



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

GENERAL NOTES

ALL WORK SHALL COMPLY WITH THE DRAWINGS AND SPECIFICATIONS, AS WELL AS THE MINIMUM REQUIREMENTS OF THE 2007 CALIFORNIA BUILDING CODE (HEREINAFTER "CBC") WITH CITY AND COUNTY OF SAN FRANCISCO AMENDMENTS.

NOTES, TYPICAL DETAILS AND SCHEDULES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE SHOWN OR SPECIFIED.

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS OF EXISTING STRUCTURES AND EXISTING CONDITIONS WITHIN THE EXTENT OF THE PROJECT LIMITS; INFORM THE OWNER'S CONSTRUCTION MANAGER OF VARIATIONS FOUND IMMEDIATELY, AND REQUEST FURTHER DIRECTION.

ANY PORTION OF EXISTING STRUCTURES NOT TO BE REMOVED UNDER THIS CONTRACT SHALL BE PROTECTED FROM DAMAGE DURING THE PERFORMANCE OF THIS CONTRACT AND ANY DAMAGE TO THE EXISTING STRUCTURE(S) OR ALTERATION RESULTING FROM CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION AND DESIGN OF TEMPORARY CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, SHORING, JACKING, BRACING, AND TEMPORARY UNDERPINNING. TEMPORARY CONSTRUCTION SHALL BE DONE UNDER A SEPARATE PERMIT WHERE REQUIRED BY THE BUILDING OFFICIAL.

WOOD

ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

ALL WOOD FRAMING SHALL BE AT 19% OR LESS MOISTURE CONTENT PRIOR TO COVERING.

ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED OR WOOD OF NATURAL RESISTANCE TO DECAY SUCH AS REDWOOD OR CEDAR.

EACH PIECE OF WOOD FRAMING SHALL BEAR THE GRADE OF THE WOOD SPECIES AND TRADEMARK OF THE GRADING AGENCY UNDER WHOSE RULES THE MEMBER WAS GRADED.

EACH PIECE OF PLYWOOD SHALL BEAR THE GRADE OF THE SHEET IN ACCORDANCE WITH APA GRADING RULES.

ALL WOOD CONNECTOR HOLES SHALL BE FILLED WITH NAILS PER THE MANUFACTURER'S INSTRUCTIONS.

ALL FASTENERS (NAILS, SCREWS, HOLD-DOWNS, STRAPS, ANCHOR BOLTS, ETC.) USED TO CONNECT PRESSURE TREATED WOOD SHALL BE CORROSION RESISTANT ZINC-COATED GALVANIZED OR STAINLESS STEEL FASTENERS.

MATERIALS STANDARDS:

BLOCKING AND NAILERS: CONSTRUCTION WCLB
 MUDDSILLS: WCLB NO. 2 OR BTR PRESSURE TREATED
 STUDS: WCLB STUD
 SOLID SAWN LUMBER: WCLB NO. 2 OR BETTER
 SOLID SAWN BEAMS AND STRINGERS: WCLB OR WWPA NO. 2 OR BETTER
 SOLID SAWN POSTS AND TIMBERS: WCLB OR WWPA NO. 2 OR BETTER
 SHEATHING: APA CD/X, 15/32" THICK UNLESS NOTED OTHERWISE
 STRUCTURAL COMPOSITE LUMBER (SCL): 1.8E PARALLAM BY TRUSJOIST OR EQ.
 WOOD CONNECTORS: GALVANIZED CONNECTORS BY SIMPSON STRONG TIE COMPANY INC. OR EQUAL
 BOLTS WITH NUTS: ASTM A307
 NAILS: FEDERAL STANDARD FF-N-105, COMMON OR BOX UNLESS NOTED OTHERWISE
 LAG BOLTS: FEDERAL STANDARD FF-B-561

ADHESIVE OR EPOXY ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS INCLUDING, BUT NOT LIMITED TO, INSTRUCTIONS FOR THE HOLE SIZES, CLEANING THE HOLE, AND SETTING AND WORKING TIMES.

ENGINEERED WOOD FRAMING MEMBERS INCLUDING ENGINEERED WOOD FLOOR I-JOISTS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.

CONCRETE

ALL REINFORCEMENT SHALL BE DETAILED IN ACCORDANCE WITH THE LATEST ADDITIONS OF ACI 318 AND THE UNIFORM BUILDING CODE.

CONCRETE SHALL BE LABORATORY DESIGNED, MACHINE MIXED, PRODUCING 28 DAY CONCRETE STRENGTHS AS FOLLOWS:

SLAB ON GRADE: f'c = 2500 psi
 FOUNDATIONS: f'c = 2500 psi
 SPREAD FOOTINGS: f'c = 2500 psi

MATERIALS:

