Regular Meeting of the Abatement Appeals Board July 16, 2025

Appellant Statement Exhibit E

City and County of
San Francisco

Home » Most Requested

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

Welcome to our Permit / Complaint Tracking System!

COMPLAINT DATA SHEET

Complaint Number:	**202179766**		
Owner/Agent:	OWNER DATA SUPPRESSED	Date Filed:	
Owner's Phone:	--	Location:	338 TEDDY AV
Contact Name:		Block:	6210
Contact Phone:	--	Lot:	012
Complainant:	COMPLAINANT DATA SUPPRESSED	Site:	
		Rating:	
		Occupancy Code:	
		Received By:	WSTROM
Complainant's Phone:		Division:	BID
Complaint Source:	WEB FORM		
Assigned to Division:	CES		
Description:	date last observed: 31-MAY-21; identity of person performing the work: I wish to remain anonymous; exact location: In-Law Unit; building type: Residence/Dwelling ILLEGAL UNIT; WORK W/O PERMIT; ILLEGAL CHANGE OF USE; OTHER PLUMBING; ; additional information: Illega kithchen in downstairs unit w/o permit;		
Instructions:			

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	MCCONN	6960		

REFFERAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
12/9/2022	Suzanna Wong	CES	Per Jimmy Guaiumi

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIV
07/07/21	CASE OPENED	Walsh	CASE RECEIVED		William Strom 07-JUL-21	IPR
07/07/21	OTHER BLDG/ HOUSING VIOLATION	Guaiumi	CASE UPDATE	Case reviewed and assigned to complaint investigation team per MH; WS	William Strom 07-JUL-21	IPR
07/09/21	OTHER BLDG/ HOUSING VIOLATION	Guaiumi	CASE UPDATE	Met with electrical contractor. Site inspection revealed a bathroom, wet bar and 3 Storage rooms at ground Floor. Permit research Required. Jg		BID
07/12/21	OTHER BLDG/ HOUSING VIOLATION	Guaiumi	CASE UPDATE	Posted nov. Jg		BID
07/12/21	OTHER BLDG/ HOUSING VIOLATION	Guaiumi	FIRST NOV SENT	1st NOV issued per JG; ag	Audrey Gee 13-JUL-21	INS
07/13/21	OTHER BLDG/ HOUSING VIOLATION	Guaiumi	CASE UPDATE	1st NOV mailed; ag	Audrey Gee 13-JUL-21	INS
08/12/21	OTHER BLDG/ HOUSING VIOLATION	Guaiumi	CASE UPDATE	PA 202108116263 filed to comply with NOV. JG		BID

RESIDENTIAL ADDITION

338 TEDDY AVENUE
SAN FRANCISCO, CA 94134

SYMBOLS & ABBREVIATIONS

ø	DIAMETER	ID	INSIDE DIAMETER
&	AND	INT	INTERIOR
ADD'L	ADDITIONAL	JT	JOINT
ADJ	ADJACENT		
A.F.F.	ABOVE FINISHED FLOOR	LOC	LOCATION
ALT	ALTERNATIVE		
		MAX	MAXIMUM
BLDG.	BUILDING	MB	MACHINE BOLT
BLK	BLOCK	MECH	MECHANICAL
BLKG	BLOCKING	MFR.	MANUFACTURE
BM	BEAM	MIN	MINIMUM
BOT	BOTTOM	MISC.	MISCELLANEOUS
BTB	BACK TO BACK		
BTWN	BETWEEN	(N)	NEW
		NO.	NUMBER
CANT.	CANTILEVER	NTS	NOT TO SCALE
CBC	CALIFORNIA BUILDING CODE	N.S.	NEAR SIDE
C.H.	CEILING HEIGHT		
CC	CENTER TO CENTER	OC	ON CENTER
CJ	CONSTRUCTION JOINT	OD	OUTSIDE DIAMETER
CLR	CLEAR	OH	OPPOSITE HAND
COL.	COLUMN	OPNG	OPENING
CONN.	CONNECTION	OPP	OPPOSITE
CONT.	CONTINUED		
CTR	CENTER	PERP	PERPENDICULAR
D.	DRYER	REF	REFERENCE
DBL	DOUBLE	REINF	REINFORCEMENT
DIA.	DIAMETER	REQD	REQUIRED
DIAG.	DIAGONAL	REV	REVISION
DN	DOWN		
DO	DITTO	SCHED	SCHEDULE
DEMO.	DEMOLISH	SHT	SHEET
DET	DETAIL	SIM	SIMILAR
DWG	DRAWING	SOG	SLAB ON GRADE
		SPEC(S)	SPECIFICATION(S)
(E)	EXISITING	STD	STANDARD
EA.	EACH	STL	STEEL
E.E.	EACH END	STOR.	STORAGE
E.F.	EACH FACE	STRUC	STRUCTURAL
EL	ELEVATION	SYM.	SYMMETRICAL
EQ	EQUAL		
E.S.	EACH SIDE	T.O.	TOP OF
E.W.	EACH WAY	T.O.C.	TOP OF CONCRETE
EXT	EXTERIOR	T.O.S.	TOP OF STEEL OR SLAB
E.O.D.	EDGE OF DECK	T.O.W.	TOP OF WALL
E.O.S.	EDGE OF SLAB	TYP.	TYPICAL
FIN	FINISH(ED)	U.N.O.	UNLESS NOTED OTHERWISE
FDN	FOUNDATION		
FF	FINISH FLOOR	VERT	VERTICAL
FLR.	FLOOR	V.I.F.	VERIFY IN FIELD
FOC	FACE OF CONCRETE		
FOS	FACE OF STUD	W/	WITH
F.S.	FAR SIDE	W/O	WITHOUT
FTG	FOOTING	W.	WASHER
GA	GAGE		
GALV	GALVANIZED		
GB	GRADE BEAM		
HDR	HEADER		

GENERAL NOTES

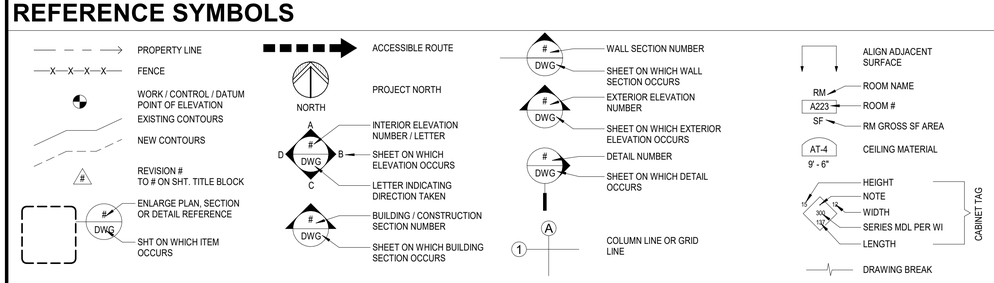
1. CONTRACTOR SHALL COMPLY WITH CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING CONDITIONS AND DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE OWNER OF THE DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
3. ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS INCLUDING THESE GENERAL NOTES. THE CONTRACTOR SHALL COORDINATE THE INTENT OF THE GENERAL NOTES WITH ALL TRADES.
4. CONTRACTOR TO REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OF OMISSIONS TO THE ENGINEER FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
5. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS.
6. NO DEVIATION FROM THE CONTRACT DRAWINGS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ENGINEER OR DESIGNER.
7. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS TO COMMENCING WORK AND REPORT ANY DISCREPANCIES.
8. ALL DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. ALLOW FOR THICKNESS OF FINISH.

ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE:

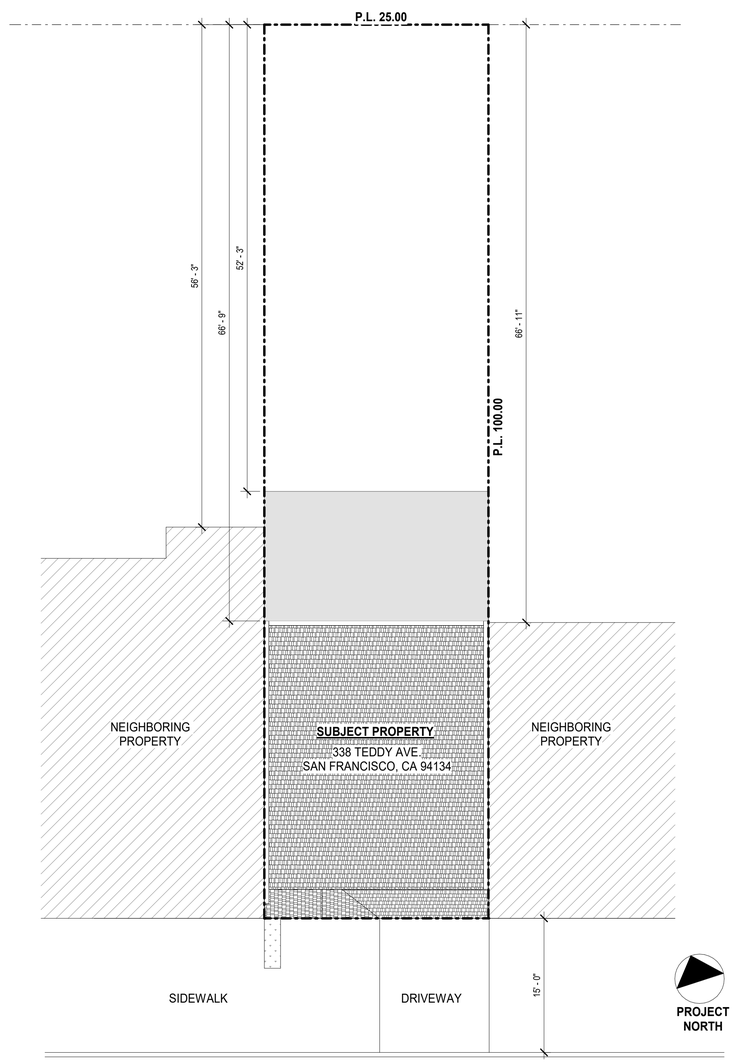
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA EXISTING BUILDING CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- LOCAL AND STATE AMENDMENTS, ORDINANCES AND LAW

ALL WORK SHALL MEET TITLE 24, CALIFORNIA ADMINISTRATIVE CODE STANDARDS FOR CONSTRUCTION IN A SEISMIC ZONE. ANY PORTION OF THE WORK SHALL ALSO CONFORM TO THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION, CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND DOCUMENTS TO THE ATTENTION OF THE DESIGNER/DRAFTER IN WRITING. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS. SUCH STANDARDS SHALL BE THE LATEST EDITION AND / OR ADDENDUM.

REFERENCE SYMBOLS



SITE PLAN



1 SITE PLAN

PROJECT DATA

BLOCK/LOT NO.	6210 / 012
BUILDING ADDRESS	338 TEDDY AVENUE SAN FRANCISCO, CA 94134
NUMBER OF STORIES	2 STORIES
HEIGHT	30' - 3" FT (40x MAX)
NUMBER OF STORIES	3 STORIES
HEIGHT	30' - X" FRONT (40'-0 LIMIT)
CONSTRUCTION	TYPE VB CONSTRUCTION
ZONING	RH-1 *SINGLE FAMILY
FIRE SPRINKLERS	NONE

VICINITY MAP

PROJECT DESCRIPTION

SCOPE OF WORK:

PERMIT TO BE INCOMPLIANCE WITH NOV/COMPLAINT# 202179766

1. **LEGALIZE GROUND FLOOR ADDTION** (APPROX. 792 SF):
   - NEW BEDROOM
   - NEW RECREATION ROOM
   - NEW CLOSET
   - NEW BAR/LOUNGE
   - NEW BATHROOM
   - NEW LAUNDRY

SHEET INDEX

A0.0	PROJECT INFO
A0.1	GREEN BUILDING REQS.
A1.0	EXISTING & PROPOSED FLOOR PLANS
A3.0	TYPICAL DETAILS & SCHEDULES
E1.0	EXISTING & PROPOSED POWER LAYOUT
E1.1	EXISTING & PROPOSED LIGHTING LAYOUT
S1.0	STRUCTURAL SHEET INDEX AND STRUC. GEN. NOTES
S1.1	SLOPE & SEISMIC PROTEC. CHKLIST
S1.2	TYPICAL STRUCTURAL DETAILS
S1.3	TYPICAL STRUCTURAL DETAILS
S1.4	TYPICAL STRUCTURAL DETAILS
S1.5	TYPICAL STRUCTURAL DETAILS
S1.6	TYPICAL STRUCTURAL DETAILS
S2.0	PROPOSED STRUCTURAL FLOOR PLAN
S3.0	STRUCTURAL DETAILS

DESIGNER:
LCF SOLUTIONS INC.
FELIX LIU 415.517.4448
LCFsolutions

REGISTERED PROFESSIONAL ENGINEER
KOK JIN YEO
No. C 83626
CIVIL
STATE OF CALIFORNIA

RESIDENTIAL ADDITION
338 TEDDY AVENUE
SAN FRANCISCO, CA 94134

ISSUED	DATE

PROJECT TITLE
RESIDENTIAL ADDITION
338 TEDDY AVENUE
SAN FRANCISCO, CA 94134

FILE NO.	
DRWN BY:	SHERYLL
DATE :	07/25/2021
CHK'D BY	F.LIU
PROJ. NO.	2111
SCALE	As indicated

SHEET DESCRIPTION
PROJECT INFO

SHEET NO.
A0.0

GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition Projects

Form version: March 11, 2020 (For permit applications January 2020 - December 2022)

INSTRUCTIONS:

1. Fill out the project information in the Verification box at the right.
2. Submittal must be a minimum of 11" x 17".
3. This form is for permit applications submitted January 2020 through December 2022.

	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS adds any amount of conditioned area, volume, or size
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	if applicable
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•
	MOISTURE CONTENT	CALGreen 4.505.3	Wall + floor <19% moisture content before enclosure.	•
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•
MATERIAL EMISSIONS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5, SFGBC 4.103.3.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.	•
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, SF Housing Code sec.12A10	Meet flush/flow requirements for: toilets (1.28 gpf); urinals (0.125 gpf wall, 0.5 gpf floor); showerheads (1.8 gpm); lavatories (1.2 gpm private, 0.5 gpm public/common); kitchen faucets (1.8 gpm); wash fountains (1.8 gpm); metering faucets (0.2 gpc); food waste disposers (1 gpm/8 gpm). Residential major improvement projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10.	•
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	If modified landscape area is ≥1,000 sq.ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of ≤.55 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.	•
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.	•
PARKING	BICYCLE PARKING	Planning Code sec.155.1-2	Provide short- and long-term bike parking to meet requirements of SF Planning Code sec.155.1-2.	if applicable
RESOURCE RECOVERY	RECYCLING BY OCCUPANTS	SF Building Code 106A.3.3, CalGreen 5.410.1, AB-088	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.	•
	CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	Environment Code ch. 14 SFGBC 4.103.2.3 CalGreen 4.408.2, 4.408.5	Construction Discards Management - 100% of mixed debris must be taken by a Registered Transporter to a Registered facility and processed for recycling. Demonstrate ≥65% recovery. See www.dbi.org for details.	•
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained in best practices.	•
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•
	TOBACCO SMOKE CONTROL	Health Code art.19F	Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	if project extends outside envelope
	CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	if project extends outside envelope
INDOOR AIR QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1	Seal permanent HVAC ducts/equipment stored onsite before installation.	•

FOR YOUR INFORMATION: INDOOR WATER EFFICIENCY

Indoor Water Efficiency

Each fixture must not exceed CALGreen 4.303 maximum flow rates:

FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE
Showerheads[2]	1.8 gpm @ 80 psi
Lavatory Faucets: residential	1.2 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi default
Wash Fountains	1.8 gpm / 20 [rim space (inches) @ 60 psi]
Metering Faucets	.20 gallons per cycle
Tank-type water closets	1.28 gallons / flush[1] and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush[1]
Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush

NOTES:

1. For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L)
2. The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)

Water Efficiency of Existing Non-Compliant Fixtures

All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFDBI.org.

NON-COMPLIANT PLUMBING FIXTURES INCLUDE:

1. Any toilet manufactured to use more than 1.6 gallons/flush
2. Any urinal manufactured to use more than 1 gallon/flush
3. Any showerhead manufactured to have a flow capacity of more than 2.5 gpm
4. Any interior faucet that emits more than 2.2 gpm

Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.

VERIFICATION

Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by ≥1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion

LEGALIZE GROUND FLOOR ADDITION

PROJECT NAME

6210 / 012

BLOCK/LOT

338 TEDDY AVENUE, SAN FRANCISCO, CA 94134

ADDRESS

PRIMARY OCCUPANCY

GROSS BUILDING AREA

INCREASE IN CONDITIONED FLOOR AREA

I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.

LICENSED PROFESSIONAL *(sign & date)*
May be signed by applicant when <1,000 sq. ft. is added.

AFFIX STAMP BELOW:

Projects that increase total conditioned floor area by ≥1,000 sq.ft.: *Green Building Compliance Professional of Record will verify compliance.*

GREEN BUILDING COMPLIANCE PROFESSIONAL
(name & contact phone #)

FIRM

☐ I am a LEED Accredited Professional

☐ I am a GreenPoint Rater

☐ I am an ICC Certified CALGreen Inspector

GREEN BUILDING COMPLIANCE PROFESSIONAL
(sign & date)

Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green building requirements are met.

DESIGNER:
LCF SOLUTIONS INC.
FELIX LIU 415.517.4448
LCFsolutions

REGISTERED PROFESSIONAL ENGINEER
KOK JIN YEO
No. C 83626
CIVIL
STATE OF CALIFORNIA

RESIDENTIAL ADDITION
338 TEDDY AVENUE
SAN FRANCISCO, CA 94134

ISSUED	DATE

PROJECT TITLE

RESIDENTIAL ADDITION

338 TEDDY AVENUE
SAN FRANCISCO, CA 94134

FILE NO.
DRWN BY: SHERYLL
DATE : 12/30/2020
CHK'D BY F. LIU
PROJ. NO. 2111
SCALE

SHEET DESCRIPTION

GREEN BUILDING REQS.

SHEET NO.

A0.1

GENERAL NOTES

1. ALL WORK AND MATERIAL TO BE IN ACCORDANCE WITH REGULATIONS AND BUILDING CODES OF SAN FRANCISCO.
2. ALL DIMENSIONS AND EXISTING CONDITIONS TO BE VERIFIED IN THE FIELD PRIOR TO COMMENCING WORK AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. **BUILDING - FIRE PROTECTION**
   - (A) EXISTING BEDROOMS; PROVIDE SMOKE DETECTORS, BATTERY OPERATED, IN ALL (E) BEDROOMS AND OR ADJACENT HALLWAY OR SPACES. SMOKE DETECTORS SHALL RECEIVE PRIMARY POWER BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP IN ALL NEW CONSTRUCTION. (CBC 310.9)
   - (B) CARBON MONOXIDE ALARMS ARE TO BE LOCATED AS FOLLOWS: (CBC 420.4)
     - (1) OUTSIDE THE SLEEPING AREAS IN THE IMMEDIATE VICINITY OF THE BEDROOM.
     - (2) ON EVERY LEVEL OF THE BUILDING INCLUDING BASEMENTS.
   - (C) PROVIDE 5/8" TYPE X GYP. BD. ON GARAGE WALLS, POST, BEAMS AND CEILING. ANY DOOR BETWEEN THE HOUSE AND GARAGE MUST BE SELF-CLOSING AND BE A 20-MINUTE RATED AND LABELED DOOR OR A MINIMUM 1 3/8" THICK, SOLID WOOD DOOR. WHERE A MIN. OF TWO SELF CLOSING HINGES ARE USED.(CBC 302,312.4)
4. **BUILDING - EGRESS**
   EMERGENCY ESCAPE WINDOWS SHALL HAVE MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. MINIMUM NET CLEAR OPENABLE HEIGHT DIM. SHALL BE 24 INCHES. FINISHED SILL HEIGHT NOT TO EXCEED 44 INCHES ABOVE FINISHED FLOOR. BARS, GRILLES, GRATES, OR SIMILAR DEVICES MAY BE INSTALLED PROVIDED THAT SUCH DEVICES ARE EQUIPPED WITH APPROVED RELEASE MECHANISMS WHICH ARE OPENABLE FROM THE INSIDE. (CBC 310.4)
5. **ELECTRICAL - GENERAL**
   - (A) PROVIDE TAMPER-RESISTANT WALL RECEPTACLES IN HABITABLE ROOMS MAX. 12' O.C., AND MAX. 6' FROM ANY OPENING & AT WALLS LONGER THAN 2'. (CEC 210.5)
   - (B) PROVIDE A 20AMP DEDICATED CIRCUIT FOR NEW BATHROOM. PROVIDE GFCI PROTECTED, TAMPER RESISTANT RECEPTACLE WITHIN 3' OF THE BATHROOM LAVATORY, OR ON THE SIDE OF THE VANITY CABINET WITHIN 12" OF THE TOP.
   - (C) ALL LIGHTING INSTALLED OVER SHOWER OR TUB SHALL BE MARKED SUITABLE FOR WET LOCATIONS. NO RECEPTACLES ARE PERMITTED IN A TUB OR SHOWER SPACE.
   - (D) ALL 15 AND 20 AMPERE RECEPTACLS SHALL BE TAMPER RESISTANT.
   - (E) PROVIDE A DEDICATED CIRCUIT FOR A DISHWASHER.
   - (F) PROVIDE A DEDICATED CIRCUIT FOR A DISPOSAL.
5. **ELECTRICAL - GENERAL**
   - (G) PROVIDE A DEDICATED CIRCUT FOR A MICROWAVE.
   - (H) ALL OUTLETS SERVING COUNTERTOP SURFACES ARE TO BE GFCI PROTECTED. REQUIRED OUTLETS SERVING WET BAR SINKS ARE TO BE GFCI PROJECTED WITHIN 6 FEET OF THE OUTER EDGE OF THE SINK.
   - (I) RECEPTACLES OUTLETS ARE REQUIRED AT ALL COUNTERTOPS 12" OR WIDER AND ARE TO BE PLACED SUCH THAT NO POINT ALONG THE WALL IS MORE THAN 24" AWAY FROM AN OUTLET.
   - (J) RECEPTACLE OUTLETS SHELL BE LOCATED NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP. RECEPTACLE OUTLERS SHALL NOT BE INSTALLED IN A FACE-UP POSITION IN THE WORK SURFACES OR COUNTERTOPS. RECEPTACLE OUTLETS RENDERED NOT READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE OR APPLIANCES OCCUPYING DEDICATED SPACES AHLL NOT BE CONSIDEREDAS THESE REQUIRED OUTLETS. REQUIRED OUTLETS SHALL NOT BE INSTALLED MORE THAN 12" BELOW COUNTERTOP OR WHERE COUNTER TOP OVERHANDS MORE THAN 6".
   - (K) ALL LIGHT FIXTURES THAT ARE TO BE RECESSED INTO INSULATED CEILINGS SHALL BE INSULATION CONTACT (I.C) RATED. LIGHT FIXTURE HOUSING SHALL BE AIRTIGHT.
   - (L) ALL KITCHEN PERMANENT LIGHTING WATTAGE SHALL COME FROM HIGH EFFICACY LIGHT FIXTURES. PERMINANT FLUORESCENT LIGHTING AT ALL INDOOR ROOMS SHALL BE BY 4-PIN FLUORESCNET FIXTURES.
   - (M) ALL BATHROOM PERMANENT LIGHTING SHALL BE HIGH EFFICACY OR SHELL BE CONTROLED BY A MOTION SENSOR.
6. **MECHANICAL - GENERAL**
   - (A) ALL HABITABLE ROOMS IN A DWELLING UNIT MUST BE PROVIDED WITH HEATING FACILITIES THAT ARE CAPABLE OF MAINTAINING A ROOM TEMPERATIRE OF 70 DEGREES FAHRENHEIT AT A POINT THREE FEET ABOVE THE FLOOR. (CBC 310.11)
   - (B) FIRST 5' OF BOTH HOT AND COLD WATER PIPES FROM THE WATER HEATER SHALL BE INSULATED (1" THICK).
   - (C) PROVIDE R-13 INSULATION AT: CEILING OF NEW CONSTRUCTION, EXTERIOR WALLS, AND WALLS ADJACENT TO THE GARAGE.
   - (D) PROVIDE BATHROOM VENTILATION FAN,MAX. 3 SONES, SWITCHED SEPARATELY FROM LIGHTING. (CBC 1203.4.2.1)
   - (E) PRESSURE BALANCE OR THERMOSTATUC MIXING VALVE IS REQUIRED AT SHOWER AND/OR TUB SHOWER COMBINATIONS.
7. **GREEN BUILDING REQUIREMENTS**
   - (A) INDOOR WATER EFFICENCY: INSTALL WATER-EFFICIENT FIXTURES AND FITTINGS PER CALGREEN 4.303. REPLACE ALL NONCOMPLIANT FIXTURES IN PROJECT AREA PER CALGREEN 3.301.1.1.
   - (B) ENERGY EFFICIENCY: COMPLY WITH CALIFORNIA ENERGY CODE (TITLE 24, PART 6)
   - (C) BATHROOM EXHAUST FANS: MUST BE ENERGYSTAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING AND CONTROLLED BY A HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY OF LESS THAN 50% TO MAXIMUM OF 80%. HUMIDITY CONTROL MAY BE SEPARATE COMPONENT FROM THE EXHAUST FAN.
   - (D) COMPOSITE WOOD PRODUCTS: HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON INTERIOR OR EXT. SHALL MEET CARB AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD.
   - (E) INTERIOR PAINTS AND COATINGS: COMPLY WITH VOC LIMITS IN THE AIR RESOURCES BOARD ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE AND CALIFORNIA CODE OF REGULATIONS TITLE 17 FOR AEROSOL PAINTS.
   - (F) LOW VOC CAULKS, CONSTRUCTION ADHESIVES, AND SEALANTS: SCAQMD RULE 1168.

