

STRUCTURAL GENERAL NOTES

GENERAL NOTES

- EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE BEFORE EXECUTING ANY WORK. HE SHALL NOTIFY THE OWNER, ARCHITECT AND STRUCTURAL ENGINEER OF ANY AND ALL DISCREPANCIES BEFORE PROCEEDING. FOR CLARIFICATION OF DIMENSIONS, DO NOT SCALE FROM DRAWINGS. NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALING THE DRAWINGS.
- THE LATEST EDITION OF THE GENERAL CONDITIONS AS ACCEPTED BY THE A.I.A. SHALL BE CONSIDERED AS PART OF THESE SPECIFICATIONS.
- ALL WORK SHALL COMPLY WITH THE 2019 CBC REQUIREMENTS, AND BE APPLICABLE WITH LOCAL COUNTY ORDINANCES.
- THE CONTRACTOR SHALL REVIEW THE PLANS AND SPECIFICATIONS WITH THE STRUCTURAL ENGINEER BEFORE BEGINNING CONSTRUCTION.
- EACH CONTRACTOR SHALL OBTAIN & PAY FOR ALL PERMITS REQUIRED BY LOCAL AUTHORITIES BEFORE PROCEEDING WITH HIS RESPECTIVE INSTALLATION. HE SHALL ALSO ARRANGE & PAY FOR ALL INSPECTIONS AND EXAMINATIONS REQUIRED BY THOSE AUTHORITIES.
- ALL EXISTING EQUIPMENT REMOVED BY DEMOLITION OR REHABILITATION SHALL BE DISPOSED OF AS DIRECTED BY THE OWNER.
- REPAIR AND REPLACE ALL PROPERTY DAMAGE BY WORK UNDER THIS PROJECT TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT. ALL PIPING, CONDUIT, ETC. WHICH IS ENCOUNTERED SHALL BE CALLED TO THE ATTENTION OF THE OWNER AND THE ARCHITECT AND SHALL BE ADEQUATELY SUPPORTED UNTIL PERMANENT SUPPORT IS PROVIDED OR REMOVAL IS AUTHORIZED.
- WHEREVER IN THESE DRAWINGS ANY MATERIAL OR PROCESS IS INDICATED, IT IS FOR THE PURPOSE OF FACILITATING THE DESCRIPTION OF THE MATERIAL OR PROCESS DESIRED. THE CONTRACTOR MAY OFFER ANY MATERIAL OR PROCESS DEEMED EQUIVALENT BY THE OWNER, ARCHITECT AND STRUCTURAL ENGINEER TO THAT MATERIAL OR PROCESS INDICATED OR SPECIFIED.
- EACH CONTRACTOR SHALL GUARANTEE, BE RESPONSIBLE FOR, & MAKE GOOD ANY AND ALL DEFECTS DUE TO FAULTS OF HIS TRADE FOR LABOR, LEAKS, OR MATERIALS FOR A PERIOD OF ONE YEAR MINIMUM FOLLOWING THE ACCEPTANCE OF THE WORK BY THE OWNER AND ARCHITECT.
- THE CONTRACTOR SHALL SUPERVISE & DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES & PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT. CONTRACTOR HAS SOLE RESPONSIBILITY FOR THE SAFETY & PERFORMANCE OF THE WORK. SAFETY COMPLIANCE SHALL BE IN ACCORDANCE WITH OSHA, U.S. DEPT. OF LABOR, STATE AND LOCAL REQUIREMENTS.
- THE CONTRACTOR SHALL FURNISH AND BE RESPONSIBLE FOR ADEQUATE SHORING, BRACING, AND PROTECTIVE MEASURES TO SAFELY EXECUTE THE WORK.

CONCRETE NOTES

- ALL CONCRETE SHALL HAVE 2,500 psi MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. CONCRETE SHALL BE MECHANICALLY VIBRATED DURING PLACEMENT.
- THE MINIMUM CEMENT CONTENT SHALL BE 5 SACKS MINIMUM PER CUBIC YARD.
- THE MAXIMUM CONCRETE SLUMP SHALL BE 4 INCHES, PLUS OR MINUS 1 INCH.
- CEMENT FOR CONCRETE SHALL BE STANDARD BRAND TYPE II, LOW ALKALI, PER ASTM C-150.
- AGGREGATE SHALL CONFORM TO ASTM C-33, 3/4" INCH MAXIMUM SIZE, SIZE NUMBER 67 AGGREGATE. A MINIMUM 3/8" HOSE FOR PLACING CONCRETE IS REQUIRED. PEA GRAVEL MIXES ARE NOT ALLOWED.
- WATER REDUCING AGENTS SHALL BE USED TO REDUCE WATER / CEMENT RATIO.
- THE MIX DESIGN, INCLUDING PROPORTIONS OF MATERIALS FOR A 1-YARD BATCH, SHALL BE SUBMITTED TO HCG ASSOCIATES FOR APPROVAL. CONCRETE SHALL NOT BE ORDERED UNTIL MIX DESIGN IS APPROVED BY HCG ASSOCIATES, AND THE ARCHITECT.
- THE METHOD OF CONCRETE CURING TO BE USED SHALL BE SUBMITTED TO HCG ASSOCIATES FOR APPROVAL. NO CONCRETE SHALL BE POURED UNTIL THE CURING METHOD IS APPROVED BY HCG ASSOCIATES.
- ALL HOLD DOWN ANCHORS AND ANCHOR BOLTS AT SHEAR WALLS SHALL BE HELD FIRMLY IN PLACE BY A TEMPLATE PRIOR TO POURING CONCRETE. EXACT HOLDDOWN LOCATION MUST BE COORDINATED BETWEEN CONCRETE CONTRACTOR AND FRAMING CONTRACTOR.
- THE ENGINEER SHALL INSPECT THE FOUNDATION PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.
- THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN ON PLANS AT THE SITE PRIOR TO COMMENCING WORK.
- THE REINFORCING STEEL SHALL BE INTERMEDIATE GRADE, DEFORMED BARS CONFORMING TO A.S.T.M. A-615 GRADE 60. GRADE 40 MAY BE USED FOR #3 & #4 BARS. THE PLACING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH CHAPTER 19 OF THE 2016 CBC.
- CRACK CONTROL JOINTS, TO BE SAWCUT 1/4 OF THE SLAB THICKNESS, 10'-15' O.C. E.W. WITHIN 24 HOURS OF POUR.

FRAMING NOTES

- ALL FRAMING AND CARPENTRY SHALL BE DONE IN ACCORDANCE WITH THOSE APPLICABLE SECTIONS OF CHAPTER 23 OF THE 2019 CALIFORNIA BUILDING CODE AND DETAILS INDICATED ON THE DRAWINGS.
- ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR GRADE IN ACCORDANCE WITH THE LATEST EDITION OF "GRADING AND DRESSING RULES #16 OF THE WEST COAST LUMBER INSPECTION BUREAU" OF THE FOLLOWING GRADES:

RAFTERS AND JOISTS	- #2 AND BETTER	} UNLESS NOTED OTHERWISE
BEAMS	- #1	
POSTS	- #1	
STUDS (2x4 IN BEARING WALLS)	- STAND AND BETTER	
NOTE: DOUBLE ALL 2x4 STUDS IN BEARING WALLS THAT ARE TO BE NOTCHED OR BORED WITH CONDUITS.		
STUDS (2x6 IN BEARING WALLS)	- #2 AND BETTER	
ALL OTHER STUDS & PLATES	- STUD GRADE	
NOTIFY ENGINEER IF OTHER SPECIES OF WOOD ARE DELIVERED TO THE SITE.		
WOOD BEARING DIRECTLY ON CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED D.F.		
STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPE, CONDUIT, ETC.		
2x SOLID BLOCK SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.		
- STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPE, CONDUIT, ETC.
- 2x SOLID BLOCK SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.
- ALL BOLTS TO HAVE FLAT WASHERS UNDER HEAD AND NUT AND AT ALL HOLDDOWN BOLTS AND ANCHOR BOLTS. ALL BOLT HOLES SHALL BE 1/32" (MIN.), 1/16" (MAX.) OVERSIZED AT THE CONNECTION OF HOLDDOWN TO POSTS. (INSPECTOR TO VERIFY)
- ALL PLYWOOD EXPOSED TO WEATHER SHALL BE EXTERIOR GRADE, PRODUCT STANDARD PSI-83, DOUGLAS FIR LARCH, CDX.
- STEEL CONECTORS EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED.
- HOLDOWN CONNECTION BOLTS/NUTS SHALL BE TORQUE 1/2 TURN BEYOND FINGER TIGHT OR AS REQUIRED BY MANUFACTURER. INSPECTOR SHALL VERIFY BY RANDOM INSPECTION PRIOR TO COVERING WALLS.
- ALL SHEAR PANELS TO EXTEND FROM FLOOR TO FLOOR & FLOOR TO ROOF DIAPHRAGMS. (U.N.O.)

STRUCTURAL STEEL NOTES

- THE LABOR, MATERIALS & EXECUTION REQUIRED FOR ALL STEEL WORK AS INDICATED ON DRAWINGS SHALL BE IN ACCORDANCE WITH THOSE APPLICABLE SECTIONS OF CHAPTER 22 OF THE 2019 C.B.C.
- STRUCTURAL STEEL & MISCELLANEOUS STEEL SHALL CONFORM TO A.S.T.M. A-992. BOLTS SHALL CONFORM TO A.S.T.M. SPECIFICATION A-307 FOR WOOD & A-325 FOR CONCRETE AND STEEL.
- ALL WELDS SHALL BE DONE IN AN APPROVED SHOP IN ACCORDANCE WITH AWS D1.1-2010. IN ABSCENCE OF AN APPROVED FABRICATING SHOP, STRUCTURAL WELDING SHALL BE DONE UNDER THE SUPERVISION OF A CERTIFIED SPECIAL INSPECTOR. ALL FIELD WELDING SHALL BE PERFORMED BY A CERTIFIED WELDER & BE CONTINUOUSLY INSPECTED BY AN APPROVED DEPUTY INSPECTOR.
- WELDING SHALL BE DONE BY ELECTRIC SHIELDED AEC PROCESS USING E-70XX ELECTRODES.
- STRUCTURAL STEEL SHALL BE PAINTED WITH ONE COAT OF RED OXIDE PRIMER.

STRUCTURAL OBSERVATION PROGRAM

- THE OWNER SHALL EMPLOY THE ENGINEER REGISTERED IN THE STATE OF CALIFORNIA WHO IS RESPONSIBLE FOR THE STRUCTURAL DESIGN TO DO STRUCTURAL OBSERVATION. 72 HOURS NOTICE IS REQUIRED FOR MEETINGS AND OBSERVATIONS.
- NAME OF ENGINEER RESPONSIBLE FOR THE STRUCTURAL DESIGN : DARREL W. HARRIS. REGISTRATION NUMBER OF ENGINEER RESPONSIBLE FOR THE STRUCTURAL DESIGN : S2433.
- THE ENGINEER RESPONSIBLE FOR THE STRUCTURAL OBSERVATION THE CONTRACTOR, AND APPROPRIATE SUBCONTRACTORS SHALL HOLD A PRE CONSTRUCTION MEETING TO REVIEW THE DETAILS OF THE STRUCTURAL SYSTEM TO BE STRUCTURALLY OBSERVED.
- THE FOLLOWING STRUCTURAL ELEMENTS ARE TO BE OBSERVED (BUT ARE NOT LIMITED TO) PRIOR TO THE FOUNDATION INSPECTION BY THE BUILDING DEPARTMENT AND THE PLACEMENT OF THE CONCRETE FOR THE FOUNDATION:
 - FOOTING SIZES AND REINFORCEMENT PLACEMENT
 - GRADE BEAM SIZES AND REINFORCEMENT PLACEMENT
 - HOLDDOWN AND SHEAR WALL ANCHOR BOLT LOCATIONS
 - SHRINKAGE REINFORCEMENT
- THE FOLLOWING STRUCTURAL ELEMENTS ARE TO BE OBSERVED (BUT ARE NOT LIMITED TO) PRIOR TO THE FINAL FRAMING OBSERVATION BY THE BUILDING DEPARTMENT :
 - FLOOR TO FLOOR SHEAR TRANSFER
 - ALL STRUCTURAL DETAILS
- ENGINEER OF RECORD OR THE DESIGNATED ENGINEER SHALL SUBMIT REPORTS ON THE FORM PRESCRIBED BY THE CITY.

CONTRACTOR'S AGREEMENT

BY BEGINNING CONSTRUCTION ON THIS BUILDING, THE CONTRACTOR AGREES HE HAS THOROUGHLY REVIEWED THESE PLANS AND BELIEVES HE CAN BUILD THIS STRUCTURE AS THE PLANS ARE DRAWN AND DETAILED.

SPECIAL INSPECTION

- PER CBC SECTION 1704, SPECIAL INSPECTION IS REQUIRED FOR:
 - POST - INSTALLED ANCHORS.
- PER CBC SECTION 106.35, "THE SPECIAL INSPECTOR SHALL BE HIRED BY THE OWNER, NOT THE CONTRACTOR".

LOADS

- VERTICAL LOADS
 - DEAD LOADS FLOOR 15 PSF
 - LIVE LOADS FLOOR 40 PSF
- SEISMIC:
 SEISMIC IMPORTANCE FACTOR: 1
 OCCUPANCY CATEGORY: II
 $S_s = 1.806g$
 $S_1 = 0.838g$
 SITE CLASS: D
 SEISMIC DESIGN CATEGORY: D
 SEISMIC-FORCE-RESISTING SYSTEM:
 Braced Wood Frames
 DESIGN BASE SHEAR: 19,700 lbf
 $C_s = 0.20$ for wood frames.
 $R = 6.5$ for wood bracing.
 ANALYSIS PROCEDURE USED:
 Equivalent lateral force procedure

ABBREVIATIONS

A.B.	ANCHOR BOLT	(N)	NEW
ARCH.	ARCHITECT	P.E.N	PANEL EDGE NAILING
BLKG.	BLOCKING	PLWD.	PLYWOOD
C.A.	CONC. WEDGE ANCHOR	P.T.	PRESSURE TREATED
CONC.	CONCRETE	R.C.P.	REFLECTED CEILING PLAN
CTRS.	CENTERS	REINF.	REINFORCEMENT
(D)	DEMOLISH	REQ'D	REQUIRED
DET.	DETAIL	S.A.D	SEE ARCH. DWGS.
D.S.	DIAGONAL SHEATHING	SDSTS	SELF DRILLING SELF-TAPPING SCREWS
DWGS.	DRAWINGS	EXISTING	SIMILAR
(E)	EXISTING	SIM.	SIMILAR
E.A.	EACH	SHTG.	SHEATHING
EMBED.	EMBEDMENT	STD.	STANDARD
F.O.S.	FACE OF STUD	STIFF.	STIFFENER
FTG.	FOOTING	T.D.	TIE DOWN
GA.	GAGE, GAUGE	THR'D.	THREADED
M.B.	MACHINE BOLT	TYP.	TYPICAL
MAX.	MAXIMUM	U.O.N.	UNLESS OTHERWISE NOTED
MIN.	MINIMUM	V.I.F.	VERIFY IN FIELD
		W/	WITH

PROJECT INFORMATION

APN	043-410-18
BLOCK / LOT	043-410
ZONING	THROUGH LOT
LOT AREA	9,465 SQ.FT

SCOPE OF WORK:

ADD EXTERIOR STAIR TO REAR YARD, WIDEN DINING AREA EXTERIOR DOOR TO 10-FEET.

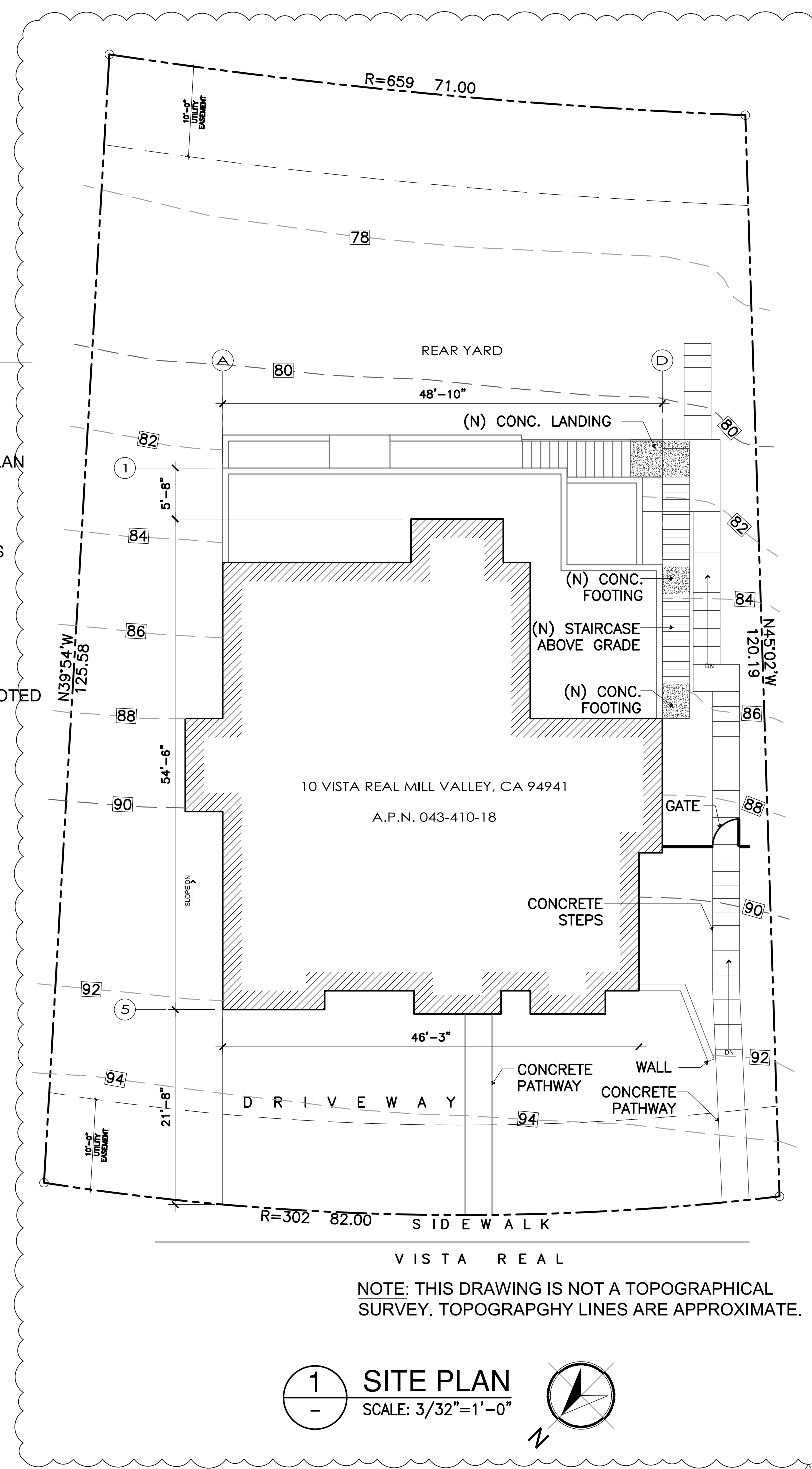
DRAWING LIST

- S1 SITE PLAN & GENERAL NOTES
- S2 TYPICAL DETAILS
- S3 (E)&(N) FOUNDATION PLAN
- S4 1ST FLOOR PLAN
- S5 2ND FLOOR PLAN
- S6 ROOF PLAN
- S7 (E) & (N) WEST ELEVATIONS
- S8 (E) & (N) SOUTH ELEVATIONS
- S9 NORTH & EAST ELEVATIONS
- S10 SECTIONS
- S11 SECTIONS
- S12 SECTIONS
- S13 DETAILS

