PLANNING COMMISSION AGENDA REPORT

Meeting Date: July 25, 2024

From: Julia Ayres, Principal Planner

Subject: Fence Height Exception 2024-FD-1; Fence Height Exception to allow a six foot tall, 124 foot long fence to be constructed at street level above a 10 foot downslope retaining wall; and finding that this project is categorically exempt from environment review under CEQA Guidelines Section 15303(e).

REQUEST: The applicant requests approval of the above-referenced permit to allow a six foot tall, 124 foot long fence to be constructed at street level above a 10 foot high downslope retaining wall. The height of the retaining wall is included in calculating the height of the fence per BMC Section 17.02.400. Because the height of the fence is combined with the height of the wall, the 16 foot high fence would exceed the maximum fence height of six feet for a fence in a side yard setback. Because the requested fence has already been installed, this request is to legalize an existing unpermitted condition.

RECOMMENDATION: Approve 2024-FD-1 via adoption of Resolution 2024-FD-1 containing the findings and conditions of approval.

ENVIRONMENTAL DETERMINATION: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15303(e)- this project falls within a class of projects which the State has determined not to have a significant effect on the environment. The exceptions to this categorical exemption referenced in Section 15300.2 of the CEQA Guidelines do not apply.

APPLICABLE CODE SECTIONS: Fence height is defined in BMC Section 17.02.400. Fence height limits within setback areas and exception permit procedures to exceed established limits are located in BMC Section 17.32.050.

BACKGROUND

The subject property was recently developed with a single-family dwelling and accessory dwelling unit (ADU) after receiving Planning Commission grading review in 2017 and building and grading permits in 2022. The building permit plans included a retaining wall along the easterly portion of the property along Lake Street to support new on-street parking spaces within the Lake Street right-of-way, as required by the City Engineer. Due to San Bruno Avenue's steep slope downward from Lake Street and the location of the ADU and ADU driveway, the retaining wall is largely obscured from public views from San Bruno Avenue. The wall is directly adjacent to the rear yard of the ADU.

Due to the location of the retaining wall adjacent to a walking surface, a guardrail is required under the California Building Code. The typical height of a guardrail is 42 inches (3.5 feet) above the walking surface. Under the BMC, any guardrail that exceeds 42 inches is considered a fence, and the height of that fence is determined by the lowest

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point of grade (on the downslope side) to the top of the fence. As defined by the BMC, the proposed fence height (including the retaining wall) would be approximately 16 feet.

Proposed Project

As shown in the application materials, including site photos (Attachment 3), the proposed six foot tall fence is constructed of:

- 1-inch x 8-inch x 6 foot redwood fence boards
- 4-inch x 4-inch pressure treated wood
- 2-inch by 4-inch pressure treated wood

The length of the fence above the retaining wall is approximately 124 feet.

ANALYSIS AND FINDINGS:

Analysis

To approve the requested Fence Height Exception, the Planning Commission must make the following findings per BMC Section 17.32.050.B.6:

a) The exception is necessary by reason of unusual or special circumstances or conditions relating to the property in order to gain full use and enjoyment of the property.

The application meets this finding. There is a significant drop in topography between the Lake Street right-of-way and the subject property of about 10 feet. The dramatic difference in slope between the street and the yard of the property is unique in the surrounding neighborhood. On a property without this change in topography, a six foot fence at street level as permitted by the BMC would not be out of character to provide privacy to residents enjoying their yards from passersby. While a typical guardrail height of 42 inches would allow for pedestrian safety along the Lake Street sidewalk, it would not obscure views into the yard space below.

b) The proposed fence, hedge or wall will not create a safety hazard for pedestrians or vehicular traffic.

The application meets this finding. The fence will require a building permit, which will be reviewed by all departments including Public Works for conformance to applicable health and safety codes. Generally, the fence terminates before the stop bar on Lake Street for cars turning left onto San Bruno Avenue. The fence would similarly not impact the current view of cars turning right onto Lake Street from eastbound San Bruno Avenue, due to the fence's location beyond the crosswalk and behind the new sidewalk on Lake Street. The City Engineer has reviewed the proposal and determined that acceptable sight distance will be provided upon implementation of this project. No project modifications nor further sight distance analysis will be required.

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c) The appearance of the fence, hedge or wall is compatible with the design, appearance and scale of the existing buildings and structures in the neighboring area.

The application meets this finding. The proposed six foot tall fence of 1”x8”x6’ redwood boards, a typical style in the R-1 zoning district, is simple and streamlined and compatible with the modern design of the new single-family dwelling and ADU on the site.

