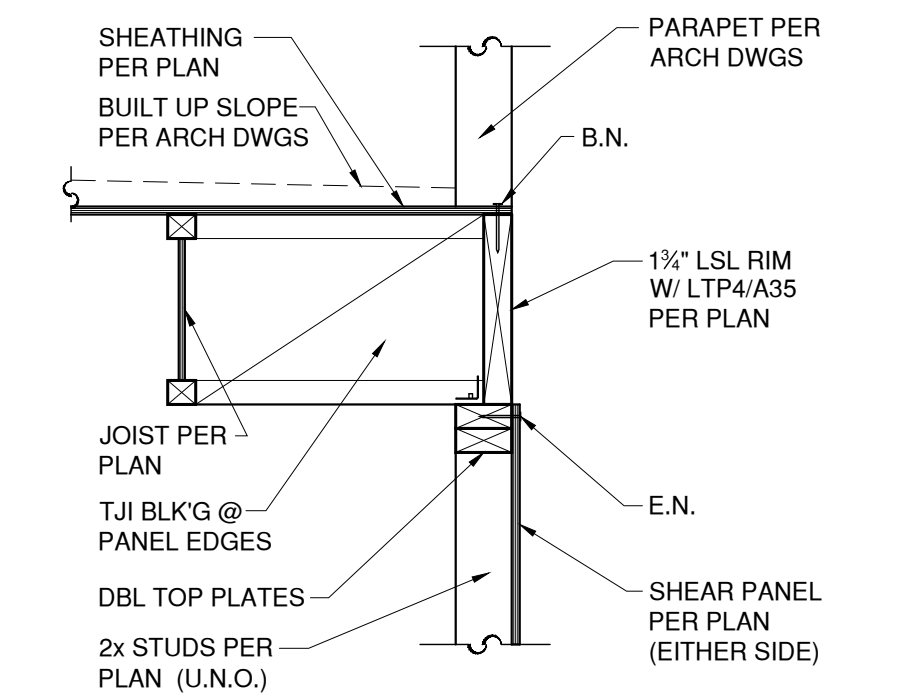
SHEAR TRANSFER ④



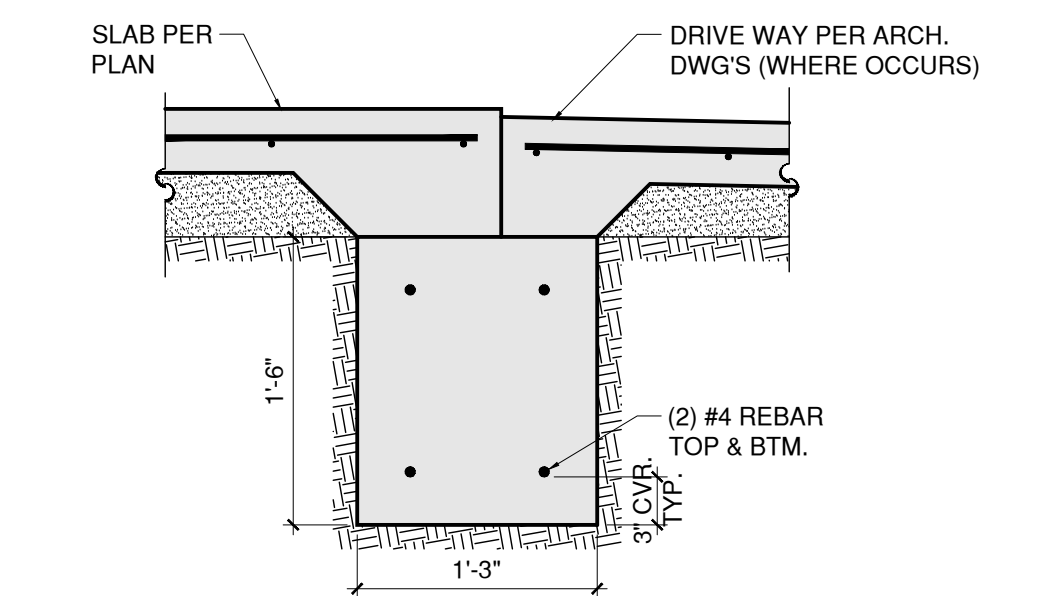
CONTINUOUS FOOTING ①



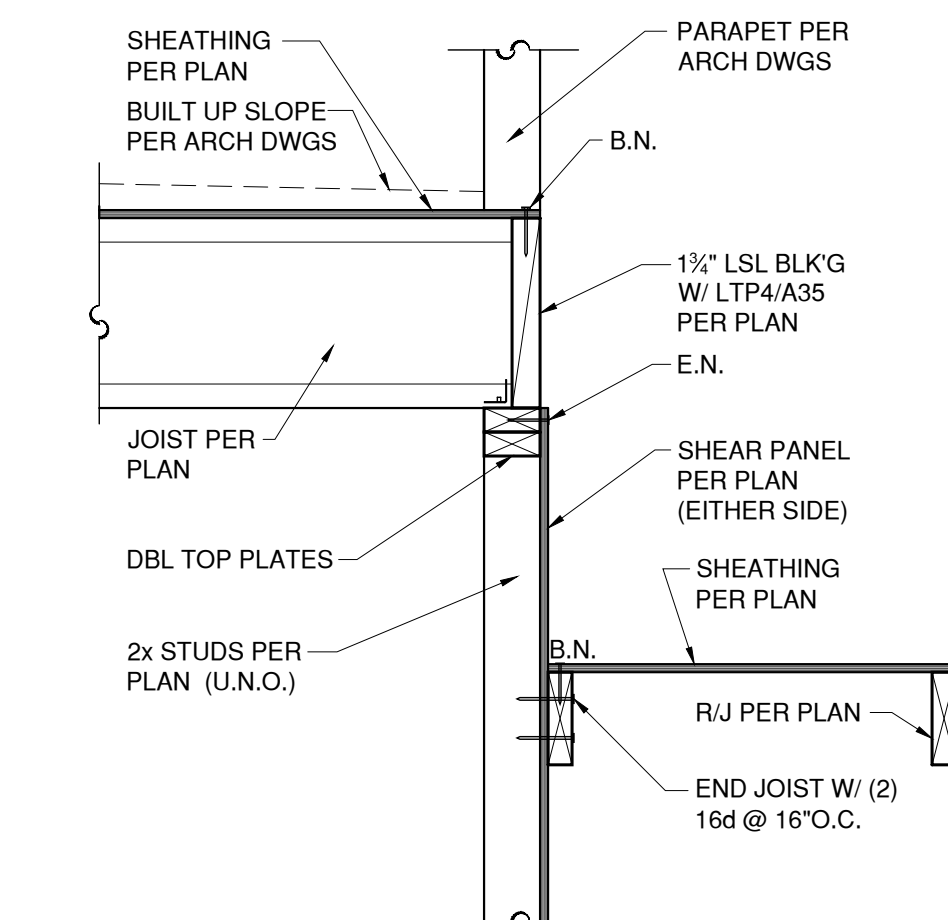
