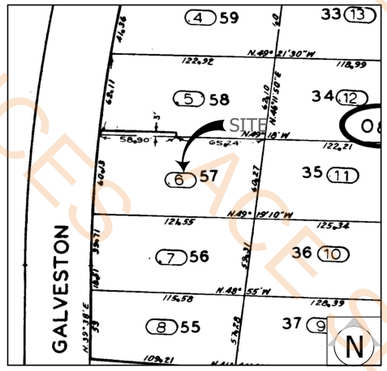
HEINSZMAN RESIDENCE

NEW DETACHED 6 ADU'S

SAN DIEGO CA 92110

VICINITY MAP



PROJECT DIRECTORY

OWNER

NAME	JAMES HEINZMAN
ADDRESS	1519 GALVESTON ST, SAN DIEGO, CA 92110
EMAIL	HEINZMANJAMES@GMAIL.COM
PHONE	

DESIGNER

	FRIENDLY REMODELING
CONTACT	OSCAR RUIZ
ADDRESS	SAN DIEGO CA 92113
EMAIL	ARQ.RUIZO@GMAIL.COM
PHONE	619.451.01.53

STRUCTURAL ENGINEER

	LAMAR ENGINEERING
CONTACT	LUIS LABRADA
ADDRESS	SAN DIEGO CA 92113
EMAIL	LLABRADA@LAMARENG.COM
PHONE	619.370.9515

ENERGY CONSULTANT

	ESTUDIO 75
CONTACT	RICARDO H. PEREZ
ADDRESS	4275 EXECUTIVE SQUARE STE 200 LA JOLLA CA 92037
EMAIL	T24.E75@GMAIL.COM
PHONE	619.274.2838

ABBREVIATIONS

AB	ANCHOR BOLT	GA	GAUGE	S&P	SHELF & POLE
ACOUS	ACOUSTICAL	GALV	GALVANIZED	SAR	SUPPLY AIR
AC	AIR CONDITIONING	GC	GENERAL CONTRACTOR		REGISTER
ADJ	ADJUSTABLE	GFCI	GROUND FAULT CIRCUIT	SC	SOLID CORE
AFF	ABOVE FINISH FLOOR		INTERRUPT	SCHED	SCHEDULE
AGGR	AGGREGATE	GI	GALVANIZED IRON	SCR	SCREEN
ALUM	ALUMINUM	GL	GLASS	SCUP	SCUPPER
APPROX	APPROXIMATE	GR	GRADE		
ARCH	ARCHITECTURAL	GYP	GYPSUM	SECT	SECTION
ASPH	ASPHALT			SH	SHELF
		HB	HOSE BIB	SHWR	SHOWER
BD	BOARD	HC	HOLLOW CORE	SHT	SHEET
BET	BETWEEN	HDR	HEADER	SHTG	SHEATHING
BIT	BITUMINOUS	HDWD	HARDWOOD	SIM	SIMILAR
BLK	BLOCK	HDWR	HARDWARE	SM	SHEET METAL
BLKG	BLOCKING	HGT	HEIGHT	SMKDET	SMOKE DETECTOR
BM	BEAM	HM	HOLLOW METAL	SPEC	SPECIFICATION
BN	BOUNDARY NAILING	HORIZ	HORIZONTAL	SQ	SQUARE
BOF	BOTTOM OF FOOTING	HR	HOUR	STL	STEEL
BOT	BOTTOM	HTG	HEATING	SSTL	STAINLESS STEEL
BP	BUILDING PAPER	HTR	HEATER	S SK	SERVICE SINK
BRG	BEARING	HVAC	HEATING,	STA	STATION
BUR	BUILT-UP ROOFING		VENTILATING AND	STD	STANDARD
			AIR CONDITIONING	STL	STEEL
CAB	CABINET	HW	HOT WATER	STOR	STORAGE
CB	CATCH BASIN			STRUC	STRUCTURAL
CBD	CHALKBOARD			SUSP	SUSPENDED
CEM	CEMENT	ID	INSIDE DIAMETER	SYM	SYMMETRICAL
CER	CERAMIC	IE	INVERT ELEVATION		
CFLASH	COUNTER FLASHING	IN	INCH	T	TREAD
CHL	CHAIN LINK	INCAN	INCANDESCENT	T&B	TOP & BOTTOM
CI	CAST IRON	INCL	INCLUDING	T&G	TONGUE AND GROOVE
CIP	CAST-IN-PLACE	INSUL	INSULATION	T/S	TUB & SHOWER
CJ	CONTROL JOINT	INT	INTERIOR	TB	TOWEL BAR
CL	CENTERLINE			TBD	TACKBOARD
CLG	CEILING	JAN	JANITOR	TD	TRENCH DRAIN
CLO	CLOSET	JST	JOIST	TEL	TELEPHONE
CLR	CLEAR	JT	JOINT	TEMP	TEMPERED
CMU	CONCRETE MASONRY			TEXT	TEXTURE
	UNIT	LAC	LACQUER	THERMO	THERMOSTAT
CNTR	COUNTER	LAM	LAMINATE	THK	THICK
CO	CLEANOUT	LAV	LAVATORY	THRESH	THRESHOLD
COL	COLUMN	LINO	LINOLEUM	TN	TOE NAIL
COMP	COMPRESSIBLE	LP	LOW POINT	TO	TOP OF
CONC	CONCRETE	LVR	LOUVER	TOC	TOP OF CURB
CONST	CONSTRUCTION	LTG	LIGHTING	TOD	TOP OF DRAIN
CONT	CONTINUOUS			TOF	TOP OF FOOTING
COR	CORNER	MACH	MACHINE	TOP	TOP OF PARAPET
CORR	CORRIDOR	MAS	MASONRY	TOR	TOP OF ROOF
CPT	CARPET	MAT	MATERIAL	TOS	TOP OF SIDEWALK
CTR	CENTER	MAX	MAXIMUM	TOW	TOP OF WALL
CTSK	COUNTERSINK	MB	MACHINE BOLTS	TRT	TREATED
CW	COLD WATER	MC	MEDICINE CABINET	TS	TOP OF SLAB
		MECH	MECHANICAL	TYP	TYPICAL
(D)	DEMOLISH	MEMB	MEMBRANE		
D	DRYER	MFR	MANUFACTURER	UC	UPPER CABINET
DA	DOUBLE ACTING	MH	MANHOLE	UON	UNLESS OTHERWISE NOTED
DBL	DOUBLE	MIN	MINIMUM	UOS	UNDER OTHER SECTION
DEPT	DEPARTMENT	MIR	MIRROR	UR	URINAL
DET	DETAIL	MISC	MISCELLANEOUS		
DF	DOUGLAS FIR	MO	MASONRY OPENING	VAR	VARNISH
DH	DOUBLE HUNG	MOV	MOVABLE	VB	VAPOR BARRIER
DIA	DIAMETER	MT	METAL THRESHOLD	VCT	VINYL COMPOSITION TILE
DIAG	DIAGONAL	MTL	METAL	VERT	VERTICAL
DIM	DIMENSION			VEST	VESTIBULE
DISP	DISPENSER	(N)	NEW	VIF	VERIFY IN FIELD
DN	DOWN	NAT	NATURAL	VP	VENEER PLASTER
DR	DOOR	NIC	NOT IN CONTRACT	VTR	VENT THROUGH ROOF
DS	DOWNSPOUT	NO	NUMBER	VWC	VINYL WALL COVERING
DW	DISHWASHER	NOM	NOMINAL		
DWG	DRAWING	NTS	NOT TO SCALE	W	WASHER
DWR	DRAWER			W/	WITH
		OA	OVERALL	W/O	WITHOUT
(E)	EXISTING	OBS	OBSCURE	WC	WATER CLOSET
EA	EACH	OC	ON CENTER	WD	WOOD
EAG	EXHAUST AIR GRILL	OD	OUTSIDE DIAMETER	WDW	WINDOW
EJ	EXPANSION JOINT	OFF	OFFICE	WF	WIDE FLANGE
ELEC	ELECTRICAL	OH	OVERHANG	WGL	WIRE GLASS
ELEV	ELEVATION	OHD	OVERHEAD DOOR	WH	WATER HEATER
ENAM	ENAMEL	OHG	OVERHEAD GRILLE	WM	WIREMESH
ENC	ENCLOSURE	OPNG	OPENING	WPR	WATERPROOF
EQ	EQUAL	OPP	OPPOSITE	WPJ	WEAKENED PLANE JOINT
EQUIP	EQUIPMENT			WSCT	WAINSCOT
EW	EACH WAY	PA	PLANTING AREA	WT	WEIGHT
EWC	ELECTRIC WATER	PC	PRECAST	WUB	WALL UTILITY BOX
	COOLER	PD WD	PRESSED WOOD	WWF	WELDED WIRE FABRIC
EWWM	ELECTRICALLY	PFP	PLASTIC FINISH		
	WELDED WIRE MESH		PANEL	&	AND
EXH	EXHAUST	PL	PROPERTY LINE	<	ANGLE
EXP	EXPANSION	PLAS	PLASTIC	"	INCH
EXT	EXTERIOR	PLAST	PLASTER	'	FOOT
		PLUM	PLUMBER	@	AT
FAU	FORCED AIR UNIT	PLYWD	PLYWOOD	C	CHANNEL
FD	FLOOR DRAIN	PNLG	PANELING	#	NUMBER
FDN	FOUNDATION	POC	POCKET	Ø	DIAMETER
FE	FIRE EXTINGUISHER	POL	POLISHED		
FEC	FIRE EXTINGUISHER	PR	PAIR		
	CABINET	PROP	PROPERTY		
FF	FINISH FLOOR	PT	PRESSURE TREATED		
FFT	FINISH FLOOR	PTD	PAINTED		
	TRANSITION	PTN	PARTITION		
FG	FINISH GRADE	PVC	POLYVINYL CHLORIDE		
FGL	FIBERGLASS				
FH	FIRE HOSE	QT	QUARRY TILE		
FHC	FIRE HOSE CABINET	QTY	QUANTITY		
FIN	FINISH				
FIX	FIXED	R	RISER		
FIXT	FIXTURE	RAD	RADIUS		
FLR	FLOOR	RAG	RETURN AIR GRILLE		
FLUOR	FLUORESCENT	RCP	REINFORCED		
FN	FINISH NAIL		CONCRETE PIPE		
FOC	FACE OF CONCRETE	RD	ROOF DRAIN		
FOF	FACE OF FINISH	REF	REFERENCE		
FOM	FACE OF MASONRY	REG	REGISTER		
FOS	FACE OF STUD	REINF	REINFORCING		
FP	FIREPLACE	REQD	REQUIRED		
FR	FIRE-RATED	REV	REVISION		
FS	FLOOR SINK	RHWS	ROUND HEAD WOOD		
FT	FOOT/FEET		SCREW		
FTG	FOOTING	RM	ROOM		
FUB	FLOOR UTILITY BOX	RMV	REMOVED		
FURR	FURRING	RO	ROUGH OPENING		
FW	FLAT WALL	ROS	ROUGH SAWN		
		ROW	RIGHT OF WAY		
		RS	RESAWN		
		RSL	RESILIENT		
		RUB	RUBBER		
		RWD	REDWOOD		

GENERAL NOTES

CONTRACTOR NOTES:

1. THE CONTRACTOR SHALL TAKE THE NECESSARY TIME AND CARE TO BECOME FAMILIAR WITH THE APPROVED SET OF DRAWINGS AND REFER ONLY TO APPROVED SETS OF DRAWINGS DURING THE CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONAL AND/OR THE ENGINEER IMMEDIATELY OF ALL DISCREPANCIES.
3. ALL VERIFICATION OF NEW AND EXISTING DIMENSIONS ARE TO BE DONE PRIOR TO THE START OF WORK AND ORDERING OF MATERIALS.
4. ALL CHANGES ARE TO BE APPROVED BY A DESIGN PROFESSIONAL AND THE BUILDING DEPARTMENT BEFORE CHANGES ARE MADE IN THE FIELD.
5. UNLESS OTHERWISE NOTED OR SHOWN ELSEWHERE ON THE PLANS, TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE JOB.
6. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OF THESE GENERAL NOTES.
7. CONTRACTOR SHALL VERIFY AND DETERMINE LOCATION OF ALL EXISTING UTILITIES AND SHALL NOT PERFORM ANY WORK THAT WILL DAMAGE EXISTING UTILITIES.
8. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL AND LOCAL SAFETY REQUIREMENTS.
9. ALL MATERIAL AND WORKMANSHIP SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL STANDARDS AND TO THE APPLICABLE PROVISION OF THE LATEST EDITION OF THE U.B.C.
10. METAL CONNECTORS, STRAPS, HANGERS, HOLDOWNS, ETC. CALLED OUT ON THE PLANS ARE TO BE SIMPSON "STRONG-TIE" OR APPROVED EQUAL.
11. THE CONTRACTOR SHALL PROTECT THE WORK AND ALL ADJACENT PROPERTY FROM LOOSE AND DAMAGE RESULTING FROM OPERATIONS.
12. ADJUST JOISTS, RAFTERS, STUDS AND FURRING TO ALLOW FOR EXACT LOCATION OF MECHANICAL, ELECTRICAL, PLUMBING EQUIPMENT AND FIXTURES.