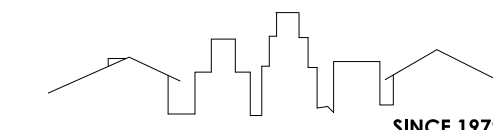
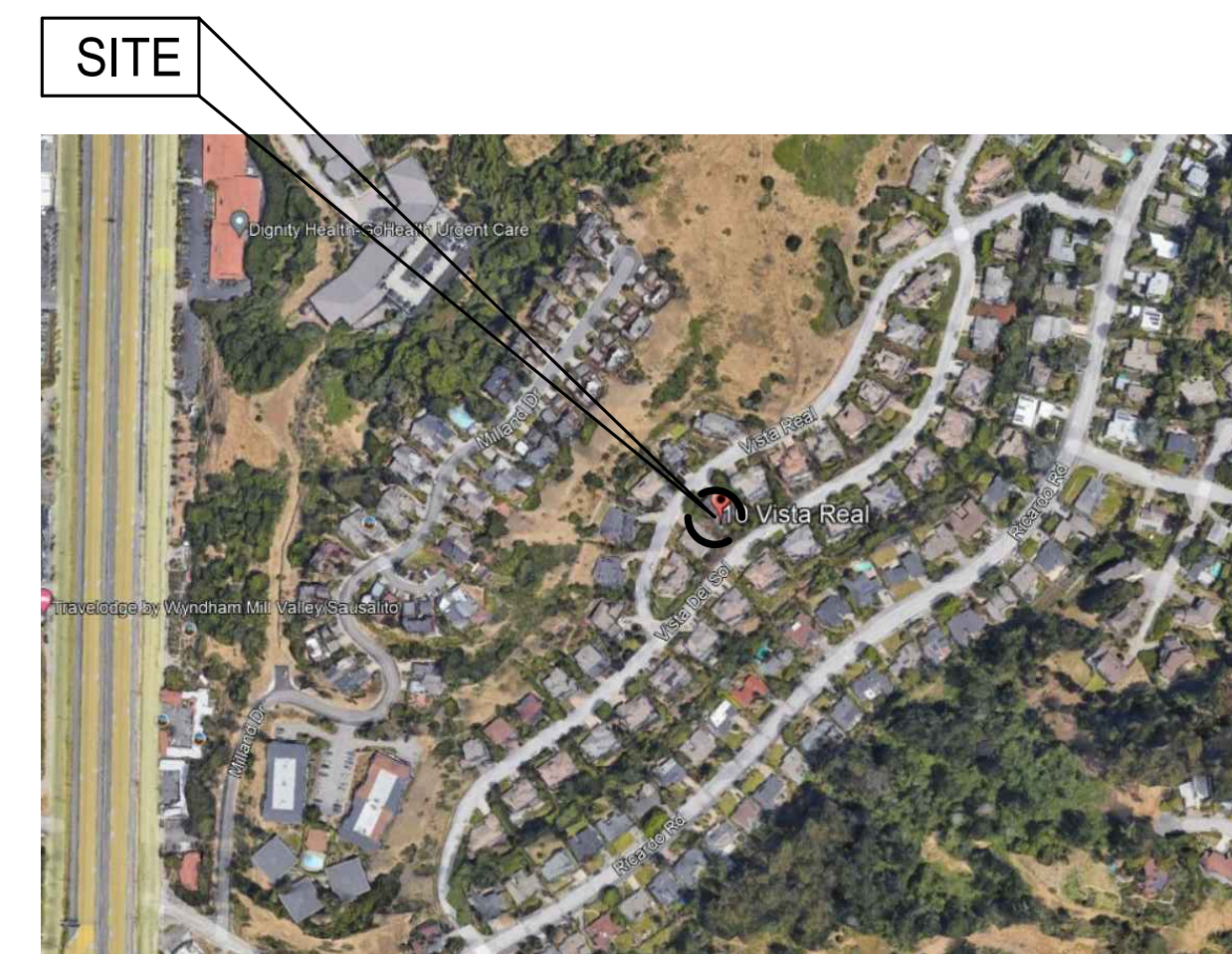
Standard Project Data On Site Plan

Site Data - 10 Vista Real, Mill Valley - A.P.N. 043-410-18
 Living Area - 2840 sf
 Garage Area - 462 sf
 Decks/Patio's - 872 sf

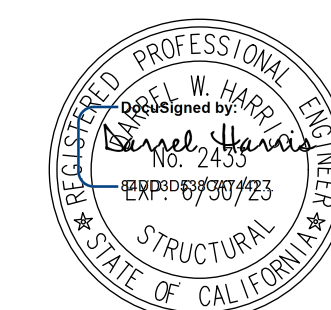
1. Existing and Proposed Lot Area.	9465 sf
Existing	Same
Proposed	Same
2. Existing and Proposed Building Area.	3495 sf
Existing	3585 sf
Proposed (New Staircase 90 sf)	
3. Existing and Proposed Floor Area.	2840 sf
Existing	Same
Proposed	Same
4. Existing and Proposed Floor Area Ratio.	30.00%
Existing	Same
Proposed	Same
5. Proposed Area of additional Disturbance.	36 sf
2 New Concrete Footings and 1 Concrete Landing	
6. Existing Lot Coverage.	5770 sf
Impervious coverage	3495 sf
Pervious coverage	5770 sf
7. Proposed Lot Coverage.	5880 sf
Impervious coverage	3585 sf
Pervious coverage	5880 sf
8. Grading Calculations. (cubic yards)	
Cut (2 to 3 cy from foundations)	2 to 3 cy
Fill	none
Off-haul	2 to 3 cy
9. Parking.	4
Existing	4
Proposed	4
10. Minimum setbacks for exterior walls of proposed building area.	
Front yard	20 ft
Rear yard	20 ft
Side yard	10 ft
11. Maximum height of proposed building area.	±10'-6"
New Staircase ±10'-6" above Finished Grade	



VICINITY MAP



HCG ASSOCIATES, INC.
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 San Francisco, Ca. 94111
 (415) 735-6896



Stamp

STAIR ADDITION ENLARGE DOOR

10 VISTA REAL
 MILL VALLEY, CA 94941

Issue	Description	Date
1	SITE PLAN CORRECTION	06.03.23

DRAWN BY: J.K.B.
 CHECKED BY: D.W.H.
 DATE:

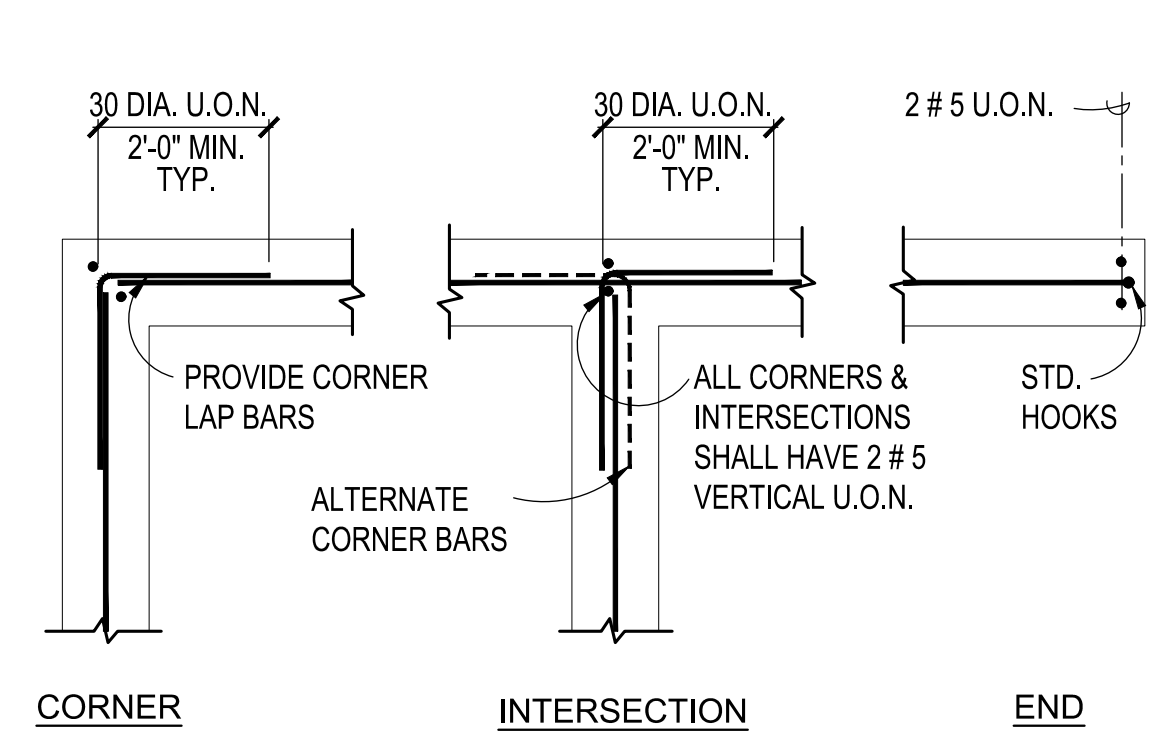
OWNER APPROVAL:
 DATE:

SITE & ROOF PLAN PROJECT INFO

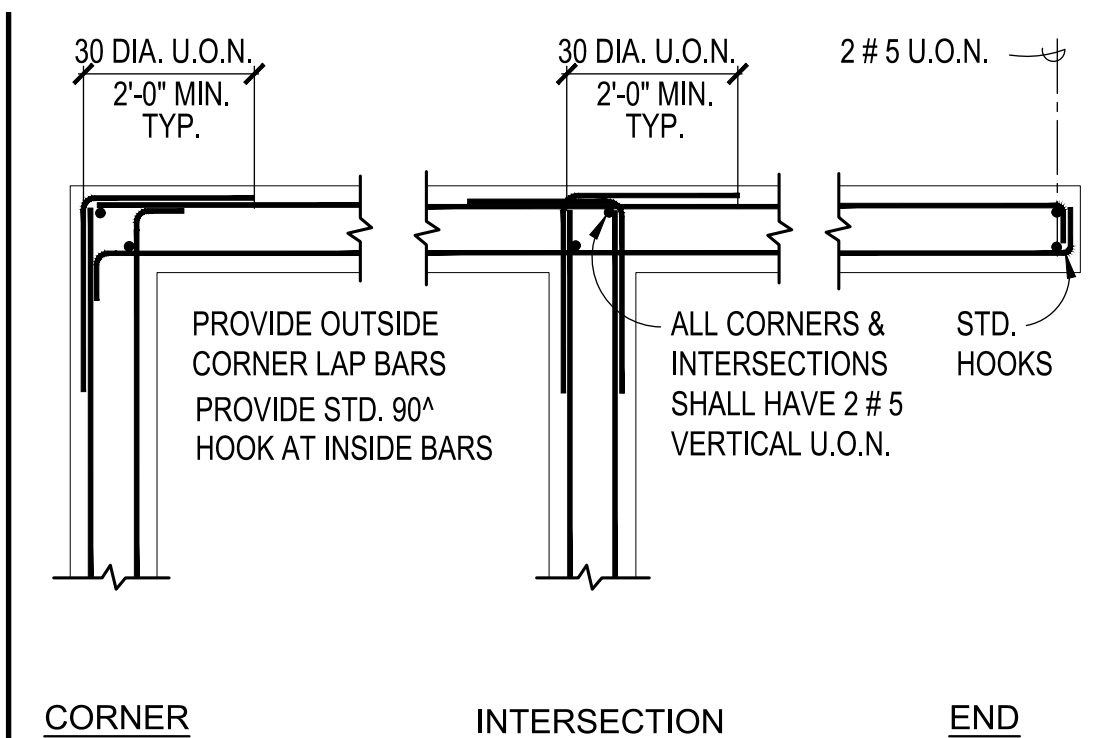
S1

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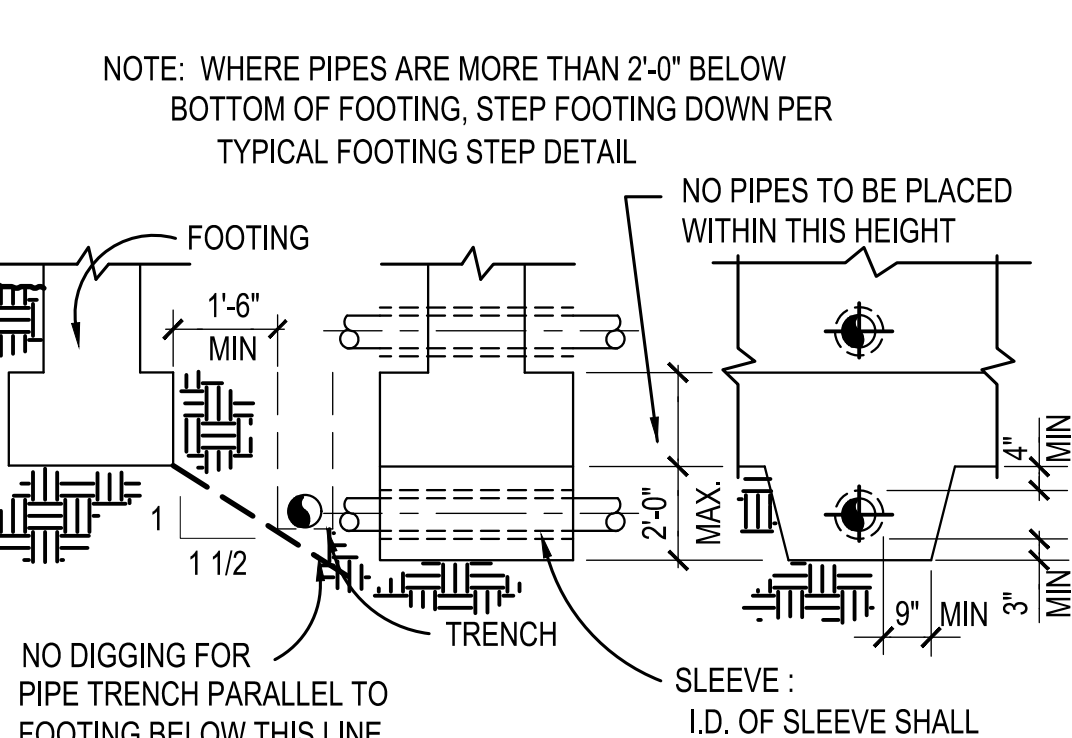
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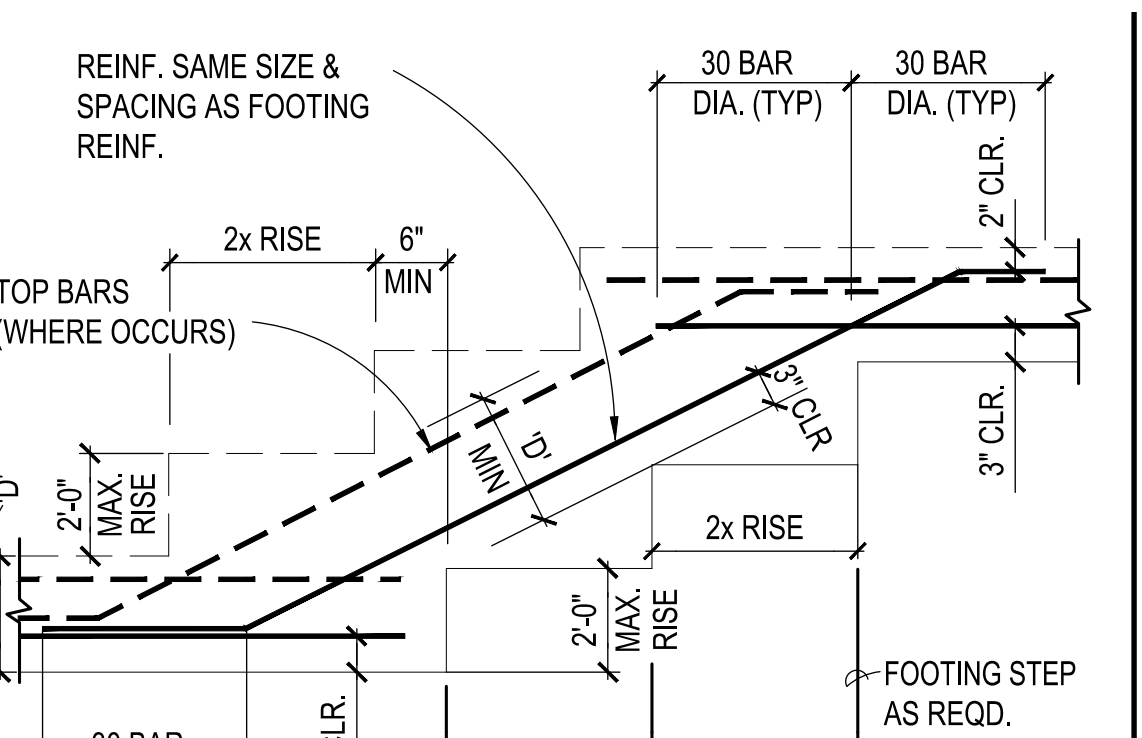
TYP CONCRETE INTERSECTIONS
(HORIZONTAL REINF. AT CENTER)



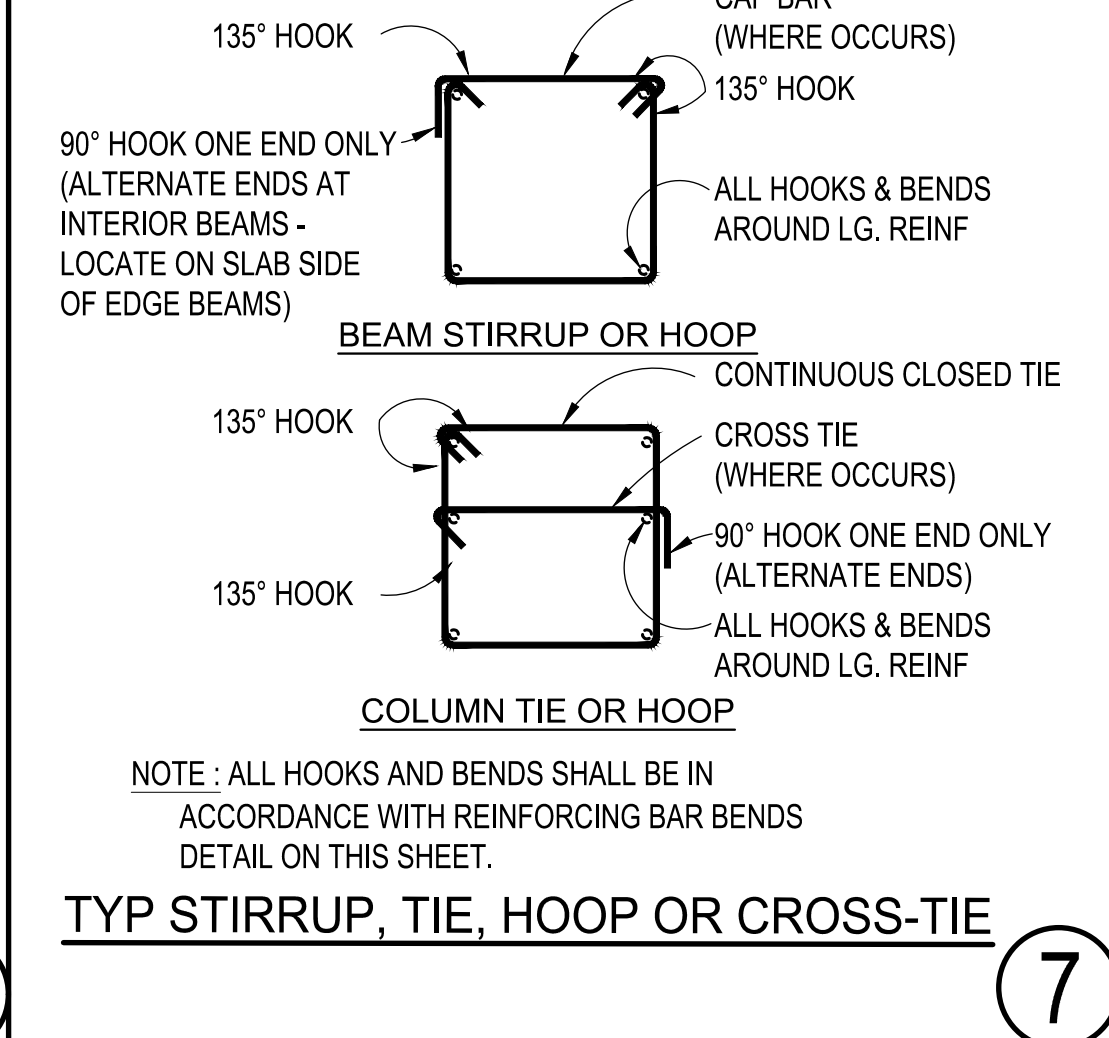
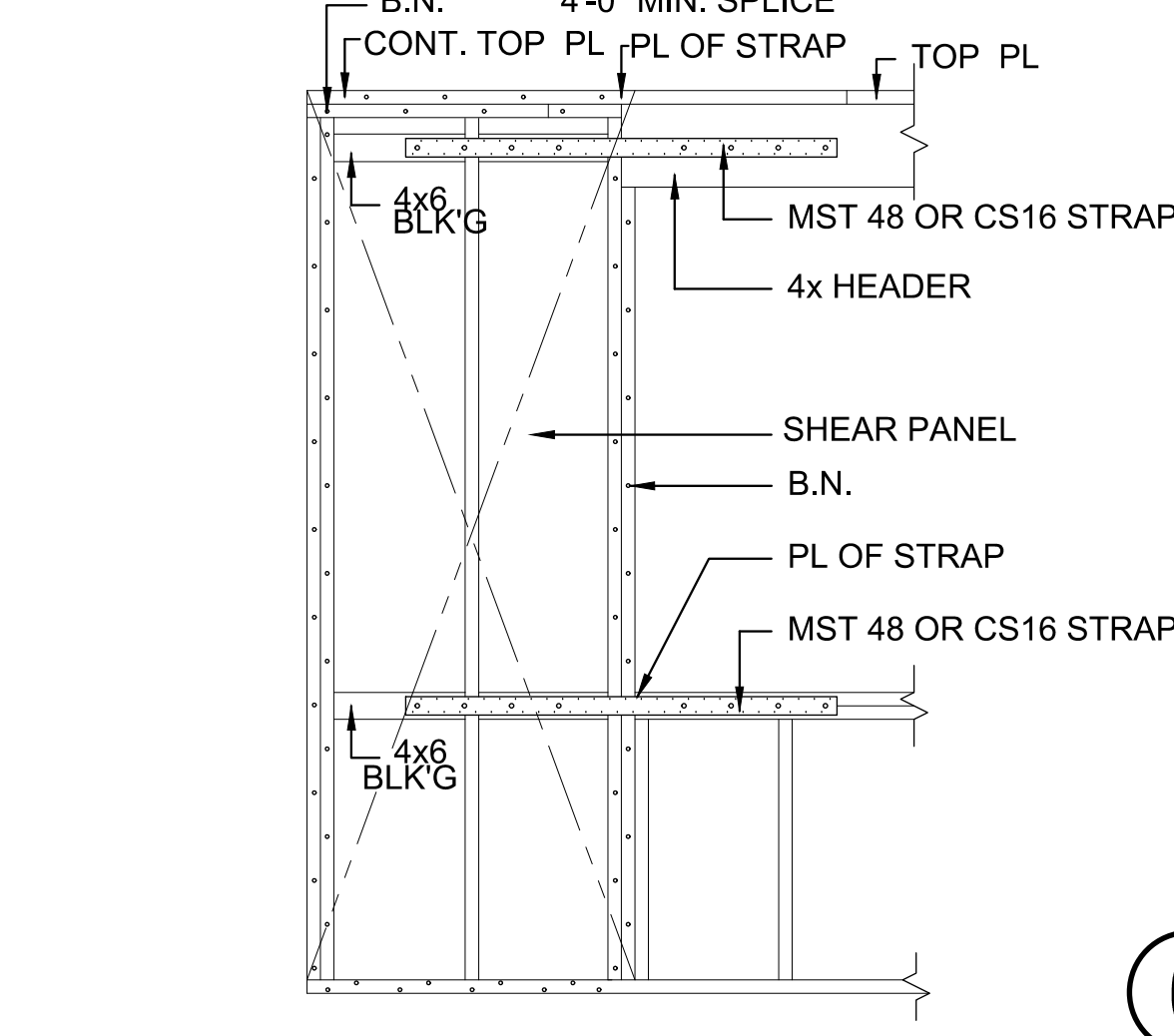
TYP CONCRETE INTERSECTIONS
(HORIZONTAL REINF. AT EACH FACE)