SHEAR TRANSFER DETAIL ⑧



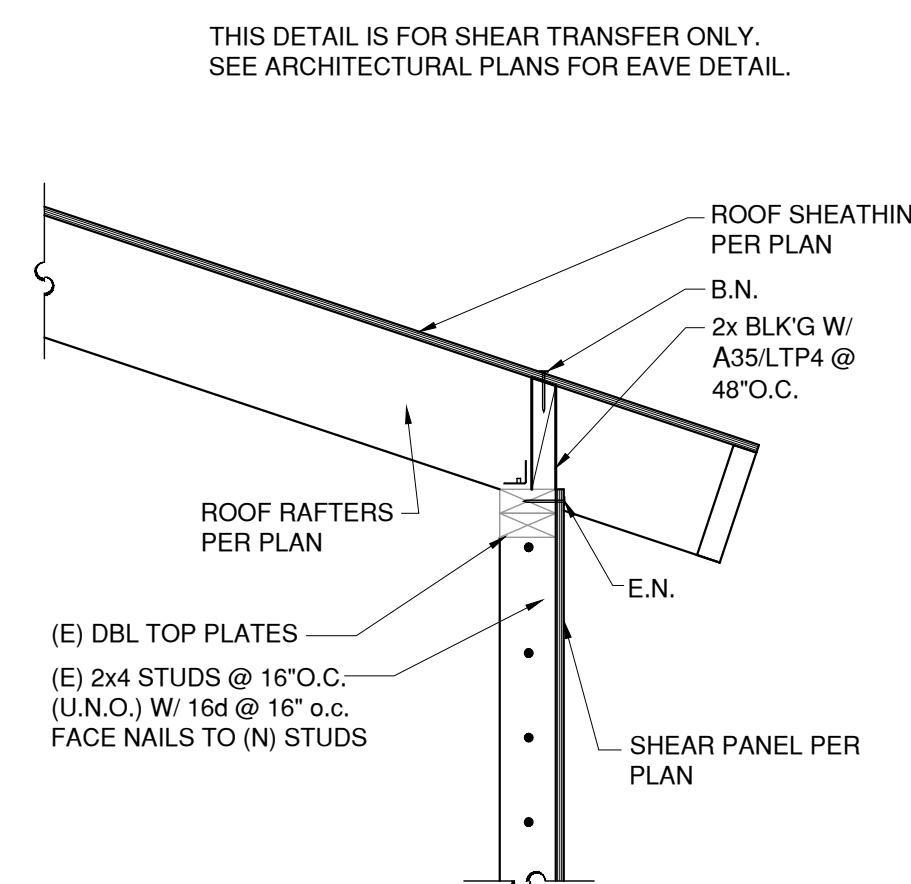
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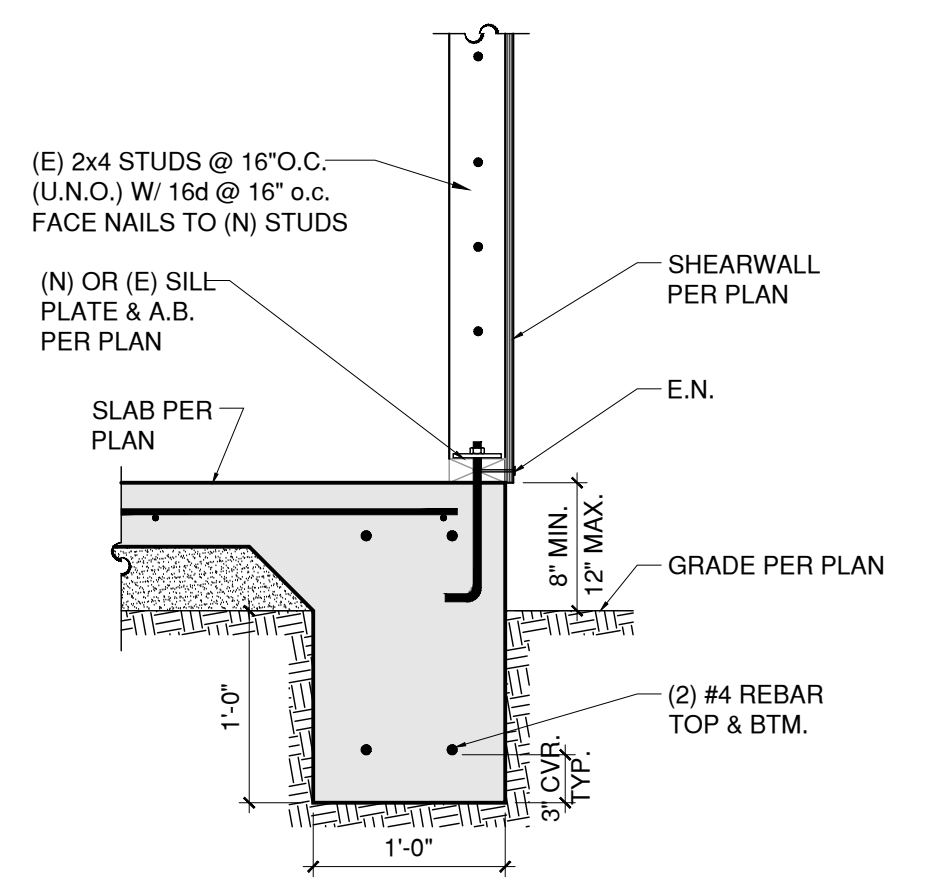
CONTINUOUS FOOTING ②



