

EXISTING EXTERIOR WALLS TO REMAIN MATRIX

EXISTING SITE PLAN

PROPOSED SITE PLAN

PROJECT INFORMATION

SHED 4

WALL MARK	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
	36	1

TOTAL EXISTING WALLS: 37

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
	26	0.5

TOTAL REMAINING: 26.5

PERCENTAGE EXISTING EXTERIOR WALLS REMAINING: 71.62%

GARAGE 2

WALL MARK	LINEAR FT	LINEAR INCHES
A2	20	0.17
B2	11	0.88
C2	20	0.17
D2	11	0.88
	62	2.08333333

TOTAL EXISTING WALLS: 64.08333333

EXISTING WALL REMAINING

WALL MARK	LINEAR FT	LINEAR INCHES
A2	0	0.00
B2	0	0.00
C2	0	0.00
D2	0	0.00
	0	0

TOTAL REMAINING: 0

PERCENTAGE EXISTING EXTERIOR WALLS REMAINING: 0.00%

RUMPUS³

WALL MARK	LINEAR FT	LINEAR INCHES
A3	24	0.33
B3	18	0.25
C3	24	0.33
D3	18	0.25
	84	1.16666667

TOTAL EXISTING WALLS: 85.16666667

EXISTING WALL REMAINING

WALL MARK	LINEAR FT	LINEAR INCHES
A2	0	0.00
B2	0	0.00
C2	0	0.00
D2	0	0.00
	0	0.00

TOTAL REMAINING: 0

PERCENTAGE EXISTING EXTERIOR WALLS REMAINING: 0.00%

MAIN HOUSE 1

WALL MARK	LINEAR FT	LINEAR INCHES
A1	19	0.92
B1	4	0.00
C1	16	0.25
D1	13	0.13
E1	3	0.08
F1	16	0.90
G1	16	0.58
H1	4	0.00
I1	16	0.50
Ja1	16	0.77
Jb1	4	0.00
K1	1	0.33
L1	5	0.17
M1	1	0.33
N1	4	0.08
	138	5.04166667

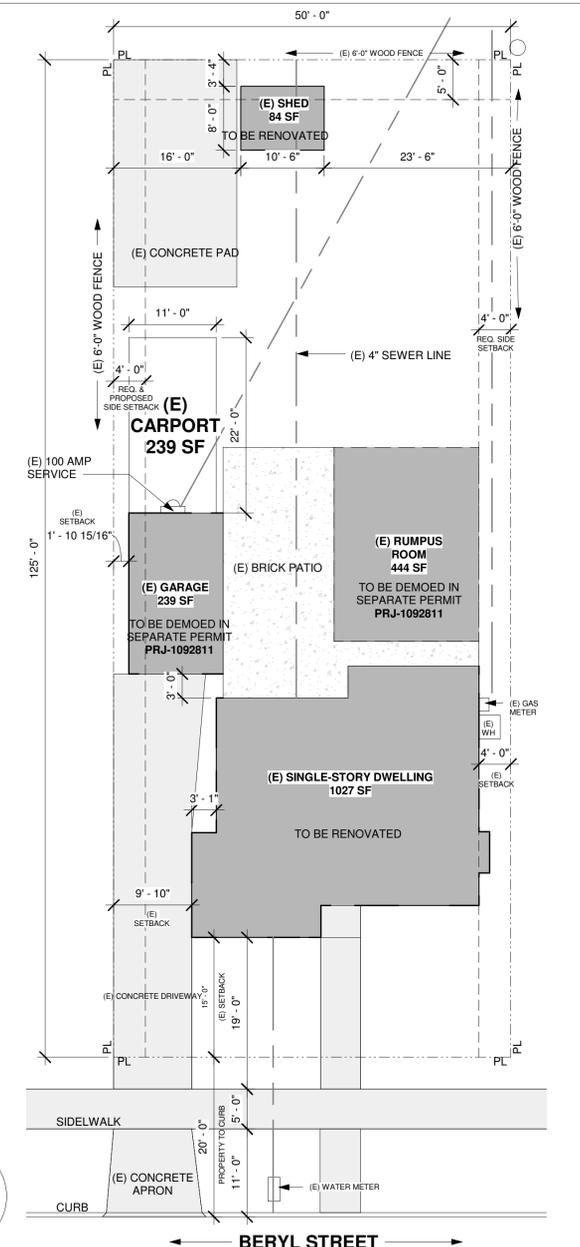
TOTAL EXISTING WALLS: 143.04166667

EXISTING WALL REMAINING

WALL MARK	LINEAR FT	LINEAR INCHES
A1	19	0.92
B1	4	0.00
C1	16	0.25
D1	13	0.13
E1	3	0.08
F1	16	0.90
G1	0	0.58
H1	0	0.00
I1	0	0.50
Ja1	16	0.77
Jb1	0	0.00
K1	1	0.33
L1	5	0.17
M1	1	0.33
N1	4	0.08
	98	5.04166667

TOTAL REMAINING: 103.04166667

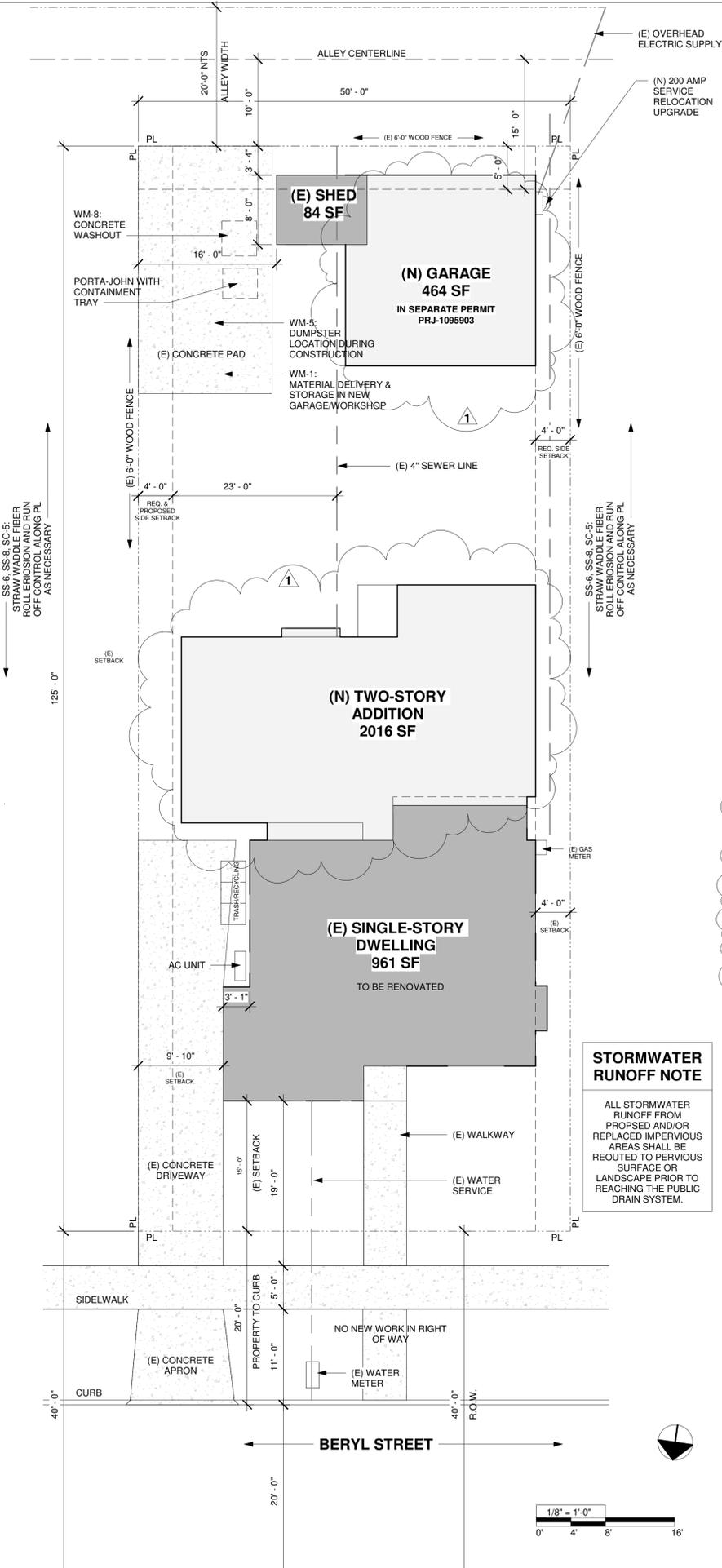
PERCENTAGE EXISTING EXTERIOR WALLS REMAINING: 72.04%



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 MANAGEMENT PLAN, THE CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL, 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:

- ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO 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.
- 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.
- ALL CONSTRUCTION BMPs SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION.
- THE CONSTRUCTION SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPs 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.
- THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD AFFECTED AND ADJACENT STREETS(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
- 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.
- 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, WHOEVER IS SOONER.
- IF NON-POINT 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-POINT STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON-SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPs WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO WORKING ORDER YEAR-ROUND.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-POINT STORM WATER AND SEDIMENT-LADEN DISCHARGES.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATE A HAZARDOUS CONDITION.
- 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.
- AS NECESSARY, THE RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
- 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.
- CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CSDPA FACT SHEET 10-1 OR CAL TRANS SHEET 91-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (a) NON-POINT WATER DISCHARGE SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 STORM WATER MANAGEMENT AND DISCHARGE CONTROL.



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 RENOVATED FLOOR AREA: 961 SF
 PROPOSED ADDITION HEATED SF: 2,016 SF
 PROPOSED GARAGE: 548 SF SEPARATE PERMIT
 PROPOSED COVERED PORCH: 28 SF
 PROPOSED DEMOLITION: 683 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: \$175,000.00
 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

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A-4	ROOF & GARAGE PLANS
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A-6	ELEVATIONS
A-7	ELEVATIONS & WINDOW/DOOR SCHEDULES
A-8	SECTIONS
A-9	PME
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S6	STRUCTURAL DETAILS
S7	STRUCTURAL DETAILS
SS1	STANDARD STRUCTURAL DETAILS

SCOPE OF WORK

ABATE LEAD PAINT & ASBESTOS PER PLAN

RENOVATE EXISTING MAIN DWELLING, LIKE FOR LIKE (NEW WINDOWS, UPGRADE ELECTRICAL, UPGRADE PLUMBING), NEW INSULATION, NEW SHEETROCK, NOW ROOF)

BUILD TWO-STORY ADDITION TO REAR OF (E) SINGLE FAMILY DWELLING

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

CODES

PROJECT TO MEET APPLICABLE BUILDING CODES:
 2022 CA BUILDING CODE (CBC) VOL 1&2
 2022 CA RESIDENTIAL CODE
 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 ELECTRICAL ENERGY EFFICIENCY STANDARDS
 SAN DIEGO MUNICIPAL CODE AND RESIDENTIAL INSPECTION GUIDELINES

VICINITY MAP

REVISIONS

1	DELTA 1: 5/19/2023 ADDITION
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PROJECT NUMBER: PRJ-1090909

ARCHITECTURAL DESIGN: ClearStory Construction
 Sarah Foster
 sarah@clear-story.com
 (619) 475-6955

STRUCTURAL DESIGN: SOLID FORMS ENG.
 president & principal engineer
 858.578.7734
 evan@solidformseng.com
 3474 Kearny Villa Rd., #215
 San Diego, Ca 92126

RELATED DEMO PROJECT NUMBER: PRJ-1092811

BERYL RENOVATION

1421 BERYL STREET
 SAN DIEGO, CALIFORNIA, 92109

DATE: 5/18/2023

SCALE: AS SHOWN

DRAWN: SBP

SHEET NAME: SITE PLAN & PROJECT INFORMATION

SHEET NUMBER: A-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.

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

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building Calculation Date/Time: 2023-05-15T15:23:29-07:00 CF1R-PRF-01E
 Input File Name: LivewireVenturesAddition.rbd22x (Page 1 of 12)

GENERAL INFORMATION	
01	Project Name: Residential Building
02	Run Title: Title 24 Analysis
03	Project Location: 1421 Beryl Street
04	City: San Diego
05	Standards Version: 2022
06	Zip code: 92109
07	Software Version: CBECC-Res 2022.2.1
08	Climate Zone: 7
09	Front Orientation (deg/ Cardinal): 0
10	Building Type: Single family
11	Number of Dwelling Units: 1
12	Project Scope: Addition and/or Alteration
13	Number of Bedrooms: 4
14	Addition Cond. Floor Area (ft²): 2016
15	Number of Stories: 2
16	Existing Cond. Floor Area (ft²): 361
17	Fenestration Average U-factor: 0.34
18	Total Cond. Floor Area (ft²): 2377
19	Glazing Percentage (%): 17.40%
20	ADU Bedroom Count: n/a

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

Registration Number: 423-P010082350A-000-000-0000000-0000 Registration Date/Time: 05/15/2023 15:42 HERS Provider: CHEERS
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ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
First Floor	Conditioned	HVAC System1	1031	9.1	DHW Sys 1	New
First Floor (Existing)	Conditioned	HVAC System1	961	8	DHW Sys 1	Existing Unchanged
Second Floor	Conditioned	HVAC System1	985	9.1	DHW Sys 1	New

OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Admuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
North Wall	First Floor	R-19 Wall	0	Front	90.2	17.5	90	none	New	n/a
East Wall	First Floor	R-19 Wall	90	Left	267.5	18.8	90	none	New	n/a
South Wall	First Floor	R-19 Wall	180	Back	372.2	14.3	90	none	New	n/a
West Wall	First Floor	R-19 Wall	270	Right	267.5	41.3	90	none	New	n/a
North Wall 2	First Floor (Existing)	Default Wall Prior to 197	0	Front	293.1	82.7	90	none	Existing	No
East Wall 2	First Floor (Existing)	Default Wall Prior to 197	90	Left	240	26.3	90	none	Existing	No
South Wall 2	First Floor (Existing)	Default Wall Prior to 197	180	Back	39.2	0	90	none	Existing	No
West Wall 2	First Floor (Existing)	Default Wall Prior to 197	270	Right	240	30.5	90	none	Existing	No
North Wall 3	Second Floor	R-19 Wall	0	Front	372.2	37.5	90	none	New	n/a
East Wall 3	Second Floor	R-19 Wall	90	Left	272.3	41.3	90	none	New	n/a
South Wall 3	Second Floor	R-19 Wall	180	Back	372.2	59.6	90	none	New	n/a
West Wall 3	Second Floor	R-19 Wall	270	Right	272.3	18.8	90	none	New	n/a
Roof	First Floor	R-30 Roof Attic	n/a	n/a	76	n/a	n/a	n/a	New	n/a

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 Input File Name: LivewireVenturesAddition.rbd22x (Page 7 of 12)

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-19 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.074	Inside Finish: Gypsum Board Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Exterior Finish: 3 Coat Stucco
Default Wall Prior to 197	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
Attic RoofFirst Floor	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.633	Roofing: 5 PSF (Normal Gravel) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Attic RoofFirst Floor (Existing)	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.633	Roofing: 5 PSF (Normal Gravel) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Attic RoofSecond Floor	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.633	Roofing: 5 PSF (Normal Gravel) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Default Floor Crawspace	Floors Over Crawspace	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.216	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-30.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

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ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² · yr)	Standard Design TDV Energy (EDR2) (kTOD/ft² · yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² · yr)	Proposed Design TDV Energy (EDR2) (kTOD/ft² · yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	15.28	0	10.36	0	4.92
Space Cooling	0	4.35	0	7.93	0	-3.58
IAQ Ventilation	0	3.41	0	3.41	0	0
Water Heating	0	14.79	0	14.79	0	0
Self Utilization/Flexibility Credit						
Efficiency Compliance Total		37.83	0	36.49	0	1.34
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	6.73	0	6.73		
Appl. & Cooking	0	13.12	0	13.26		
Plug Loads	0	22.64	0	22.64		
Outdoor Lighting	0	1.73	0	1.73		
TOTAL COMPLIANCE		82.05	0	80.85		

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OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Admuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Roof 2	First Floor	Default Roof Prior to 197	n/a	n/a	961	n/a	n/a		Existing	No
Roof 3	Second Floor	R-30 Roof Attic	n/a	n/a	985	n/a	n/a		New	n/a
Raised Floor	Second Floor	R-19 Floor No Crawspace	n/a	n/a	30	n/a	n/a		New	n/a
Raised Floor 2	Second Floor	Default Floor Crawspace	n/a	n/a	961	n/a	n/a		Existing	No
Interior Surface Floor	Second Floor	R-0 Floor No Crawspace	n/a	n/a	955	n/a	n/a		New	n/a

ATTIC									
01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (ft in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic First Floor	Attic RoofFirst Floor	Ventilated	0	0.1	0.85	No	No	New	n/a
Attic First Floor (Existing)	Attic RoofFirst Floor (Existing)	Ventilated	0	0.1	0.85	No	No	Existing	No
Attic Second Floor	Attic RoofSecond Floor	Ventilated	0	0.1	0.85	No	No	New	n/a

FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Admuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window	Window	North Wall	Front	0			1	17.5	0.34	NFRC	0.34	NFRC	Bug Screen	New	NA
Window 2	Window	East Wall	Left	90			1	18.8	0.34	NFRC	0.34	NFRC	Bug Screen	New	NA
Window 3	Window	South Wall	Back	180			1	143	0.34	NFRC	0.34	NFRC	Bug Screen	New	NA

Registration Number: 423-P010082350A-000-000-0000000-0000 Registration Date/Time: 05/15/2023 15:42 HERS Provider: CHEERS
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 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-05-15 15:23:47 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building Calculation Date/Time: 2023-05-15T15:23:29-07:00 CF1R-PRF-01E
 Input File Name: LivewireVenturesAddition.rbd22x (Page 8 of 12)

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Default Roof Prior to 197	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-11	None / None	0.083	Over Ceiling Joists: R-19 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
R-19 Floor No Crawspace	Exterior Floors	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.052	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6
R-0 Floor No Crawspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION				
01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (ft)	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (ft)	New	NA	

Registration Number: 423-P010082350A-000-000-0000000-0000 Registration Date/Time: 05/15/2023 15:42 HERS Provider: CHEERS
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 Input File Name: LivewireVenturesAddition.rbd22x (Page 3 of 12)

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² · yr)	Proposed Design (kBtu/ft² · yr)	Compliance Margin (kBtu/ft² · yr)	Margin Percentage
Gross EUI¹	14.85	13.91	0.94	6.33
Net EUI²	14.85	13.91	0.94	6.33

Notes:
 1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
 2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES	
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.	
• Ducts in crawl space	

HERS FEATURE SUMMARY	
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry	
<ul style="list-style-type: none"> Indoor air quality ventilation Kitchen range hood Minimum Airflow Fan Efficacy Watts/CFM Duct leakage testing 	

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Residential Building	2977	1	4	3	0	1

Registration Number: 423-P010082350A-000-000-0000000-0000 Registration Date/Time: 05/15/2023 15:42 HERS Provider: CHEERS
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 Input File Name: LivewireVenturesAddition.rbd22x (Page 6 of 12)

FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10						

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building
 Calculation Date/Time: 2023-05-15T15:23:29-07:00
 Calculation Description: Title 24 Analysis
 Input File Name: LivewireVenturesAddition.rbd22x

CF1R-PRF-01E
 (Page 10 of 12)

01	02	03	04	05	06	07	08	09
Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/EER2/CEER	Efficiency SEER/SEER2	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Central split AC	1	EER/SEER	11.7	14	Not Zonal	Single Speed	Cooling Component 1-hers-cool

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge
Cooling Component 1-hers-cool	Required	350	Not Required	Not Required	Not Required

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Design Type	Duct Ins. R-value Supply Return	Duct Location Supply Return	Surface Area Supply Return	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts 25 ft			
Air Distribution System 1	Unconditioned crawl space	Non-Verified	R-6	R-6	Crawl Space	Crawl Space	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist	New	n/a		No

Registration Number: 423-P010082350A-000-000-0000000-0000
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 Calculation Description: Title 24 Analysis
 Input File Name: LivewireVenturesAddition.rbd22x

CF1R-PRF-01E
 (Page 11 of 12)

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE	Includes Fault Indicator Display?	HERS Verification	Status
Sfam IAQVentRpt	122	0.35	Exhaust	No	n/a	No	Yes	

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 Calculation Description: Title 24 Analysis
 Input File Name: LivewireVenturesAddition.rbd22x

CF1R-PRF-01E
 (Page 12 of 12)

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Mario Bertacco	Documentation Author Signature: <i>Mario Bertacco</i>
Company: NRG Compliance LP	Signature Date: 05/15/2023
Address: PO Box 3777 Santa Rosa, CA 95402	CEA/HERS Certification Identification (if applicable): Phone: 707-237-6957
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: Sarah Potter	Responsible Designer Signature: <i>Sarah Potter</i>
Company: Clear Story Construction	Date Signed: 05/15/2023
Address: 1237 Muirlands Vista Way La Jolla, CA 92037	License: 994301 Phone: 6504756868

Digitally signed by ConSol Home Energy Efficiency Rating System Services, Inc. (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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REVISIONS

NO.	DATE	DESCRIPTION
1	DELTA 1: 5/19/2023	ADDITION

PROJECT NUMBER:
PRJ-1090909

ARCHITECTURAL DESIGN:
Clear Story Construction
Sarah Potter
sarah@clear-story.com
(650) 475-6955