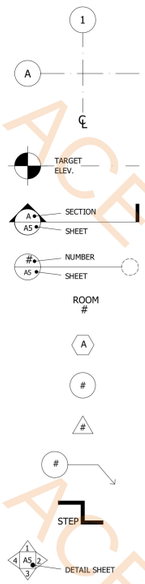
CODE REQUIREMENT NOTES:

1. THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA GREEN BUILDING STANDARD CODE, 2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA EXISTING BUILDING CODE, 2000 URBAN-WILDFIRE INTERFACE CODE, 1997 UNIFORM HOUSING CODE, 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, AND THE CITY OF SAN DIEGO MUNICIPAL CODE.

ENERGY REQUIREMENTS

THIS PROJECT COMPLIES WITH THE PROVISIONS OF CALIFORNIA TITLE 24. SEE SHT. T24'S FOR DETAILS AND CALCS.

DRAFTING SYMBOLS



COLUMN GRID

ELEVATION

SECTION

DETAIL

ROOM TAG

WINDOW TAG

DOOR TAG

REVISION TAG

KEYNOTE

SINGLE STEP

INTERIOR ELEVATIONS

PROJECT DATA

PROJECT ADDRESS	1519 GALVESTON ST SAN DIEGO, CA 92110
APN	436-081-06-00
YEAR BUILT	1950
LEGAL DESCRIPTION	TR 2588 LOT 58*LOT 57 & SWLY 3 FT OF NWL
OCCUPANCY / USE	R-1 / SINGLE FAMILY RESIDENTIAL
CONSTRUCTION TYPE	V-B
NO. STORIES	
EXISTING	1
LOT SIZE	7,800 SQ.FT.
CLIMATE ZONE	7
FIRE SPRINKLERS	NONE EXISTING

ZONING

ZONE	RS-1-7
	WITHIN CLAIREMONT MESA PLANNING AREA
SETBACKS	
FRONT YARD	15 FT.
INT. SIDE YARD	LOT WIDTH X 0.08
REAR YARD	13 FT.
MAX HEIGHT	30 FT.
MAX FAR	0.57
OVERLAY ZONES	
GEOLOGIC HAZARD	53
SLOPE 25% OR GREATER	YES
COASTAL	NO
FIRE	VERY HIGH FIRE HAZARD SEVERITY ZONE
BRUSH MANAGEMENT	NO
COASTAL IMPACT	NO

SCOPE OF WORK

NEW 6 DETACHED ADU

A: 646 SQ.FT.
B: 646 SQ.FT.
C: 361 SQ.FT.
D: 361 SQ.FT.
E: 283 SQ.FT.
F: 283 SQ.FT.

SHEET INDEX

T1.0	TITLE SHEET / PROJECT INFO
T1.1	GREEN CODE & CITY NOTES
AS1.0	EXISTING SITE PLAN / STORMWATER BMPs
AS1.1	ARCHITECTURAL COMPLEX UNITS/WINDOW SCHEDULE
A1.0	PROPOSED UNITS "A" & "B" FLOOR PLANS
A1.1	PROPOSED UNITS "C" & "D" FLOOR PLANS
A1.2	PROPOSED UNITS "E" & "F" FLOOR PLANS
A2.0	BUILDING ELEVATIONS
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING SECTIONS
A2.3	ROOF PLAN
ME1.0	PROPOSED LOWER & UPPER ELECTRICAL PLAN UNIT "A" & "B
ME1.1	PROPOSED UNITS "C" & "D" ELECTRICAL PLANS
ME1.1	PROPOSED UNITS "E" & "F" ELEC. PLANS
SN1	STRUCTURAL NOTES
S1	FOUNDATION & 1st FLOOR FRAMING PLAN
S2	ROOF & MEZZANINE FRAMING PLAN
SD1	STRUCTURAL DETAILS
SD2	FOUNDATION & FRAMING DETAILS
SD3	FRAMING DETAILS
SD4	FRAMING DETAILS
T01	TITLE 24
T02	TITLE 24
T03	TITLE 24
T04	TITLE 24
T05	TITLE 24

LIFE HOUSE Design & Construction

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OSCAR RUIZ
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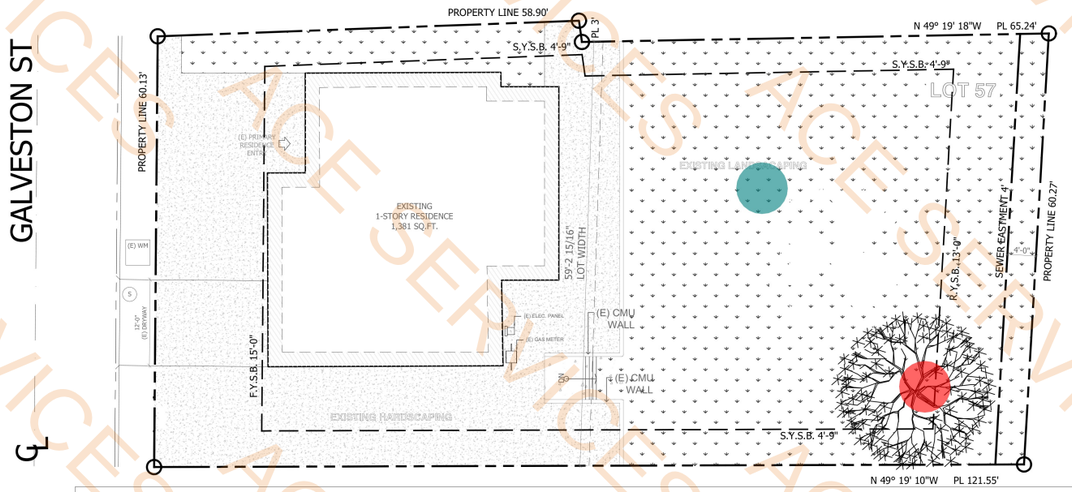
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DRAWN BY	VR & OR
DATE	01/02/2024

REVISIONS

SHEET TITLE
TITLE SHEET / PROJECT INFO

SHEET NO.
T1.0

ACE SERVICES



GALVESTON ST

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Silt Fence
Rheem 60 GAL Platinum Proterra Water Heater
Sump And Sewage Pump
Hardscaping Area
Allowance For Clearing And Grubbing Site (2652 SF)
Remove Tree

EXISTING SITE PLAN
SCALE: 1" = 10'-0"

N

PLUMBING FIXTURES
(E) MAIN RESIDENCE
3 WATER CLOSETS
3 LAVORATORY
3 TUBS
1 SINKS
1 DISHWASHER
1 WASHER MACHINE

EARTHWORK QUANTITIES	
CUT QUANTITIES	4 CYD
FILL QUANTITIES	0
IMPORT/EXPORT	3 / 0 CYD
MAX CUT DEPTH	1.5 FT.
MAX FILL DEPTH	0

NOTE: 5 FEET OR MORE OF CUT/FILL MEASURED VERTICALLY THAT IS NOT DIRECTLY UNDER THE FOOTPRINT/ENVELOPE OF THE PROPOSED STRUCTURE REQUIRES A SEPARATE GRADING PERMIT PER SDMC 129.0602. ADDITIONALLY, 5 FT OR MORE OF FILL MEASURED VERTICALLY UNDER THE FOOTPRINT/ENVELOPE OF THE PROPOSED STRUCTURE REQUIRES A SEPARATE GRADING PERMIT PER SDMC 129.0603.

THE PROJECT PROPOSES TO EXPORT 3 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE 2015 GREENBOOK AND SUPPLEMENTAL AMENDMENTS. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL, ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

NOTE: NO WORK SHALL BE PERFORMED IN THE PUBLIC RIGHT-OF-WAY.

NOTE: EXISTING GRADES SHALL NOT BE MODIFIED

SOIL DISTURBANCE	
TOTAL DISTURBANCE AREA	1500 SQ.FT.

SITE NOTES

1. ALL ROOF DRAINAGE SHALL BE DIVERTED TO ... OR ... COLLECTION ... ARD. ... AIN ... SHALL ... MTHIN ... WHERE ... OTHER ... INCHES ... S OR ... D TO ... THE ... CES ... G ... FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. PER 4401.3
2. VERIFY ALL UTILITY LOCATIONS (EXISTING OR NEW) PRIOR TO START OF CONSTRUCTION.

62.0 FT
1.0 EA
1.0 EA
1431.8 SQ FT
1.0 EA
1.0 EA

BMP LEGEND

PDS 659 BROW DITCH
PDS 659 BERM
DIRECTION OF LOT DRAINAGE

MATERIALS & WASTE MANAGEMENT BMPs:

- WM-1 MATERIAL DELIVERY & STORAGE
- WM-4 SPILL PREVENTION AND CONTROL
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-5 SOLID WASTE MANAGEMENT
- WM-9 SANITARY WASTE MANAGEMENT
- WM-6 HAZARDOUS WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMPs:

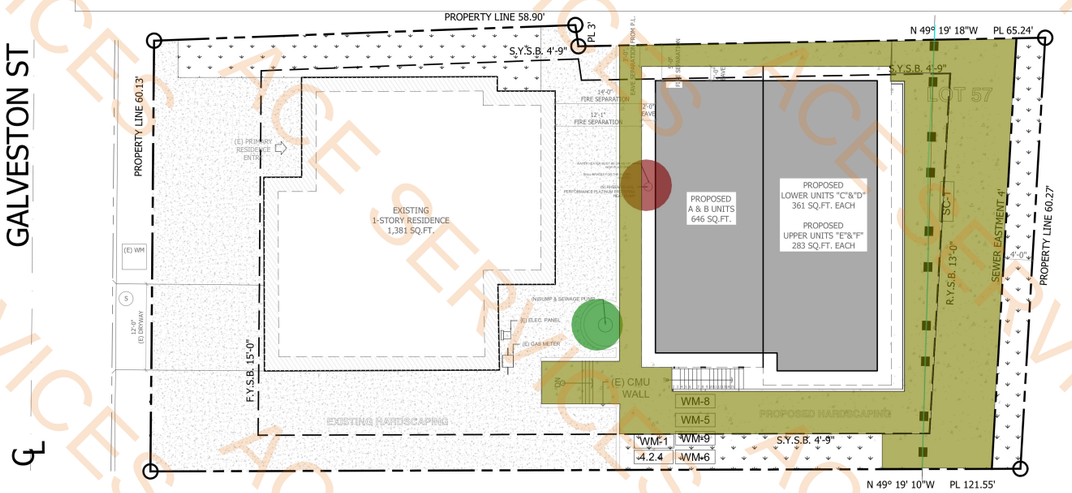
- SS-2 PRESERVATION OF EXISTING VEGETATION
- SS-3 BONDED OR STABILIZED FIBER MATRIX (WINTER)
- SS-4 HYDROSEEDING (SUMMER)
- SS-6 / SS-8 STRAW OR WOOD MULCH
- SS-7 PHYSICAL STABILIZATION (WINTER)
- SS-10 ENERGY DISSIPATOR
- SC-1 SILT FENCE
- SC-2 SEDIMENT / DESILTING BASIN
- SC-5 FIBER ROLLS
- SC-6 / SC-8 GRAVEL OR SAND BAGS
- SC-7 STREET SWEEPING AND VACUUMING
- SC-10 STORM DRAIN INLET PROTECTION
- NS-2 DEWATERING FILTRATION
- TC-1 STABILIZED CONSTRUCTION ENTRANCE
- TC-2 CONSTRUCTION ROAD STABILIZATION
- TC-3 ENTRANCE / EXIT TIRE WASH

