



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Disclaimer for Review of Plans

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

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

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**



**SAN FRANCISCO  
PLANNING DEPARTMENT**

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

# NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, September 24, 2014**  
 Time: **Not before 9:30 AM**  
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
 Case Type: **Variance (Rear Yard)**  
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>1391 - 14th Avenue</b>	Case No.: <b>2013.1801V</b>
Cross Street(s): <b>14<sup>th</sup> Ave. / Judah Ave.</b>	Building Permit: <b>To be filed</b>
Block /Lot No.: <b>1769 / 019</b>	Applicant (agent): <b>Taniela Havea</b>
Zoning District(s): <b>RH-2 / 40-X</b>	Telephone: <b>(415) 741-0278</b>
Area Plan: <b>N/A</b>	E-Mail: <b>taniela@geissler-engineering.com</b>

## PROJECT DESCRIPTION

The proposal is to construct a garden room/shed (approximately 15' wide by 10' deep by 13' high) within the required rear yard of the two-story, single-family dwelling. The structure will be set back approximately 5 feet from each side property line and approximately 1'-6" from the rear property line.

**SECTION 134 OF THE PLANNING CODE** requires the subject property to maintain a rear yard of 45 feet. The proposed garden room/shed would be located entirely within the required rear yard; therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code.

## ADDITIONAL INFORMATION

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2013.1801V.pdf>

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

**FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:**  
 Planner: **Sharon M. Young** Telephone: **(415) 558-6346** E-Mail: [sharon.m.young@sfgov.org](mailto:sharon.m.young@sfgov.org)

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

# GENERAL INFORMATION ABOUT PROCEDURES

## HEARING INFORMATION

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

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

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

## BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. **The mailing of such notification will be performed separately.**

## APPEAL INFORMATION

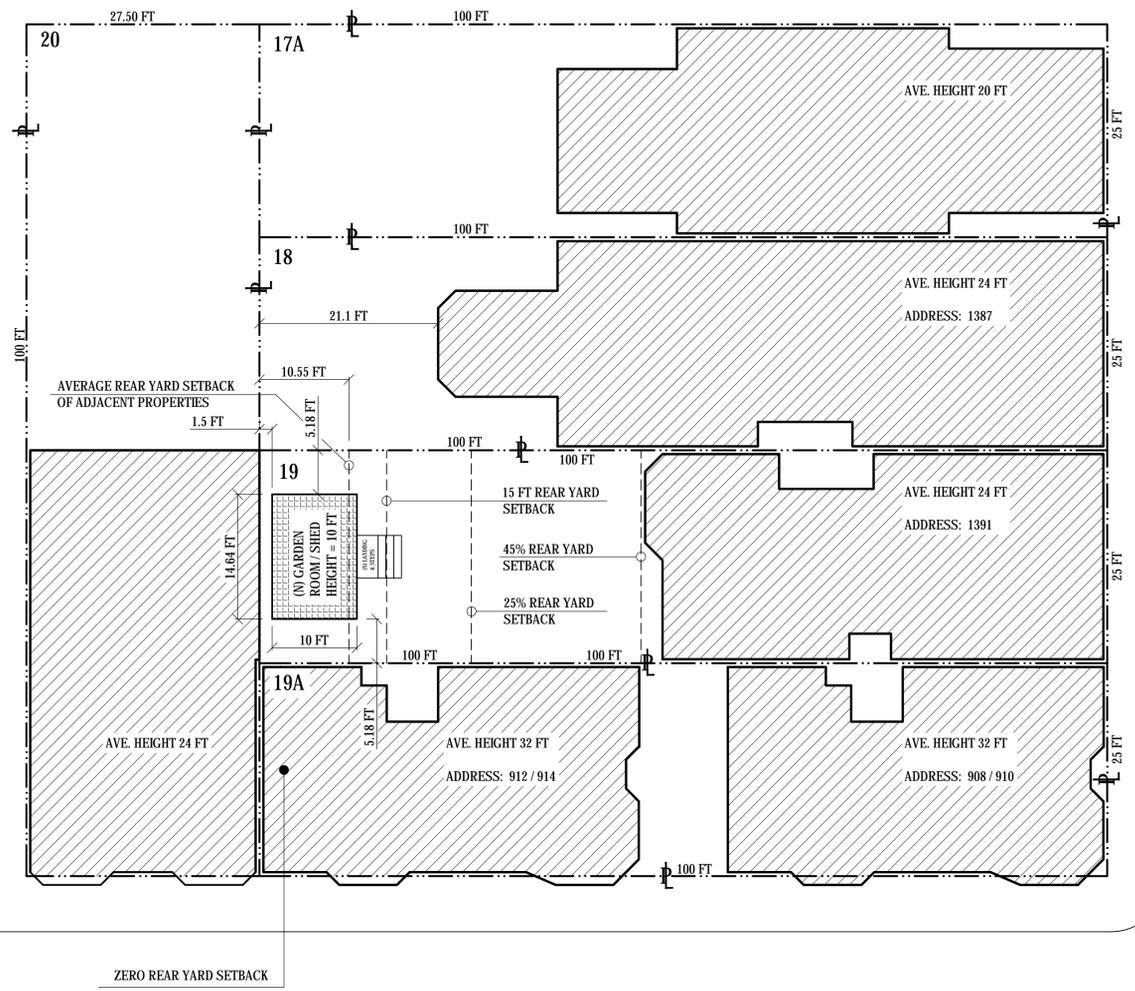
An appeal of the approval (or denial) of a **Variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 calendar days** after the Variance Decision Letter is issued by the Zoning Administrator.

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

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

中文詢問請電: (415) 575-9010

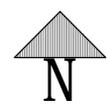
Para información en Español llamar al: (415) 575-9010



JUDAH STREET

14TH AVENUE

**SITE PLAN**  
SCALE 1" = 10 FT



**OWNERS:**  
JEN & MARC EIS

**ADDRESS:**  
1391 14TH STREET

**PARCEL:**  
1769 - 686 - 19

**AREA OF (E) PERVIOUS SOIL  
IN BACKYARD = 1,167 SQ. FT.**

**AREA OF PROPOSED COVERAGE  
IN BACKYARD = 146 SQ. FT**

**TOTAL AREA OF PROPERTY = 2,500 SQ. FT**

**AREA OF HOUSE = 1,228 SQ. FT.**

**AREA OF (N) GARDEN ROOM / SHED = 140 SQ. FT.**

**AREA OF (E) PATIO = 96 SQ. FT.**

**PRIMARY USE:**  
GARDEN ROOM / UTILITY SHED  
(NOT A DWELLING UNIT).

**NO PLUMBING WORK PROPOSED**

TABLE OF CONTENTS	
S1	SITE PLAN
S2	SHED FLOOR & ELEVATIONS PLAN
S3	FOUNDATION / SHEAR WALL / FRAMING / DRAINAGE PLAN
S4	ROUGH FRAMING PLAN
S5	SECTION "A" & "B"
S6	SECTION "1" & "2"
S7	SECTION "C" & "3" WITH DETAILS
S8	GENERAL NOTES

**NOTE: ALL WORK SHALL CONFORM  
TO THE 2013 CALIFORNIA  
BUILDING CODE**

General Notes

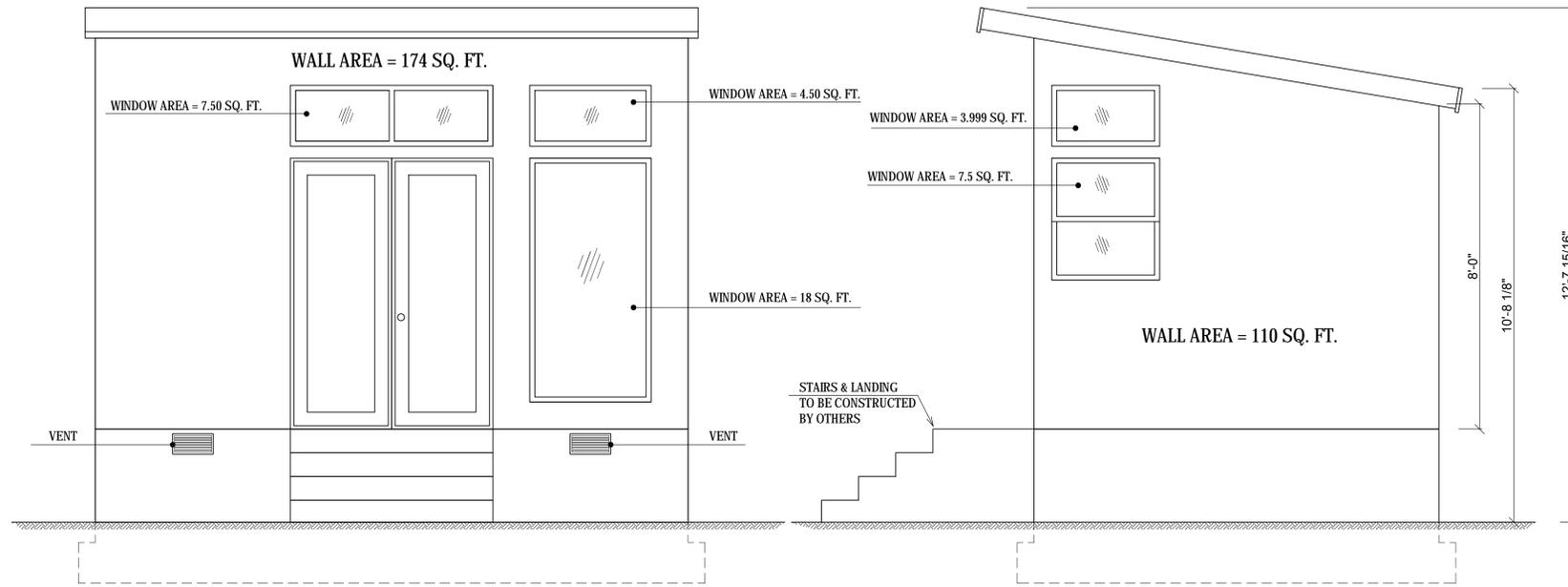
**JEN & MARC EIS RESIDENCE  
(N) GARDEN ROOM / SHED  
1391 14TH AVENUE  
SAN FRANCISCO, CA 94122**