SHEAR TRANSFER ⑨

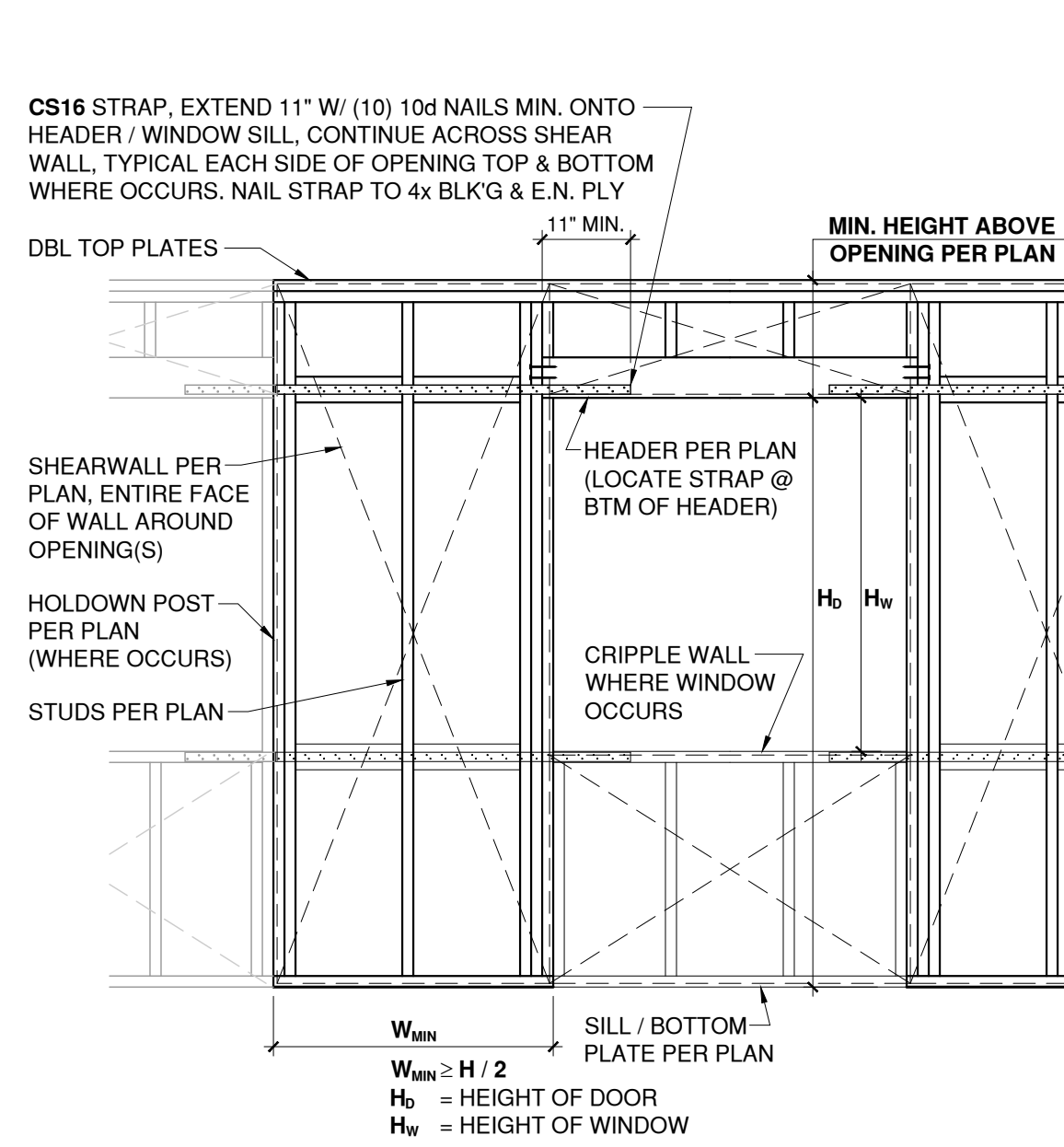


SHEAR TRANSFER ⑥

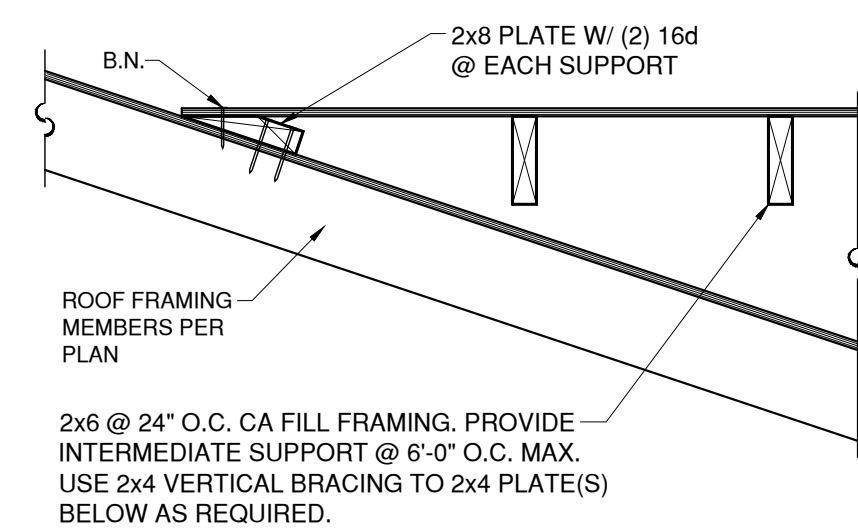


CONTINUOUS FOOTING ③

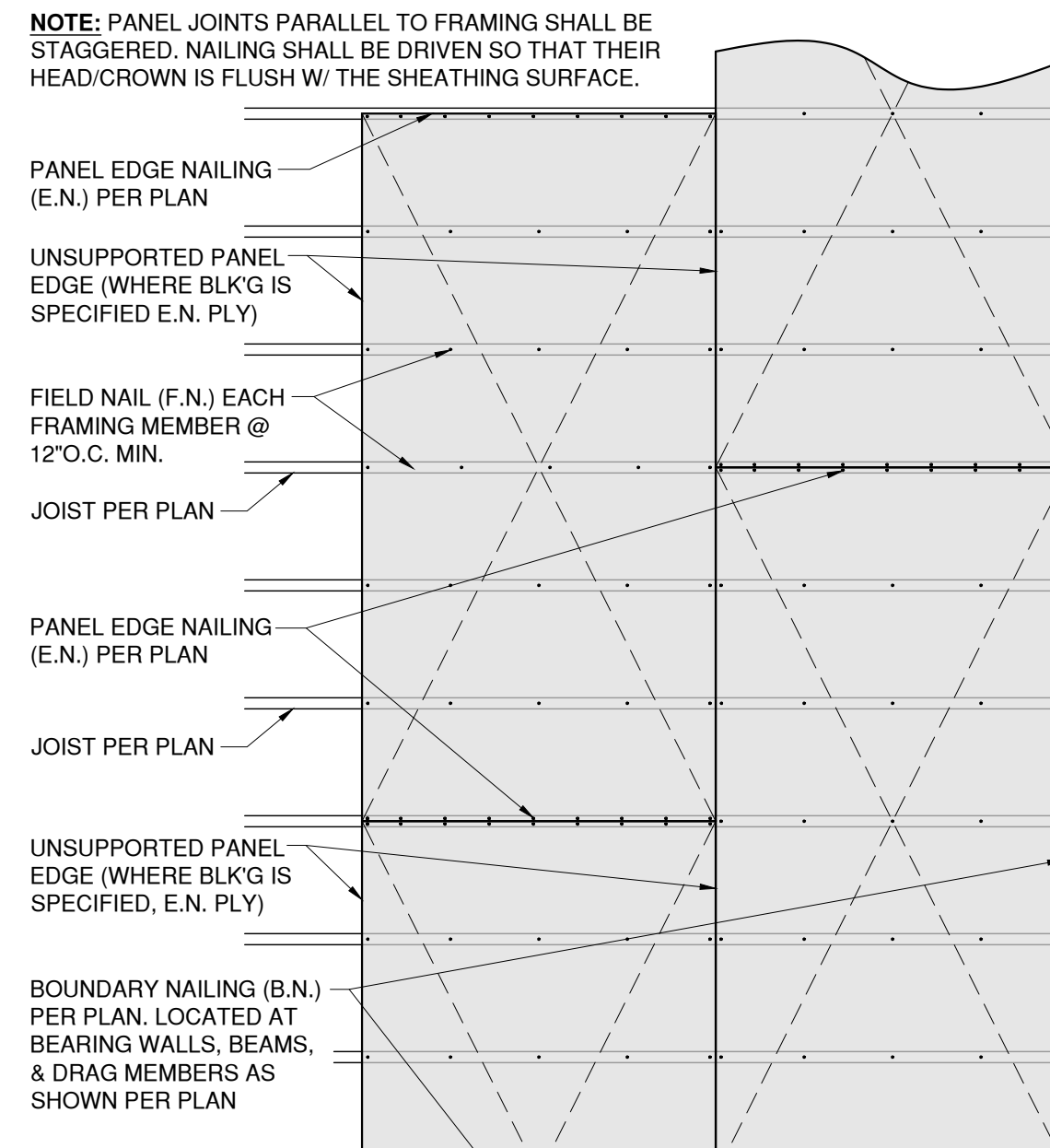
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