POST-CONSTRCUTION SITE DESIGN BMPs

- 4.3.1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
- 4.3.2 CONSERVE NATURAL AREAS, SOILS, AND VEGITATION
- 4.3.3 MINIMIZE IMPERVIOUS AREA
- 4.3.4 MINIMIZE SOIL COMPACTION
- 4.3.5 IMPERVIOUS AREA DISPERSION
- 4.3.6 RUNOFF COLLECTION
- 4.3.7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES
- 4.3.8 HARVESTING AND USING PRECIPITATION

POST CONSTRUCTION SOURCE CONTROL BMPs

- 4.2.1 PREVENTION OF ILLICIT DISCHARGES INTO THE MS4
- 4.2.2 STORM DRAIN STENCILING AND POSTING OF SIGNAGE
- 4.2.3 PROTECTED OUTDOOR MATERIALS STORAGE AREAS
- 4.2.4 PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS
- 4.2.5 PROTECT TRASH STORAGE AREAS
- 4.2.6 ADDNL BMPs BASED ON POTENTIAL RUNOFF POLLUTANTS:
  - A ON-SITE STORM DRAIN INLETS
  - B INTERIOR FLOOR DRAINS & ELEVATOR SHAFT SUMPS
  - C INTERIOR PARKING GARAGES
  - D NEED FOR FUTURE INDOOR & STR. PEST CONTROL
  - E LANDSCAPE/OUTDOOR PESTICIDE USE
  - F POOLS, SPAS, PONDS, FOUNTAINS, & WATER FEATURES
  - G FOOD SERVICE
  - H TRASH OR REFUSE AREAS
  - I INDUSTRIAL PROCESSES
  - J OUTDOOR STORAGE OF EQUIP. OR MATERIALS
  - K VEHICLE AND EQUIPMENT CLEANING
  - L VEHICLE/EQUIPEMENT REPAIR AND MAINTENANCE
  - M FUEL DISPENSING AREAS
  - N LOADING DOCKS
  - O FIRE SPRINKLER TEST WATER
  - P MISCELLANEOUS DRAIN OR WASH WATER
  - Q PLAZAS, SIDEWALKS, DRIVEWAYS, AND PARKING LOTS



GALVESTON ST

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PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

N

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- AREA OF PROPOSED UNITS
- AREA OF EXISTING UNIT
- EXISTING CONC. FLATWORK

LIFE HOUSE Design & Construction

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SCALE	1" = 10'-0"
DRAWN BY	VR & OR
DATE	12/21/2023
REVISIONS	

SHEET TITLE
EXISTING SITE PLAN

SHEET NO.
AS1.0

ACE SERVICES

INTERIOR WALL 1HR FIRE RATED

WOOD STUDS-INTERIOR PARTITION WITH GYPSUM WALLBOARD EACH SIDE IN ACCORDANCE WITH CBC "SECTION 721 PRESCRIPTIVE FIRE RESISTANCE" ITEM NUMBER: 14-1.3i, m

2" x 4" WOOD STUDS 24" ON CENTER WITH 5/8" TYPE X GYPSUM WALLBOARDE APPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 6D COOLERN OR WALLBOARDN NAILS AT 7" ON CENTER WITH END JOINTS ON NAILING MEMBERS. STAGGER JOINTS EACH SIDE.

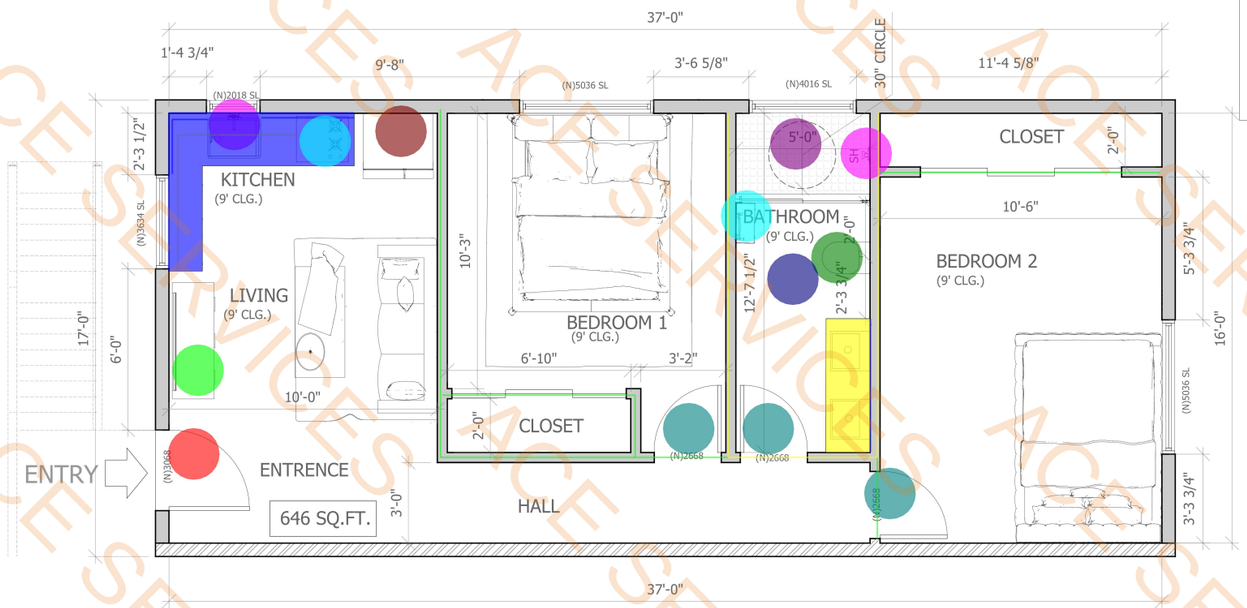
FLOOR PLAN NOTES

1. ALL DIMENSIONS TO BE FIELD VERIFY PRIOR TO PERFORMING ANY WORK AND/OR ORDERING ANY MATERIAL.
2. INTERIOR WALLS TO BE 2X4 WOOD STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
3. SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY EXIT WHICH OPENS DIRECTLY ONTO THE EXTERIOR COURT. SILL HEIGHT SHALL NOT EXCEED 44" ABOVE FLOOR AND ALLOW A MIN. OPENABLE AREA OF 5.7 S.F.
4. ALL EXTERIOR DOORS AND WINDOWS SHALL BE FULLY WEATHERSTIPPED: MANUFACTURED UNITS SHALL MEET ANSI AND TITLE 24 FOR AIR INFILTRATION.
5. A MIN. 36" DEEP FLOOR OR LANDING ON EACH SIDE OF EXTERIOR DOOR SHALL BE PROVIDED, WITH A SLOPE NOT EXCEEDING 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2%). THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. [CRC R311.3].
6. REQUIRED EGRESS DOORS SHALL NOT HAVE A DIMENSIONED MORE THAN 1-1/2" INCHES BELOW THE TOP OF THE THRESHOLD TO PROPOSED EXTERIOR LANDING OR FINISHED FLOOR.



PROPOSED UPPER FLOOR PLAN UNIT "B"

SCALE: 3/8" = 1'-0"



PROPOSED LOWER FLOOR PLAN UNIT "A"

SCALE: 3/8" = 1'-0"

Kitchen Countertop	36.9 SQ FT
Vanity W/ Countertop And Ba...	16.6 SQ FT
4" H Backsplash	35.5 FT
Kitchen Sink	2.0 EA
Cooking Range	2.0 EA
Refrigerator	2.0 EA
Water Closet	2.0 EA
All Bathroom Accessories	2.0 EA
5' x 3' Shower Enclosure	2.0 EA
2'-6" W x 6'-8" H Single Door	6.0 EA
3'-0" W x 6'-8" H Single Door	2.0 EA
Wall Mounted TV	2.0 EA
2' D Kitchen Base Cabinets	18.9 FT
1' D Wall Mounted Cabinets	13.6 FT
Shower Hook	2.0 EA
Towel Bar	2.0 EA
2 x 4 Wood Stud Interior Wall @...	93.2 FT
2 x 4 Wood Stud Interior Wall W...	62.0 FT
Exterior Stair Steps (10" D x 3' ...	13.0 EA
Exterior Stair Steps (15" D x 3' W...	2.0 EA

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL - R-VALUE 19 ONLY EXTERIOR
- NEW FIRE-RATED WALL
- STRUCTURE ABOVE

LIFE HOUSE
Design & Construction

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1519 GALVESTON ST
SAN DIEGO, CA 92110

DATE 12/21/2023

REVISIONS

SHEET TITLE

PROPOSED UNITS "A" & "B" FLOOR PLANS

SHEET NO.

A1.0

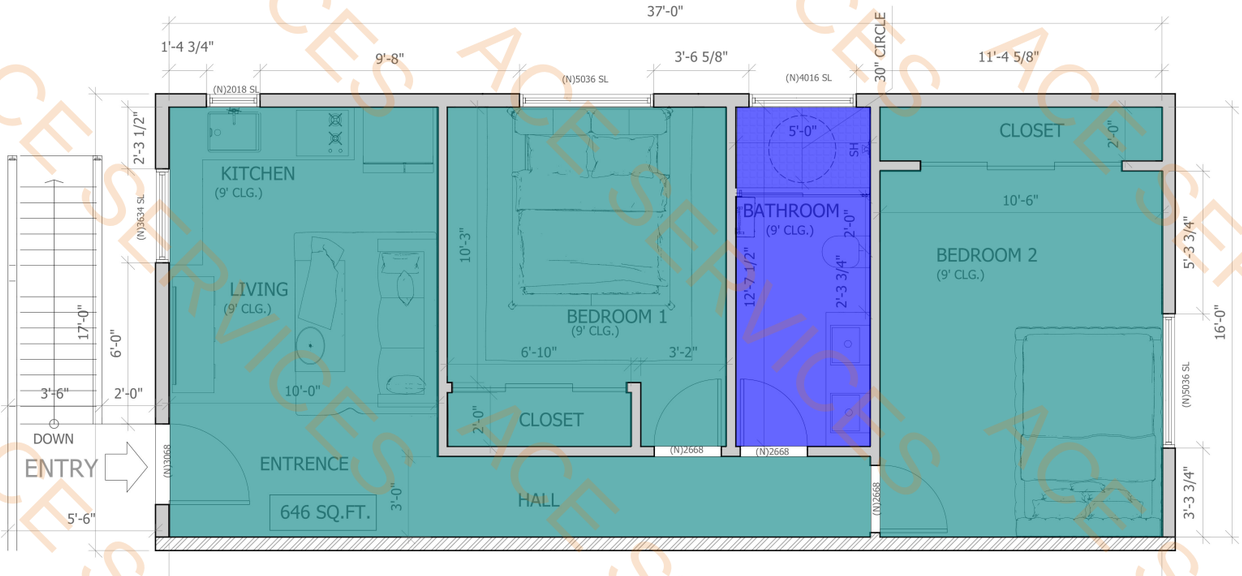
INTERIOR WALL 1HR FIRE RATED

WOOD STUDS-INTERIOR PARTITION WITH GYPSUM WALLBOARD EACH SIDE IN ACCORDANCE WITH CBC "SECTION 721 PRESCRIPTIVE FIRE RESISTANCE" ITEM NUMBER: 14-1.3i, m

2" × 4" WOOD STUDS 24" ON CENTER WITH 5/8" TYPE X GYPSUM WALLBOARDE APPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 6D COOLERN OR WALLBOARDN NAILS AT 7" ON CENTER WITH END JOINTS ON NAILING MEMBERS. STAGGER JOINTS EACH SIDE.