No.	Revision/Issue	Date
I	24 MARCH	2014

**Firm Name and Address**  
**GEISSLER ENGINEERING**  
Civil • Structural  
83e BEACH ROAD  
BELVEDERE, CA 94920  
TEL: (415) 760 - 5636

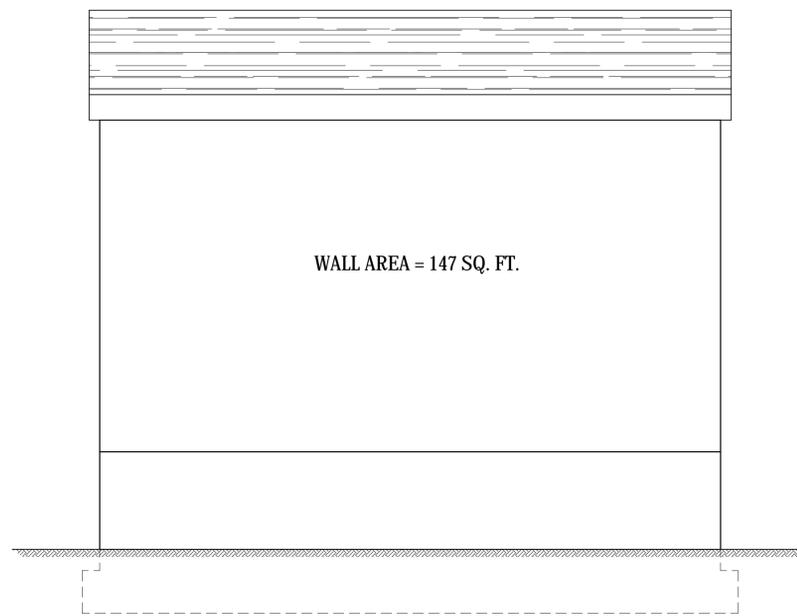
**Project Name and Address**  
JEN & MARC EIS RESIDENCE  
1391 14TH STREET  
SAN FRANCISCO, CA 94122

Project	E14 - 2116	Sheet	<b>S1</b>
Date	6 FEB 2014		
Scale	1" = 10 FT		

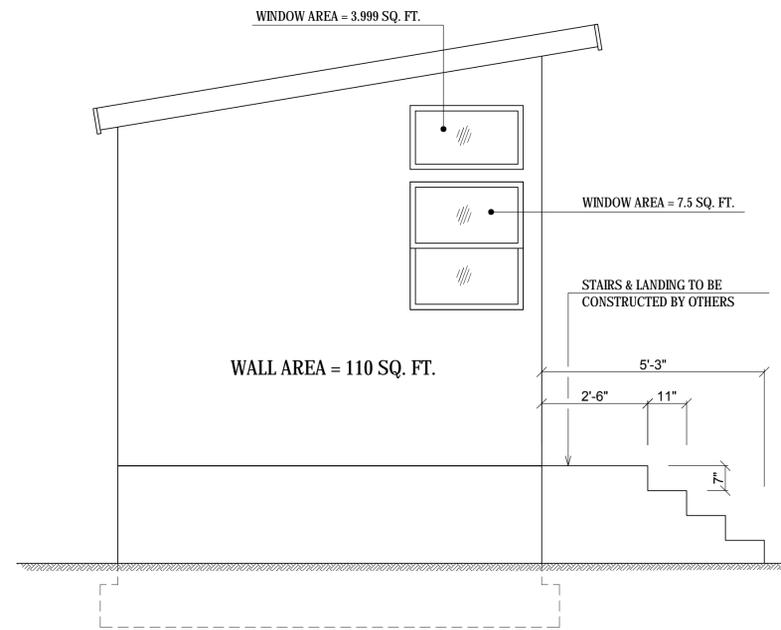


**EAST ELEVATION**  
SCALE 1/2" = 1 FT

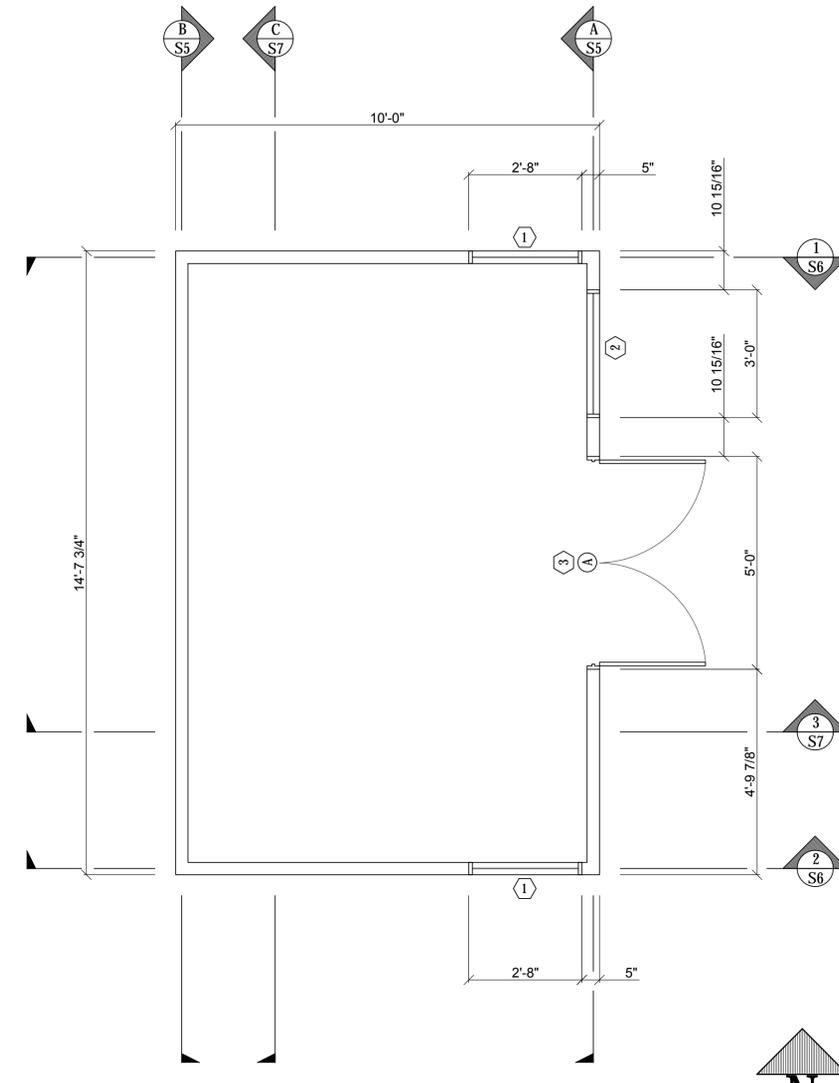
**NORTH ELEVATION**  
SCALE 1/2" = 1 FT



**WEST ELEVATION**  
SCALE 1/2" = 1 FT



**SOUTH ELEVATION**  
SCALE 1/2" = 1 FT



**GARDEN ROOM / SHED FLOOR PLAN**  
SCALE 1/2" = 1 FT

WINDOW SCHEDULE		
	LOWER WINDOW	UPPER WINDOW
①	32" x 36" SINGLE HUNG WINDOW	12" x 32" FIXED
②	36" x 72" DOUBLE HUNG WINDOWS	12" x 36" FIXED
③		60" x 12" FIXED