TYP. FOOTING AT PIPE OR CONDUIT



TYPICAL FOOTING STEP

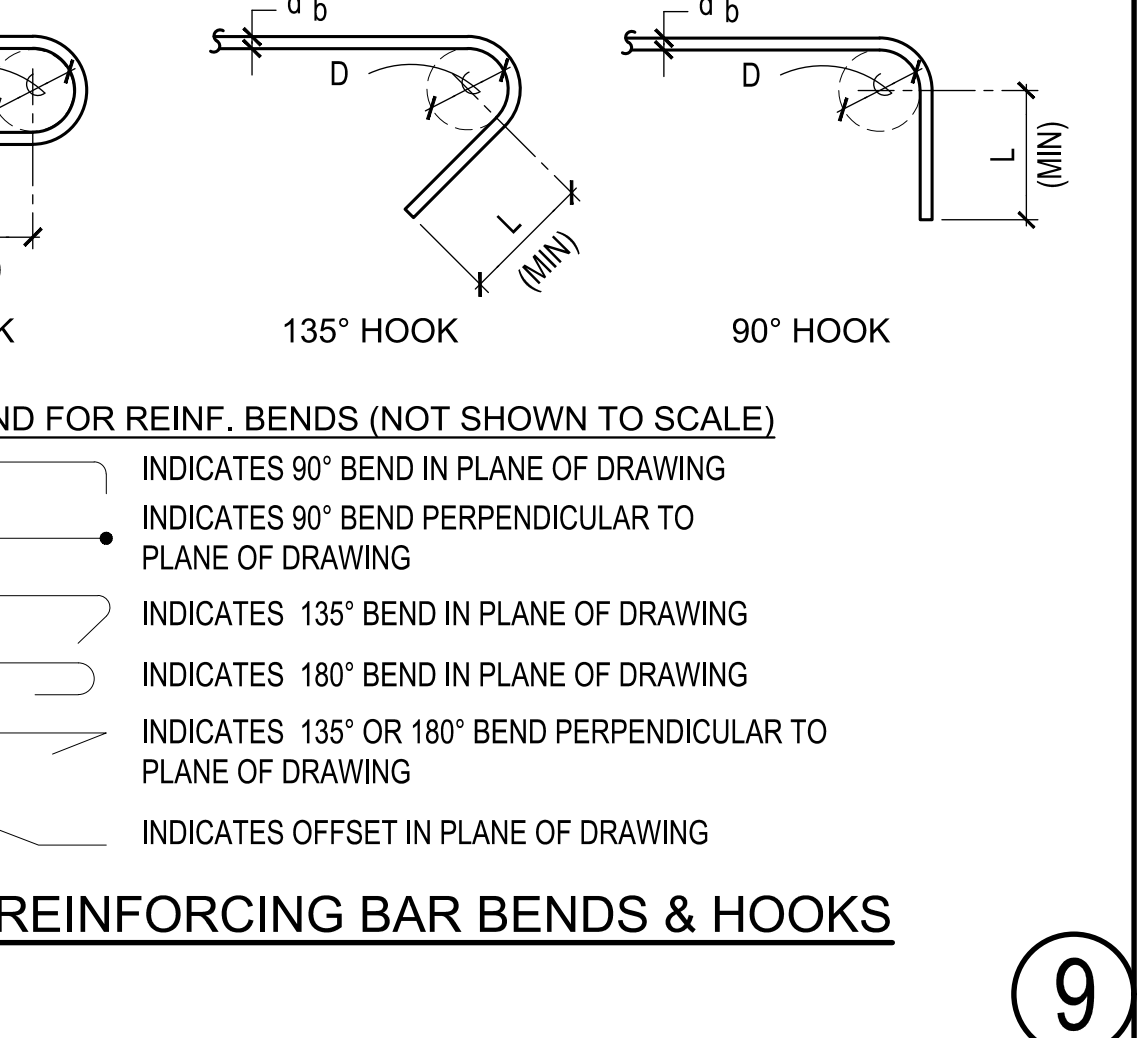


BARS OTHER THAN STIRRUPS, TIES, HOOPS & CROSS-TIES

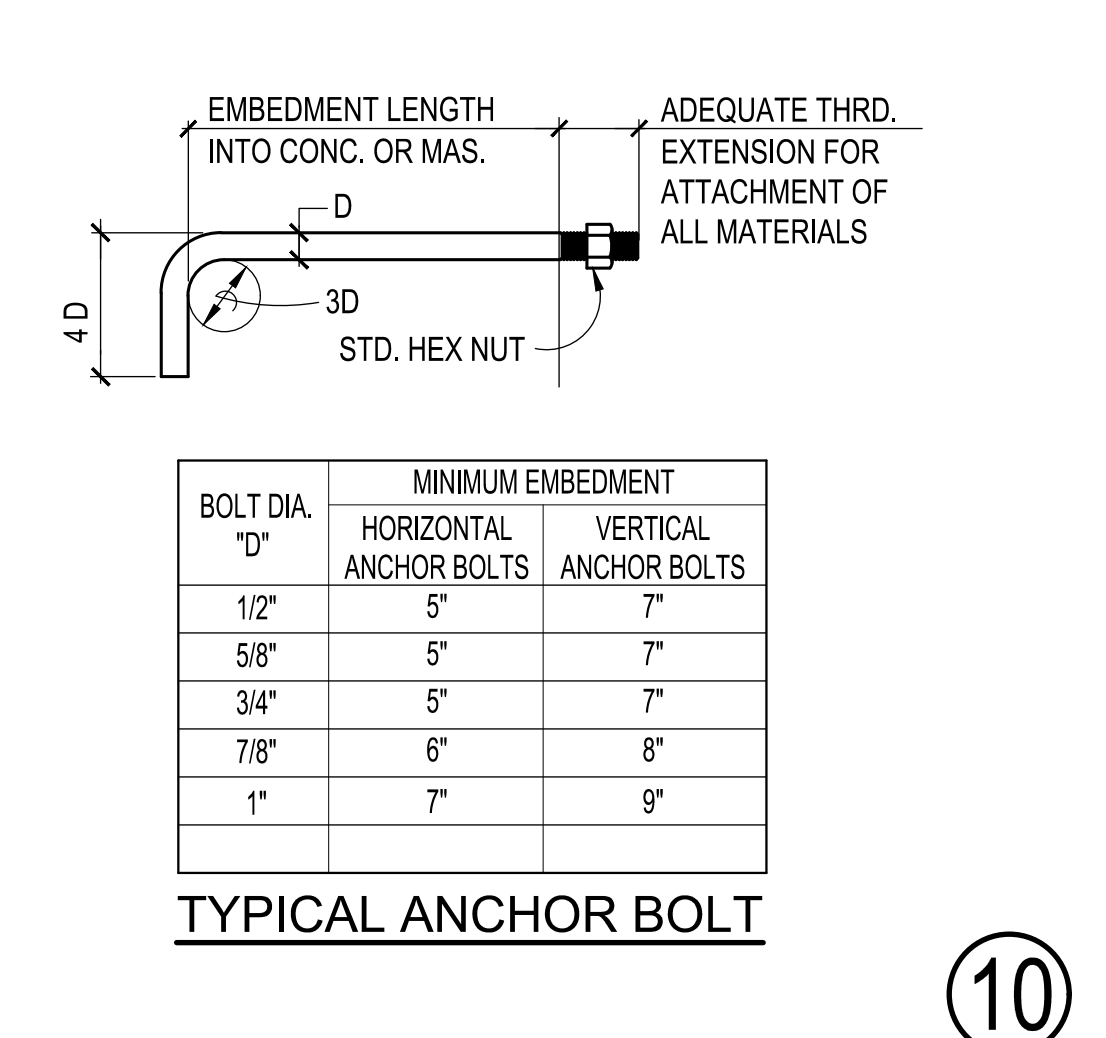
BAR SIZE	"D"	180° "L"	135° "L"	90° "L"
#3	2 1/4	2 1/2	-	4 1/2
#4	3	2 1/2	-	6
#5	3 3/4	2 1/2	-	7 1/2
#6	4 1/2	3	-	9
#7	5 1/4	3 1/2	-	10 1/2
#8	6	4	-	12
#9	9 1/2	4 1/2	-	13 1/2

STIRRUPS, TIES, HOOPS & CROSS-TIES

BAR SIZE	"D"	180°	135°	90°
#3	1 1/2	-	4	4
#4	2	-	4	4



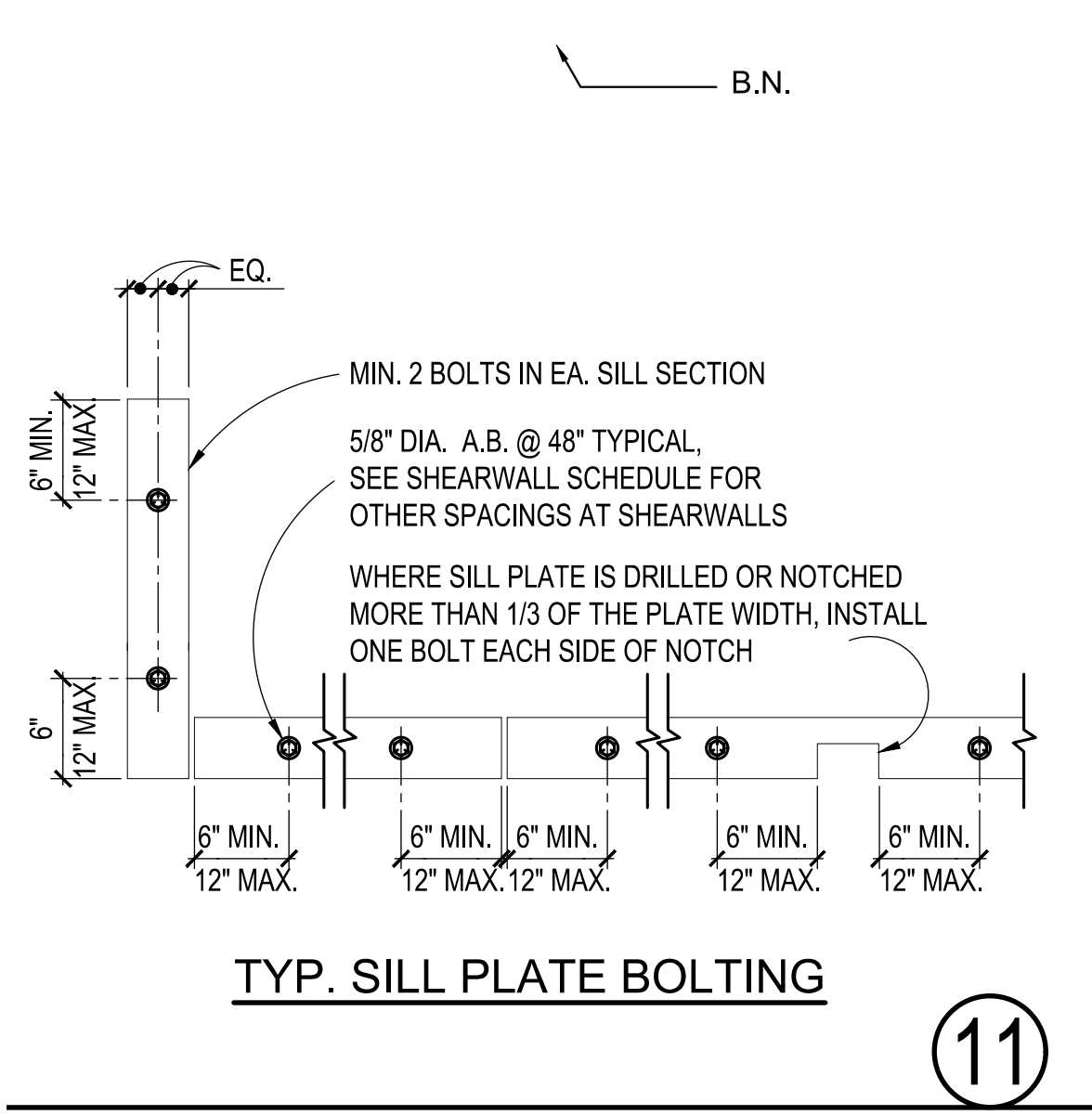
REINFORCING BAR BENDS & HOOKS



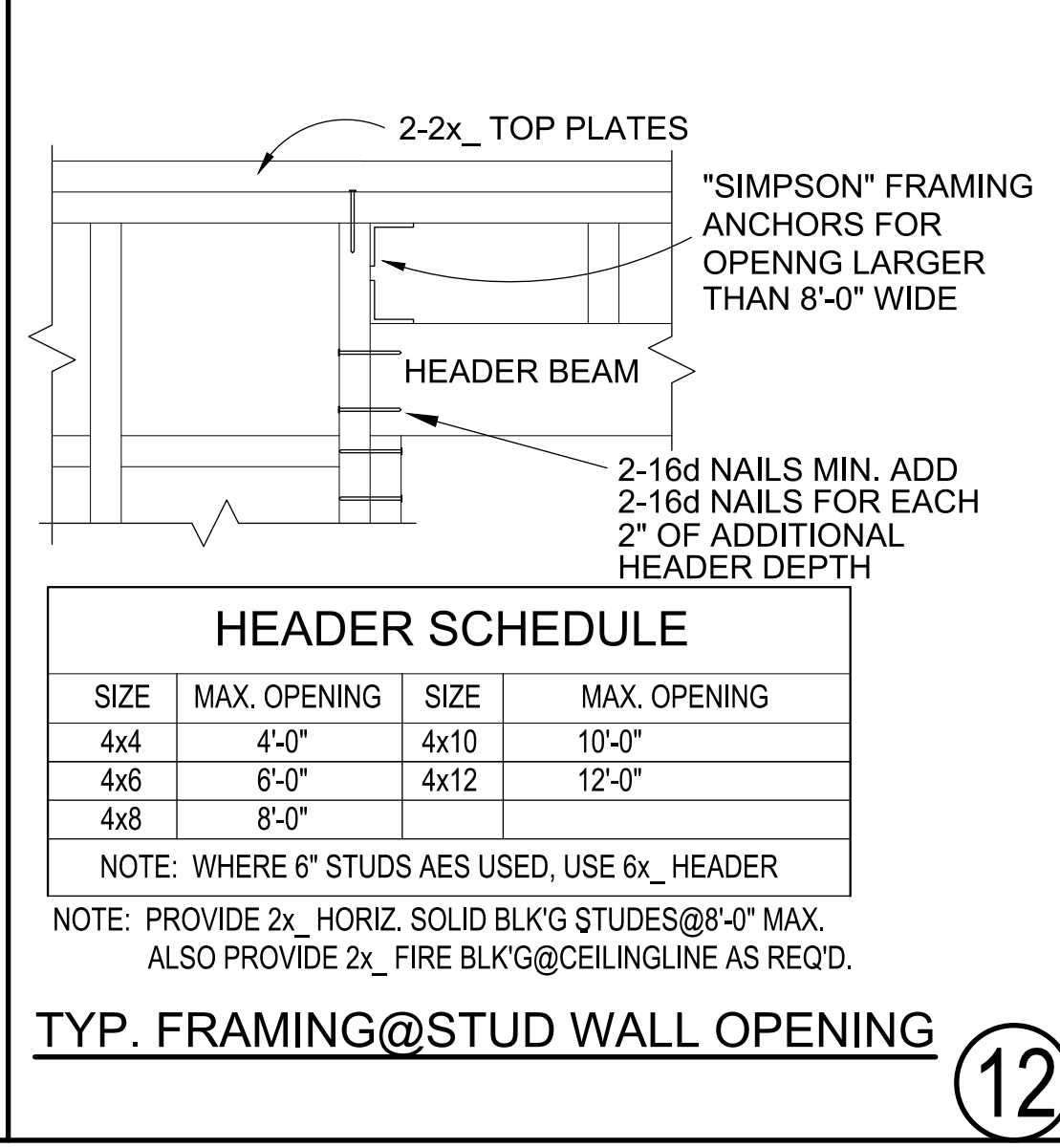
TYPICAL ANCHOR BOLT

BOLT DIA. "D"	MINIMUM EMBEDMENT	
	HORIZONTAL ANCHOR BOLTS	VERTICAL ANCHOR BOLTS
1/2"	5"	7"
5/8"	5"	7"
3/4"	5"	7"
7/8"	6"	8"
1"	7"	9"