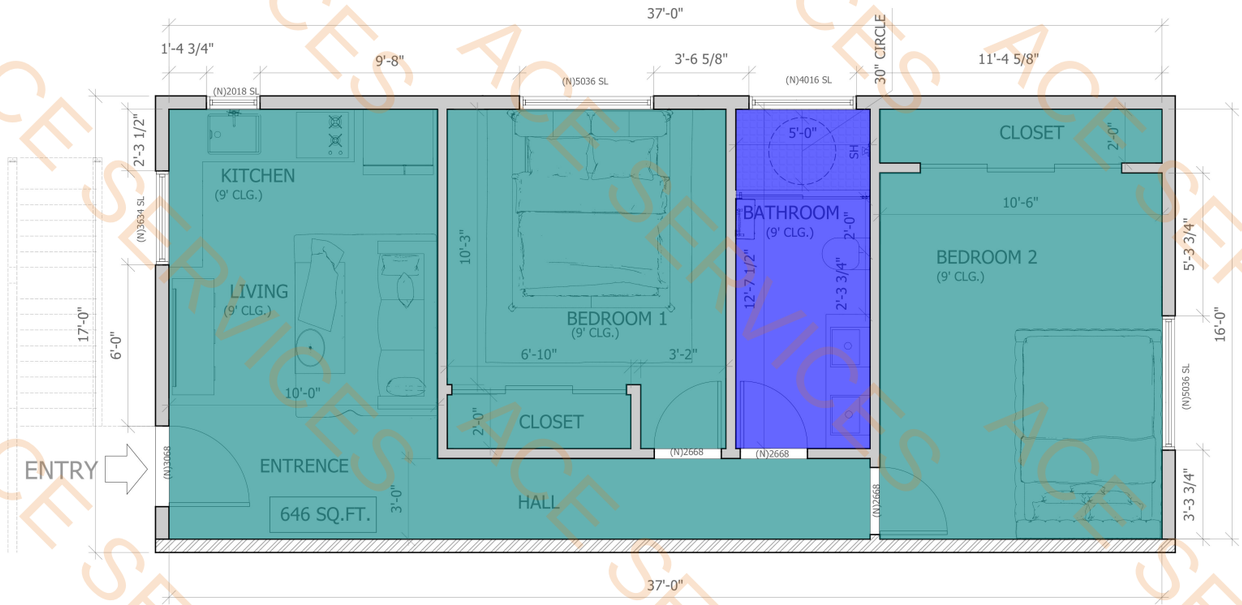
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5. A MIN. 36" DEEP FLOOR OR LANDING ON EACH SIDE OF EXTERIOR DOOR SHALL BE PROVIDED, WITH A SLOPE NOT EXCEEDING 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2%). THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. [CRC R311.3].
6. REQUIRED EGRESS DOORS SHALL NOT HAVE A DIMENSIONED MORE THAN 1-1/2" INCHES BELOW THE TOP OF THE THRESHOLD TO PROPOSED EXTERIOR LANDING OR FINISHED FLOOR.



(2) Layers 1/2" Type X GWB Ceiling W/Resilient Channel @ 16" O.C — 1012.6 SQ FT

(1) Layer 1/2" Type X MR GWB & One Layer 1/2" Type X Ceiling W/Resilient Channel @ 16" ... — 126.3 SQ FT



PROPOSED LOWER FLOOR PLAN UNIT "A"

SCALE: 3/8" = 1'-0"

N

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL - R-VALUE 19 ONLY EXTERIOR
- NEW FIRE-RATED WALL
- STRUCTURE ABOVE

LIFE HOUSE Design & Construction

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OSCAR RUIZ
DRAFTER

HEINSZMAN RESIDENCE

NEW DETACHED 6 ADUs

1519 GALVESTON ST
SAN DIEGO, CA 92110

SCALE	3/8" = 1'-0"
DRAWN BY	VR & OR
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REVISIONS	

SHEET TITLE

PROPOSED UNITS "A" & "B" FLOOR PLANS

SHEET NO.

A1.0

ACE SERVICES

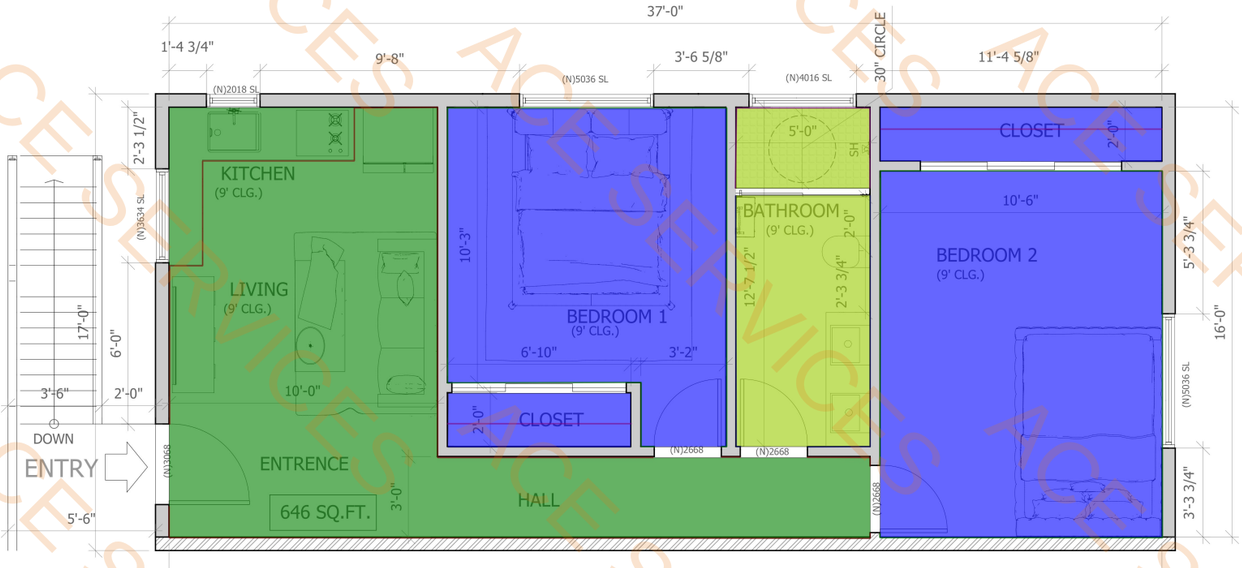
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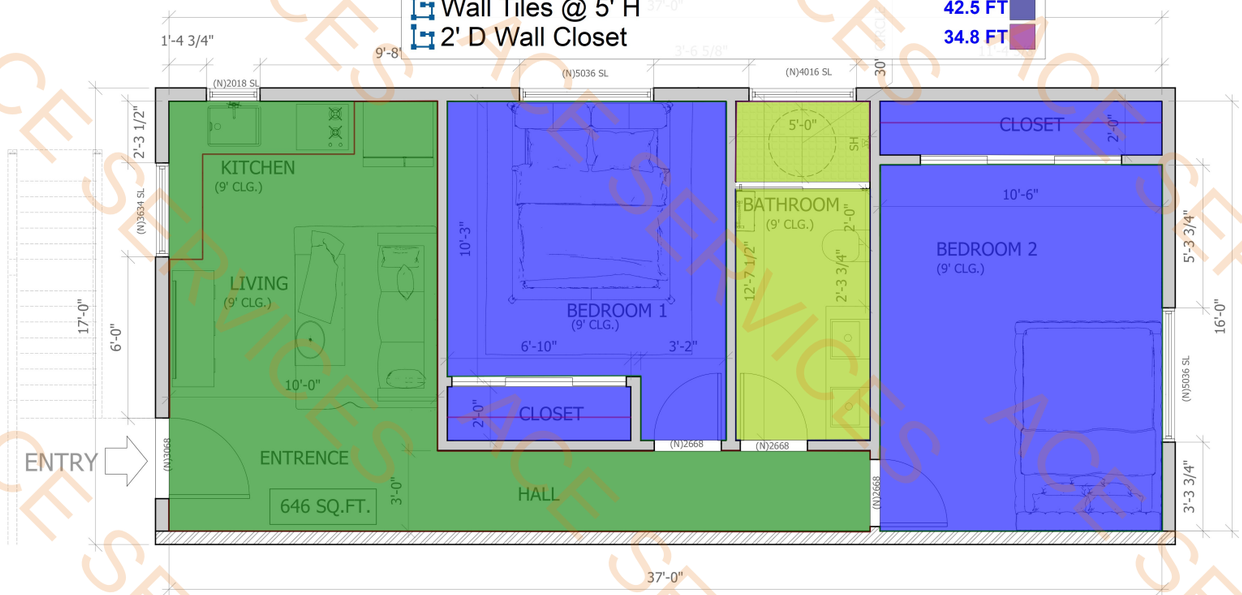
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Carpet Flooring	584.6 SQ FT
LVT Flooring	417.4 SQ FT
Tile Flooring @ Bathrooms	123.5 SQ FT
4" H Vinyl Base	147.6 FT
4" H Carpet Cove Base	178.8 FT
Wall Tiles @ 8' H	21.9 FT
Wall Tiles @ 5' H	42.5 FT
2' D Wall Closet	34.8 FT

PROPOSED UPPER FLOOR PLAN UNIT "B"
SCALE: 3/8" = 1'-0"



PROPOSED LOWER FLOOR PLAN UNIT "A"
SCALE: 3/8" = 1'-0"

N

FLOOR PLAN LEGEND

- EXISTING WALL
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- NEW FIRE-RATED WALL
- STRUCTURE ABOVE

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OSCAR RUIZ
DRAFTER

HEINSZMAN RESIDENCE

NEW DETACHED 6 ADUs

1519 GALVESTON ST
SAN DIEGO, CA 92110

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SHEET TITLE

PROPOSED UNITS "A" & "B" FLOOR PLANS

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ACE SERVICES

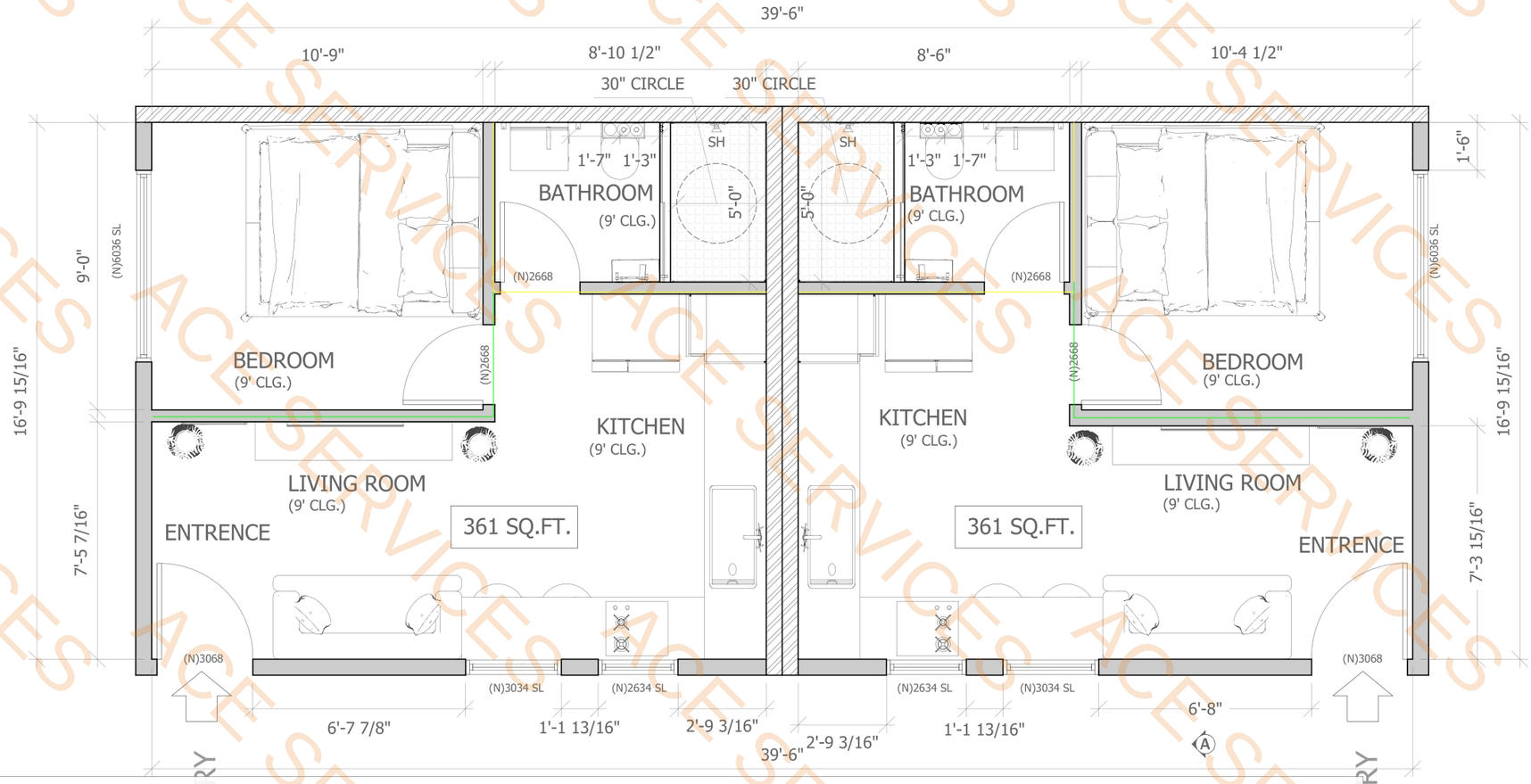
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2 x 4 Wood Stud Interior Wall @ 9' H — 29.3 FT