DOOR SCHEDULE	
Ⓐ	60" x 80" MASONITE PAINTED PREHUNG RIGHT-HAND INSWING MINI BLIND STEEL PATIO DOOR W/ NO BRICKMOLD

General Notes

**JEN & MARC EIS RESIDENCE  
(N) GARDEN ROOM / SHED  
1391 14TH AVENUE  
SAN FRANCISCO, CA 94122**

I	24 MARCH	2014
No.	Revision/Issue	Date

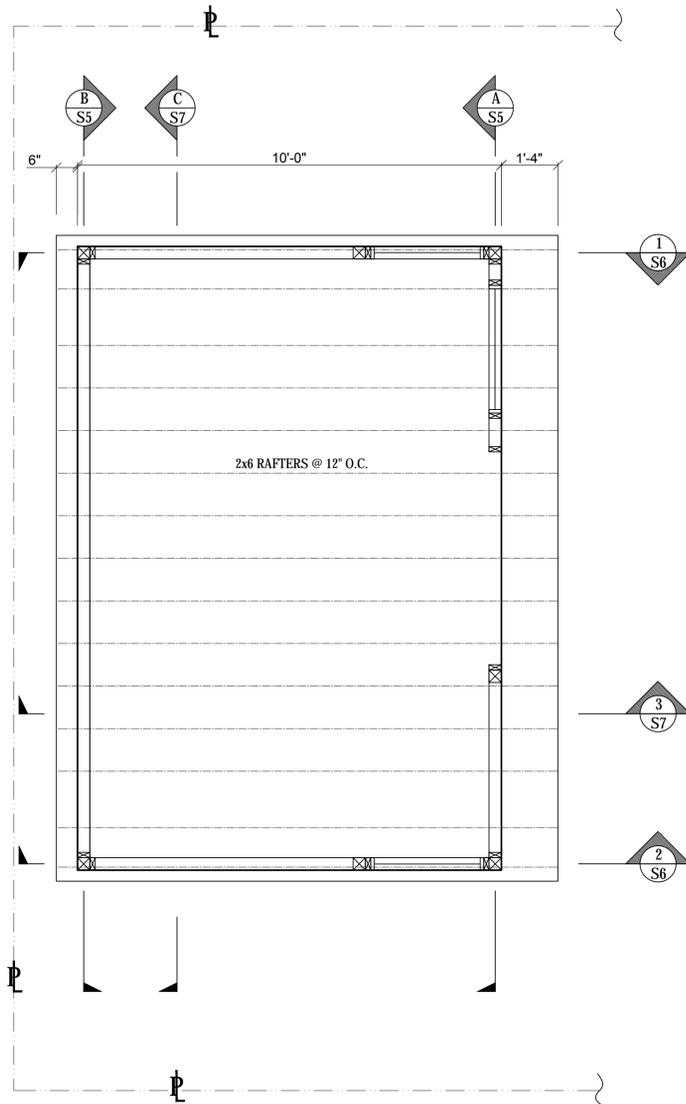
Firm Name and Address

**GEISSLER ENGINEERING**  
Civil • Structural  
83e BEACH ROAD  
BELVEDERE, CA 94920  
TEL: (415) 760 - 5636

Project Name and Address

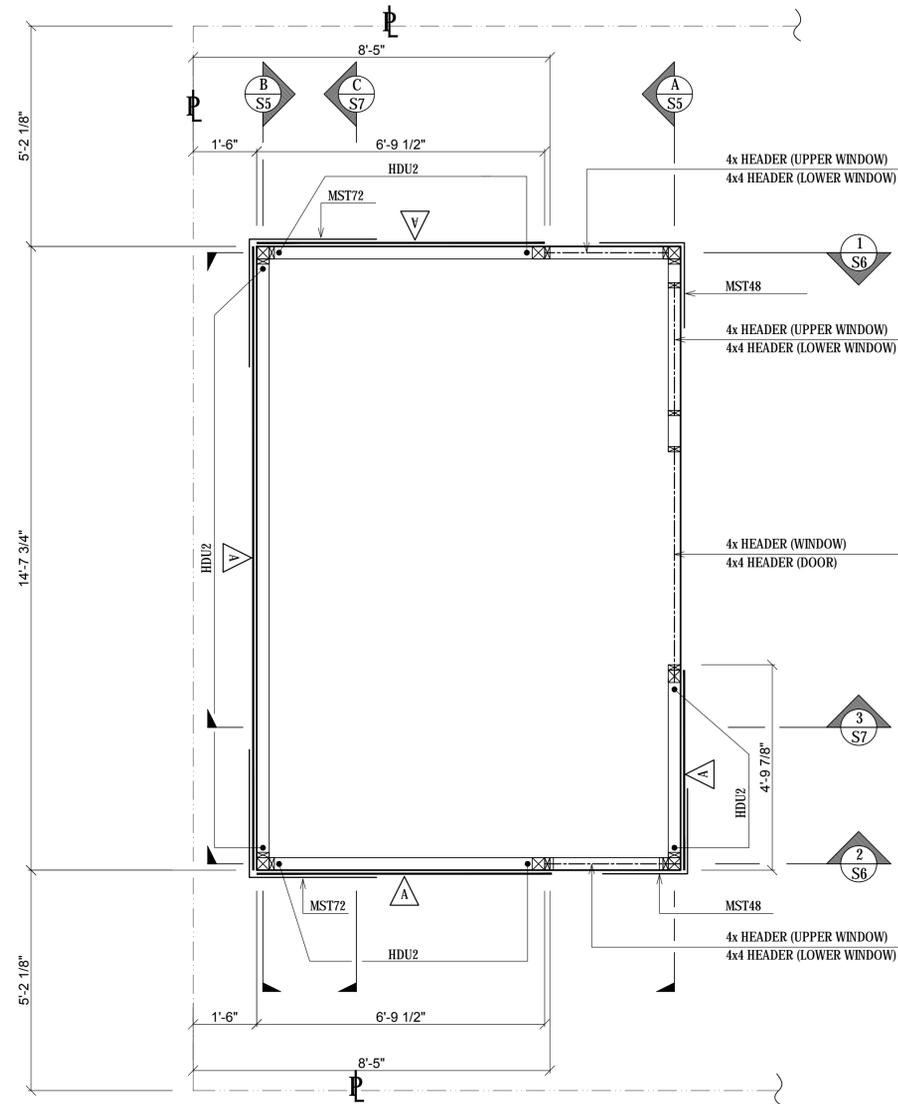
JEN & MARC EIS RESIDENCE  
1391 14TH STREET  
SAN FRANCISCO, CA 94122

Project E14 - 2116	Sheet
Date 6 FEB 2014	<b>S2</b>
Scale 1/2" = 1 FT	



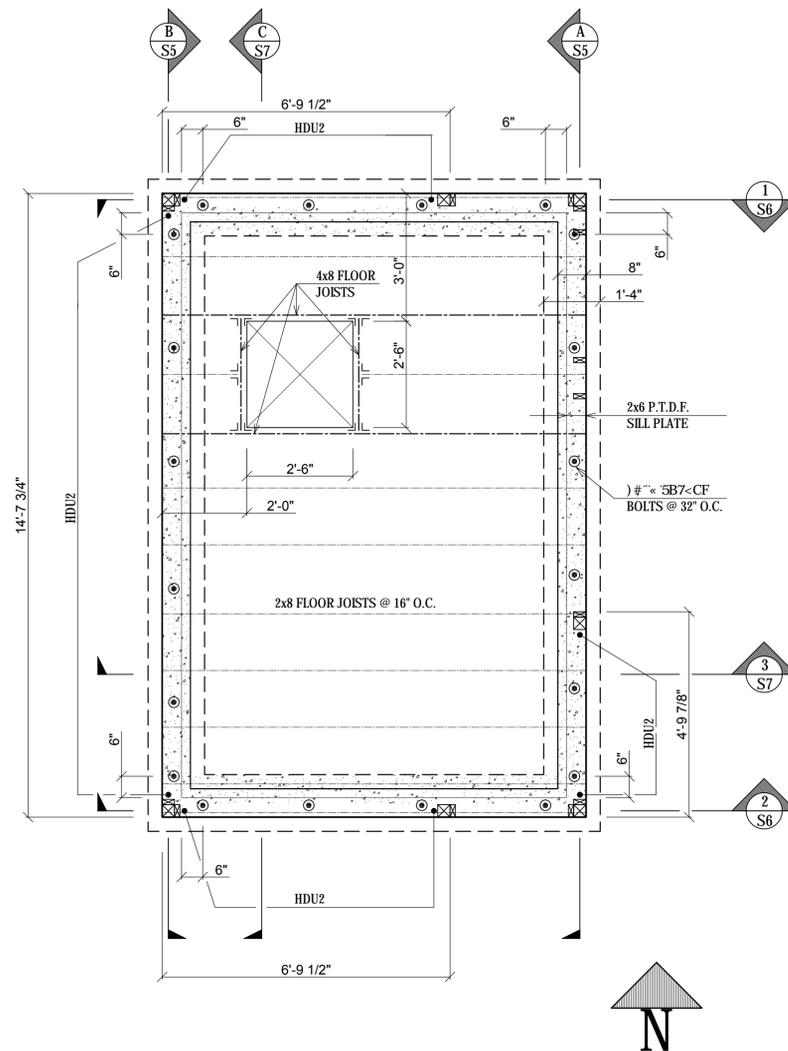
ROOF FRAMING PLAN

SCALE 1/2" = 1 FT



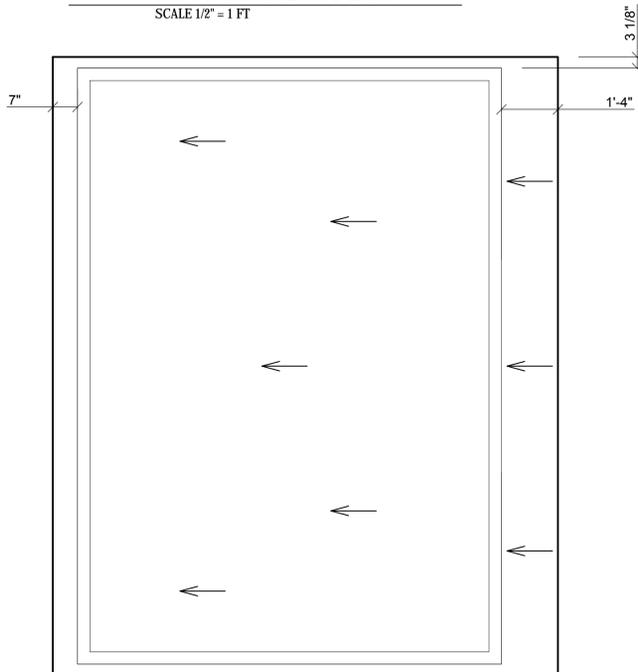
SHEAR WALL / FRAMING PLAN

SCALE 1/2" = 1 FT



FOUNDATION / FRAMING FLOOR PLAN

SCALE 1/2" = 1 FT



ROOF DRAINAGE PLAN

SCALE 1/2" = 1 FT

Shear Wall Specification  $\Delta$

5/8" cdx-plywood sheathing w/ 10d nails with 1-1/2" penetration in framing. Nailing schedule: 6" nail spacing at panel edges and in the field to provide 340 plf shear resistance.