Fence Height Exception Process Changes in Draft Zoning Text Amendment

A zoning text amendment was recommended for approval by the Planning Commission that would modify the fence height exception procedures to assign approval to the Zoning Administrator rather than the Planning Commission. This ordinance was considered by the City Council on July 18 prior to the publication of this staff report. If the ordinance was adopted, it would not take effect until 30 days after the adoption of the ordinance. Due to the property owner’s desire to sell the property, they are seeking a fence height permit from the Planning Commission ahead of any ordinance changes taking effect.

ATTACHMENTS

A. Draft Resolution 2024-FD-1
B. Aerial Vicinity Map
C. Applicant’s plans

Julia Ayres
Julia Ayres, Principal Planner

John Swiecki
John Swiecki, Community Development Director

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Draft
RESOLUTION 2024-FD-1

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE CONDITIONALLY APPROVING FENCE HEIGHT EXCEPTION 2024-FD-1 TO ALLOW A SIX FOOT TALL FENCE ABOVE A 10 FOOT TALL RETAINING WALL AT 100 LAKE STREET

WHEREAS, David Quinonez, the applicant, applied to the City of Brisbane for approval of a Fence Height Exception to install a 124 ft long, six foot tall fence above a 10 foot tall retaining wall at 100 Lake Street, resulting in a 16 foot tall fence pursuant to the definition of fence height provided within the Brisbane Municipal Code, which height exceeds the maximum fence height of six feet within the R-1 Residential zoning district; and

WHEREAS, on July 25, 2024, the Planning Commission conducted a public hearing on the application, publicly noticed in compliance with Brisbane Municipal Code Chapters 1.12 and 17.54, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandum relating to said applications, the applicant's plans and supporting materials, and the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; pursuant to Sections 15303(3) of the State CEQA Guidelines; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibit A in connection with the application.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of July 25, 2024, did resolve as follows:

2024-FD-1 is approved per the findings and conditions of approval attached herein as Exhibit A.

ADOPTED this 25th day of July, 2024, by the following vote:

AYES:
NOES:
ABSENT: Lau, Sayasane

_____
[To be determined]
Acting Chairperson

ATTEST:

_____
JOHN A SWIECKI, Community Development Director

EXHIBIT A

Action Taken: Conditionally approve 2024-FD-1 per the staff memorandum with attachments, via adoption of Resolution 2024-FD-1.

Findings:

2024-FD-1

a) The exception is necessary by reason of unusual or special circumstances or conditions relating to the property in order to gain full use and enjoyment of the property. The approximately 10 foot difference in slope between the adjacent Lake Street right-of-way and the yard of the property is unique in the surrounding neighborhood. On a property without this change in topography, a six foot fence at street level as permitted by the Brisbane Municipal Code would not be out of character to provide privacy from passersby and allow full use and enjoyment of the yard space for residents of the accessory dwelling unit. While a typical guardrail height of 42 inches would allow for pedestrian safety along the Lake Street sidewalk, it would not obscure views into the yard space below.

b) The proposed fence, hedge or wall will not create a safety hazard for pedestrians or vehicular traffic. The fence will require a building permit, which will be reviewed by all departments for conformance to applicable health and safety codes. The City Engineer has determined that acceptable sight distance will be provided upon implementation of the project and that no project modifications nor further sight distance analysis will be required.

c) The appearance of the fence, hedge or wall is compatible with the design, appearance and scale of the existing buildings and structures in the neighboring area. The proposed six foot tall fence of 1”x8”x6’ redwood boards, a typical style in the R-1 zoning district, is simple and streamlined and compatible with the modern design of the new single-family dwelling and ADU on the site.

Conditions of Approval:

A. The applicant shall obtain a building permit. Plans submitted for the building permit shall substantially conform to plans approved in this Fence Height Exception 2024-FD-1.

B. The fence shall be maintained in good repair. If replacement of the fence is needed, the fence shall comply with the requirements of Brisbane Municipal Code and the approval granted within this Fence Height Exception permit 2024-FD-1.

Other Conditions

C. The permittees agree to indemnify, defend and hold the City and its officers, officials, boards, commissions, employees and volunteers harmless from and against any claim, action or proceeding brought by any third party to attack, set aside modify or annul the approval, permit or other entitlement given to the applicant, or any of the proceedings, acts, or determinations taken, done or made prior to the granting of such approval, permit, or entitlement.