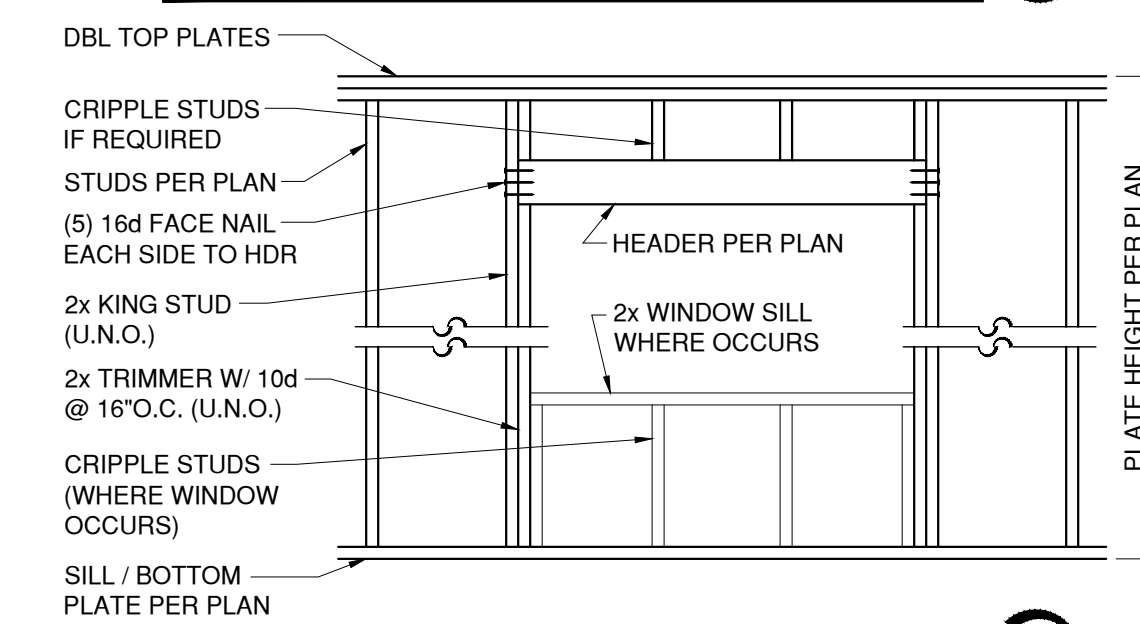
STRAP SHEARWALL OPENING (14)



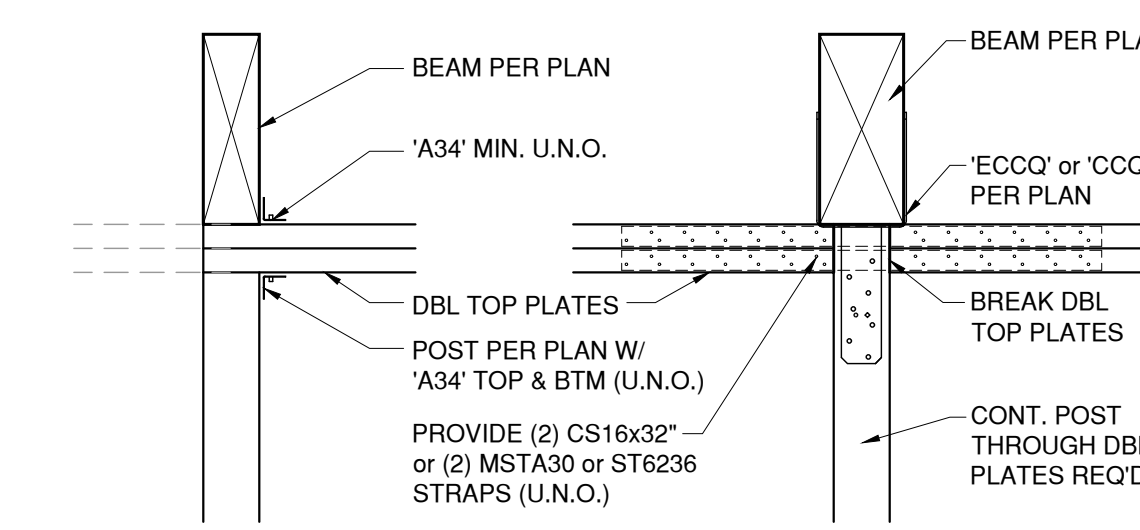
TYPICAL CA-FILL FRAMING (15)



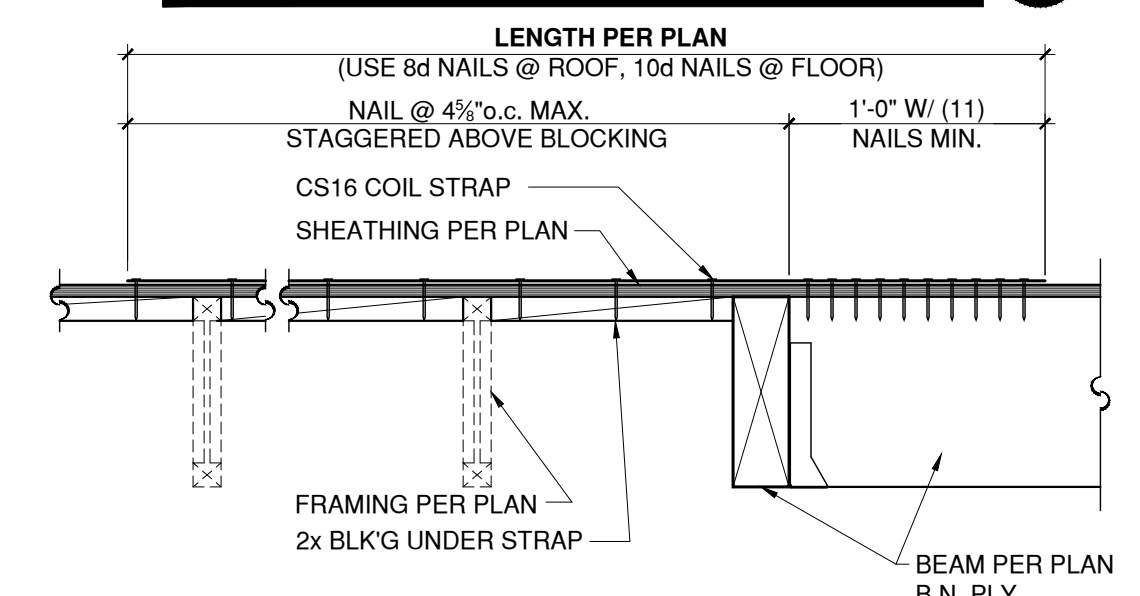
ROOF / FLOOR SHEATHING (10)