USE: HDU2 w/ SDS2.5 and 4x4 post (or adequate composite member) at each plywood shear wall edge.

USE: 5/8" diameter anchor bolts @ 32" O.C. [Note: Minimum distance from the ends of all sill plates to be 4-3/8". Maximum distance from the ends of all sill plates to be 12".]

USE: DUYKLEMA 11" dia x 11" dia U/W used on each anchor bolt.

General Notes

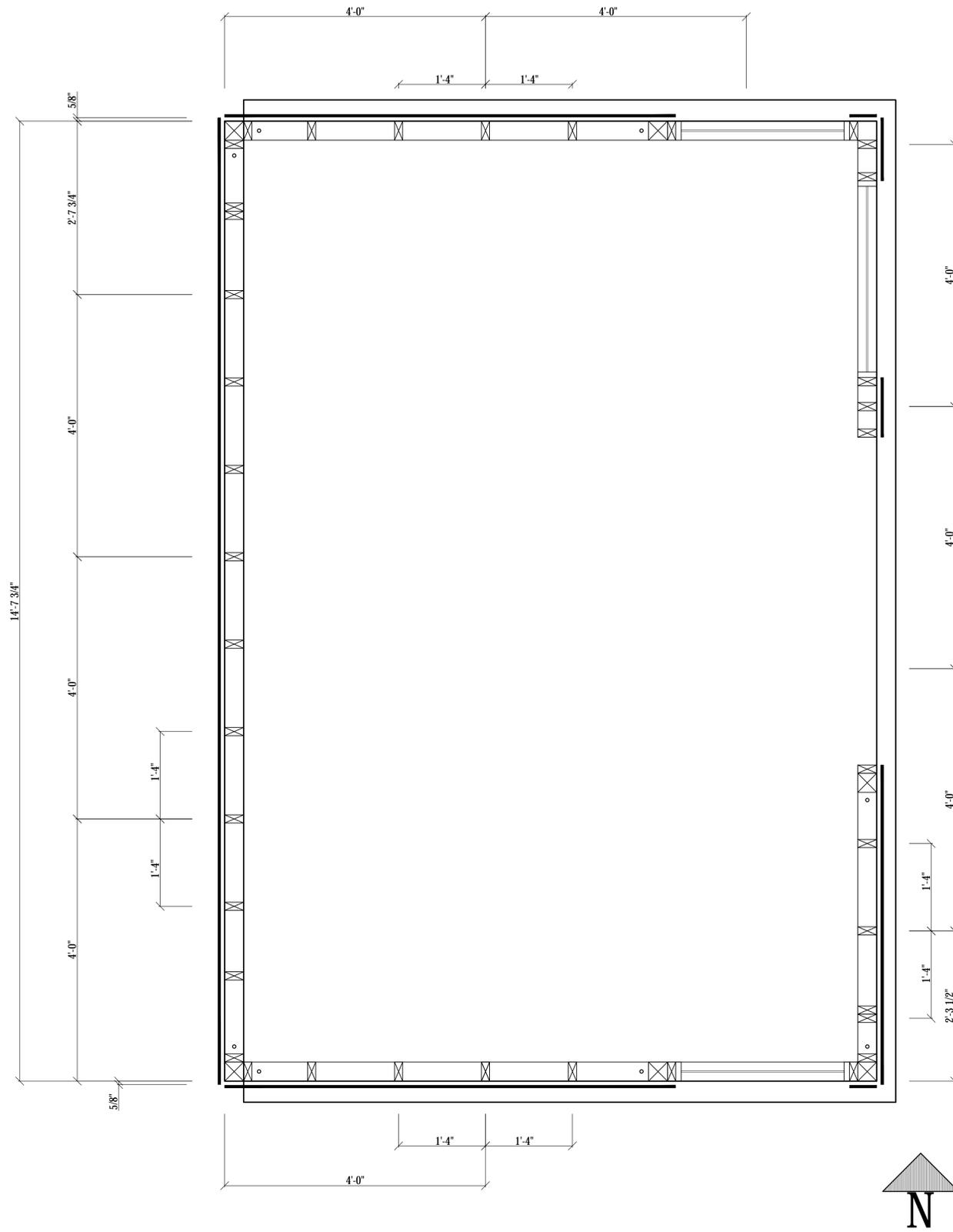
**JEN & MARC EIS RESIDENCE  
(N) GARDEN ROOM / SHED  
1391 14TH AVENUE  
SAN FRANCISCO, CA 94122**

I	24 MARCH	2014
No.	Revision/Issue	Date

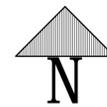
Firm Name and Address  
**GEISSLER ENGINEERING**  
 Civil • Structural  
 83e BEACH ROAD  
 BELVEDERE, CA 94920  
 TEL: (415) 760 - 5636

Project Name and Address  
 JEN & MARC EIS RESIDENCE  
 1391 14TH STREET  
 SAN FRANCISCO, CA 94122