PORTLAND CEMENT ALTERNATES:
 ASTM C 150, TYPE I, II, OR III
 ASTM C 1157, TYPE GU, MS, OR HE
 FLY ASH: ASTM C 618
 GROUND GRANULATED BLAST FURNACE SLAG (GGBS):
 ASTM C 989 GRADE 100 OR 120
 SILICA FUME: ASTM C 1240
 AGGREGATE: ASTM C 33; SIZE 57 OR 67
 NON-SHRINK GROUT: FIVE STAR PRODUCT'S FIVE STAR GROUT OR EQUAL PRODUCT
 BASEROCK: CLASS 2 AGGREGATE BASE (CALTRANS SPEC. 26-1.02A)
 BACKFILL: CLASS 1 OR 2 PERMEABLE MATERIAL (CALTRANS SPEC. 68-1.025)
 DRAINROCK: ASTM C 33; SIZE 57 OR 67
 SAND: ASTM C 144, CLEAN, NATURAL SAND
 WATER: POTABLE, FREE OF DELETERIOUS MATERIALS
 REINFORCING BARS: ASTM A 615 GRADE 60
 EXPANSION ANCHORS (WEDGE ANCHORS): HILTI KWIK BOLT II OR EQUAL PRODUCT
 EPOXY FOR BOLTS, ANCHORS, AND REINFORCING DOWELS: SIMPSON SET OR EQUAL PRODUCT

ADMIXTURES:

AIR ENTRAINING ADMIXTURES: ASTM C 260
 CHEMICAL ADMIXTURES: ASTM C 494
 PLASTICIZING ADMIXTURES: ASTM C 1017

PROVIDE FRAMING BARS, CHAIRS, SPREADERS, ETC. AS REQUIRED TO POSITIVELY HOLD THE STEEL IN PLACE BEFORE CONCRETE IS POURED.

CONCRETE SHALL BE CONVEYED FROM THE MIXER TO FINAL DEPOSIT BY METHODS THAT WILL PREVENT SEPARATION OR LOSS OF MATERIALS.

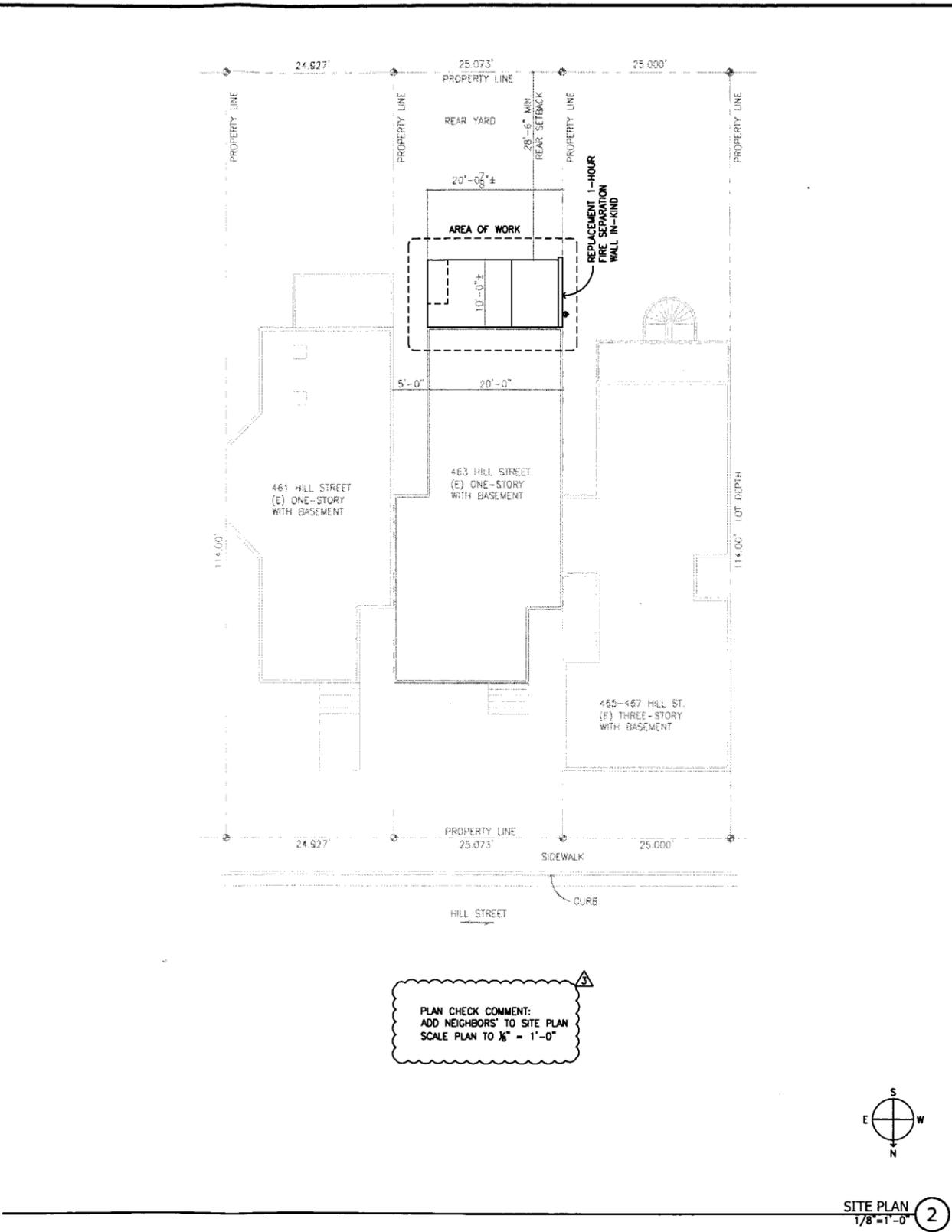
CONCRETE SHALL BE THOROUGHLY CONSOLIDATED BY SUITABLE MEANS DURING PLACEMENT AND SHALL BE THOROUGHLY WORKED AROUND REINFORCEMENT AND EMBEDDED FIXTURES AND CORNERS OF FORMS.