2 x 4 Wood Stud Interior Wall W/One Side MR GWB @ 9' H — 27.5 FT

PROPOSED LEFT FLOOR PLAN UNIT "C"
SCALE: 1/2" = 1'-0"

PROPOSED RIGHT FLOOR PLAN UNIT "D"
SCALE: 1/2" = 1'-0"

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL - R-VALUE 19 ONLY EXTERIOR
- NEW FIRE-RATED WALL
- STRUCTURE ABOVE

LIFE HOUSE Design & Construction

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OSCAR RUIZ
DRAFTER

HEINSZMAN RESIDENCE
NEW DETACHED 6 ADUs
1519 GALVESTON ST
SAN DIEGO, CA 92110

SCALE	3/8" = 1'-0"
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SHEET TITLE
PROPOSED UNITS "C" & "D" FLOOR PLANS

SHEET NO.
A1.1

ACE SERVICES

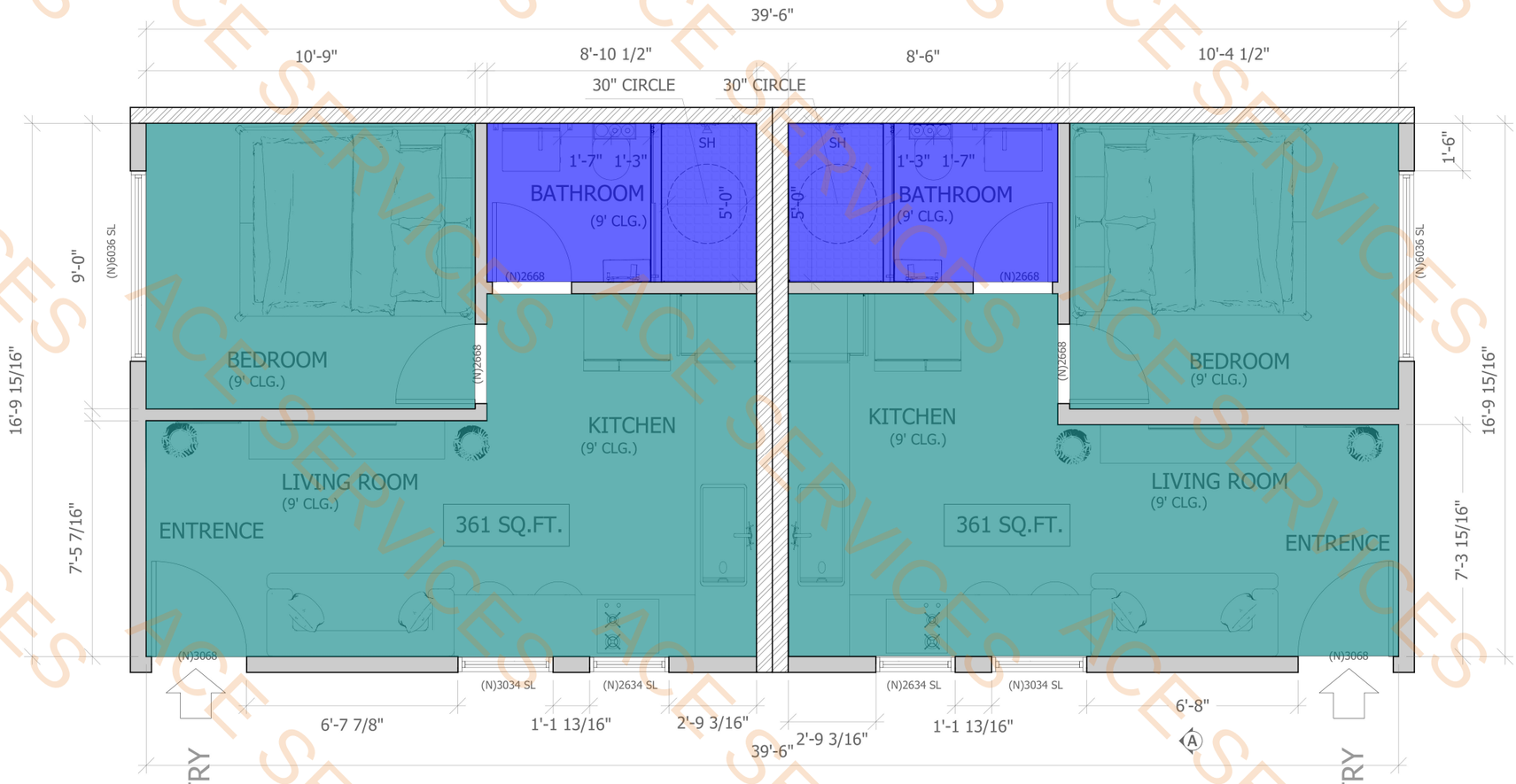
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(2) Layers 1/2" Type X GWB Ceiling W/Resilient Channel @ 16" O.C — **540.0 SQ FT**

(1) Layer 1/2" Type X MR GWB & One Layer 1/2" Type X Ceiling W/Resilient Channel @... — **84.7 SQ FT**

PROPOSED LEFT FLOOR PLAN UNIT "C"
SCALE: 1/2" = 1'-0"

PROPOSED RIGHT FLOOR PLAN UNIT "D"
SCALE: 1/2" = 1'-0"

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL - R-VALUE 19 ONLY EXTERIOR
- NEW FIRE-RATED WALL
- STRUCTURE ABOVE

LIFE HOUSE Design & Construction

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OSCAR RUIZ
DRAFTER

HEINSZMAN RESIDENCE

NEW DETACHED 6 ADUs

1519 GALVESTON ST
SAN DIEGO, CA 92110

SCALE	3/8" = 1'-0"
DRAWN BY	VR & OR
DATE	12/21/2023
REVISIONS	

SHEET TITLE

PROPOSED UNITS "C" & "D" FLOOR PLANS

SHEET NO.

A1.1

ACE SERVICES

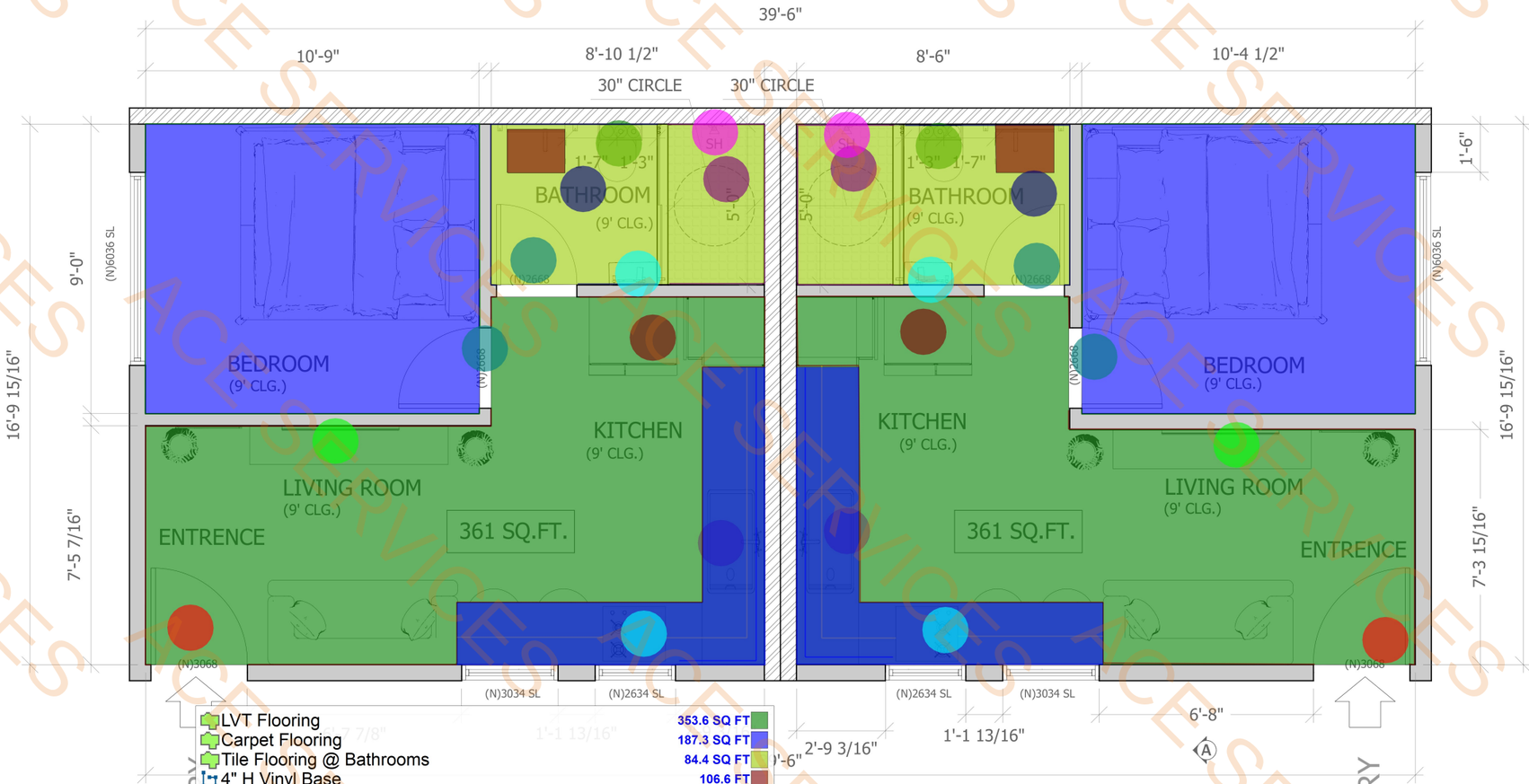
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LVT Flooring	353.6 SQ FT
Carpet Flooring	187.3 SQ FT
Tile Flooring @ Bathrooms	84.4 SQ FT
4" H Vinyl Base	106.6 FT
4" H Carpet Cove Base	72.6 FT
Wall Tiles @ 8' H	21.9 FT
Wall Tiles @ 5' H	25.6 FT
3'-0" W x 6'-8" H Single Door	2.0 EA
2'-6" W x 6'-8" H Single Door	4.0 EA
All Bathroom Accessories	2.0 EA
5' x 3' Shower Enclosure	2.0 EA
Shower Hook	2.0 EA
Towel Bar	2.0 EA
Cooking Range	2.0 EA
Refrigerator	2.0 EA
Wall Mounted TV	2.0 EA
Kitchen Countertop	65.3 SQ FT
4" H Backsplash	37.6 FT
Kitchen Sink	2.0 EA
Water Closet	2.0 EA
Vanity W/Countertop	5.1 SQ FT
2' D Kitchen Base Cabinets	30.8 FT
1' D Wall Mounted Cabinets	23.3 FT

PROPOSED LEFT FLOOR PLAN UNIT "C" (N)
SCALE: 1/2" = 1'-0"

PROPOSED RIGHT FLOOR PLAN UNIT "D" (N)
SCALE: 1/2" = 1'-0"

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL - R-VALUE 19 ONLY EXTERIOR
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OSCAR RUIZ
DRAFTER

HEINSZMAN RESIDENCE

NEW DETACHED 6 ADUs

1519 GALVESTON ST
SAN DIEGO, CA 92110

SCALE	3/8" = 1'-0"
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SHEET TITLE

PROPOSED UNITS "C" & "D" FLOOR PLANS

SHEET NO.