Project	E14 - 2116	Sheet
Date	6 FEB 2014	<b>S3</b>
Scale	1/2" = 1 FT	



**ROUGH FRAMING PLAN**  
SCALE 1" = 1 FT



General Notes

**JEN & MARC EIS RESIDENCE  
(N) GARDEN ROOM / SHED  
1391 14TH AVENUE  
SAN FRANCISCO, CA 94122**

No.	Revision/Issue	Date
I	24 MARCH	2014

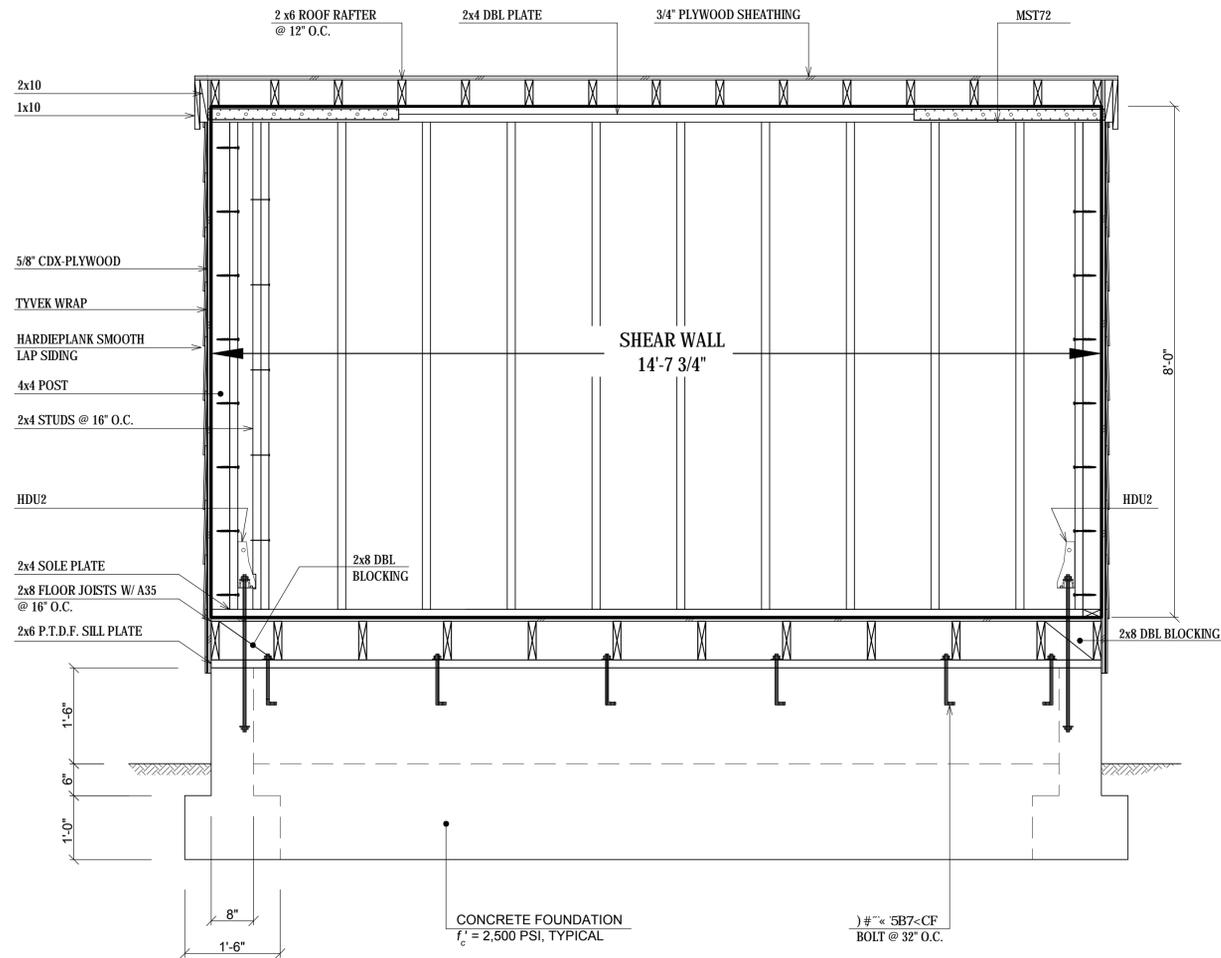
Firm Name and Address

**GEISSLER ENGINEERING**  
Civil • Structural  
83e BEACH ROAD  
BELVEDERE, CA 94920  
TEL: (415) 760 - 5636

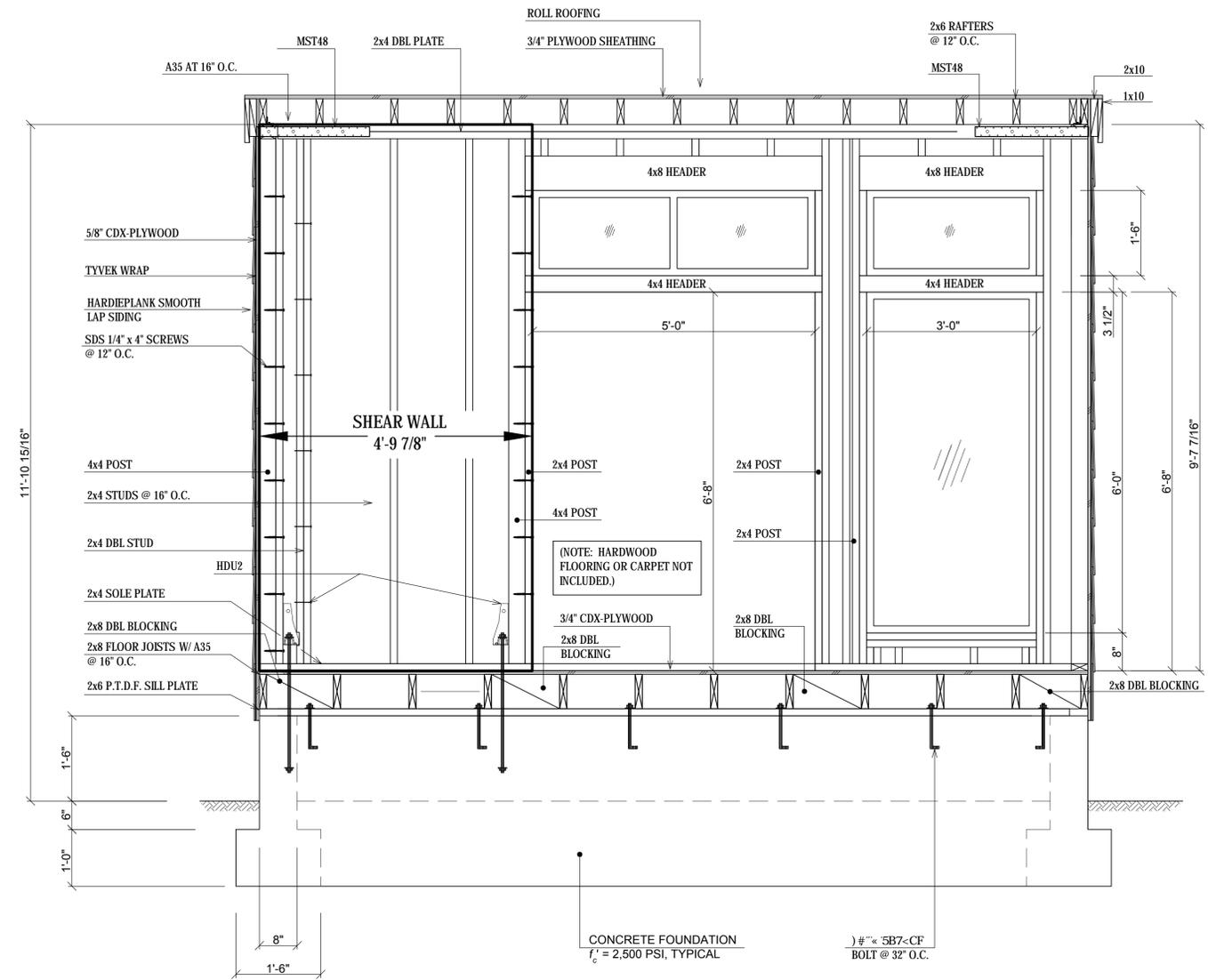
Project Name and Address

JEN & MARC EIS RESIDENCE  
1391 14TH STREET  
SAN FRANCISCO, CA 94122

Project	E14 - 2116	Sheet	<b>S4</b>
Date	6 FEB 2014		
Scale	1" = 1 FT		



**FRAMING DETAIL OF WEST WALL**  
SCALE 3/4" = 1 FT



**FRAMING DETAIL OF EAST WALL**  
SCALE 3/4" = 1 FT

**JEN & MARC EIS RESIDENCE  
(N) GARDEN ROOM / SHED  
1391 14TH AVENUE  
SAN FRANCISCO, CA 94122**

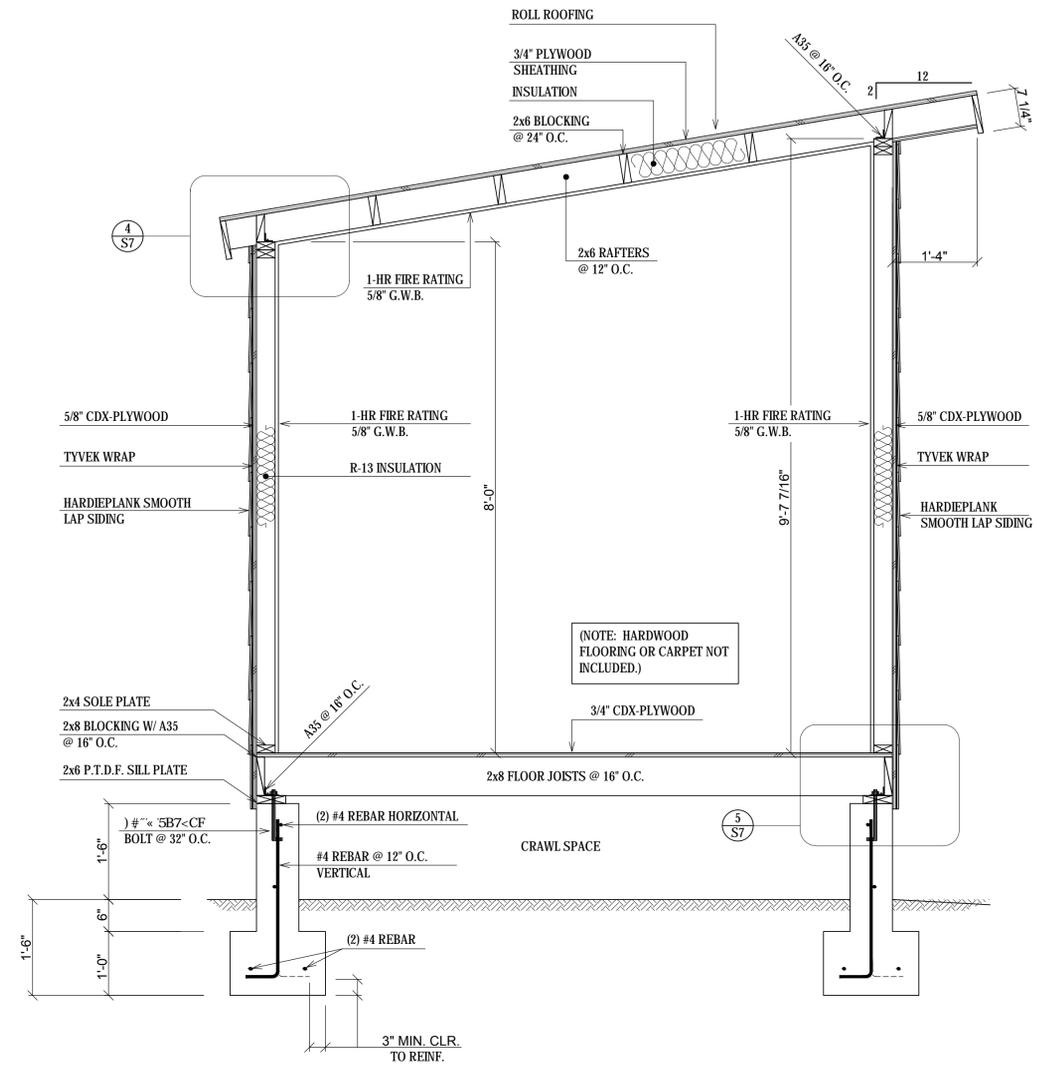
I	24 MARCH	2014
No.	Revision/Issue	Date

Firm Name and Address  
**GEISSLER ENGINEERING**  
Civil • Structural  
83e BEACH ROAD  
BELVEDERE, CA 94920  
TEL: (415) 760 - 5636