SUSTAINABILITY MATRIX 1

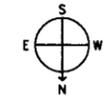
MIXES	MIX 1	MIX 2	MIX 3
PORTLAND CEMENT	100%	75%	50%
FLY ASH 2	NONE	25%	NONE
SLAG 3	NONE	NONE	50%
CO ₂ WT PER CU. YD 4	400 lbs	312 lbs	220 lbs.
CO ₂ % OFFSET	NONE	22%	45%

NOTES

- THIS MATRIX IS INTENDED TO BE USED TO ESTIMATE THE EFFECTS OF USING POST-CONSUMER RECYCLED MATERIAL AS A PARTIAL REPLACEMENT FOR CEMENT WHEN DESIGNING CONCRETE MIXES FOR THE PROJECT.
- FLY ASH MAY BE USED AS A PARTIAL REPLACEMENT FOR THE PORTLAND CEMENT IN CONCRETE. FLY ASH IS A BY-PRODUCT OF THE COMBUSTION OF PULVERIZED COAL IN ELECTRIC POWER GENERATING PLANTS.
- SLAG MAY BE USED AS A PARTIAL REPLACEMENT FOR THE PORTLAND CEMENT IN CONCRETE. SLAG CEMENT, ALSO CALLED GROUND GRANULATED BLAST FURNACE SLAG, IS MADE FROM IRON BLAST-FURNACE SLAG.
- APPROXIMATE AMOUNT OF CO₂ PRODUCED (MAN-MADE CARBON DIOXIDE EMISSIONS) BY MANUFACTURING A CUBIC YARD OF CONCRETE.



PLAN CHECK COMMENT:
 ADD NEIGHBORS' TO SITE PLAN
 SCALE PLAN TO 1/8" = 1'-0"



SITE PLAN
 1/8" = 1'-0" 2

PROJECT

463 Hill Street
 Replacement Deck

Mr. Joseph Gengo
 463 Hill Street
 San Francisco, CA 94114

STRUCTURAL ENGINEER

IAssociates Inc.

David Inlow, S.E.
 1314 Fountain Street
 Alameda, CA 94501
 Tel: (510) 337-0263 Fax: (510) 337-0501

CONTRACTOR

Kevin Fennelly Construction

Mr. Kevin Fennelly
 787 Myra Way
 San Francisco, CA 94127
 Tel: (415) 572-5386

PROFESSIONAL STAMPS



DRAWING REVISIONS

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	09/02/09
2	FIREWALL REPAIR	09/08/09
3	PLAN CHECK COMMENTS	11/11/09