STRUCTURAL DESIGN:
SOLID FORMAS ENG.
president & principal engineer
855.376.1734
evan@solidformaseng.com
9474 Keaney Villa Rd, #215
San Diego, CA 92126

RELATED DEMO PROJECT NUMBER:
PRJ-1092811

BERYL RENOVATION
 1421 BERYL STREET
 SAN DIEGO, CALIFORNIA, 92109

DATE	5/18/2023
SCALE:	AS SHOWN
DRAWN:	SBP
SHEET NAME	TITLE 24 - 2
SHEET NUMBER	T2



2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, <u>or</u> a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY							
Project Name Livewire Ventures Addition				Date 5/15/2023			
System Name HVAC System				Floor Area 2,977			
ENGINEERING CHECKS		SYSTEM LOAD					
Number of Systems	1	COIL COOLING PEAK		COIL HTG. PEAK			
Heating System		CFM	Sensible	Latent	CFM	Sensible	
Output per System	48,600	1,621	34,167	2,311	760	37,680	
Total Output (Btuh)	48,600	Total Room Loads		Return Vented Lighting			
Output (Btuh/sqft)	16.3	Return Air Ducts		Return Fan			
Cooling System		Ventilation		Supply Fan			
Output per System	42,000	0	0	0	0		
Total Output (Btuh)	42,000	Supply Air Ducts		TOTAL SYSTEM LOAD			
Total Output (Tons)	3.5	TOTAL SYSTEM LOAD		35,787		2,311	
Total Output (Btuh/sqft)	14.1	TOTAL SYSTEM LOAD		41,356			
Total Output (sqft/Ton)	850.6	TOTAL SYSTEM LOAD		41,356			
Air System		HVAC EQUIPMENT SELECTION					
CFM per System	1,565	Central Heating System w/ AC		40,981		0	48,600
Airflow (cfm)	1,565	Total Adjusted System Output		40,981		0	48,600
Airflow (cfm/sqft)	0.53	(Adjusted for Peak Design conditions)		40,981		0	48,600
Airflow (cfm/Ton)	447.1	TIME OF SYSTEM PEAK		Aug 3 PM		Jan 1 AM	
Outside Air (%)	0.0%	TIME OF SYSTEM PEAK		Aug 3 PM		Jan 1 AM	
Outside Air (cfm/sqft)	0.00	TIME OF SYSTEM PEAK		Aug 3 PM		Jan 1 AM	
Note: values above given at ARI conditions							
HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)							
COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)							

5/6/22

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REVISIONS

DELTA 1: 5/19/2023
ADDITION

PROJECT NUMBER:
PRJ-1090909

ARCHITECTURAL DESIGN:
ClearStory Construction
Sarah Potter
sarah@clear-story.com
(650) 475-6868

STRUCTURAL DESIGN:
SOLID FOCUS ENG.
president & principal engineer
858.578.1734
evan@solidformeng.com
3474 Klammy Villa Rd, #215
San Diego, CA 92126

RELATED DEMO PROJECT NUMBER:
PRJ-1092811

BERYL RENOVATION
1421 BERYL STREET
SAN DIEGO, CALIFORNIA, 92109

DATE

5/18/2023

SCALE:

AS SHOWN

DRAWN:

SBP

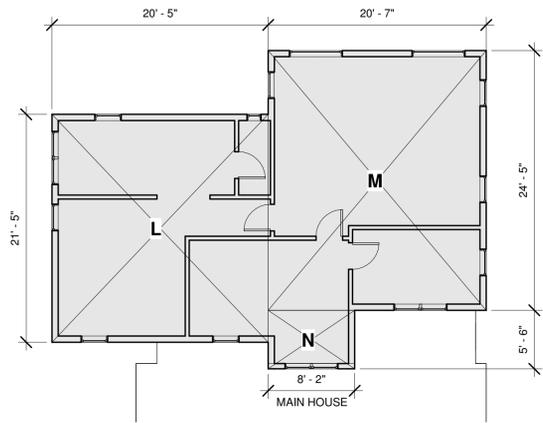
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TITLE 24 - 4

SHEET NUMBER

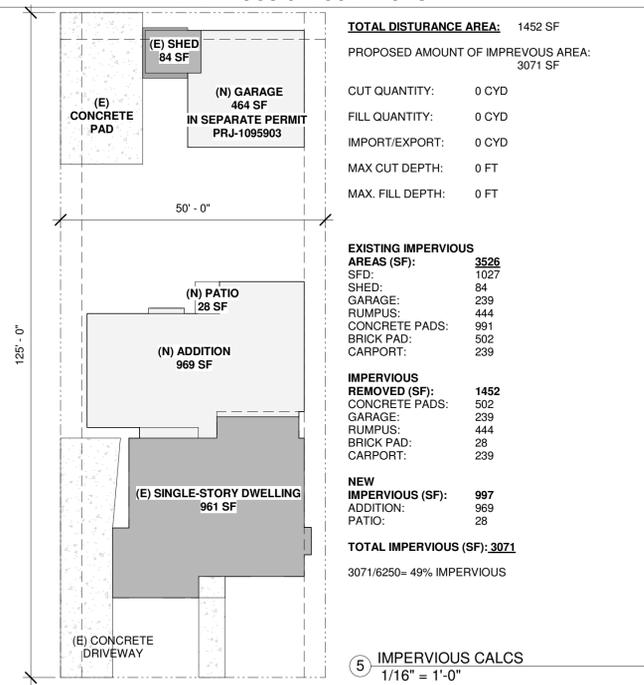
T4

SQUARE FOOTAGE PLAN - NEW



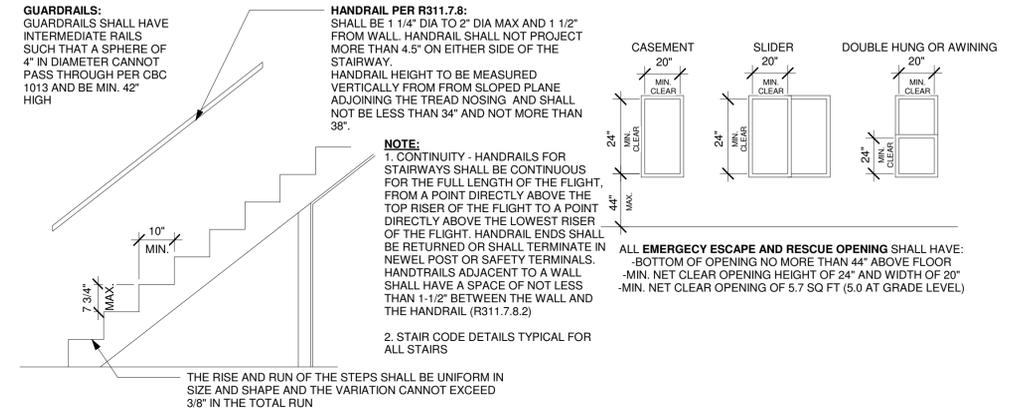
4 SECOND FLOOR PLAN - SF PLAN NEW
1/8" = 1'-0"

IMPERVIOUS CALCULATIONS



5 IMPERVIOUS CALCS
1/16" = 1'-0"

CONSTRUCTION NOTES & LIFE SAFETY



CLEARSTORY
CONSTRUCTION
1236 CHALCEDONY STREET
SAN DIEGO, CA 92109
sarat@clear-story.com
(650)475-6666

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REVISIONS

1	DELTA 1: 5/19/2023 ADDITION
---	--------------------------------

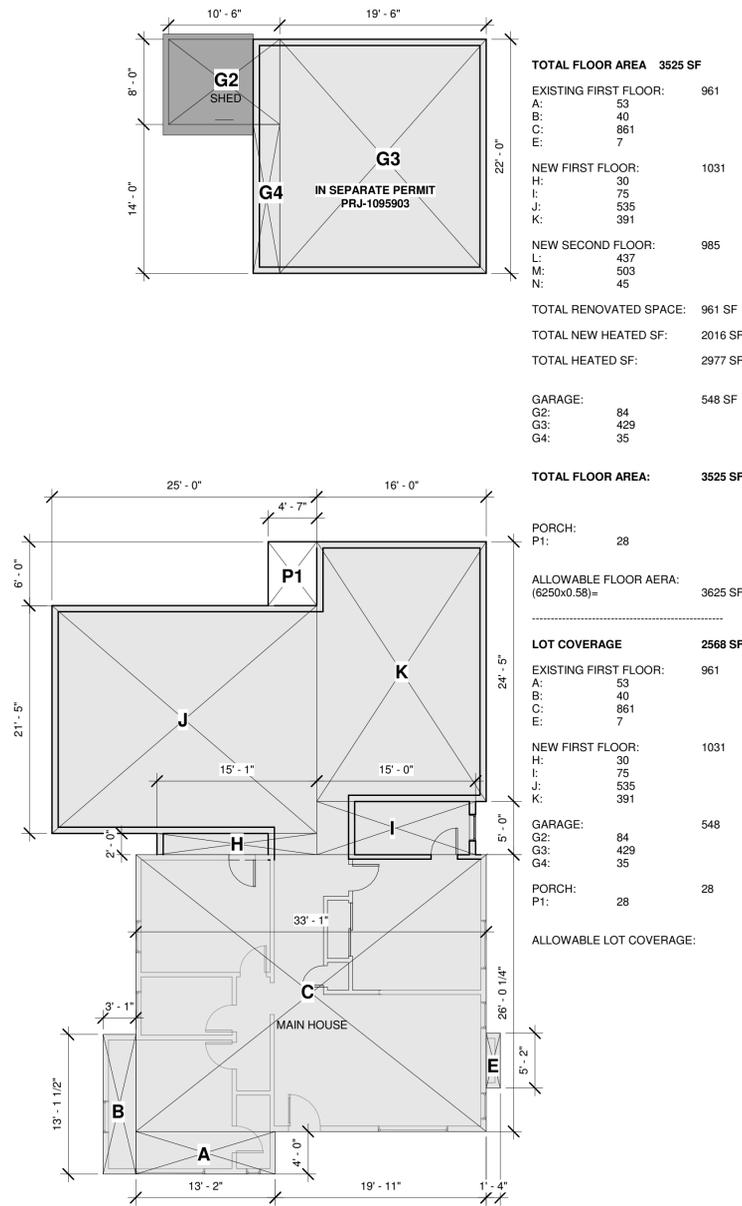
PROJECT NUMBER:
PRJ-1090909

ARCHITECTURAL DESIGN:
ClearStory Construction
Sara Potter
sara@clear-story.com
(650) 475-6666

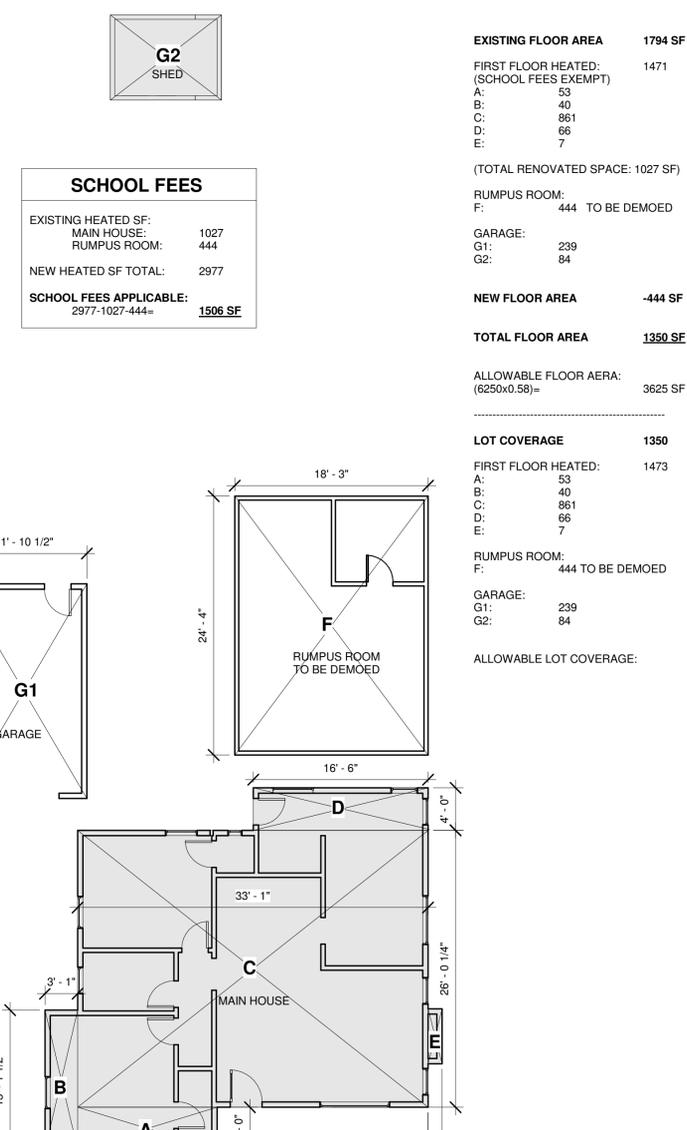
STRUCTURAL DESIGN:
SOLID FORUMS ENG.
president & principal engineer
858.578.7734
evan@solidforums.com
3474 Kearny Villa Rd., #215
San Diego, Ca 92126

RELATED DEMO PROJECT NUMBER:
PRJ-1092811

SQUARE FOOTAGE PLAN - EXISTING

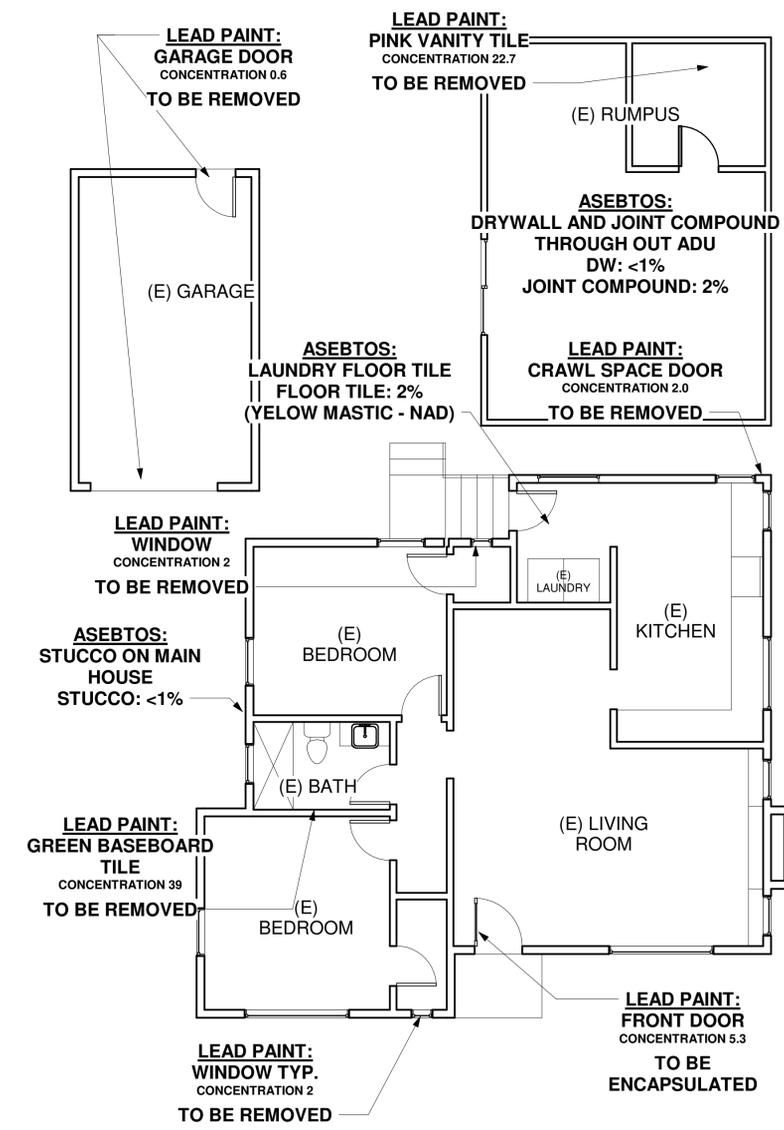


3 FIRST FLOOR PLAN - SF PLAN NEW
1/8" = 1'-0"



2 FIRST FLOOR PLAN - SF PLAN EXISTING
1/8" = 1'-0"

LEAD & ASBESTOS ABATEMENT PLAN



1 FIRST FLOOR PLAN - ABATEMENT
3/16" = 1'-0"

BERYL RENOVATION
1421 BERYL STREET
SAN DIEGO, CALIFORNIA, 92109

DATE
5/18/2023

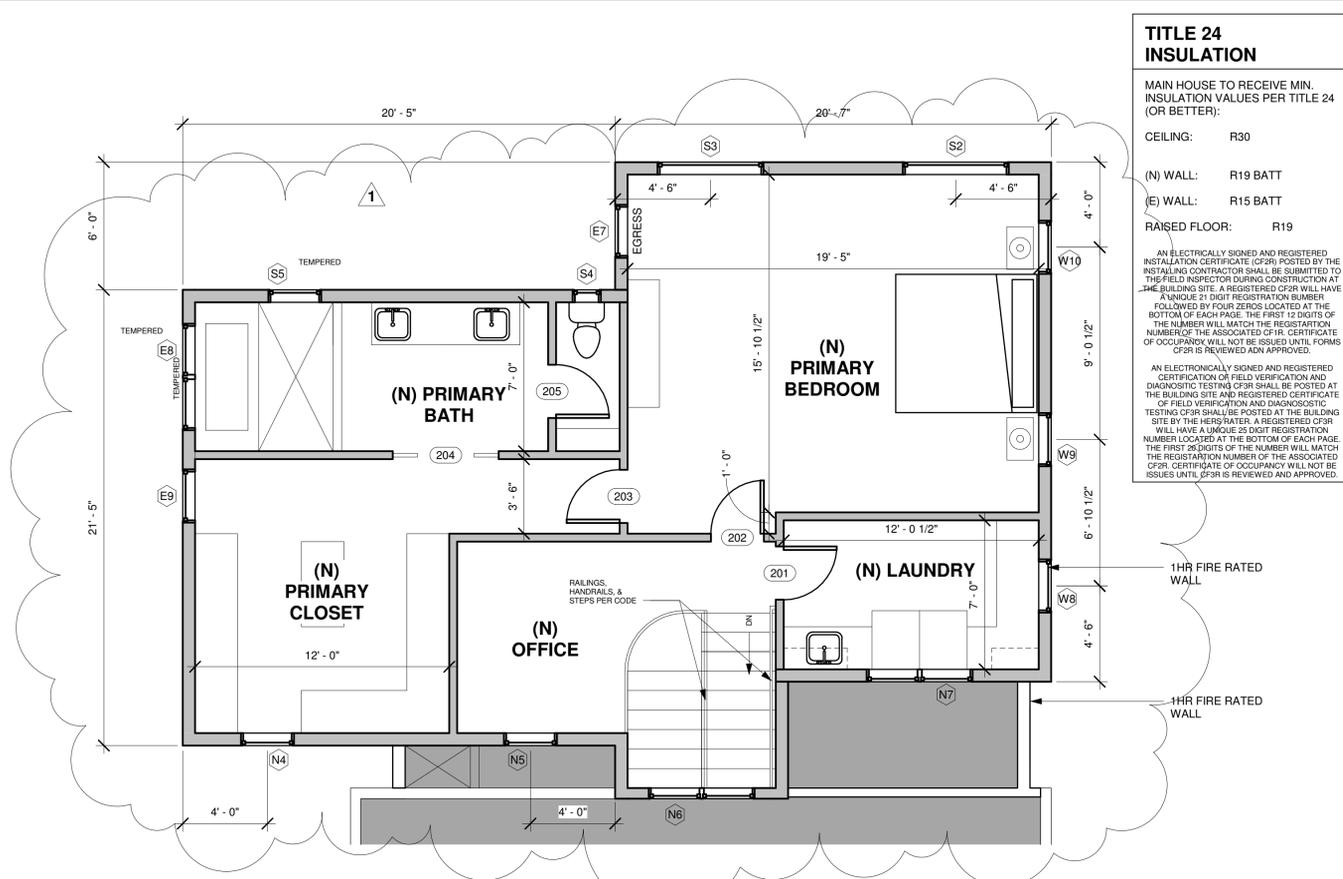
SCALE:
AS SHOWN

DRAWN:
SBP

SHEET NAME
SF PLANS, IMPERVIOUS CALCS & ABATEMENT DETAILS

SHEET NUMBER
A-2

SECOND FLOOR & ROOF PLAN



TITLE 24 INSULATION

MAIN HOUSE TO RECEIVE MIN. INSULATION VALUES PER TITLE 24 (OR BETTER):

CEILING: R30
(N) WALL: R19 BATT
(E) WALL: R15 BATT
RAISED FLOOR: R19

AN ELECTRICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE (ICR) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED ICR WILL HAVE A UNIQUE 21-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 10 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED ICR. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORMS ICR IS REVIEWED AND APPROVED.