LEGEND

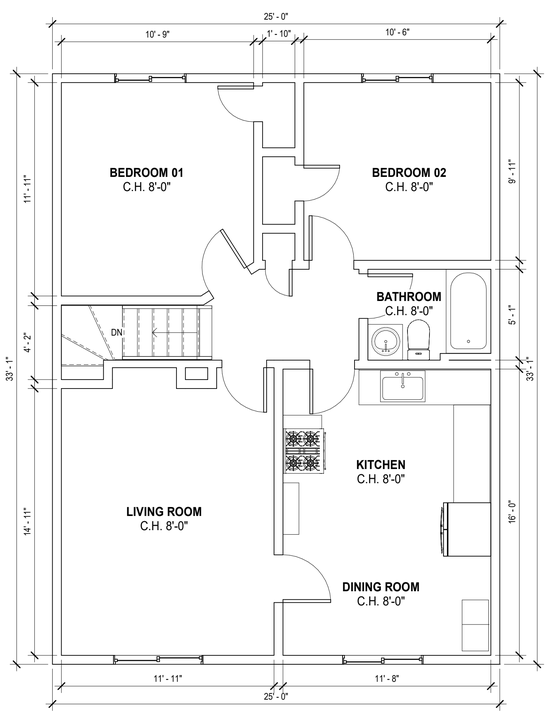
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- (N) INTERIOR 2X PARTITION WALL
- (N) INTERIOR 1-HR. PARTITION WALL (1 LAYER OF 5/8" TYPE X GYP. BD. EACH SIDE. W/ R-13 INSUL.)
- (N) INSULATION R-13 INSULATION (SEE DETAIL 1/A3.0)
- SD — SMOKE DETECTOR 110V. W/ BACK-UP POWER
- CM — CARBON MONOXIDE ALARM
- WALL RECEPTACLE ±18" A.F.F. MAX U.N.O
- GFCI — GFCI WALL RECEPTACLE ±42" A.F.F.
- WALL SWITCH ±42" A.F.F., 48" A.F.F MAX
- VENTILATION FAN
- FLUORESCENT LIGHTING FIXTURE
- TELEPHONE/DATA JACK ±18" A.F.F. MAX U.N.O
- -- — SHEET NOTE REFERENCE

SHEET NOTES

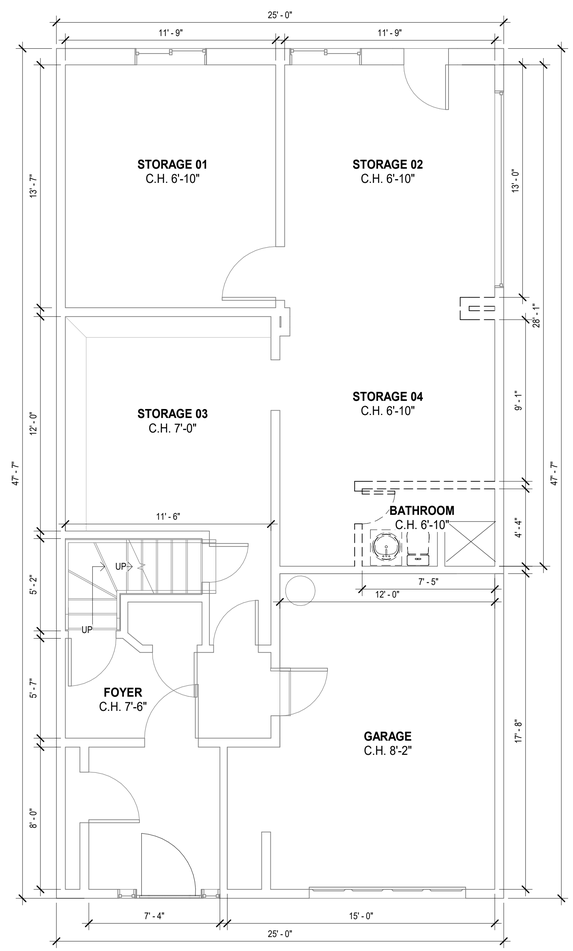
1. PROVIDE 1/2" TYPE X GYP. BOARD ON GARAGE CEILING.
2. PROVIDE 20-MIN. SELF CLOSING SOLID CORE DOOR
3. PROVIDE VENTILATION FAN, SEE GENERAL NOTE 6D.

DESIGNER:
LCF SOLUTIONS INC.
FELIX LIU 415.517.4448
LCFsolutions

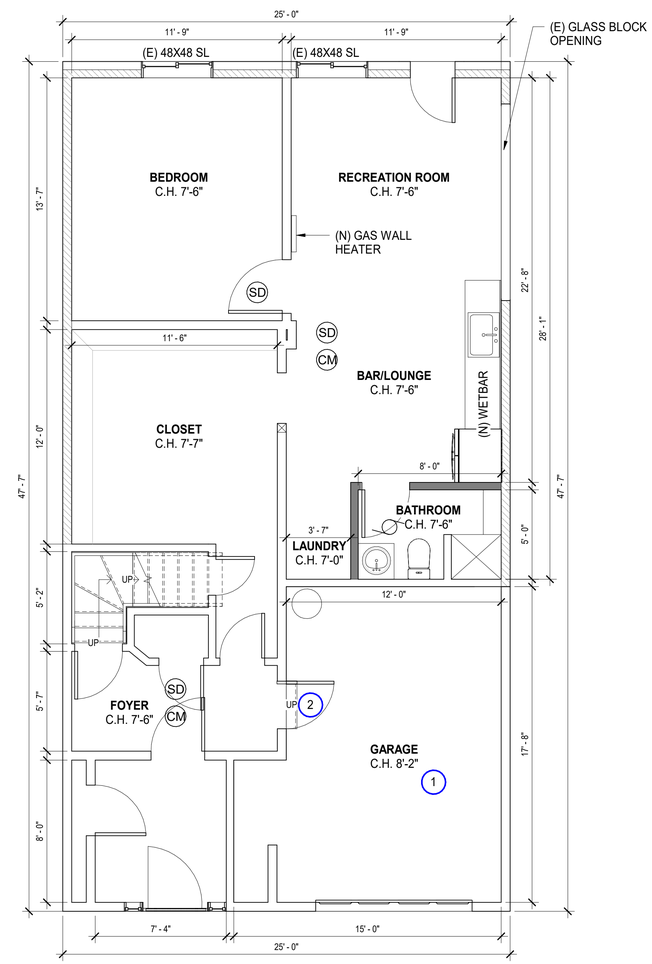
REGISTERED PROFESSIONAL ENGINEER
KOK JIN YEO
No. C 83626
CIVIL
STATE OF CALIFORNIA



1 EXISTING 2ND FLOOR PLAN
1/4" = 1'-0"



2 EXISTING GROUND FLOOR PLAN
1/4" = 1'-0"



3 PROPOSED GROUND FLOOR PLAN
1/4" = 1'-0"

RESIDENTIAL ADDITION
338 TEDDY AVENUE
SAN FRANCISCO, CA 94134

ISSUED	DATE

PROJECT TITLE
RESIDENTIAL ADDITION
338 TEDDY AVENUE
SAN FRANCISCO, CA 94134

FILE NO.
DRWN BY: SHERYLL
DATE : 07/25/2021
CHK'D BY F.LIU
PROJ. NO. 2111
SCALE 1/4" = 1'-0"

SHEET DESCRIPTION
EXISTING & PROPOSED FLOOR PLANS

SHEET NO.
A1.0

FINISH SCHEDULE

ROOM NAME	FLOOR	WALLS				CEILING		NOTES
		N	S	E	W	MATL.	HEIGHT	
BEDROOM	LAMINATE	GYP.	GYP.	GYP.	GYP.	GYP.	7 ' - 6"	PAINT FINISH: KELLY MOORE 123-103 PRIMER ONLY
REC. ROOM	LAMINATE	GYP.	GYP.	GYP.	GYP.	GYP.	7 ' - 6"	PAINT FINISH: KELLY MOORE 123-103 PRIMER ONLY
BATHROOM	TILE	TILE	TILE	TILE	TILE	GYP.	7 ' - 6"	KELLY MOORE 123-103 PRIMER ONLY / 3X6 SUBWAY TILES
CLOSET	LAMINATE	GYP.	GYP.	GYP.	GYP.	GYP.	7 ' - 6"	PAINT FINISH: KELLY MOORE 123-103 PRIMER ONLY
LAUNDRY	LAMINATE	GYP.	GYP.	GYP.	GYP.	GYP.	7 ' - 6"	PAINT FINISH: KELLY MOORE 123-103 PRIMER ONLY

NOTE: PROVIDE 3 1/4" MDF BASE BOARD THROUGHOUT ADDITION, TYPICAL.

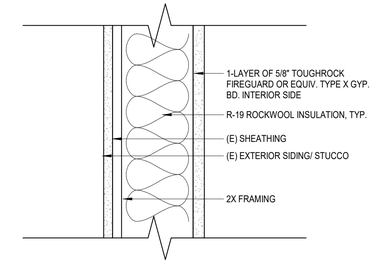
DOOR SCHEDULE

TAG	SIZE		HARDWARE	FRAME/TRIM		NOTES
	WIDTH	HEIGHT		TYPE	MATL	
ALL DOORS	34"	80"	STD. SATIN NICKEL PRIVACY KNOB	2 1/4"	MDF	PRE-HUNG 6-PANEL HOLLOW CORE
DOOR TO GARAGE	36"	80"	STD. SATIN NICKEL PRIVACY KNOB	2 1/4"	MDF	PRE-HUNG 6-PANEL SOLID CORE, 20 MIN. - SELF CLOSING

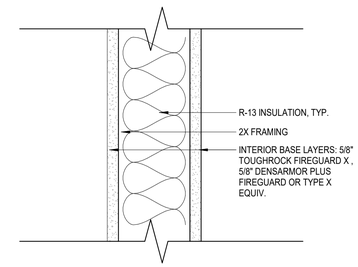
WINDOWS SCHEDULE

TAG	SIZE		HARDWARE	FRAME/TRIM		NOTES
	WIDTH	HEIGHT		TYPE	MATL	
EXISTING	48"	48"	-	2 1/4"	MDF	AMERICAN CRAFTSMAN SLIDER VINYL WINDOW OR EQUIV.

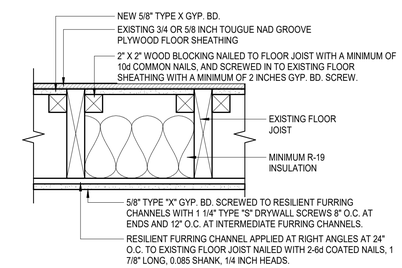
5 FINISH & WINDOW SCHEDULE
1 1/2" = 1'-0"



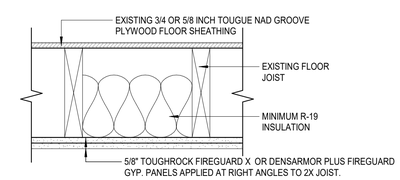
1 TYP. EXT. 1-HR WALL ASSEM. U309
3" = 1'-0"



2 TYP. INT. 1-HR WALL ASSEMBLY U305
3" = 1'-0"



3 TYPICAL 1-HR FLOOR/CEILING
1 1/2" = 1'-0"



4 ALT. 1-HR WALL ASSEMBLY GA FC 5529
1 1/2" = 1'-0"

DESIGNER:
LCF SOLUTIONS INC.
FELIX LIU 415.517.4448
LCFsolutions

REGISTERED PROFESSIONAL ENGINEER
KOK JIN TED
No. C 83626
CIVIL
STATE OF CALIFORNIA

RESIDENTIAL ADDITION
338 TEDDY AVENUE
SAN FRANCISCO, CA 94134

ISSUED	DATE

PROJECT TITLE

RESIDENTIAL ADDITION

338 TEDDY AVENUE
SAN FRANCISCO, CA 94134

FILE NO.
DRWN BY: F.LIU
DATE : 07/31/2021
CHK'D BY
PROJ. NO. 2111
SCALE As indicated

SHEET DESCRIPTION

TYPICAL DETAILS & SCHEDULES

SHEET NO.

A3.0

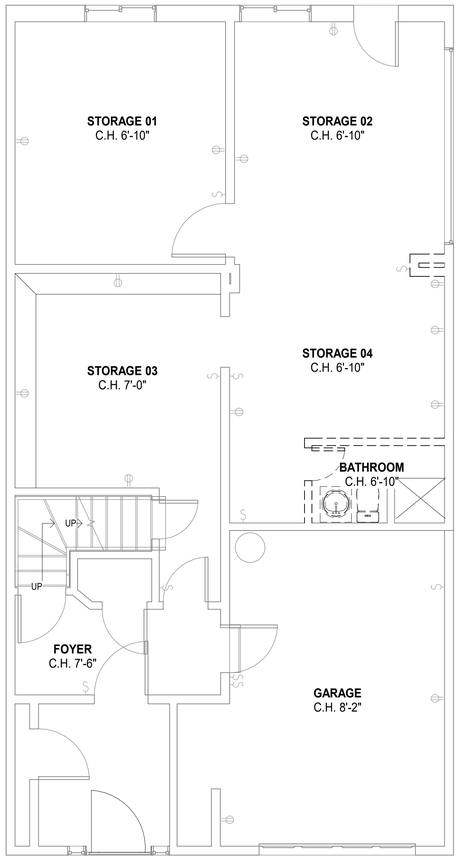
GENERAL NOTES

1. PROVIDE A MINIMUM OF TWO 20-AMP CIRCUITS TO SUPPLY THE COUNTER TOP RECEPTABLES.
2. DISHWASHER, GARBAGE DISPOSALS AND OTHER BUILT IN APPLIANCES REQUIRED DEDICATED CIRCUIT.
3. ALL RECEPTACLES ALONG COUNTER TOPS ARE REQUIRED TO BE GFIC PROTECTED AND BE LOCATED NO FARTHER THAN 4FT APART.
4. AT LEAST 50% OF INSTALLED LUMINAIRES WATTAGE MUST BE OF HIGH EFFICACY (H.E.) LIGHTING AND MUST BE SWITCHED SEPARATELY FROM NON-H.E. LIGHTING.
5. FOR KITCHEN, BATHROOMS, LAUNDRY, UTILITY ROOMS ANG GARAGES: PROVIDE A FLOURESCENT FIXTURE, OR PROVIDE A MANUAL ON / OCCUPANCY SENSOR CONTROL (NO DIMMER).
6. FOR ALL OTHER ROOMS: PROVIDE FLOURESCENT FIXTURES, OR PROVIDE OCCUPANCY SENSORS OR DIMMERS.
7. ALL RECESSED LIGHT FIXTURES INSTALLED IN INSULATED CEILINGS SHALL BE IC (INSULATION COVER) AND AT (AIR TIGHT) RATED.

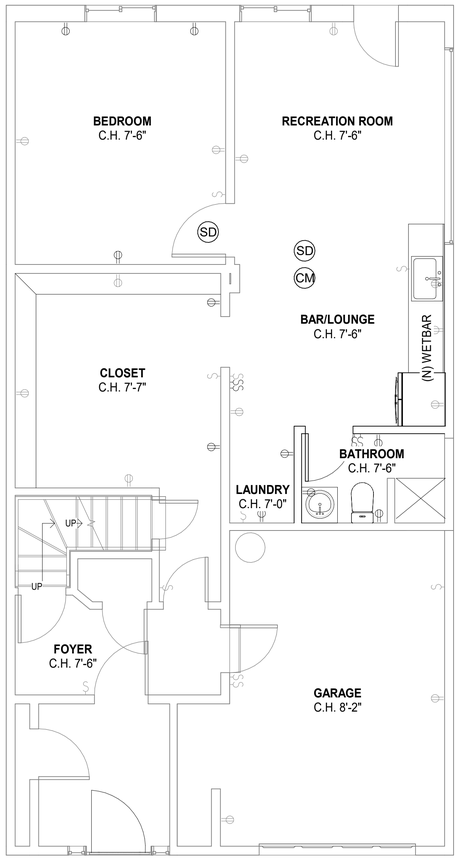
LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- (N) INTERIOR 2X PARTITION WALL
- (N) INTERIOR 1-HR. PARTITION WALL (1 LAYER OF 5/8" TYPE X GYP. BD. EACH SIDE. W/ R-13 INSUL.)
- (N) INSULATION R-13 INSULATION (SEE DETAIL 1/A3.0)
- SD — SMOKE DETECTOR 110V. W/ BACK-UP POWER
- CM — CARBON MONOXIDE ALARM
- WALL RECEPTACLE ±18" A.F.F. MAX U.N.O
- GFCI — GFCI WALL RECEPTACLE ±42" A.F.F.
- WALL SWITCH ±42" A.F.F., 48" A.F.F MAX
- VENTILATION FAN
- FLUORESCENT LIGHTING FIXTURE
- TELEPHONE/DATA JACK ±18" A.F.F. MAX U.N.O
- -- — SHEET NOTE REFERENCE

SHEET NOTES



1 (E) GROUND FLOOR POWER LAYOUT
1/4" = 1'-0"



2 (N) GROUND FLOOR LAYOUT PLAN
1/4" = 1'-0"

DESIGNER:
LCF SOLUTIONS INC.
FELIX LIU 415.517.4448
LCFsolutions

RESIDENTIAL ADDITION

338 TEDDY AVENUE
SAN FRANCISCO, CA 94134

ISSUED	DATE

PROJECT TITLE

RESIDENTIAL ADDITION

338 TEDDY AVENUE
SAN FRANCISCO, CA 94134

FILE NO.
DRWN BY: F.LIU
DATE : 09/18/21
CHK'D BY KJ.YEO
PROJ. NO. 2111
SCALE 1/4" = 1'-0"

SHEET DESCRIPTION

EXISTING & PROPOSED POWER LAYOUT

SHEET NO.

E1.0

GENERAL NOTES

1. PROVIDE A MINIMUM OF TWO 20-AMP CIRCUITS TO SUPPLY THE COUNTER TOP RECEPTABLES.
2. DISHWASHER, GARBAGE DISPOSALS AND OTHER BUILT IN APPLIANCES REQUIRED DEDICATED CIRCUIT.
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7. ALL RECESSED LIGHT FIXTURES INSTALLED IN INSULATED CEILINGS SHALL BE IC (INSULATION COVER) AND AT (AIR TIGHT) RATED.

LEGEND

- EXISTING WALL TO REMAIN
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- (N) INTERIOR 2X PARTITION WALL
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- WALL SWITCH ±42" A.F.F., 48" A.F.F MAX
- VENTILATION FAN
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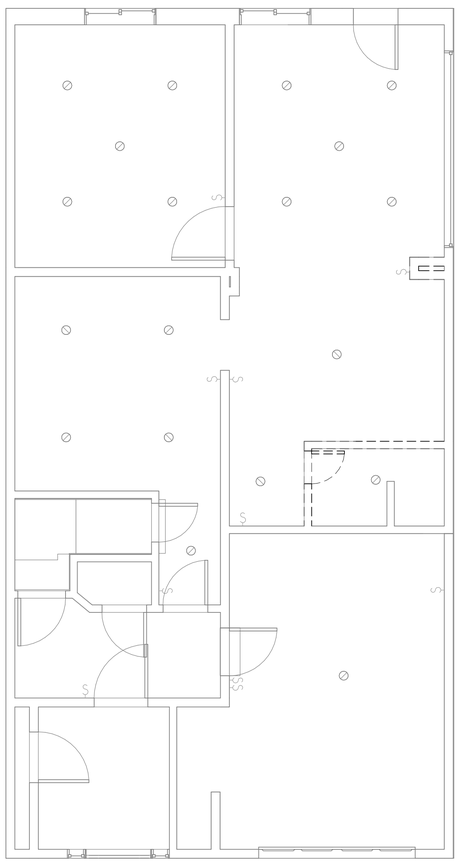
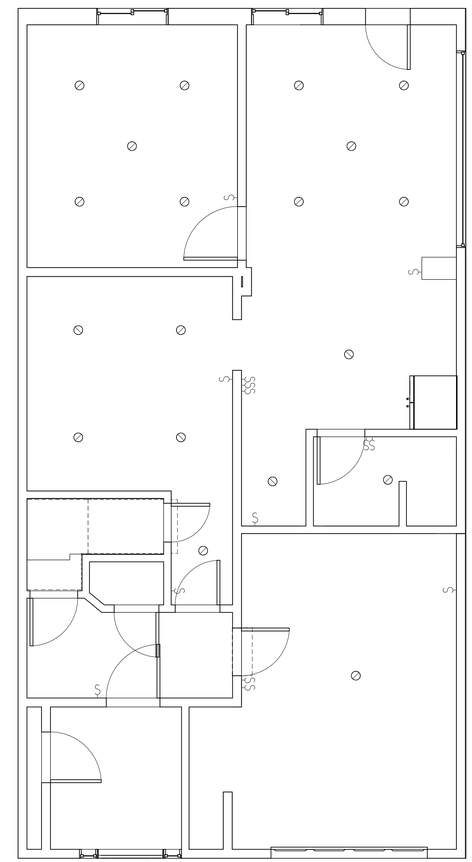
- TELEPHONE/DATA JACK ±18" A.F.F. MAX U.N.O
- -- — SHEET NOTE REFERENCE

SHEET NOTES



1 (E) GROUND FLOOR RCP
1/4" = 1'-0"



2 (N) GROUND FLOOR RCP
1/4" = 1'-0"

DESIGNER:
LCF SOLUTIONS INC.
FELIX LIU 415.517.4448
LCFsolutions

RESIDENTIAL ADDITION
338 TEDDY AVENUE
SAN FRANCISCO, CA 94134

ISSUED	DATE

PROJECT TITLE
RESIDENTIAL ADDITION
338 TEDDY AVENUE
SAN FRANCISCO, CA 94134

FILE NO.
DRWN BY: F.LIU
DATE : 09/18/21
CHK'D BY KJ.YEO
PROJ. NO. 2111
SCALE 1/4" = 1'-0"

SHEET DESCRIPTION
EXISTING & PROPOSED LIGHTING LAYOUT

SHEET NO.
E1.1

ENGINEER OF RECORD:
DOUG LEE, P.E., LEED® AP
415-254-8920
DLEE8995@GMAIL.COM

SHEET INDEX:

S1.0	-	STRUCTURAL SHEET INDEX AND STRUCTURAL GENERAL NOTES
S1.1	-	SPECIAL INSPECTION FORM, SLOPE AND SEISMIC HAZARD CHECKLIST, CBC FASTENING SCHEDULE
S1.2	-	TYPICAL STRUCTURAL DETAILS
S1.3	-	TYPICAL STRUCTURAL DETAILS
S1.4	-	TYPICAL STRUCTURAL DETAILS
S1.5	-	TYPICAL STRUCTURAL DETAILS
S1.6	-	TYPICAL STRUCTURAL DETAILS
S2	-	PROPOSED STRUCTURAL FLOOR PLANS
S3	-	STRUCTURAL DETAILS

ABBREVIATIONS:

A.B.	ANCHOR BOLT
ATS	ANCHOR TIEDOWN SYSTEM
BLK	BLOCKING
BM	BEAM
B.P.	BEARING PLATE
BOT	BOTTOM
CBC	CALIFORNIA BUILDING CODE
C.I.P.	CAST-IN-PLACE
CJ	CEILING JOIST
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINOUS
CRC	CALIFORNIA RESIDENTIAL CODE
DF	DOUGLASS FIR
DIA. Ø	DIAMETER
DN	DOWN
DSSW	DOUBLE SIDED SHEAR WALL
DWG	DRAWING
(E)	EXISTING
E.C.	EACH FACE
EL	ELEVATION
EOR	ENGINEER OF RECORD
E.N.	EDGE NAILING
E.W.	EACH WAY
EXT	EXTERIOR
FLR	FLOOR
FRMG	FRAMING
GALV	GALVANIZED
HORIZ	HORIZONTAL
HD	HOLDOWN
HDG	HOT DIP GALVANIZED
INT	INTERIOR
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
(N)	NEW
NTS	NOT TO SCALE
OC	ON CENTER
O.C.	ON CENTER
OPNG	OPENING
PL ℄	PLATE OR PROPERTY LINE
PSL	PARALLEL STRAND LUMBER
P.T.	PRESSURE TREATED
REINF	REINFORCEMENT (REBAR)
REQ'D	REQUIRED
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SCH	SCHEDULE
SIM	SIMILAR
SMF	SPECIAL MOMENT FRAME
SQ	SQUARE
S.S.	STAINLESS STEEL
STD	STANDARD
SW	SHEARWALL
T&B	TOP AND BOTTOM
T&G	TONGUE & GROOVE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
V.I.F.	CONTRACTOR TO VERIFY IN FIELD (CONDITIONS AND DIMENSIONS, REPORT TO ENGINEER IF DISCREPANCY OR AS REQUIRED)
W/	WITH
W/O	WITHOUT
WWF	WELDED WIRE FABRIC

GENERAL:

1. PROVIDE PROPER SHORING BEFORE REMOVAL OF ANY PARTS OF THE STRUCTURE.
2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL AND ALL APPLICABLE CODE STANDARDS AND LOCAL AMENDENTS.
   2019 CALIF. RESIDENTIAL CODE — 2019 CALIF. FIRE CODE
   2019 CALIF. BUILDING CODE — 2019 CALIF. ELECTRICAL CODE
   2019 CALIF. MECHANICAL CODE — 2019 CALIF. ENERGY CODE
   2019 CALIF. PLUMBING CODE — 2019 CALGREEN BLDG CODE STD
3. DETAILS AND DIMENSIONS OF CONSTRUCTION SHALL BE VERIFIED AT THE SITE BY THE CONTRACTOR, AND DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS AND ANY OMISSIONS SHALL BE PROMPTLY REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH WORK.
3. DETAILS AND NOTES SHOWN AS "TYP" OR "TYPICAL" COVER GENERAL CONDITIONS AND SHALL APPLY UNLESS OTHERWISE SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS NOT SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS.
4. DO NOT SCALE STRUCTURAL DRAWINGS. USE WRITTEN DIMENSIONS.
5. VERIFY ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITOINS (WHERE APPLICABLE) AT THE JOB SITE AND BRING TO THE ENGINEER'S ATTENTION OF ANY DISCREPANCY. IN THE EVENT OF A DISCREPANCY IN THE STRUCTURAL DRAWINGS, THE NOTE OR DETAIL UTILIZING THE STRICTER REQUIREMENT SHALL APPLY.
6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORM WORKS, ETC., AS REQUIRED FOR PROTECTION OF LIFE AND PROPERTY, TO SUPPORT ANY CONSTRUCTION LOADS, AND TO MAINTAIN ALL BUILDING COMPONENTS SAFETLY IN PLACE PRIOR TO THEIR FINAL ASSEMBLY AND ANCHORAGE IN THE COMPLETED STRUCTURE. PROVIDE SHORING AND UNDERPINNING OF EXISTING FOOTINGS OF ADJACENT PROPERTY IF REQUIRED. SHORING, UNDERPINNING, BRACING, AND ANY TEMPORARY SUPPORTS ARE NOT DESIGNED BY THE ENGINEER OF RECORD AND WILL NOT BE INSPECTED/OBSERVED BY THE ENGINEER OF RECORD.
7. DISPOSE ALL DEBRIS AND SURPLUS MATERIAL FROM SITE IN A LEGAL MANNER.MAINTAIN ALL PARTS OF THE PROJECT IN A CLEAN AND ORDERLY CONDITION DURING CONSTRUCTION.
8. PROTECT THE BUILDING AND GROUND FROM ANY DAMAGE THAT MAY OCCUR FROM THE WORK ON THIS PROJECT. REPAIR ANY DAMAGE CAUSED DURING CONSTRUCTION AND LEAVE PREMISES IN CLEAN CONDITION AT PROJECT COMPLETION.
9. INCIDENTAL WORK AND MATERIALS NOT SPECIFICALLY INDICATED, WHICH ARE REQUIRED BY GOOD PRACTICE, CODE REQUIREMENTS, OR AS JUDGED BY THE ENGINEER TO COMPLETE THE WORK IN A SATISFACTORY MANNER, SHALL BE CONSIDERED INCLUDED IN THE CONTRACT.
10. EXISTING ITEMS NOT SHOWN SUCH AS FINISHES, UTILITIES, ETC., SHALL BE REMOVED AS REQUIRED TO INSTALL ELEMENTS SHOWN ON THESE DRAWINGS. RESTORE SUCH ITEMS TO SIMILAR CONDITIONS AND FUNCTION AS REQUIRED BY CODE, AND AS JUDGED BY THE ENGINEER.
11. IF HAZARDOUS MATERIALS ARE DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND CEASE WORK UNTIL CONDITIONS CAN BE MAINTAINED IN COMPLIANCE WITH ALL APPLIABLE REGULATIONS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OF HAZARDOUS MATERIALS THAT MAY BE ON THE SITE.
12. VERIFY (E) FLOOR SHEATHING THICKNESS PRIOR TO FASTENING TRANSFER CLIPS TO SHEATHING TO AVOID FASTENER TIPS PROTRUDING ABOVE FLOOR ABOVE.
13. BUILDING ENVELOPE, WATERPROOFING, DRAINAGE BY OTHERS. ANY SUCH ELEMENT SHOWN ARE THE INTENT ONLY.

STRUCTURAL DESIGN CRITERIA:

1. MINIMUM LOADING REQUIREMENTS PER CHAPTER 16 OF THE CURRENT CALIFORNIA BUILDING CODE.
2. DEAD LOAD: AS CALCULATED
3. SEISMIC LOAD:

OCCUPANCY CATEGORY	II
SEISMIC IMPORTANCE FACTOR, I	1.0
SITE CLASS	D-DEFAULT
0.2 SEC SPECTRAL RESPONSE ACCELERATION, SS	1.547
1.0 SEC SPECTRAL RESPONSE ACCELERATION, S1	0.625
SHORT PERIOD DESIGN ACCELERATION, SDS	1.24
1 SECOND PERIOD DESIGN ACCELERATION, SD1	0.71
RESPONSE MODIFICATION COEFFICIENT, R	6.5
LONG PERIOD TRANSITION PERIOD, TL	12
RESPONSE COEFFICIENT, CS (ASD)	0.136
RESPONSE COEFFICIENT, CS (SD)	0.190

4. CONCRETE STRENGTH USED FOR DESIGN IS 2,500 PSI. (NOTE: SPECIFIED CONCRETE STRENGTH IN THIS CONTRACT MAY BE HIGHER).
5. FOUNDATION DESIGN IS BASED ON PRESUMPTIVE LOAD BEARING VALUES SPECIFIED IN CBC TABLE 1806.2.
6. ALLOWABLE NET BEARING PRESSURES FOR FOOTINGS:
   DEAD LOAD PLUS LIVE LOAD = 1,500 PSF
   ALL LOADS (INCLUDING WIND AND SEISMIC): 2,000 PSF

STEEL:

1. STEEL GRADE:
   A) W, WT SHAPES — ASTM A992, Fy=50 ksi, Fu=65 ksi
   B) S, M, HP, C, L SHAPES — ASTM A36, Fy= 36ksi, Fu=58ksi
   C) PLATES — ASTM A36, Fy= 36ksi, Fu=58ksi
   D) HSS RECTANGULAR TUBES — ASTM A500, GRADE B, Fy=46 ksi, Fu=58 ksi
   E) HSS ROUND TUBES — ASTM A500, GRADE B, Fy=42 ksi, Fu=58 ksi
   F) STRUCTURAL PIPE — ASTM A53 TYPE E OR S, GRADE B, Fy=35ksi, Fu = 60ksi
2. INTERIOR BOLTING AT WOOD CONNECTIONS: ASTM A307 BOLT, A563 GRADE A NUT, F436 WASHER.
3. INTERIOR BOLTING AT STEEL CONNECTIONS: A325 BOLT TYPE 3, A563 GRADE DH NUT, ASTM F436 WASHER.
4. EXTERIOR BOLTING SHALL BE:
   A) STAINLESS STEEL BOLTS: AISI 316. ASTM A193 OR F593. 304 AND 18-8 MATERIAL IS NOT ACCEPTABLE.
   B) STAINLESS STEEL NUTS: ASTM A194 OR F594
   C) WASHERS: AISI 316 WASHERS MEETING THE DIMENSIONAL REQUIREMENTS OF ASTM F436.
   D) DIMENSIONAL REQUIREMENTS: ANSI B18.2.1 FOR BOLTS AND ANSI B18.2.2 FOR NUTS.
5. RODS AND ANCHORS:
   A) ANCHOR RODS (ANCHOR BOLTS) — ASTM F1554, GR. 36
   B) WELDABLE THREADED RODS — ASTM A307 MEETING SUPPLEMENTAL REQUIREMENTS OF S1
   C) WELDED STUDS DIA. ≤ 5/8" — ASTM A108 - NELSON H4L
   D) WELDED STUDS DIA. > 5/8" — ASTM A108 - NELSON S3L
6. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED BY AN AISC CERTIFIED FABRICATOR IN CONFORMANCE WITH THE LATEST AISC SPECIFICATION PARTS 1 THRU 4 AND THE "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".
7. CONNECTIONS AND BOLTS SHALL CONFORM TO THE RESEARCH COUNCIL ON STRUCTURAL CONNECTION (RCSC) SPECIFICATION 15 STRUCTURAL JOINTS. PROVIDE SNUG-TIGHT JOINTS (SNUG-TIGHT IS THE TIGHTNESS ATTAINED WITH A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH) EXCEPT AT OVERSIZED OR SLOTTED HOLES, WHERE SLIP-CRITICAL CONNECTIONS ARE REQUIRED.
8. WELD ELECTRODES SHALL CONFORM TO AWS A5.1 OR A5.5 E70XX ELECTRODES. WELDING SHALL BE DONE BY CERTIFIED WELDERS. WELDING SHALL USE ONLY APPROVED ELECTRODES. WELDING SHALL CONFORM TO THE PROVISIONS OF THE LATEST STRUCTURAL WELDING CODE (AWS D1.1).
9. HOT-DIP GALVANIZE ALL EXTERIOR STEEL ITEMS, EXCEPT WHEN SPECIFIED OTHERWISE. GRIND SMOOTH FABRICATED ITEMS AT WELDED JOINTS, EDGES, AND CORNERS, AND GALVANIZE AFTER FABRICATION. GALVANIZING DAMAGED IN THE FIELD SHALL BE REPAIRED WITH GAL-VIZ BY THERMACOTE WELCO, PASADENA, CA; REGALV BY ROTOMETALS, INC., SAN FRANCISCO, CA; OR EQUAL.
10. WHERE WELDING IS REQUIRED FOR STAINLESS STEEL 316 ITEMS. PROVIDE STAINLESS STEEL 316L ALLOY IN-LIEU OF STAINLESS STEEL 316 ALLOY.
11. AFTER MATERIAL HAS BEEN PROPERLY CLEANED AND TREATED, APPLY SHOP PRIME COAT OF PAINT TO ALL SURFACES EXCEPT THOSE INTENDED FOR EMBEDMENT INTO CONCRETE OR THOSE TO RECEIVE FIELD WELDING. PROVIDE "TOUCH-UP" COATING AT SITE.
12. PROVIDE NON-SHRINK GROUT PADS 3/4" THICK MIN. UNDER ALL BEARING PLATES. ASTM C1107, GRADE B OR C. 7,000psi MIN. AT 28DAYS. USE SIKAGROUT 212 OR EQUAL.

WOOD:

1. ALL LUMBER HARDWARE (HANGERS, FRAMING ANCHORS, STRAPS, ETC) AS SHOWN ARE STRONG-TIE CONNECTORS AS MANUFACTURED BY SIMPSON COMPANY OF SAN LEANDRO, CALIFORNIA. APPROVED EQUAL HARDWARE MAY BE SUBSTITUTED IF FAVORABLY REVIEWED BY THE ENGINEER.
2. LUMBER SCHEDULE: (UNLESS OTHERWISE NOTED ON FRAMING PLANS OR FOR EXTERIOR APPLICATIONS)

USE	SIZE/TYPE	SPECIES	GRADE*
STUDS/LIGHT FRAMING	ANY	DF	NO. 2
ROOF/CEILING/FLOOR JOIST	ANY	DF	NO. 1
BEAM/POST	ANY	DF	NO. 1
SILL	ANY	DF	PRES. TREATED NO.2
HEADERS	ANY	DF	NO. 2
PARALLAM (PSL)	(BY WEYERHAEUSER)	PSL	2.2E (ESR-1387)
MICROLLAM (LVL)	(BY WEYERHAEUSER)	LVL	2.0E (ESR-1387)
TIMBERSTRAND (LSL)	(BY WEYERHAEUSER)	LSL	1.55E (ESR-1387)

*SPECIFIED GRADES ARE MINIMUM. BETTER GRADE MATERIAL MAY BE USED AS WARRANTED.

3. MAXIMUM MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19% FOR ALL FRAMING LUMBER. FRAMING SHALL BE GRADE STAMPED "S-DRY" OR "KD" (19% MAXIMUM MOISTURE CONTENT AT TIME OF MANUFACTURE).
4. PREFABRICATED GLULAM BEAMS OR ENGINEERED LUMBER SHALL BE DRY AND PROPERLY PROTECTED DURING CONSTRUCTION TO MINIMIZE MOISTURE INTRUSION.
5. EXTERIOR WOOD SHALL BE PRESSURE TREATED OR REDWOOD. CONNECTORS AND FASTENERS TO BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED IN ACCORDANCE WITH TREATED WOOD OR CONNECTOR MANUFACTURER'S RECOMMENDATIONS FOR THE SPECIFIC APPLICATION AND EXPOSURE. AT A MINIMUM, FASTENERS SHALL MEET ASTM A153 AND CONNECTORS SHALL MEET ASTM A 653, TYPE G185.
6. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, OR DRILLED EXCEPT AS SHOWN ON DRAWINGS OR APPROVED BY THE ENGINEER.
7. PRESSURE TREATED WOOD WHERE CUT, DRILLED, OR NOTCHED SHALL BE TREATED WITH A PRESERVATIVE APPROVED BY THE ENGINEER.
8. DOUBLE TOP PLATES SHALL BE IN LONG RUNS AND SHALL BE LAPPED 4 FEET MINIMUM AT SPLICE UNLESS SHOWN OTHERWISE.
9. BLOCK UNDER INTERIOR WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS.
10. PLYWOOD SHEATHING SHALL BE APA GRADE STAMPED AND IN ACCORDANCE WITH THE FOLLOWING:
    A. ROOF: 5/8" (19/32") GRADE C-C, EXTERIOR, TONGUE & GROOVE, SPAN RATING 32/16, 10d @ 6" EDGE NAILS, 10d @ 12" FIELD NAILS, GLUED JOINT AND TO JOIST/RAFTER.
    B. FLOOR: 3/4" (23/32") STURD-I-FLOOR, EXPOSURE I, TONGUE & GROOVE, 10d @ 4" EDGE NAILS, 10d @ 4" FIELD NAILS, GLUED JOINT AND TO JOIST.
    C. WALL: 1/2" (15/32") GRADE C-C, EXTERIOR, 8d @ 6" EDGE NAILS, 8d @ 12" FIELD NAILS.
    D. WALL FACE NOT ACCESSIBLE FOR MAINTENANCE (E.G. AT PROPERTY LINES): 1/2" (15/32") GRADE C-C, EXTERIOR, PRESSURE TREATED W/ GALVANIZED 8d @ 6" EDGE NAILS, 8d @ 12" FIELD NAILS.
    E. SHEARWALL PANEL FACING INTERIOR: 1/2" (15/32") GRADE C-D, EXPOSURE I, STRUCTURAL I, NAILING AS SHOWN IN SHEARWALL SCHEDULE.
    F. SHEARWALL PANEL FACING EXTERIOR: 1/2" (15/32") GRADE C-C, EXTERIOR, STRUCTURAL I, NAILING AS SHOWN IN SHEARWALL SCHEDULE.
    OSB WITH THE SAME PERFORMANCE RATING MAY BE USED IN-LIEU OF PLYWOOD.
11. ROOF AND FLOOR PLYWOOD SHALL BE STAGGERED WITH ADJACENT PANELS BY 4 FEET.
12. FLOOR AND ROOF PLYWOOD SHALL BE GLUED TO THE RAFTERS AND JOISTS USING GLUE CONFORMING TO APA ADHESIVE SPEC. AFG-01 AND SHALL BE APPLIED AS DIRECTED BY THE GLUE MANUFACTURER.
13. FASTENERS NOT SHOWN ON THE DRAWINGS SHALL BE PROVIDED PER CBC TABLE 2304.9.1 FASTENING SCHEDULE.
14. NAILING NOT NOTED SHALL BE AT LEAST TWO NAILS AT ALL CONTACT POINTS USING 8D THRU 1" MATERIAL AND 16D THRU 2" MATERIAL.
15. ALL FASTENERS, WHETHER SHOWN ON DRAWINGS OR NOT, SHALL PENETRATE 1" MIN. IN 1.5" THICK MEMBERS AND 1.5" MIN. IN 2" AND THICKER MEMBERS UNLESS SPECIFICALLY SHOWN OTHERWISE.
16. NAILS SHALL BE COMMON TYPE FULL ROUND-HEAD NAILS CLIPPED HEAD NAILS, T-NAILS, ETC. ARE NOT ALLOWED) WITH SIZE AND SAPCING IN COMPLIANCE WITH CBC TABLE 2304.9.1 FASTENING SCHEDULE OR AS SPECIFIED ON THE DRAWINGS, WHICHEVER SPECIFICATION IS STRICTER.
17. MACHINE BOLTS CONFORMING TO ASTM A307 SHALL BE INSTALLED IN HOLES 1/16" LARGER THAN SZIE OF BOLT. USE STANDARD CUT WASHERS UNDER HEAD AND NUT UNLESS OTHERWISE NOTED. COUNTERSINK WHERE SPECIFIED NOT MORE THAN THICKNESS OF HEAD AND WASHER.
18. LAG SCREWS CONFORMING TO ASTM A307 SHALL BE INSTALLED WITH PILOT HOLES PREDRILLED 2/3 DIAMETER OF SCREW ROOT.
19. SDWS SCREWS REFER TO SIMPSON SDWS TIMBER SCREWS UNLESS NOTED OTHERWISE.
20. UTILITY PENETRATIONS AT TOP/BOTTOM PLATES SHALL BE REINFORCED PER TYP UTILITY PENETRATION DETAIL.

CONCRETE:

1. CEMENT SHALL BE ASTM C150 TYPE II OR V. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH AS FOLLOWS:
   2,500 PSI FOR ALL CONCRETE WORK.
2. AGGREGATE SHALL CONFORM TO ASTM C 33. MAX AGGREGATE SIZE SHALL PASS THROUGH 1" SIEVE.
3. CONSOLIDATE PLACED CONCRETE BY MECHANICAL VIBRATING EQUIPMENT SUPPLEMENTED BY HAND-SPADING, RODDING OR TAMPING.
4. CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 318 (LATEST EDITION) INCLUDING BAR BENDS AND HOOKS UNLESS NOTED OTHERWISE.
5. OPENINGS, PIPE SLEEVES, CONDUITS, INSERTS, ANCHORS AND OTHER EMBEDDED ITEMS SHALL BE SECURED IN PLACE BEFORE CONCRETE IS PLACED.
6. ALL EXPOSED EDGES AND CORNERS SHALL BE CHAMFERED 1/2-INCH.
7. ALL CONCRETE SHALL BE REINFORCED WITH MINIMUM #4 REBAR @ 12" UNLESS MARKED "NOT REINFORCED".

CONCRETE REINFORCING STEEL:

1. REBAR SHALL BE ASTM A615 OR A706 GRADE 60 DEFORMED.
2. REBAR SHALL BE ASTM A706 GRADE 60 DEFORMED WHERE WELDING IS REQUIRED AND WHERE USED IN CONCRETE WALLS AND FRAMES. WELD PER AWS D1.4.
3. HOOK REBAR INTERRUPTED BY OPENINGS
4. DIMENSIONS TO REBAR ARE TO BAR CENTERLINES UNLESS OTHERWISE NOTED.
5. LAP SPLICES SHALL BE MINIMUM 48 BAR DIAMETERS.
6. REBAR LAP SPLICES SHALL BE STAGGERED 4 FT. MINIMUM FROM LAP IN ADJACENT PARALLEL REBAR IN THE SAME LAYER.
7. MINIMUM CONCRETE COVER TO REBAR:

3"	CONCRETE PLACED AGAINST EARTH
2"	FORMED SURFACES BACKFILLED WITH EARTH OR EXPOSED TO WEATHER FOR #6 AND LARGER
1 1/2"	FORMED SURFACES BACKFILLED WITH EARTH OR EXPOSED TO WEATHER FOR #5 AND SMALLER
1 1/2"	BEAMS AND COLUMNS EXPOSED TO INTERIOR SPACE.
3/4"	WALL AND SLAB SURFACES EXPOSED TO INTERIOR SPACE

8. WELDED WIRE FABRIC SHALL BE DEFORMED WIRE PER ASTM A497; SHEETS.

DRILLED ANCHORS IN CONCRETE AND CMU:

1. EPOXY ADHESIVE FOR ALL-THREADED ROD ANCHORS AND REINFORCING STEEL (REBAR) DOWELS:
   A. IN CONCRETE:
      a. HILTI HIT-RE500 ADHESIVE ANCHOR SYSTEM (ICC ESR-2322)
      b. SIMPSON SET-XP HIGH STRENGTH EPOXY ADHESIVE, (ICC ESR-2508)
   B. IN SOLID GROUTED MASONRY
      a. HILTI HY-270 (ICC ESR-4143)
      b. SIMPSON SET-XP HIGH STRENGTH EPOXY ADHESIVE (IAPMO UES ER-265)
2. ALL THREADED RODS AND ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 36, A36 OR A307; HOT DIP GALVANIZED PER AST A153.
3. INSTALL PER ICC-ESR AND IAPMO-UES-ER REPORTS AND MANUFACTURER'S INSTRUCTIONS. ARRANGE FOR A MANUFACTUER'S FIELD REPRESENTATIVE TO PROVIDE INSTALLATION TRAINING FOR ALL PRODUCTS TO BE USED PRIOR TO THE COMMENCEMENT OF WORK.
4. EMBEDMENT DEPTH SHALL NOT BE LESS THAN 7x ANCHOR DIAMETER REGARDLESS OF WHAT IS SHOWN ON DRAWINGS. CONCRETE COVER SHALL BE AS SHOWN ON THE DRAWINGS BUT NOT LESS THAN REQUIRED BY THE PRODUCT MANUFACTURER.
5. ADHESIVE ANCHORS ARE TO BE INSTALLED IN CONCRETE AGED A MINIMUM OF 21 DAYS, UNLESS OTHERWISE SPECIFIED IN THE ICC ESR OR IAPMO REPORT.