TYPICAL ANCHOR BOLT



TYP. SILL PLATE BOLTING

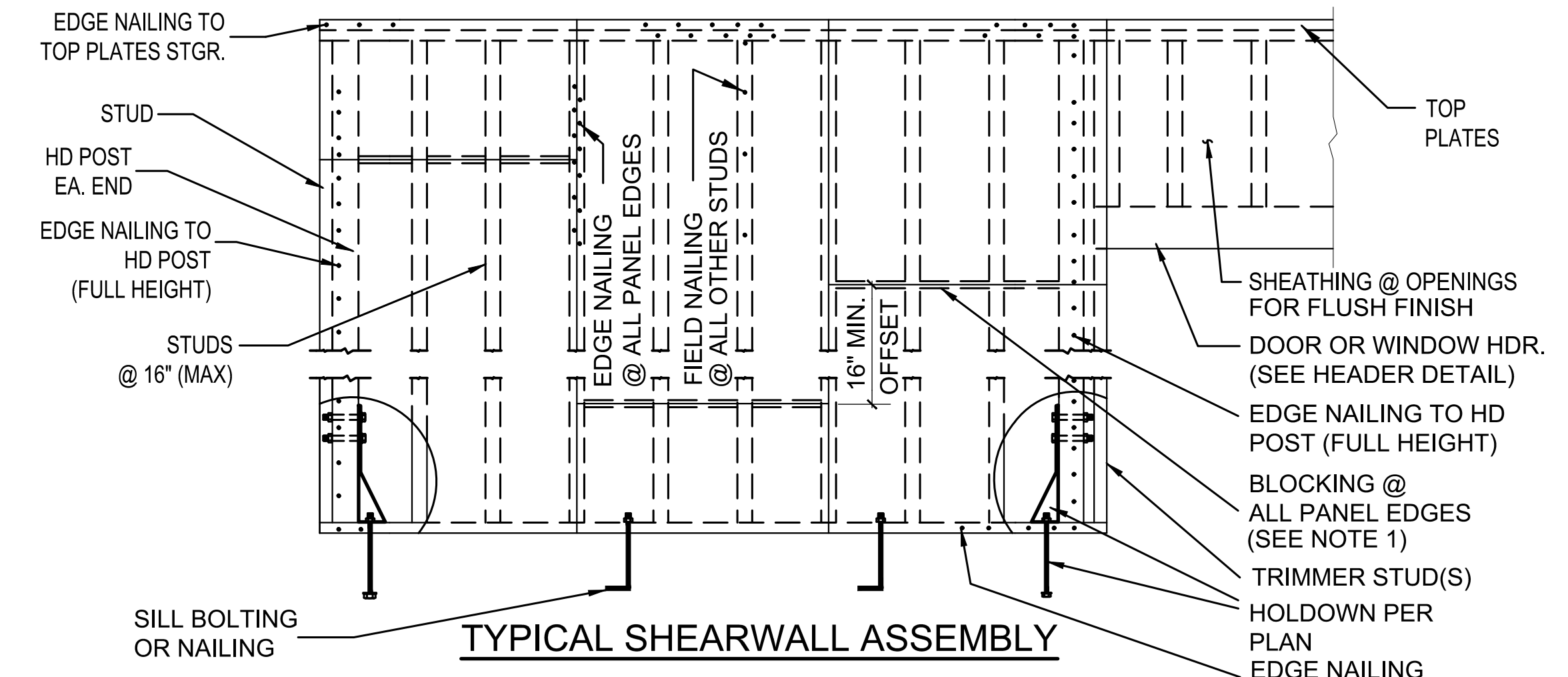


TYP. FRAMING@STUD WALL OPENING

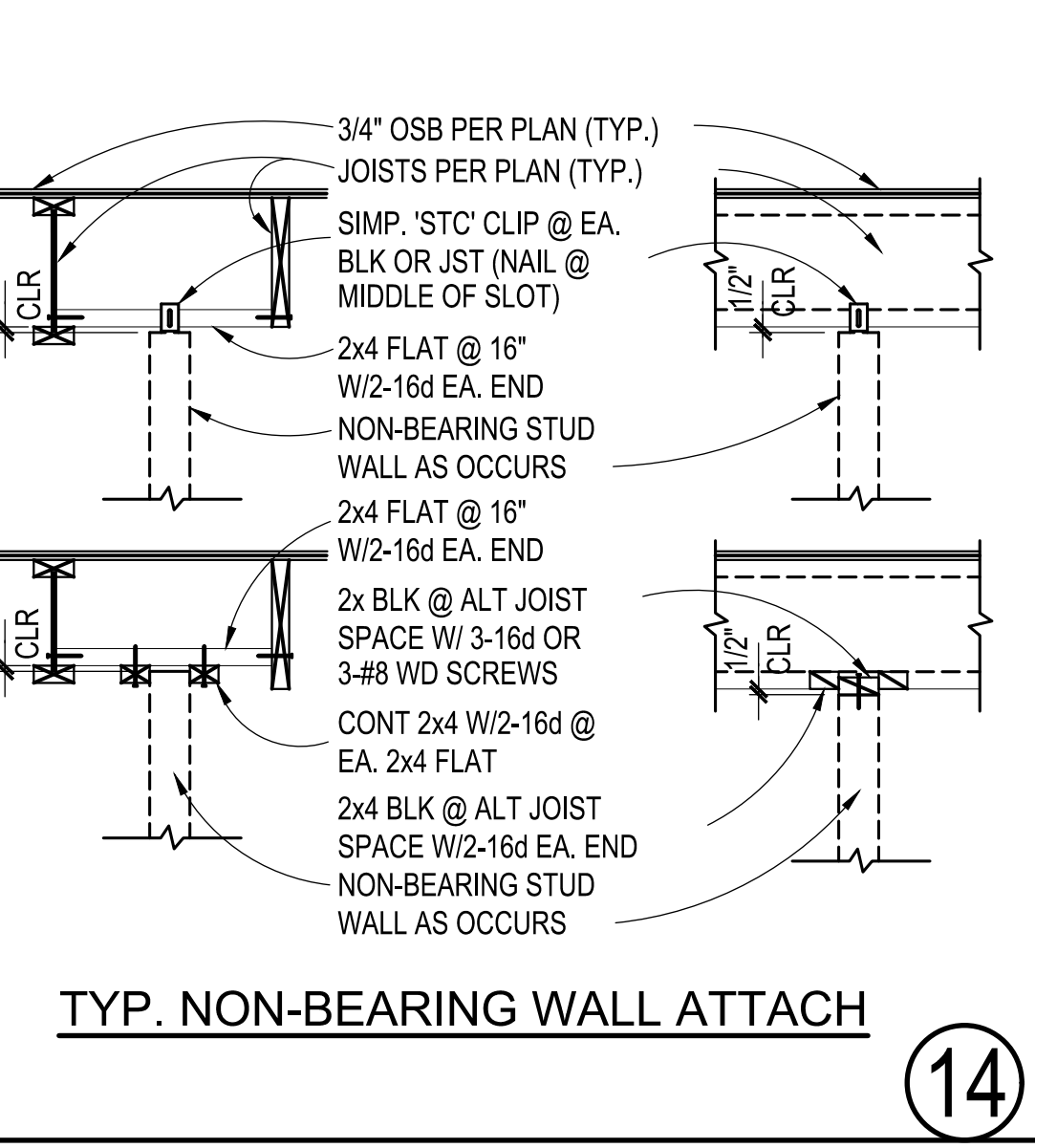
SHEARWALL SCHEDULE

TYPE	MATERIAL NOTES (1)	PANEL EDGE NOTES (2) (10)	SILL PLATE THICKNESS	ANCHOR BOLTS NOTE (3), (9)	SILL PLATE ATTACHMENT (4) (15)	REMARKS	MAXIMUM ALLOWABLE SHEAR (#1)	A35 OR LTP4 SPACING FROM DBL TOP PLATE TO RIM BLKG (16)
A	1/2" STR1 PLYWOOD ONE SIDE (8)	10d @ 6"	2x	5/8" @ 32"	16d @ 6"	1/4" SDS @ 12" o.c. 3/8" LAG @ 10" o.c.	NOTE (9)	310
B	1/2" STR1 PLYWOOD ONE SIDE (8)	10d @ 4"	2x (5)	5/8" @ 32"	16d @ 4"	1/4" SDS @ 8" o.c. 3/8" LAG @ 6" o.c.	NOTE (6) (7), (9)	460
C	1/2" STR1 PLYWOOD ONE SIDE (8)	10d @ 3"	2x (5)	5/8" @ 24"	16d @ 3"	1/4" SDS @ 6" o.c. 3/8" LAG @ 4" o.c.	NOTE (6) (7), (9)	600
D	1/2" STR1 PLYWOOD ONE SIDE (8)	10d @ 2"	2x (5)	5/8" @ 16"	2-16d @ 4" (11)	1/4" SDS @ 5" o.c. 3/8" LAG @ 4" o.c.	NOTE (6) (7), (9)	770
BB	1/2" STR1 PLYWOOD TWO SIDE (8)	10d @ 4"	3x (5)	5/8" @ 16"	2-16d @ 4" (11)	1/4" SDS @ 4" o.c. 3/8" LAG @ 3" o.c.	NOTE (6) (7), (9), (12)	920
CC	1/2" STR1 PLYWOOD TWO SIDE (8)	10d @ 3"	3x (5)	5/8" @ 12"	2-16d @ 3" (11)	1/4" SDS @ 3" o.c. 3/8" LAG @ 2 1/2" o.c.	NOTE (6) (7), (9), (14)	1200
DD	1/2" STR1 PLYWOOD TWO SIDE (8)	10d @ 2"	3x (5)	5/8" @ 10"	N/A	1/4" SDS @ 2 1/2" o.c. 3/8" LAG @ 2" o.c.	NOTE (6) (7), (9), (14)	1540
E	3/8" STR1 PLYWOOD ONE SIDE	8d @ 6"	2x	5/8" @ 32"	16d @ 4"	1/4" SDS @ 12" o.c. 3/8" LAG @ 12" o.c.	NOTE (9)	200
SI	SIMPSON WSWH24x9							

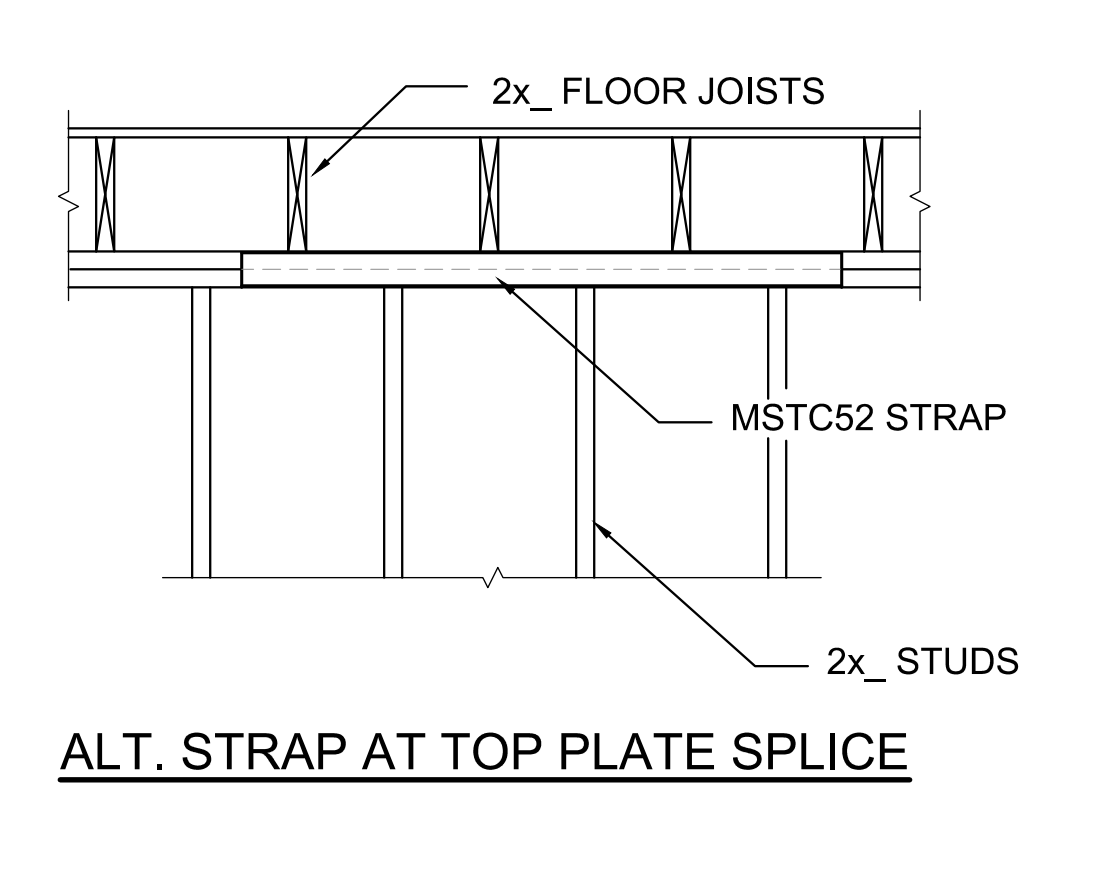
- Studs shall be placed at 16" o.c. (maximum). 4x post min. at each end of wall. See remarks and corresponding footnotes for additional requirements.
- All field nailing to be @ 12" o.c. All panel nailing shall be COMMON nails.
- Anchor bolts in contact with pressure treated lumber to be hot-dipped zinc-coated galvanized steel. Anchor bolts shall be 12" long for 2x sills and 14" long for 3x sills, w/9" min. embedment. Minimum number of anchor bolts and requirements at splice and corners (see info. notes below).
- Use COMMON nails or SDS screws for sill plate attachment. Nailing schedule is applicable only at 2x plate w/ 3/4" thick floor sheathing. Use lag bolt schedule for all other conditions, such as 3x sill plate, 2-2x sill plate or thicker plywood sheathing & where nailing is not applicable (shown as N/A on above table). Alternatively, 1/4" SDS screws may be used with the spacing specified per schedule providing they satisfy a minimum penetration of 3/4" into the solid member below.
- Sill plates on concrete or masonry shall be 3x P.T.D.F. min.
- Studs at each end of shearwalls and studs and blocking at panel edges shall be 3" nominal (min) and nails shall be with 1/2" panel edge distance, and with 3/8" edge distance at framing member.
- Structural observation is required (LABC 91.0307).
- Use 4-ply plywood (minimum).
- Plate washers shall be provided for sill plate anchor bolts & holdown stud bolts opposite holdown hardware, cut washers not permitted. 2305.3.11 For 5/8" dia. bolts use: 1/4" thick x 3" square plate washer, for 7/8" dia. bolts use: 3/8" thick x 3" square plate washer. For 3/4" dia. bolts use: 5/16" thick x 3" square plate washer; for 1" dia. bolts use: 3/8" thick x 3-1/2" square plate washer. Alternatively simon bps-3 plate washers may be used w/ standard cut washer per larr# 25293. Anchor bolt nuts at holdown shall be retightened just prior to covering of the wall framing.
- Nailing shall be staggered in two lines along panel edges when nail spacing is 2" o.c., or when 10d common nails penetrate framing more than 1-5/8". Nails shall be placed 3/8" from panel edges and at least 1/4" from the edge of the 2x framing member at shears of 300# or less. For nailing edge distance at 3x member see note (6).
- Use 3x solid wood blocking or 3x solid wood member min. below sill plate.
- Pre-drilled holes for nailing may be required at 2x sill plate to prevent splitting, or use alternate lag bolt schedule.
- Min. 3" penetration into 3x solid wood blocking or 3x solid wood member below. Provide plywood shim at bottom of solid wood blk'g to match TJ depth as required.
- Use min. sill plate 2 x 6 or 3 x 4 to prevent splitting of sill plate.
- Solid blocking required. TJ blk'g is not permitted.
- Provide A35 @ 16" o.c. min. between Blocking/Rim Joist to double top plates of all exterior walls (including lintels above doors and openings).



TYPICAL SHEARWALL ASSEMBLY

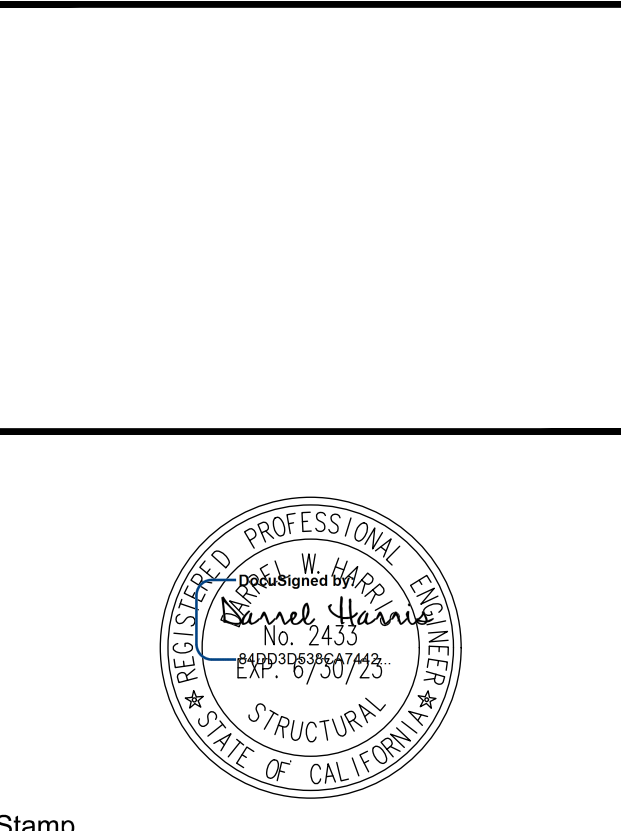


TYP. NON-BEARING WALL ATTACH



ALT. STRAP AT TOP PLATE SPLICE

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SEISMIC RETROFIT

10 VISTA REAL MILL VALLEY, CA 94941

Issue	Description	Date

DRAWN BY: J.K.B.
CHECKED BY: D.W.H.
DATE: _____

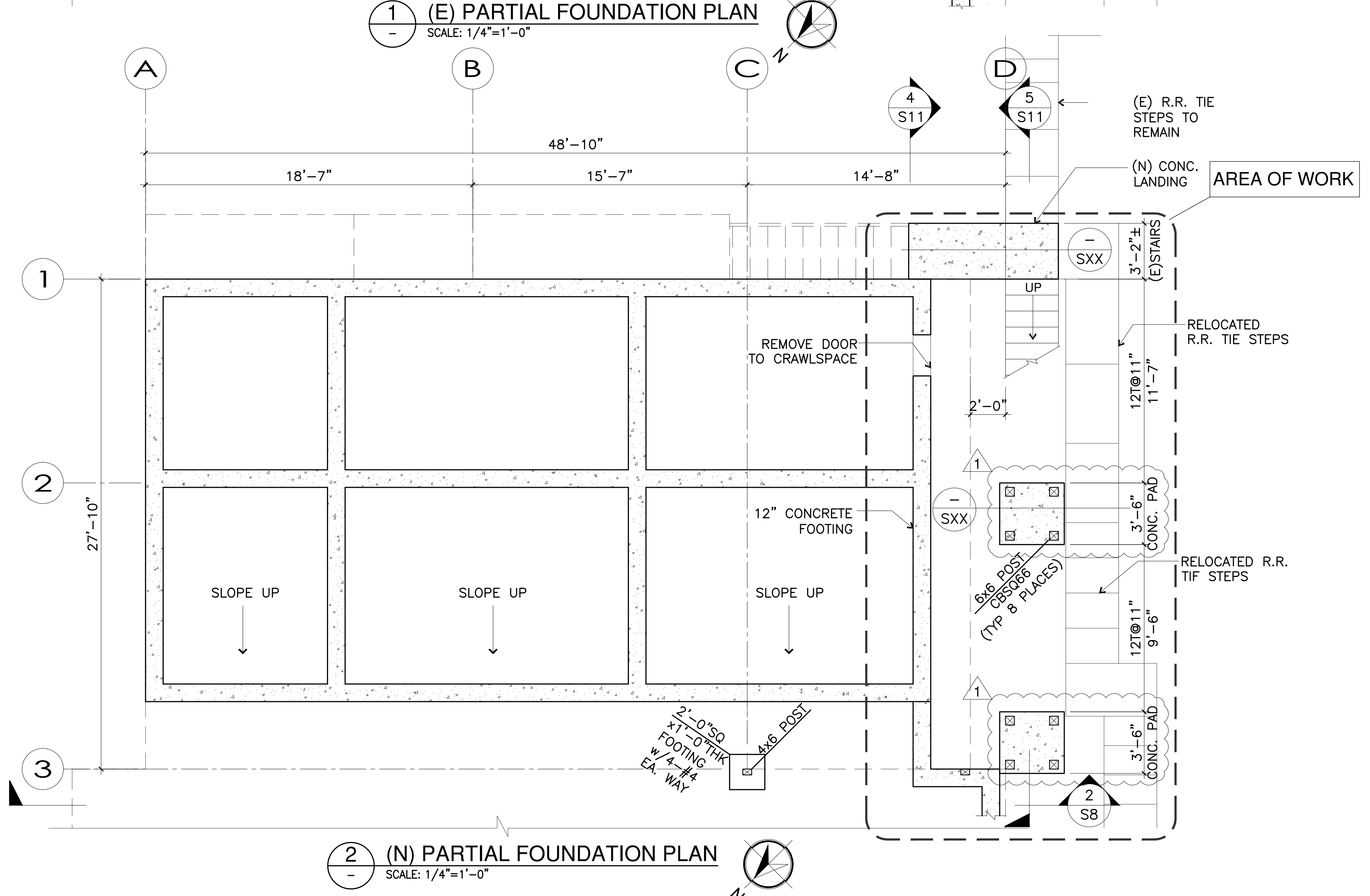
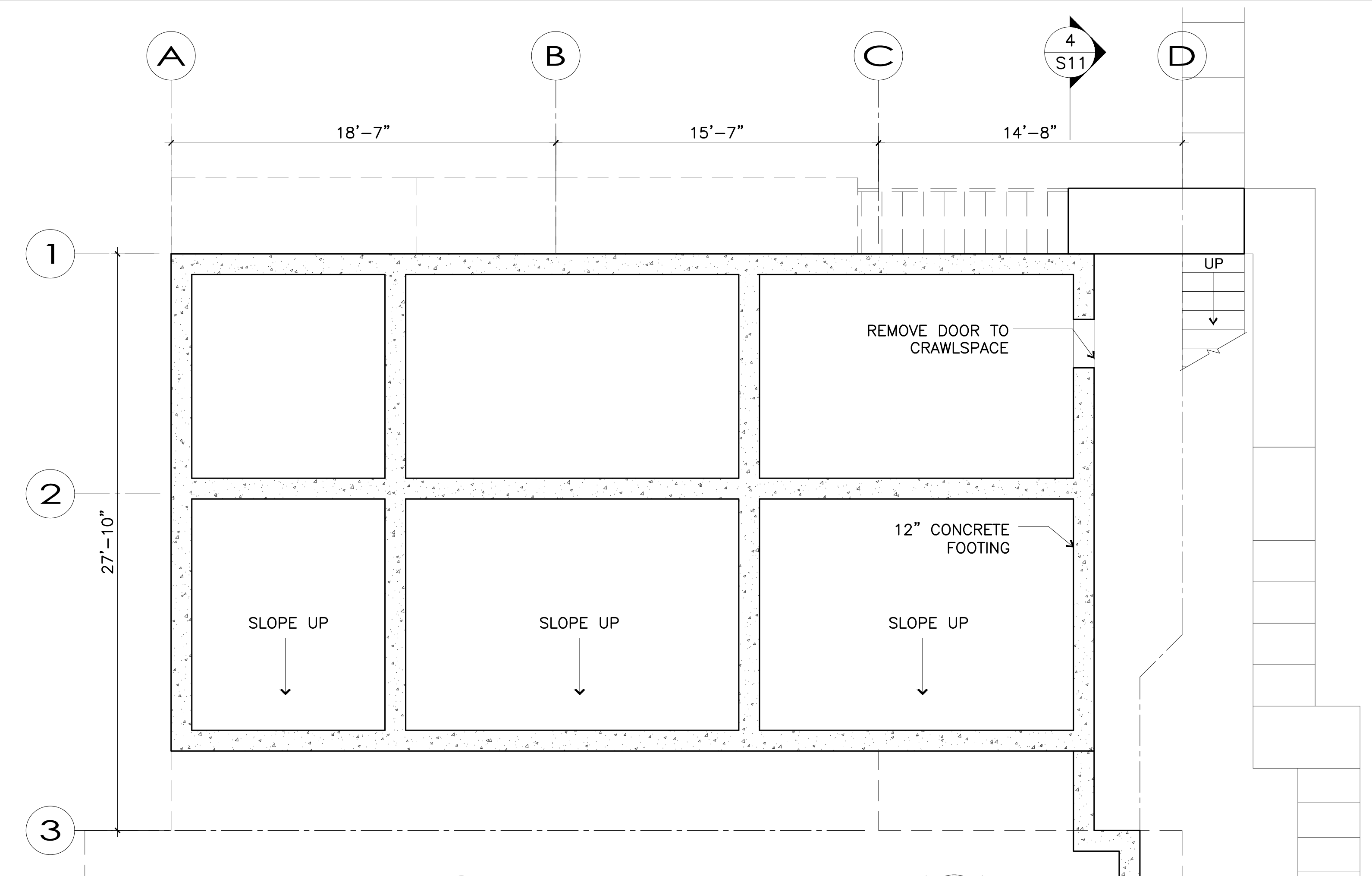
OWNER APPROVAL:
DATE: _____