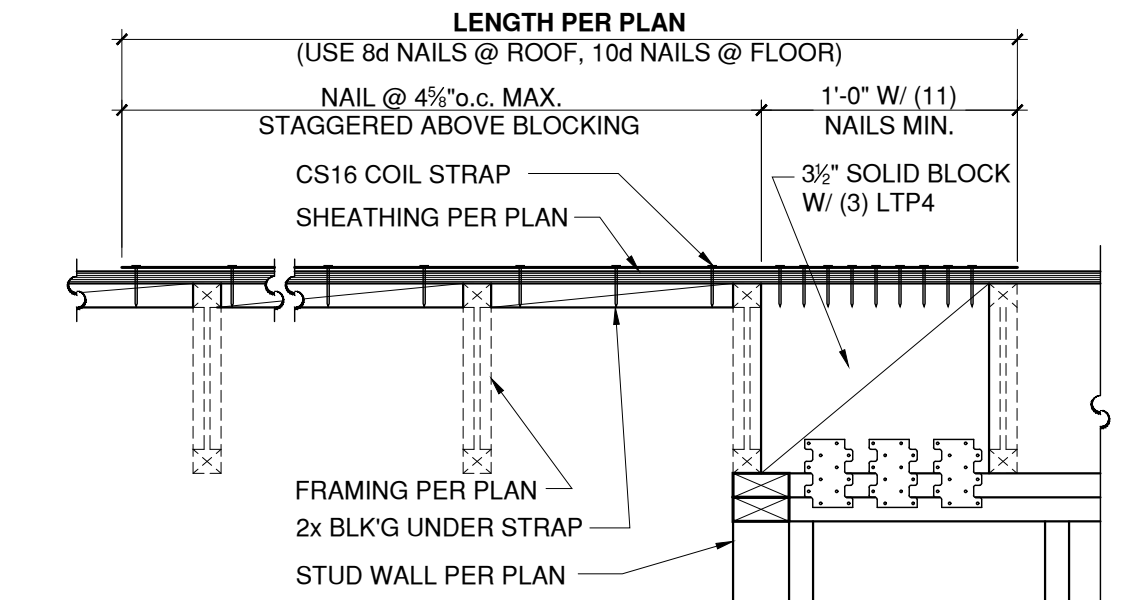
TYP. WALL FRAMING (11)



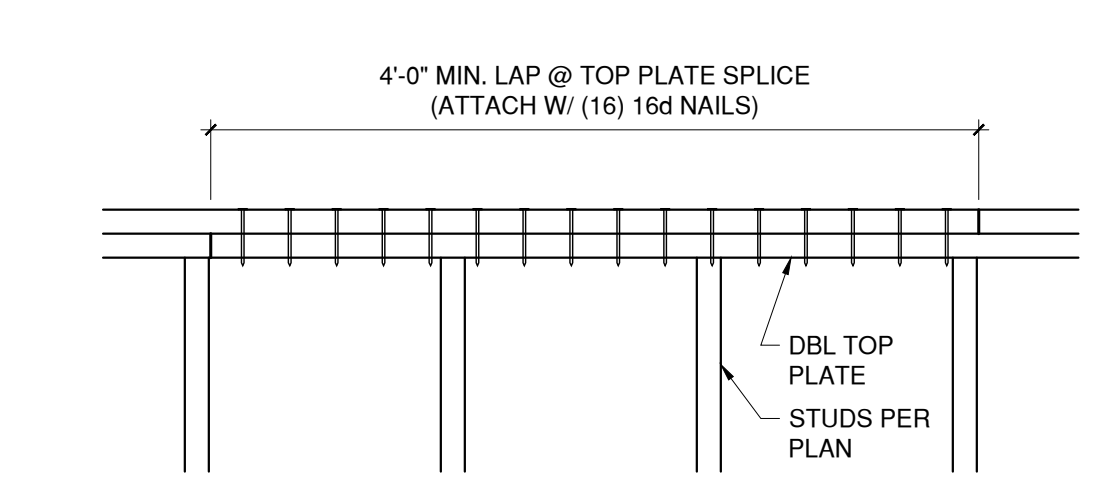
TYP. POST & BEAM CONN. (12)