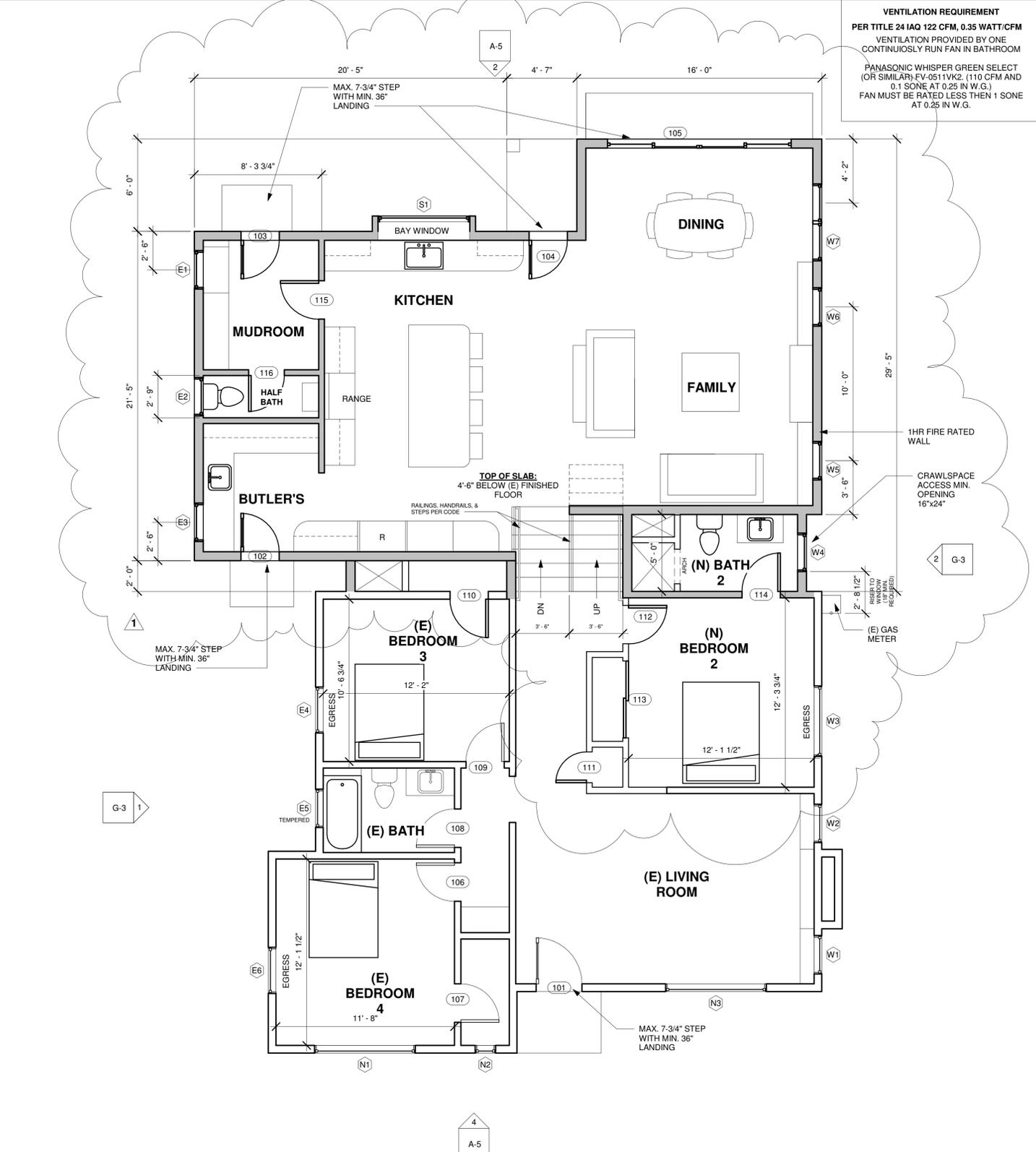
AN ELECTRICALLY SIGNED AND REGISTERED CERTIFICATE OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CFVR) SHALL BE POSTED AT THE BUILDING SITE AND REGISTERED CERTIFICATE OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CFVR) SHALL BE POSTED AT THE BUILDING SITE BY THE RATER. A REGISTERED CFVR WILL HAVE A UNIQUE 25-DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CFVR. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CFVR IS REVIEWED AND APPROVED.

2 SECOND FLOOR PLAN - ADDITION
1/4" = 1'-0"

- BATHROOM NOTES:**
- Mechanical
- Exhaust fans are required in all bathrooms, even if an operable window is installed.
 - CA Energy Efficiency Standards §150
 - Bathroom fan exhaust shall terminate a min. of 3' from property line and 3' from any openings into a building. CMC 504.3.1
 - Exhaust fans with integral/combo lighting system shall be switched separately from lighting system OR have a lighting system that can be manually turned on and off while allowing the fan to continue to operate for an extended period of time. Lighting integral to an exhaust fan must be high-efficacy. CA Energy Code § 150
 - Exhaust fans at shower shall be listed for wet location and shall be GFCI protected.
- Safety glazing
- Safety glazing at all windows less than 60" above bottom of tub & shower floor and at tub and shower enclosures panels & door (check for bug) CRC R308.4, CBC 2406.2, 2406.4
- Fixture fittings/attachments
- Vacuum breakers required for handheld shower head. CPC 603.0
 - Where two separate handles control the hot and cold water, the left-hand faucet shall control hot water. CPC 415.0
 - Minimum 1" airgap separation between flood level of sink and tub and water supply outlet. CPC 603.2.1, Table 6-3
- Shower compartment
- Shower enclosure doors shall open outward and maintain 22" clearance CPC 411.6
 - Shower compartment min. 1024 sq. in. encompassing a 30" circle CPC 411.7
 - The threshold/dam shall not be less than 2 inches and not more than 9 inches measured from the top of the drain. CPC 411.6
 - Shall encompass a 30" circle. CPC 411.7
 - Showers with horizontal surfaces such as permanent seating, curb, and shelving shall be lined with durable and water-tight materials such ice and water shield membrane, sheet plastic, lead, or copper. CPC 411.8
- Area
- Maintain minimum area and dimensions 72" above the shower drain. CPC 411.7
 - Exception: the min. required area and dimension shall not apply where an existing bathtub is replaced by a shower having an overall dimension of 30" wide by 60" long. CPC 411.7
 - Bathtub/shower compartments shall have nonabsorbent surface extending 72" above the floor. CRC R307.2
 - Cement, fiber-cement or glass mat gypsum backers shall be used as a base for wall and ceiling panels in shower and bathtub compartments and shall be installed per manufacturer's recommendations. CRC R702.4.2
 - Cement, fiber-cement or glass mat gypsum backers shall be secured with its listed fasteners AND shall be CORROSION RESISTANT in shower/tub compartments.
5. Base for tile in water closet compartment walls: water-resistant gypsum board/green board/purple board shall be installed per manufacturer's recommendations. CRC R702.3.8, CBC 2509.2
6. Water resistant gypsum board/green board/purple board shall not be used in the following locations:
- In shower or bathtub compartments. CRC R702.3.8.1
 - Where there will be direct exposure to water or in areas subject to continuous high humidity. CRC R702.4
 - On ceilings where frame spacing exceeds 12" on center for 1/2" wall board and more than 16" on center for 5/8" water-resistant drywall. CRC R702.3.8
 - Floor drains shall be considered plumbing fixtures and each such drain shall be provided with an approved type strainer. Floor drains, floor receptors, and shower drains shall be of an approved type, suitably flanged to provide a watertight joint in the floor. CPC 411.1 and 404.1
 - Drains shall be fastened to an approved backing and shall not be nailed or perforated at any point which may be less than one (1) inch above the finished dam or threshold. CPC 411.8 (1) (2)
 - All shower compartments, regardless of shape, shall have a minimum finished interior of 1024 square inches and shall also be capable of encompassing a 30" inch circle. Exception: Where existing bathtub is replaced by a shower receptor having min. overall dimensions of 30" wide by 60" long. CPC 411.7 and exception no. 2.
 - All showers, in all occupancies, shall have a smooth, hard, nonabsorbent surface to a height of not less than 72" inches above the drain inlet. Materials other than structural elements used in such walls shall be of a type that is not adversely affected by moisture. CRC R307.2, CBC 1210.3
 - Thresholds shall be of sufficient width to accommodate a minimum 22" door. CPC 411.6
 - Curbs/shower pan: Extend approved water proofing material a min. of 4" beyond threshold and maintain a 1/4" fall per foot for 4' to drain. Note: Recommend extending water proofing over entire bathroom area.

- Electrical
- All receptacles shall be GFCI protected AND Tamper-Resistant (TR) CEC 406.11, CEC 210.52, CEC 210.8 (b)
 - Provide a Min. (1) 20 amp circuit for bathrooms receptacles CEC 210.11 (C) (3)
 - 3GFCI protection shall be provided for all outlets in bathrooms, with at least one outlet 36" inches of the outside edge of each basin. CEC 210-8(a) (1) & 210-52 (d)
 - Light fixtures in wet locations shall be protected by GFCI circuit CEC 410.4 (A)(D) (Per the manufacturer's installation instructions)
 - Separate circuits for lights and receptacle outlets. CEC 210-11 (c)(3)
- Plumbing
- Waste vents shall terminate vertically not less than 6" above roof, nor less than 1' from any vertical surface and 10' from or 3' above any opening such as windows, doors, air intake, nor less than 3' from any lot line. Side wall vent may not terminate under vented soffit. CPC 906.1, 2
 - Venting shall be vertical until 6" above the flood rim of the fixture. CPC 905.3
 - Bathtub/whirlpools and shower valves shall be approved pressure-balanced or thermostatic mixing type adjusted to a maximum of 120 degrees. CPC 418, 414
 - Use listed fittings only (i.e. water supply hoses) CPC 604
 - Accessible full way control valve installed for each sink. CPC 605.5
- Structural
- The minimum ceiling height in a bathroom is 7' feet. CRC 1208.2
 - Overcutting of sole or plates to accommodate plumbing pipes shall be repaired with 1-1/2" wide metal strap and fastened with min. six 16d nails on each side cut. CRC 2308.9.8
 - Use 2x6 studs when plumbing pipes are over 3". The max. hole size is 3-5/8" for 2x6 and 2-1/8" for 2x4 studs. CRC 2308.9.11
 - Blocking for rails and cabinets
 - Fire blocking at ceiling and floor penetrations, and top and bottom of walls 1. Approved materials: approved foam and caulking shall be certified materials that resist the free passage of flame and the products of combustion (such as touch 'n' seal gun foam ii and listed fire blocking caulk). CBC 717.2.5, 712.4.2.2
 - Fire blocking shall be installed at openings around vents, pipes, tub & shower traps, ducts, chimneys and fireplaces at ceiling and floor levels with approved materials. CRC 717.2.5, 712.4.2.2
 - Tub waste openings in framed construction to crawl spaces shall be protected from rodent intrusion with no openings greater than 1/2" inch. See FIGURE A-2 for an approved method of protection/access. CPC 313.12.4
- Lighting
- All hardwired lighting shall be high efficacy OR controlled by a VACANCY SENSOR. CEC section 150(K)
 - All luminaires (fixtures) installed in wet locations shall be marked "Suitable for Wet Locations". Damp locations shall be marked "Suitable for Damp Locations" and shall have non-metallic trim. CEC 410.4 (A)
 - Fan and Light/fan combo shall be separately switched from lights and may require GFCI protection in wet/damp locations. Install per manufacturer's instructions. (provide Inspector with manufacturer's instructions) Energy Code § 150 (K)
 - Verify that light cans are AIR TIGHT at top floor ceiling or attic space, and IC rated if recessed into insulated ceilings.

LOWER FLOOR ADDITION & FIRST FLOOR RENOVATION PLAN



IAQ - WHOLE-BUILDING VENTILATION

VENTILATION REQUIREMENT PER TITLE 24 IAQ 122 CFM, 0.35 WATT/CFM

VENTILATION PROVIDED BY ONE CONTINUOUSLY RUN FAN IN BATHROOM

PANASONIC WHISPER GREEN SELECT (OR SIMILAR) EV-051VK2, (110 CFM AND 0.1 SONE AT 0.25 IN W.G.) FAN MUST BE RATED LESS THEN 1 SONE AT 0.25 IN W.G.

1 FIRST FLOOR PLAN - ADDITION
1/4" = 1'-0"

WATER FIXTURE COUNT

FIXTURE	EXISTING	ADDED	TOTAL
BATHUB/SHOWER(4)	0	2	8
CLOTHES WASHER(4)	1	2	4
DISHWASHER (1,5)	1	1	1.5
HOSE/BIB (2,5/1)	1	1	3.5
LAVATORY SINK (1)	1	4	5
SINKS			
BAR (1)	1	1	1
KITCHEN (1,5)	1	1	1.5
LAUNDRY SINK (1,5)	1	1	1.5
SHOWER (2)	1	2	6
WATER CLOSET (2,5)	1	3	10
1.6 GPF			
			42 UNITS

FIRE SPRINKLER DEMAND: N/A

WATER METER SIZING: 41-80gpm = **NO CHANGE**

INSULATION NOTES

- INSULATION SHALL CONFORM TO FLAME-SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF CALIFORNIA RESIDENTIAL CODE 302.10
- AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST AN INSULATION CERTIFICATE, SIGNED BY THE INSTALLER AND THE BUILDER, IN A CONSPICUOUS LOCATION IN THE BUILDING STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53 OF THE CALIFORNIA ADMINISTRATIVE CODE.
- R-15 INSULATION SHALL BE HIGH PERFORMANCE TYPE. SHALL NOT BE COMPRESSED TO FIT INTO CAVITIES.
- ATTIC/UNDERFLOOR INSULATION MUST COMPLY WITH SECTIONS 508.4, 904, 909, AND 909 OF THE CALIFORNIA MECHANICAL CODE.

SMOKE & CO DETECTORS

- SMOKE DETECTORS TO BE PROVIDED IN EACH BEDROOM, AT AREA DIRECTLY LEADING TO EACH BEDROOM, AND AT LEAST ONE ON EACH STORY PER CRC R315.2
- CARBON MONOXIDE ALARMS TO BE PROVIDED AT AREA DIRECTLY LEADING TO EACH BEDROOM, AND AT LEAST ONE IN EACH STORY PER CRC R315.2



CLEARSTORY
CONSTRUCTION

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REVISIONS

NO.	DATE	DESCRIPTION
1	DELTA 1: 5/19/2023	ADDITION

PROJECT NUMBER:
PRJ-1090909

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RELATED DEMO PROJECT NUMBER:
PRJ-1092811

BERYL RENOVATION
1421 BERYL STREET
SAN DIEGO, CALIFORNIA, 92109

DATE
5/18/2023

SCALE:
AS SHOWN

DRAWN:
SBP

SHEET NAME
MAIN HOUSE
FLOOR PLANS

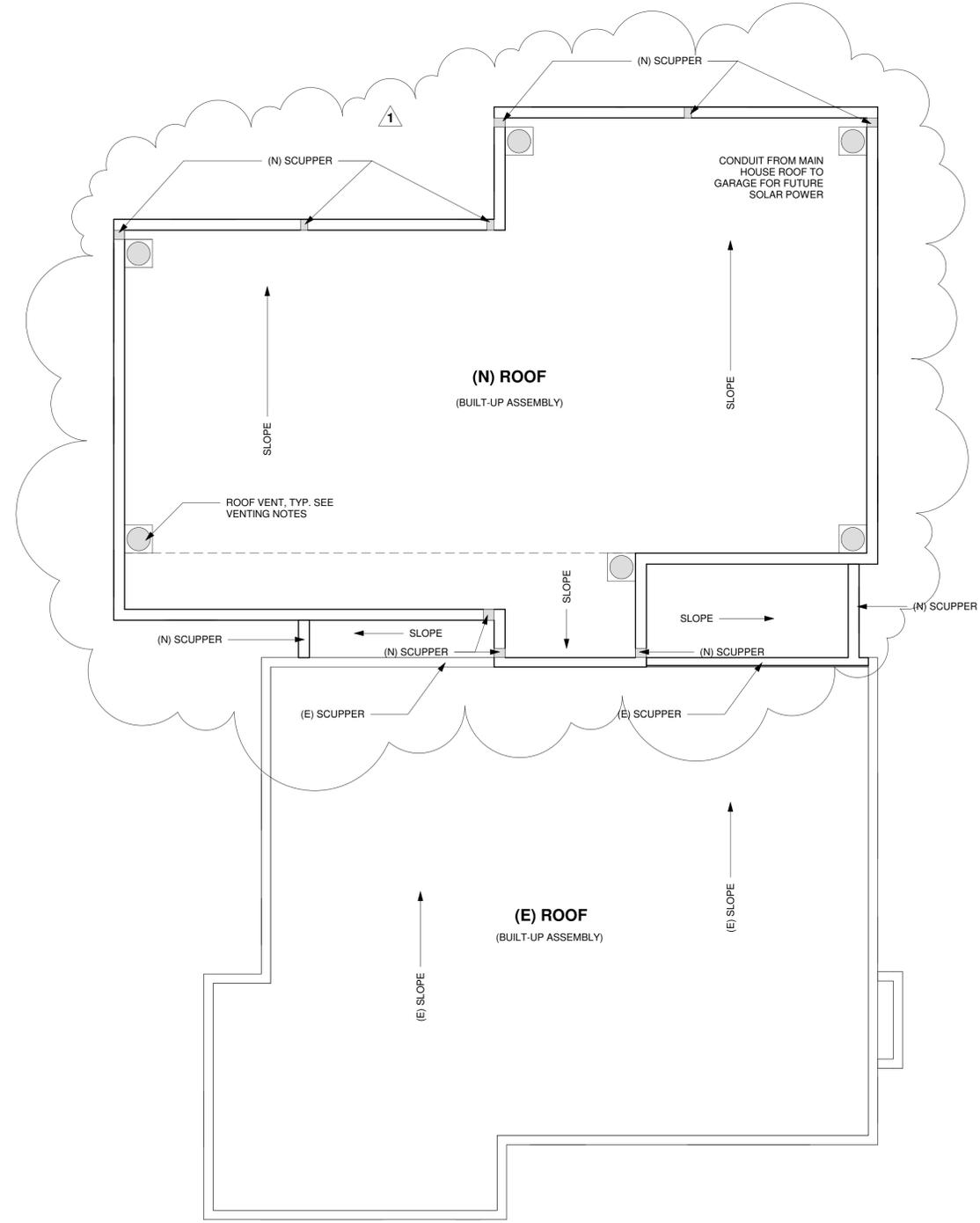
SHEET NUMBER
A-3

ROOF PLAN

ROOF VENTING
EXISTING ROOF VENTING TO REMAIN (SIDE VENTS SHOWN IN ELEVATIONS)
NEW ROOF VENTING: SECOND FLOOR 985 SF / 150 SF = 6.6 SF VENTING REQ.
VENTING PROVIDED BY GAF MASTERFLOW HIGH POWERED DOME VENTS INSTALLED ON 2:12 PITCH CURBS. 6 VENTS x 1SF/VENT = 6 SF VENTING
REMAINING VENTING PROVIDED BY WALL VENTS INSTALLED OVER IN SIDE WALLS (SEE ELEVATIONS) 8 VENTS x .35 SF/VENT = 2.8 SF
TOTAL PROVIDED 8.8 SF (6.6 SF REQUIRED)

ROOFING NOTE
1. ROOFING SHALL BE BUILT-UP ROOFING WITH MIN. 1/4" PER FOOT SLOPE (2%) AND MATERIALS SHALL COMPLY WITH STANDARDS IN TABLE R905.9.2 OR UL55A.