TYPICAL DETAILS

S2

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**STAIR ADDITION
ENLARGE DOOR**

10 VISTA REAL
MILL VALLEY, CA 94941

Issue	Description	Date
1	PLAN CHECK #	03.31.23

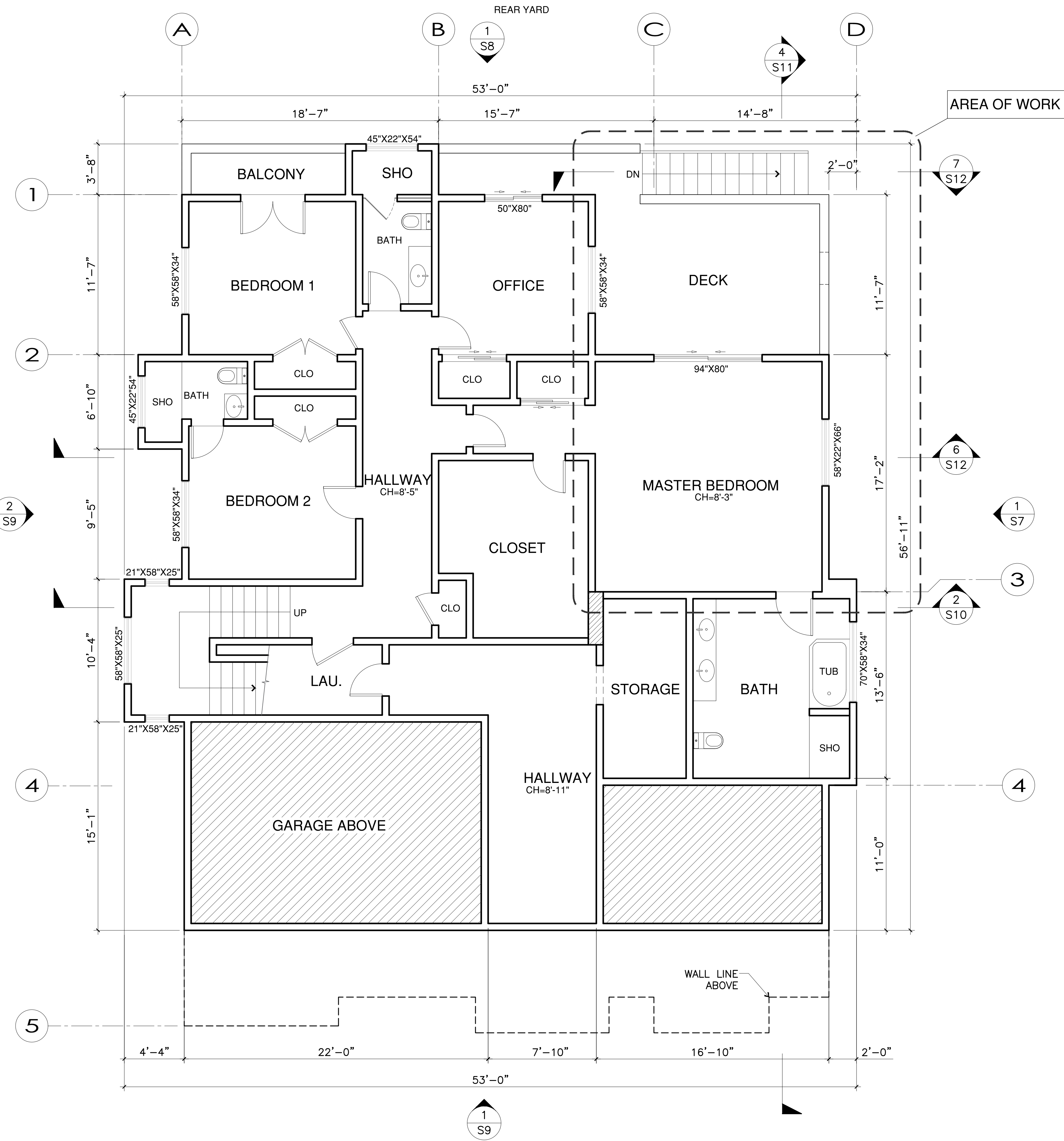
DRAWN BY: J.K.B.
 CHECKED BY: D.W.H.
 DATE:

OWNER APPROVAL:
 DATE:

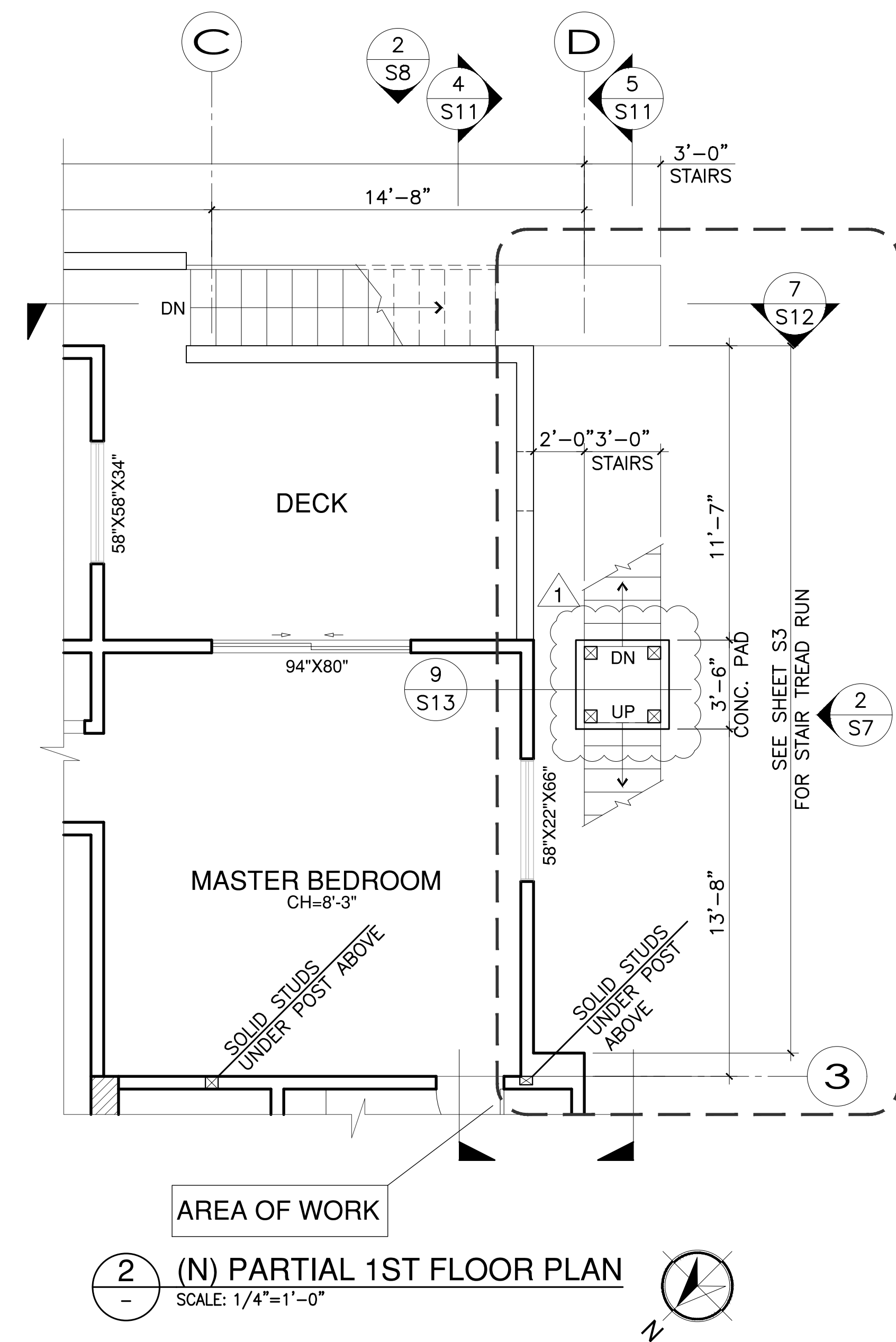
(E) & (N) FOUNDATION PLAN

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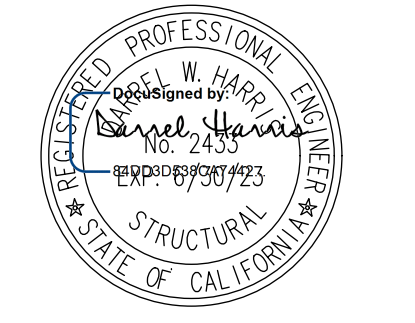


1 (E) 1ST FLOOR PLAN
 SCALE: 1/4"=1'-0"



2 (N) PARTIAL 1ST FLOOR PLAN
 SCALE: 1/4"=1'-0"

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**STAIR ADDITION
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 MILL VALLEY, CA 94941

Issue	Description	Date
1	PLAN CHECK #	03.31.23

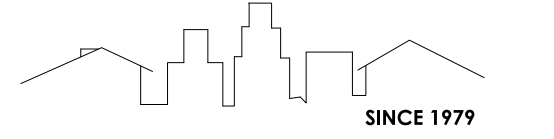
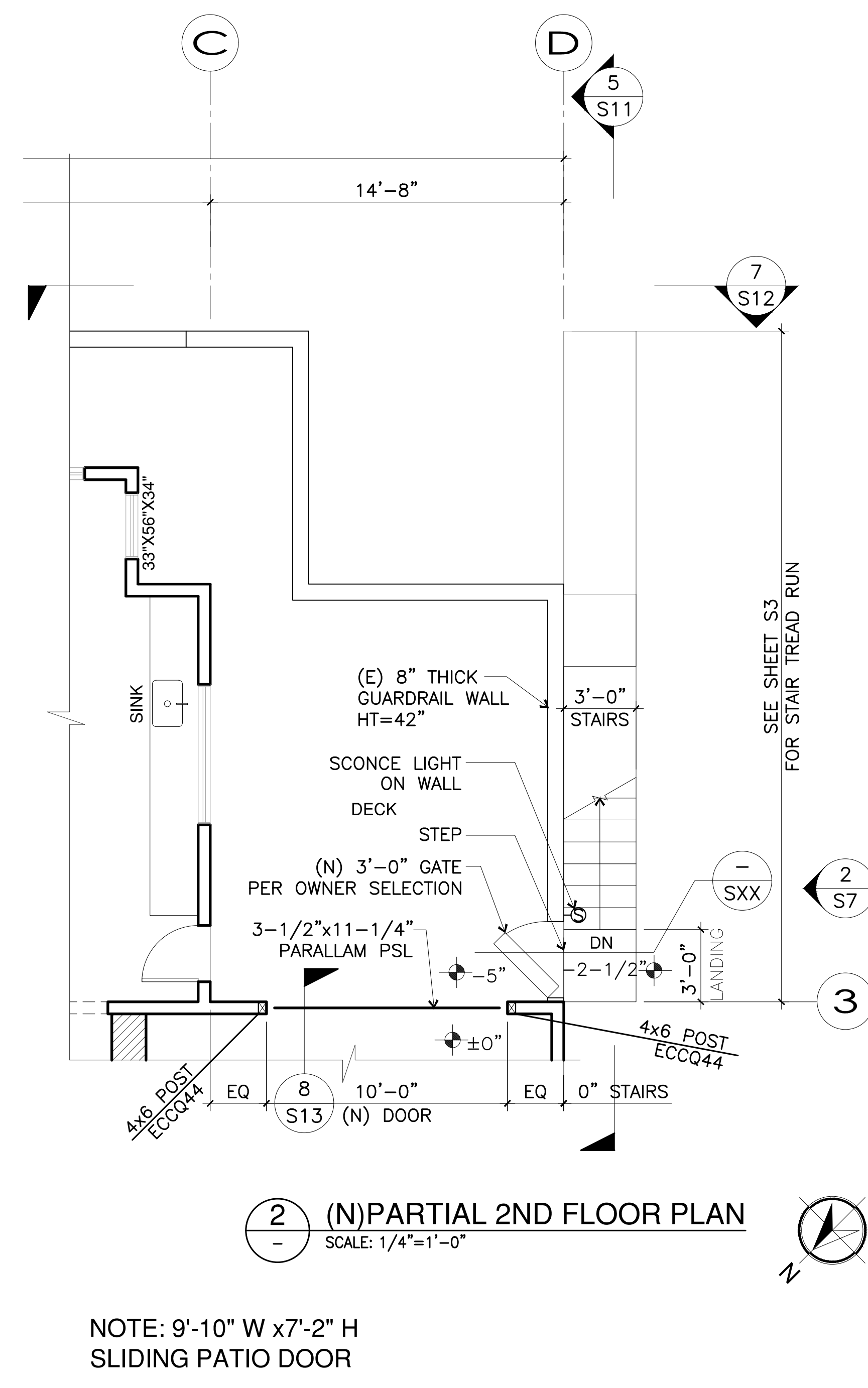
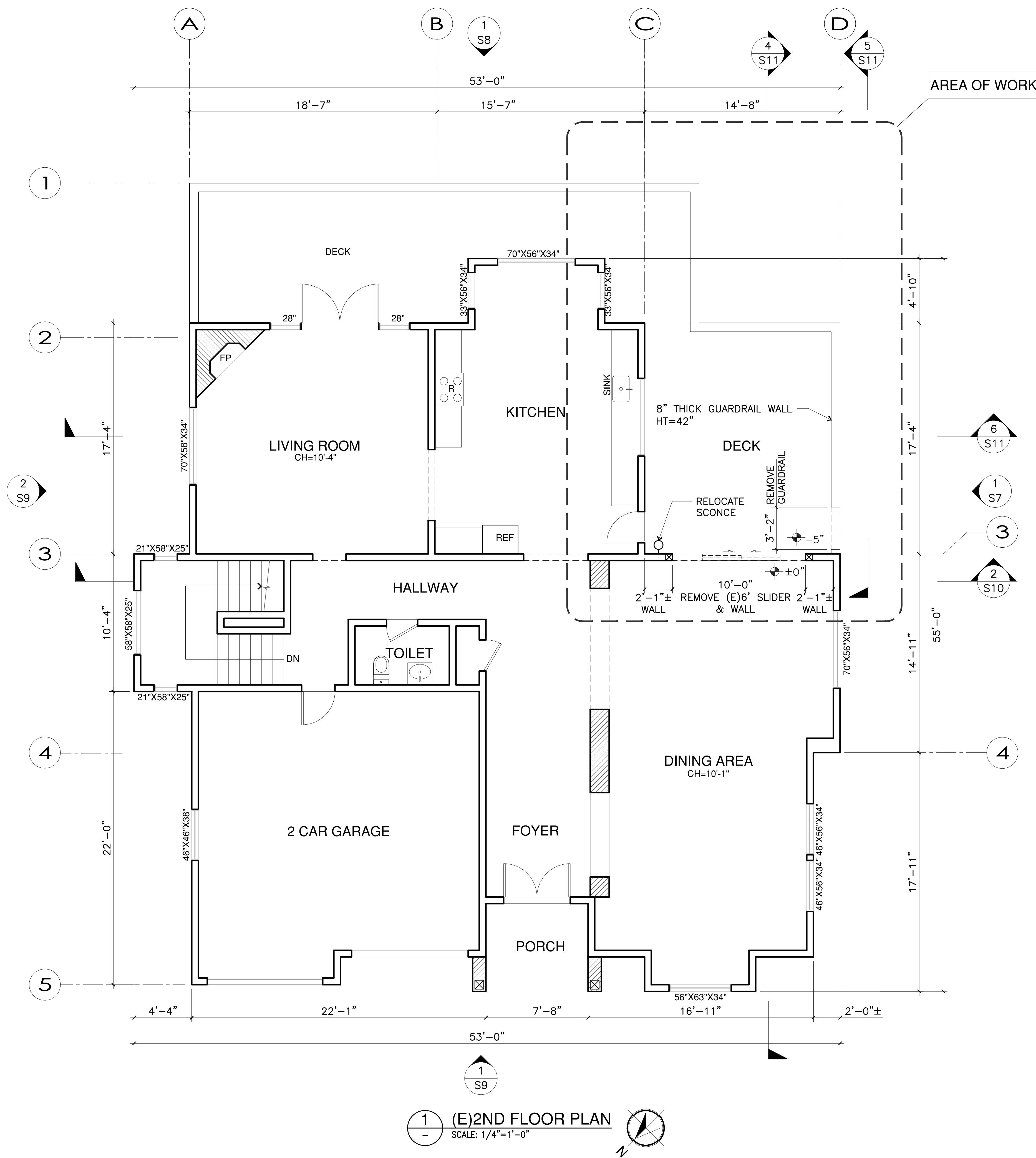
DRAWN BY: J.K.B.
 CHECKED BY: D.W.H.
 DATE:

 OWNER APPROVAL:
 DATE:

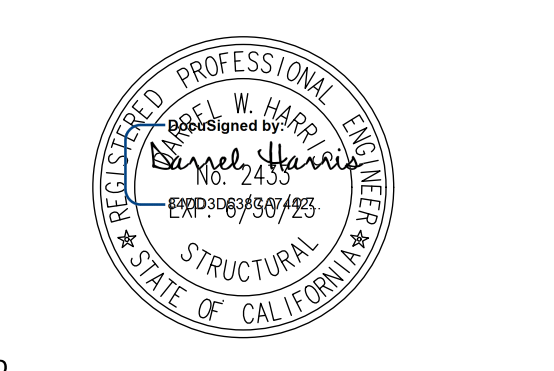
1ST FLOOR PLAN

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**STAIR ADDITION
ENLARGE DOOR**