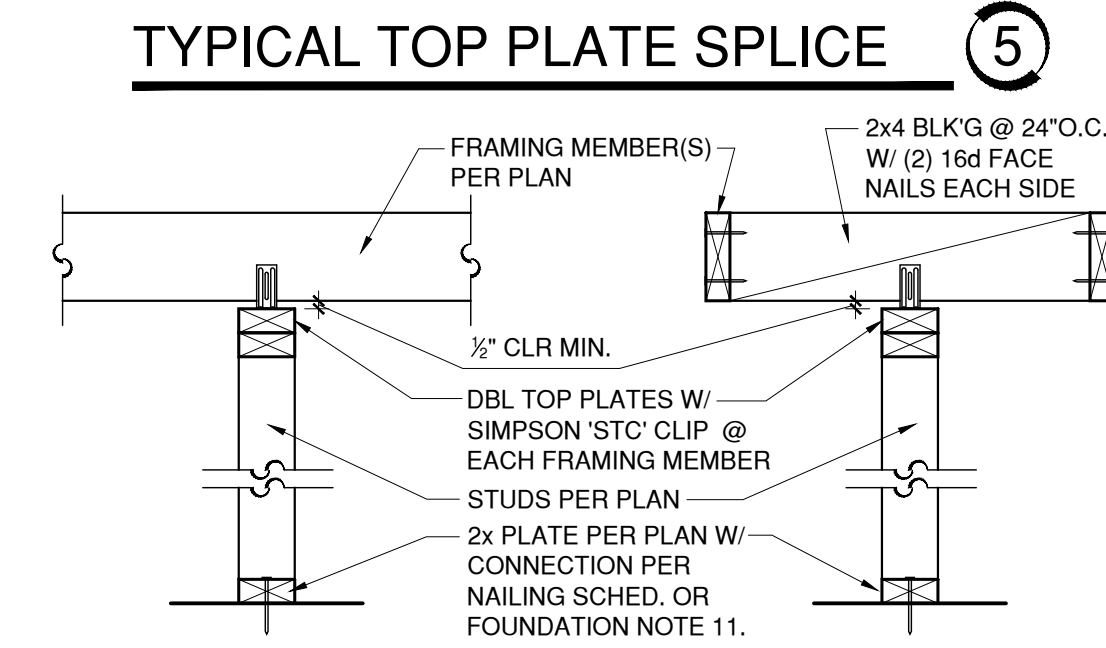
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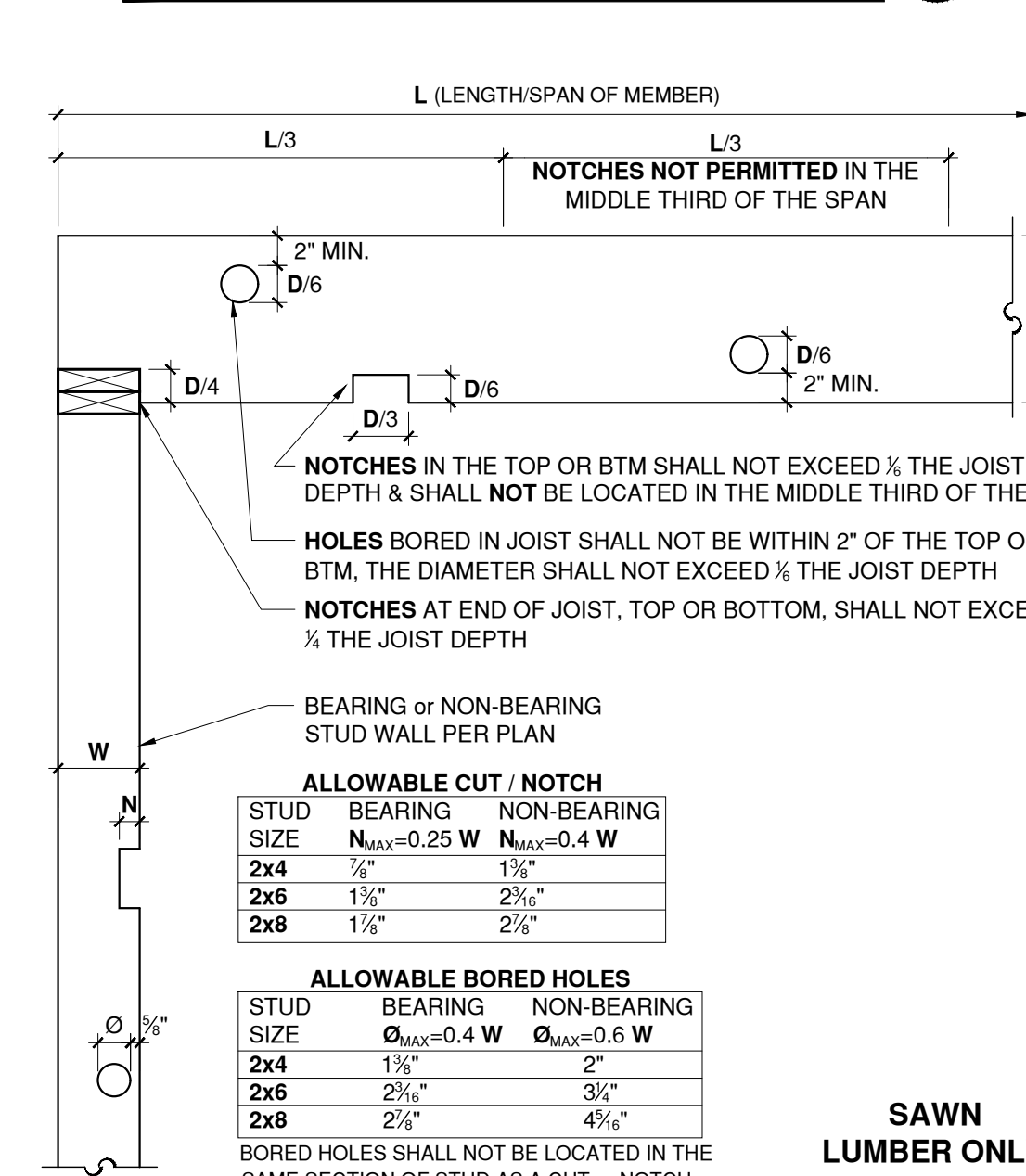
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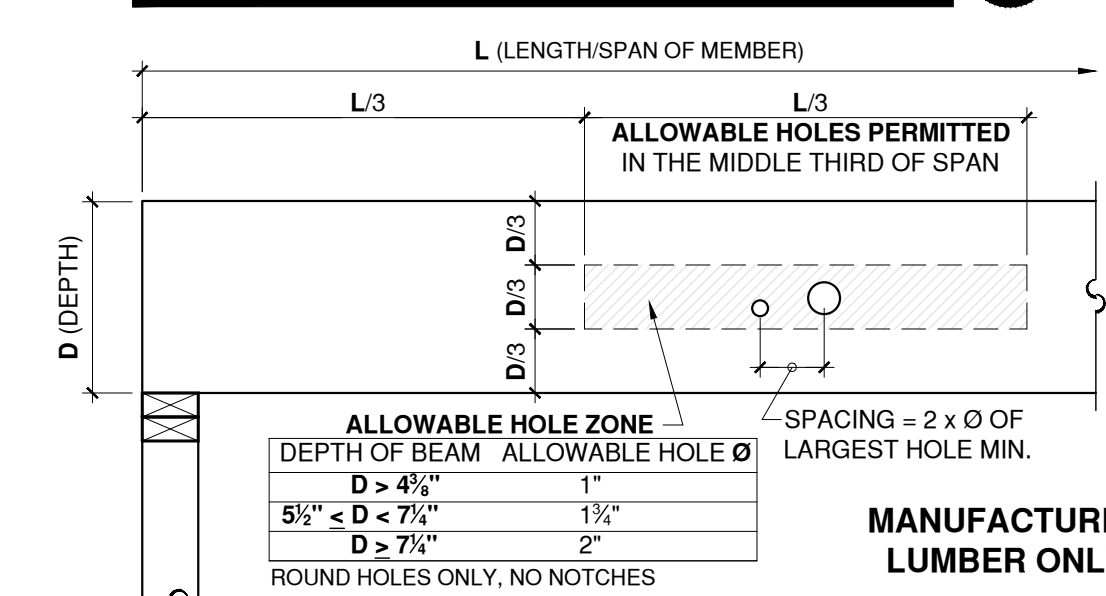
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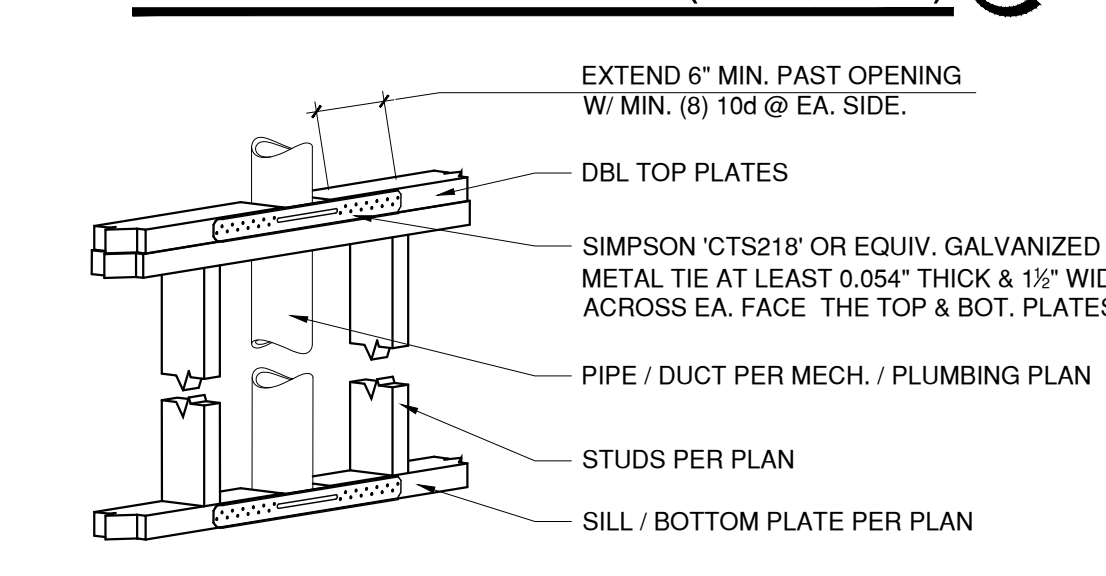
TYP. NON-BEARING WALL (6)