ROOF GUTTERS
ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIAL OR NO ROOF GUTTERS SHALL BE INSTALLED. SDMC 149.0327(f)(1)
DRIP EDGE
NO DRIP EDGE
ROOF EAVES
NO ROOF EAVES



1 ROOF PLAN - MAIN HOUSE
1/4" = 1'-0"

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ADDITION

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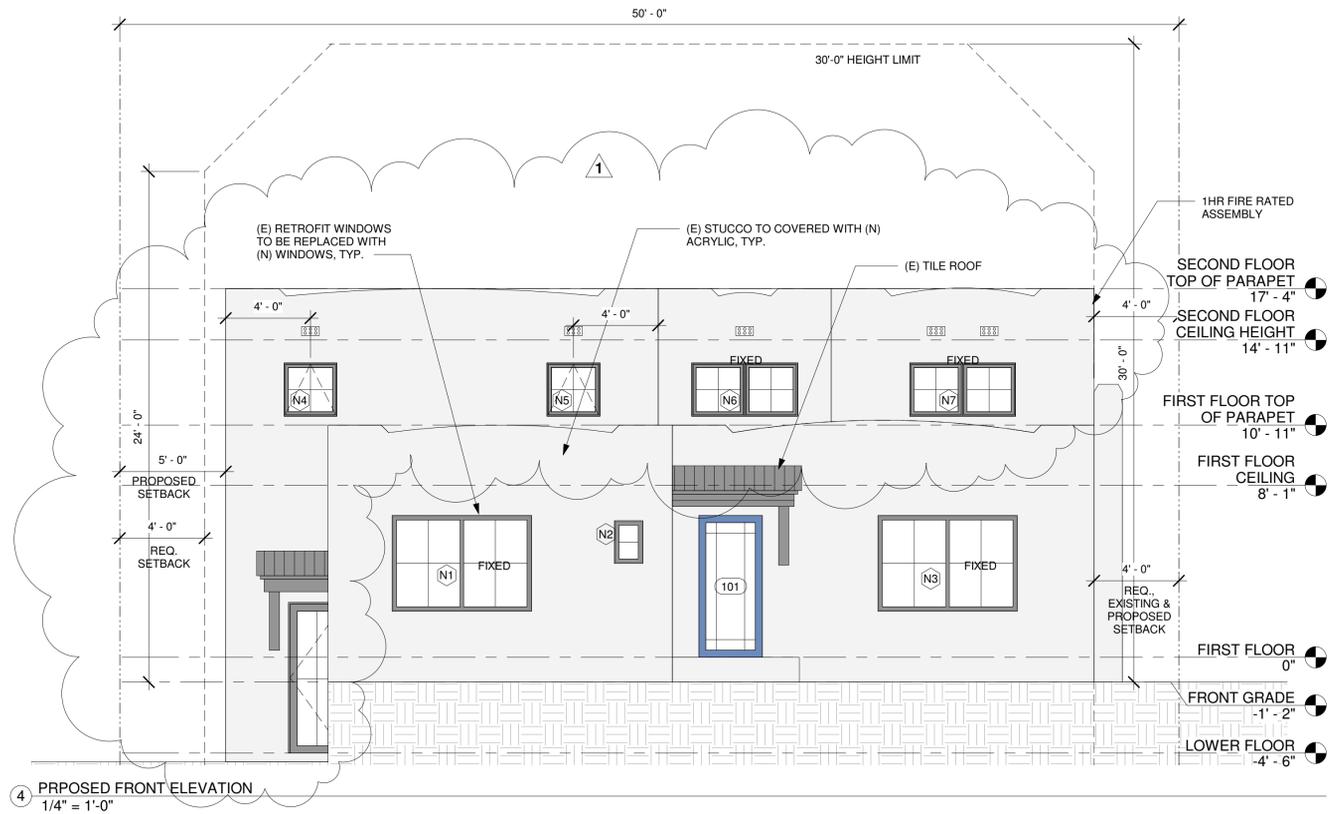
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ROOF PLAN

SHEET NUMBER

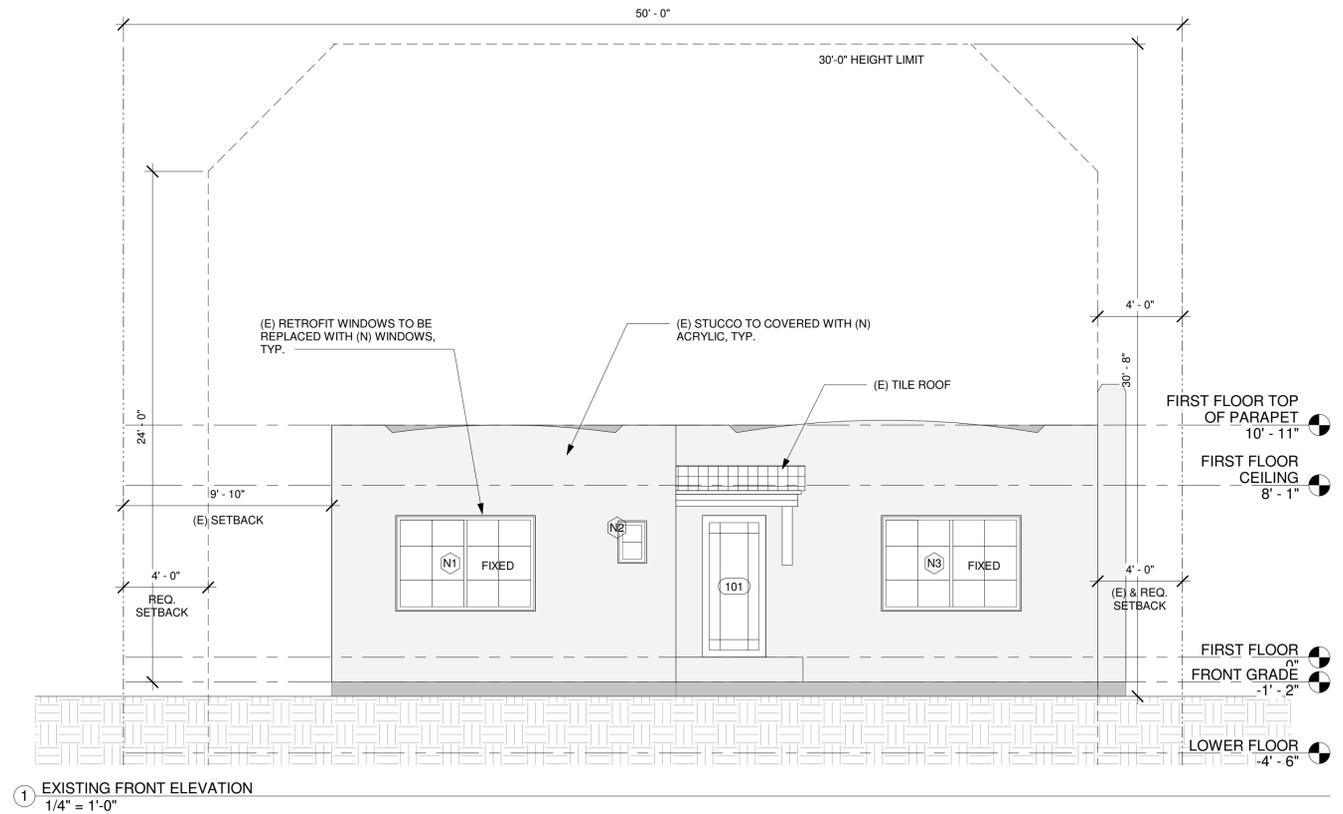
A-4

PROPOSED FRONT ELEVATION



4 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

EXISTING FRONT ELEVATION



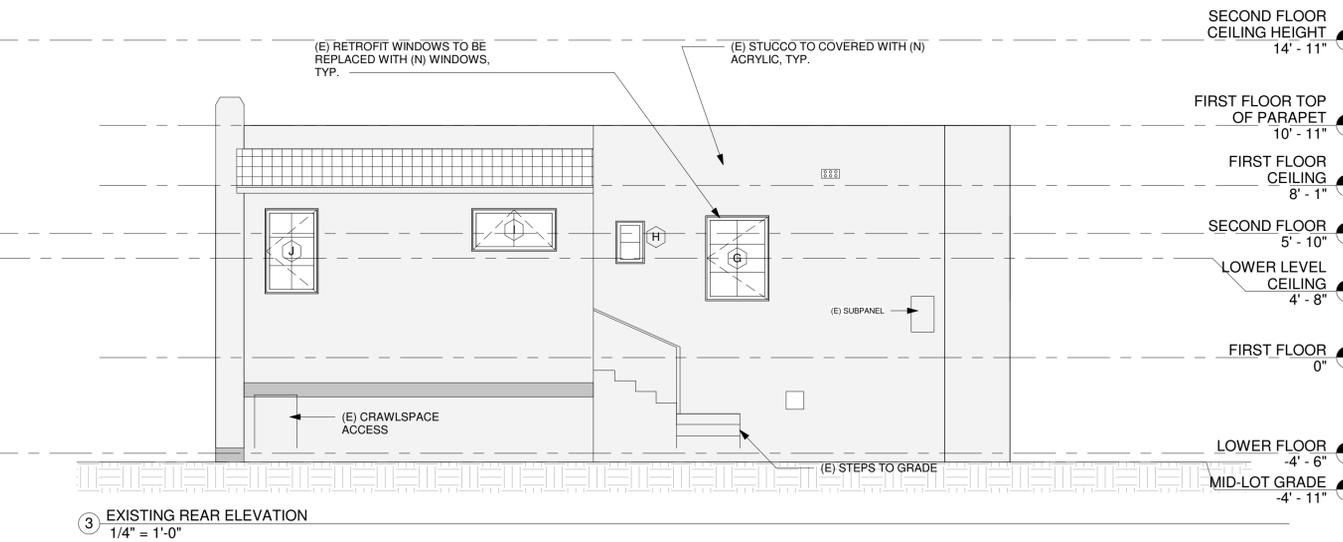
1 EXISTING FRONT ELEVATION
1/4" = 1'-0"

PROPOSED REAR ELEVATION



2 PROPOSED REAR ELEVATION
1/4" = 1'-0"

EXISTING REAR ELEVATION



3 EXISTING REAR ELEVATION
1/4" = 1'-0"

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PROJECT NUMBER:
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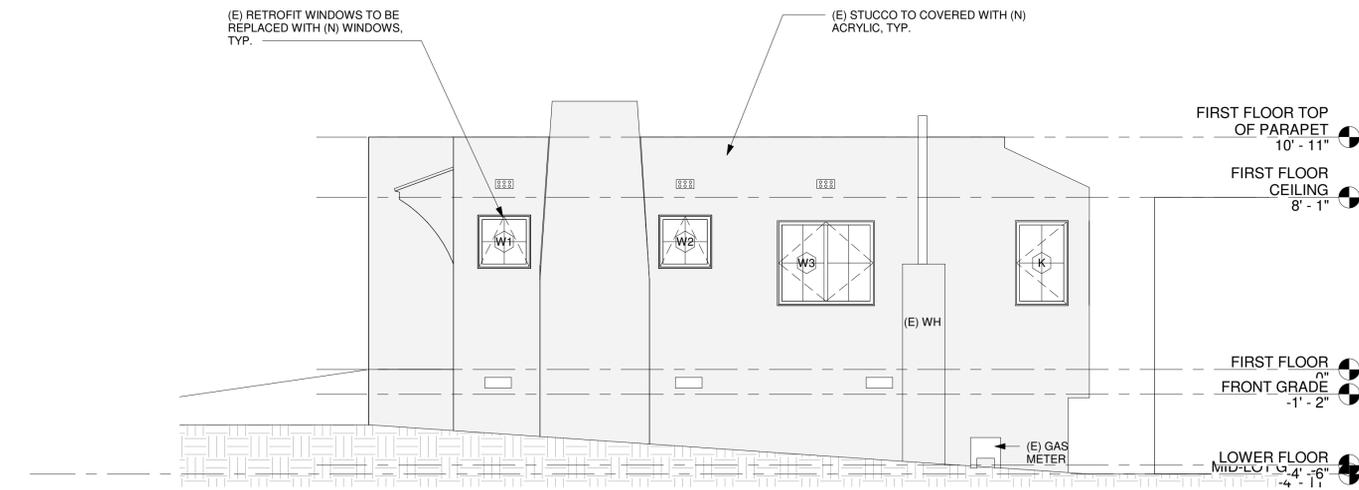
SCALE:
AS SHOWN

DRAWN:
SBP

SHEET NAME
ELEVATIONS

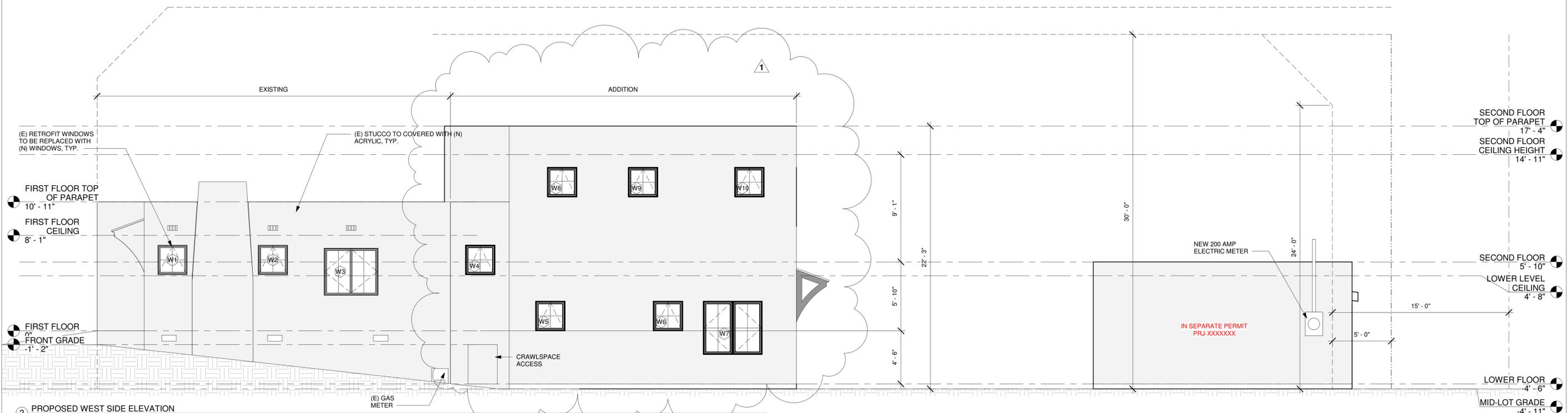
SHEET NUMBER
A-5

EXISTING WEST SIDE ELEVATION



1 EXISTING WEST SIDE ELEVATION
1/4" = 1'-0"

PROPOSED WEST SIDE ELEVATION



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

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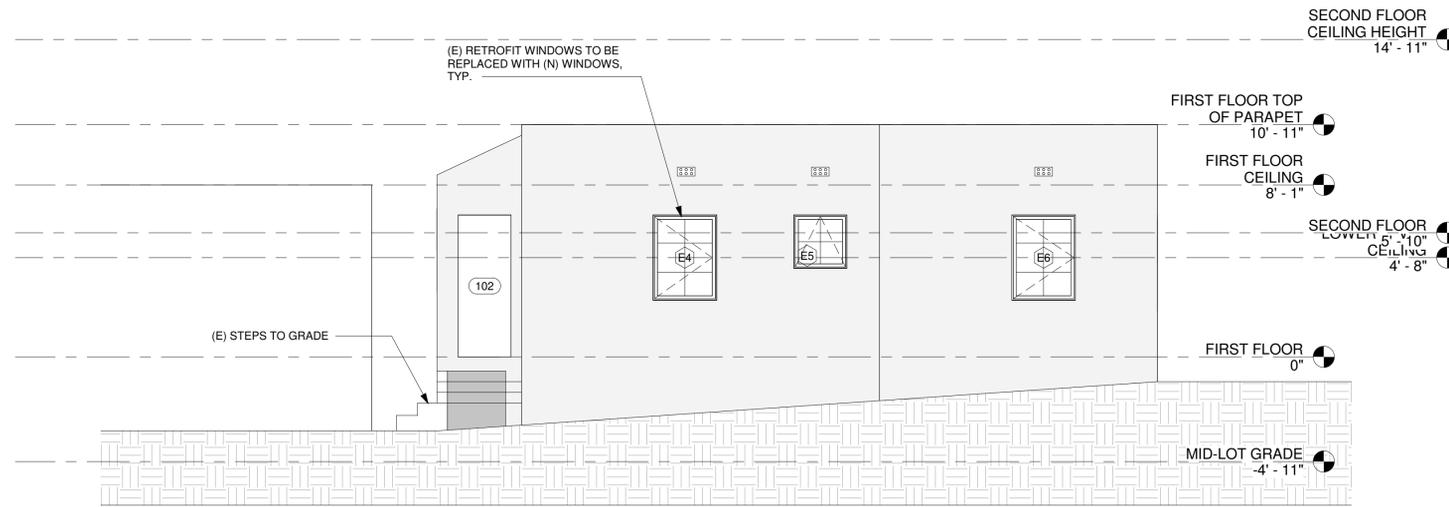
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SCALE:	AS SHOWN
DRAWN:	SBP
SHEET NAME	ELEVATIONS
SHEET NUMBER	A-6

EXISTING EAST SIDE ELEVATION



2 EXISTING EAST SIDE ELEVATION
1/4" = 1'-0"

WINDOW & DOOR SCHEDULE

DOOR SCHEDULE - EXTERIOR				
MARK	LOCATION	SIZE		DETAILS
101	FRONT (N)	36" x 80"	20 sf	FULL LIGHT, ORIGINAL, ENCAPSULATE LEAD PAINT
102	BUTLERS (N)	30" x 84"	17.5 sf	FULL LIGHT
103	MUDROOM (S)	30" x 84"	17.5 sf	FULL LIGHT
104	KITCHEN (S)	30" x 84"	17.5 sf	FULL LIGHT
105	DINING (S)	144" x 84"	84 sf	MULTISLIDE

TEMPERED GLAZING FOR ALL MOVING GLASS PANELS IN DOORS

DOOR SCHEDULE - INTERIOR				
MARK	LOCATION	SIZE		DETAILS
106	BED 4	30" x 80"		
107	CLOSET 4	30" x 80"		
108	BATH	30" x 80"		
109	BED 3	30" x 80"		
110	CLOSET 3	30" x 80"		
111	HALL CLOSET	24" x 80"		
112	BED 2	30" x 80"		
113	CLOSET 2	30" x 80"		SLIDE BY
114	BATH 2	30" x 80"		
115	MUDROOM	30" x 80"		
116	HALF BATH	30" x 80"		
201	LAUNDRY	30" x 80"		
202	PRIMARY	30" x 80"		
203	P CLOSET	30" x 80"		
204	P BATH	60" x 80"		DOUBLE POCKET
205	P TOILET	30" x 80"		

SOUTH WINDOW SCHEDULE					REAR
MARK	QTY	SIZE		DETAILS	
S1	1	72" x 48"	24sf	CASEMENT - FIXED - CASEMENT	24.119 (DOORS) = 143
S2	1	60" x 60"	25sf	CASEMENT OR FIXED?	59.6
S3	1	60" x 60"	25sf	CASEMENT OR FIXED?	
S4	1	16" x 30"	3.34sf	CASEMENT	
S5	1	30" x 30"	6.25sf	AWNING, TEMPERED	

NORTH WINDOW SCHEDULE					FRONT
MARK	QTY	SIZE		DETAILS	
N1	1	TWIN 40"x54"	30sf	CASEMENT	62.67 + 37.5 (DOORS) = 100.17
N2	1	16" x 24"	2.67sf	FIXED	
N3	1	TWIN 40" x 54"	30sf	CASEMENT	
N4	1	30" x 30"	6.25sf	AWNING	
N5	1	30" x 30"	6.25sf	AWNING	37.5
N6	1	TWIN 30" x 30"	12.5sf	FIXED	
N7	1	TWIN 30" x 30"	12.5sf	FIXED	

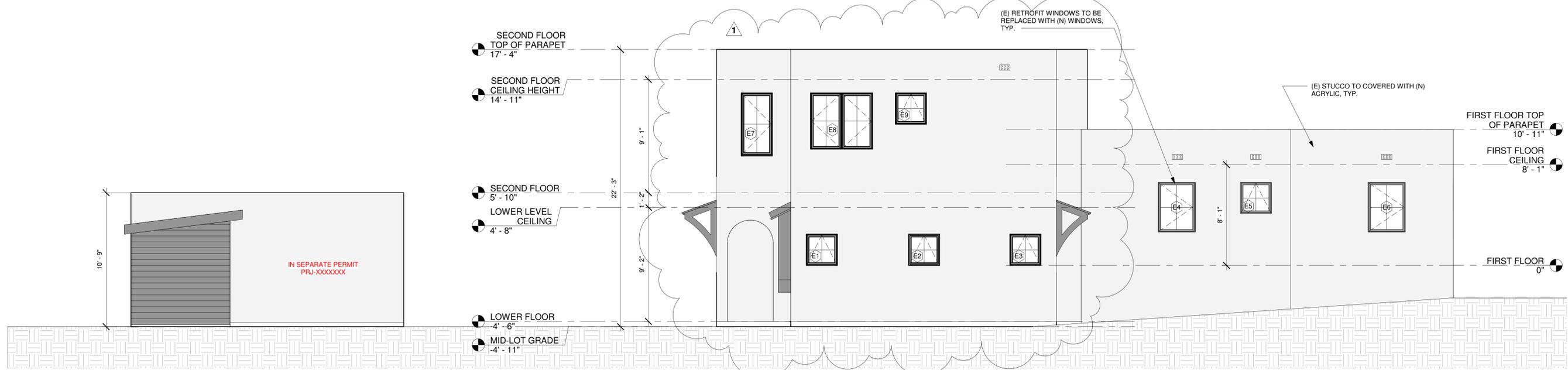
EAST WINDOW SCHEDULE					LEFT
MARK	QTY	SIZE		DETAILS	
E1	1	30" x 30"	6.25sf	AWNING	45
E2	1	30" x 30"	6.25sf	AWNING	
E3	1	30" x 30"	6.25sf	AWNING	
E4	1	30" x 48"	10sf	AWNING, EGRESS	
E5	1	30" x 30"	6.25sf	AWNING, TEMPERED	
E6	1	30" x 48"	10sf	CASEMENT, EGRESS	
E7	1	30" x 60"	12.5sf	CASEMENT, EGRESS	
E8	1	TWIN 30" x 54"	22.5sf	CASEMENT - EGRESS	
E9	1	30" x 30"	6.25sf	AWNING	

WEST WINDOW SCHEDULE					RIGHT	
MARK	QTY	SIZE		DETAILS		
W1	1	30" x 30"	6.25sf	AWNING	71.75	
W2	1	30" x 30"	6.25sf	AWNING		
W3	1	TWIN 27" x 48"	18sf	CASEMENT - EGRESS		
W4	1	30" x 30"	6.25sf	AWNING, TEMPERED		
W5	1	30" x 30"	6.25sf	AWNING		
W6	1	30" x 30"	6.25sf	AWNING		
W7	1	TWIN 30" x 54"	22.5sf	CASEMENT		
W8	1	30" x 30"	6.25sf	AWNING		
W9	1	30" x 30"	6.25sf	AWNING		18.75
W10	1	30" x 30"	6.25sf	AWNING		