10 VISTA REAL
MILL VALLEY, CA 94941

Issue	Description	Date

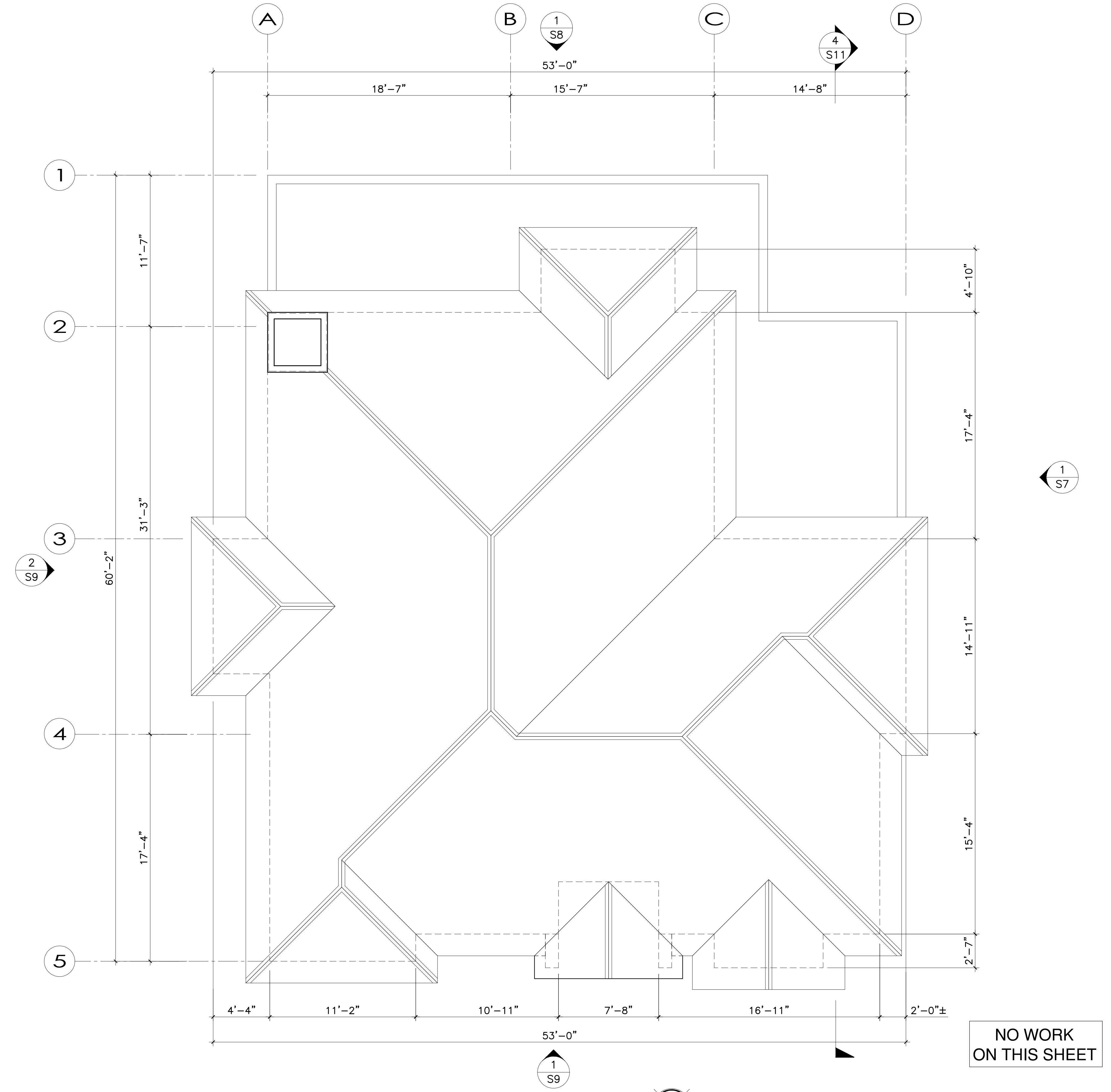
DRAWN BY: J.K.B.
CHECKED BY: D.W.H.
DATE: _____
OWNER APPROVAL:
DATE: _____

2ND FLOOR PLAN

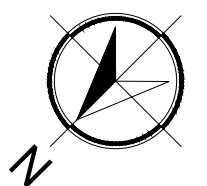
S5

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



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10 VISTA REAL
 MILL VALLEY, CA 94941

Issue	Description	Date

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 DATE:

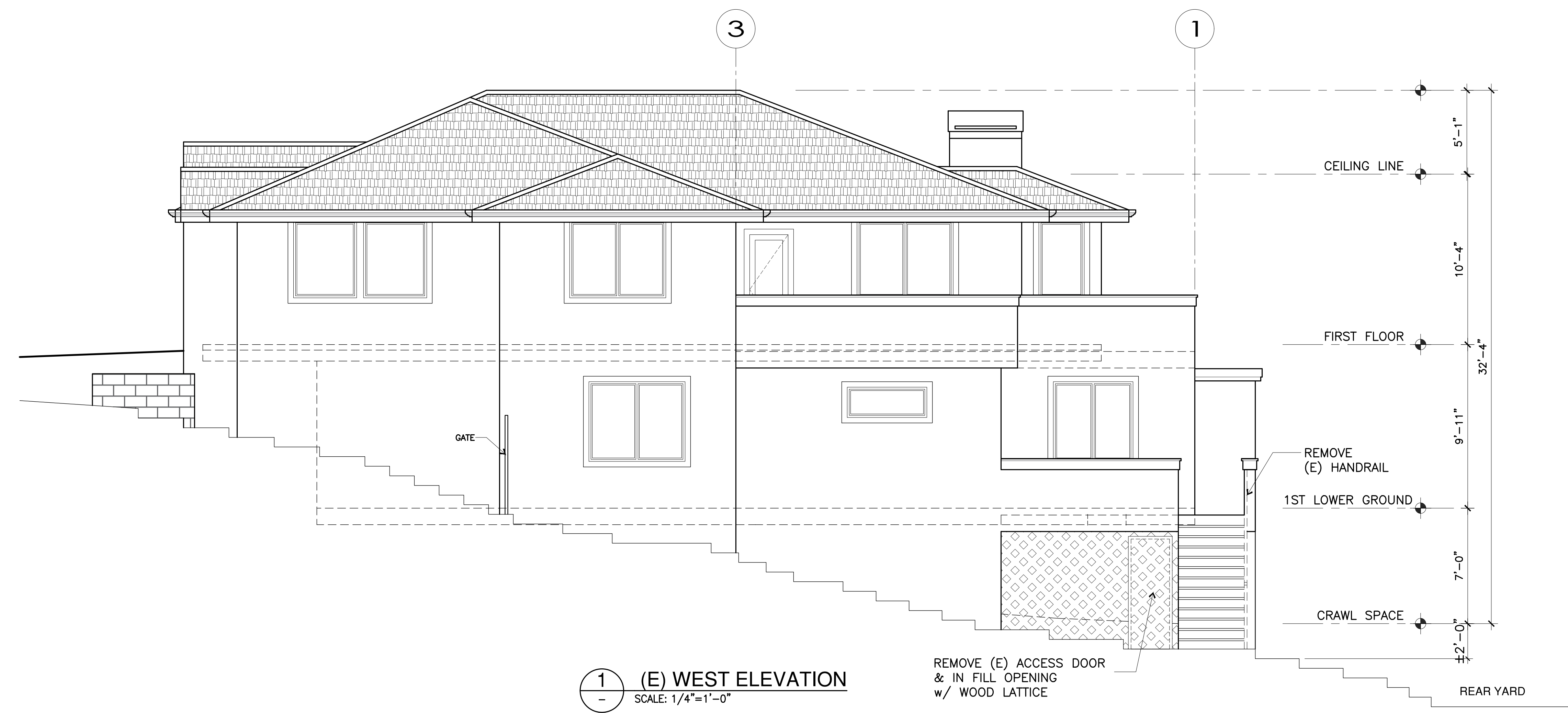
OWNER APPROVAL:
 DATE:

ROOF PLAN

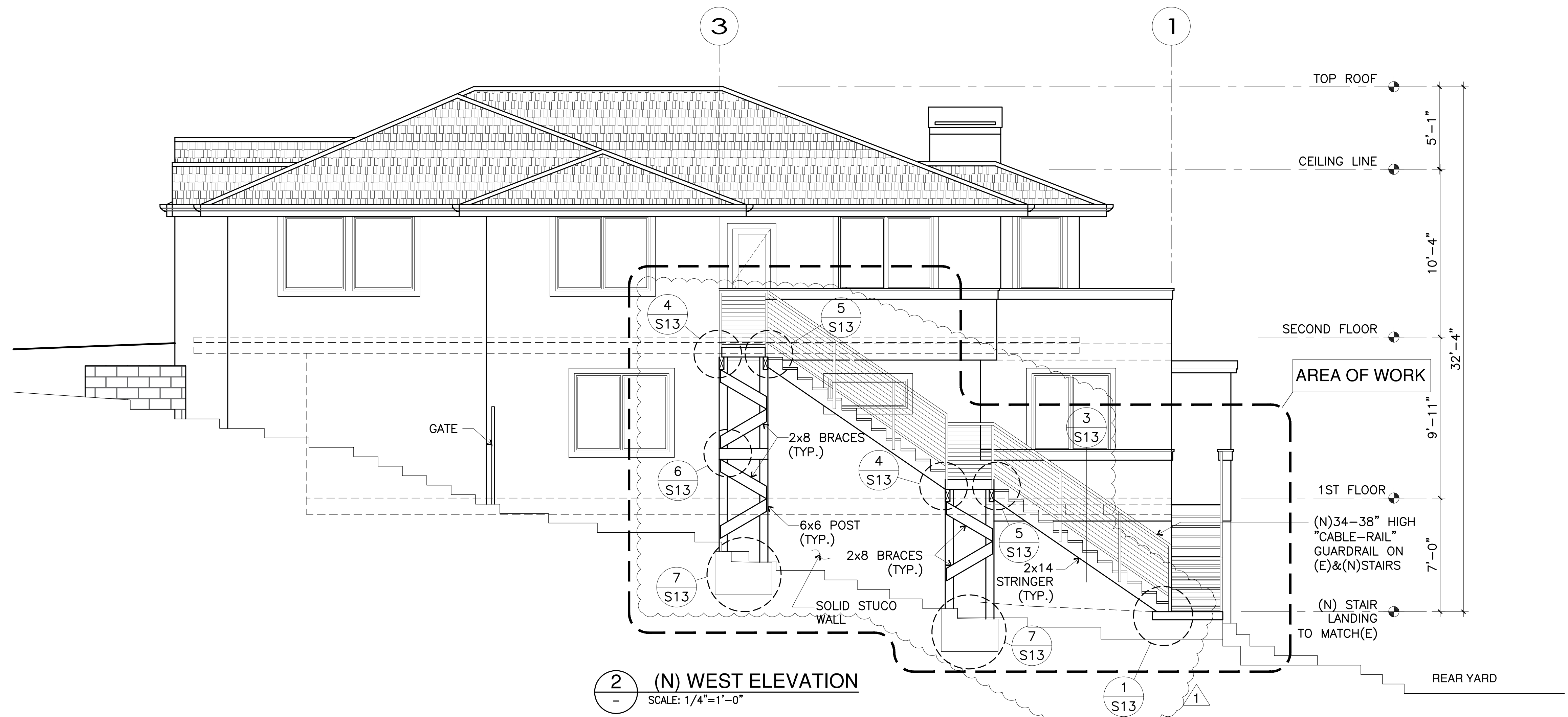
S6

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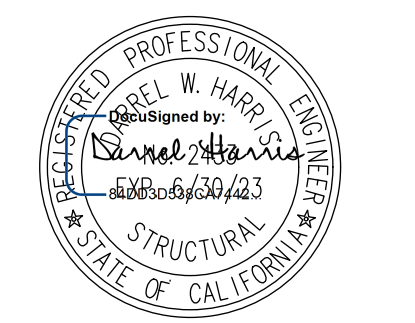


1 (E) WEST ELEVATION
SCALE: 1/4"=1'-0"



2 (N) WEST ELEVATION
SCALE: 1/4"=1'-0"

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STAIR ADDITION
ENLARGE DOOR

10 VISTA REAL
MILL VALLEY, CA 94941

Issue	Description	Date
1	PLAN CHECK #	03.31.23

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(E) & (N) WEST
ELEVATIONS

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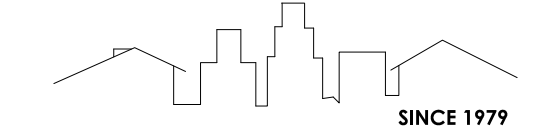
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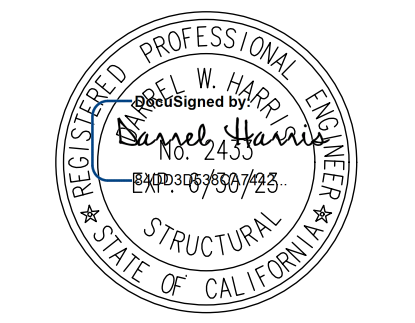
1 (E) SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 (N) SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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ENLARGE DOOR**

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MILL VALLEY, CA 94941

Issue	Description	Date

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DATE:

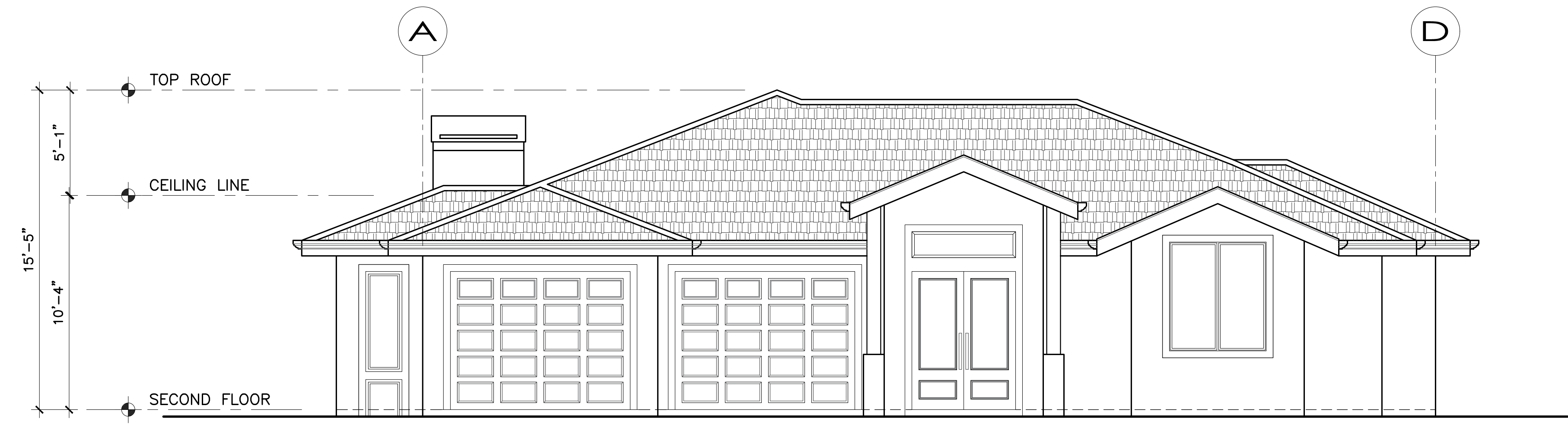
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DATE:

**(E) & (N) SOUTH
ELEVATIONS**

S8

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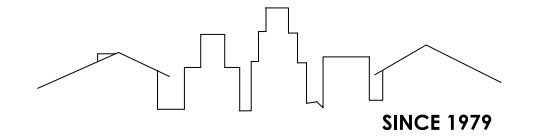
1 (E) NORTH ELEVATION
 SCALE: 1/4"=1'-0"

NO WORK ON THIS ELEVATION



2 (E) EAST ELEVATION
 SCALE: 1/4"=1'-0"

NO WORK ON THIS ELEVATION



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**STAIR ADDITION
 ENLARGE DOOR**

10 VISTA REAL
 MILL VALLEY, CA 94941

Issue	Description	Date

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 CHECKED BY: D.W.H.
 DATE:

OWNER APPROVAL:
 DATE:

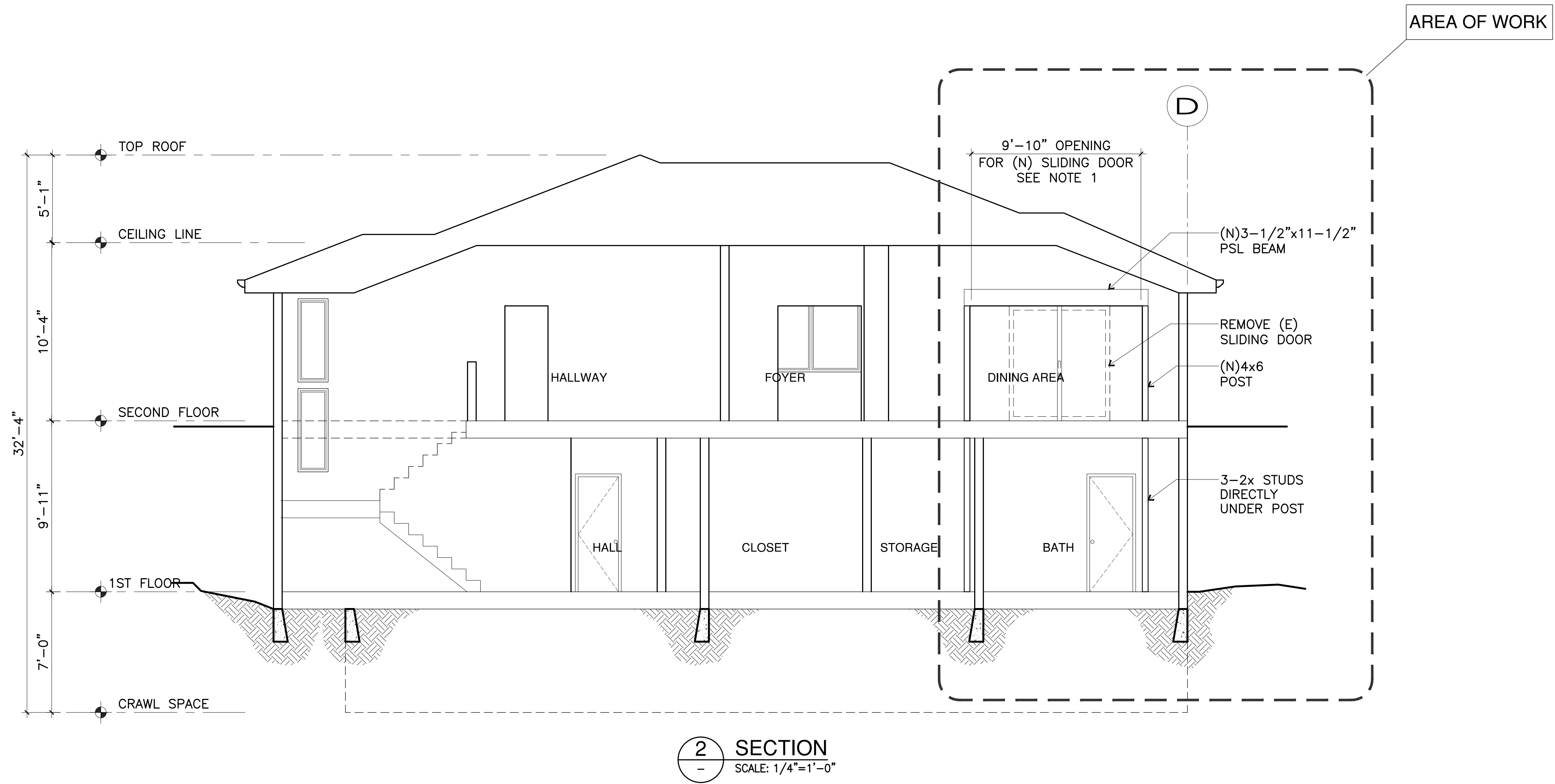
S9

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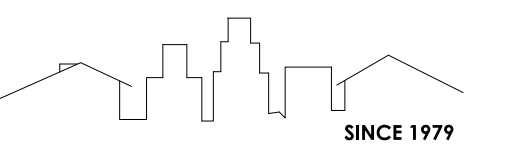
NOTE:

1. NEW DINING DOOR TO BE 7'-2"x9'-10"
ELEVATE SLIDING FRENCH DOOR

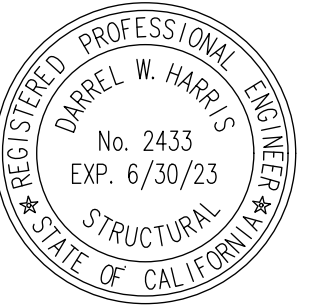


AREA OF WORK

2 SECTION
SCALE: 1/4" = 1'-0"



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**STAIR ADDITION
ENLARGE DOOR**