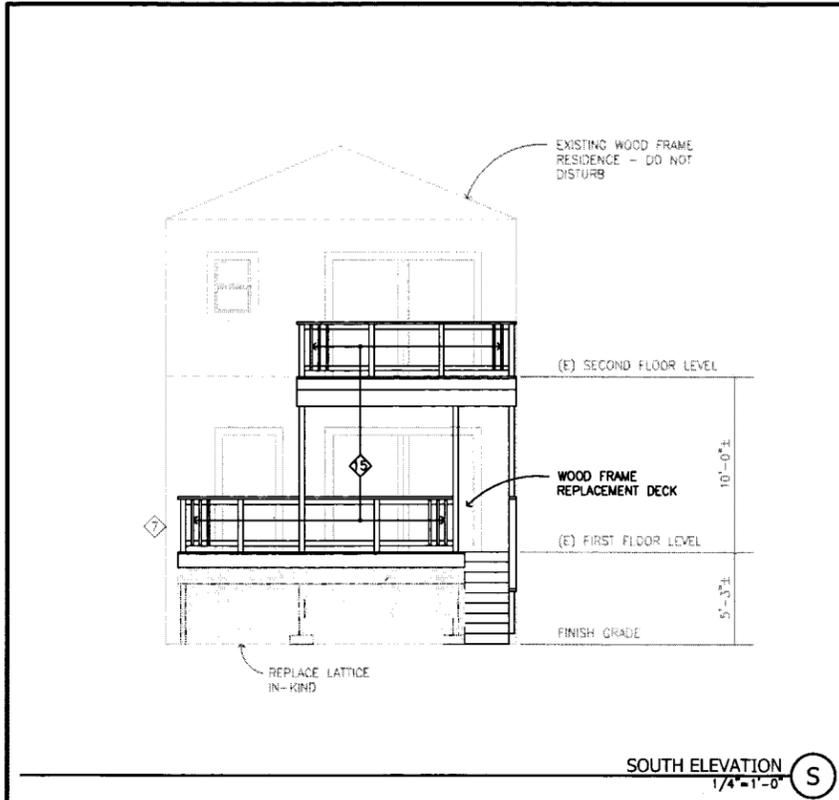
SHEET NAME

GENERAL NOTES &
 MATERIAL
 SPECIFICATIONS

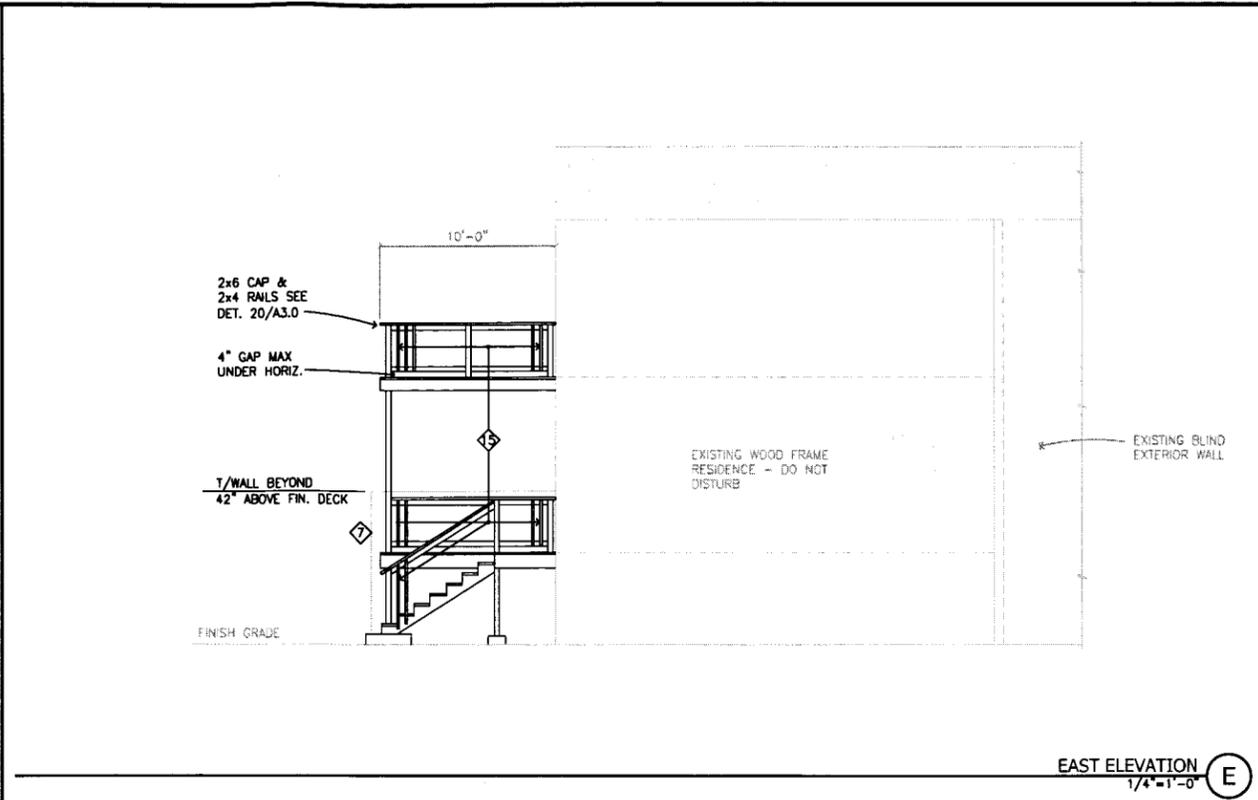
DATE: 11/11/2009 DRAWN BY: dni
 SCALE: AS NOTED CHECKED BY: dni
 PROJECT NO: 0916

SHEET NUMBER

S1.1



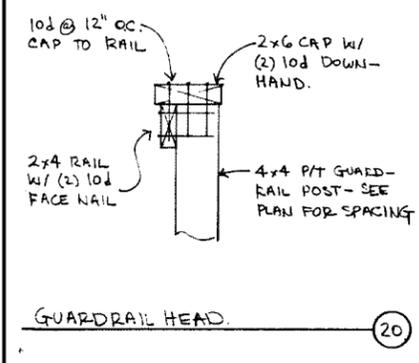
SOUTH ELEVATION
1/4"=1'-0" S



EAST ELEVATION
1/4"=1'-0" E

KEYNOTES

1. EXISTING FOUNDATION OR FOOTING TO REMAIN
2. EXISTING FRAMING TO REMAIN
3. PAD FOOTING SUPPORTING DECK POST
SEE DETAIL 1/S1.2
4. 2x6 DIAGONAL BRACE WITH (2) 1/2" BOLTS THROUGH POST AT TOP AND BOTTOM OF BRACE MEMBER PER DETAILS 13 & 14 ON SHEET S1.2
5. FIRST STEP IS CONCRETE PAD PER DETAIL 12/S1.2 AND PROVIDES STANDOFF PIER FOR TWO POSTS
6. 2x STAIR STRINGERS @ 12" O.C. WITH 5 1/2" MIN. DEPTH AFTER RISER CUTS WITH LSU26 HANGERS TO HEADER.
7. IN-KIND REPLACEMENT OF WEATHER-WORN 1-HOUR FIRE SEPARATION WALL. SEE DET. 8 & 10 ON SHT. S1.2
8. CS18 STRAP BRACES WITH (2) 10d NAILS TO EACH JOIST. SEE DETAIL 9/S1.2 AT STRAP TERMINATION NEAR HOUSE.
9. HDU2 HORIZONTAL HOLDOWN TENSION TIES WITH 3/8" ALL-THREAD ROD. FASTEN THROUGH 14-INCH LONG 2x BLOCK PLACED AGAINST FACE OF JOISTS. CONT 2x BLOCKING BETWEEN HOLDOWN AND RIM/BAND. SEE DETAIL 7/S1.2
10. 4x4 GUARDRAIL POSTS x 34" MIN. ABOVE FIN. DECK SURFACE @ 6'-6" O.C. MAX. SPACING. SEE DETAIL 2/S1.2.
11. 2x10 CONT. LEDGER FASTENED TO RIM/BAND PER DETAIL 6/S1.2.
12. 4x4 POSTS WITH PB44 POST BASES AND PC44 CAPS TYP. AT DECK POSTS U.N.O.
13. 12" OR 12" SQUARE STANDOFF PIER OVER 24"x24" PAD FOOTING PER DETAIL 1/S1.2
14. HDU2 HORIZONTAL HOLDOWN TENSION TIE WITH 3/8" ROD TO BLOCK IN EXISTING FIRE SEPARATION WALL PER DETAIL 15/S1.2
15. 1 1/2" x 1 1/2" VERTICAL RAILS WITH (2) 10d NAILS T&B WITH SPACING TO REFUSE 4" SPHERE.