U-FACTOR: 0.34 SHGC: 0.34
PER TITLE 24

SEE WINDOW SPECS FOR R.O. SIZES

PROPOSED EAST SIDE ELEVATION



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

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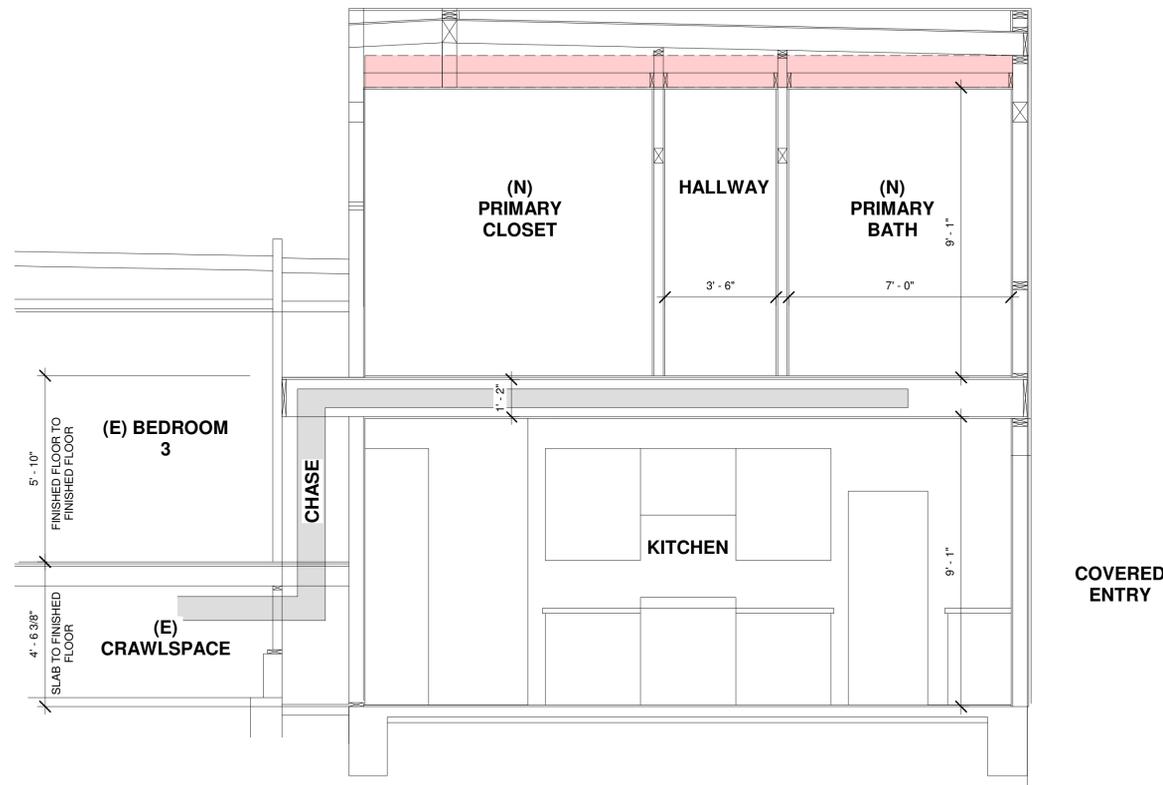
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SHEET NAME
ELEVATIONS & WINDOW/DOOR SCHEDULES

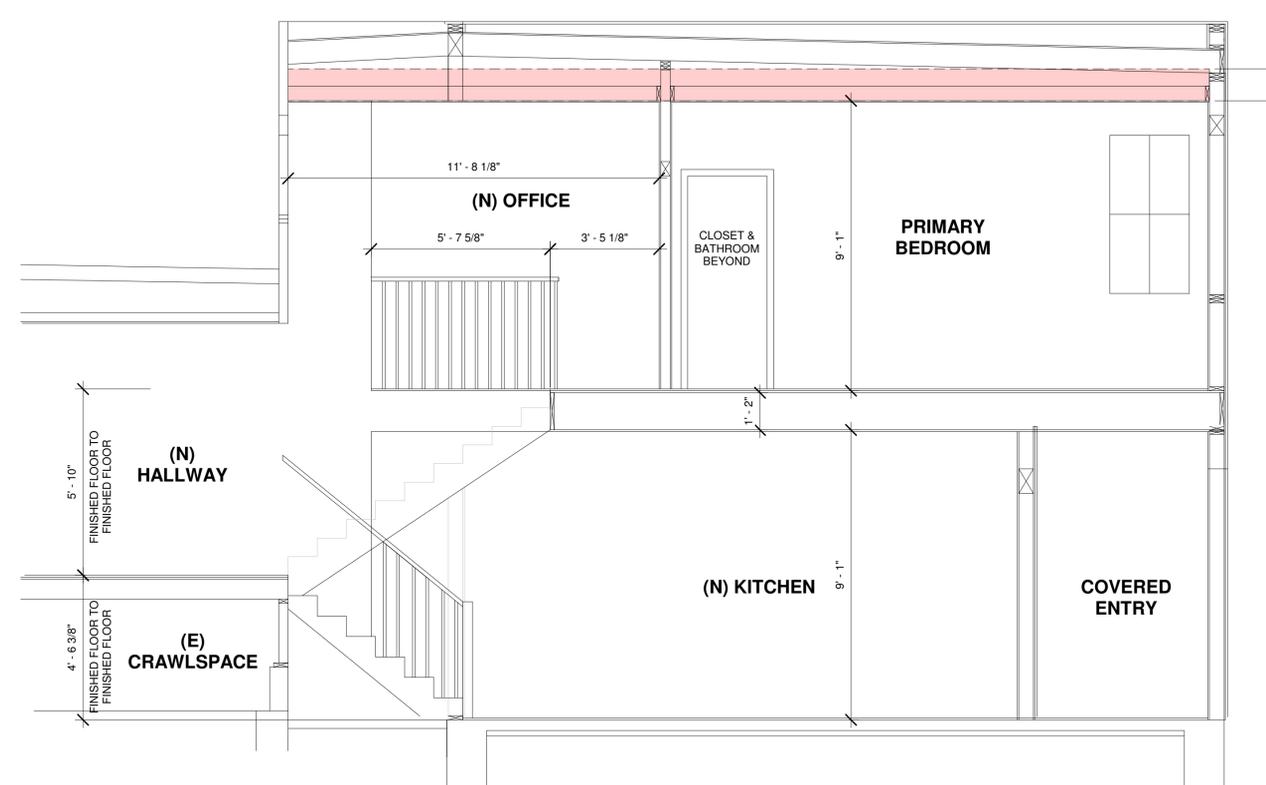
SHEET NUMBER
A-7

SECTION THROUGH ADDITION AT KITCHEN



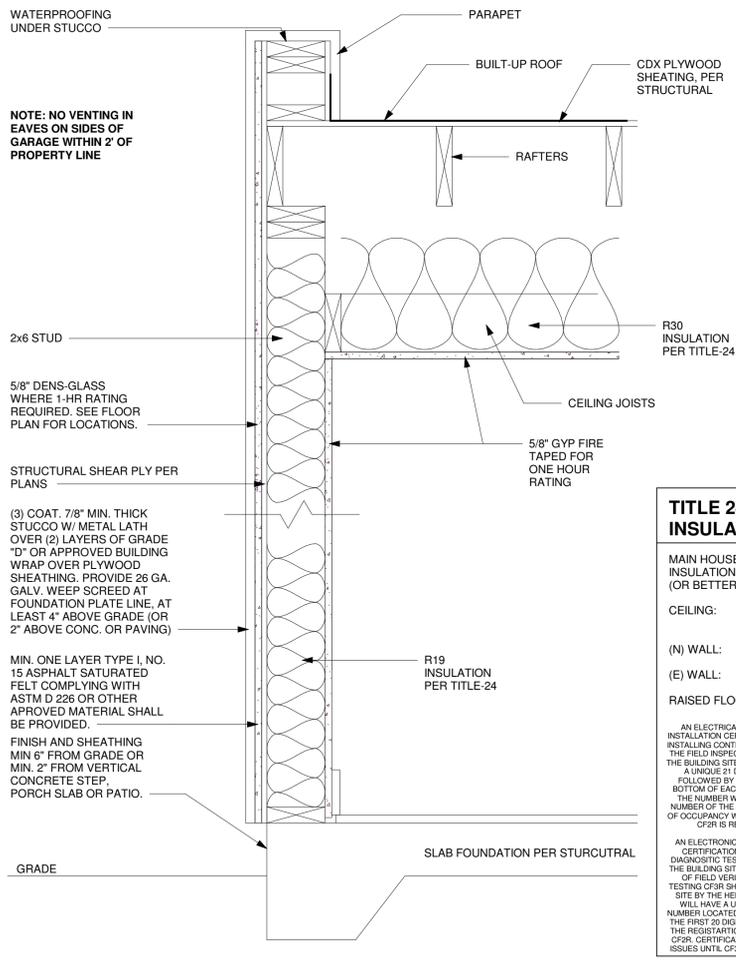
SECTION THROUGH ADDITION AT KITCHEN
3/8" = 1'-0"

SECTION THROUGH ADDITION AT STAIRS



SECTION THROUGH ADDITION AT STAIRS 14" TJs
3/8" = 1'-0"

TYPICAL WALL SECTION AND 1-HR FIRE RATED WALL



TYP. WALL SECTION & FIRE RATED ASSEMBLY
1 1/2" = 1'-0"

1-HR FIRE RATED ASSEMBLY

EXTERIOR WALL: 7/8" STUCCO
IGNITION RESISTANT MATERIAL PER CRC R327.3.7

EXTERIOR WALL MATERIAL: 7/8" STUCCO AND 2x FASCIA EXTERIOR WALL MATERIAL SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL OR SHALL BE OF HEAVY TIMBER OR LOG WALL CONSTRUCTION, OR SHALL BE CONSTRUCTED TO PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-7A-1, CBC SEC 704A.3.1

EXTERIOR WALL COVERAGE: EXTERIOR WALL COVERING SHALL EXTEND FROM THE TOP OF FOUNDATION AND TERMINATE AT THE ENCLOSED EAVE PER DETAIL.

1 Hour Fire-Rated Construction	Loadbearing	Test Number
Construction Detail	Description	UL Des U244
	1/2" Dens-Glass 5/8" GYP Fire Taped 2x4 wood studs 24" o.c. optional insulation optional plywood or OSB for shear purposes	

TITLE 24 INSULATION

MAIN HOUSE TO RECEIVE MIN. INSULATION VALUES PER TITLE 24 (OR BETTER):

CEILING: R30

(N) WALL: R19 BATT

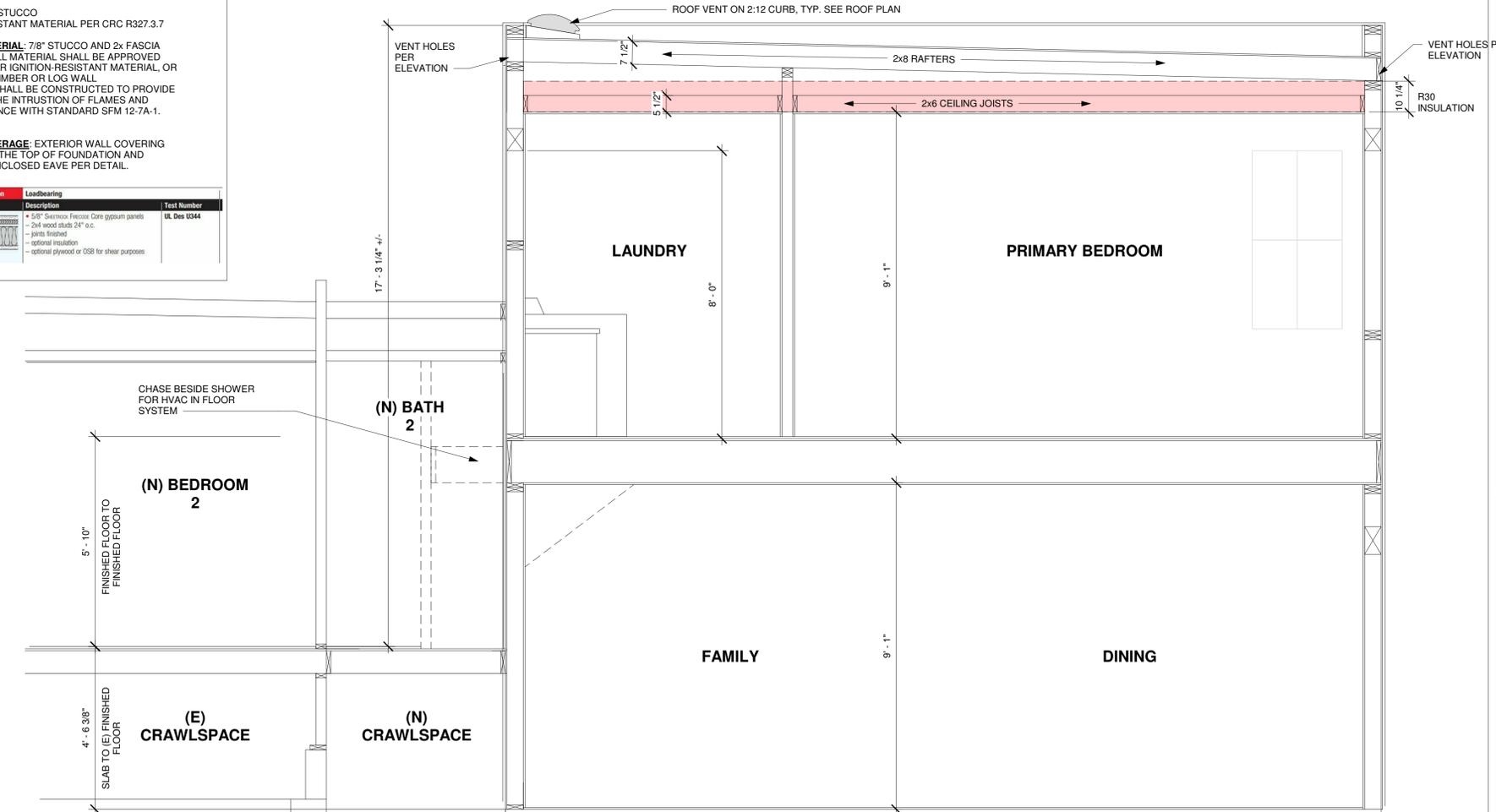
(E) WALL: R15 BATT

RAISED FLOOR: R19

AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE (ICSR) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CFR SHALL HAVE A UNIQUE 21 DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CFR. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORMS CFR IS REVIEWED AND APPROVED.

AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATION OF FIELD VERIFICATION AND DIAGNOSTIC TESTING CFR SHALL BE POSTED AT THE BUILDING SITE AND REGISTERED CERTIFICATE OF FIELD VERIFICATION AND DIAGNOSTIC TESTING CFR SHALL BE POSTED AT THE BUILDING SITE BY THE HEIR/OWNER. A REGISTERED CFR WILL HAVE A UNIQUE 25 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CFR. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CFR IS REVIEWED AND APPROVED.

SECTION THROUGH ADDITION AT BATHROOM 2



SECTION THROUGH ADDITION AT BATHROOM 2
1/2" = 1'-0"

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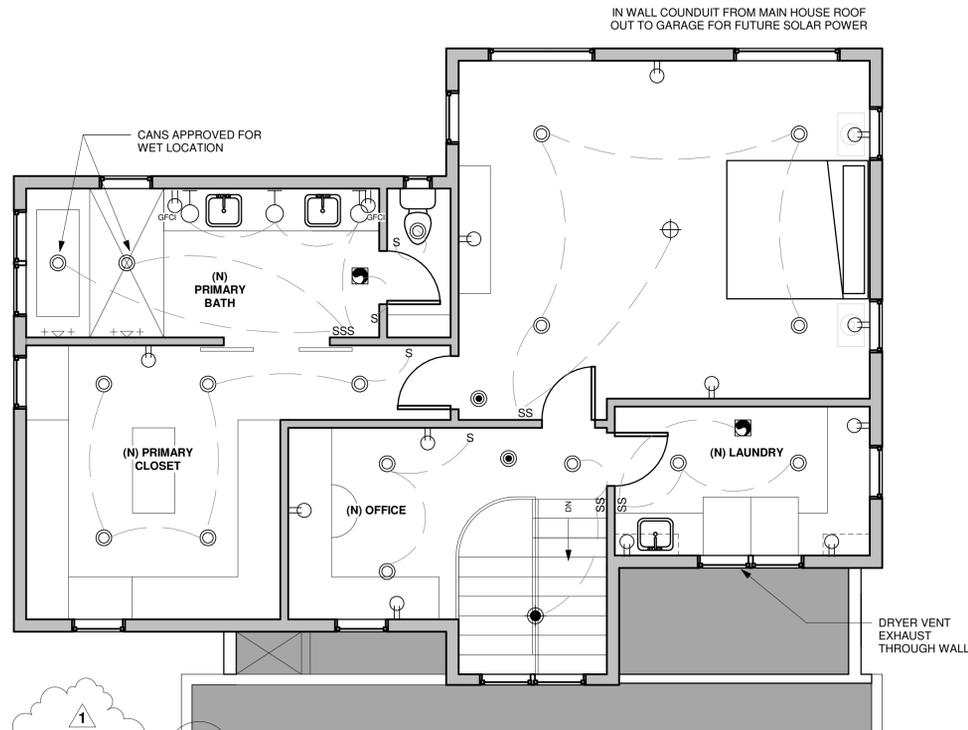
SCALE:
AS SHOWN

DRAWN:
SBP

SHEET NAME
SECTIONS

SHEET NUMBER
A-8

SECOND FLOOR PLAN - ADDITION - PME



3 SECOND FLOOR PLAN - ADDITION PME
1/4" = 1'-0"

ENERGY REQUIREMENTS:

1. KITCHENS: AT LEAST HALF THE INSTALLED WATTAGE OF THE LUMINARIES (LIGHT FIXTURES), IN KITCHENS SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
2. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS: ALL LUMINARIES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A CERTIFIED OCCUPANT SENSOR.
3. OTHER ROOMS: ALL LUMINARIES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A CERTIFIED OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ FT ARE EXEMPT FROM THIS REQUIREMENT.
4. OUTDOOR LIGHTING: ALL LUMINARIES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES OR SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION.
5. COMMON AREAS OF MULTIFAMILY BUILDINGS: ALL LUMINARIES IN THE COMMON AREAS OF MULTIFAMILY BUILDINGS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A CERTIFIED OCCUPANT SENSOR.
6. DUCT INSULATION: NEW DUCT WORK MUST HAVE A VALUE OF R-6.
7. HOT WATER PIPE INSULATION: HOT WATER PIPING 1/2 OF AN INCH OR LARGER, MUST BE INSULATED WITH 1 INCH INSULATION FROM THE WATER HEATER TO THE KITCHEN.

ELECTRICAL REQUIREMENTS:

1. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLTM SINGLE PHASE, 15 AND 20 AMP HERE RECEPTACLE OUTLETS INSTALLED IN A DWELLING UNIT LIVING, DINING AND FAMILY ROOMS, PARLORS, BEDROOMS, LIBRARIES, DEN, HALLWAYS, RECREATION ROOM, CLOSET OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. CEC ARTICLE 210.12
2. ALL EXTERIOR OUTLETS SHALL BE GFCI PROTECTED AND WEATHER PROOFED.
3. FIXTURES IN TUB/SHOWER AREA TO BE SUITABLE FOR DAMP LOCATIONS
4. ALL LIGHTING TO BE HIGH EFFICACY
5. EXTERIOR LIGHTING SHALL BE HIGH EFFICACY OR LOW EFFICACY CONTROLLED BY A MOTION SENSOR IN COMBO WITH A PHOTO-CONTROL AND CONTROLLED BY AN ON OFF SWITCH.
6. VERIFY OR PROVIDE SMOKE AND CO2 DETECTORS IN EXISTING BEDROOMS.
7. GARAGE AND LAUNDRY LIGHTS TO BE HIGH EFFICACY AND CONTROLLED BY VACANCY SENSORS.

PLUMBING NOTES:

1. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2019 CDBGSC.
2. PROVIDE LAVATORY FAUCETS WITH A MAX. FLOW OF 1.2 GALLONS PER MIN.
3. PROVIDE KITCHEN FAUCETS WITH MAX. FLOW OF 1.8 GALLONS PER MIN.
4. PROVIDE SHOWER HEADS WITH A MAX. FLOW OF 2.0 GALLONS PER MIN.
5. PROVIDE WATER CLOSETS WITH MAX. FLOW OF 1.28 GALLONS PER FLUSH
6. PER 2016 CDBGSC, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC).

ENERGY NOTES:

1. BATHROOMS: SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY VACANCY SENSOR.
2. KITCHENS: ALL THE INSTALLED LUMINARIES IN KITCHEN SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER. UNDER CABINET LIGHTINGS SHALL BE SWITCHED SEPARATELY.
3. OTHER ROOMS: ALL LUMINARIES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.
4. OUTDOOR: ALL LUMINARIES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON AND OFF SWITCH, AND BE CONTROLLED BY ONE OF THESE AUTOMATIC CONTROL TYPES: PHOTOCONTROL AND A MOTION SENSOR, OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT SYSTEM (EMS).

ENERGY REQUIREMENTS:

1. KITCHENS: AT LEAST HALF THE INSTALLED WATTAGE OF THE LUMINARIES (LIGHT FIXTURES), IN KITCHENS SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
2. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS: ALL LUMINARIES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A CERTIFIED OCCUPANT SENSOR.
3. OTHER ROOMS: ALL LUMINARIES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A CERTIFIED OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ FT ARE EXEMPT FROM THIS REQUIREMENT.
4. OUTDOOR LIGHTING: ALL LUMINARIES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES OR SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION.
5. COMMON AREAS OF MULTIFAMILY BUILDINGS: ALL LUMINARIES IN THE COMMON AREAS OF MULTIFAMILY BUILDINGS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A CERTIFIED OCCUPANT SENSOR.
6. DUCT INSULATION: NEW DUCT WORK MUST HAVE A VALUE OF R-6.
7. HOT WATER PIPE INSULATION: HOT WATER PIPING 1/2 OF AN INCH OR LARGER, MUST BE INSULATED WITH 1 INCH INSULATION FROM THE WATER HEATER TO THE KITCHEN.