10 VISTA REAL
MILL VALLEY, CA 94941

Issue	Description	Date

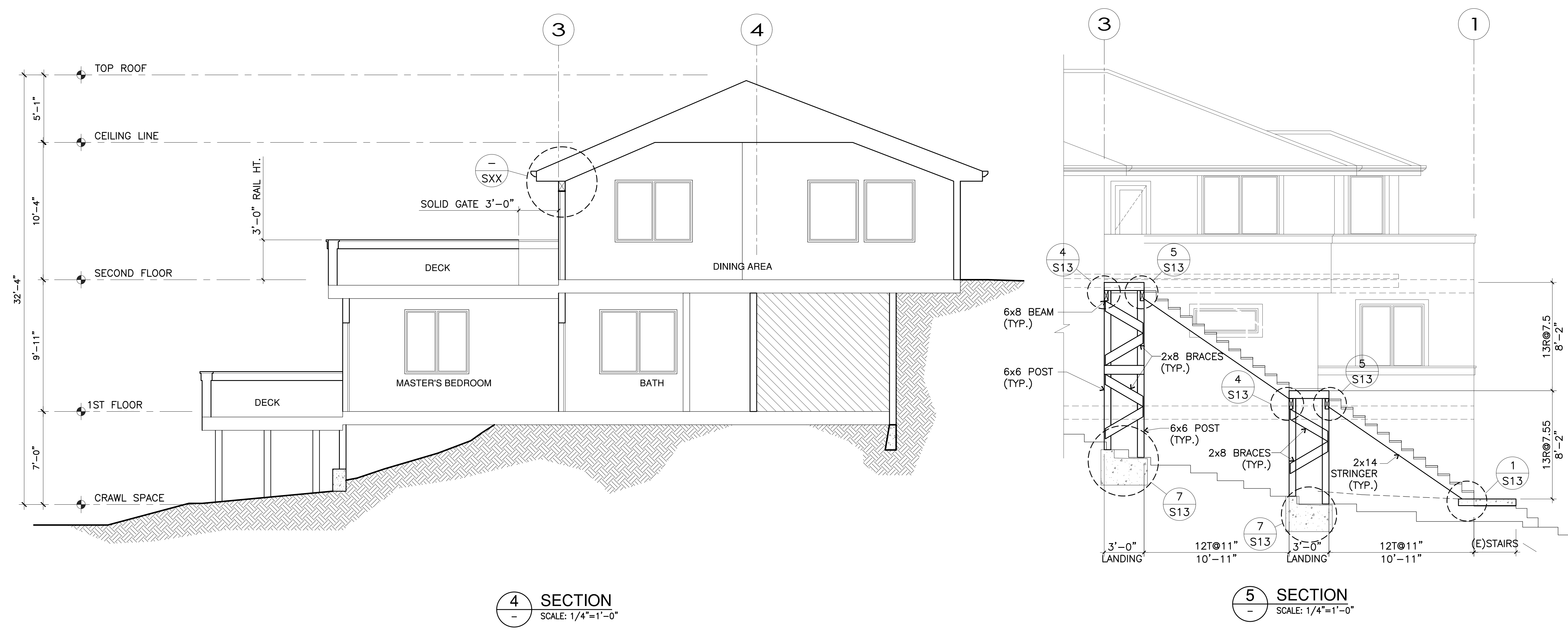
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SECTIONS

S10

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 REGISTERED PROFESSIONAL ENGINEER
 DANIEL W. HARRIS
 No. 2433
 EXP. 6/30/23
 STRUCTURAL
 STATE OF CALIFORNIA

**STAIR ADDITION
 ENLARGE DOOR**

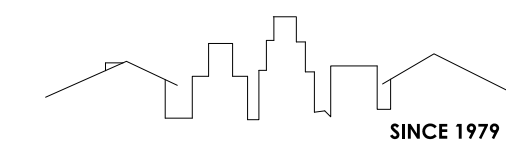
10 VISTA REAL
 MILL VALLEY, CA 94941

Issue	Description	Date

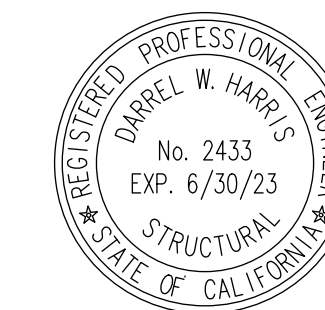
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SECTIONS



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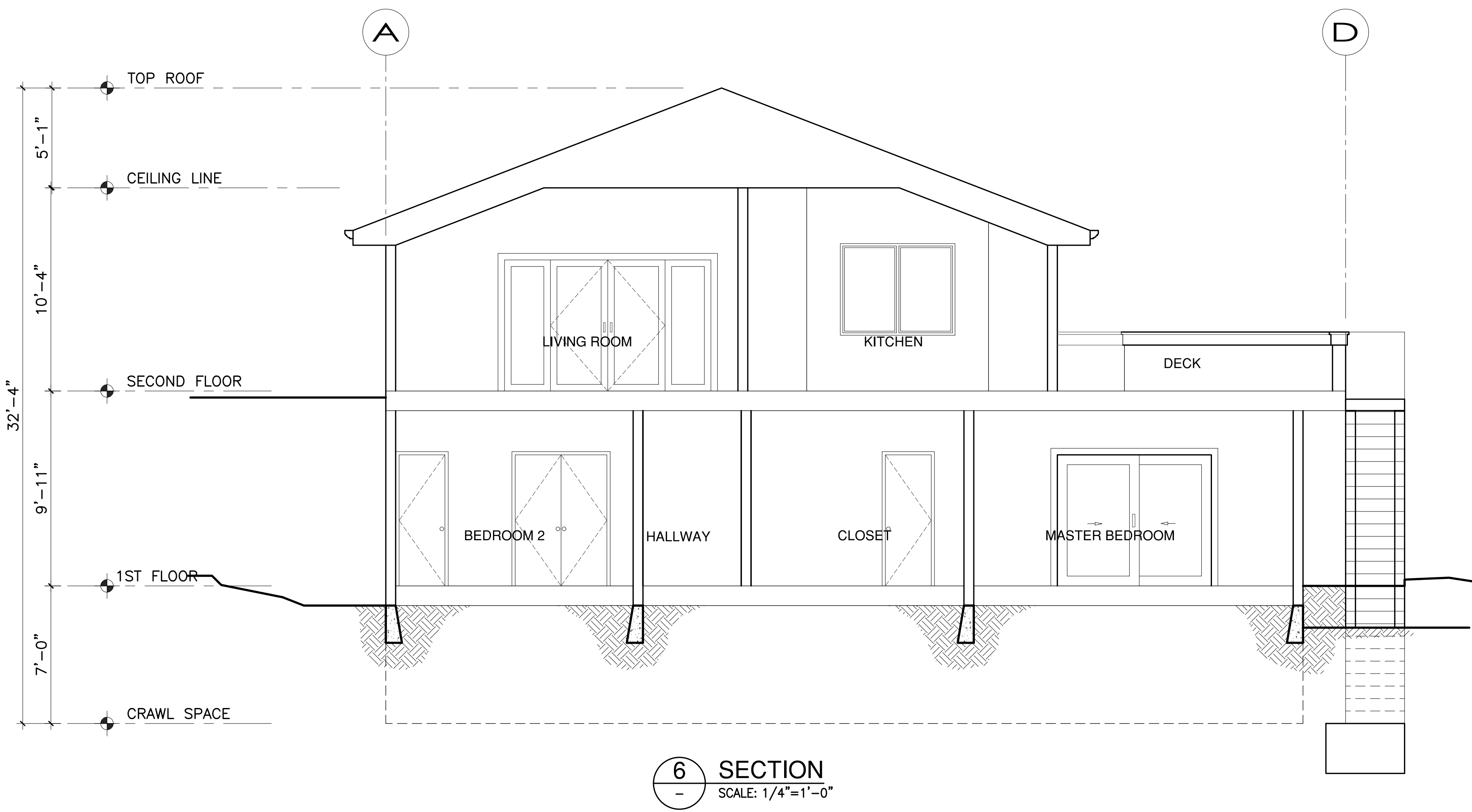
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MILL VALLEY, CA 94941

Issue Description Date

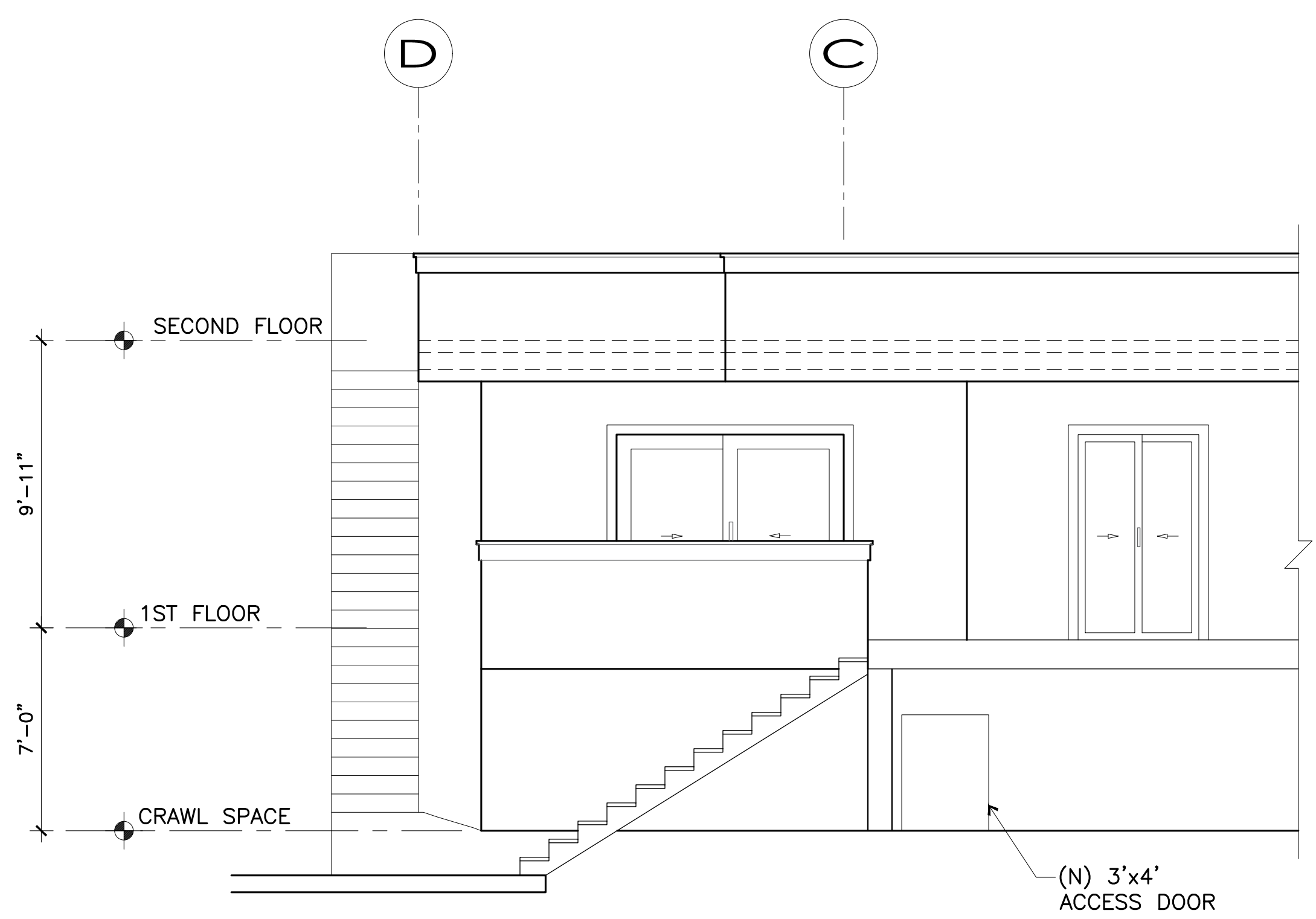
Issue	Description	Date

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SECTIONS



6 SECTION
SCALE: 1/4"=1'-0"



7 SECTION
SCALE: 1/4"=1'-0"

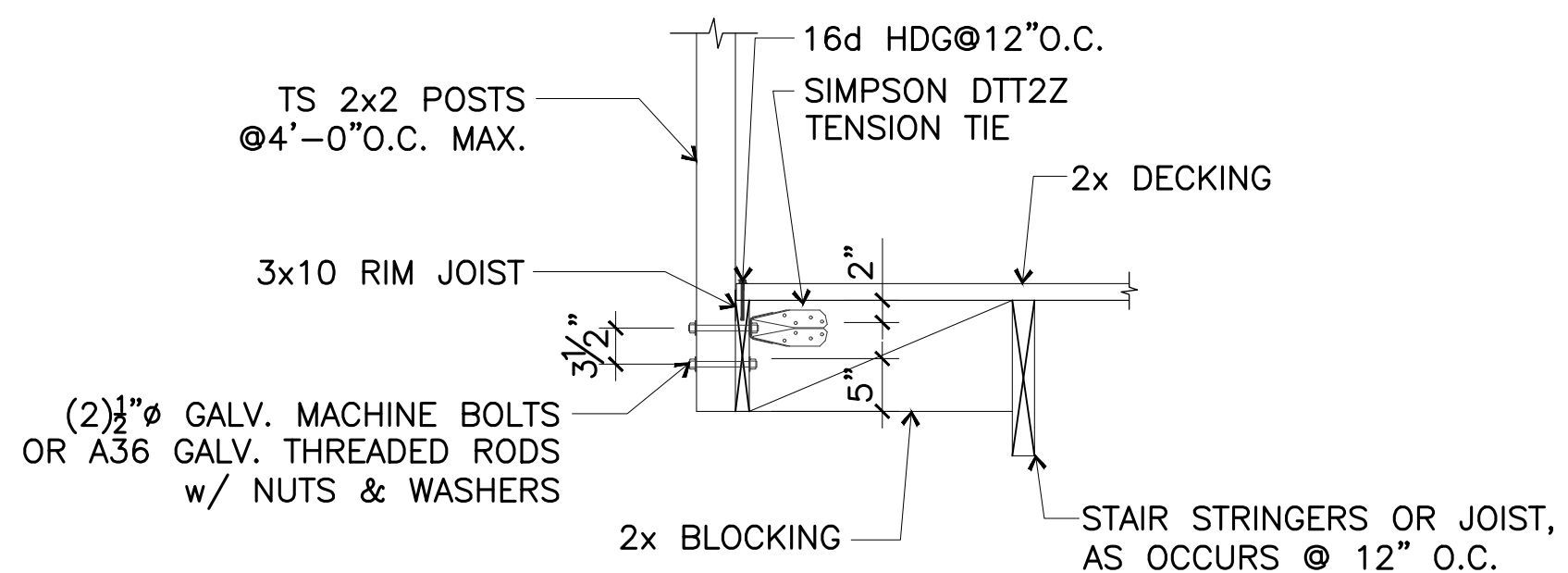
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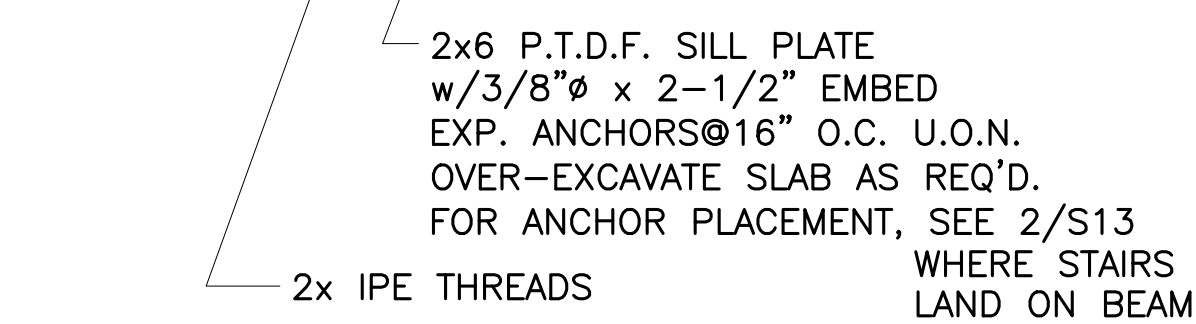
HANDRAIL NOTES

1. THE HAND GRIP PORTION OF A HANDRAIL, IF CIRCULAR, SHALL BE BETWEEN 1 1/4" AND 2" IN CROSS SECTION. SHAPES OTHER THAN CIRCULAR SHALL HAVE A PERIMETER DIMENSION BETWEEN 4" AND NOT GREATER THAN 6 1/4" WITH A MAXIMUM CROSS SECTIONAL DIMENSION OF 2 1/4". ALL SHAPES MUST HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAILS SHALL RUN CONTINUOUSLY FROM A POINT DIRECTLY ABOVE THE LOWEST RISER TO A POINT DIRECTLY ABOVE THE HIGHEST RISER AND SHALL RETURN TO THE GUARD AT EACH END.
2. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/4 INCHES TO A MAXIMUM OF 2 3/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCHES. HANDRAILS SHALL BE ON BOTH SIDES OF STAIRS.

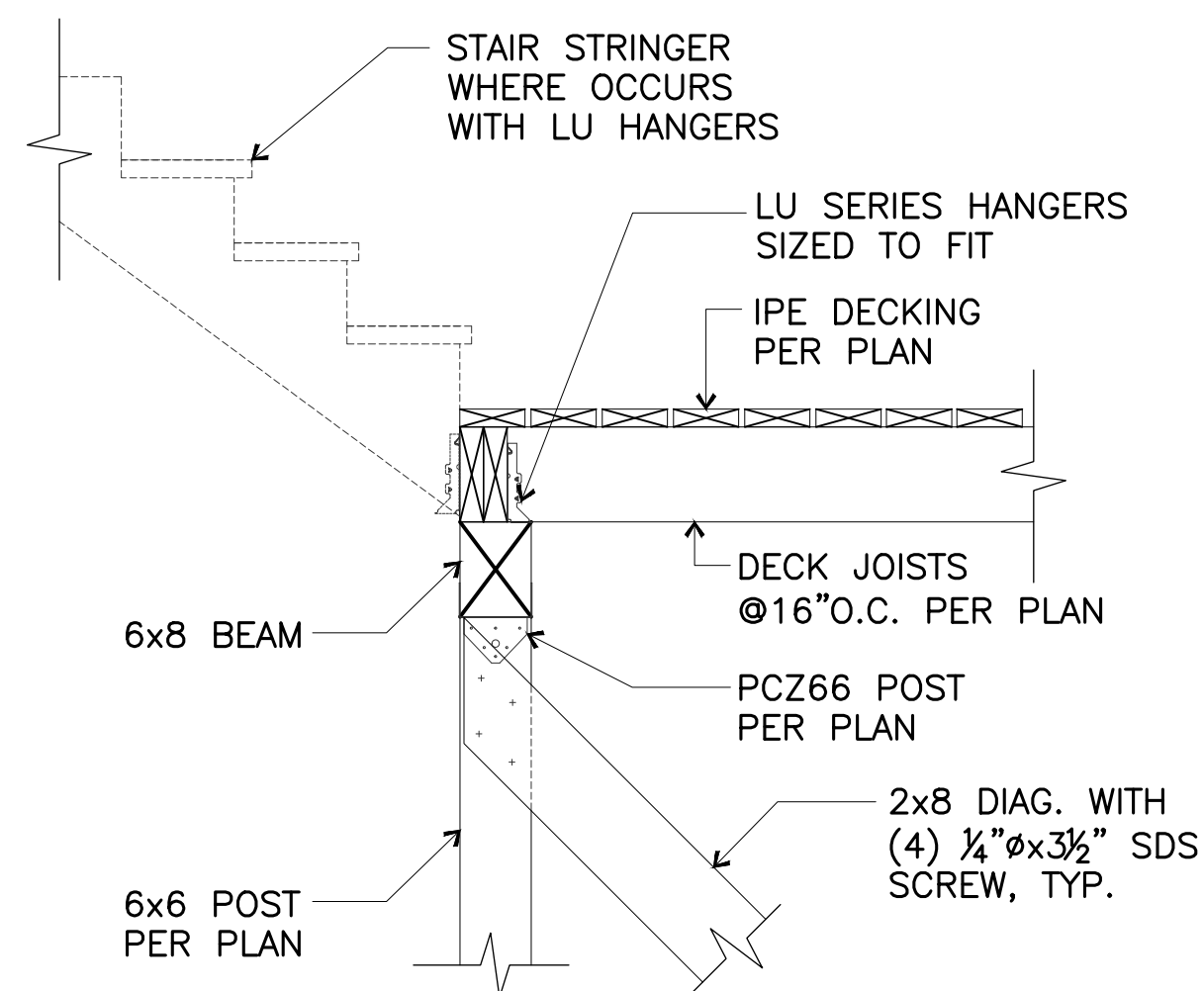
NOTE: SEE PLAN FOR ACTUAL NUMBER OF TREADS AND RISERS REQ'D.