PROJECT

463 Hill Street
Replacement Deck

Mr. Joseph Gengo
463 Hill Street
San Francisco, CA 94114

STRUCTURAL ENGINEER

iAssociates inc.

David Inlow, S.E.
1314 Fountain Street
Alameda, CA 94501
Tel: (510) 337-0263 Fax: (510) 337-0501

CONTRACTOR

Kevin Fennelly Construction

Mr. Kevin Fennelly
787 Myra Way
San Francisco, CA 94127
Tel: (415) 572-5386

PROFESSIONAL STAMPS



DRAWING REVISIONS

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	09/02/09
2	FIREWALL REPAIR	09/08/09

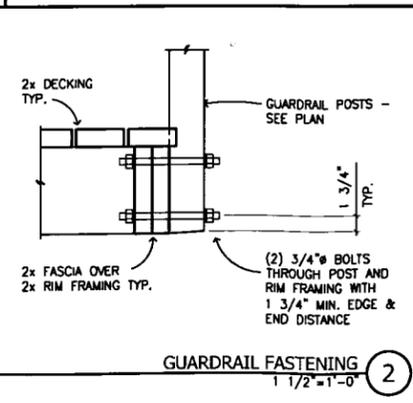
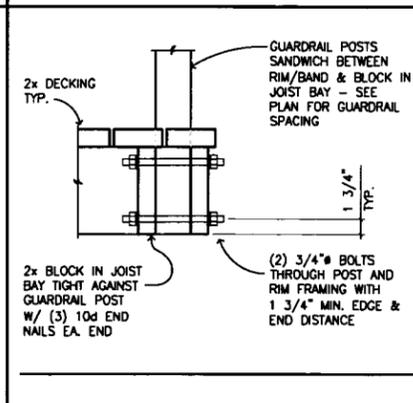