INDOOR WATER USE

- PER CALGREEN 4.303.1
1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GPF SECTION 403.1.1
 2. KITCHEN FAUCET: 1.8 GPM MAX. SECTION 4.303.1.3 AND 403.1.4
 3. VANITY FAUCETS: 1.5 GPM MAX. SECTION 4.303.1.3 AND 403.1.4
 4. SHOWER HEADS: 1.8 GPM MAX. SECTION 4.303.1.3 AND 403.1.4 - MULTIPLE SHOWER HEADS MAX. 2.0 GPM.
 5. UNINALS: 0.5 GPM MAX.

EXHAUST DUCTS

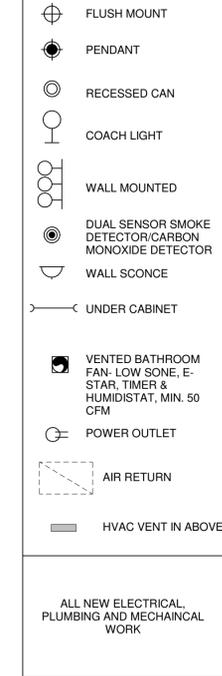
1. ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 3' FROM A PROPERTY LINE AND 3' FROM OPENING INTO BUILDING.
2. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.

SMOKE & CO2 DETECTORS

1. SMOKE DETECTORS TO BE PROVIDED IN EACH BEDROOM, AT AREA DIRECTLY LEADING TO EACH BEDROOM, AND AT LEAST ONE ON EACH STORY PER CRC R315.2
2. CARBON MONOXIDE ALARMS TO BE PROVIDED AT EACH BEDROOM, AND AT LEAST ONE IN EACH STORY PER CRC R315.2

ALL NEW PLUMBING SUPPLY LINES TO BE COPPER.
...
NEW WASTE LINES TO BE ABS
...
ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING
...
PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBS
...
PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CA PLUMBING CODE (CPC)

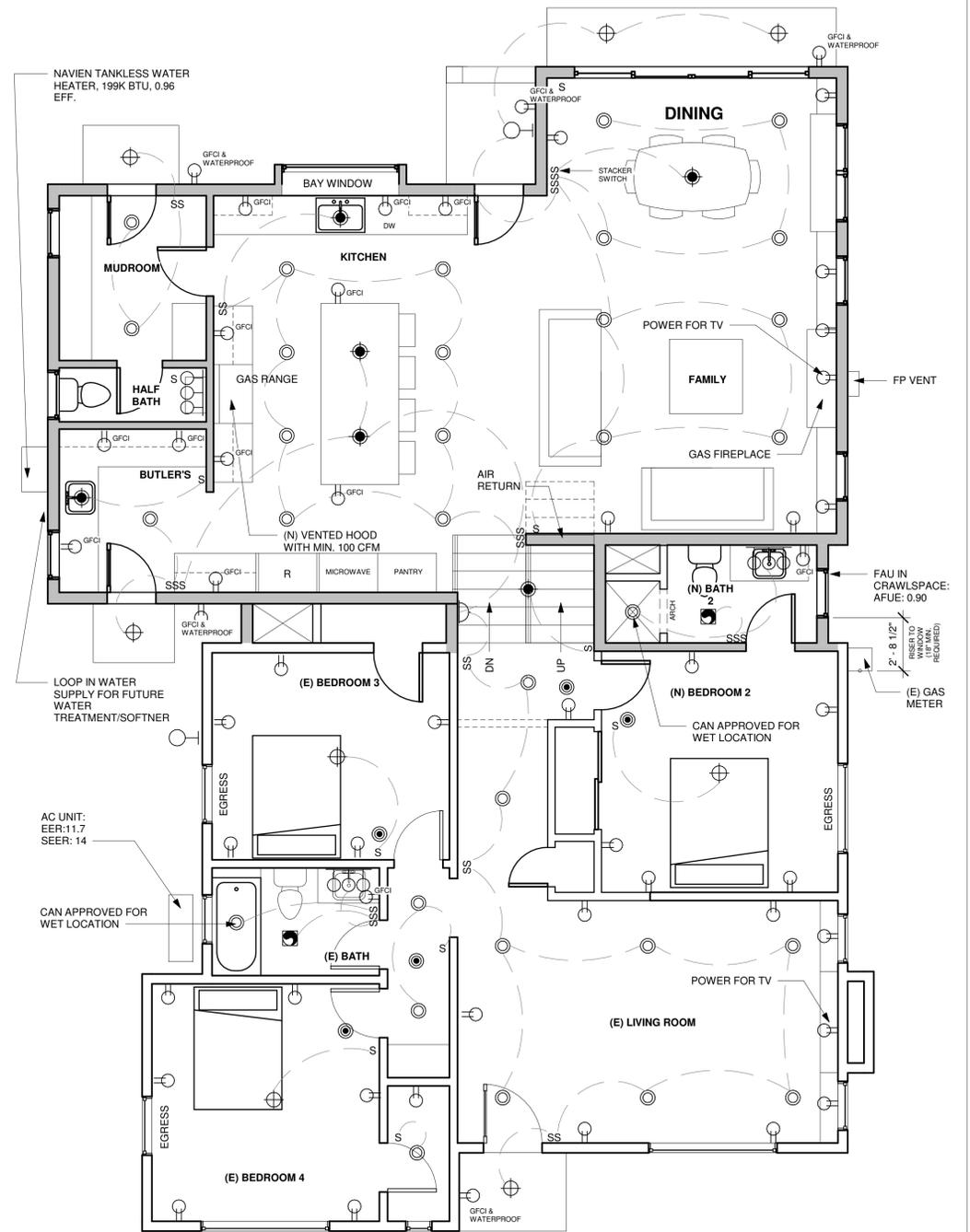
ELEC/HVAC KEY



DUCT TESTING IF REQUIRED PER TITLE 24 NOT REQUIRED IN DETACHED GARAGE

ALL NEW ELECTRICAL, PLUMBING AND MECHANICAL WORK

FIRST FLOOR PLAN - RENOVATION & ADDITION PME



1 FIRST FLOOR PLAN - ADDITION PME
1/4" = 1'-0"

WHOLE-BUILDING VENTILATION

VENTILATION REQUIREMENT
PER TITLE 24 IAQ 122 CFM, 0.35 WATT
VENTILATION PROVIDED BY CONTINUOUSLY RUN FAN IN A BATHROOM.
PANASONIC WHISPER GREEN SELECT (OR SIMILAR) FV-0511VK2. (110 CFM AND 0.1 SONE AT 0.25 IN W.G.)
FAN MUST BE RATED LESS THAN 1 SONE AT 0.25 IN W.G.

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

1	DELTA 1: 5/19/2023 ADDITION
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PROJECT NUMBER:
PRJ-1090909

ARCHITECTURAL DESIGN:
ClearStory Construction
Sarah Potter
sarah@clear-story.com
(650) 475-6686

STRUCTURAL DESIGN:
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RELATED DEMO PROJECT NUMBER:
PRJ-1092811

BERYL RENOVATION
1421 BERYL STREET
SAN DIEGO, CALIFORNIA, 92109

DATE
5/18/2023

SCALE:
AS SHOWN

DRAWN:
SBP

SHEET NAME
PME

SHEET NUMBER
A-9

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 ANS/AWS 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

FLOOR (CARPET HARD WOOD, 6psf MAX.)	14psf
DEAD LOAD:	40psf
LIVE LOAD:	54psf
TOTAL LOAD:	

SEISMIC DESIGN

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

RISK CATEGORY:	II
SEIS. DESIGN CATEGORY:	D
LATITUDE:	32.805
LONGITUDE:	-117.245
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 2)

RISK CATEGORY:	II
BASIC WIND SPEED (MPH):	110
EXPOSURE CATEGORY:	B
TOPOGRAPHIC Kzt =	1
MEAN ROOF HT (ft) =	19
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, GIRDDERS, 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	= RFPFI 40	= LPI 530
TJI 360	= BCI 60 2.0	= RFPFI 70	= LPI 36
TJI 560	= BCI 90 2.0	= RFPFI 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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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" O A.B. @ 36" o.c. or 3/4" O A.B. @ 48" o.c.	2x PLATE W/ 16d @ 6" o.c.	2x PLATE W/ 'SDS' 1/4" O 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" O A.B. @ 24" o.c. or 3/4" O A.B. @ 36" o.c.	2x PLATE W/ 16d @ 4" o.c.	2x PLATE W/ 'SDS' 1/4" O 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" O A.B. @ 16" o.c. or 3/4" O A.B. @ 24" o.c.	2x PLATE W/ 16d @ 3" o.c.	2x PLATE W/ 'SDS' 1/4" O 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" O A.B. @ 12" o.c. or 3/4" O A.B. @ 18" o.c.	N/A	2x PLATE W/ 'SDS' 1/4" O 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" O A.B. @ 12" o.c. or 3/4" O A.B. @ 18" o.c.	N/A	3x PLATE W/ 'SDS' 1/4" O x 6" @ 4" o.c. INTO 4x BLK'G / RIM

USE A35 or LTP4 PER PLAN FOR ALL SHEAR TRANSFER @ RIM JOIST/BLK'G (SEE NOTE 8)
 * 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 #15LB. FELT PAPER.
- PROVIDE 1/2" 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 S5. 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" O THREADED ROD ANCHORS WITH 5" MIN. EMBEDMENT USING SIMPSON "SET-XP" HIGH STRENGTH ADHESIVE (ESR-2508) or 3/8" O x 6" 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 1/2" MIN. TO 1/2" MAX. OVERSIZED.
- ALL ANCHOR BOLTS FOR SHEARWALLS SHALL INCLUDE STEEL PLATE WASHERS. A MIN. OF 3" x 3" x 0.229" (3 GAGE OR 1/2" 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 3/4" 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 1/2" OR 1 1/4" 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% or SSTB20	1/2" O ALL THREAD (12 1/2" EMB)
2	DBL STUDS	HDU4	SB%	1/2" O ALL THREAD (12 1/2" EMB)
3	4x4 #1	HDU5	SB%	N/A
4	4x6 #1	HDQ8	SB%	N/A

FLOOR TO FLOOR HOLDOWN CONNECTIONS

11	DBL STUDS W/ (1) CS16 STRAP TO DBL STUDS or BEAM / HDR BELOW	16 SS1
12	DBL STUDS W/ (2) CS16 STRAPS TO DBL STUDS or BEAM / HDR BELOW	
13	4x6 #1 POST W/ (3) CS16 STRAPS TO 4x6 #1 POST or BEAM / HDR BELOW	
14	4x4 POST W/ MSTC66 TO 4x4 POST BELOW (32-16d SINKER NAILS INTO EACH POST MINIMUM)	

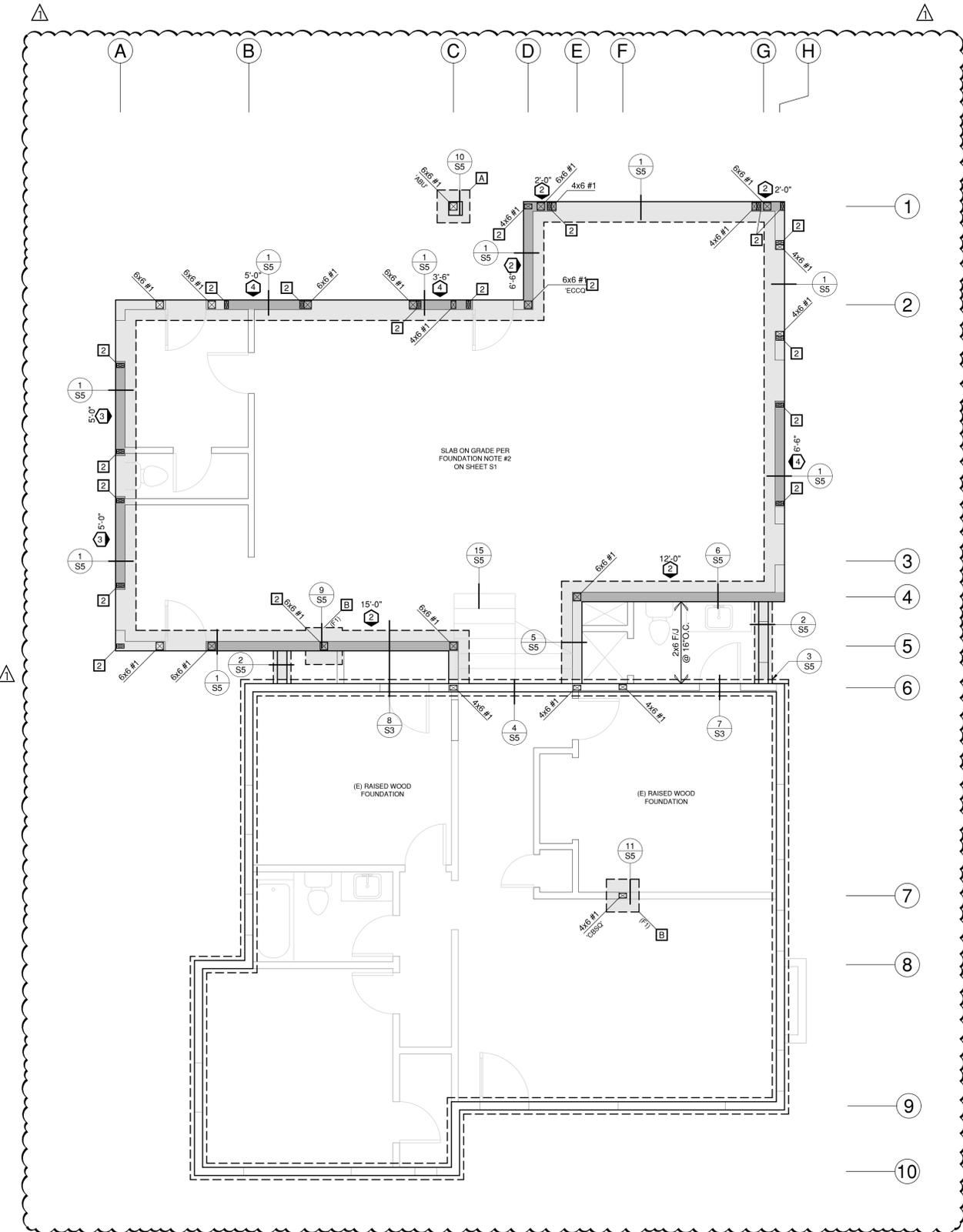
NOTES:

- 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 BLK'G 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.

PAD FOOTING SCHEDULE

ALL PAD FOOTINGS SHALL BE 18" DEEP & USE #5 REBAR

SYMB.	PAD SIZE	REBAR REQUIRED
A	24" SQUARE	(3) BARS EACH WAY
B	27" SQUARE	(3) BARS EACH WAY
C	30" SQUARE	(4) BARS EACH WAY
D	33" SQUARE	(4) BARS EACH WAY
E	36" SQUARE	(4) BARS EACH WAY
F	39" SQUARE	(5) BARS EACH WAY



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 SPACING. 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 SS1 FOR STANDARD STRUCTURAL DETAILS.



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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 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" O.A.B. @ 36" o.c. or 3/4" O.A.B. @ 48" o.c.	2x PLATE W/ 16d @ 6" o.c.	2x PLATE W/ 'SDS' 1/4" O 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" O.A.B. @ 24" o.c. or 3/4" O.A.B. @ 36" o.c.	2x PLATE W/ 16d @ 4" o.c.	2x PLATE W/ 'SDS' 1/4" O 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" O.A.B. @ 16" o.c. or 3/4" O.A.B. @ 24" o.c.	2x PLATE W/ 16d @ 3" o.c.	2x PLATE W/ 'SDS' 1/4" O 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" O.A.B. @ 12" o.c. or 3/4" O.A.B. @ 18" o.c.	N/A	2x PLATE W/ 'SDS' 1/4" O 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" O.A.B. @ 12" o.c. or 3/4" O.A.B. @ 18" o.c.	N/A	3x PLATE W/ 'SDS' 1/4" O x 6" @ 4" o.c. INTO 4x BLK'G / RIM

USE A35 or LTP4 PER PLAN FOR ALL SHEAR TRANSFER @ RIM JOIST/BLK'G (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 #15LB. FELT PAPER.
- PROVIDE 1/2" 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 3/8" THREADED ROD ANCHORS WITH 5" MIN. EMBEDMENT USING SIMPSON 'SET-XP' HIGH STRENGTH ADHESIVE (ESR-2508) or 1/2" O.D. 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 1/2" 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 3/4" 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 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

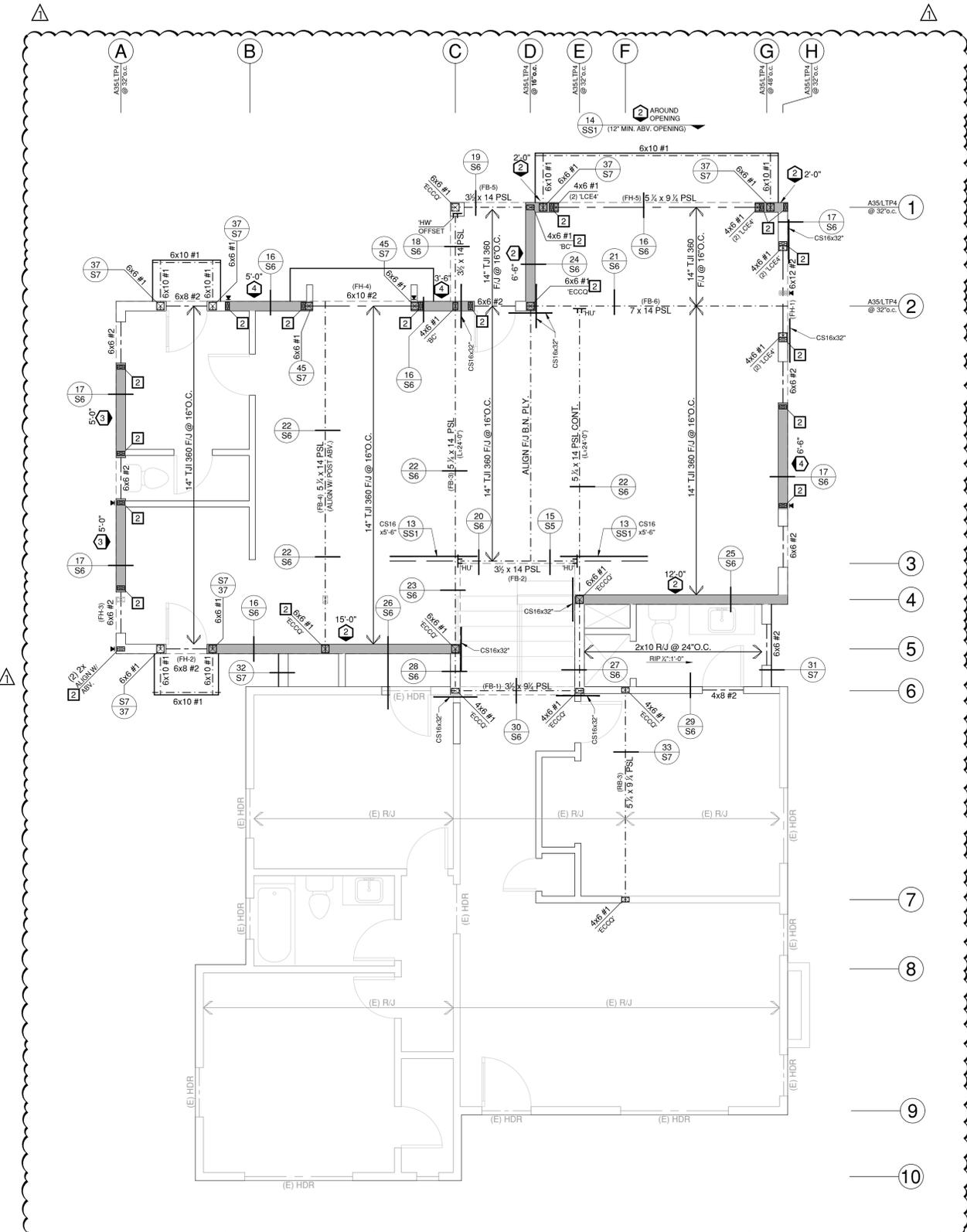
SYMBOL	POST (SEE NOTE 4.5)	HOLDOWN (SEE NOTE 1, 2, 7)	ANCHOR BOLT (SEE NOTE 3, 7)	RETROFIT ANCHOR BOLT (SEE NOTE 6)
1	DBL STUDS	HDU2	SB 3/4" or SSTB20	3/4" O ALL THREAD (12 1/2" EMB)
2	DBL STUDS	HDU4	SB 3/4"	3/4" O ALL THREAD (12 1/2" EMB)
3	4x4 #1	HDU5	SB 3/4"	N/A
4	4x6 #1	HDQ8	SB 3/4"	N/A

FLOOR TO FLOOR HOLDOWN CONNECTIONS

11	DBL STUDS W/ (1) CS16 STRAP TO DBL STUDS or BEAM / HDR BELOW	16 SS1
12	DBL STUDS W/ (2) CS16 STRAPS TO DBL STUDS or BEAM / HDR BELOW	
13	4x6 #1 POST W/ (3) CS16 STRAPS TO 4x6 #1 POST or BEAM / HDR BELOW	
14	4x4 POST W/ MSTC66 TO 4x4 POST BELOW (32-160 SINKER NAILS INTO EACH POST MINIMUM)	

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 BLK'G 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 SPACING. 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 S3 FOR STANDARD STRUCTURAL DETAILS.