D. Approval of this application is to allow for the project as detailed in the Project Description contained in the Planning Commission staff report dated July 25, 2024, except where project parameters are modified expressly by this Resolution.

E. Minor modifications may be approved by the Community Development Director in conformance with all requirements of the Brisbane Municipal Code.

F. Material violation of any of the conditions, including material deviation from the approved project description, may be cause for revocation of the Fence Height Exception permit and termination of all rights granted there under.

San Mateo County

100 Lake Street Aerial Vicinity Map

0.04 0 0.02 0.04 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

1: 1,128

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Project Description

This project consists of a six (6') foot tall privacy fence at newly constructed 100 A Lake Street. 94005 ("subject property"). Length of the fence is one hundred twenty-four (124') feet.

Materials used:

- 1-inch x 8-inch x 6 foot redwood fence boards
- 4-inch x 4-inch pressure treated wood
- 2-inch by 4-inch pressure treated wood

Style:

The fence is traditional up wright (vertical) fence boards.

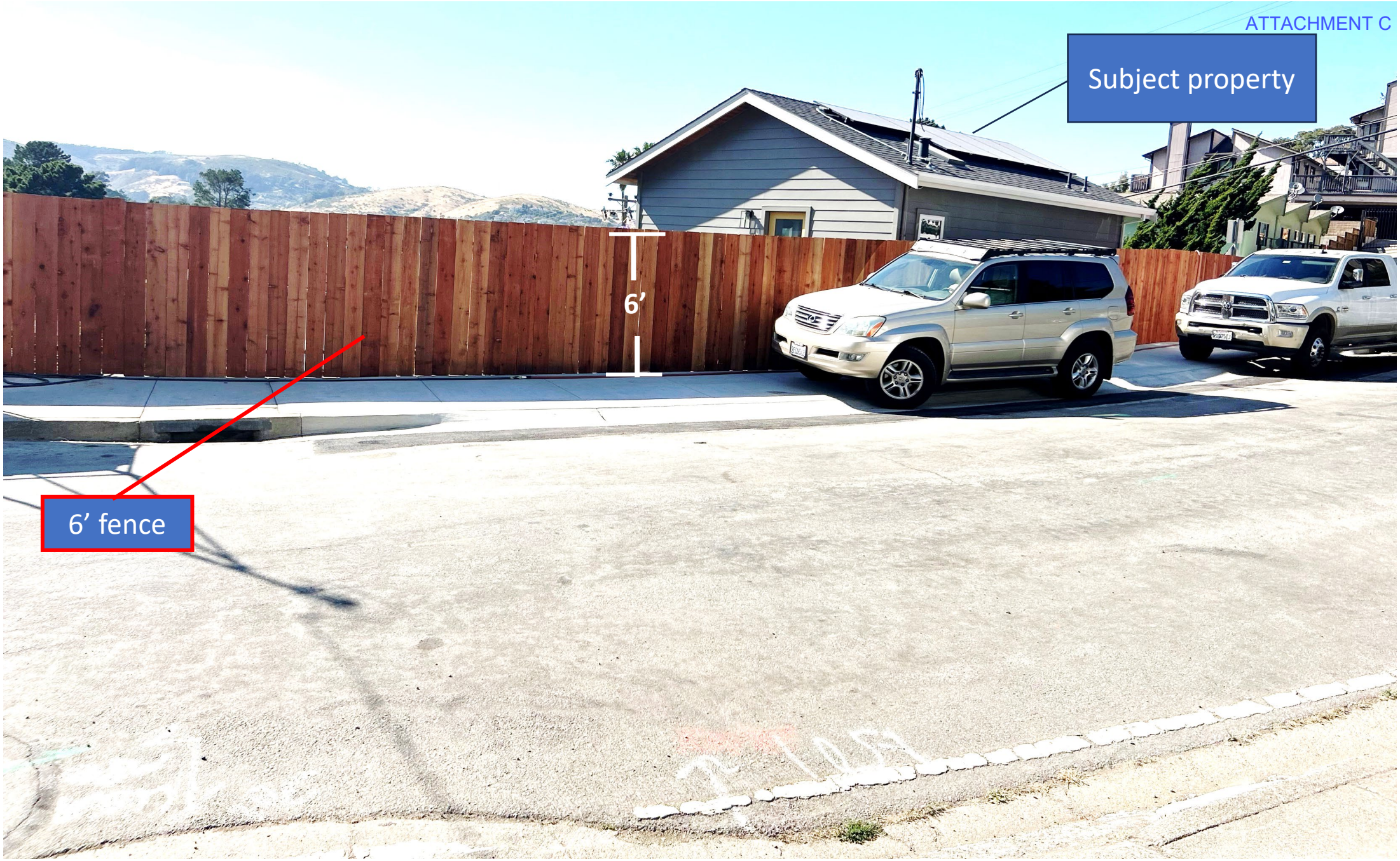
Exception request

We are requesting a fence exception for the following reasons:

1. Privacy. The lot/yard grade is ten (10') feet lower than the street/grade level it was very easy to view the property's back yard from the sidewalk. This creates a privacy concern for the subject property. Anyone living at the subject property should be able to enjoy privacy in their own back yard.
2. Safety. Given the sharp 10 foot drop from the street's grade to the back yard's floor grade we felt that it was in the City's, Owner's and pedestrians' best interest to minimize or (better yet) eliminate any liability from someone tipping over and falling 10 feet down into the back yard.
3. Esthetics. The fence improves the esthetics of not only the subject property but also the esthetics of the street and passersby. The fence shows that the subject property has been completed and shows and esthetically pleasing fence.


Subject property
Fence
Lake St
San Bruno Ave


Subject property
San Bruno Ave
Lake St
STOP
Fence


Subject property
6’
6’ fence


Subject property
6’
6’ fence
NATIONAL
800-352-5675
9YB 000059


6’ fence
Subject property’s yard
6’
Street grade level
10’
Subject property yard/grade level

PROJECT DATA

100 & 100A LAKE ST. BRISBANE, CA
(N) 2- 2 STORY WOOD STRUCTURES
APN: 007-461-020
OCCUPANCY GROUP: DWELLING R-3, GARAGE U
CONSTRUCTION TYPE: V-B FIRE SPRINKLERED.
LOT SQUARE FOOTAGE: 5770

TOTAL STRUCTURAL SQUARE FOOTAGE: 2095 (36 % OF LOT)
PRIMARY STRUCTURE: 1545 SQ FT ADU: 550 SQ FT

TOTAL INTERIOR SQUARE FOOTAGE: 3780
PRIMARY STRUCTURE: 2890 SQ FT ADU: 890 SQ FT

PROJECT DESCRIPTION

CONSTRUCT NEW SINGLE FAMILY RESIDENCE WITH DETATCHED ACCESSORY DWELING UNIT

APPLICABLE CODES:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS

1.0 GENERAL NOTES:

1.01 THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DOCUMENTS. THE GENERAL CONTRACTOR FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR INSURING THAT THE FINISHED PRODUCT COMPLIES WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

1.02 THESE PLANS ARE FOR THE GENERAL CONTRUCTION PUPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT.

1.03 THERE WILL BE NO OBSERVATION BY THE DESIGNER DURING CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THE PROJECT.

1.04 THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR THE USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.

1.05 GENERAL CONTRACTOR TO VERIFY ALL MEASUREMENTS SHOWN ON THESE DRAWINGS PRIOR TO COMMENCING ANY WORK OR ORDERING ANY MATERIAL.

1.06 DO NOT SCALE THE DRAWINGS. DIMENSIONS SHOWN SHALL SUPERCEDE SCALE OF DRAWINGS. ANY DISCREPENCY IN DIMENSIONS OR CONFLICT IN PLANS OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF KUHEL DESIGN PRIOR TO CONTINUANCE OF THE WORK IN THE AFFECTED AREA. IF WORK IS CONTINUED IN THE AFFECTED AREA WITHOUT INSTRUCTION OR CLARIFICATION BY KUHEL DESIGN, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY RESULTANT DEFECT, DAMAGE OR CHANGE REQUIRED.

1.07 AT JOB COMPLETION, PRIOR TO SUBMITTING THE REQUISITION FOR FINAL PAYMENT, THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH A REDLINED SET OF BLUEPRINTS SHOWING AS-BUILT CONDITIONS.

1.08 FIRE SPRIKLER SYSTEM TO BE ISSUED UNDER A SEPARATE PERMIT. SYSTEM TO BE DESIGNED BY A LICENSED C16 PLUMBING CONTRACTOR. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR COORDINATING AND OBTAINING PERMIT.