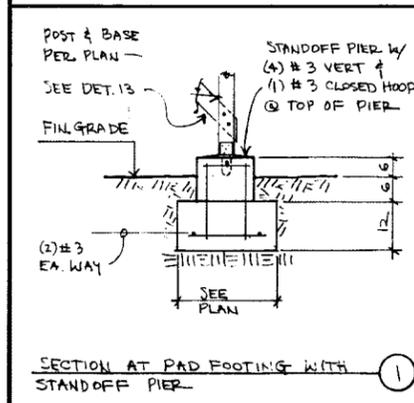
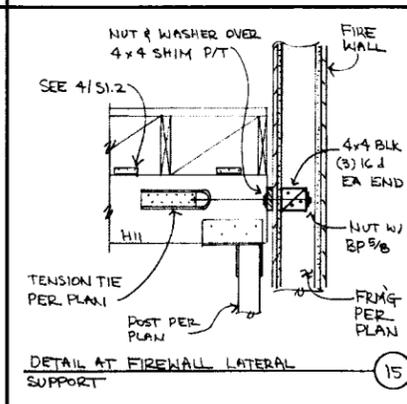
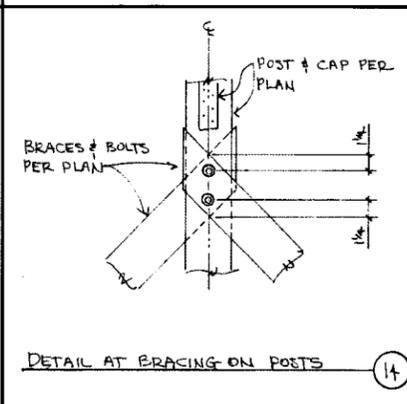
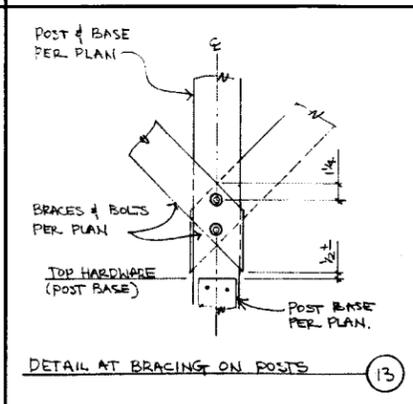
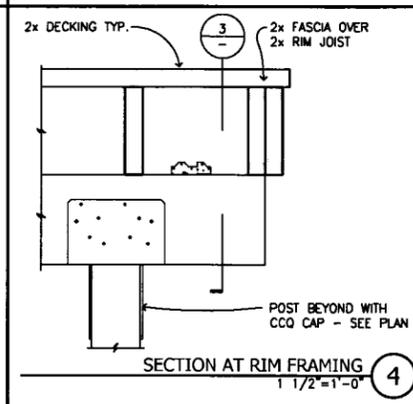
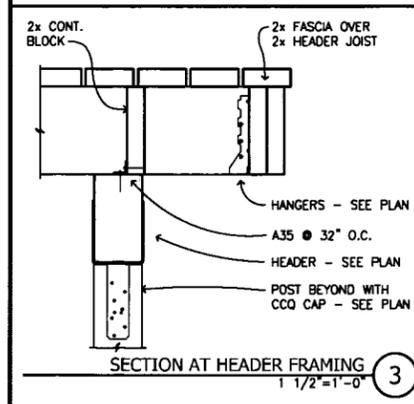
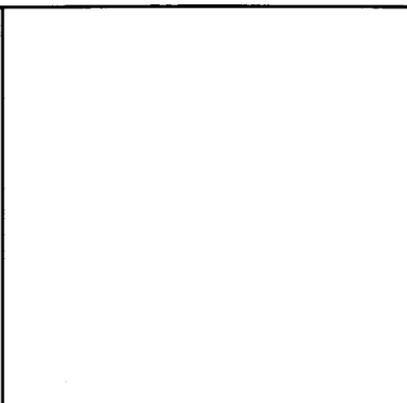
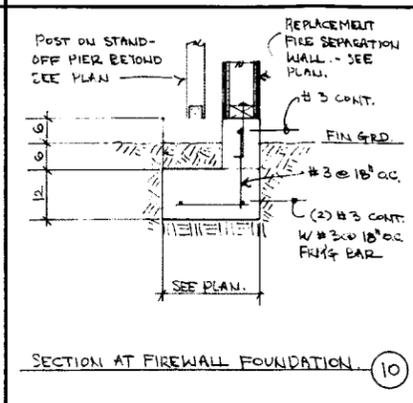
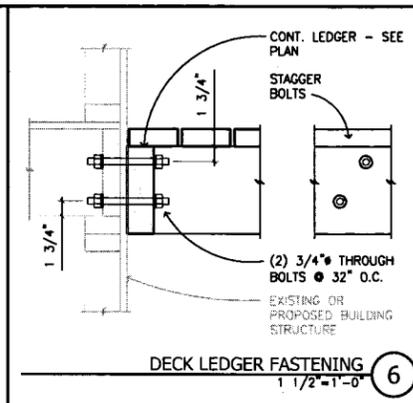
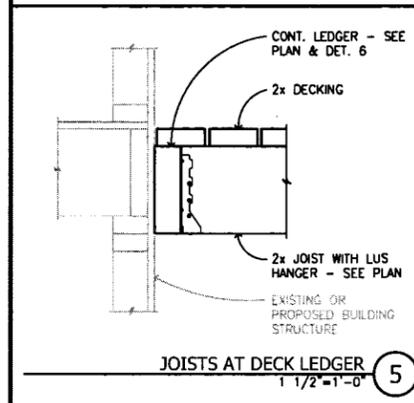
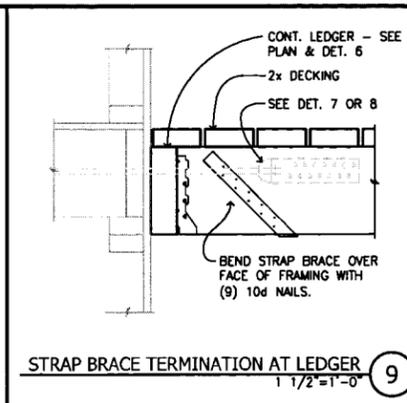
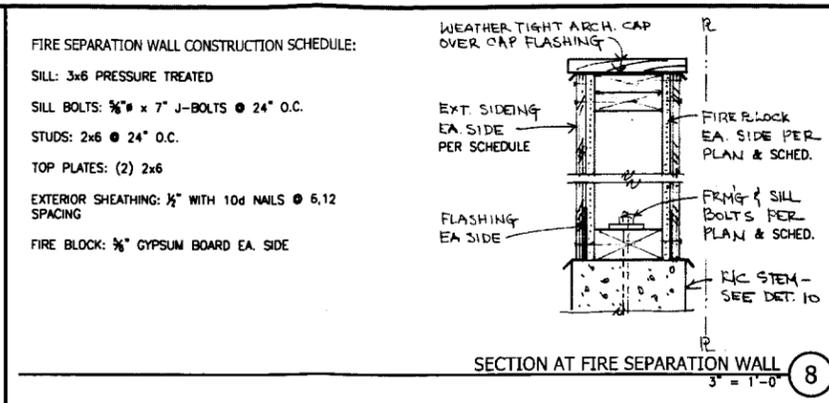
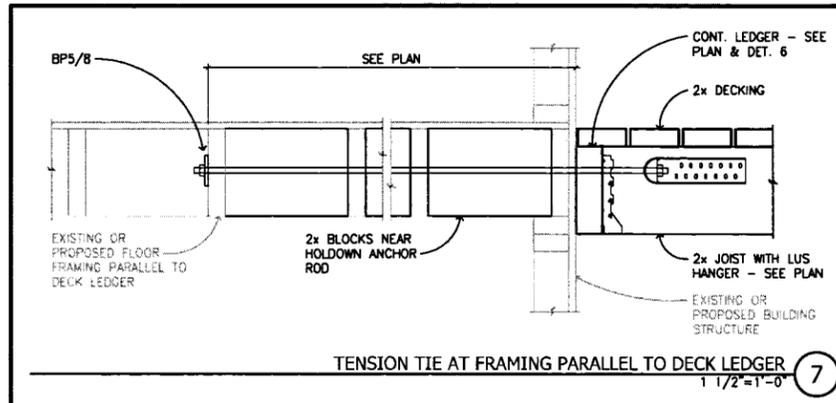
SHEET NAME