A1.1

ACE SERVICES

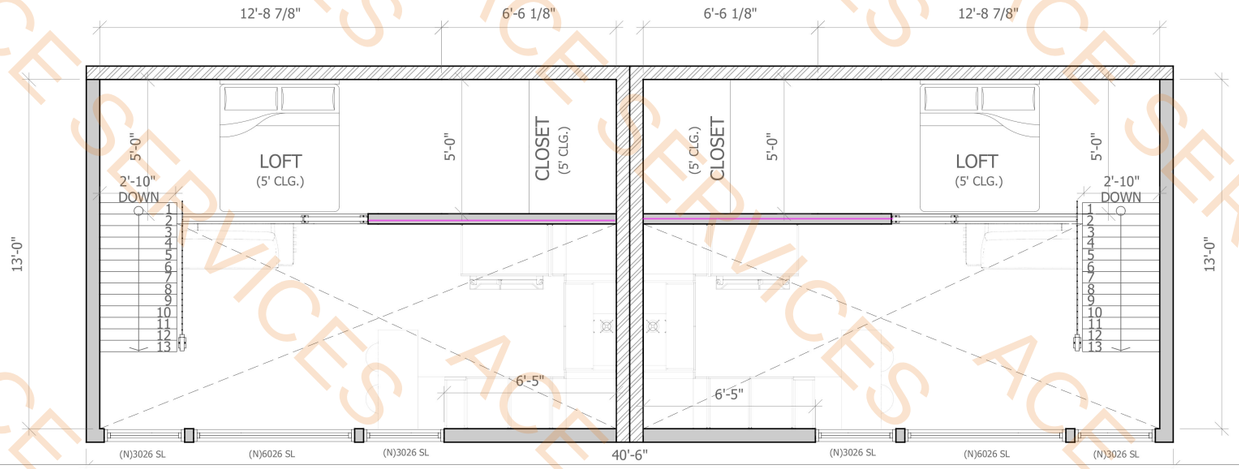
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FLOOR PLAN NOTES

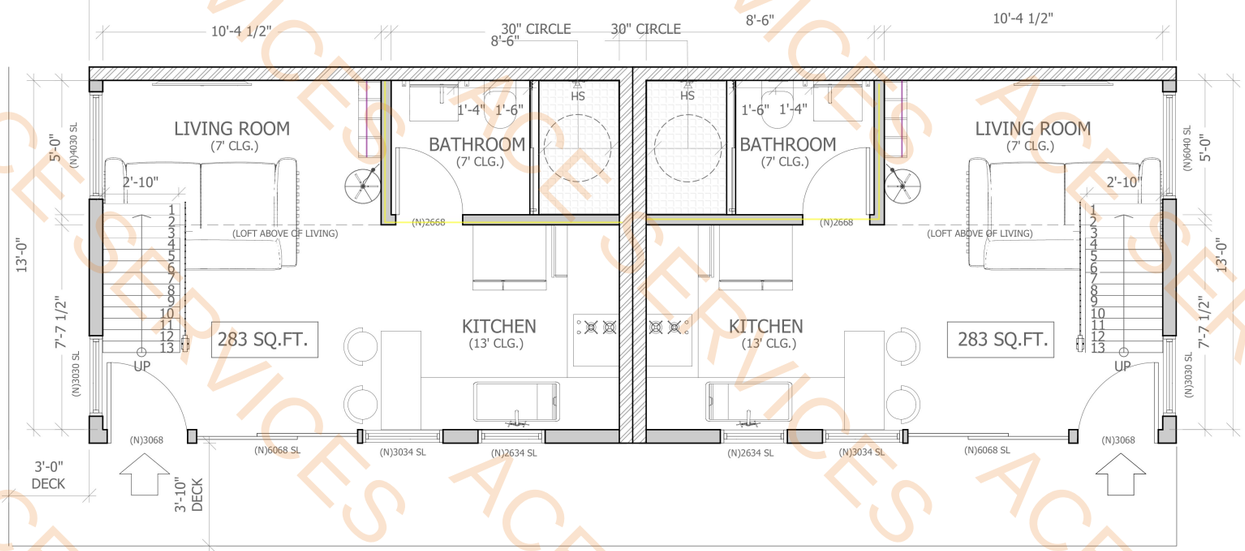
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2 x 4 Wood Stud Interior Wall W/One Side MR GWB @ 9' H — 27.8 FT

2 x 4 Wood Stud Interior Wall @ 5' H — 18.5 FT

10" D x 1'-4" H Shelving — 5.7 FT



PROPOSED UPPER UNIT "E" FIRST FLOOR PLAN

SCALE: 3/8" = 1'-0"

PROPOSED UPPER UNIT "F" FIRST FLOOR PLAN

SCALE: 3/8" = 1'-0"

FLOOR PLAN LEGEND

- EXISTING WALL
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DRAFTER

HEINSZMAN RESIDENCE

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SHEET TITLE

PROPOSED UNITS "E" & "F" FLOOR PLANS

SHEET NO.

A1.2

ACE SERVICES

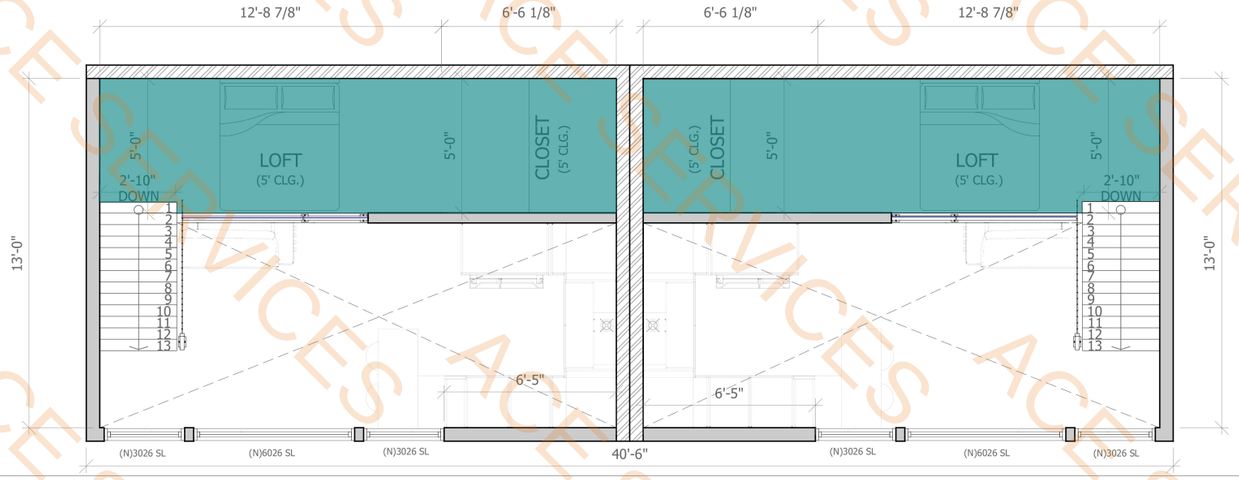
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4. ALL EXTERIOR DOORS AND WINDOWS SHALL BE FULLY WEATHERSTIPPED: MANUFACTURED UNITS SHALL MEET ANSI AND TITLE 24 FOR AIR INFILTRATION.
5. A MIN. 36" DEEP FLOOR OR LANDING ON EACH SIDE OF EXTERIOR DOOR SHALL BE PROVIDED, WITH A SLOPE NOT EXCEEDING 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2%). THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. [CRC R311.3].
6. REQUIRED EGRESS DOORS SHALL NOT HAVE A DIMENSIONED MORE THAN 1-1/2" INCHES BELOW THE TOP OF THE THRESHOLD TO PROPOSED EXTERIOR LANDING OR FINISHED FLOOR.



(2) Layers 1/2" Type X GWB Ceiling W/Resilient Channel @ 16" O.C — 563.0 SQ FT
(1) Layer 1/2" Type X MR GWB & One Layer 1/2" Type X Ceiling W/Resilient Channel @ 16" O.C — 84.5 SQ FT
6" D x 3' W Wood Treads — 26.0 EA
Stair Guardrail @ Loft Area (Muliply W/Pitch) — 11.1 FT
Loft Floor Guardrail — 13.9 FT



PROPOSED UPPER UNIT "E" FIRST FLOOR PLAN

SCALE: 3/8" = 1'-0"

PROPOSED UPPER UNIT "F" FIRST FLOOR PLAN

SCALE: 3/8" = 1'-0"

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL - R-VALUE 19 ONLY EXTERIOR
- NEW FIRE-RATED WALL
- STRUCTURE ABOVE

LIFE HOUSE Design & Construction

THE DRAWINGS, IDEAS, AND EMBODIED DESIGNS HEREIN, ARE THE PROPERTY OF LIFE HOUSE DESIGN & CONSTRUCT AND SHALL NOT BE COPIED, REPRODUCED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN CREATED, IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF LIFE HOUSE DESIGN & CONSTRUCTION.

OSCAR RUIZ
DRAFTER

HEINSZMAN RESIDENCE

NEW DETACHED 6 ADUs

1519 GALVESTON ST
SAN DIEGO, CA 92110

SCALE	3/8" = 1'-0"
DRAWN BY	VR & OR
DATE	12/21/2023
REVISIONS	

SHEET TITLE

PROPOSED UNITS "E" & "F" FLOOR PLANS

SHEET NO.

A1.2

ACE SERVICES

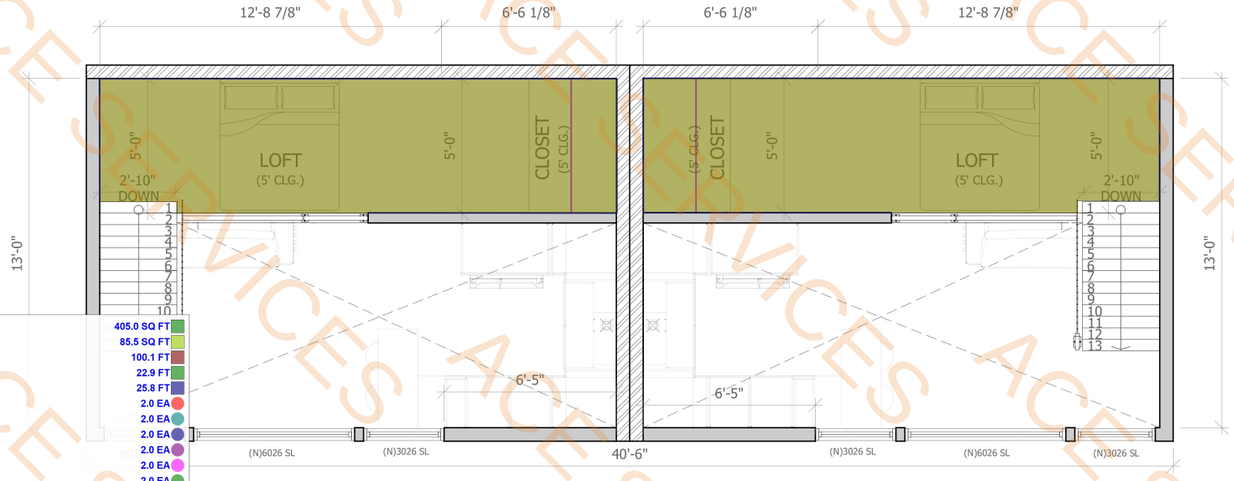
INTERIOR WALL 1HR FIRE RATED

WOOD STUDS-INTERIOR PARTITION WITH GYPSUM WALLBOARD EACH SIDE IN ACCORDANCE WITH CBC "SECTION 721 PRESCRIPTIVE FIRE RESISTANCE" ITEM NUMBER: 14-1.3i, m

2" x 4" WOOD STUDS 24" ON CENTER WITH 5/8" TYPE X GYPSUM WALLBOARDE APPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 6D COOLERN OR WALLBOARDN NAILS AT 7" ON CENTER WITH END JOINTS ON NAILING MEMBERS. STAGGER JOINTS EACH SIDE.