1.09 COORDINATE ACTUAL LOCATIONS OF WATER METER AND SEWER CLEAN-OUT WITH PUBLIC WORK DEPARTMENT

1.10 SPECIAL INSPECTION REQUIRED FOR CONCRETE PIER PLACEMENT

1.11 81 ROOF TRUSS CALCULATIONS TO BE A DEFERRED SUBMITTAL. PROJECT ENGINEER TO REVIEW AND PROVIDE APPROVAL LETTER TO CITY OR PROVIDE A REVIEW STAMP STATING THAT THE TRUSSES AND LAY-OUT SHEET CONFORM WITH THE DESIGN OF THE BUILDING

1.12 4" SEWER LATERAL WITH CLEAN OUT

1.13 ENCROACHMENT PERMIT REQUIRED FOR ALL WORK BEYOND PROPERTY LINES

1.14 CRASH BARRIER

1.15 ¾" Ø WATER LINE TYP.

1.16 ¾" Ø GAS LINE TYP.

1.17 SLOPE TERRAIN AWAY FROM FOUNDATION MINIMUM 2% SLOPE AT HARDSCAPE AREAS & 5% SLOPE MINIMUM AT LANDSCAPE AREAS AT BUILDING PERIMETER

1.18 CURB DRAIN DETAIL 5/10

1.19 FIRE SPRINKLERS SHALL BE REQUIRED THROUGHTOUT BOTH BUILDINGS, THE MAIN RESIDENCE AND ADU. PROVIDE PLANS UNDER SEPARATE SUBMITTAL AND PERMIT.

1.20 ALL BUILDINGS ARE REQUIRED TO BE PROVIDED WITH AN ADDRESS THAT IS CLEARLY VISIBLE FROM THE STREET OR ROADWAY. THE NUMERALS SHALL BE OF CONTRASTING COLOR TO THEIR BACKGROUND AND WHITE IN COLOR IF LOCATED ON GLAZING.

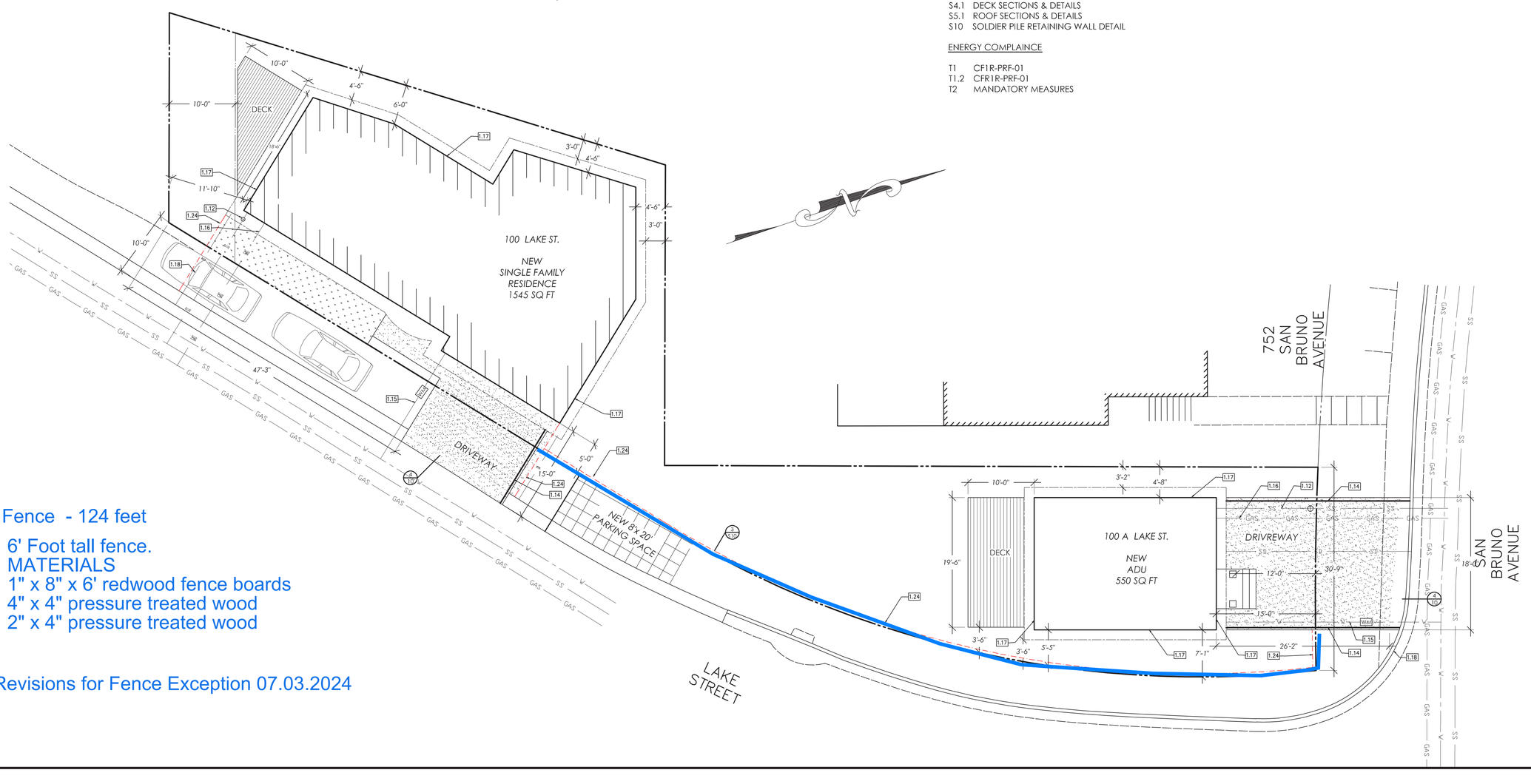
1.21 PARKING SPACES MAY BE 4" THICK PCC ON 4' CLASS 2 AGGREGATE BASE WITH WEAKENED PLANE JOINTS AT REGULAR INTERVALS OR 4' AC OVER 4' AB. SPACE TO BE CONSTRUCTED OUTBOARD OF THE TOP OF THE GUTTER AND SLOPED AT 1-2% TO SHEET DRAIN TO STREET.