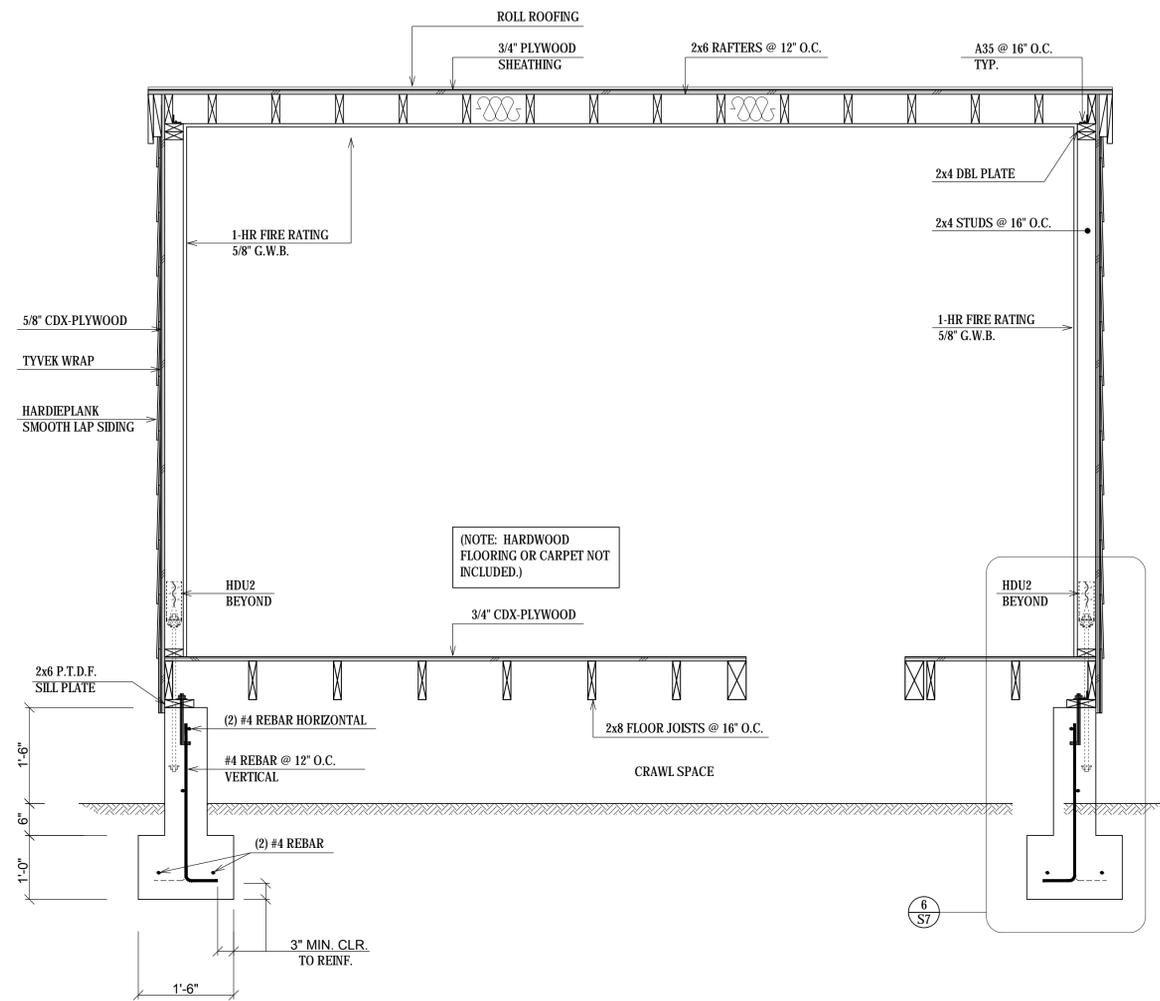
Project Name and Address  
JEN & MARC EIS RESIDENCE  
1391 14TH STREET  
SAN FRANCISCO, CA 94122

Project	E14 - 2116	Sheet
Date	6 FEB 2014	<b>S5</b>
Scale	3/4" = 1 FT	

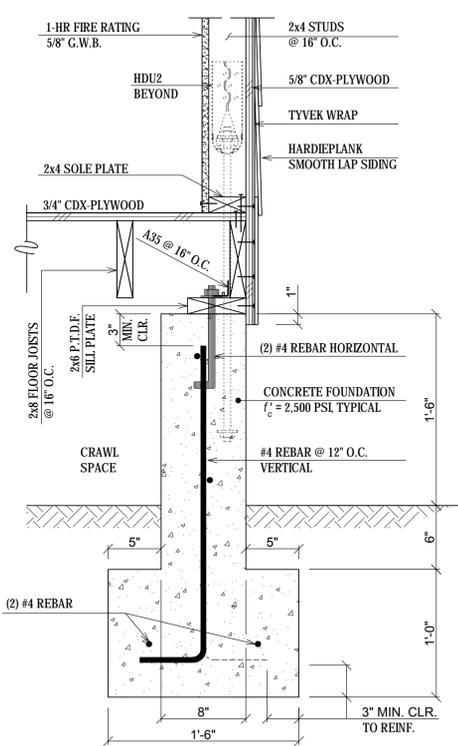




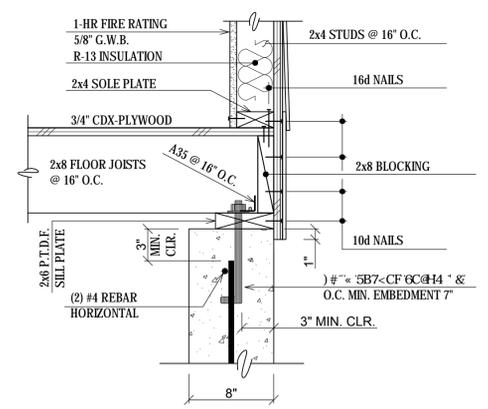
**SECTION 3**  
SCALE 3/4" = 1 FT



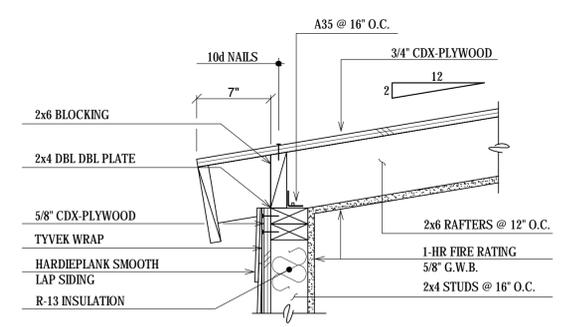
**SECTION C**  
SCALE 3/4" = 1 FT



**6 TYPICAL CONCRETE FOOTING DETAIL**  
SCALE 1 1/2" = 1 FT



**5 FLOOR FRAMING DETAIL**  
SCALE 1 1/2" = 1 FT



**4 4x RIM JOIST DETAIL**  
SCALE 1 1/2" = 1 FT

General Notes

**JEN & MARC EIS RESIDENCE  
(N) GARDEN ROOM / SHED  
1391 14TH AVENUE  
SAN FRANCISCO, CA 94122**

I	24 MARCH	2014
No.	Revision/Issue	Date

Firm Name and Address  
**GEISSLER ENGINEERING**  
 Civil • Structural  
 83e BEACH ROAD  
 BELVEDERE, CA 94920  
 TEL: (415) 760 - 5636

Project Name and Address  
 JEN & MARC EIS RESIDENCE  
 1391 14TH STREET  
 SAN FRANCISCO, CA 94122

Project	E14 - 2116	Sheet
Date	6 FEB 2014	<b>S7</b>
Scale	3/4" = 1 FT	

**GENERAL NOTES**

**GROUT FOR BASE PLATES**

- GROUT SHALL BE MIXED, PLACED AND CURED IN CONFORMANCE WITH RECOMMENDATIONS OF THE GROUT MANUFACTURER.
- GROUT MATERIAL SHALL BE A FACTORY-PRODUCED MIXTURE OF NATURAL AND METALLIC FINE AGGREGATES, PORTLAND CEMENT AND CHEMICAL ADMIXTURES AND SHALL:
  - A. BE FREE OF AGENTS THAT PRODUCE OR RELEASE GASES
  - B. BE FREE OF OXIDIZING CATALYSTS.
  - C. BE FREE OF INORGANIC ACCELERATORS INCLUDING CHLORIDES.
  - D. SHOW NO VISIBLE BLEEDING OR SETTLEMENT FOR UP TO TWO HOURS AFTER MIXING.
  - E. MAINTAIN FIRM, FULL CONTACT WITH THE BASE PLATE.
  - F. PROVIDE COMPRESSIVE STRENGTH OF 2500 PSI AT 3 DAYS, 4500 PSI AT 7 DAYS AND 6500 PSI AT 28 DAYS, AS TESTED IN ACCORDANCE WITH ASTM C 109.
- MEMBRANE CURING COMPOUNDS SHALL NOT BE USED ON SURFACES TO RECEIVE GROUT.
- CONCRETE AND BASE PLATE SURFACES SHALL BE CLEAN AND FREE OF OIL, GREASE, DIRT AND LOOSE PARTICLES.
- SATURATE CONCRETE AND FORMS WITH WATER (THEN REMOVE FREE WATER) IMMEDIATELY BEFORE PLACING GROUT.
- GROUT MANUFACTURER SHALL SUBMIT CERTIFICATES OF COMPLIANCE, OR A RECOGNIZED TESTING AGENCY SHALL CONFIRM COMPLIANCE WITH THESE SPECIFICATIONS.
- NON-SHRINK GROUT SHALL BE INSTALLED IMMEDIATELY AFTER COLUMN IS PLUMBED.
- CONTRACTOR SHALL NOT LOAD COLUMN ANCHOR BOLTS BEFORE PLACEMENT OF NON-SHRINK GROUT WITHOUT TAKING MEASURES TO PREVENT BUCKLING OF ANCHOR BOLTS UNDER CONSTRUCTION LOAD.