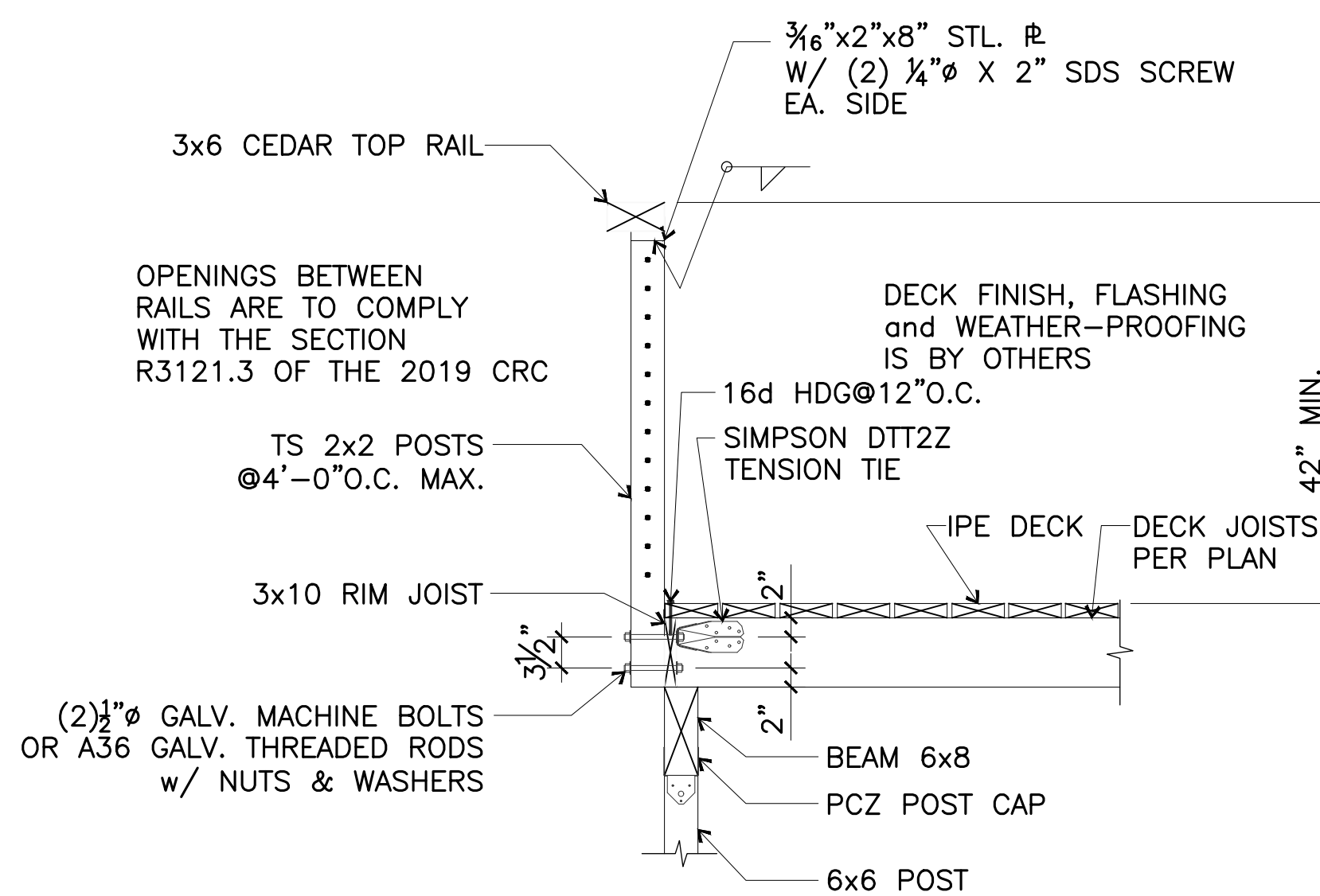
3 GUARD RAIL & FRAMING
SCALE: 3/4"=1'-0"



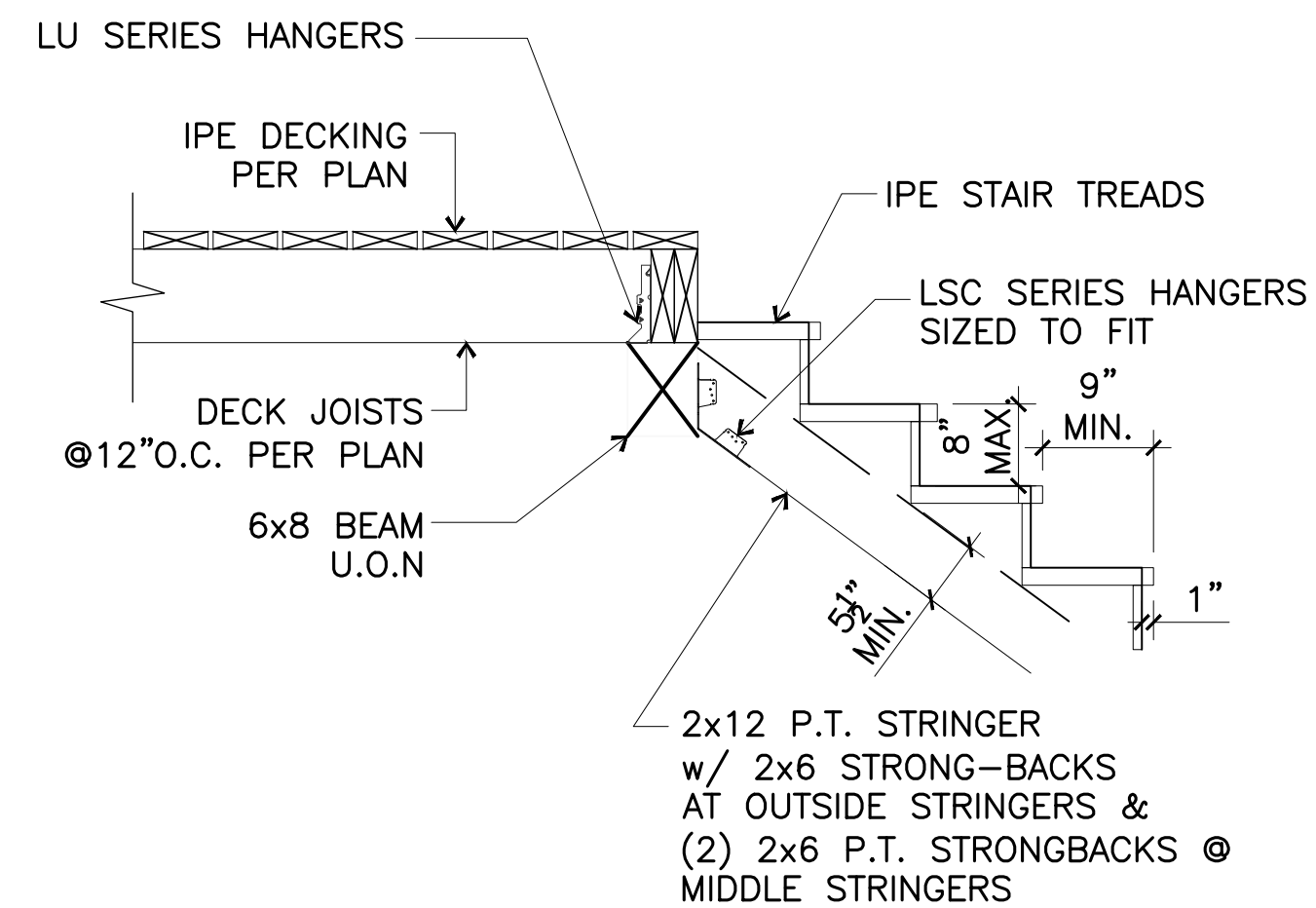
1 STAIR GUARD RAIL
SCALE: 3/4"=1'-0"



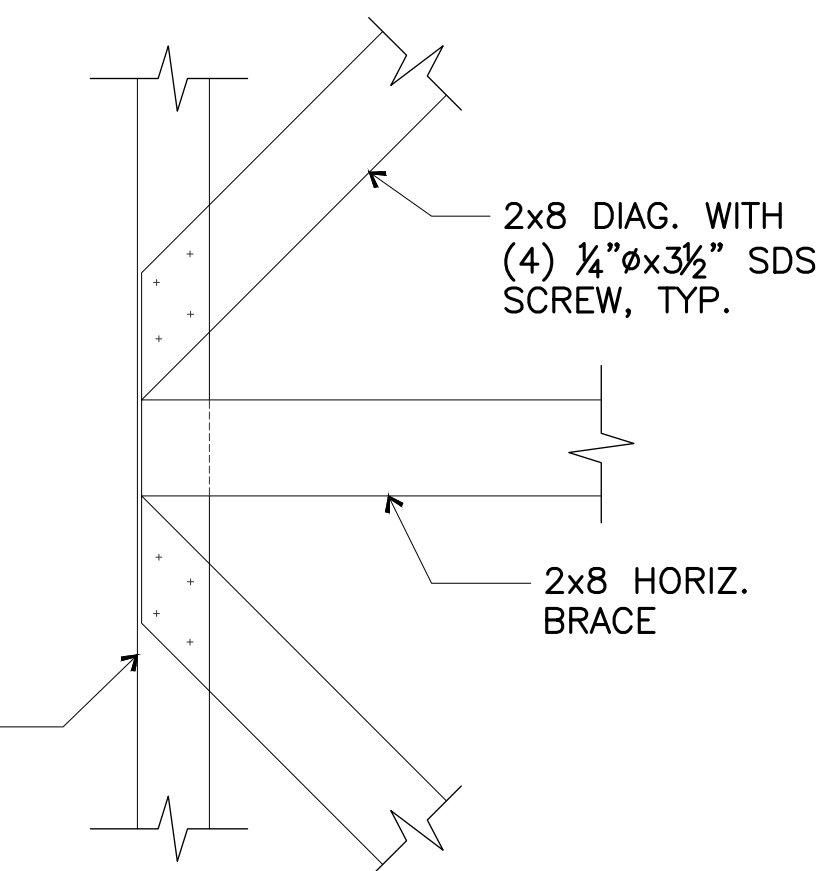
4 LANDING & FRAMING
SCALE: 3/4"=1'-0"



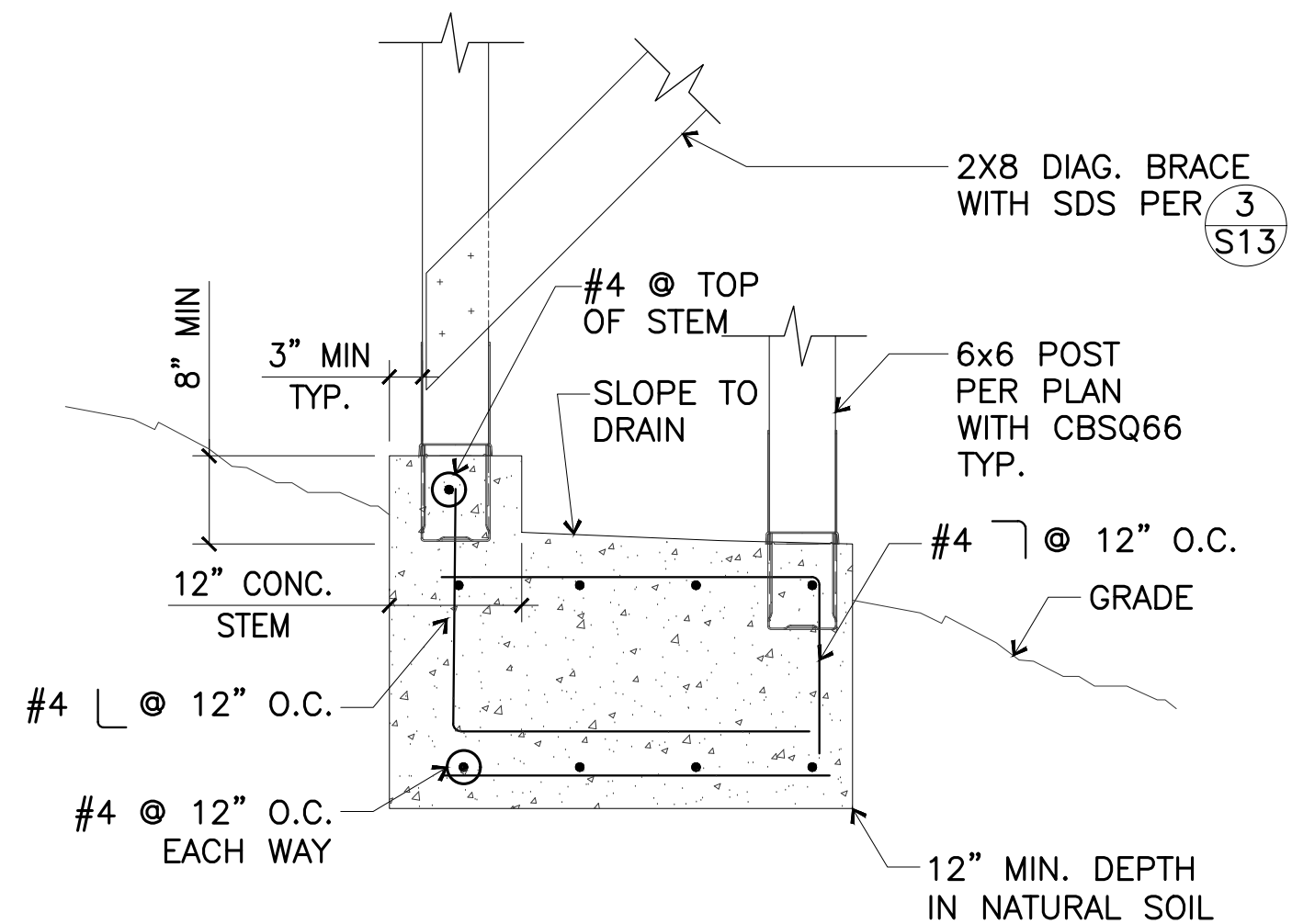
2 GUARD RAIL & FRAMING
SCALE: 3/4"=1'-0"



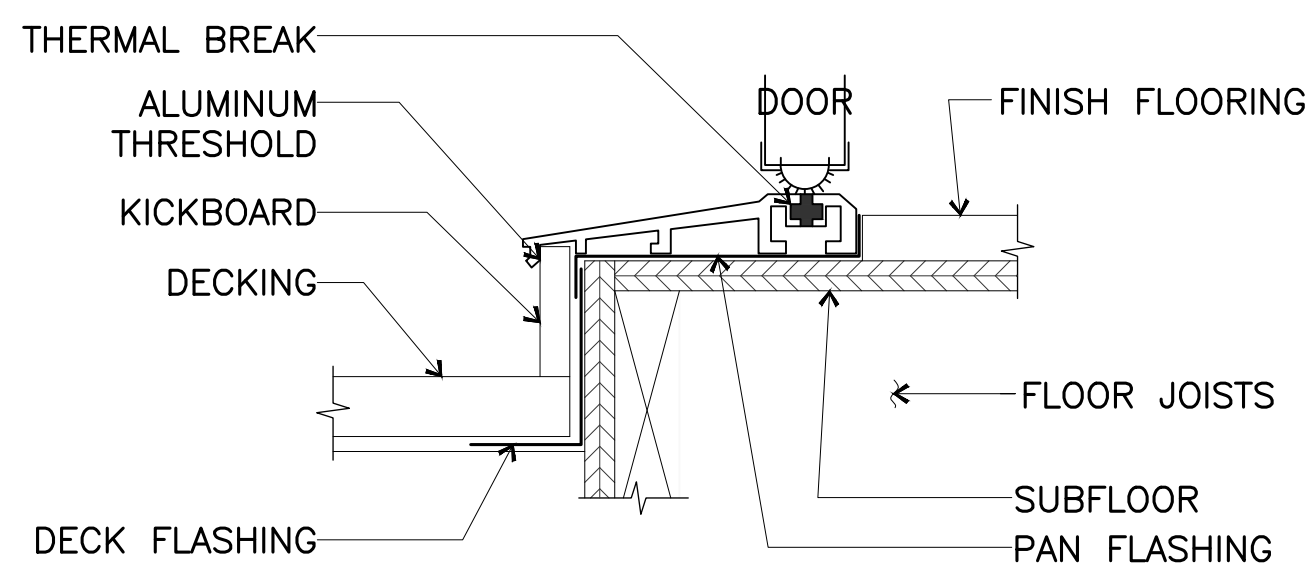
5 DECK STRINGERS & LANDING
SCALE: 3/4"=1'-0"



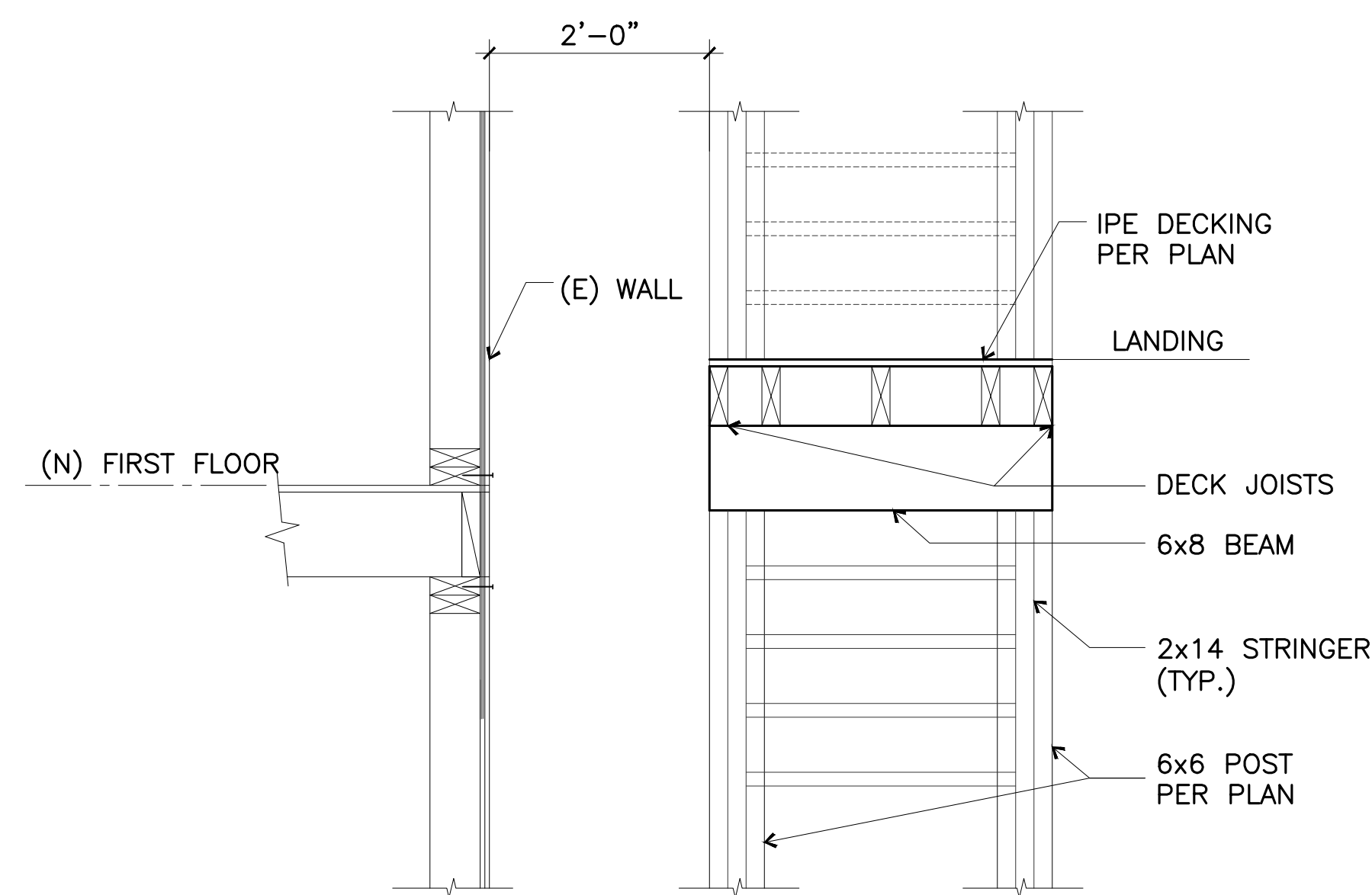
6 BRACES
SCALE: 1/4"=1'-0"



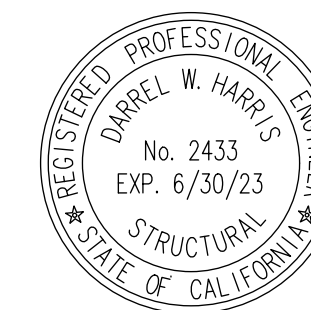
7 CONC. BASE
SCALE: 3/4"=1'-0"



8 PATIO DOOR THRESHOLD
SCALE: N.T.S.



9 MID STAIR LANDING
SCALE: 3/4"=1'-0"



Stamp

STAIR ADDITION ENLARGE DOOR

10 VISTA REAL
MILL VALLEY, CA 94941

Issue	Description	Date
1	PLAN CHECK #	03.31.23

DRAWN BY: J.K.B.
CHECKED BY: D.W.H.
DATE:
OWNER APPROVAL:
DATE:

TYPICAL STAIR DETAILS