1.22 UPGRADE EXISTING SIDEWALK ON SAN BUNO AVE. TO 4' IN WIDTH.

1.23 PROVIDE NEW CURB RAMP AT INTERSECTION OF SAN BRUNO AVE. AND LAKE ST. SHEET A10 / 9

1.24 SOLDIER PILE RETAINING WALL DETAIL: SHEET S10 / 3
GRADING: IMPORT/EXPORT REMAINS THE SAME.

DRAWING INDEX



Fence - 124 feet

6' Foot tall fence.
MATERIALS
1" x 8" x 6' redwood fence boards
4" x 4" pressure treated wood
2" x 4" pressure treated wood

Revisions for Fence Exception 07.03.2024

Kuhel Design
415-508-1750
kuheldesign@sbcglobal.net

PLOT PLAN

ZAMBRANO PROPERTY
100 - 100A LAKE STREET
BRISBANE, CALIFORNIA

APPROVED: Jerry Kuhel

DRAWN BY:	J. KUHEL
DATE:	11-29-21
REVISED:	1-26-22 1-18-23 9-12-23 11-14-23
SCALE:	1/8" = 1'
JOB#	21-453
SHT	A1
OF	SHTS

ATTACHMENT C

SCOPE OF WORK:
REVISION TO PERMIT B202200176 TO CHANGE SITE SOLDIER PILE RETAINING WALL LAGGING FROM CONCRETE LAGGING TO WOOD LAGGING.

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

SHEET INDEX:

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 FUNTION 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	1.704
1.0 SEC SPECTRAL RESPONSE ACCELERATION, S1	0.693
SHORT PERIOD DESIGN ACCELERATION, SDS	1.36
1 SECOND PERIOD DESIGN ACCELERATION, SD1	0.79
SEISMIC DESIGN CATEGORY	D
RESPONSE MODIFICATION COEFFICIENT, R	6.5
LONG PERIOD TRANSITION PERIOD, TL	12
RESPONSE COEFFICIENT, CS (ASD)	0.150
RESPONSE COEFFICIENT, CS (SD)	0.210

4. CONCRETE STRENGTH USED FOR DESIGN IS 4,000 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 = 2,400 PSF
   ALL LOADS (INCLUDING WIND AND SEISMIC): 3,200 PSF

GEOTECHNICAL:
1. GEOTECHNICAL INVERSTIGATIONS FOR DESIGN FOR THIS PROJECT WERE MADE BY BAGG ENGINEERS, IN A REPORT DATED ARIL 19, 2017. A SUPPLEMENTAL GEOTECHNICAL SUPPLEMENTAL RECOMMENDATIONS LETTER DATED NOVEMBER 1, 2021 WERE PREPARED BY FRANK LEE & ASSOCIATES GEOTECHNICAL CONSULTANTS, WHICH PROVIDES ADDITIONAL RECOMMENDATIONS FOR MAT SLAB DESIGN. ALL SOIL WORK SHALL FOLLOW THE RECOMMENDATIONS IN THESE TWO DOCUMENTS.
2. COORDINATE WITH GEOTECH ENGINEER OF RECORD ON REQUIRED OBSERVATION AND TESTING DURING CONSTRUCTION. FINAL DEPTH OF DRILLED PIERS MUST BE FIELD APPROVED BY GEOTECH ENGINEER.