SPECIAL INSPECTION:

1. THE OWNER IS RESPONSIBLE FOR CONTRACTING SERVICES OF ONE OR MORE SPECIAL INSPECTORS IN ACCORDANCE WITH CBC 1704. THE ENGINEER OF RECORD MAY BE CONTRACTED TO PERFORM SPECIAL INSPECTIONS PER CBC 1704.2.1. HOWEVER, INSPECTIONS REQUIRING LABORATORY WORK OR SPECIALIZED EQUIPMENT MUST BE DONE BY A THIRD PARTY AGENCY.
2. ANY CONTROVERSY ARISING OUT OF A THIRD PARTY SPECIAL INSPECTION AGENCY SHALL BE REFERRED TO THE ENGINEER OF RECORD, WHOSE DECISION SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE SPECIAL INSPECTOR(S) AND TESTING AGENCY ON THE REQUIRED SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATIONS PER THE SIGNED STATEMENT OF SPECIAL INSPECTIONS APPROVED BY THE BUILDING OFFICIAL
4. THE SPECIAL INSPECTOR(S) AND TESTING AGENCY SHALL FURNISH COPIES OF INSPECTION RECORDS AFTER THE CONCLUSION OF WORK REQURING SPECIAL INSPECTION PER CBC 1704.2.4 TO THE ENGINEER OF RECORD, BUILDING OFFICIAL, OWNER, AND CONTRACTOR FOR REVIEW. BEFORE FINAL BUILDING INSPECTION IS SCHEDULED, DOCUMENTATION OF THE SPECIAL INSPECTION COMPLIANCE REPORTS SHALL BE SUBMITTED AND APPROVED BY THE CITY.
5. SHORING, UNDERPINNING, BRACING, FORMWORK, AND ANY TEMPORARY SUPPORTS/STRUCTURE ARE NOT DESIGNED BY THE ENGINEER OF RECORD AND WILL NOT BE INSPECTED/OBSERVED BY THE ENGINEER OF RECORD. IT IS OUTSIDE THE EOR'S PURVIEW AND THEREFORE MUST BE SUBMITTED UNDER SEPARATE PERMIT.
6. SPECIAL INSPECTION/STRUCTURAL OBSERVATION BY THE EOR IS NOT CONTINUOUS AND CONDUCTED ONLY AT SIGNIFICANT STAGES OF CONSTRUCTION AND ONLY FOR ITEMS STATED IN THE SIGNED SPECIAL INSPECTION/STRUCTURAL OBSERVATION STATEMENT APPROVED BY THE BUILDING OFFICIAL. FOR REPETITIVE AND SIMILAR STRUCTURAL ELEMENTS CONSIDERED SIGNIFICANT, ONLY THE FIRST ELEMENT OF A STAGE REQUIRES INSPECTION/OBSERVATION UNLESS REQUIRED BY CODE OR NOTED OTHERWISE. IT IS NOT POSSIBLE FOR THE EOR TO INSPECT/OBSERVE AND MEASURE/VERIFY SIZES AND MATERIAL OF EACH AND EVERY STRUCTURAL ELEMENT DURING THESE PERIODIC VISUAL INSPECTIONS/OBSERVATIONS. ANY PROPOSED DEVIATIONS TO THE MATERIAL, SIZE, OR CONSTRUCTION DETAILS SHOWN ON THESE DRAWINGS MUST BE SUBMITTED TO THE EOR FOR EVALUATION; THE EOR'S INSPECTION/OBSERVATION AND COMPLIANCE REPORT DOES NOT CONSTITUTE ACCEPTANCE OF ANY DEVIATION NOT REPORTED TO THE EOR.
7. SPRAY REMOVABLE PAINT ON FLOOR OR FOOTING IN FRONT OF SHEARWALL HOLDOWN END POSTS TO IDENTIFY END POST LOCATIONS ALONG WALL PRIOR TO COVERING WITH PLYWOOD. ALLOW INSPECTOR TO SEE THE PAINTED IDENTIFIERS WITH END POSTS EXPOSED TO VERIFY THEIR LOCATIONS. PLYWOOD EDGE NAILING WILL BE VERIFIED TO MATCH LOCATIONS OF THESE PAINT MARKS.

Engineer: Doug Lee, P.E., LEED® AP
Phone: 415-254-8920
Email: DLee8995@gmail.com

1
2
3

REGISTERED PROFESSIONAL ENGINEER
DOUG LEE
No. C74001
CIVIL
STATE OF CALIFORNIA
09/01/2021

LEGALIZE GROUND FLOOR ADDITION
338 TEDDY AVE,
SAN FRANCISCO, CA 94134

STRUCTURAL SHEET INDEX AND STRUCTURAL GENERAL NOTES

DRAWN:
CHECKED:
DATE: SEPTEMBER 2021
SCALE: AS NOTED
SHEET/FILE: **S1.0**
OF / SHEETS

NOTE: THIS DRAWING IS COPYRIGHT. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND OWNER BEFORE PROCEEDING.

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

NOTICE

SPECIAL INSPECTION REQUIREMENTS

Please note that the Special Inspections shown on the approved plans and checked on the Special Inspections form issued with the permit are required for this project. The employment of special inspectors is the direct responsibility of the owner or the engineer/architect of record acting as the owner's representative.

These special inspections are required *in addition to* the called inspections performed by the Department of Building Inspection. The name of the special inspector shall be furnished to the district building inspector prior to start of work for which special inspection is required.

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or **415-558-6132**. If there are any field problems regarding special inspection, please call your District Building Inspector or 415-558-6570.

Before final building inspection is scheduled, documentation of special inspection compliance must be submitted to and approved by the Special Inspection Services staff. To avoid delays in this process, the project owner should request final compliance reports from the architect or engineer of record and/or special inspection agency soon after the conclusion of work requiring special inspection. ***The permit will not be finalized without compliance with the special inspection requirements.***

STRUCTURAL OBSERVATION REQUIREMENTS

Structural observation shall be provided as required per Section 1704.5. **The building permit will not be finalized without compliance with the structural observation requirements.**

Special Inspection Services Contact Information

1. **Telephone: (415) 558-6132**
2. **Fax: (415) 558-6474**
3. **Email: dbi.specialinspections@sfgov.org**
4. **In person: 3rd floor at 1660 Mission Street**

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Special Inspection Services
1660 Mission Street – San Francisco CA 94103
Office (415) 558-6132 – FAX (415) 558-6474 – www.sfdbi.org

Revised 8-09-16

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS 338 Teddy Ave APPLICATION NO._____ADDENDUM NO.___

OWNER NAME Connie Wong OWNER PHONE NO. (_____)

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspector shall be one of those as prescribed in Sec.1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.5. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and highrise projects, and for projects utilizing new processes or materials.

In accordance with Sec. 1701; 1703; 1704; 1705, Special Inspection and/or testing is required for the following work:

1. ☐ Concrete (Placement & sampling
2. ☒ Bolts Installed in concrete
3. ☐ Special moment-Resisting concrete frame
4. ☒ Reinforcing steel and ~~prestressing tendons~~
5. **Structural welding:**
   A. Periodic visual inspection
   ☐ Single pass fillet welds 5/16" or smaller
   ☐ Steel deck
   ☐ Welded studs
   ☐ Cold formed studs and joists
   ☐ Stair and railing systems
   ☐ Reinforcing steel
   B. Continuous visual inspection and NDT (Section 1704)
   ☐ All other welding (NDT exception: Fillet weld)
   ☐ Reinforcing steel; and [ ] NDT required
   ☐ Moment-resisting frames
   ☐ Others_____
6. ☐ High-strength bolting
7. ☐ Structural masonry
8. ☐ Reinforced gypsum concrete
9. ☐ Insulating concrete fill
10. ☐ Sprayed-on fireproofing
11. ☐ Piling, drilled piers and caissons
12. ☐ Shotcrete
13. ☐ Special grading, excavation And filling (Geo. Engineered)
14. ☐ Smoke-control system
15. ☐ Demolition
16. ☐ Exterior Facing
17. **Retrofit of unreinforced masonry buildings:**
    ☐ Testing of mortar quality and shear tests
    ☐ Inspection of repointing operations
    ☐ Installation inspection of new shear bolts
    ☐ Pre-installation inspection for embedded bolts
    ☐ Pull/torque tests per SFBC Sec.1607C & 1615C
18. **Bolts Installed in existing concrete masonry:**
    ☒ Concrete ☐ Masonry
    ☐ Pull/torque tests
19. ☒ Shear walls and floor systems used as shear diaphragms
20. ☐ Holdowns
21. **Special cases:**
    ☐ Shoring
    ☐ Underpinning; ☐ Not affecting adjacent property
    ☐ Affecting adjacent property: PA_____
    ☐ Others
22. ☐ Crane safety (Apply to the operation of Tower cranes on highrise building) (Section 1705.21)
23. ☐ Others: "As recommended by professional of record"_____
24. **Structural observation per Sec. 1704.5 for the following:** ☐ Foundations ☐ Steel framing
    ☐ Concrete construction ☐ Masonry construction ☐ Wood framing
    ☐ Other:_____
25. Certification is required for: ☐ Glu-lam components

Prepared by: Doug Lee Phone: (415) 254-8920
Engineer/Architect of Record

Required information:
FAX: (_____) Email: dlee8995@gmail.com

Review by: _____ Phone: (415) 558-_____
DBI Engineer or Plan Checker

****

APPROVAL (Based on submitted reports.)

DATE DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO:
Special Inspection Services (415) 558-6132; or, dbi.specialinspections@sfgov.org ; or FAX (415) 558-6474

Revised 8-09-16

City and County of San Francisco
Department of Building Inspection

London N. Breed, Mayor
Tom C. Hui, S.E., C.B.O., Director

Attachment A

SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST

A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS 338 Teddy Avenue **APPLICATION NO.** _____ **ADDENDUM NO.** ____

OWNER NAME Connie Wong **OWNER PHONE NO.** (____)

1: PROPERTY LOCATION		
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.	YES ☐	NO ☒

2: AVERAGE SLOPE OF PROPERTY		
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE *(APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND/OR INCLUDE A SURVEY VERIFYING THE SLOPE OF THE PROPERTY)*	YES ☐	NO ☒

3: PROPOSED CONSTRUCTION		
CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQFT OF NEW PROJECTED ROOF AREA	YES ☐	NO ☒
HORIZONTAL OR VERTICAL ADDITIONS HAVING OVER 500 SQFT OF NEW PROJECTED ROOF AREA	YES ☐	NO ☒
SHORING	YES ☐	NO ☒
UNDERPINNING	YES ☐	NO ☒
GRADING, INCLUDING EXCAVATION OR FILL, OF OVER 50 CUBIC YARDS OF EARTH MATERIAL	YES ☐	NO ☒
CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:		
RETAINING WALL:	YES ☐	NO ☒
OTHERS: _____	YES ☐	NO ☒

SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES

Under penalty of perjury, I certify that the information provided on this form is based on my personal review of the building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

Prepared by: Doug Lee, P.E., LEED® AP
Engineer/Architect of Record

415-254-8920 — Telephone
DLee8995@gmail.com — Email
Doug Lee — Signature
09-07-2021 — Date

[Architect/Engineer Stamp Here]
REGISTERED PROFESSIONAL ENGINEER DOUG LEE No. 74001 CIVIL STATE OF CALIFORNIA

Technical Services Division
1660 Mission Street– San Francisco CA 94103
Office (415) 558-6205 – FAX (415) 558-6401 – www.sfdbi.org

INFORMATION SHEET S-19 ATTACHMENT A

FOR DBI USE ONLY

ASSIGNMENT OF REVIEW TIER

EXEMPTED: Reports per Section E and Third Party Peer Review Not Required

☐ If the box in Section 1 "Property Location" **AND** the box in Section 2 "Average Slope of Property" are marked "No" **OR** if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.

TIER I: Reports per Section E Required but Third Party Peer Review Not Required

☐ If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only.

TIER II: Reports per Section E and Third Party Peer Review Required

☐ If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property lies within the areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to a third party peer review. At the discretion of the SSPA Review Committee, the peer review may be followed by the establishment of a Structural Advisory Committee (SAC) with the project reassigned to Tier III.

If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

TIER III: Structural Advisory Committee (SAC) Review

☐ If the box in Section 1 "Property Location" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6.

Tier assigned by: _____ Phone: (415) _____
DBI Plan Review Engineer

Comment: _____

2019 CALIFORNIA BUILDING CODE
TABLE 2304.9.1 FASTENING SCHEDULE

	CONNECTION	FASTENING	LOCATION
1.	JOIST TO SILL OR GIRDER	3–8d COMMON (2½"x0.131") 3–3"x0.131" NAILS 3–3" 14 GAGE STAPLES	TOENAIL
2.	BRIDGING TO JOIST	2–8d COMMON (2½"x0.131") 2–3"x0.131" NAILS 2–3" 14 GAGE STAPLES	TOENAIL EACH END
3.	1"x6" SUBFLOOR OR LESS TO EACH JOIST	2–8d COMMON (2½"x0.131")	FACE NAIL
4.	WIDER THAN 1"x6" SUBFLOOR OR LESS TO EACH JOIST	3–8d COMMOM (2½"x0.131")	FACE NAIL
5.	2" SUBFLOOR TO JOIST OR GIRDER	2–16d COMMON (3½"x0.162")	BLIND AND FACE NAIL
6.	SOLE PLATE TO JOIST OR BLOCKING	16d (3½"x0.135") AT 16"O.C. 3"x0.131" NAILS AT 8"O.C. 3" 14 GAGE STAPLES AT 12"O.C.	TYPICAL FACE NAIL
	SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3"–16d (3½"x0.135") AT 16"O.C. 4–3"x0.131" NAILS AT 16" 4–3" 14 GAGE STAPLES PER 16"	BRACED WALL PANELS
7.	TOP PLATE TO STUD	2–16d COMMON (3½"x0.162") 3–3"x0.131" NAILS 3–3" 14 GAGE STAPLES	END NAIL
8.	STUD TO SOLE PLATE	4–8d common (2½"x0.131") 4–3"x0.131" nails 3–3" 14 gage staples	TOENAIL
		2–16d COMMON (2½"x0.162") 12–3"x0.131" NAILS 12–3" 14 GAGE STAPLES	END NAIL
9.	DOUBLE STUDS	16d (3½"x0.135") AT 16"O.C. 3"x0.131" NAIL AT 8"O.C. 3" 14 GAGE STAPE AT 8"O.C.	FACE NAIL
10.	DOUBLE TOP PLATES	16d (3½"x0.135") AT 16"O.C. 3"x0.131" NAIL AT 12"O.C. 3" 14 GAGE STAPLE AT 12"O.C	TYPICAL FACE NAIL
	DOUBLE TOP PLATES	8–16d COMMON (3½"x0.162") 12–3"x0.131" NAILS 12–3" 14 GAGE STAPLES	LAP SPLICE
11.	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3–8d COMMON (2½"x0.131") 3–3"x0.131" NAILS 3–3" 14 GAGE STAPLES	TOENAIL
12.	RIM JOIST TO TOP PLATE	8d (2½"x0.131") AT 6"O.C. 3"x0.131" NAIL AT 6"O.C. 3" 14 GAGE STAPLE AT 6"O.C.	TOENAIL
13.	TOP PLATES, LAPS AND INTERSECTIONS	2–16d COMMON (3½"x0.162") 3–3"x0.131" NAILS 3–3" 14 GAGE STAPLES	FACE NAIL
14.	CONTINUOUS HEADER, TWO PIECES	16d COMMON (3½"x0.162")	16"O.C. ALONG EDGE
15.	CEILING JOISTS TO PLATE	3–8d COMMON (2½"x0.131") 5–3"x0.131" NAILS 5–3" 14 GAGE ATAPLES	TOENAIL
16.	CONTINUOUS HEADER TO STUD	4–8d COMMON (2 ½"x0.131")	TOENAIL
17.	CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3–16d COMMON (3½"x0.162") MINIMUM, TABLE 2308.10.4.1 4–3"x0.131" NAILS 4–3" 14 GAGE STAPLES	FACE NAIL
18.	CEILING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3–16d COMMON (3½"x0.162") MINIMUM, TABLE 2308.10.4.1 4–3"x0.131" NAILS 4–3" 14 GAGE STAPLES	FACE NAIL
19.	RAFTERS TO PLATE (SEE SECTION 2308.10.1, TABLE 2308.10.1)	3–8d COMMON (2½"x0.131") 3–3"X0.131" NAILS 3–3" 14 GAGE STAPLES	TOENAIL
20.	1" DIAGONAL BRACE TO EACH STUD AND PLATE	2–8d COMMON (2½"x0.131") 2–3"x0.131" NAILS 3–3" 14 GAGE STAPLES	FACE NAIL
21.	1"x8" SHEATHING TO EACH BEARING	3–8d COMMON (2½"x0.131")	FACE NAIL
22.	WIDER THAN 1"x8" SHEATHING TO EACH BEARING	3–8d COMMON (2½"x0.131")	FACE NAIL
23.	BUILT–UP CORNER STUDS	16d COMMON (3½"x0.162") 3"x0.131" NAILS 3" 14 GAGE STAPLES	24"O.C. 16"O.C. 16"O.C.
24.	BUILT–UP GIRDER AND BEAMS	20d COMMON (4"x0.192") 32"O.C. 3"x0.131" NAIL AT 24"O.C. 3" 14 GAGE STAPLE AT 24"O.C.	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
		2–20d COMMON (4"x0.192") 3–3"x0.131" NAILS 3–3" 14 GAGE STAPLES	FACE NAIL AT ENDS AND AT EACH SPLICE
25.	2" PLANKS	16d COMMON (3½"x0.162")	AT EACH BEARING
26.	COLLAR TIE TO RAFTER	3–10d COMMON (3"x0.148") 4–3"x0.131" NAILS 4–3" 14 GAGE STAPLES	FACE NAIL
27.	JACK RAFTER TO HIP	3–10d COMMON (3"x0.148") 4–3"x0.131" NAILS 4–3" 14 GAGE STAPLES	TOENAIL
		2–16d COMMON (3½"x0.162") 3–3"x0.131" NAILS 3–3" 14 GAGE STAPLES	FACE NAIL
28.	ROOF RAFTER TO 2–BY RIDGE BEAM	2–16d COMMON (3½"x0.162") 3–3"x0.131" NAILS 3–3" 14 GAGE STAPLES	TOENAIL
		2–16d COMMON (3½"x0.162") 4–3"x0.131" NAILS 4–3" 14 GAGE STAPLES	FACE NAIL
29.	JOIST TO BAND JOIST	3–16d COMMON (3½"x0.162") 4–3"x0.131" NAILS 4–3" 14 GAGE STAPLES	FACE NAIL
30.	LEDGER STRIP	3–16d COMMON (3½"x0.162") 4–3"x0.131" NAILS 4–3" 14 GAGE STAPLES	FACE NAIL
31.	WOOD STRUCTURAL PANELS AND PARTICLEBOARD SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	⅜" AND LESS — 6d 2⅜"x0.113" NAIL 1¾" 16 GAGE	
		19/32" TO ¾" — 8d OR 6d 2⅜"x0.113" NAIL 2" 16 GAGE	
		⅞" TO 1" 1⅛" TO 1¼" — 8d 10d or 8d	
15.	SINGLE FLOOR (COMBINATION SUBFLOOR–UNDERLAYMENT TO FRAMING)	¾" AND LESS ⅞" TO 1" 1⅛" TO 1¼" — 6d 8d 10d or 8d	
32.	PANEL SIDING (TO FRAMING)	½" OR LESS ⅝" — 6d 8d	
33.	FIBERBOARD SHEATHING	½" — NO.11 GAGE ROOFING NAIL 6d COMMON NAIL (2"x0.113") NO.16 GAGE STAPLE	
		25/32" — NO.11 GAGE ROOFING NAIL 8d COMMON NAIL (2½"x0.131") NO.16 GAGE STAPLE	
34.	INTERIOR PANELING	½" ⅜" — 4d 6d	

For SI: 1 inch=25.4 mm.

a. Common or box nails are permitted to be used except where otherwise stated.
b. Nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
c. Common or deformed shank (6d–2"x0.113"; 8d–2½"x0.131"; 10d–3"x0.148").
d. Common (6d–2"x0.113"; 8d–2½"x0.131"; 10d–3"x0.148").
e. Deformed shank (6d–2"x0.113"; 8d–2½"x0.131"; 10d–3'x0.148").
f. Corrosion–resistant siding (6d–1⅞"x0.106"; 8d–2⅜"x0.128") or casing (6d–2"x0.099"; 8d–2 ½"x0.113") nail.
g. Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports, when used as structural sheathing. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications.
h. Corrosion–resistant roofing nails with 7/16 –inch–diameter head and 1½–inch length for ½–inch sheathing and 1¾–inch length for 25/32–inch sheathing.
i. Corrosion–resistant staples with nominal 7/16–inch crown and 1⅛–inch length for ½–inch sheathing and 1½–inch length for 25/32–inch sheathing. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
j. Casing (1½"x0.080") or finish (1½"x0.072") nails spaced 6 inches on panel edges, 12 inches at intermediate supports.
k. Panel supports at 24 inches. Casing or finish nails spaced 6 inches on panel edges, 12 inches at intermediate supports.
l. For roof sheathing applications, 8d nails (2½"x0.113") are the minimum required for wood structural panels.
m. Staples shall have a minimum crown width of 7/16 inch.
n. For roof sheathing applications, fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.
o. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing.
p. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.

NOTE: THIS DRAWING IS COPYRIGHT. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND OWNER BEFORE PROCEEDING.

Engineer: Doug Lee, P.E., LEED® AP
Phone: 415-254-8920
Email: DLee8995@gmail.com

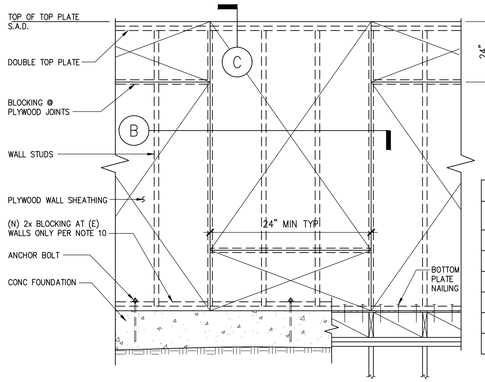
1
2
3

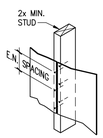
REGISTERED PROFESSIONAL ENGINEER DOUG LEE No. C74001 CIVIL STATE OF CALIFORNIA
09/01/2021

LEGALIZE GROUND FLOOR ADDITION
338 TEDDY AVE,
SAN FRANCISCO, CA 94134

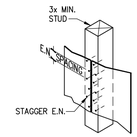
SLOPE AND SEISMIC PROTECTION CHECKLIST, SPECIAL INSPECTION FORM
CBC WOOD FASTENING SCHEDULE

DRAWN:
CHECKED:
DATE: SEPTEMBER 2021
SCALE: AS NOTED
SHEET/FILE: **S1.1**
OF / SHEETS

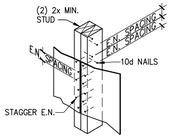




PANEL EDGE NAILING @ 6" O.C.

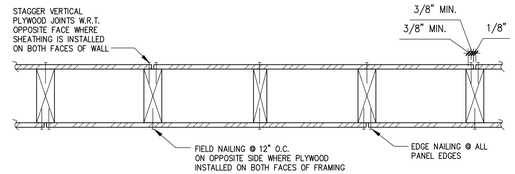


OPTION 1

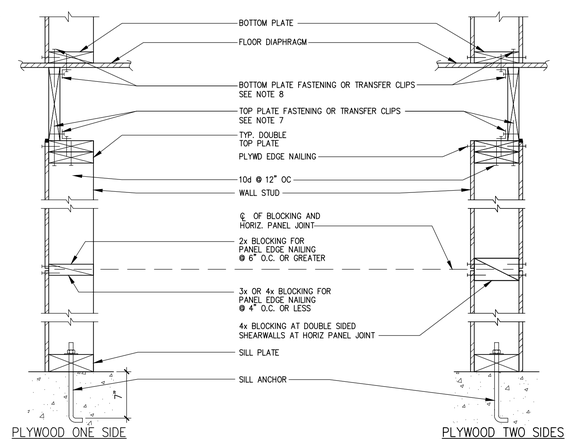


OPTION 2

PANEL EDGE NAILING @ 2", 3", AND 4" O.C



SECTION B

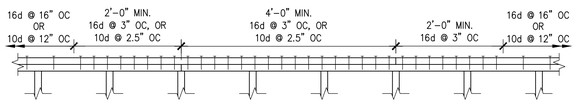


SECTION C

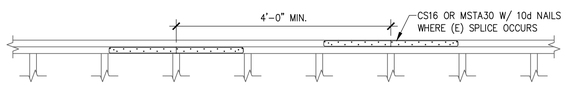
SHEAR WALL SCHEDULE									
PANEL DESIGNATION	STRUCTURAL I PLYWOOD SHEATHING	PANEL EDGE NAILING	FIELD NAILING	BOTTOM PLATE FASTENING TO RIM JOIST @ UPPER STORIES	SILL ANCHOR @ FOUNDATION	TRANSFER CLIP	TOP PLATE FASTENING	HOLDOWN[8]	TIE-DOWN
6	15/32"	10d @ 6"O.C.	10d @ 12"O.C.	16d FOR 2x PLATE OR 5" SDWS @ 8"O.C.	5/8" DIA.@ 32" O.C., 7" MIN EMBED	A35 @ 16" O.C.	20d OR SDWS 5" SDWS @ 8" O.C.	HDU2	SEE APPLICABLE TIE-DOWN DETAIL
4	15/32"	10d @ 4"O.C.	10d @ 12"O.C.	16d @ 5"O.C. FOR 2x PLATE OR 5" SDWS @ 8"O.C.	5/8" DIA.@ 16" O.C., 7" MIN EMBED	A35 @ 8" O.C.	20d @ 5" O.C. OR 5" SDWS @ 8" O.C.	HDU4	SEE APPLICABLE TIE-DOWN DETAIL
3	15/32"	10d @ 3"O.C.	10d @ 12"O.C.	5" SDWS @ 8"O.C.	5/8" DIA.@ 16" O.C., 7" MIN EMBED	A35 @ 8" O.C.	5" SDWS @ 8"O.C.	HDU5	SEE APPLICABLE TIE-DOWN DETAIL
2	15/32"	10d @ 2"O.C.	10d @ 10"O.C.	5" SDWS @ 6"O.C.	5/8" DIA.@ 12" O.C., 7" MIN EMBED	A35 @ 8" O.C.	5" SDWS @ 6"O.C.	HDU5	SEE APPLICABLE TIE-DOWN DETAIL
D	15/32"	10d @ 2"O.C.	10d @ 10"O.C.	5" SDWS @ 4"O.C.	5/8" DIA.@ 7" O.C., 7" MIN EMBED	A35 @ 4.5" O.C.	5" SDWS @ 4"O.C.	HDU8	SEE APPLICABLE TIE-DOWN DETAIL
E	EXISTING WALL USED TO RESIST SHEAR IN STRUCTURAL CALCULATIONS								

NOTES:
1) MINIMUM NAIL PENETRATION IN FRAMING AND BLOCKING SHALL BE 1 3/8".
2) ALL PLYWOOD PANELS SHALL BE A MINIMUM OF 24" WIDE.
3) USE ONE PIECE PLYWOOD SHEET AT ALL SHEARWALL 48" OR LESS IN WIDTH.
4) ALL PANEL EDGES SHALL BE BLOCKED WITH 2x OR WIDER BLOCKING AT ALL PANEL EDGES.
5) KEEP MINIMUM 1/16" CLEAR BETWEEN ALL PLYWOOD PANEL EDGES.
6) ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED FASTENERS (MEETING ASTM A153) AND CONNECTORS (ASTM A653 CLASS G185 SHEET), OR BETTER.
7) USE EITHER TOP PLATE NAILING OR TRANSFER CLIPS TO FASTEN TOP PLATES TO JOIST/BLOCKING.
8) USE EITHER BOTTOM PLATE NAILING OR TRANSFER CLIPS TO CONNECT SHEARWALL ABOVE TO SHEARWALL BELOW. WHEN FASTENING TO WALL ABOVE WITH TRANSFER CLIPS, USE 8d 2.5" LONG NAILS AT TOP LEG OF TRANSFER CLIPS.
9) PROVIDE HOLDOWNS PER SCHEDULE UNLESS SHOWN OTHERWISE IN PLAN.
10) PROVIDE 2x BLOCKING OVER SILL AT (E) WALLS WHERE: A) (E) SILL PLATE IS LESS THAN 3x THICK; AND/OR B) WHERE (E) SILL PLATE IS WIDER THAN STUDS.