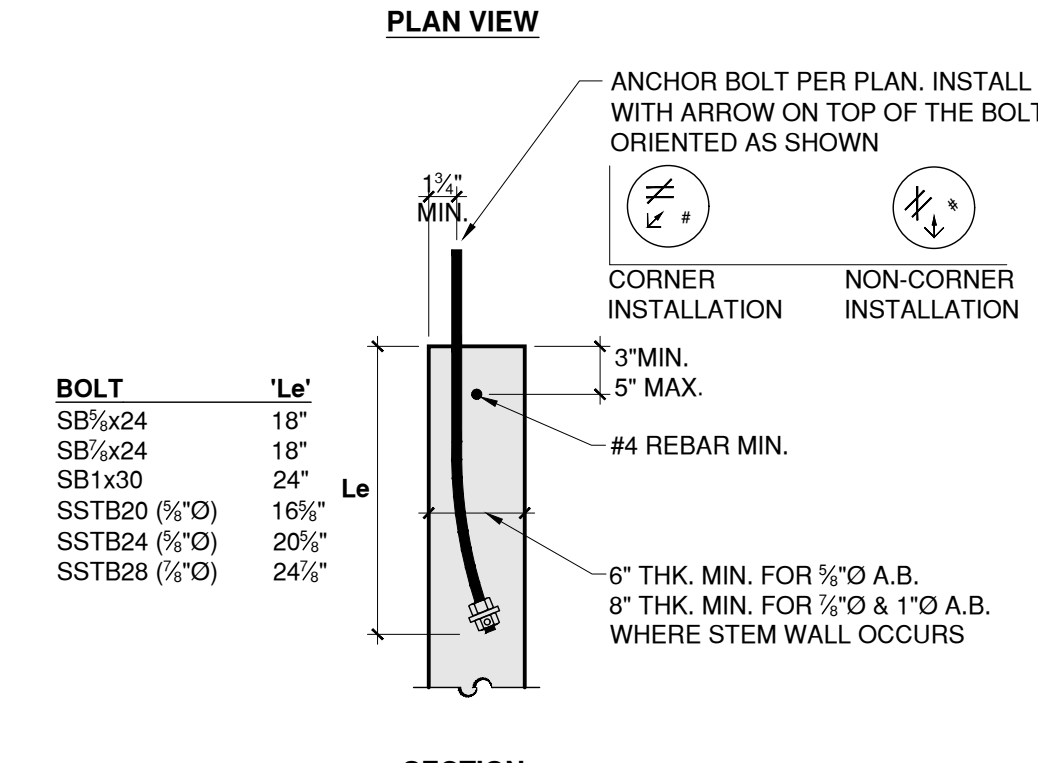
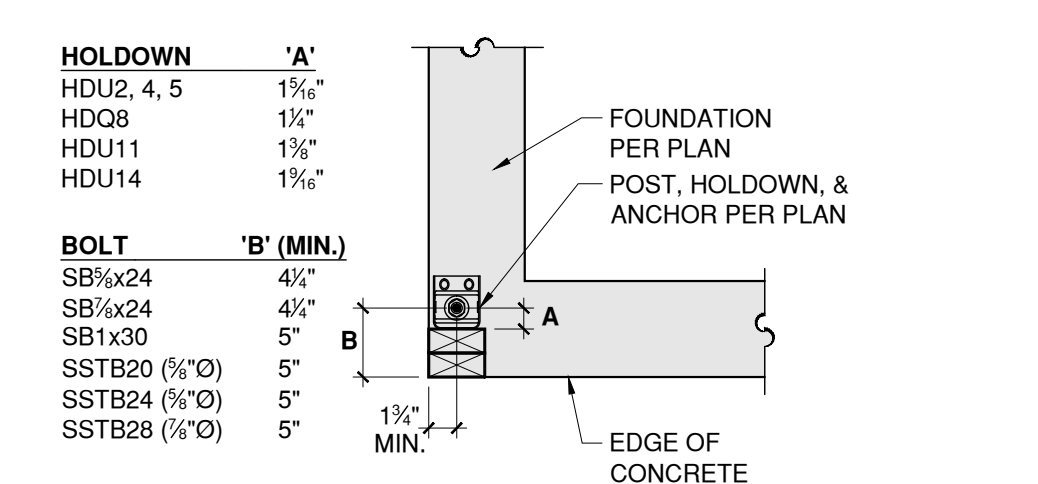
TYPICAL NOTCHES / HOLES (7)



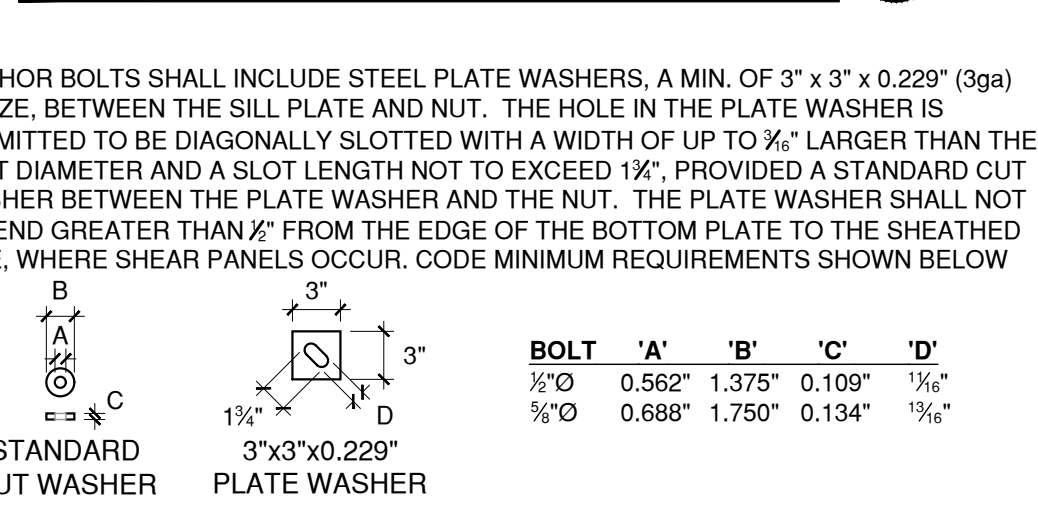
ALLOWABLE HOLES (PSL, LVL) (8)