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 SPACING 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:
   4,000 PSI FOR ALL NORMAL-WEIGHT CONCRETE WORK
   3,000 PSI FOR LIGHTWEIGHT CONCRETE (110PCF)
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-3G HIGH STRENGTH EPOXY ADHESIVE, (ICC ESR-4057)
   B. IN SOLID GROUTED MASONRY
      a. HILTI HY-270 (ICC ESR-4143)
      b. SIMPSON ET-3G 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 MANUFACUER'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.

ROOF TRUSS (DEFERRED SUBMITTAL):
1) CONTRACTOR SHALL SUBMIT PREFABRICATED ROOF TRUSS LAYOUT PLAN AND CALCULATIONS TO ENGINEER OF RECORD AND CITY UNDER SEPARATE PERMIT FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION OF ROOF.
2) EITHER CONTRACTOR OR TRUSS COMPANY IS RESPONSIBLE TO GO TO THE FIELD AND MEASURE THE ACTUAL FRAMING DIMENSIONS PRIOR TO ORDERING TRUSSES.
3) FIELD ALTERATIONS TO THE TRUSSES INCLUDING CUTTING, NOTCHING, DRILLING, OR ADDING ADDITIONAL LOADS (HVAC EQUIPMENT, WATER HEATER, ETC.) IS NOT PERMITTED WITHOUT APPROVAL BY THE TRUSS DESIGN ENGINEER. SUCH MODIFICATIONS ARE OUTSIDE THE PURVIEW OF THE EOR.

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 REQUIRING 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 OR PRACTICABLE 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.
8. COORDINATE WITH GEOTECH ENGINEER OF RECORD ON REQUIRED OBSERVATION AND TESTING DURING CONSTRUCTION. FINAL DEPTH OF DRILLED PIERS MUST BE FIELD APPROVED BY GEOTECH ENGINEER.

Fence Exception 7.2/2024

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1 SEPTEMBER 2023
2
3

REGISTERED PROFESSIONAL ENGINEER — DOUG LEE — No. C74001 — CIVIL — STATE OF CALIFORNIA

07/01/2022

ZAMBRANO PROPERTY
NEW CONSTRUCTION
100-100A LAKE STREET,
BRISBANE, CA 94005

STRUCTURAL GENERAL NOTES

DRAWN:
CHECKED:
DATE: JULY 2022
SCALE: AS NOTED
SHEET/FILE: **S1.0**
OF / SHEETS

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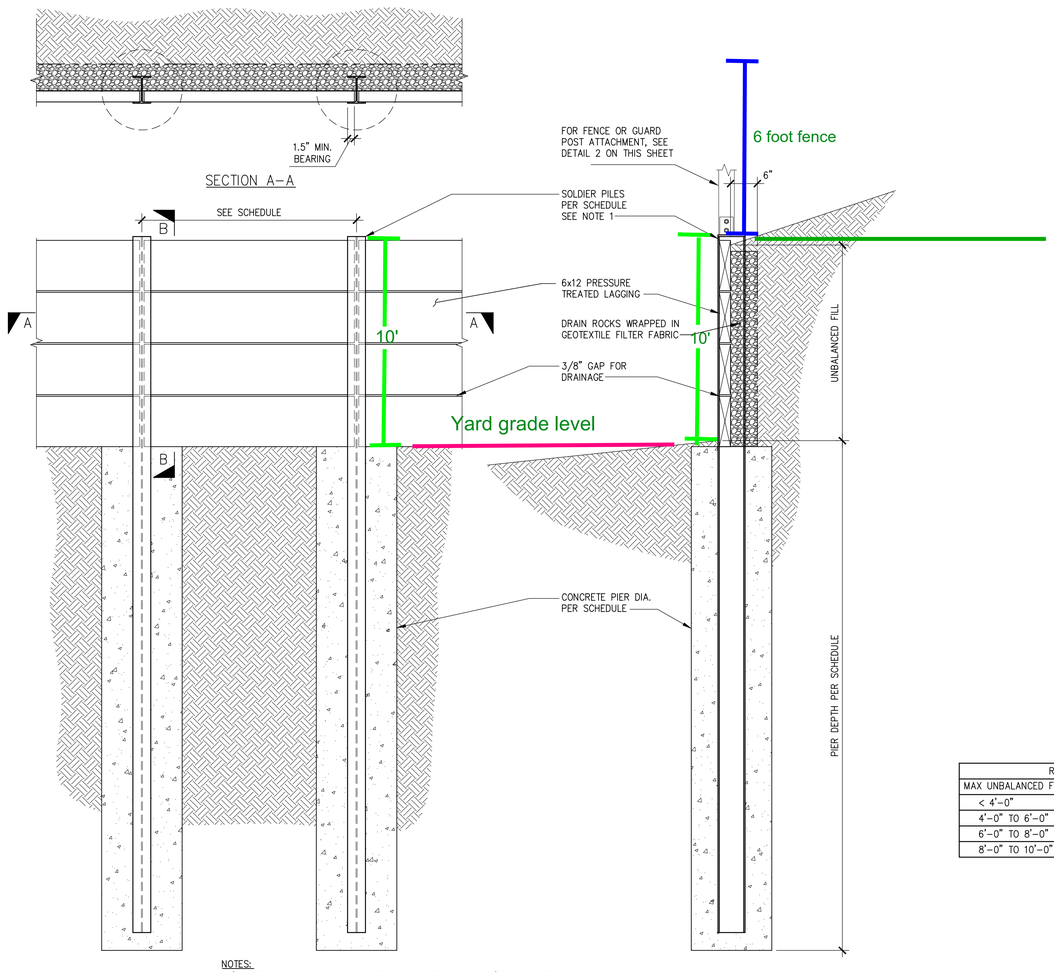