FLOOR PLAN NOTES

1. ALL DIMENSIONS TO BE FIELD VERIFY PRIOR TO PERFORMING ANY WORK AND/OR ORDERING ANY MATERIAL.
2. INTERIOR WALLS TO BE 2X4 WOOD STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
3. SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY EXIT WHICH OPENS DIRECTLY ONTO THE EXTERIOR COURT. SILL HEIGHT SHALL NOT EXCEED 44" ABOVE FLOOR AND ALLOW A MIN. OPENABLE AREA OF 5.7 S.F.
4. ALL EXTERIOR DOORS AND WINDOWS SHALL BE FULLY WEATHERSTIPPED: MANUFACTURED UNITS SHALL MEET ANSI AND TITLE 24 FOR AIR INFILTRATION.
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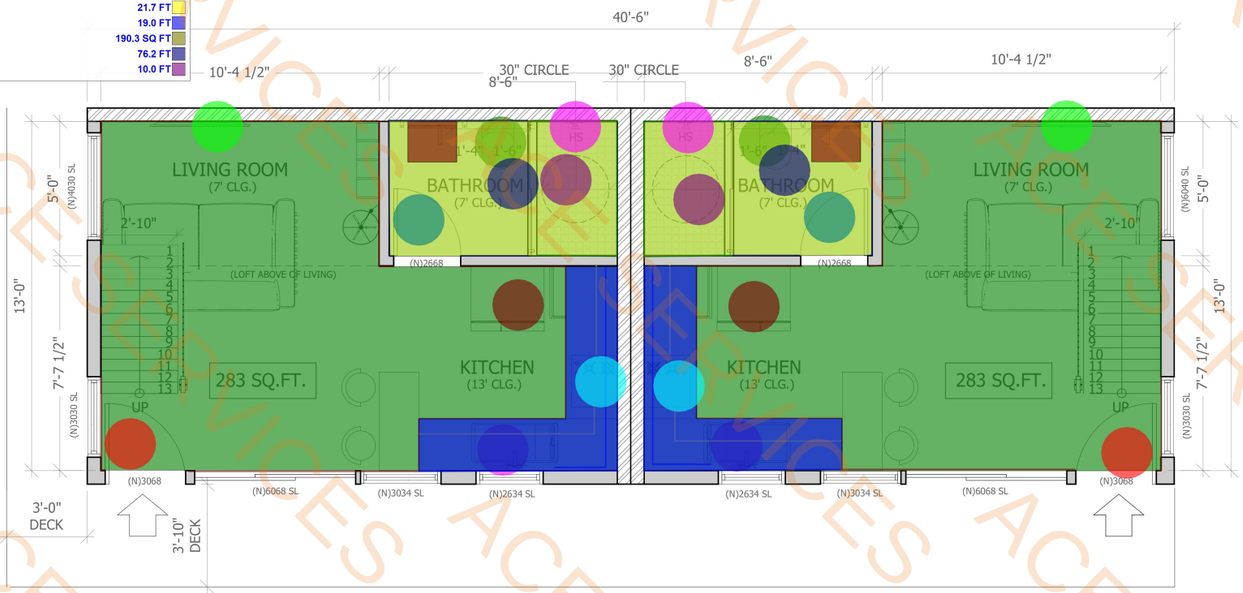
LVT Flooring	405.0 SQ FT
Tile Flooring @ Bathrooms	85.5 SQ FT
4" H Vinyl Base	100.1 FT
Wall Tiles @ 6' H	22.9 FT
Wall Tiles @ 5' H	25.8 FT
3'-0" W x 6'-8" H Single Door	2.0 EA
2'-6" W x 6'-8" H Single Door	2.0 EA
All Bathroom Accessories	2.0 EA
5' x 3' Shower Enclosure	2.0 EA
Shower Hook	2.0 EA
Water Closet	2.0 EA
Cooking Range	2.0 EA
Refrigerator	2.0 EA
Wall Mounted TV	2.0 EA
Kitchen Sink	2.0 EA
Kitchen Countertop	50.4 SQ FT
4" H Backsplash	30.0 FT
Vanity W/Countertop	5.4 SQ FT
2' D Kitchen Base Cabinets	21.7 FT
1' D Wall Mounted Cabinets	19.0 FT
Engineered Wood Flooring	190.3 SQ FT
4" H Wood Base	76.2 FT
3'-3" D Closet	10.0 FT

PROPOSED UPPER UNIT "E" LOFT FLOOR PLAN

SCALE: 3/8" = 1'-0"

PROPOSED UPPER UNIT "F" LOFT FLOOR PLAN

SCALE: 3/8" = 1'-0"



PROPOSED UPPER UNIT "E" FIRST FLOOR PLAN

SCALE: 3/8" = 1'-0"

PROPOSED UPPER UNIT "F" FIRST FLOOR PLAN

SCALE: 3/8" = 1'-0"

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL - R-VALUE 19 ONLY EXTERIOR
- NEW FIRE-RATED WALL
- STRUCTURE ABOVE

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OSCAR RUIZ
DRAFTER

HEINSZMAN RESIDENCE

NEW DETACHED 6 ADUs

1519 GALVESTON ST
SAN DIEGO, CA 92110

SCALE	3/8" = 1'-0"
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DATE	12/21/2023
REVISIONS	

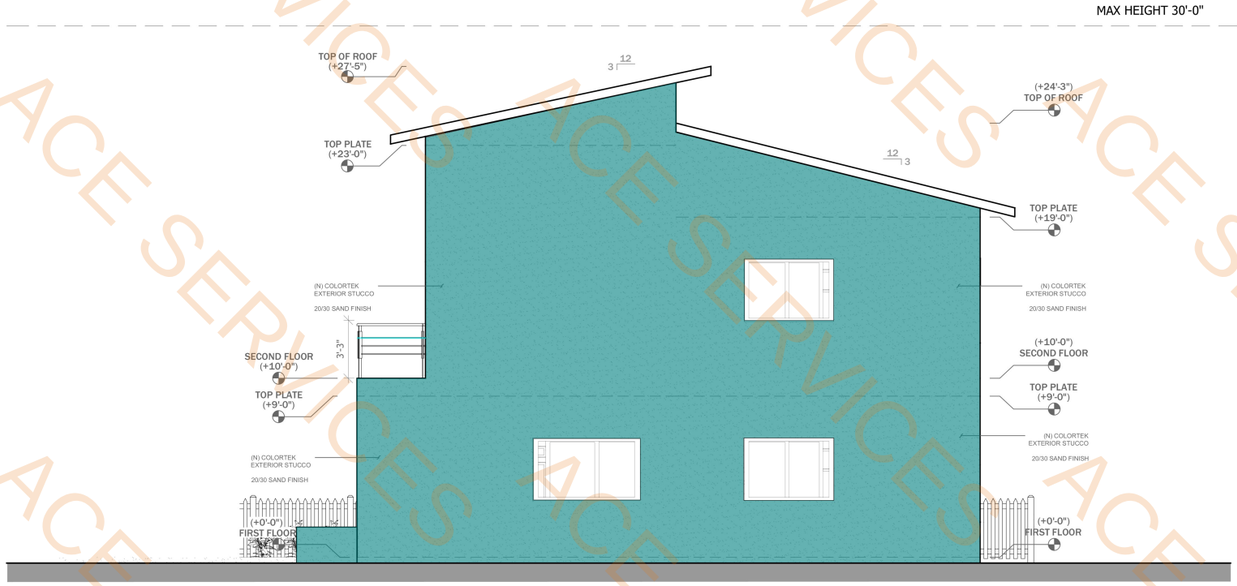
SHEET TITLE

PROPOSED UNITS "E" & "F" FLOOR PLANS

SHEET NO.

A1.2

ACE SERVICES



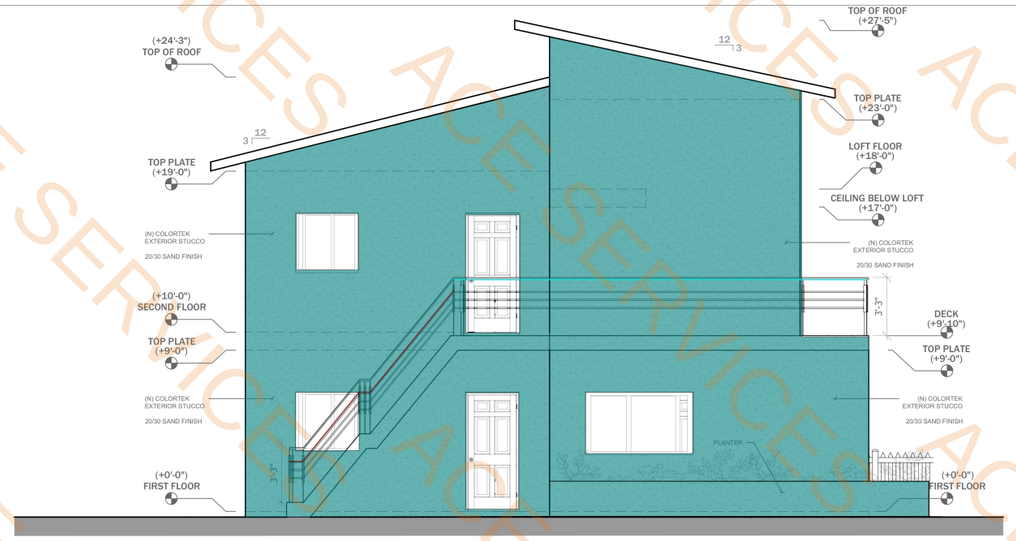
Colortek Stucco (20/30 Sand Finish) — 1406.7 SQ FT