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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	
			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 3/4"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 3/4"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.	2x P.T. SILL W/ 1/2"Ø A.B. @ 16"o.c. or 3/4"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.	2x P.T. SILL W/ 1/2"Ø A.B. @ 12"o.c. or 3/4"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.	3x P.T. SILL W/ 1/2"Ø A.B. @ 12"o.c. or 3/4"Ø A.B. @ 18"o.c.	N/A	3x PLATE W/ "SDS" 1/4"Ø x 6" @ 4"o.c. INTO 4x BLK'G / RIM

USE A35 or LTP4 PER PLAN FOR ALL SHEAR TRANSFER @ RIM JOIST/BLK'G (SEE NOTE 8)
 * 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 #15LB. FELT PAPER.
- PROVIDE 3/8" MIN. EDGE DISTANCE FOR ALL PLYWOOD EDGE NAILINGS. ONLY COMMON OR GALVANIZED (HOT DIPPED OR TUMBLE DIPPED) 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 3/4"Ø THREADED ROD ANCHORS WITH 5" MIN. EMBEDMENT USING SIMPSON "SET-XP" HIGH STRENGTH ADHESIVE (ESR-2508) OR 3/4"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 3/8" MIN. TO 1/2" MAX. OVERSIZE.
- ALL ANCHOR BOLTS FOR SHEARWALLS SHALL INCLUDE STEEL PLATE WASHERS. A MIN. OF 3" x 3" x 0.229" (3 GAGE OR 1/2" 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 3/8" 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 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

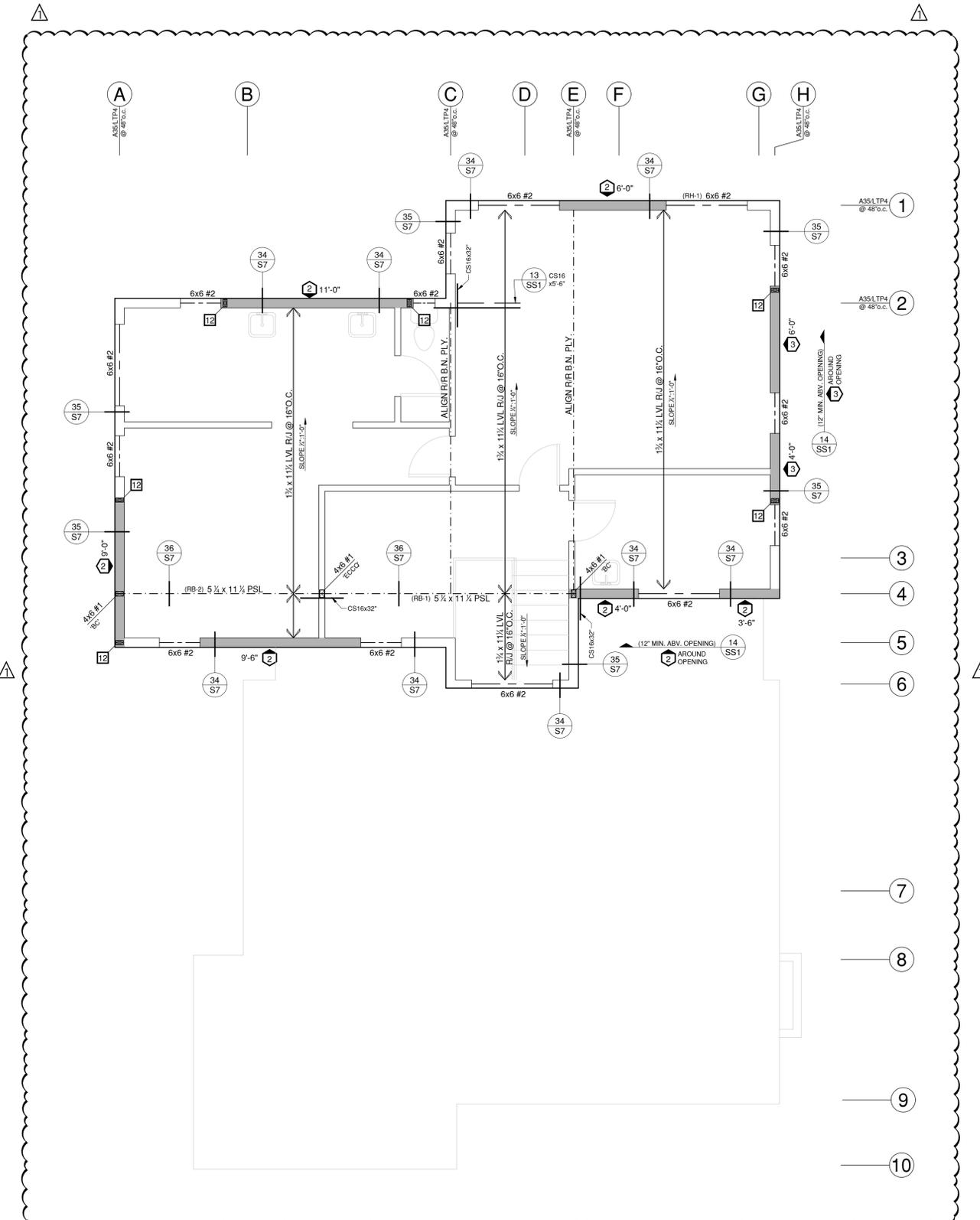
SYMBOL	POST (SEE NOTE 4.5)	HOLDOWN (SEE NOTE 1, 2, 7)	ANCHOR BOLT (SEE NOTE 3, 7)	RETROFIT ANCHOR BOLT (SEE NOTE 6)
1	DBL STUDS	HDU2	SB5/8 or SSTB20	3/4"Ø ALL THREAD (12 1/2" EMB)
2	DBL STUDS	HDU4	SB3/4	3/4"Ø ALL THREAD (12 1/2" EMB)
3	4x4 #1	HDU5	SB3/4	N/A
4	4x6 #1	HDU8	SB3/4	N/A

FLOOR TO FLOOR HOLDOWN CONNECTIONS

11	DBL STUDS W/ (1) CS16 STRAP TO DBL STUDS or BEAM / HDR BELOW	16 SS1
12	DBL STUDS W/ (2) CS16 STRAPS TO DBL STUDS or BEAM / HDR BELOW	
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NOTES:

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- 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.
- "HDI" & "HDO" 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 SS1 FOR STANDARD STRUCTURAL DETAILS.

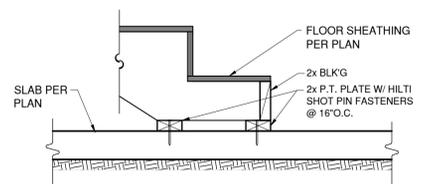
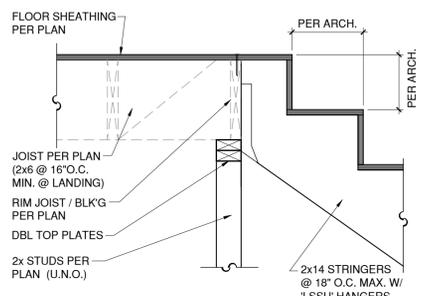
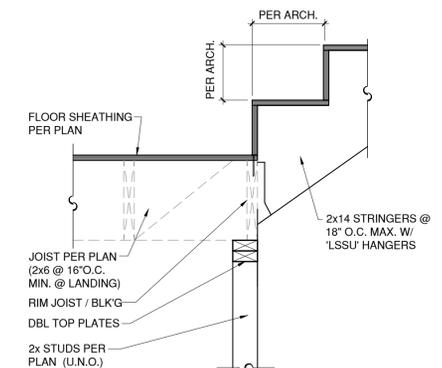
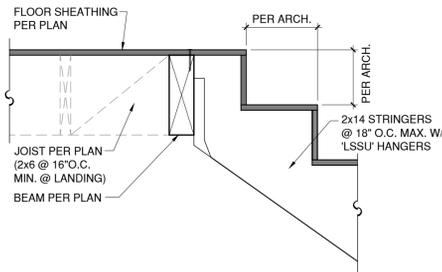


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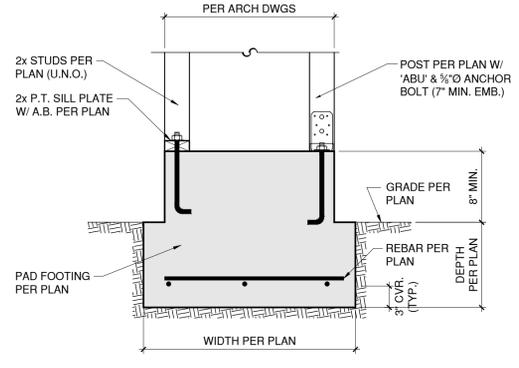


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date: 05-17-2023

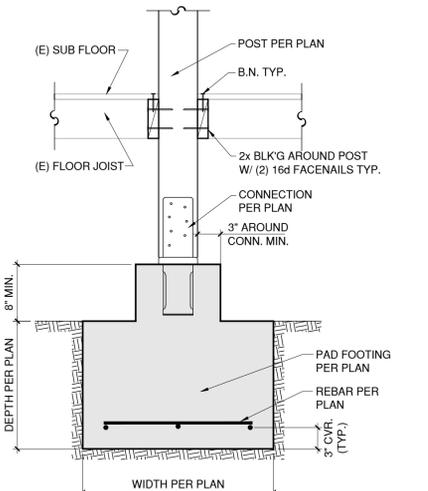
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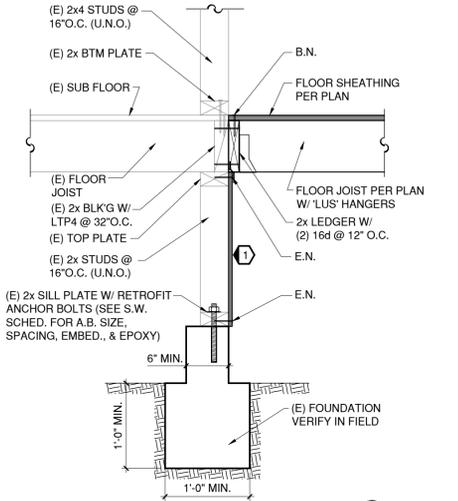
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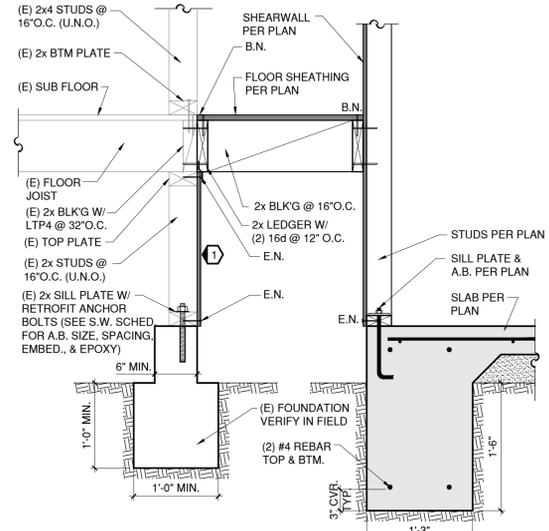
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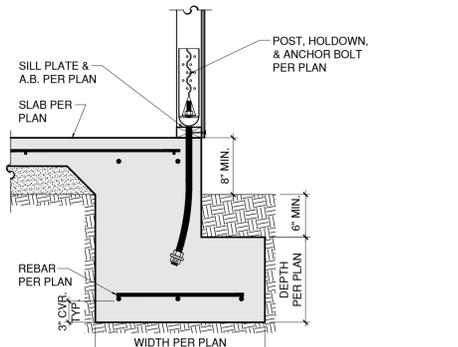
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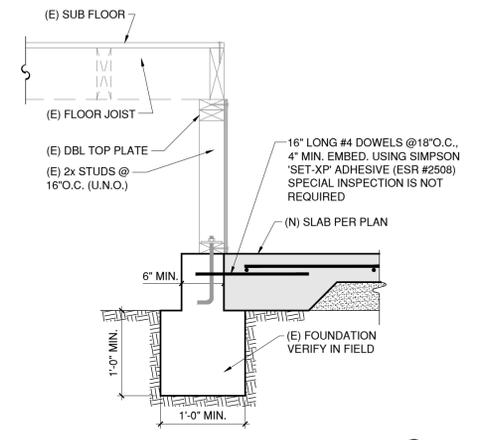
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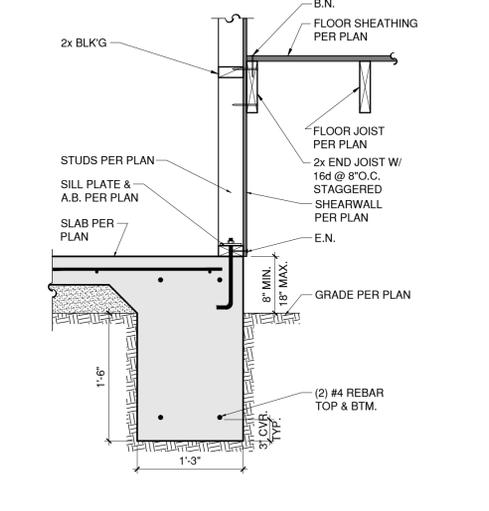
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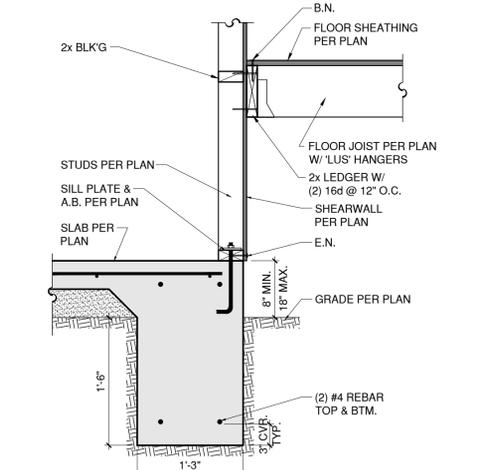
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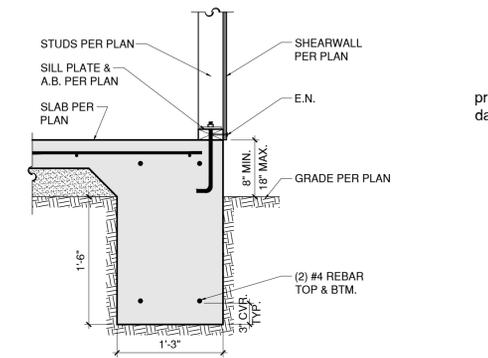
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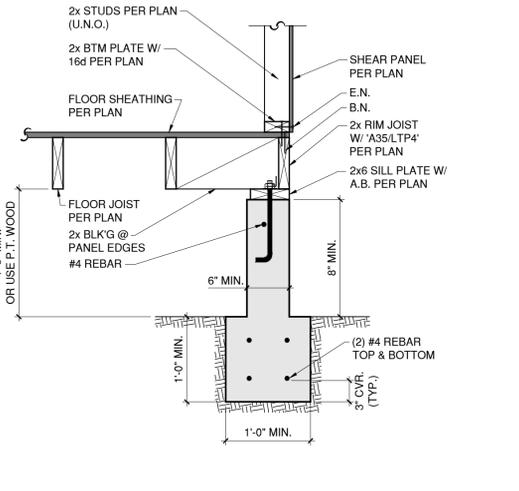
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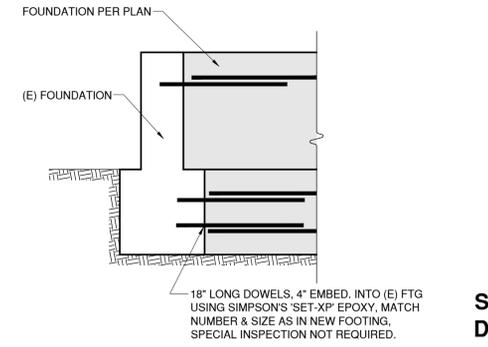
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CONTINUOUS FOOTING (2) ▲



NEW TO EXISTING FOOTING (3) ▲

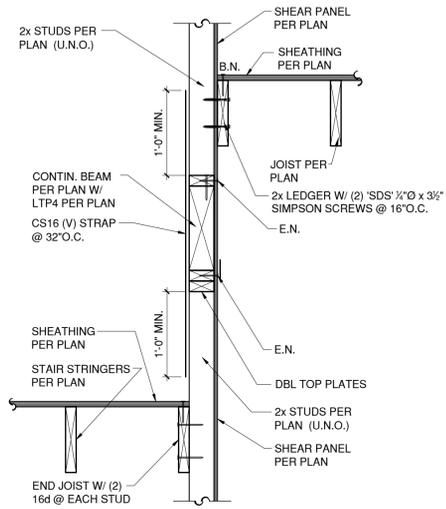
STRUCTURAL DETAILS

S5

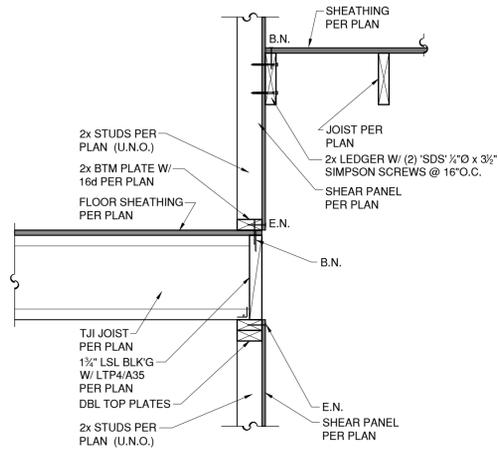
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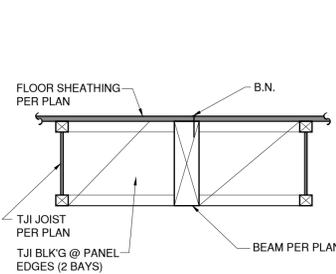
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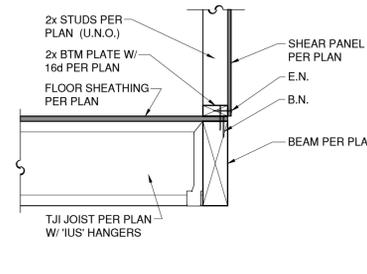
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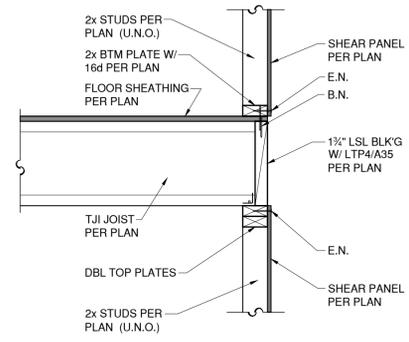
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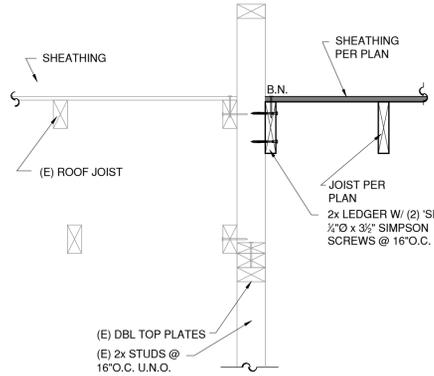
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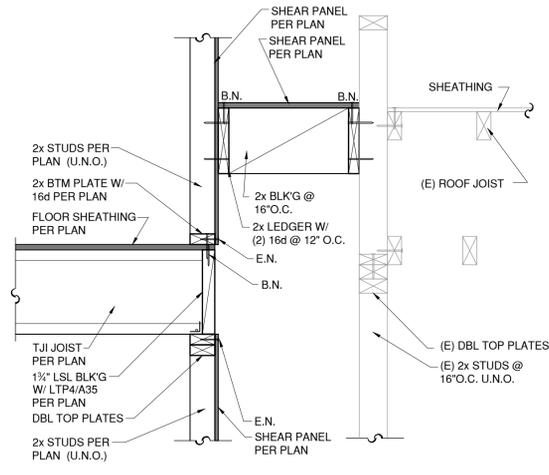
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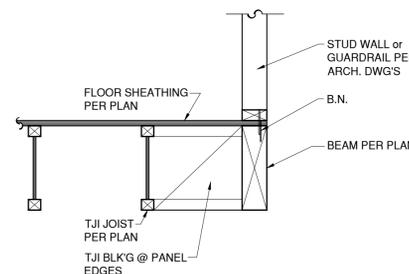
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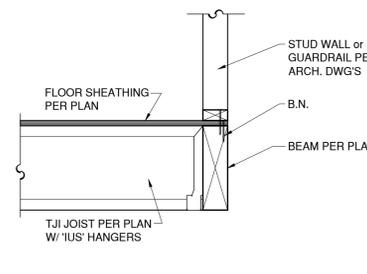
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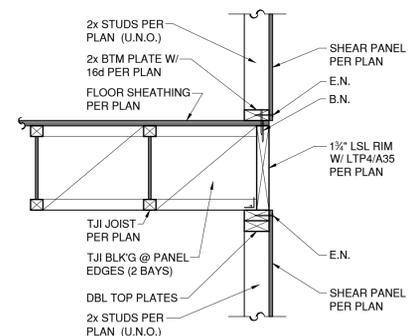
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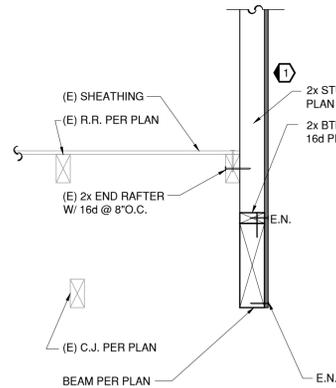
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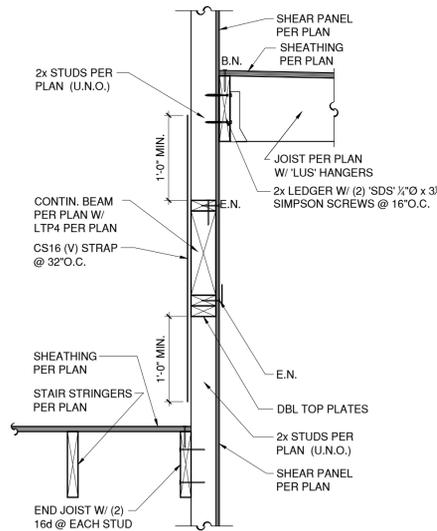
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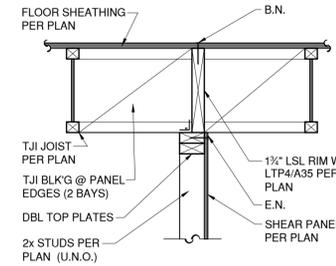
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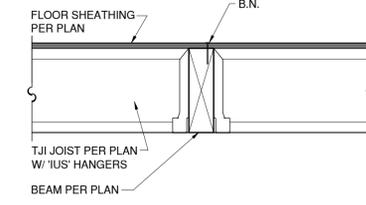
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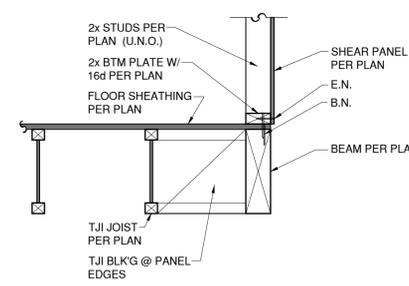
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SHEAR TRANSFER (24) ▲