NOTES:
1) STEEL PILES SHALL BE COATED WITH AMERLOCK 400 / SIGMACOVER 400 TWO–COMPONENT, HIGH SOLIDS EPOXY COATING, APPLIED PER MANUFACTUER'S INSTRUCTIONS.

SECTION B–B

OPTION 2 - SOLDIER PILE RETAINING WALL WITH WOOD LAGGING

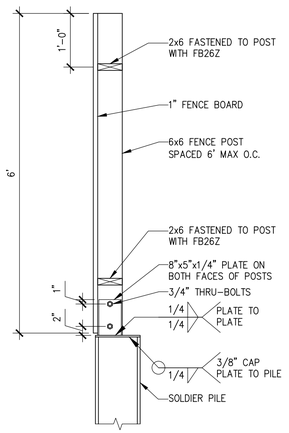
N.T.S.

1

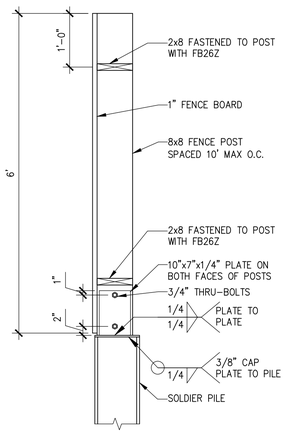
Fence exception proposed revisions 7/5/2024

- Grade/street level
- Yard grade level
- Fence
- Distance from yard grade level to street grade level

RETAINING WALL SCHEDULE					
MAX UNBALANCED FILL	STEEL SHAPE	PILE EMBEDMENT	CONC PILE DIAMETER	MAX SPACING	
< 4'–0"	W10x19	10'	18"	10'–0"	CALC 44
4'–0" TO 6'–0"	W10x30	13'	18"	8'–0"	CALC 45
6'–0" TO 8'–0"	W12x45	15'	18"	6'–0"	CALC 46
8'–0" TO 10'–0"	W12x79	18'	21"	6'–0"	CALC 47



6 FT. MAX POST SPACING



10 FT. MAX POST SPACING

NOTES:
1) ALL WELDS SHALL BE PROTECTED WITH GAL–VIZ BY THERMACOTE WELCO, PASADENA, CA; REGALV BY ROTOMETALS, INC., SAN FRANCISCO, CA; OR EQUAL.

FENCE MOUNTED OVER SOLDIER PILES

N.T.S.

2

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Email: DLee8995@gmail.com

1 SEPTEMBER 2023
2
3

REGISTERED PROFESSIONAL ENGINEER
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07/01/2022

ZAMBRANO PROPERTY
NEW CONSTRUCTION
100-100A LAKE STREET,
BRISBANE, CA 94005

SOLDIER PILE RETAINING WALL DETAIL

DRAWN:
CHECKED:
DATE: JULY 2022
SCALE: AS NOTED
SHEET/FILE: **S10**
OF / SHEETS

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