**REINFORCED CONCRETE**

- THE MINIMUM 28-DAY CYLINDER STRENGTH SHALL BE AS FOLLOWS:
 

CONVENTIONAL FOUNDATIONS	STRENGTH
SLAB ON GRADE	2,500 PSI
FOUNDATIONS	2,500 PSI
DEEPEMED FOOTINGS AT STEEL COLUMN	2,500 PSI
ALL OTHER CONCRETE	2,500 PSI
- PORTLAND CEMENT SHALL CONFORM TO ASTM C 150, TYPE I OR II.
- AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C 3 AND SHALL BE AS DEFINED IN SECTION 2603(D), TITLE 24.
  - AGGREGATES FOR LIGHT WEIGHT CONCRETE SHALL CONFORM TO ASTM C 330. STRUCTURAL LIGHTWEIGHT CONCRETE SHALL HAVE A DENSITY RANGE OF 110 AND 115 PCF.
- ADMIXTURES PER SECT. 2603(G), TITLE 24, MAY BE USED WITH PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
 

LOCATION	MIN. COVER, IN.
A. CAST AGAINST AND EXPOSED TO EARTH	3"
B. FORMED SURFACED EXPOSED TO EARTH OR WEATHER: <ul style="list-style-type: none"> <li>#6 AND LARGER BAR</li> <li>#5 BARS, 5/8 INCH WIRE, AND SMALLER</li> </ul>	2" 1 1/2"
C. NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND: <ul style="list-style-type: none"> <li>#14 AND #18 BARS</li> <li>#11 AND SMALLER SLABS, WALLS, JOISTS</li> </ul>	1 1/2" 3/4"
D. PRIMARY REINFORCEMENT, STIRRUPS, TIES OR SPIRALS BEAMS, GIRDERS, COLUMNS	1 1/2"

- SLEEVES THROUGH BEAMS, GIRDERS AND FOUNDATION WALLS SHALL BE INSTALLED AND SECURED IN POSITION PRIOR TO PLACING CONCRETE. EXCEPT AS SHOWN ON STRUCTURAL DRAWINGS, SLEEVING SHALL NOT BE PERMITTED UNLESS APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER.
- SLEEVES, PIPES OR CONDUITS SHALL NOT BE PLACED THROUGH CONTINUOUS OR SPREAD FOOTINGS, GRADE BEAMS, PILE CAPS OR TIE BEAMS.
- CONDUIT SHALL NOT BE PLACED IN ANY CONCRETE SLAB LESS THAN 4 INCHES THICK. IF CONDUIT IS PLACED IN CONCRETE SLAB, ITS OUTSIDE DIAMETER SHALL NOT BE GREATER THAN ONE THIRD OF THE SLAB THICKNESS. THE MINIMUM CLEAR DISTANCE BETWEEN CONDUIT AND ANY EXPOSED SURFACE OR SURFACE IN CONTACT WITH THE EARTH SHALL BE A MINIMUM OF 3 INCHES.
- ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4 INCH U.N.O. CONDUITS SHALL BE 6 INCHES.
- REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE CAST IN THE CONCRETE AND FOR EXTENT OF DEPRESSIONS, CURBS AND RAMPS.
- ALL VERTICAL SURFACES OF CONCRETE ABOVE FINISHED GRADE SHALL BE FORMED.
- REFERENCE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS DUE TO ARCHITECTURAL C.I.P. CONCRETE.

**REINFORCING STEEL**

- BAR REINFORCEMENT SHALL CONFORM TO THE FOLLOWING GRADES OF ASTM A 615, INCLUDING SUPPLEMENT S1:
  - GRADE 40 - #3 AND SMALLER
  - GRADE 60 - #4 AND LARGER
- DETAILS OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH UBC SEC. 1907 & OTHER SECTIONS ACCORDING TO APPLICATION.
- LAPS AT BAR SPLICES IN CONCRETE CONSTRUCTION SHALL BE 40 BAR DIAMETERS, BUT NOT LESS THAN 24 INCHES.
- LAPS AT BAR SPLICES IN MASONRY CONSTRUCTION SHALL BE 50 BAR DIAMETERS BUT NOT LESS THAN 20'-0".
- VERTICAL REINFORCEMENT SHALL BE TIED OR OTHERWISE FIXED IN POSITION AT THE TOP AND BOTTOM AND AT INTERMEDIATE LOCATIONS, SPACED NOT GREATER THAN 192 BAR DIAMETERS.
- WELDED STEEL WIRE FABRIC REINFORCEMENT SHALL CONFORM TO ASTM A 185.
- LAPS OF WELDED STEEL WIRE FABRIC AT PLICES SHALL BE NOT LESS THAN 12 INCHES.
- WALLS, PILASTERS, AND COLUMNS SHALL BE DOWELED TO THE SUPPORTING FOOTINGS WITH REINFORCEMENT OF THE SAME SIZE, GRADE AND AT THE SAME SPACING AS THE VERTICAL REINFORCEMENT IN THE WALLS, PILASTERS, OR COLUMNS (U.N.O.)
- BAR SUPPORTS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF "BAR SUPPORT SPECIFICATIONS" AS CONTAINED IN THE LATEST EDITION OF THE "MANUAL OF STANDARD PRACTICE" BY THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI).
- REINFORCING STEEL DETAILING, BENDING AND PLACING SHALL BE IN ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTE "MANUAL OF STANDARD PRACTICE", LATEST EDITION.
- ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE BEFORE PLACING CONCRETE OR GROUT.
- WELDING OF CROSSING BARS AND TACK WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED.
- CONTRACTOR SHALL SUBMIT REINFORCING STEEL SHOP DRAWINGS FOR REVIEW BEFORE FABRICATION AND INSTALLATION.
- WELDING OF ALL REINFORCING STEEL TO STRUCTURAL STEEL SHALL BE LIMITED TO THOSE AREAS SPECIFICALLY SHOWN ON THE PLANS. ANY OTHER WELDING SHALL REQUIRE THE APPROVAL OF THE GOVERNING AGENCY, FIELD INSPECTOR, AND STRUCTURAL ENGINEER.

**STRUCTURAL STEEL**

- U.N.O., MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE "SPECIFICATION FOR THE DESIGN, FABRICATION AN ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" PUBLISHED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
- U.N.O., MATERIAL AND WORKMANSHIP FOR FABRICATION AND ERECTION SHALL CONFORM TO THE "CODE OF STANDARD PRACTICE" LATEST EDITION, PUBLISHED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
- STRUCTURAL STEEL FOR THE USE OR LOCATION INDICATED SHALL CONFORM TO THE FOLLOWING:
 

STRUCTURAL STEEL	A 36
STRUCTURAL STEEL TUBING	A 500B
- NUTS SHALL CONFORM TO ASTM A 563, OF THE TYPE AND GRADE INDICATED. BOLTS OF THE TYPE AND USE INDICATED, U.N.O., SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
 

SPECIFICATION	
MACHINE BOLTS	A307 GRADE A
NUTS	HEX GRADE A
ANCHOR BOLTS	A307 GRADE A
- ALL WELDING SHALL CONFORM TO THE PROVISIONS OF AWS D1.1-85, "STRUCTURAL WELDING CODE-STEEL" OF THE AMERICAN WELDING SOCIETY AND SHALL BE PERFORMED BY CERTIFIED WELDERS, APPROVED BY THE GOVERNING AGENCY.

- FILLED METAL USED IN ARC WELDING SHALL BE IN ACCORDANCE WITH TABLE 4.1.1 OF AWS D1.1-85, "STRUCTURAL WELDING CODE-STEEL" OF THE AMERICAN WELDING SOCIETY. THE MINIMUM NOMINAL TENSILE STRENGTH FOR FILLER METAL SHALL BE 70 KSI.
- STEEL ITEMS TO BE GALVANIZED SHALL BE COATED IN ACCORDANCE WITH ASTM A 123 WITH A MINIMUM OF ZINC PER SQ. FT.
- SHOP DRAWINGS FOR STRUCTURAL AND MISCELLANEOUS STEEL SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION.
- STEEL SHALL BE PRIMED WITH A SHOP APPLIED PRIMER EXCEPT AS FOLLOWS:
  - A. STEEL TO RECEIVE FIREPROOFING (MONOKOTE)
  - B. STEEL TO BE EMBEDDED IN CONCRETE
  - C. CONTACT SURFACES IN FRICTION TYPE BOLTED CONNECTIONS
  - D. SURFACES WITHIN 2 INCHES OF FIELD WELD LOCATION
  - E. SURFACES TO RECEIVE FIELD WELDED STEEL SHEAR STUDS.
- EXPANDED METAL GRATING, AS REFERENCED, IF ANY ON THE PLANS, SHALL CONFORM TO ASTM F 1287 SPECIFICATION FOR CARBON STEEL.
- CARBON STEEL GRATING REQUIREMENTS ARE AS FOLLOWS:
  - A. WEIGHT = 7.0 LB/SQ. FT.
  - B. DESIGN SIZE: SWD = 1.33", LWD = 5.33"
  - C. OPENING SIZE: SWD = .705", LWD = 2.75"
  - D. STRAND SIZE: THICKNESS = .281", WIDTH = .391" OVERALL THICKNESS = .74"
- EXPANDED METAL GRATING SHALL BE ATTACHED TO SUPPORTS WITH 1/8" x 1/2" PUDDLE WELDS AT 8" O.C.