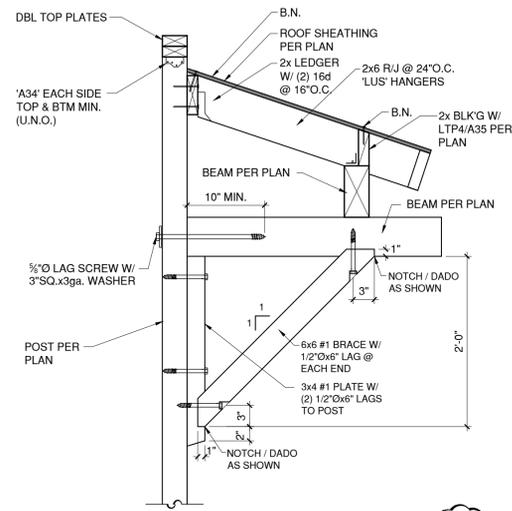


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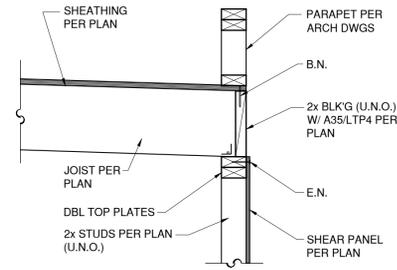
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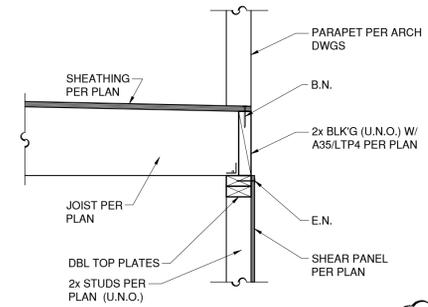
BRACE CONNECTION

37



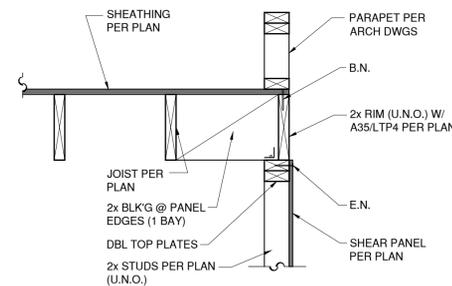
SHEAR TRANSFER

34



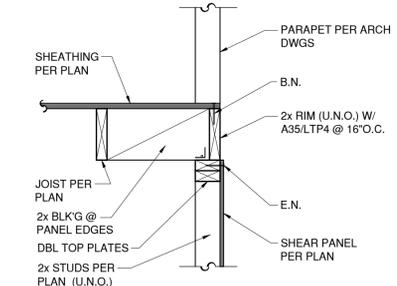
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31



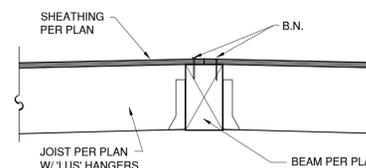
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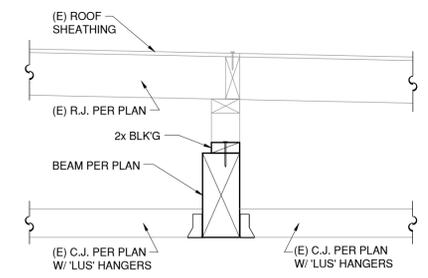
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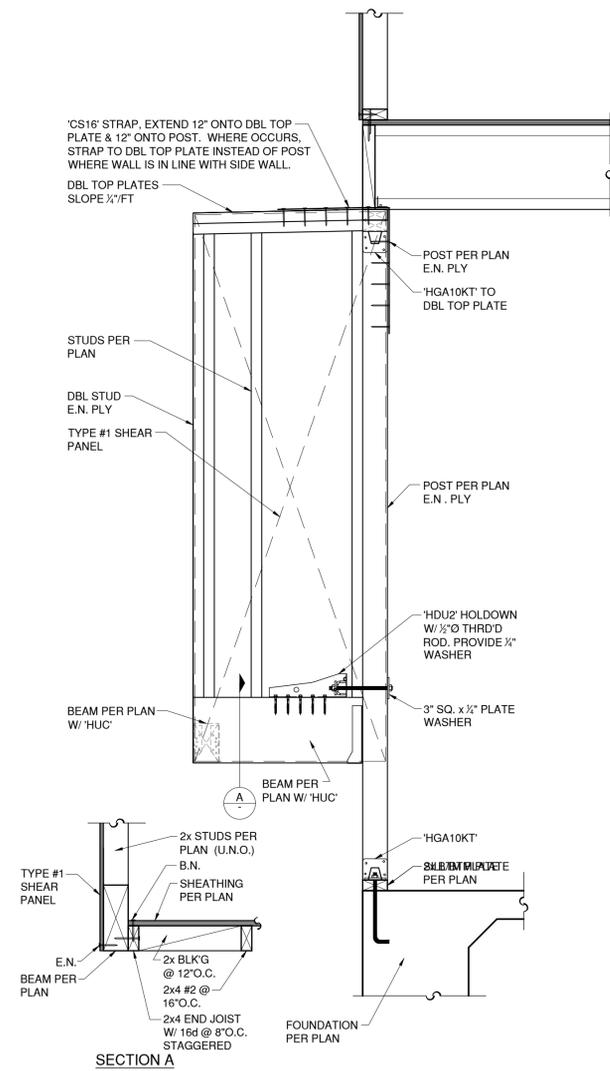
SHEAR TRANSFER

36



SHEAR TRANSFER DETAIL

33

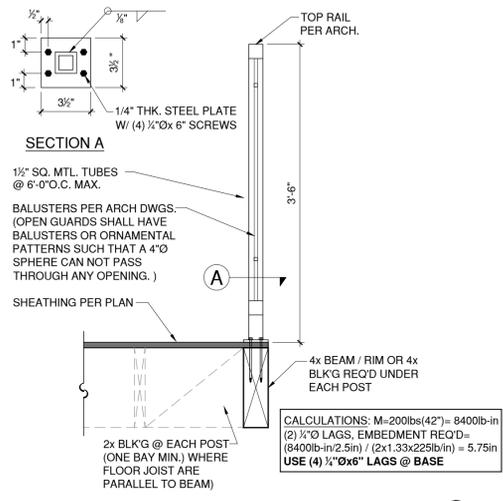


'POP-OUT' ELEVATION OF SIDE WALLS

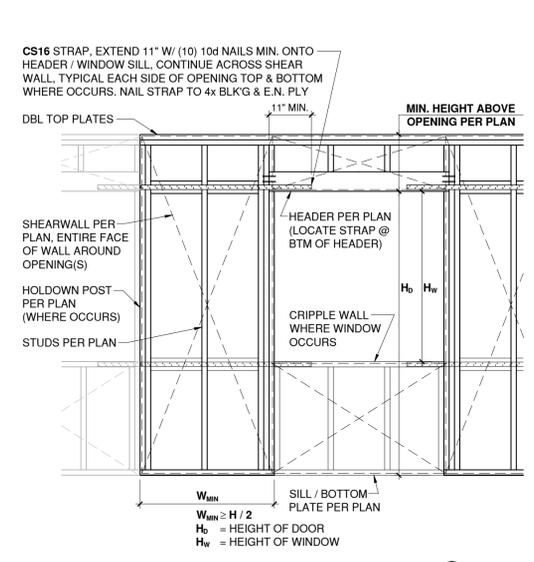
'POP-OUT' FRAMING

45

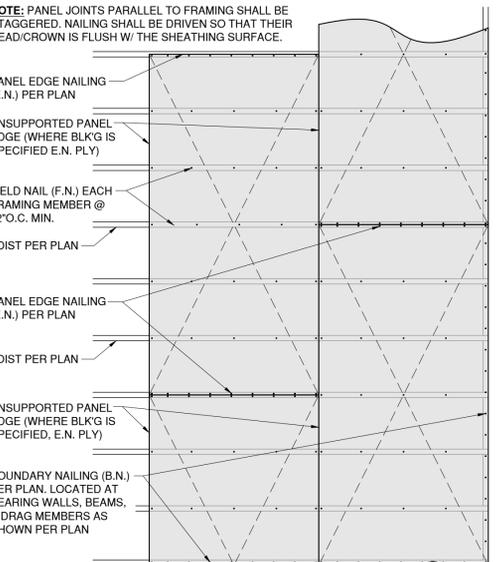
B E R Y L S T R E S I D E N C E
1421 BERYL ST., SAN DIEGO, CA 92109



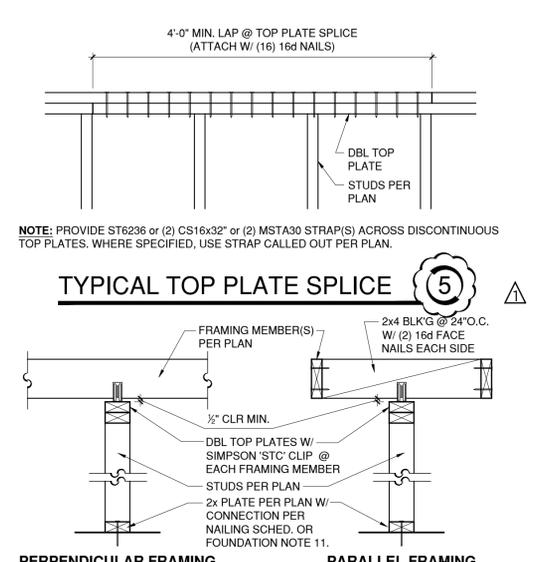
TYP. STEEL GUARDRAIL (17)



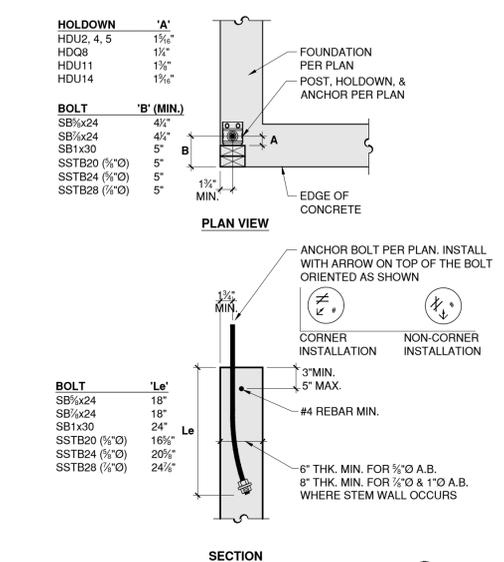
STRAP SHEARWALL OPENING (14)



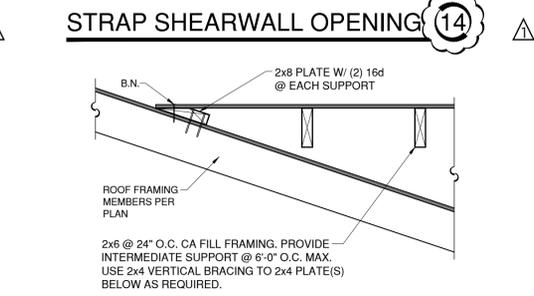
ROOF / FLOOR SHEATHING (10)



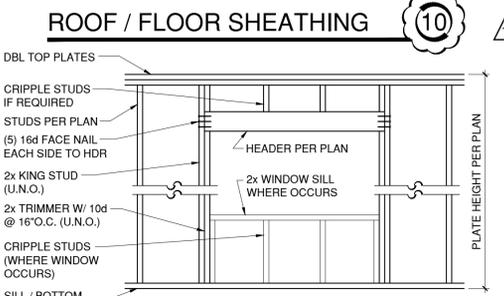
TYP. NON-BEARING WALL (6)



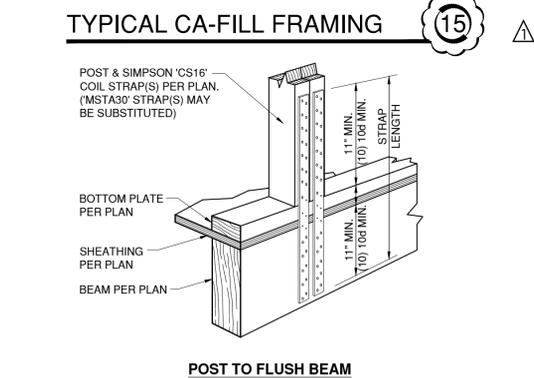
TYP. HOLDOWN PLACEMENT (1)



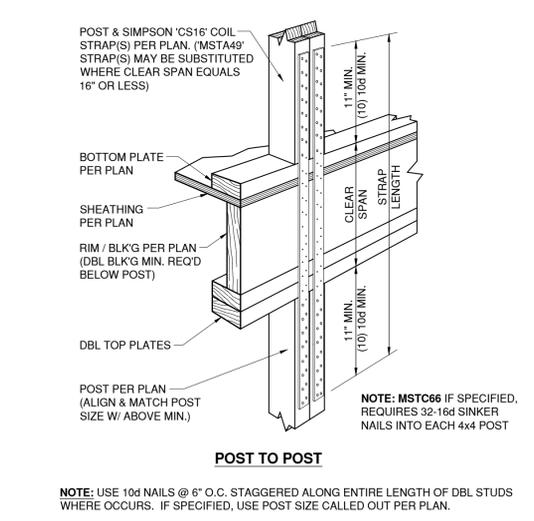
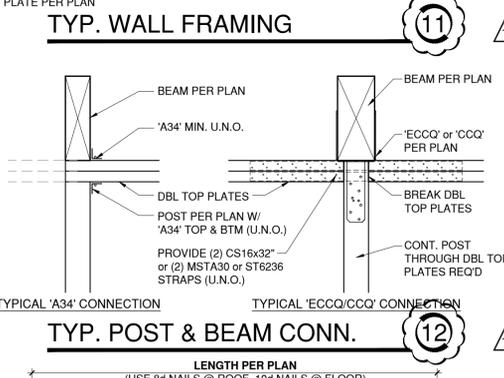
TYPICAL CA-FILL FRAMING (15)



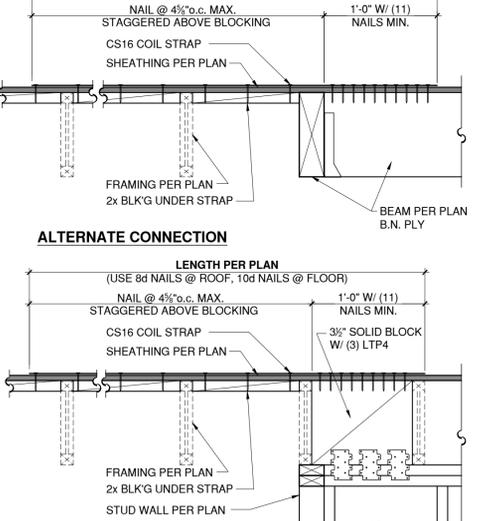
TYP. WALL FRAMING (11)



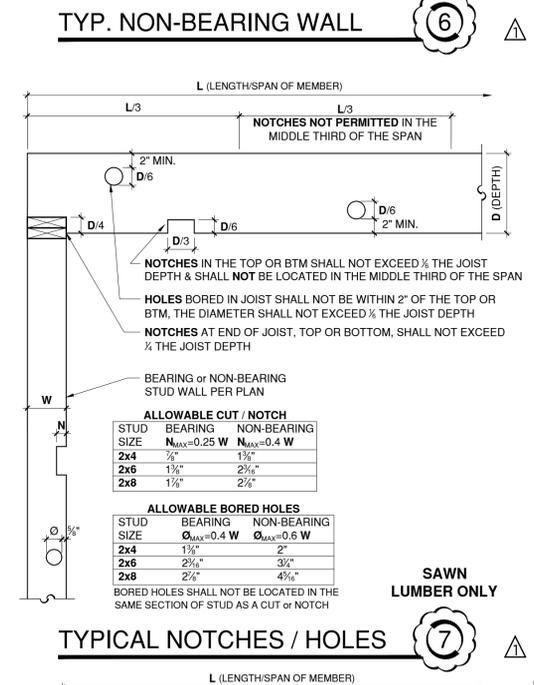
TYP. POST & BEAM CONN. (12)



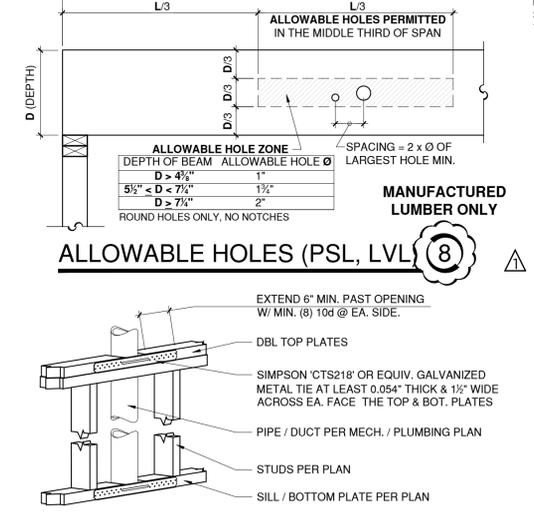
TYPICAL VERTICAL STRAP (16)



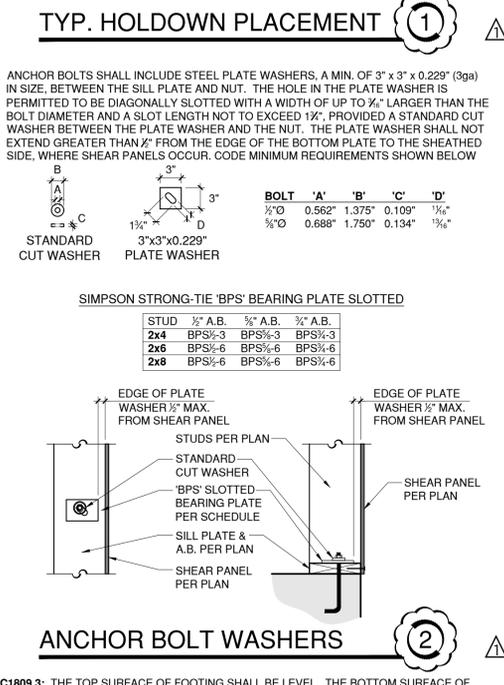
CS16 DRAG STRAP (13)



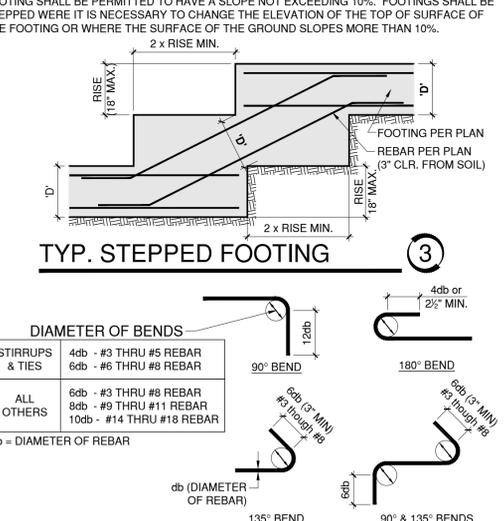
TYPICAL NOTCHES / HOLES (7)



PIPE / DUCT @ BEARING WALL (9)



ANCHOR BOLT WASHERS (2)



TYP. REBAR HOOKS / BENDS (4)