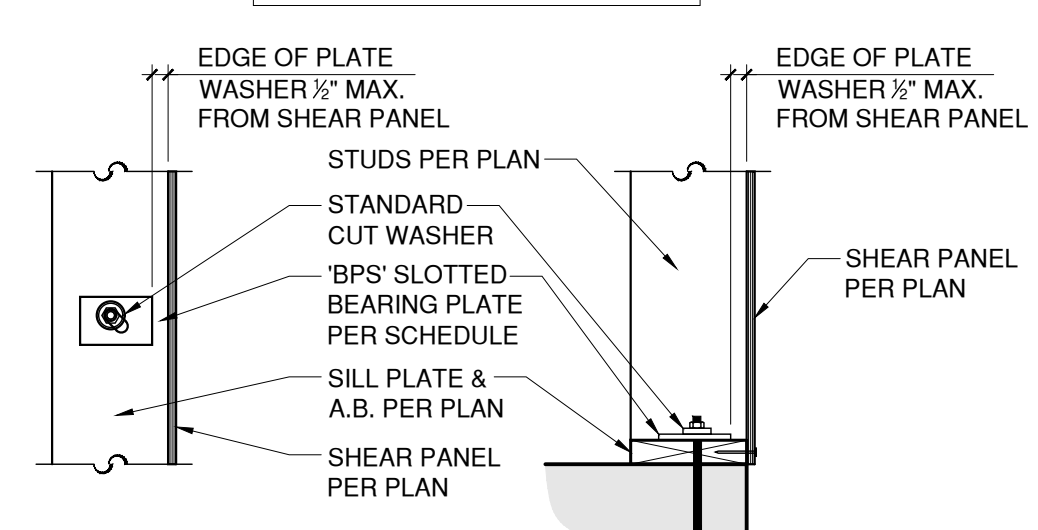
PIPE / DUCT @ BEARING WALL (9)



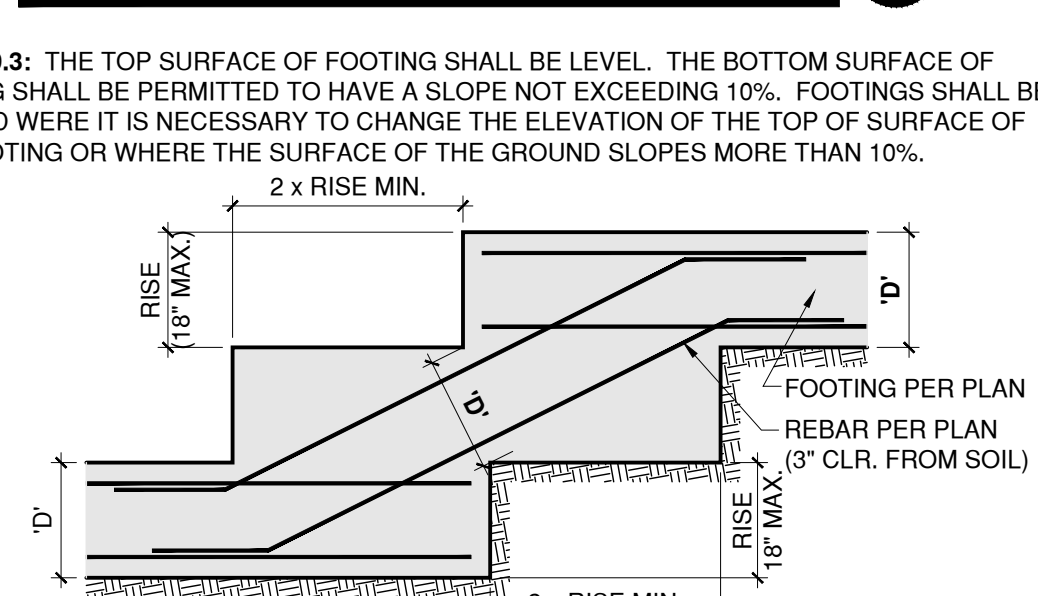
TYP. HOLDOWN PLACEMENT (1)



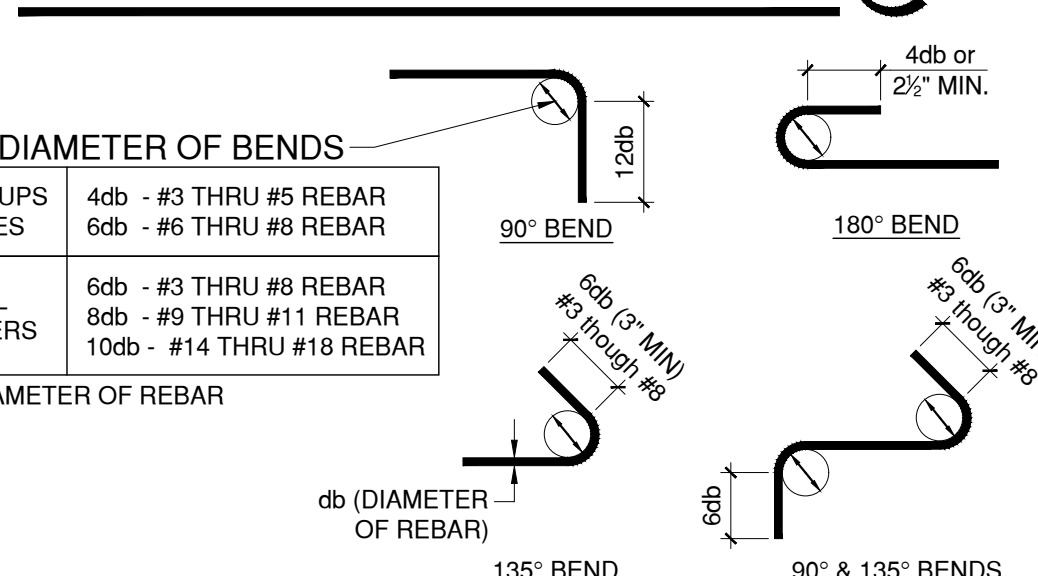
BOLT	'A'	'B'	'C'	'D'
3/4\"/>				
1/2\"/>				
3/8\"/>				



ANCHOR BOLT WASHERS (2)



TYP. STEPPED FOOTING (3)



TYP. REBAR HOOKS / BENDS (4)