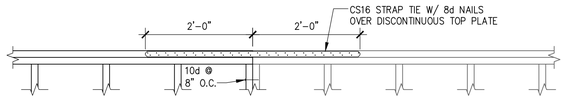
TYP SHEAR WALL DETAIL (1 / -)
N.T.S.



OPTION 1: AT NEW OR EXISTING WALL

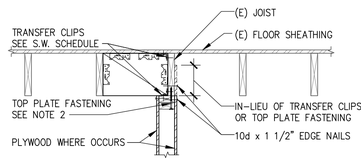


OPTION 2: AT EXISTING WALL ONLY

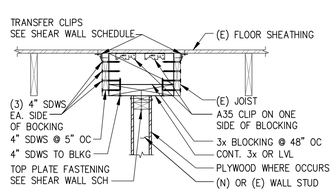


OPTION 3: AT NEW TO EXISTING WALL

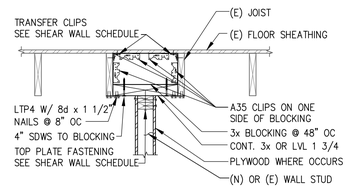
TYP DOUBLE TOP PLATE SPLICE AT SHEAR AND NON-SHEAR WALLS (2 / -)
N.T.S.



DIRECTLY UNDER JOIST



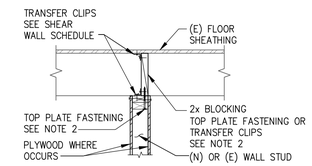
BETWEEN JOIST OPTION 1



BETWEEN JOIST OPTION 2

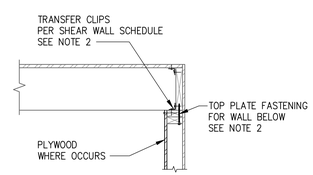
NOTES:
1) FASTEN A35 AND TRANSFER CLIPS TO FLOOR DIAPHRAGM ABOVE W/ #8 3/4" SCREWS AT UPPER LEG IF NOT DIRECTLY BELOW WALL. FASTEN A35 CLIPS AND TRANSFER CLIPS WITH 8d x 1 1/2" LONG NAILS ELSEWHERE.
2) USE EITHER TOP/BOTTOM PLATE FASTENING OR TRANSFER CLIPS PER SHEARWALL SCHEDULE TO CONNECT TOP/BOTTOM PLATES TO RIM JOIST/BLOCKING.

TYP SHEAR WALL TO JOIST CONNECTION FOR INTERIOR WALLS PARALLEL TO JOIST (3 / -)
N.T.S.

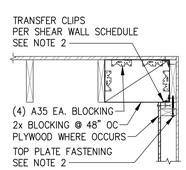


NOTES:
1) FASTEN A35 AND TRANSFER CLIPS TO FLOOR DIAPHRAGM ABOVE W/ #8 3/4" SCREWS AT UPPER LEG IF NOT DIRECTLY BELOW WALL. FASTEN A35 CLIPS AND TRANSFER CLIPS WITH 8d x 1 1/2" LONG NAILS ELSEWHERE.
2) USE EITHER TOP/BOTTOM PLATE FASTENING OR TRANSFER CLIPS PER SHEARWALL SCHEDULE TO CONNECT TOP/BOTTOM PLATES TO RIM JOIST/BLOCKING.

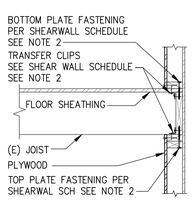
TYP SHEAR WALL TO JOIST CONNECTION FOR INTERIOR WALLS PERPENDICULAR TO JOIST (4 / -)
N.T.S.



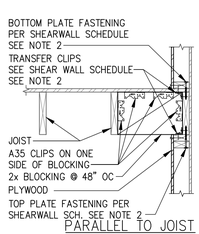
PERPENDICULAR TO ROOF JOIST



PARALLEL TO ROOF JOIST



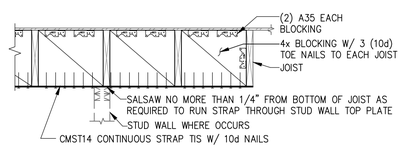
PERPENDICULAR TO JOIST



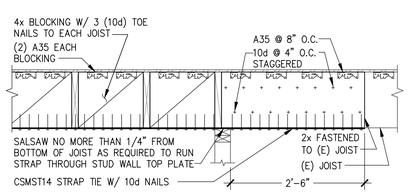
PARALLEL TO JOIST

NOTES:
1) FASTEN A35 AND TRANSFER CLIPS TO FLOOR DIAPHRAGM ABOVE W/ #8 3/4" SCREWS AT UPPER LEG IF NOT DIRECTLY BELOW WALL. FASTEN A35 CLIPS AND TRANSFER CLIPS WITH 8d x 1 1/2" LONG NAILS ELSEWHERE.
2) USE EITHER TOP/BOTTOM PLATE FASTENING OR TRANSFER CLIPS PER SHEARWALL SCHEDULE TO CONNECT TOP/BOTTOM PLATES TO RIM JOIST/BLOCKING.

TYP SHEAR WALL TO JOIST CONNECTION FOR EXTERIOR WALLS (5 / -)
N.T.S.

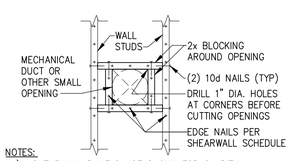


SCENARIO 1 – NO CHANGE IN JOIST DIRECTION



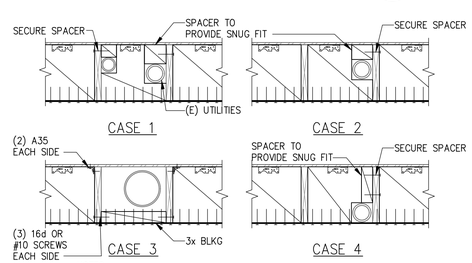
SCENARIO 2 – CHANGE IN JOIST DIRECTION

TYP STRAPPED BLOCKING (6 / -)
N.T.S.



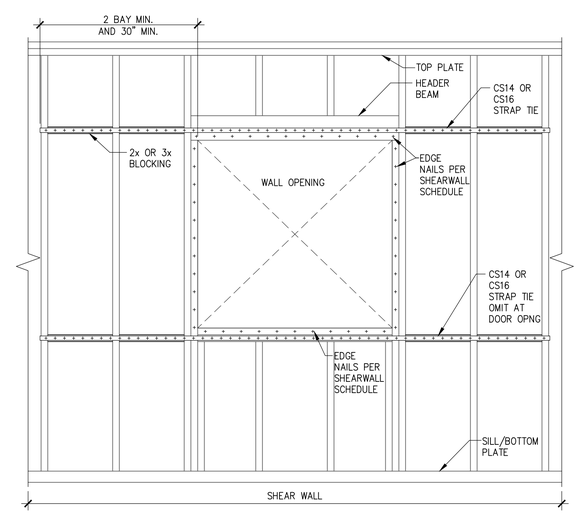
NOTES:
1) SHEARWALL PANELS NOT SHOWN FOR CLARITY.
2) NO OPENINGS OVER 12" IN LENGTH OR WIDTH TO OCCUR UNLESS APPROVED BY THE ENGINEER.
3) NO MORE THAN ONE OPENING ALLOWED WITHIN ONE SHEAR PANEL.

TYP SMALL OPENING IN SHEAR WALL (7 / -)
N.T.S.



NOTES:
1) BLOCKING IN BAYS WITH UTILITY INTERFERENCE SHALL BE 3x MINIMUM.

TYP UTILITIY CONFLICTS AT STRAPPED BLOCKING (8 / -)
N.T.S.



NOTE: SEE WALL FRAMING DETAIL AND SHEAR WALL DETAIL FOR INFORMATION NOT SHOWN

TYP OPENING IN SHEAR WALL DETAIL (9 / -)
N.T.S.

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REGISTERED PROFESSIONAL ENGINEER
DOUG LEE
No. C74001
CIVIL
STATE OF CALIFORNIA
09/01/2021

LEGALIZE GROUND FLOOR ADDITION
338 TEDDY AVE,
SAN FRANCISCO, CA 94134

TYPICAL STRUCTURAL DETAILS

DRAWN:
CHECKED:
DATE: SEPTEMBER 2021
SCALE: AS NOTED
SHEET/FILE: **S1.2**
OF / SHEETS

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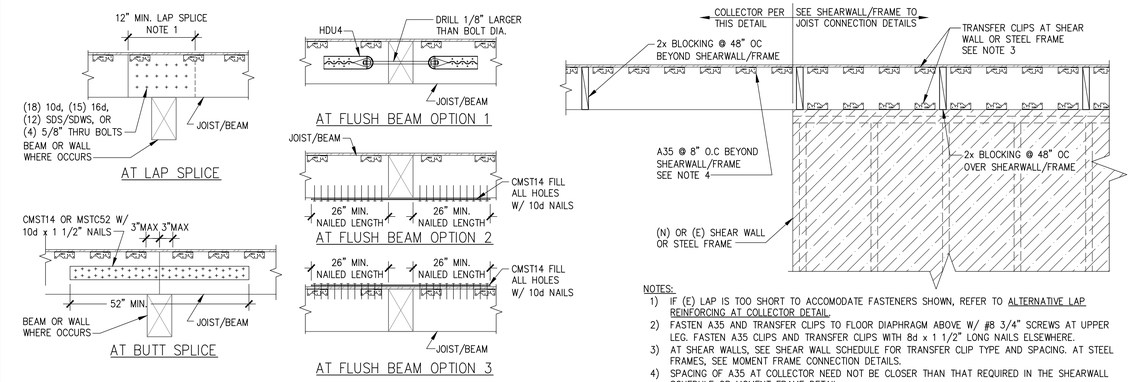
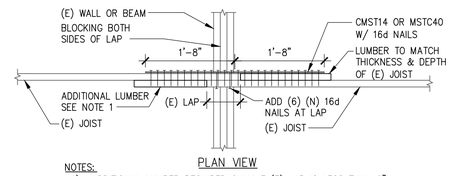


NOTES:
1) IF (E) LAP IS TOO SHORT TO ACCOMODATE FASTENERS SHOWN, REFER TO ALTERNATIVE LAP REINFORCING AT COLLECTOR DETAIL.
2) FASTEN A35 AND TRANSFER CLIPS TO FLOOR DIAPHRAGM ABOVE W/ #8 3/4" SCREWS AT UPPER LEG. FASTEN A35 CLIPS AND TRANSFER CLIPS WITH 8d x 1 1/2" LONG NAILS ELSEWHERE.
3) AT SHEAR WALLS, SEE SHEAR WALL SCHEDULE FOR TRANSFER CLIP TYPE AND SPACING. AT STEEL FRAMES, SEE MOMENT FRAME CONNECTION DETAILS.
4) SPACING OF A35 AT COLLECTOR NEED NOT BE CLOSER THAN THAT REQUIRED IN THE SHEARWALL SCHEDULE OR MOMENT FRAME DETAIL.

TYP COLLECTOR FOR INTERIOR WALLS/FRAMES PARALLEL TO JOIST (1/-)

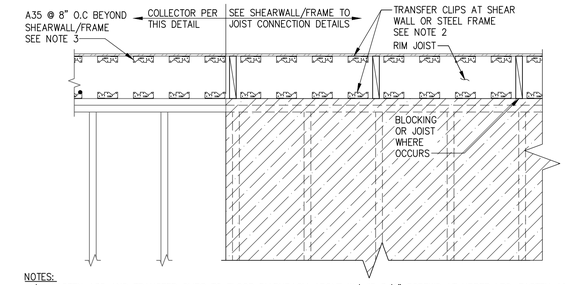
N.T.S.



NOTES:
1) ADDITIONAL LUMBER REQUIRED ONLY IF (E) LAP IS LESS THAN 6".

ALTERNATIVE LAP REINFORCING AT COLLECTOR (1A/-)

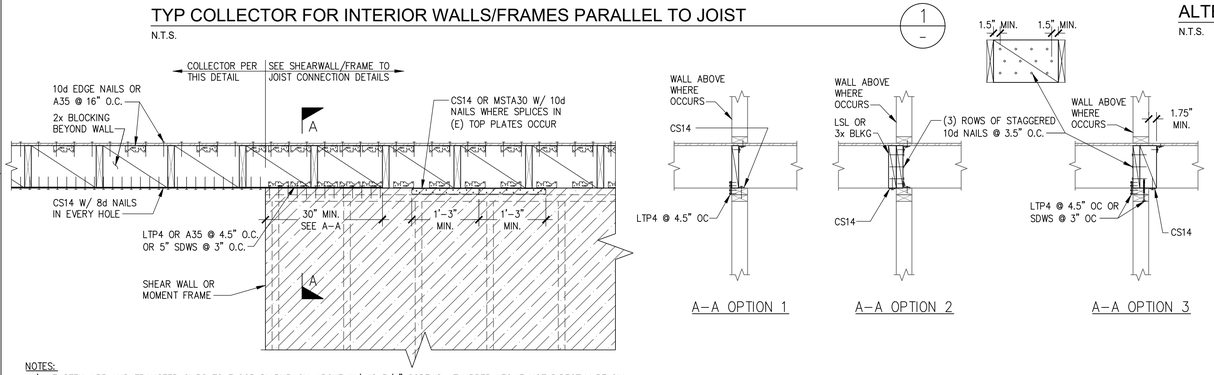
N.T.S.



NOTES:
1) FASTEN A35 AND TRANSFER CLIPS TO FLOOR DIAPHRAGM ABOVE W/ #8 3/4" SCREWS AT UPPER LEG. FASTEN A35 CLIPS AND TRANSFER CLIPS WITH 8d x 1 1/2" LONG NAILS ELSEWHERE.
2) AT SHEAR WALLS, SEE SHEAR WALL SCHEDULE FOR TRANSFER CLIP TYPE AND SPACING. AT STEEL FRAMES, SEE MOMENT FRAME CONNECTION DETAILS.
3) SPACING OF A35 AT COLLECTOR NEED NOT BE CLOSER THAN THAT REQUIRED IN THE SHEARWALL SCHEDULE OR MOMENT FRAME DETAIL.

TYP COLLECTOR FOR EXTERIOR SHEAR WALLS (2/-)

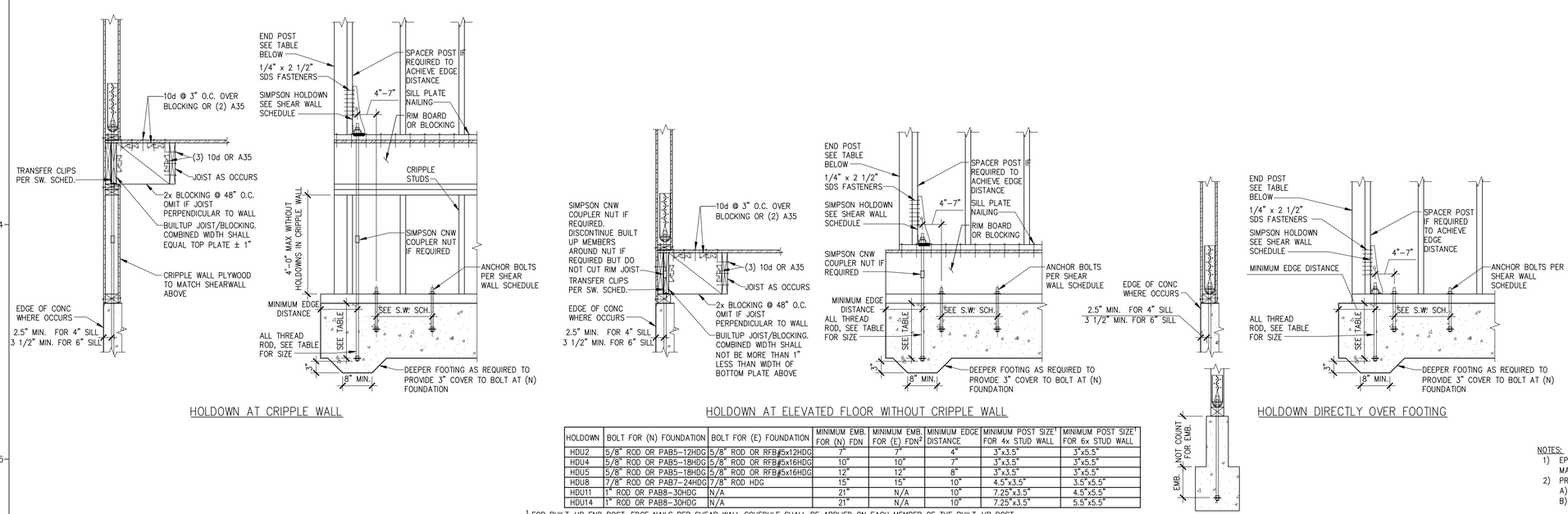
N.T.S.



NOTES:
1) FASTEN A35 AND TRANSFER CLIPS TO FLOOR DIAPHRAGM ABOVE W/ #8 3/4" SCREWS AT UPPER LEG IF NOT DIRECTLY BELOW WALL. FASTEN A35 CLIPS AND TRANSFER CLIPS WITH 8d x 1 1/2" LONG NAILS ELSEWHERE.

TYP COLLECTOR FOR INTERIOR WALLS/FRAMES PERPENDICULAR TO JOIST (3/-)

N.T.S.



HOLDOWN	BOLT FOR (N) FOUNDATION	BOLT FOR (E) FOUNDATION	MINIMUM EMB. FOR (N) FDN	MINIMUM EMB. FOR (E) FDN[2]	MINIMUM EDGE DISTANCE	MINIMUM POST SIZE[1] FOR 4x STUD WALL	MINIMUM POST SIZE[1] FOR 6x STUD WALL
HDU2	5/8" ROD OR PAB5-12HDG	5/8" ROD OR RFB#5x12HDG	7"	7"	4"	3"x3.5"	3"x5.5"
HDU4	5/8" ROD OR PAB5-18HDG	5/8" ROD OR RFB#5x16HDG	10"	10"	7"	3"x3.5"	3"x5.5"
HDU5	5/8" ROD OR PAB5-18HDG	5/8" ROD OR RFB#5x16HDG	12"	12"	8"	3"x3.5"	3"x5.5"
HDU8	7/8" ROD OR PAB7-24HDG	7/8" ROD HDG	15"	15"	10"	4.5"x3.5"	3.5"x5.5"
HDU11	1" ROD OR PAB8-30HDG	N/A	21"	N/A	10"	7.25"x3.5"	4.5"x5.5"
HDU14	1" ROD OR PAB8-30HDG	N/A	21"	N/A	10"	7.25"x3.5"	5.5"x5.5"

[1] FOR BUILT-UP END POST, EDGE NAILS PER SHEAR WALL SCHEDULE SHALL BE APPLIED ON EACH MEMBER OF THE BUILT-UP POST.
[2] EMBEDMENT DEPTH IS MEASURED STARTING FROM THE FULL CONCRETE FOOTING WIDTH. THE LENGTH OF ROD THROUGH CONCRETE STEM WALLS DOES NOT COUNT AS EMBEDMENT.

TYP HOLDOWN DETAIL (4/-)

N.T.S.

NOTES:
1) EPOXY SHALL BE SIMPSON SET-XP OR HILTI HIT-RE 500-SD. INSTALL PER MANUFACTURER'S INSTRUCITONS.
2) PROVE 2x BLOCKING BETWEEN WALL STUDS WHEN EITHER:
   A) (E) SILL PLATE IS LESS THAN 3x THICK.
   B) (E) SILL PLATE IS WIDER THAN (E) WALL STUDS.

TYP (N) ANCHOR BOLTS TO (E) FOOTING (5/-)

N.T.S.

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REGISTERED PROFESSIONAL ENGINEER DOUG LEE No. C74001 CIVIL STATE OF CALIFORNIA
09/01/2021

TYPICAL STRUCTURAL DETAILS

LEGALIZE GROUND FLOOR ADDITION
338 TEDDY AVE,
SAN FRANCISCO, CA 94134

DRAWN:
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DATE: SEPTEMBER 2021
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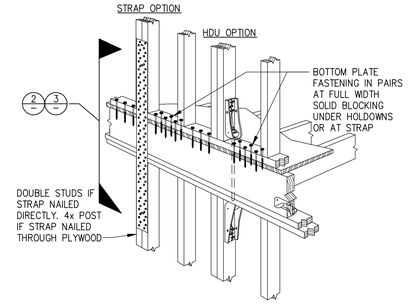
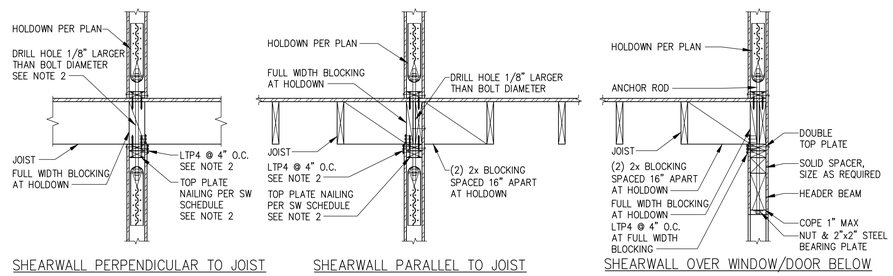
OF / SHEETS



HOLDOWN[a]	MST AND MSTC STRAP OPTION[b,c]	CMSTC STRAP OPTION[b,c,e]
HDU2	MST48/MSTC52/MSTC48B3	CMSTC16 OR CMST14 W/ L MIN = 20"
HDU4	MST60/MSTC66/MSTC66B3	CMSTC16 OR CMST14 W/ L MIN = 20"
HDU5	MST72/MSTC78/2-MSTC48B3	CMST14 OR CMST12 W/ L MIN = 26"
HDU8	2-MST48[d]/2-MSTC52[d]/2-MSTC48B3[d]	CMST12 W/ L MIN = 33"
HDU11	2-MST60[d]/2-MSTC66[d]/2-MSTC66B3[d]	2-CMST14[d] W/ L MIN = 30"
HDU14	3-MST60[d]/3-MSTC66[d]	2-CMST12[d] W/ L MIN = 33"

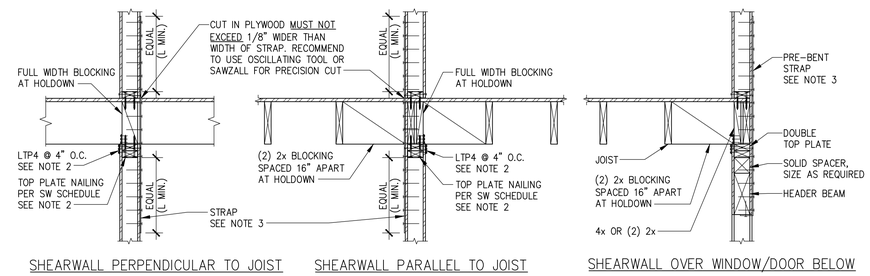
NOTES:
a) FOR HDU END POST SIZES, SEE TYP HOLDOWN DETAIL UNLESS SHOWN ON PLAN.
b) ENDPOST FOR STRAPS SHALL NOT BE LESS THAN THAT REQUIRED FOR EQUIVALENT HDU HOLDOWNS IN THE TYP HOLDOWN DETAIL.
c) IF STRAPS ARE INSTALLED DIRECTLY OVER STUD/POST, PROVIDE 4x OR 2-2x STUDS FOR MST/MSTC STRAPS AND 4x FOR CMST STRAPS. IF STRAPS ARE INSTALLED OVER PLYWOOD SHEATHING, EACH STRAP MUST BE FASTENED TO SINGLE 4x OR LARGER POST.
d) AT 2- AND 3- STRAP OPTIONS INSTALLED OVER PLYWOOD SHEATHING, ALL STRAPS MUST BE INSTALLED IN ONE SHARED POST. BUILT-UP POST ARE NOT ALLOWED.
e) EACH CMSTC STRAPS REQUIRE 4x MINIMUM POSTS.