- WELDING PROCEDURE SPECIFICATIONS FOR STEEL MOMENT-RESISTING FRAME:
  - A. ALL WELDING SHALL MEET THE REQUIREMENTS OF AWS D1.1 (STRUCTURAL WELDING CODE).
  - B. BASE METAL IS ASTM A 36 STEEL.
  - C. USE SHIELDED METAL ARCH WELDING PROCESS AS SET FORTH IN AWS, SECTION 4.
  - D. TYPE OF WELDS USED ON THIS PROJECT ARE IDENTIFIED BY THE WELDING SYMBOLS SHOWN ON THE PLANS.
  - E. PERMITTED WELDING POSITIONS ARE INDICATED IN AWS, FIGURES 2.4 & 2.5 FOR EACH JOINT TYPE. JOINT WELDING PROCEDURE FOR DIFFERENT POSITIONS SHALL MEET THE REQUIREMENTS OF AWS, SECTION 5.
  - F. FILLER METAL SPECIFICATION: USE E 70XX LOW HYDROGEN.
  - G. THE NUMBER OF PASSES FOR EACH TYPE AND SIZE OF WELD SHALL BE AS INDICATED IN AWS, SECTION 4.6.
  - H. SHALL BE WITHIN THE RANGE RECOMMENDED BY THE ELECTRODE MANUFACTURER".
  - I. THE MINIMUM PREHEAT AND INTER PASS TEMPERATURES SHALL MEET THE REQUIREMENTS OF AWS, SECTION 4 & TABLE 4.3. WHERE THE THICKNESS OF THE THICKEST PART OF THE POINT OF WELDING IS OVER 3/4" TO 1-1/2", A 50°F PRE-HEAT TEMPERATURE IS REQUIRED, WHERE THE THICKNESS OF THE THICKEST PART OF THE POINT OF WELDING IS LESS THAN 3/4", NO PREHEAT IS REQUIRED.
  - J. ALL WELDING PARAMETERS SHALL BE IN ACCORDANCE WITH AWS, SECTION 4.

**WOOD FRAMING**

- SAWN WOOD MEMBERS SHALL BE DOUGLAS FIR OR LARCH, S4S, CONFORMING TO THE "UNIFORM BUILDING CODE" (UBC) STANDARDS 25-1, 25-2, 25-3, AND 25-4 AND SHALL BE GRADE MARKED BY A RECOGNIZED GRADING AGENCY (WCLB & WWPA) & WWPA) APPROVED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS (I.C.B.O.).
- WOOD GRADES, U.N.O. SHALL BE AS FOLLOWS:
 

MEMBERS	GRADE
WALLS 2 x 6	#2
WALLS 2 x 8	#2
STRUCTURAL JOISTS AND PLANKS (2x)	#2
BEAMS AND STRINGERS (4 x 8 WIDER)	#2
POSTS AND TIMBERS	#1
TOP PLATE ATTACH WALL MEMBERS	#1
- ALL SILLS OR PLATES BEARING ON CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR (P.T.D.F.).
- ALL SILLS OR PLATES BEARING ON CONCRETE SHALL HAVE ANCHOR BOLTS:
 

USE	GRADE	PANEL ID INDEX
ROOF SHEATHING	STR. 1	24/0
FLOOR SHEATHING	STR. 1	24/0
SHEATH PANELS	STR. 1	24/0
- PLYWOOD SHALL CONFORM TO THE REQUIREMENTS OF THE U.S. PRODUCT STANDARD PS 1-83, APA PERFORMANCE STANDARD, AND UBC STANDARD 25-9, USING EXT. GLUE AND SHALL BE OF THE FOLLOWING GRADES AND PANEL IDENTIFICATION INDEXES (U.N.O. ON DRAWINGS):

- GLUED LAMINATED TIMBERS SHALL BE FABRICATED IN ACCORDANCE WITH ANSI / AITC A 190. 1-1983 "STRUCTURAL GLUED LAMINATED TIMBER", AND UBC STANDARDS 25-10 AND 25-11. USING DOUGLAS FIR INDUSTRIAL APPEARANCE GRADE WOOD AND EXTERIOR GLUE WITH INTENDED DRY USE CONDITION PER SECT 2511 O, TITLE 24. COMBINATIONS AND USE SHALL BE AS FOLLOWS:
 

COMBINATION No.	USE
24F - V4	SIMPLE SPAN
24F - V8	CANTILEVERS
- FRAMING ANCHORS, POST CAPS, COLUMN BASES, AND OTHER CONNECTORS SPECIFIED ON DRAWINGS SHALL BE AS MANUFACTURED BY "SIMPSON COMPANY" OR AN ENGINEER - APPROVED EQUAL.
- BARS, PLATES, UNHEADED BOLTS, WASHERS AND DRIFT BOLTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A 36.
- BOLTS SHALL CONFORM TO ASTM A307.
- NUTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A 563, GRADE A.
- ALL BOLT HEADS, NUTS AND LAG SCREWS BEARING ON WOOD SHALL HAVE CUT WASHERS UNLESS NOTED.
- BOLT HOLES IN WOOD SHALL BE DRILLED 1/32" LARGER THAN THE NOMINAL BOLT DIAMETER.
- NAILING OF SAWN WOOD MEMBERS, U.N.O. ON THE DRAWINGS, SHALL CONFORM TO THE UBC STANDARDS 25-17 AND 25Q NAILING SCHEDULE U.B.C. AS FOLLOWS:
 

CONNECTION	NAILING*	
JOISTS TO SILL OR GIRDER BLKG. BETWEEN JOIST	TOENAIL	2-10d
TO TOP PLATE	TOENAIL	3-8d
BLKG. BETWEEN STUDS EA. END	TOENAIL OR FACE NAIL	2-10d 2-16d
BRIDGING TO JOIST	TOENAIL EA. END	2-10d
2" T & G TO JST. OR GIRDER	BLIND & FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLKG.	FACE NAIL	16d @ 16"
TOP PLATE TO STUD	END NAIL	2-16d
STUD TO SOLE PLATE	TOENAIL OR END NAIL	4-8d 2-16d
DOUBLE STUDS	FACE NAIL	16d @ 24"
DOUBLE TOP PLATES	FACE NAIL	16d @ 16"
TOP PLATE INTERSECTIONS	FACE NAIL	2-16d
CONT. HEADER, TWO PIECES	FACE NAILS EA. EDGE	16d @ 16"
CEILING JOIST TO PLATE	TOENAIL	3-8d
CONTINUOUS HEADER TO STUD	TOENAIL	4-8d
CLG. JOISTS., TO PARALLEL OVER PARTITION	FACE NAIL	3-16d
CLG. JOISTS., TO PARALLEL RAFTERS		3-16d
RAFTER TO PLATE	FACE NAIL	3-8d
1" BRACE TO EACH STUD & PLATE	FACE NAIL	2-8d
BUILT-UP CORNER STUDS		16d @ 24"
BUILT-UP GIRDERS & BEAMS STRGRD.	ALONG EA. EDGE AT ENDS & EA. SPLICE	20d @ 32" 2-20d
*WHENEVER POSSIBLE NAILS DRIVEN PERPENDICULAR TO THE GRAIN SHALL BE USED INSTEAD OF TOENAILS		
DIAPHRAGM NAILING SHALL CONFORM TO TABLES 25 - J 25 - K OF TITLE 24.		
WHERE DIAPHRAGM BLOCKING IS SPECIFIED, USE 2 x 4 FLAT BLOCKING (WITH "Z" CLIPS).		
SIMPLE SPAN WOOD MEMBERS, NOT SHOP CAMBERED, SHALL BE ERECTED WITH THE NATURAL CAMBER UP FOR CANTILEVER WOOD MEMBER, CONSULT WITH ENGINEER.		
PROVIDE DOUBLE STUD TO SUPPORT ALL BEAMS UNLESS POSTS ARE SPECIFIED.		
DOUBLE BLOCK UNDER ALL POSTS.		
DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS UNLESS OTHERWISE SPECIFIED.		
TOP PLATES OF ALL WOOD STUD WALLS SHALL BE 2-2x (SAME WIDTH AS STUDS), LAP 48" (MIN.), WITH AT LEAST 6-16d NAILS AT EACH SIDE OF LAP AND NOT MORE THAN 12" BETWEEN.		

**WELDING SPECIFICATION**

- SHIELDED METAL ARC WELDING ELECTRODE: E60XX OR E70XX
- AN APPLICATION TO PERFORM OFF SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION PRIOR TO FABRICATION.

General Notes

**JEN & MARC EIS RESIDENCE  
(N) GARDEN ROOM / SHED  
1391 14TH AVENUE  
SAN FRANCISCO, CA 94122**

I	24 MARCH	2014
No.	Revision/Issue	Date

Firm Name and Address  
**GEISSLER ENGINEERING**  
Civil • Structural  
83e BEACH ROAD  
BELVEDERE, CA 94920  
TEL: (415) 760 - 5636

Project Name and Address  
JEN & MARC EIS RESIDENCE  
1391 14TH STREET  
SAN FRANCISCO, CA 94122

Project E14 - 2116	Sheet
Date 6 FEB 2014	<b>S8</b>
Scale 1/4" = 1 FT	