ELEVATIONS

DATE:	9/8/2009	DRAWN BY:	dn
SCALE:	AS NOTED	CHECKED BY:	dn
		PROJECT NO.:	0916

SHEET NUMBER

A3.0



PROJECT
 463 Hill Street
 Replacement Deck

Mr. Joseph Gengo
 463 Hill Street
 San Francisco, CA 94114

STRUCTURAL ENGINEER
 iAssociates inc.

David Inlow, S.E.
 1314 Fountain Street
 Alameda, CA 94501
 Tel: (510) 337-0263 Fax: (510) 337-0501

CONTRACTOR
 Kevin Fennelly Construction

Mr. Kevin Fennelly
 787 Myra Way
 San Francisco, CA 94127
 Tel: (415) 572-5386

PROFESSIONAL STAMPS

DRAWING REVISIONS

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	09/02/09
2	FIREWALL REPAIR	09/08/09

SHEET NAME
 SECTIONS & DETAILS

DATE: 9/8/2009 DRAWN BY: dh
 SCALE: AS NOTED CHECKED BY: dh
 PROJECT NO: 0916

SHEET NUMBER
 S1.2

FRAMING SCHEDULE 1								
MARK	MEMBER	SPAN	FRAME TYPE 2	NORTH OR EAST SUPPORT 3		SOUTH OR WEST SUPPORT 3		REMARKS
				FRAMING	HARDWARE	FRAMING	HARDWARE	
H11	4x12	9'-0"	DROP	POST	PC44 CAP	SAME EA. END		
H21	4x12	9'-0"	DROP	POST	PC44 CAP	SAME EA. END		
J11	2x10 @ 19 1/8" O.C.	9'-8"	FLUSH	POST	LUS210	SAME EA. END		FIRST LEVEL JOISTS
J21	2x10 @ 19 1/8" O.C.	9'-8"	FLUSH	POST	LUS210	SAME EA. END		SECOND LEVEL JOISTS

NOTES

- SEE PLANS FOR HEADER DESIGNATIONS.
- FLUSH FRAME (F/F) OR DROP FRAME (D/F).
- SEE PLANS FOR POSTS AND COLUMNS SUPPORTING HEADERS.

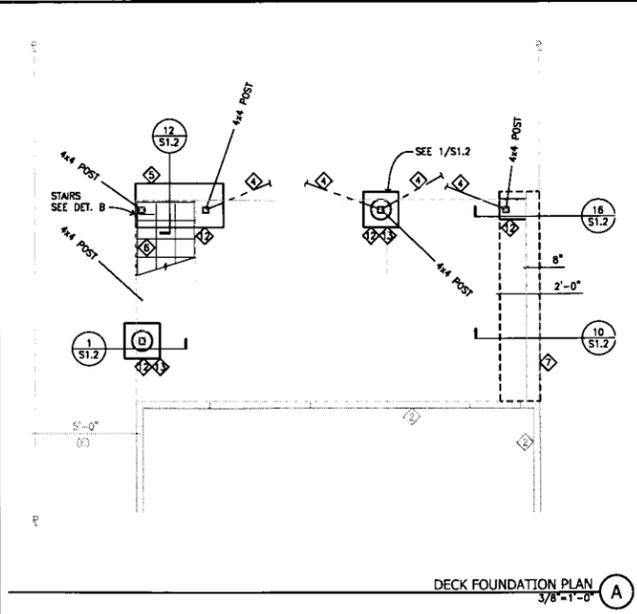
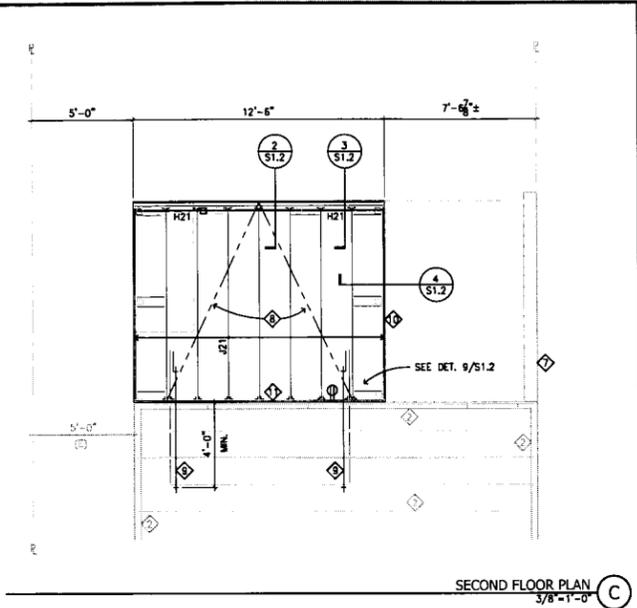
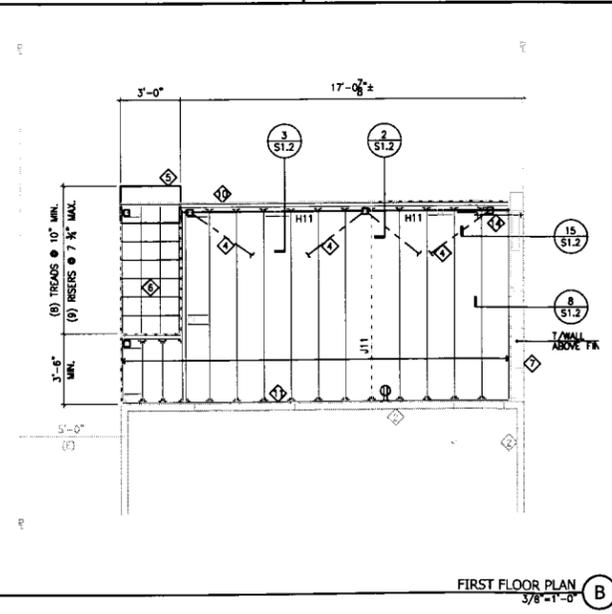
SHEETNOTES