TYP HOLDOWN BETWEEN FLOOR (1)
N.T.S.



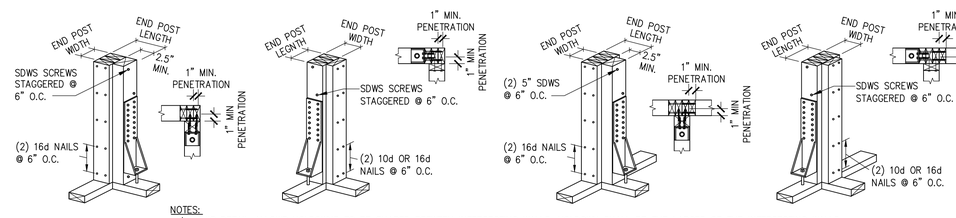
NOTES:
1) FASTENERS NOT SHOWN. SEE OTHER DETAILS FOR CALLOUTS.
2) AT FULL WIDTH BLOCKING UNDER HOLDOWN, PROVIDE EITHER LTP4 OR TOP PLATE NAILING PER SHEARWALL SCHEDULE. LTP4 CAN BE INSTALLED EITHER SIDE OF WALL.
3) DRILLED HOLES BETWEEN FLOORS FOR HOLDOWNS SHALL NOT BE MORE THAN 1/4" DIA. LARGER THAN ROD DIAMETER.

TYP HOLDOWN BETWEEN FLOOR (2)
N.T.S.



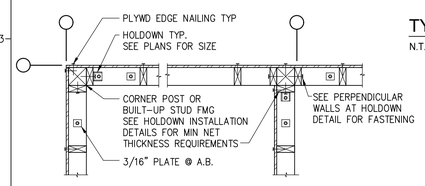
NOTES:
1) FASTENERS NOT SHOWN. SEE OTHER DETAILS FOR CALLOUTS.
2) AT FULL WIDTH BLOCKING UNDER HOLDOWN, PROVIDE EITHER LTP4 OR TOP PLATE NAILING PER SHEARWALL SCHEDULE. LTP4 CAN BE INSTALLED EITHER SIDE OF WALL.
3) STRAPS MAY BE INSTALLED OVER PLYWOOD SHEATHING OR DIRECTLY OVER STUD/POST. IF INSTALLED OVER PLYWOOD SHEATHING, EACH STRAP MUST BE FASTENED TO SINGLE 4x OR LARGER POST.

TYP STRAPS BETWEEN FLOOR (3)
N.T.S.

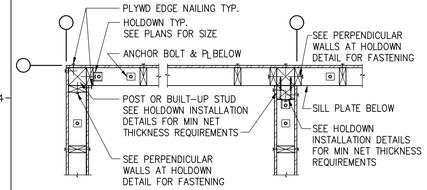


NOTES:
1) THIS DETAIL ALLOWS HOLDOWNS TO BE SHARED BETWEEN INTERSECTING WALLS. HOLDOWN SHALL BE THE LARGER OF THE INTERSECTING WALLS.
2) CORNER POST MAY CONSIST OF SOLID 4x4 OR 6x6 IN-LIEU OF BUILT-UP MEMBERS SHOWN.

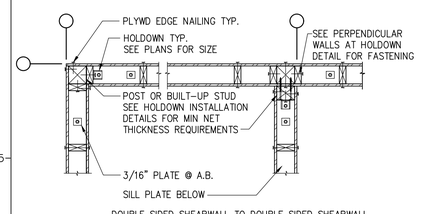
TYP PERPENDICULAR WALLS AT HOLDOWN CONNECTION (4)
N.T.S.



SINGLE SIDED SHEARWALL TO SINGLE SIDED SHEARWALL

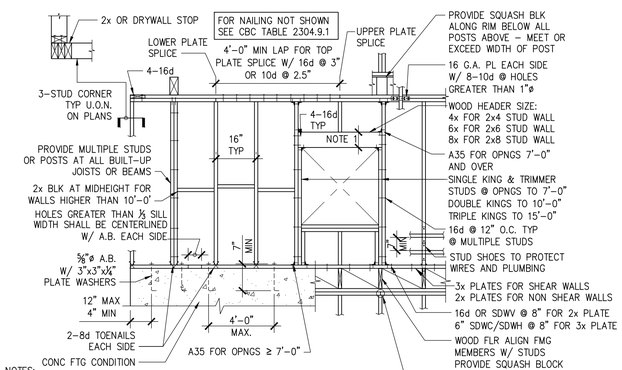


DOUBLE SIDED SHEARWALL TO SINGLE SIDED SHEARWALL



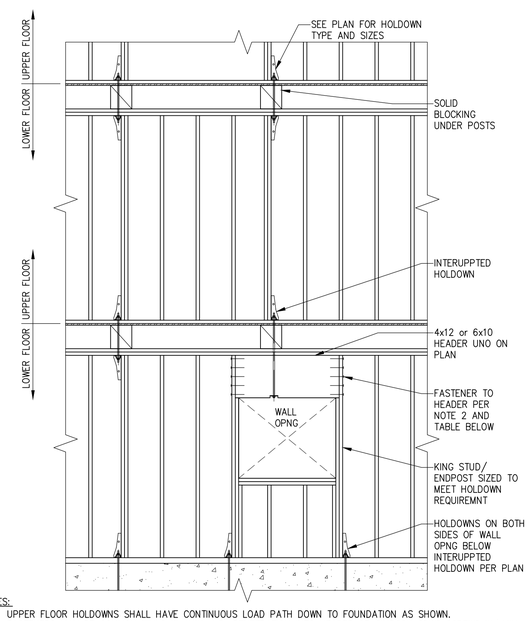
DOUBLE SIDED SHEARWALL TO DOUBLE SIDED SHEARWALL

TYP HOLDOWN INTERSECTIONS (5)
N.T.S.



NOTES:
1. UNLESS SHOWN OTHERWISE, WOOD HEADER DEPTH SHALL BE:
   A. 5 1/2" FOR 3'-6" OPENING WIDTH
   B. 7 1/4" FOR 3'-6" TO 5'-0" OPENING WIDTH
   C. 9 1/4" FOR 5'-0" TO 6'-6" OPENING WIDTH
   D. 11 1/4" FOR 6'-6" TO 8'-0" OPENING WIDTH
2. UNLESS SHOWN OTHERWISE, WALL STUDS SHALL BE:
   A. 2x4 FOR EXTERIOR WALLS AND INTERIOR BEARING WALLS SUPPORTING NOT MORE THAN 1 FLOOR AND 1 ROOF.
   B. 2x6 FOR EXTERIOR WALLS AND 3x4 FOR INTERIOR BEARING WALLS SUPPORTING MORE THAN 1 FLOOR AND 1 ROOF.
   C. 2x4 FOR PARTITION WALLS EXCEPT 2x3 MAY BE USED AT CLOSETS OR AS APPROVED BY THE ENGINEER.
3. UNLESS SHOWN OTHERWISE, TOP PLATE, SILL/BOTTOM PLATE, SHALL BE 2x. SILL PLATE OVER FOUNDATION FOR SHEAR WALL SHALL BE 3x. BUT NOT SMALLER THAN EXISTING.
4. HEADER SIZES MEET OR EXCEED CRC 2019 TABLE R602.7 AND CBC 2308.4.1.1

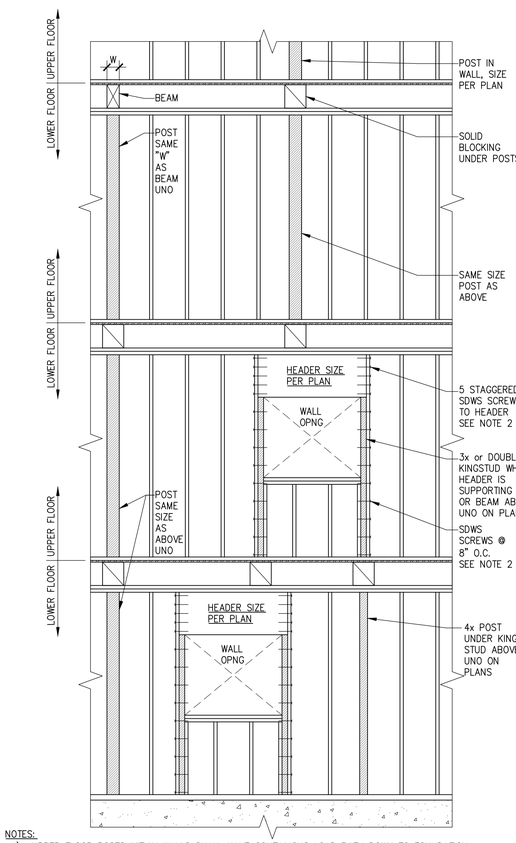
TYP WALL FRAMING DETAIL (6)
N.T.S.



NOTES:
1) UPPER FLOOR HOLDOWNS SHALL HAVE CONTINUOUS LOAD PATH DOWN TO FOUNDATION AS SHOWN.
2) FASTENERS MAY BE COMMON NAILS W/ MIN. 1.5" PENETRATION INTO HEADER OR SIMPSON SDWS SCREWS W/ MIN. 2" PENETRATION INTO HEADER. SEE TABLE FOR REQUIRED MIN. NO. OF FASTENERS AT EACH SIDE OF HEADER.

UPPER FLOOR HOLDOW	MIN. NO. OF 16d NAILS EACH SIDE OF HEADER	MIN. NO. OF SDS/SDWS SCREWS EACH SIDE OF HEADER
HDU2	9	4
HDU4	13	7
HDU5	17	9
HDU8		13
HDU11		19
HDU14		23

TYP HOLDOWNS IN MULTI-STORY CONSTRUCTION (7)
N.T.S.



NOTES:
1) UPPER FLOOR POSTS WITHIN WALLS SHALL HAVE CONTINUOUS LOAD PATH DOWN TO FOUNDATION.
2) SDWS SCREWS SHALL PENETRATE MINIMUM 2" INTO HEADER, 2" INTO KING STUDS, AND 1.5" INTO 2x STUDS.

TYP POSTS IN WALLS IN MULTI-STORY CONSTRUCTION (8)
N.T.S.

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Engineer: Doug Lee, P.E., LEED® AP
Phone: 415-254-8920
Email: DLee8995@gmail.com

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REGISTERED PROFESSIONAL ENGINEER DOUG LEE No. C74001 CIVIL STATE OF CALIFORNIA
09/01/2021

TYPICAL STRUCTURAL DETAILS
LEGALIZE GROUND FLOOR ADDITION
338 TEDDY AVE,
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DRAWN:
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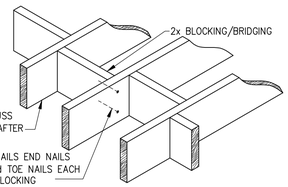
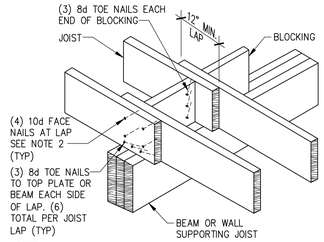
OF / SHEETS



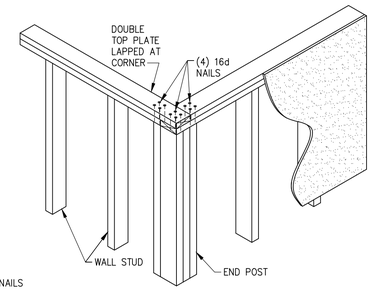
NOTES:
1) SOLID BRIDGING SHALL BE INSTALLED AT INTERVALS NOT EXCEEDING 8 FEET ALONG JOIST SPAN.
2) SOLID BRIDGING NOT REQUIRED IF JOIST SPAN LESS THAN 8 FEET.
3) SOLID BRIDGING NOT REQUIRED FOR 2x8 AND SMALLER JOIST.

TYP SOLID BRIDGING (1)
N.T.S.

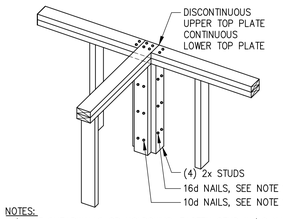


NOTES:
1) JOIST LAPS MUST BE SUPPORTED BY BEAMS OR WALLS BELOW.
2) WHERE CEILING JOIST IS USED AS RAFTER TIE, PROVIDE (13) 16d FACE NAILS AT LAP OR PER CBC 2016 TABLE 2308.7.3.1 OR CRC 2016 TABLE R802.5.1.

TYP JOIST LAP (2)
N.T.S.

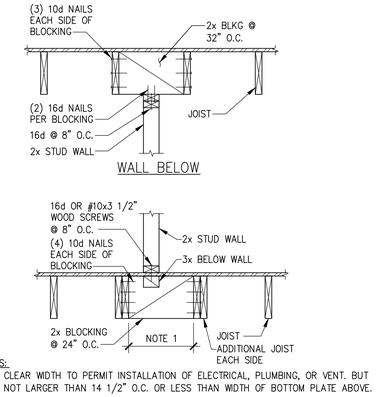


TYP STUD WALL CORNER (3)
N.T.S.



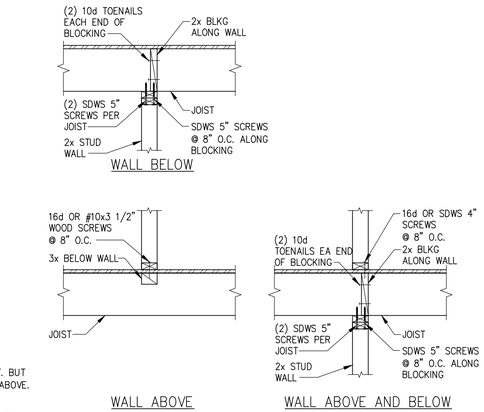
NOTES:
1) AT SHEARWALLS OR HOLDOWNS, FASTEN STUD W/ 2 NAILS @ 6" O.C. AT NON SHEARWALLS, FASTEN STUD W/ 2 10d NAILS @ 12" O.C.

TYP WALL INTERSECTION (4)
N.T.S.

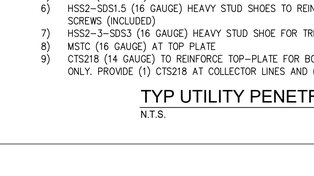


NOTES:
1) CLEAR WIDTH TO PERMIT INSTALLATION OF ELECTRICAL, PLUMBING, OR VENT. BUT NOT LARGER THAN 14 1/2" O.C. OR LESS THAN WIDTH OF BOTTOM PLATE ABOVE.

TYP NON-SHEAR WALL CONNECTION TO PARALLEL FLOOR/CEILING JOIST (5)
N.T.S.

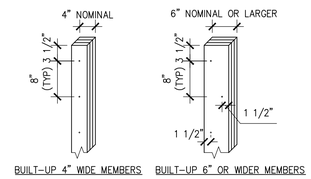


TYP NON-SHEAR WALL CONNECTION TO PERPENDICULAR FLOOR/CEILING JOIST (6)
N.T.S.



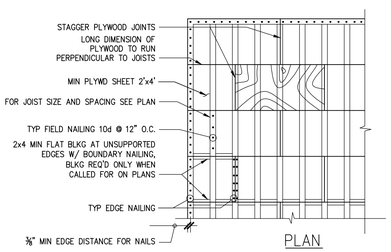
NOTE: DOUBLE JOIST NOT REQUIRED IF TUB IS PERPENDICULAR TO FLOOR JOIST

TYP BATHTUB SUPPORT (7)
N.T.S.



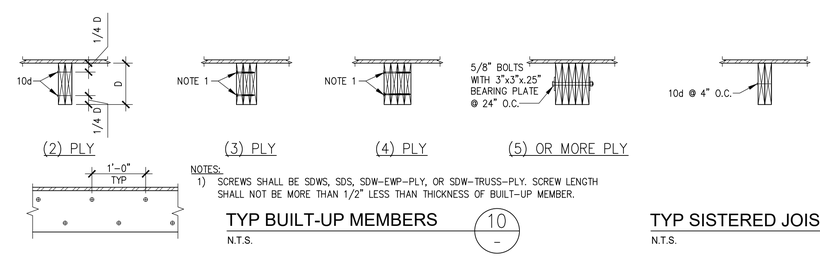
NOTES:
1) FOR DOUBLE 2x MEMBERS, USE 10d NAILS
2) FOR BUILT-UP THICKNESS GREATER THAN 3", USE SDWS, SDS, SDW-EWP-PLY, OR SDW-TRUSS-PLY SCREWS. SCREW LENGTH SHALL NOT BE MORE THAN 1/2" LESS THAN THICKNESS OF BUILT-UP MEMBER.

TYP BUILT-UP POST/STUD (8)
N.T.S.



5/8" MIN PLYWD SHEATHING @ ROOF W/ 10d@6" EDGE AND 8d@12" FIELD
3/4" MIN T & G PLYWD SHEATHING @ FLOOR W/ 10d@4" EDGE & 10d@12" FIELD

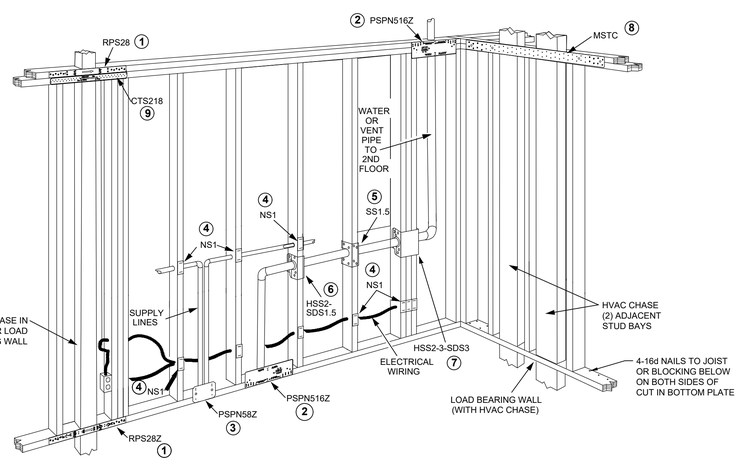
TYP FLOOR/ROOF DIAPHRAGM (9)
N.T.S.



NOTES:
1) SCREWS SHALL BE SDWS, SDS, SDW-EWP-PLY, OR SDW-TRUSS-PLY. SCREW LENGTH SHALL NOT BE MORE THAN 1/2" LESS THAN THICKNESS OF BUILT-UP MEMBER.

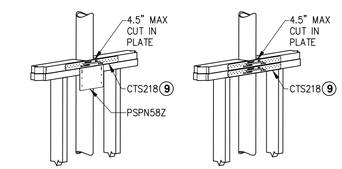
TYP BUILT-UP MEMBERS (10)
N.T.S.

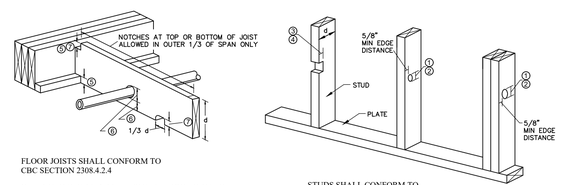
TYP SISTERED JOISTS (11)
N.T.S.



1) RPS28 (16 GAUGE) TO REINFORCE TOP PLATE, AND RPS28Z (16 GAUGE **ZMAX**) TO REINFORCE SILL PLATE
2) PSPN516Z (16 GAUGE **ZMAX**) AT TOP OR BOTTOM PLATES
3) PSPN58Z (16 GAUGE **ZMAX**) AT TOP OR BOTTOM PLATES
4) NS/NSP – NAIL STOPS TO PROTECT PIPING FROM DRYWALL NAILS OR SCREWS
5) SS1.5 (16 GAUGE) STUD SHOES REINFORCE AND PROTECT PLUMBING IN 2X
6) HSS2-SDS1.5 (16 GAUGE) HEAVY STUD SHOES TO REINFORCE AND PROTECT SINGLE 2X STUDS WHERE PIPE IS LOCATED. USES 12 SDS1/4X1 1/2 SCREWS (INCLUDED)
7) HSS2-3-SDS3 (16 GAUGE) HEAVY STUD SHOE FOR TRIPLE 2X STUD. USES 12 SDS1/4X2 SCREWS (INCLUDED)
8) MSTC (16 GAUGE) AT TOP PLATE
9) CTS218 (14 GAUGE) TO REINFORCE TOP-PLATE FOR BOTH COMPRESSION AND TENSION FORCES REQUIRED AT COLLECTOR LINES AND SHEARWALLS ONLY. PROVIDE (1) CTS218 AT COLLECTOR LINES AND (2) CTS218 AT SHEARWALLS. CTS218 MAY BE INSTALLED OVER PLYWOOD

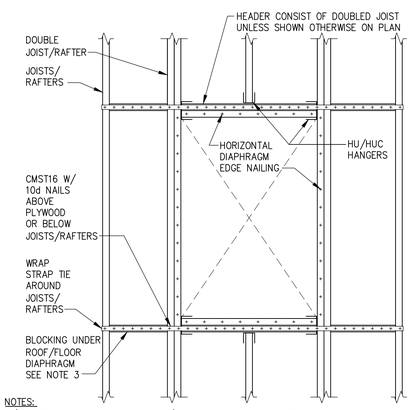
TYP UTILITY PENETRATION DETAIL (12)
N.T.S.





① 40% MAX BORED HOLE IN ANY STUD
② 60% MAX IN NON BEARING PARTITIONS OR WHERE EACH BORED STUD IS DOUBLED, PROVIDED NOT MORE THAN TWO SUCCESSIVE DOUBLED STUDS ARE BORED
③ 40% MAX NOTCH OR CUT @ NON BEARINGE PARTITIONS SUPPORTING ONLY WEIGHT OF PARTITION-SECTION
④ 25% MAX NOTCH OR CUT @ EXTERIOR WALLS & BEARING PARTITIONS-SECTION
⑤ NOTCHES AT THE TOP OR BOTTOM ON THE ENDS OF FLOOR JOISTS, CEILING JOISTS AND RAFTERS SHALL NOT 1/4 THE DEPTH OF THE MEMBER
⑥ HOLES BORED IN FLOOR JOISTS, CEILING JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE MEMBER, AND THE DIAMETER OF ANY HOLE SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER
⑦ NOTCHES IN THE TOP OR BOTTOM OF FLOOR JOISTS, CEILING JOISTS OR RAFTERS SHALL NOT EXCEED 1/6 THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. EXCEPT THAT A NOTCH NOT EXCEEDING 1/3 OF THE DEPTH IS PERMITTED IN THE TOP OF THE RAFTER OR CEILING JOIST NOT FURTHER FROM THE FACE OF THE SUPPORT THAN THE DEPTH OF THE MEMBER.

TYP NOTCHES, CUTS AND BORED HOLES IN STUDS, FLOOR JOISTS, CEILING JOISTS AND RAFTERS (13)
N.T.S.



NOTES:
1) WOOD STRUCTURAL SHEATHING/DIAPHRAGM NOT SHOWN FOR CLARITY.
2) IF AT ROOF LEVEL, THIS DETAIL APPLIES TO BOTH RAFTERS AND CEILING JOIST EXCEPT THAT STRAPPED BLOCKING APPLIES TO RAFTERS ONLY.
3) STRAPPED BLOCKING CONNECTS TO ROOF OR FLOOR DIAPHRAGM W/ EDGE NAILS OR A35@8". EXTEND ONE RAFTER/JOIST SPACE IF ONE RAFTER/JOIST IS INTERRUPTED BY OPENING. EXTEND 2 RAFTER/JOIST SPACES IF MORE THAN ONE RAFTER/JOIST IS INTERRUPTED.

OPENINGS IN FLOOR/ROOF DIAPHRAGMS WITH DIMENSIONS 4 FT. OR LESS (14)
N.T.S.

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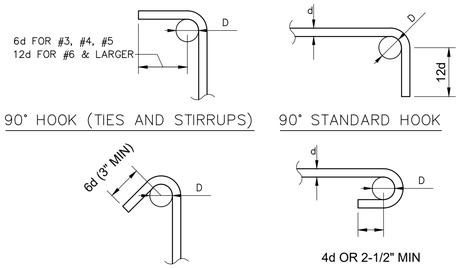
REGISTERED PROFESSIONAL ENGINEER DOUG LEE No. C74001 CIVIL STATE OF CALIFORNIA
09/01/2021

LEGALIZE GROUND FLOOR ADDITION
338 TEDDY AVE,
SAN FRANCISCO, CA 94134

TYPICAL STRUCTURAL DETAILS

DRAWN:
CHECKED:
DATE: SEPTEMBER 2021
SCALE: AS NOTED
SHEET/FILE: **S1.5**
OF / SHEETS

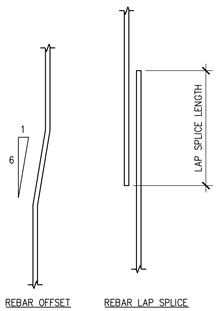


TIES AND STIRRUPS:
#3 : D = 1-1/2"
#4 : D = 2"
#5 : D = 2-1/2"
#6 : D = 4-1/2"

STANDARD HOOKS:
#3 THRU #8 : D = 6d
#9 THRU #11 : D = 8d
#14 THRU #18 : D = 10d

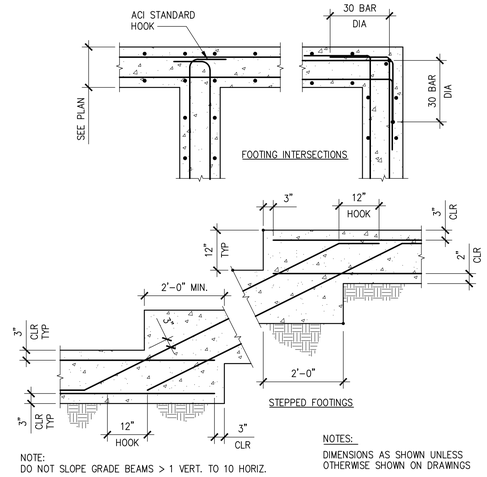
NOTE:
1) ALL REINFORCEMENTS SHALL BE BENT COLD UNLESS PERMITTED OTHERWISE BY ENGINEER.

TYP MINIMUM ACI BAR BEND DIAMETERS AND MINIMUM HOOK LENGTHS (1 / -)
N.T.S.



BAR SIZE	LAP SPLICE LENGTH
WWF	1'-0"
#3	1'-6"
#4	2'-6"
#5	3'-0"
#6	4'-0"
#7	4'-9"
#8	5'-6"
#9	6'-3"
#10	7'-0"
#11	8'-0"

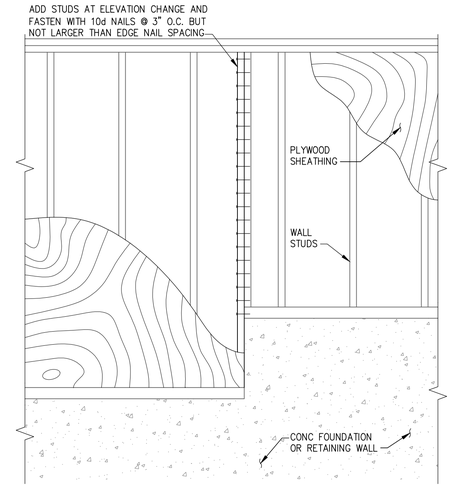
TYP REBAR OFFSET AND SPLICE DETAIL (2 / -)
N.T.S.



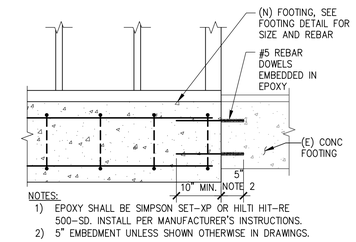
NOTE:
DO NOT SLOPE GRADE BEAMS > 1 VERT. TO 10 HORIZ.

NOTES:
DIMENSIONS AS SHOWN UNLESS OTHERWISE SHOWN ON DRAWINGS

TYP FOOTING INTERSECTION AND STEP FOOTING DETAIL (3 / -)
N.T.S.

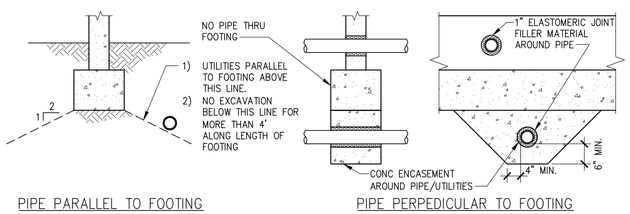


TYP SHEARWALL AT STEPPED FOUNDATION (4 / -)
N.T.S.

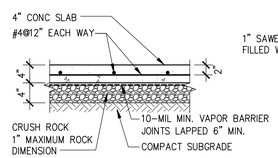


NOTES:
1) EPOXY SHALL BE SIMPSON SET-XP OR HILTI HIT-RE 500-SD. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
2) 5" EMBEDMENT UNLESS SHOWN OTHERWISE IN DRAWINGS.

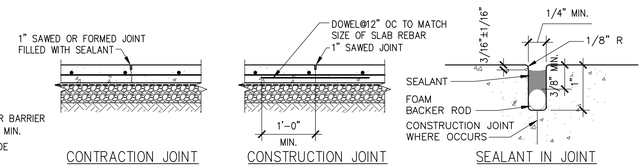
TYP FOUNDATION DOWEL DETAIL (5 / -)
N.T.S.



TYP PIPE AND EXCAVATION AT WALL FOOTING (6 / -)
N.T.S.

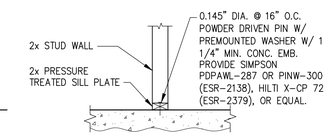


TYP SLAB ON GRADE (7 / -)
N.T.S.



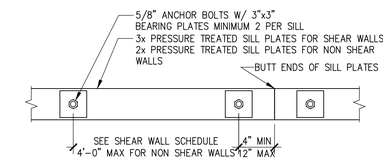
NOTES:
1) SEALANT SHALL BE SIKA POLYURETHANE SELF-LEVELING SEALANT.
2) LOCATE JOINTS TO ENCLOSE APPROXIMATE SQUARE AREAS NOT EXCEEDING 400 SQFT. LOCATE JOINTS UNDER PARTITION WALLS WHERE POSSIBLE.

TYP SLAB JOINT DETAIL (8 / -)
N.T.S.

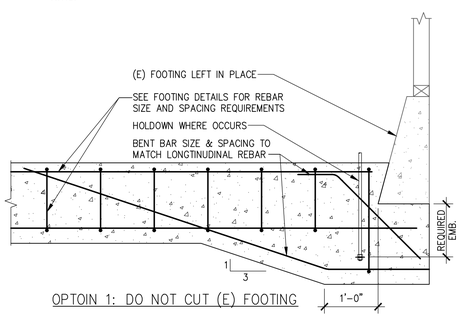


NOTE: THIS DETAIL IS FOR PARTITION WALLS ONLY AND IS NOT APPLICABLE FOR BEARING WALLS OR SHEAR WALLS OR AT CONCRETE CURBS AND STEM WALLS

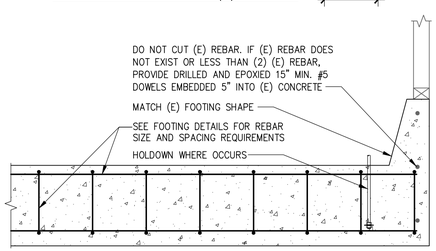
TYP PARTITION WALL CONNECTION TO CONCRETE SLAB (9 / -)
N.T.S.



TYP SILL PLATE ANCHORING DETAIL (10 / -)
N.T.S.



OPTOIN 1: DO NOT CUT (E) FOOTING



OPTION 2: CUT INTO (E) FOOTING

TYP (N) FOOTING PERPENDICULAR TO (E) FOOTING AT HOLDOWNS (11 / -)
N.T.S.

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REGISTERED PROFESSIONAL ENGINEER DOUG LEE No. C74001 CIVIL STATE OF CALIFORNIA
09/01/2021

LEGALIZE GROUND FLOOR ADDITION
338 TEDDY AVE,
SAN FRANCISCO, CA 94134

TYPICAL STRUCTURAL DETAILS

DRAWN:
CHECKED:
DATE: SEPTEMBER 2021
SCALE: AS NOTED
SHEET/FILE: **S1.6**
OF / SHEETS

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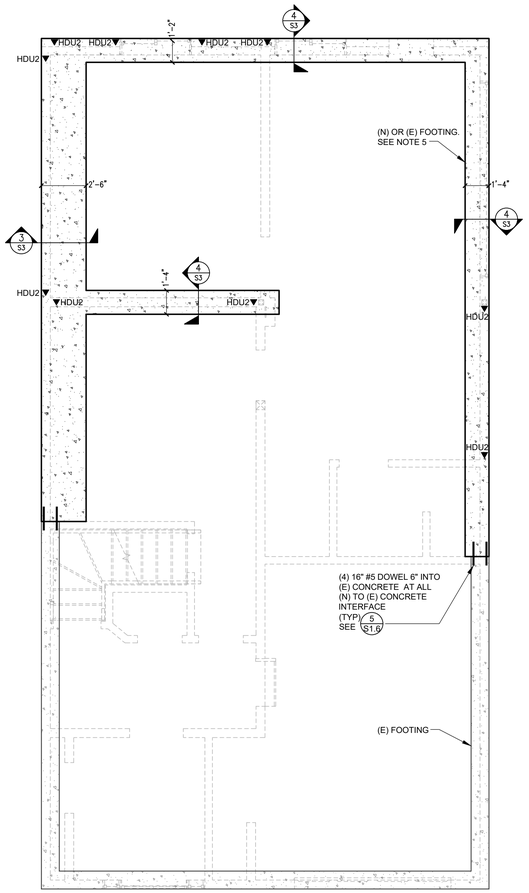
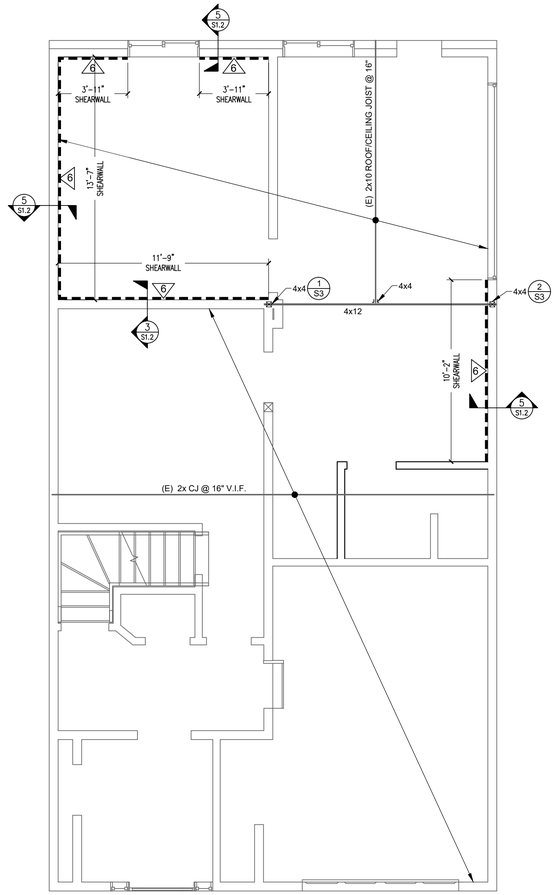


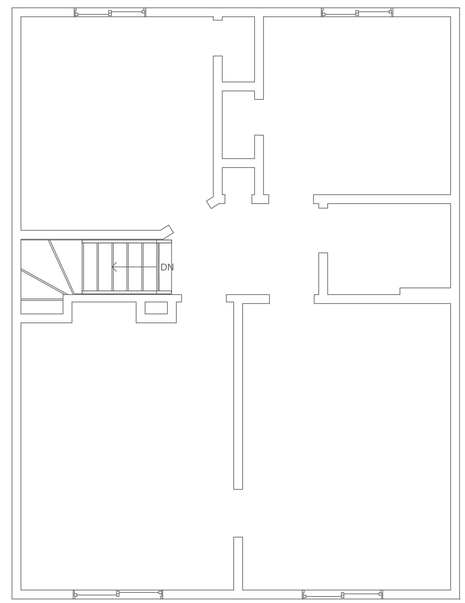
PROPOSED FOUNDATION PLAN

1/4"=1'-0"



PROPOSED 2ND FLOOR FRAMING AND 1ST FLOOR WALL PLAN

1/4"=1'-0"



PROPOSED CEILING FRAMING AND 2ND FLOOR WALL PLAN

1/4"=1'-0"

LEGEND:

- POST ABOVE
- POST BELOW
- WALL ABOVE
- EXISTING WALL BELOW
- PROPOSED WALL BELOW
- #"-#" SW X — SHEAR WALL TYPE AND LENGTH, SEE 1/S1.2. LENGTH SHOWN FOR CALCULATION ONLY. ACTUAL PLYWOOD LENGTH MAY BE LONGER
- COLLECTOR, SEE 1/S1.3, 2/S1.3, 3/S1.3, STRAPS SEE 6,8/S1.2
- HOLDOWNS, SEE 4/S1.3, 1,2,3/S1.4, 4,5,7/S1.4 AND APPLICABLE DETAILS
- JOIST OR BEAM HANGER, SEE NOTE #

NOTES:

1) REINFORCE SPLICES IN (E) EXTERIOR WALL TOP PLATES AND SHEARWALLS PER DETAIL 2/S1.2
2) FOR HEADER BEAM SIZES OVER DOORS AND WINDOWS SEE DETAIL 6/S1.4 UNLESS SHOWN OTHERWISE ON PLAN.
3) FOR CORNER HOLDOWNS AT WALL CORNERS AND INTERSECTIONS, SEE 4,5/S1.4, 4/S1.5
4) SPRAY REMOVABLE PAINT ON FLOOR/FOOTING IN FRONT OF SHEARWALL HOLDOWN END POSTS TO IDENTIFY END POST LOCATIONS ALONG WALL PRIOR TO COVERING WITH PLYWOOD. ALLOW INSPECTOR TO SEE THE PAINT MARKS WITH END POSTS EXPOSED TO VERIFY THEIR LOCATION. PLYWOOD EDGE NAILING WILL BE VERIFIED TO MATCH LOCATIONS OF THESE PAINT MARKS.
5) IF (E) FOUNDATION IS FOUND TO BE DEEP ENOUGH TO ACCOMODATE LOWERING OF FLOOR SLAB (APPROX 8±"), THE (E) FOUNDATION MAY BE LEFT IN PLACE IF APPROVED BY THE ENGINEER OF RECORD. DETAIL 4A/S3 MAY ALSO BE USED IN-LIEU OF REPLACING ENTIRE FOUNDATION.
6) CONSTRUCT PER TYPICAL STRUCTURAL DETAILS UNLESS SPECIFICALLY CALLED OUT OTHERWISE ON PLANS.

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09/01/2021

LEGALIZE GROUND FLOOR ADDITION
338 TEDDY AVE,
SAN FRANCISCO, CA 94134

PROPOSED STRUCTURAL FLOOR PLAN

DRAWN:
CHECKED:
DATE: SEPTEMBER 2021
SCALE: AS NOTED
SHEET/FILE: S2
OF / SHEETS

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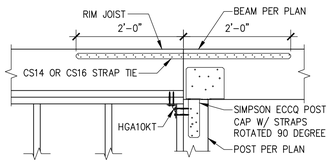
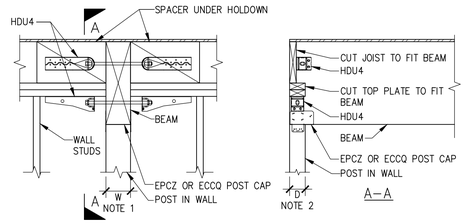


BEAM SUPPORT (1)

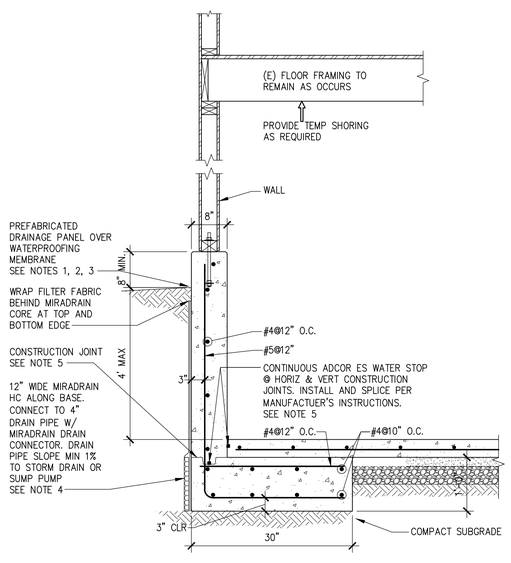
N.T.S.



NOTES:
1) W DIMENSION OF POST SHALL MATCH BEAM WIDTH.
2) D DIMENSION OF POST SHALL MATCH WALL STUD DEPTH.

WALL SUPPORT FOR DROP BEAM (2)

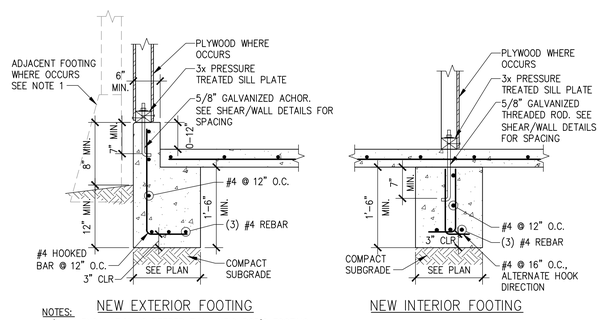
N.T.S.



NOTES:
1) DRAINAGE PANELS SHALL BE MIRADRAIN 2000 IF "H" ≤ 8' AND MIRADRAIN 6000 IF "H" > 8'.
2) DRAINAGE PANELS MAY BE OMITTED IF IT IS IDENTIFIED AFTER EXCAVATION THAT THE FOUNDATION IS CONSTRUCTED ON WELL DRAINED GRAVEL OR SAND/GRAVEL MIXTURE. WATERPROOF MEMBRANE IS REQUIRED REGARDLESS.
3) WATERPROOFING MEMBRANE SHALL BE BITHUTHANE 3000 FOR POSITIVE SIDE APPLICATIONS AND PREPRUFE 160R FOR BLIND SIDE ZERO LOT LINE APPLICATIONS. INSTALLATION SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
4) IN-LIEU OF MIRADRAIN HC, CONTRACTOR HAS OPTION TO USE 4" PERFORATED PVC PIPE WITH PERFORATIONS FACING DOWN SURROUNDED BY DRAIN ROCKS 12"x12" WRAPPED IN GEOTEXTILE FILTER FABRIC.
5) WALL AND SLAB MAY BE PLACED MONOLITHICALLY WITHOUT HORIZONTAL CONSTRUCTION JOINT AT CONTRACTOR'S OPTION.
6) CONCRETE SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION.

TYP RETAINING WALL FOUNDATION (3)

N.T.S.

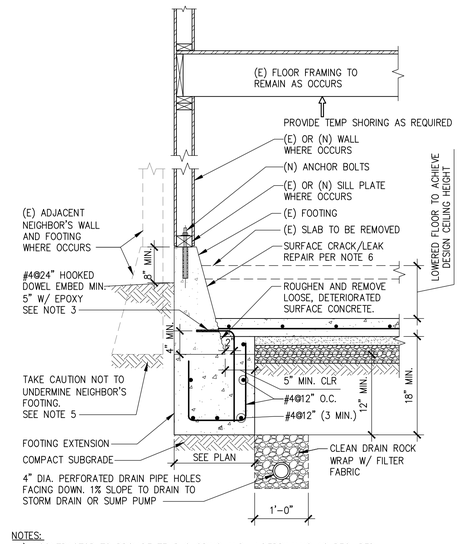


NEW EXTERIOR FOOTING — NEW INTERIOR FOOTING

NOTES:
1) IF EXCAVATION IS DEEPER THAN NEIGHBOR'S FOOTING:
   A) NOTIFY NEIGHBOR MINIMUM 30 DAYS PRIOR TO EXCAVATION.
   B) VERIFY SUBGRADE CONSIST OF COHESIVE SOIL. CAREFULLY EXCAVATE IN SECTION OF 5-FOOT MAXIMUM, PLACE CONCRETE AND CURE FOR MINIMUM 7-DAYS, BEFORE EXCAVATING ADJACENT SECTION. LAP SPLICE LONGITUDINAL REBAR.
   C) IF SUBGRADE CONSIST OF COHESIONLESS MATERIAL (E.G. SAND), PROVIDE SHORING AND/OR UNDERPINNING UNDER SEPARATE PERMIT. SUCH DESIGN IS OUTSIDE THE PURVIEW OF THE ENGINEER OF RECORD.
   D) ANY VOIDS UNDER NEIGHBOR'S FOOTING SHALL BE FILLED WITH CONCRETE/GROUT UP TO BOTTOM OF FOOTING W/ NEIGHBOR'S APPROVAL.

TYP FOOTING (4)

N.T.S.



NOTES:
1) CONTRACTOR TO PROVIDE TEMP SHORING AND UNDERPINNING AS REQUIRED.
2) FOOTING AND SLAB MAY BE PLACED MONOLITHICALLY WITHOUT HORIZONTAL CONSTRUCTION JOINT AT CONTRACTOR'S OPTION.
3) HORIZONTAL LEG OF HOOK MAY BE LOCATED IN EITHER (N) FOOTING OR (N) SLAB PROVIDED:
   A) IF LOCATED IN SLAB, THERE IS MINIMUM 1.5" CLEAR COVER TO TOP OR BOTTOM OF SLAB.
   B) IF LOCATED IN FOOTING, THERE IS MINIMUM 1.5" CLEAR COVER TO TOP OF FOOTING.
4) CONCRETE SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION.
5) IF EXCAVATION IS DEEPER THAN NEIGHBOR'S FOOTING:
   A) NOTIFY NEIGHBOR MINIMUM 30 DAYS PRIOR TO EXCAVATION.
   B) VERIFY SUBGRADE CONSIST OF COHESIVE SOIL. CAREFULLY EXCAVATE IN SECTION OF 5-FOOT MAXIMUM, PLACE CONCRETE AND CURE FOR MINIMUM 7-DAYS, BEFORE EXCAVATING ADJACENT SECTION. LAP SPLICE LONGITUDINAL REBAR.
   C) IF SUBGRADE CONSIST OF COHESIONLESS MATERIAL (E.G. SAND), PROVIDE SHORING AND/OR EPOXY SOIL INJECTION UNDER SEPARATE PERMIT. SUCH DESIGN IS OUTSIDE THE PURVIEW OF THE ENGINEER OF RECORD.
   D) ANY VOIDS UNDER NEIGHBOR'S FOOTING SHALL BE FILLED WITH CONCRETE/GROUT UP TO BOTTOM OF FOOTING W/ NEIGHBOR'S APPROVAL.
6) EXISTING FOUNDATION SURFACES IN FINISHED SPACES SHALL BE MOISTURE SEALED USING XYPEX CONCENTRATE COATING AND XYPEX PATCH AND PLUG FOR PATCHING CRACKS/JOINTS/HOLES/ETC. SURFACE PREPARATION, REPAIR, AND COATING APPLICATION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

TYP (E) FOOTING EXTENSION AS REQUIRED FOR LOWERED SLAB (4A)

N.T.S.

Engineer: Doug Lee, P.E., LEED® AP
Phone: 415-254-8920
Email: DLee8995@gmail.com

1
2
3

REGISTERED PROFESSIONAL ENGINEER DOUG LEE No. C74001 CIVIL STATE OF CALIFORNIA
09/01/2021

LEGALIZE GROUND FLOOR ADDITION
338 TEDDY AVE,
SAN FRANCISCO, CA 94134

STRUCTURAL DETAILS

DRAWN:
CHECKED:
DATE: SEPTEMBER 2021
SCALE: AS NOTED
SHEET/FILE: **S3**
OF / SHEETS

NOTE: THIS DRAWING IS COPYRIGHT. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND OWNER BEFORE PROCEEDING.