- SEE SHEET S1.1 FOR GENERAL NOTES AND MATERIAL SPECIFICATIONS.
- SEE SHEET S1.2 FOR DETAILS OF CONSTRUCTION.
- SEE SHEET S2.0 FOR FRAMING PLANS AND FRAMING SCHEDULE.
- SEE SHEET A3.0 FOR DECK ELEVATIONS.

LEGEND	
	PROPOSED BEARING WALL
	EXISTING BEARING WALL
	PARTITION WALL
	WALL ABOVE/BELOW THIS LEVEL
	POST AT THIS LEVEL
	POST ABOVE/BELOW THIS LEVEL
	STEP IN FLOOR OR DECK
	FRAMING OR DECK SPAN DIRECTION
	KEYNOTE SYMBOL SEE KEYNOTES FOR INSTRUCTIONS
	HEADER OR JOIST PER FRAMING SCHEDULE
	DUPLEX OUTLET WITH WEATHER COVER

KEYNOTES

- EXISTING FOUNDATION OR FOOTING TO REMAIN
- EXISTING FRAMING TO REMAIN
- PAD FOOTING SUPPORTING DECK POST
SEE DETAIL 1/S1.2
- 2x6 DIAGONAL BRACE WITH (2) 3/8" BOLTS THROUGH POST AT TOP AND BOTTOM OF BRACE MEMBER PER DETAILS 13 & 14 ON SHEET S1.2
- FIRST STEP IS CONCRETE PAD PER DETAIL 12/S1.2 AND PROVIDES STANDOFF PIER FOR TWO POSTS
- 2x STAIR STRINGERS @ 12" O.C. WITH 5/8" MIN. DEPTH AFTER RISER CUTS WITH LUS26 HANGERS TO HEADER.
- IN-KIND REPLACEMENT OF WEATHER-WORN 1-HOUR FIRE SEPARATION WALL. SEE DET. 8 & 10 ON SHT. S1.2
- CS18 STRAP BRACES WITH (2) 10d NAILS TO EACH JOIST. SEE DETAIL 9/S1.2 AT STRAP TERMINATION NEAR HOUSE.
- HOU2 HORIZONTAL HOLDDOWN TENSION TIES WITH 3/8" ALL-THREAD ROD. FASTEN THROUGH 14-INCH LONG 2x BLOCK PLACED AGAINST FACE OF JOISTS. CONT 2x BLOCKING BETWEEN HOLDDOWN AND RIM/BAND. SEE DETAIL 7/S1.2
- 4x4 GUARDRAIL POSTS x 34" MIN. ABOVE FIN. DECK SURFACE @ 6'-8" O.C. MAX. SPACING. SEE DETAIL 2/S1.2.
- 2x10 CONT. LEDGER FASTENED TO RIM/BAND PER DETAIL 6/S1.2.
- 4x4 POSTS WITH PIB44 POST BASES AND PC44 CAPS TYP. AT DECK POSTS U.N.O.
- 12" or 12" SQUARE STANDOFF PIER OVER 24"x24" PAD FOOTING PER DETAIL 1/S1.2
- HOU2 HORIZONTAL HOLDDOWN TENSION TIE WITH 3/8" ROD TO BLOCK IN EXISTING FIRE SEPARATION WALL PER DETAIL 15/S1.2
- 1/2" x 1/2" VERTICAL RAILS WITH (2) 10d NAILS T&B WITH SPACING TO REFUSE 4" SPHERE.



PROJECT

463 Hill Street
Replacement Deck

Mr. Joseph Gengo
463 Hill Street
San Francisco, CA 94114

STRUCTURAL ENGINEER

iAssociates inc.

David Inlow, S.E.
1314 Fountain Street
Alameda, CA 94501
Tel: (510) 337-0263 Fax: (510) 337-0501

CONTRACTOR

Kevin Fennelly Construction

Mr. Kevin Fennelly
787 Myers Way
San Francisco, CA 94127
Tel: (415) 572-5386

PROFESSIONAL STAMPS

DRAWING REVISIONS

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	09/22/09
2	FIREWALL REPAIR	09/08/09

SHEET NAME

FRAMING PLANS

DATE: 9/8/2009 DRAWN BY: em

SCALE: AS NOTED CHECKED BY: em

PROJECT NO: 0816

SHEET NUMBER

S2.0