E2

Rating:
Occupancy Code:
Received By: WSTROM
Division: BID

Complainant's Phone:
Complaint Source: WEB FORM
Assigned to Division: CES

Description: date last observed: 31-MAY-21; Identity of person performing the work: I wish to remain anonymous; exact location: In-Law Unit; building type: Residence/Dwelling ILLEGAL UNIT; WORK W/O PERMIT; ILLEGAL CHANGE OF USE; OTHER PLUMBING ; additional information: Illega kithchen in downstairs unit w/o permit;

Instructions:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	MCCONN	6960		

REFFERAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
12/9/2022	Suzanna Wong	CES	Per Jimmy Gualumi

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIV
07/07/21	CASE OPENED	Walsh	CASE RECEIVED		William Strom 07-JUL-21	IPR
07/07/21	OTHER BLDG/ HOUSING VIOLATION	Guaiumi	CASE UPDATE	Case reviewed and assigned to complaint investigation team per MH; WS	William Strom 07-JUL-21	IPR
07/09/21	OTHER BLDG/ HOUSING VIOLATION	Guaiumi	CASE UPDATE	Met with electrical contractor. Site inspection revealed a bathroom, wet bar and 3 Storage rooms at ground Floor. Permit research Required. Jg		BID
07/12/21	OTHER BLDG/ HOUSING VIOLATION	Guaiumi	CASE UPDATE	Posted nov. Jg		BID
07/12/21	OTHER BLDG/ HOUSING VIOLATION	Guaiumi	FIRST NOV SENT	1st NOV Issued per JG; ag	Audrey Gee 13-JUL-21	INS
07/13/21	OTHER BLDG/ HOUSING VIOLATION	Guaiumi	CASE UPDATE	1st NOV mailed; ag	Audrey Gee 13-JUL-21	INS
08/12/21	OTHER BLDG/ HOUSING VIOLATION	Guaiumi	CASE UPDATE	PA 202108116263 filed to comply with NOV. JG		BID
10/12/21	OTHER BLDG/ HOUSING VIOLATION	Guaiumi	CASE UPDATE	permit filed to comply with NOV. JG		BID
12/22/21	OTHER BLDG/ HOUSING VIOLATION	Guaiumi	CASE UPDATE	permit to comply with NOV filed on 8-11-21. JG		BID
12/08/22	OTHER BLDG/ HOUSING VIOLATION	Guaiumi	FINAL WARNING LETTER ISSUED	no movement on filed permit since October of 2021. JG		BID
12/08/22	OTHER BLDG/ HOUSING VIOLATION	Guaiumi	FINAL WARNING LETTER SENT	refer to CES. JG	Jimmy Gualumi 08-DEC-22	BID
12/09/22	GENERAL MAINTENANCE	Guaiumi	REFERRED TO OTHER DIV	tranfer to div CES	Suzanna Wong 09-DEC-22	BID
12/09/22	OTHER BLDG/ HOUSING VIOLATION	Guaiumi	CASE UPDATE	Final warning letter mailed; slw	Suzanna Wong 09-DEC-22	BID
12/09/22	OTHER BLDG/ HOUSING VIOLATION	Guaiumi	REFERRED TO OTHER DIV	Case referred to CES per JG; slw	Suzanna Wong 09-DEC-22	BID
12/09/22	GENERAL MAINTENANCE	Hinchion	CASE RECEIVED	Received case in CES. SB	Sonya Bryant 09-DEC-22	CES
08/19/24	GENERAL MAINTENANCE	McConn	CASE UPDATE	research permit history / status PA 202108116263 filled but not issued - DMC	Declan McConn 19-AUG-24	CES
08/19/24	GENERAL MAINTENANCE	McConn	CASE UPDATE	case update / ok to send to DH on 9/3/24 - DMC	Declan McConn 19-AUG-24	CES
08/20/24	OTHER BLDG/ HOUSING VIOLATION	McConn	CASE UPDATE	Prepared DH packet. SB	Sonya Bryant 20-AUG-24	CES
08/21/24	GENERAL MAINTENANCE	McConn	CASE UPDATE	went out to sit to post DH notice and take pictures - DMC	Declan McConn 21-AUG-24	CES
08/21/24	GENERAL MAINTENANCE	McConn	CASE UPDATE	Sign affidavit and upload photos - DMC	Declan McConn 21-AUG-24	CES
08/21/24	GENERAL MAINTENANCE	McConn	CASE UPDATE	Update all DH files for HIF - DMC	Declan McConn 21-AUG-24	CES
08/22/24	GENERAL MAINTENANCE	McConn	CASE UPDATE	Updated case for HIF -DMC	Declan McConn 22-AUG-24	CES
08/22/24	OTHER BLDG/ HOUSING VIOLATION	McConn	CASE UPDATE	Cert mailed DH packet to owners on file. SB	Sonya Bryant 22-AUG-24	CES
09/03/24	OTHER BLDG/ HOUSING VIOLATION	Ng	DIRECTOR'S HEARING DECISION	P/ 90-day advisement per H.O. (S. Panelli). JN	Joe Ng 03-SEP-24	CES
11/04/24	OTHER BLDG/ HOUSING VIOLATION	McConn	CASE UPDATE	research permit history / status PA 202108116263 filled on 8/11/2021 but not issued - DMC	Declan McConn 04-NOV-24	CES
11/04/24	OTHER BLDG/ HOUSING VIOLATION	McConn	CASE UPDATE	research permit history / status PA 202108116263 filled on 8/11/2021 but not issued - DMC	Declan McConn 04-NOV-24	CES
12/10/24	OTHER BLDG/ HOUSING VIOLATION	McConn	CASE UPDATE	research permit history / status PA 202108116263 filled on 8/11/2021 but not issued - DMC	Declan McConn 10-DEC-24	CES
12/10/24	OTHER BLDG/ HOUSING VIOLATION	McConn	CASE UPDATE	case update / MMF from 12/9/22 to 12/10/24 (24 months) - DMC	Susan Jew 12-DEC-24	CES
12/10/24	OTHER BLDG/ HOUSING VIOLATION	McConn	CASE UPDATE	case update / Prepared Assessment of Costs - DMC	Declan McConn 10-DEC-24	CES
12/11/24	OTHER BLDG/ HOUSING VIOLATION	McConn	CASE UPDATE	Prepared OOA posting packet - sj	Susan Jew 11-DEC-24	CES
12/13/24	OTHER BLDG/ HOUSING VIOLATION	McConn	CASE UPDATE	case update / went out to site to post OOA and take pictures - DMC	Declan McConn 13-DEC-24	CES
12/13/24	OTHER BLDG/ HOUSING VIOLATION	McConn	CASE UPDATE	case update / sign affidavit - DMC	Declan McConn 13-DEC-24	CES
12/13/24	NONCONFORM USE VIOL	McConn	CASE UPDATE	case update / uploaded photos to file - DMC	Declan McConn 13-DEC-24	CES
12/13/24	OTHER BLDG/ HOUSING VIOLATION	McConn	CASE UPDATE	Cert Mailed OOA packet to owners on file - sj	Susan Jew 13-DEC-24	CES
12/23/24	OTHER BLDG/ HOUSING VIOLATION	McConn	CASE UPDATE	Processed IB payment and handed owner receipt-hb	Heather Brooks 23-DEC-24	CES
12/27/24	OTHER BLDG/ HOUSING VIOLATION	McConn	CASE UPDATE	Customer came in to pay fee for AAB. SB	Sonya Bryant 27-DEC-24	CES
12/27/24	OTHER BLDG/ HOUSING VIOLATION	McConn	CASE UPDATE	Processed AAB payment. SB	Sonya Bryant 27-DEC-24	CES
03/14/25	OTHER BLDG/ HOUSING VIOLATION	Lam	CASE UPDATE	AAB Reviewed. Ok to schedule case for 5/21/25 AAB. -GL	Gilbert Lam 14-MAR-25	CES
04/16/25	OTHER BLDG/ HOUSING VIOLATION	McConn	ORDER OF ABATEMENT POSTED	case update / this is to update case file that OOA was posted on 12/13/24 but the column Abatement type was put in as case update and not as Order of abatement posted - DMC	Declan McConn 16-APR-25	CES
05/21/25	OTHER BLDG/ HOUSING VIOLATION	McConn	CASE UPDATE	AAB case not scheduled for 5/21. AAB hearing date to be determined - CR	Charles Robinson 21-MAY-25	CES
05/29/25	OTHER BLDG/ HOUSING VIOLATION	McConn	CASE UPDATE	AAB hearing date scheduled for July 16, 2025. Called appellant / owner to inform her of July hearing. Emailed appellant / owner the AAB Notice of Hearing - CR	Charles Robinson 29-MAY-25	CES
05/29/25	OTHER BLDG/ HOUSING VIOLATION	McConn	CASE UPDATE	CM AAB NOH to owner on file-hb	Heather Brooks 29-MAY-25	CES

E3

DEPARTMENT OF BUILDING INSPECTION

Welcome to our Permit / Complaint Tracking System!

Electrical Permit Details Report

Report Date: **6/12/2025 11:43:10 AM**

Application Number: EW202106296680

Address(es): 6210 / 012 : 338 TEDDY AV

Description: SURVEY PERMIT FOR ELECTRICAL. SITE DISCUSSION ONLY WITH AN INSPECTOR. PLANNING ON REWIRING A PORTION OF THE HOME AND DOING A 200A SERVICE UPGRADE

Stage:

Action Date	Stage	Comments
7/6/2021	COMPLETE	
6/29/2021	ISSUED	
6/29/2021	FILED	

Contractor Details:

License Number: 1040575

Name: ADOLFO ANDRADE-MEDAL

Company Name: ANDRADE LINK ELECTRIC CORP

Address: 679 PORTOLA DRIVE #202 SAN FRANCISCO, CA 94127-0000

Phone:

Appointment Details:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots

Inspection Details:

Inspector	Activity Date	Activity Code	Activity Code Descr.	Description
Robert Van Koll	7/6/2021	306	SURVEY COMPLETE	Not Available

For information, or to schedule an inspection, call: 628-652-3400.

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SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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Permit Details Report

Report Date: 6/20/2025 10:14:34 AM

Application Number: 201806111530
Form Number: 8
Address(es): 6210 / 012 / 0 338 TEDDY AV
Description: TO COMPLY W/ NOV# 201763912. REPAIR STAIRCASE LESS THAN 50% INSTALL HANDRAIL ITEMS #4 & 5 TO CODE. REPAIR IN-KIND.
Cost: $1,000.00
Occupancy Code: R-3
Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
6/11/2018	TRIAGE	
6/11/2018	FILING	
6/11/2018	FILED	
6/11/2018	APPROVED	
6/11/2018	ISSUED	
9/11/2018	COMPLETE	4142094 Final Inspection/Approved

Contact Details:

Contractor Details:

License Number: OWN
Name: OWNER OWNER
Company Name: OWNER
Address: OWNER * OWNER CA 00000-0000
Phone:

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
HIS		6/11/18	6/11/18			6/11/18	KARCS ANDREW		
CES		6/11/18	6/11/18			6/11/18			approved by JAMES LI
BLDG		6/11/18	6/11/18			6/11/18	WONG IRENE		
CPB		6/11/18	6/11/18			6/11/18	GREEN EMILIE		

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
9/11/2018	Philip Saunders	FINAL INSPECT/APPRVD	FINAL INSPECT/APPRVD
8/21/2018	Philip Saunders	FINAL INSPECT/APPRVD	REINSPECT REQUIRED
8/28/2018	Philip Saunders	FINAL INSPECT/APPRVD	ROUGH FRAME

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

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Permit Details Report

Report Date: 6/20/2025 10:09:16 AM

Application Number: 201805088575
Form Number: 8
Address(es): 6210 / 012 / 0 338 TEDDY AV
Description: to comply with nov # 201763912, dry rot repair front of building, less than 50% repair in kind
Cost: $25,000.00
Occupancy Code: R-3
Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
5/8/2018	TRIAGE	
5/8/2018	FILING	
5/8/2018	FILED	
5/8/2018	APPROVED	
5/8/2018	ISSUED	
6/4/2018	COMPLETE	3938894 Final Inspection/Approved

Contact Details:

Contractor Details:

License Number: OWN
Name: OWNER OWNER
Company Name: OWNER
Address: OWNER * OWNER CA 00000-0000
Phone:

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
BLDG		5/8/18	5/8/18			5/8/18	WONG IRENE		
HIS		5/8/18	5/8/18			5/8/18	KARCS ANDREW		
CES		5/8/18	5/8/18			5/8/18	GUNNELL MICHAEL		
CPB		5/8/18	5/8/18			5/8/18	KARCS EVELYN		

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
6/4/2018	Philip Saunders	FINAL INSPECT/APPRVD	FINAL INSPECT/APPRVD
5/25/2018	Philip Saunders	ROUGH FRAME, PARTIAL	ROUGH FRAME

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

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Permit Details Report

Report Date: 6/20/2025 10:12:47 AM

Application Number:	201805290319
Form Number:	8
Address(es):	6210 / 012 / 0 338 TEDDY AV
Description:	Replace two front windows & two rear windows (aluminum) w/2 new wood sliding windows in the front & 2 vinyl windows @ rear; replace three skylights; replace existing sectional wood garage door w/new metal sectional garage door. REPAIR IN-KIND. TO COMPLY WITH HIS NOV 201763912 DATED 3/7/2017
Cost:	$8,000.00
Occupancy Code:	R-3
Building Use:	27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
5/29/2018	TRIAGE	
5/29/2018	FILING	
5/29/2018	FILED	
5/29/2018	APPROVED	
5/29/2018	ISSUED	
8/21/2018	COMPLETE	4107375 Final Inspection/Approved

Contact Details:

Contractor Details:

License Number:	OWN
Name:	OWNER OWNER
Company Name:	OWNER
Address:	OWNER * OWNER CA 00000-0000
Phone:	

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
BLDG		5/29/18	5/29/18			5/29/18	WONG IRENE		
CP-ZOC		5/29/18	5/29/18			5/29/18			APPROVED BY LINDA AJELLO HOAGLAND
CES		5/29/18	5/29/18			5/29/18	GUNNELL MICHAEL		
HIS		5/29/18	5/29/18			5/29/18	SANBONMATSU JAMES		
CPB		5/29/18	5/29/18			5/29/18	PASION MAY		

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
8/21/2018	Philip Saunders	FINAL INSPECT/APPRVD	FINAL INSPECT/APPRVD

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

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SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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Permit Details Report

Report Date: 6/20/2025 10:11:14 AM

Application Number:	201806040955
Form Number:	8
Address(es):	6210 / 012 / 0 338 TEDDY AV
Description:	Revision to #2018.05.29.0319 to replace only (1) front window aluminum-clad wood window at front facade (left window). Replace garage door only, repair in kind. BUILDING IS 2-STORIES PER IRENE WONG, 6/4/2018. TO COMLY WITH HIS NOV 201763912 DATED 3/7/2017.
Cost:	$1.00
Occupancy Code:	R-3
Building Use:	27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
6/4/2018	TRIAGE	
6/4/2018	FILING	
6/4/2018	FILED	
6/5/2018	APPROVED	
6/5/2018	ISSUED	
8/21/2018	COMPLETE	4107294 Final Inspection/Approved

Contact Details:

Contractor Details:

License Number:	OWN
Name:	OWNER OWNER
Company Name:	OWNER
Address:	OWNER * OWNER CA 00000-0000
Phone:	

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
BLDG		6/4/18	6/4/18			6/4/18	WONG IRENE		
CP-ZOC		6/4/18	6/4/18			6/4/18	ADINA SEEMA		
CES		6/5/18	6/5/18			6/5/18	GREENE EDWARD		
HIS		6/5/18	6/5/18			6/5/18	LOPEZ JOSE		
CPB		6/5/18	6/5/18			6/5/18	PASION MAY		

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
8/21/2018	Philip Saunders	FINAL INSPECT/APPRVD	FINAL INSPECT/APPRVD

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

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SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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Permit Details Report

Report Date: **6/19/2025 2:13:25 PM**

Application Number:	202108116263
Form Number:	8
Address(es):	6210 / 012 / 0 338 TEDDY AV
Description:	To comply with NOV 202179766. Legalize ground flr addition (approx. 792 SF), new bedroom, new recreation room, new closet, new bar/lounge, new bathroom, and new laundry.
Cost:	$10,000.00
Occupancy Code:	R-3
Building Use:	27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
8/11/2021	TRIAGE	
8/11/2021	FILING	
8/11/2021	FILED	

Contact Details:

Contractor Details:

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Review Result	Hold Description
BID-INSP		10/26/21	10/26/21			10/26/21	MCHUGH KEVIN	415-558-6096		
BID-INSP		8/11/21	8/11/21			8/11/21	BIRMINGHAM KEVIN	415-558-6096		
CES		8/11/21	8/11/21			8/11/21		628-652-3430		Ok to process per M. Chung.
CES		10/26/21	10/26/21			10/26/21	HINCHION JOHN	628-652-3430		
INTAKE		8/11/21	8/11/21			8/11/21	LEE ERIC	415-999-9999		
INTAKE		10/26/21	10/26/21			10/26/21	VICTORIO CHRISTOPHER	415-999-9999		New Set of Plans 18 pages
CP-ZOC							DITO MATTHEW	628-652-7300		Requires pre-app for horizontal addition greater than 10 feet. Applicant instructed that existing drawings should be before addition was constructed, proposed should be as-built. Needs side and rear elevations.
BLDG								628-652-3780		
PAD-STR								628-652-3780		
MECH								628-652-3780		
SFPUC								628-652-6040		
CPB								628-652-3240		

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

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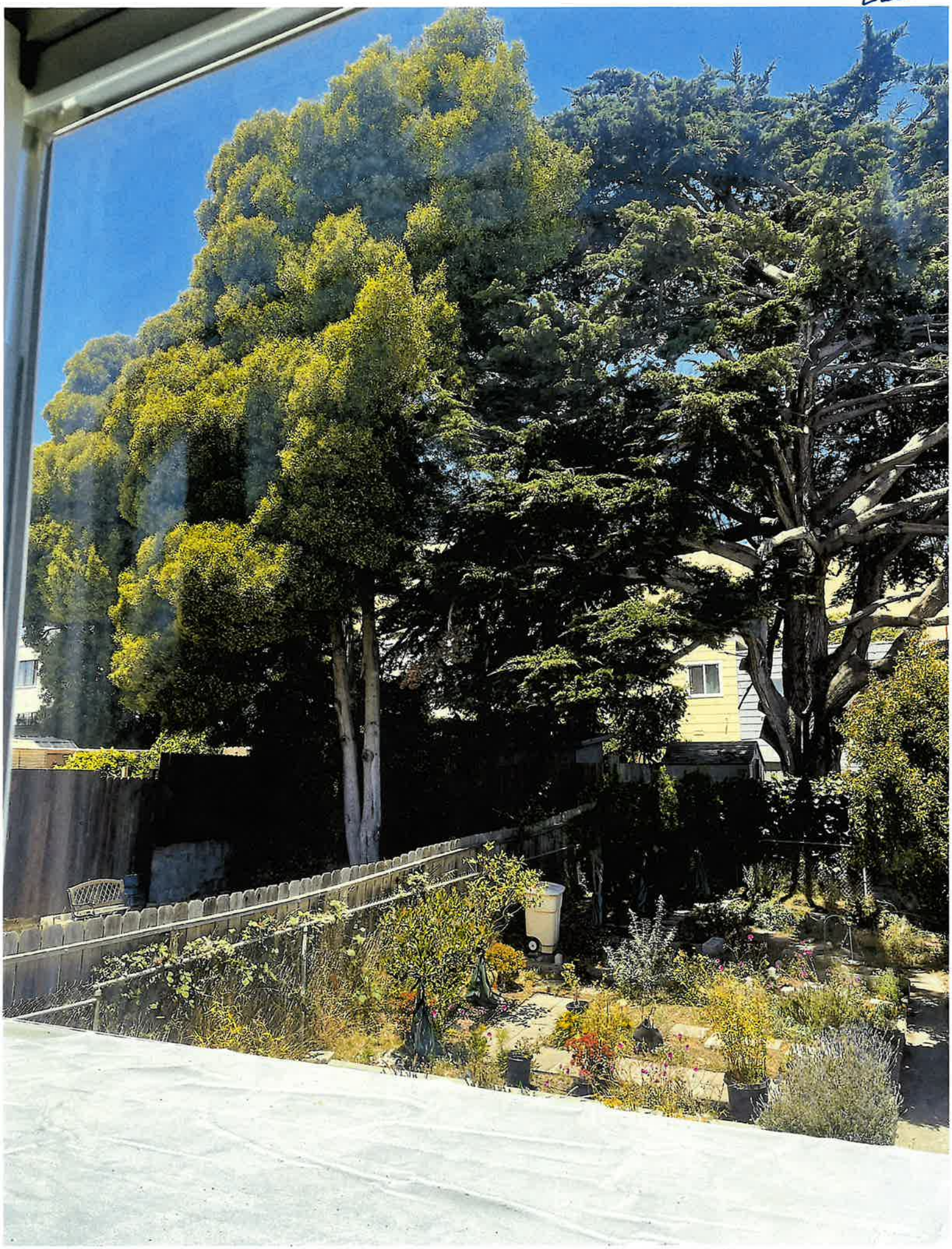
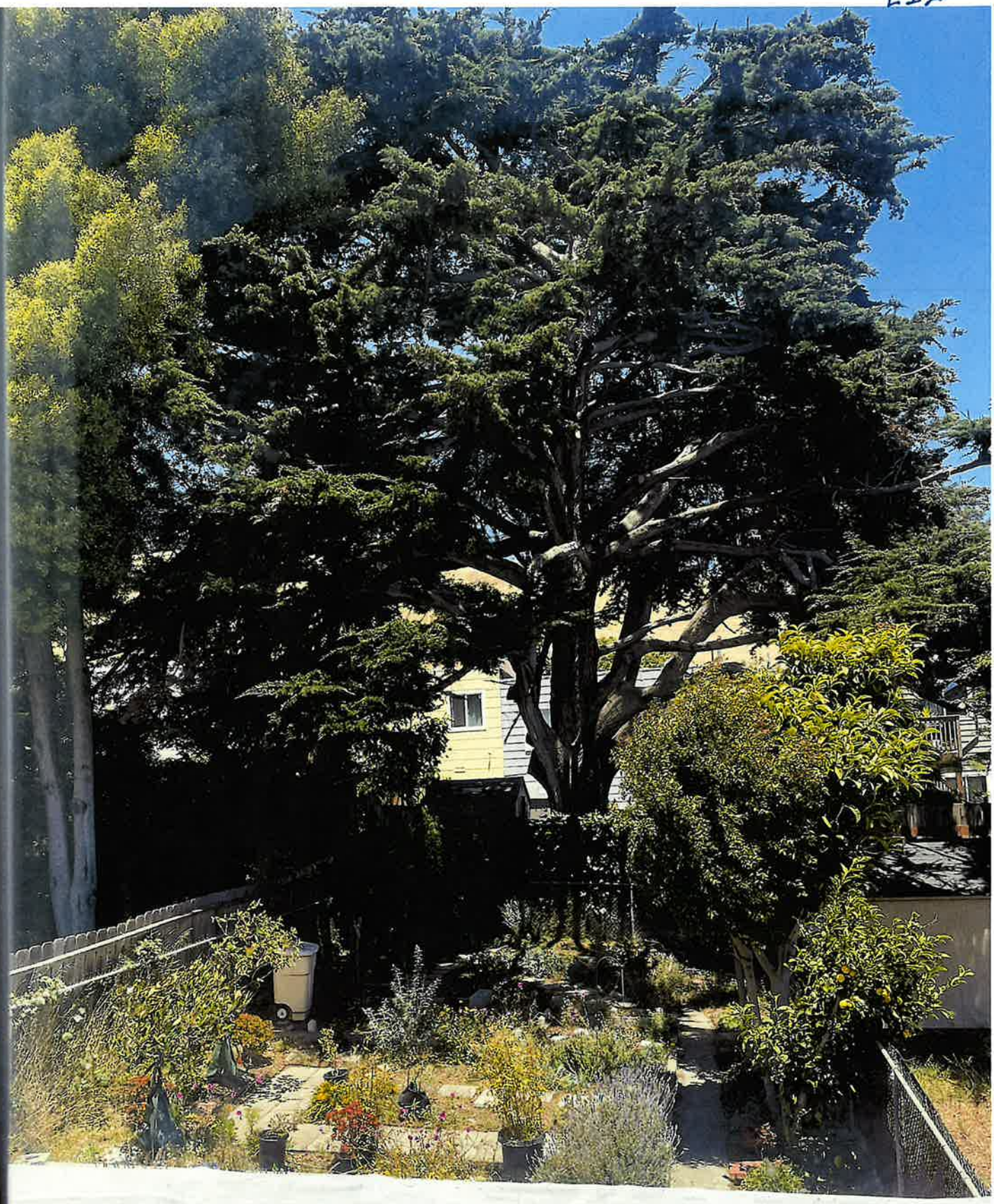


E11

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