Deck Guardrail @ 3'-3" H (SD3/16) — 27.0 FT

Stair Guardrail & Handrail @ 3'-3" H (SD2/10) — 13.7 FT

NORTHEAST ELEVATION

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



SOUTHWEST ELEVATION

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

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OSCAR RUIZ
DRAFTER

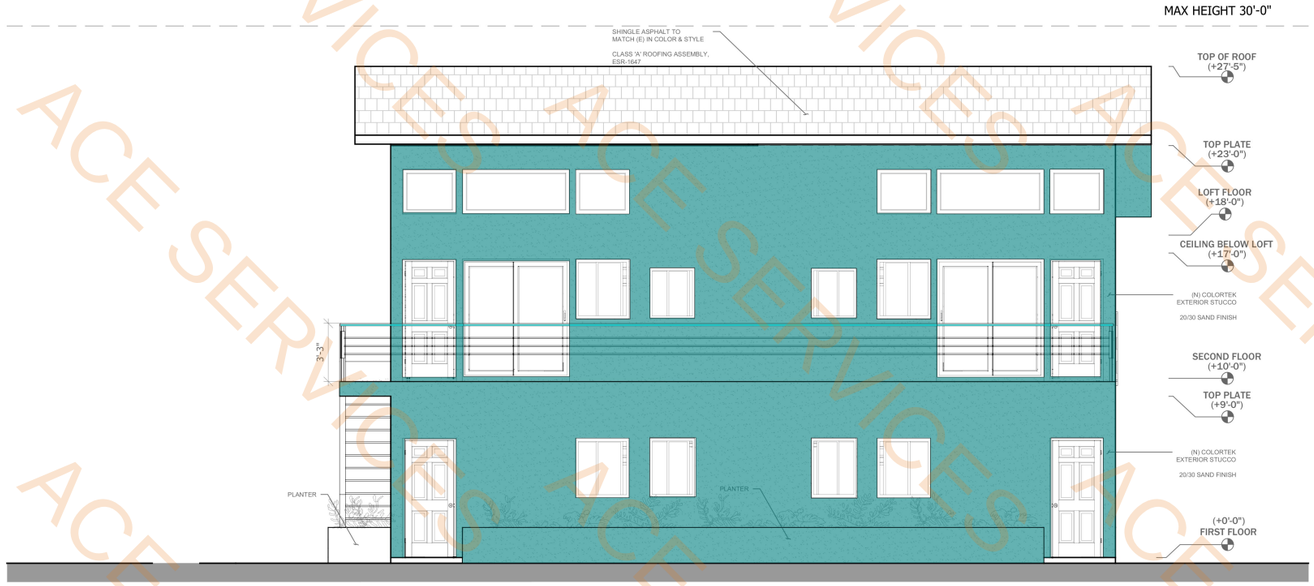
HEINSZMAN RESIDENCE
NEW DETACHED 6 ADUs
1519 GALVESTON ST
SAN DIEGO, CA 92110

SCALE	1/4" = 1'-0"
DRAWN BY	VR & OR
DATE	12/21/2023
REVISIONS	

SHEET TITLE
ADU ELEVATIONS

SHEET NO.
A2.0

ACE SERVICES

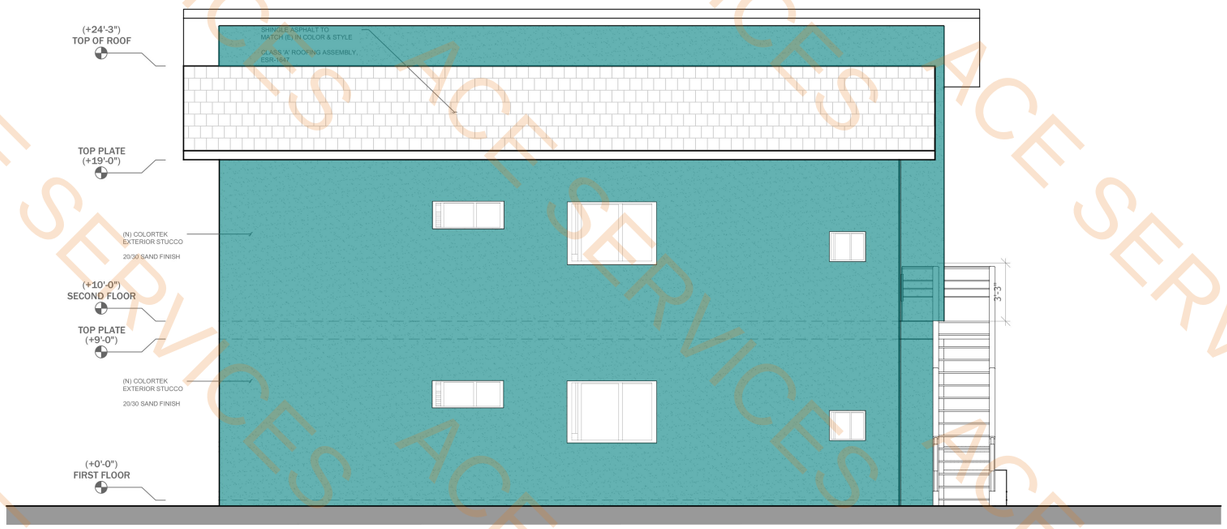


SOUTHEAST ELEVATION

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

Colortek Stucco (20/30 Sand Finish) — 1484.1 SQ FT

Deck Guardrail @ 3'-3" H (SD3/16) — 43.1 FT



NORTHWEST ELEVATION

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

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OSCAR RUIZ
DRAFTER

HEINSZMAN RESIDENCE

NEW DETACHED 6 ADUs

1519 GALVESTON ST
SAN DIEGO, CA 92110

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REVISIONS

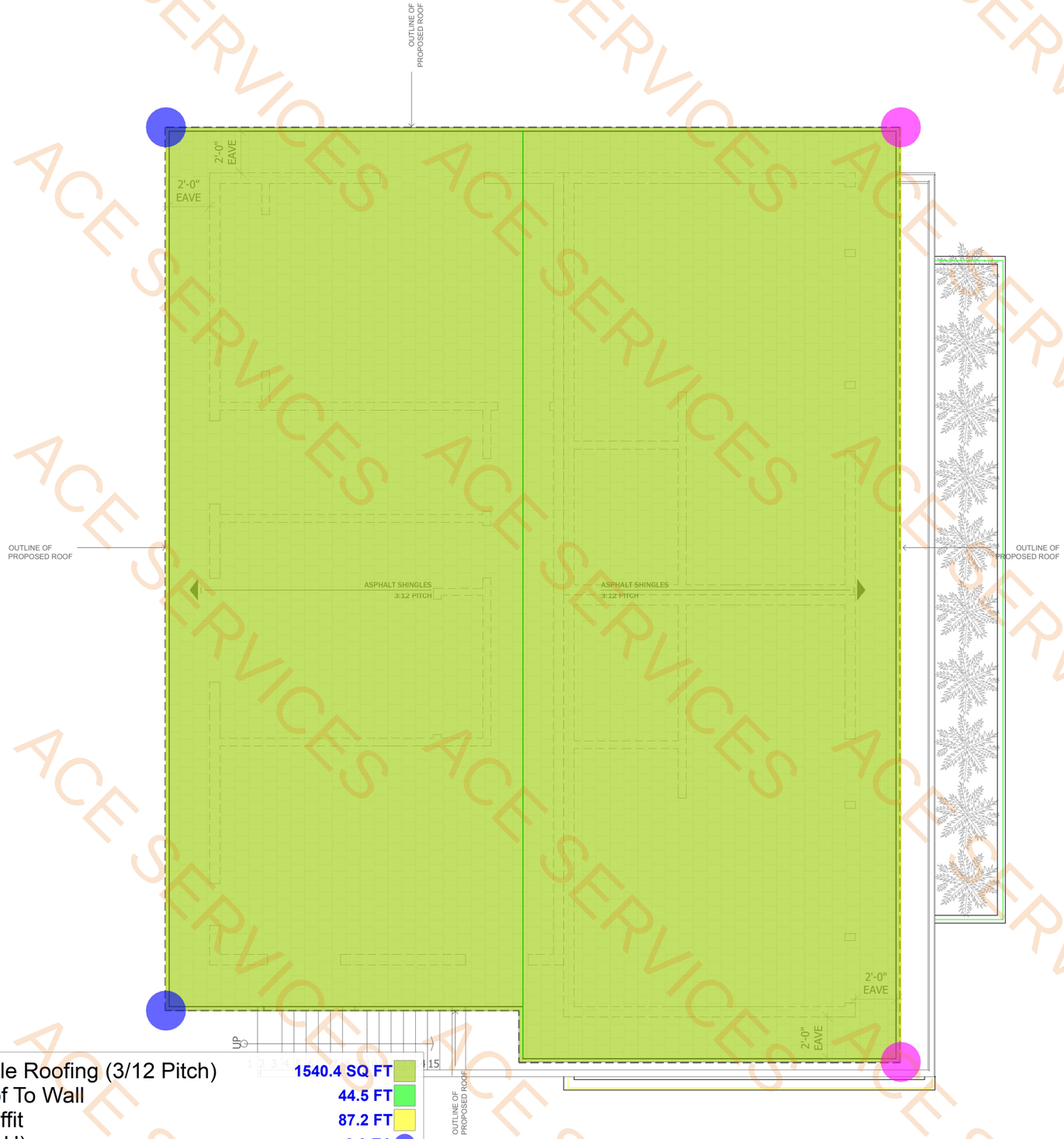
SHEET TITLE

ADU ELEVATIONS

SHEET NO.

A2.1

ACE SERVICES



Class A Asphalt Shingle Roofing (3/12 Pitch)	1540.4 SQ FT
Metal Flashing At Roof To Wall	44.5 FT
Roof Eave @ 2' W Soffit	87.2 FT
Roof Downspout (19' H)	2.0 EA
Roof Downspout (24' H)	2.0 EA
4" Thk x 2' H Planter Wall	38.1 FT
6" Thk x 2' H Planter Wall	18.6 FT

PROPOSED ROOF PLAN

SCALE: 3/8" = 1'-0"

N

ROOF PLAN LEGEND

STRUCTURE BELOW

OUTLINED OF PROPOSED ROOF

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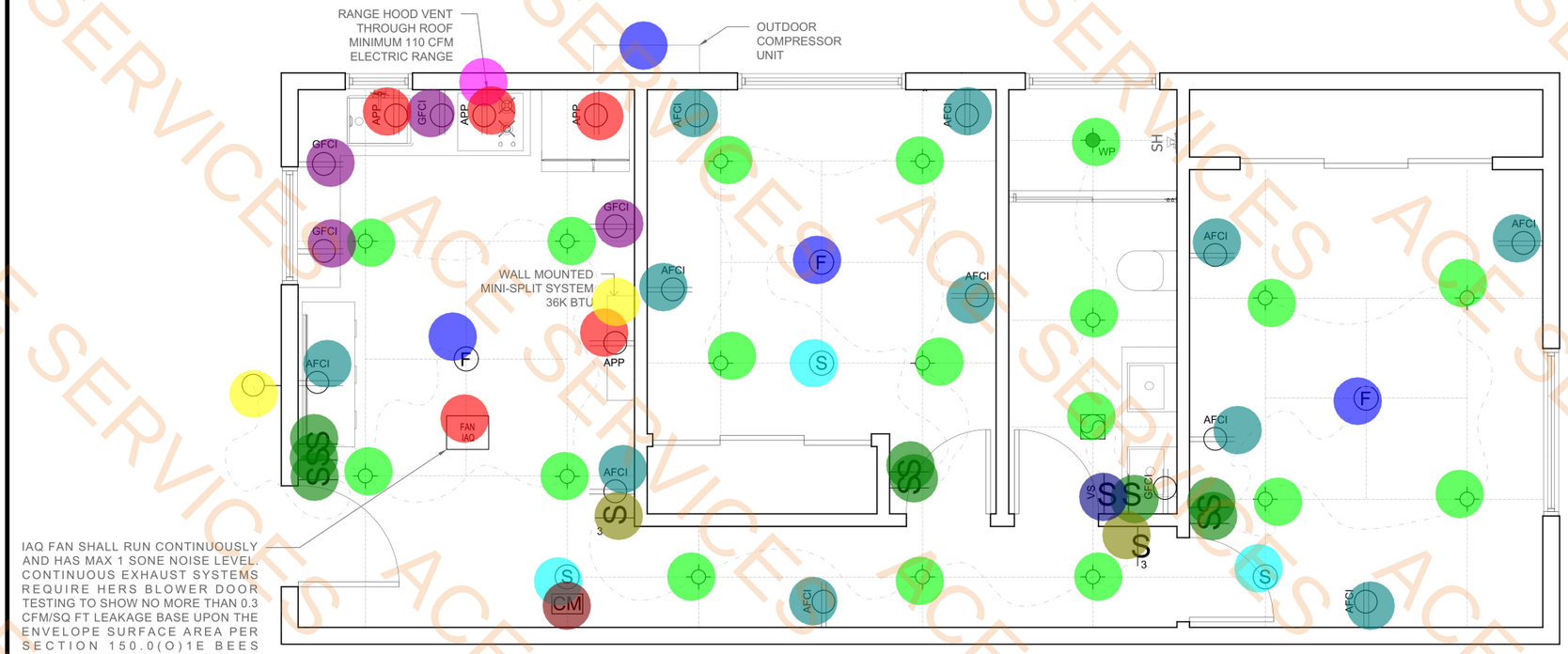
SHEET TITLE

PROPOSED ROOF PLAN

SHEET NO.

A2.3

ACE SERVICES



IAQ Fan	1.0 EA
High Efficacy LED Light	17.0 EA
Wall Mounted Exterior Light	1.0 EA
Fan Hanger Receptacle	3.0 EA
Range Hood 110 CFM	1.0 EA
Smoke Alarm	3.0 EA
Carbon Monoxide Alarm	1.0 EA
Wall Mounted Light Switch	8.0 EA
Wall Mounted 3 Way Switch	2.0 EA
Vacancy Sensor Switch	1.0 EA
GFCI Duplex Receptacle	4.0 EA
AFCI Duplex Receptacle	11.0 EA
Duplex Receptacle	4.0 EA
50 CFM Exhaust Fan	1.0 EA
Wall Mounted Mini Split System (36K BTU)	1.0 EA
Outdoor Compressor Unit	1.0 EA

PROPOSED LOWER & UPPER ELECTRICAL PLAN UNIT "A" & "B"

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

N

ELECTRICAL/MECHANICAL LEGEND

SYM.	DESCRIPTION	SYM.	DESCRIPTION	SYM	DESCRIPTION
$	WALL MOUNTED LIGHT SWITCH		HIGH EFFICACY LIGHT FIXTURE	RA	RETURN AIR REGISTER
$3	WALL MOUNTED 3 WAY LIGHT SWITCH	WP	HIGH EFFICACY LIGHT FIXTURE (WET LOCATIONS)	SA	SUPPLY AIR REGISTER
$D	WALL MOUNTED DIMMER LIGHT SWITCH		PENDANT LIGHT FIXTURE	T	THERMOSTAT
$VS	VACANCY SENSOR SWITCH		WALL MOUNTED LIGHT FIXTURE		FLOOD LIGHT
	DUPLEX OUTLET		50 CFM MIN. EXHAUST FAN DUCTED TO THE OUTSIDE		
GFCI	DUPLEX OUTLET W/GROUND-FAULT CIRCUIT-INTERRUPTER	F	FAN HANGER RECEPTACLE		
WP	WATER PROOF DUPLEX OUTLET W/GFCI	S	SMOKE ALARM		
APP	APPLIANCE OUTLET - SEE MANUF SPEC FOR LOCATION	CM	CARBON MONOXIDE DETECTOR		
AFCI	DUPLEX OUTLET W/ARC-FAULT CIRCUIT-INTERRUPTER (TR)		ELECTRIC METER		

HEATING NOTES

1. NEW CONDITIONED SPACE TO BE HEATED & COOLOING BY THE METHOD OF DUCTLESS SYSTEM.

SMOKE & CARBON MONOXIDE ALARM NOTES

1. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNING CRC AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHALL LISTED AND APPROVED IN ACCORDANCE WITH CCR TITLE 19, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.
2. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
3. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IS SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARMS SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
4. SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED TO COMPLY WITH THE REQUIREMENTS OF UL 2075.
5. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
6. WHERE ONE OR MORE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

LIGHTING NOTES

1. ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.

OUTDOOR LIGHTING

2. ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH, AND CONTROLLED BY ONE OF THESE AUTOMATIC CONTROL TYPES: PHOTOCONTROL AND A MOTION SENSOR, OR ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS).
3. ALL LUMINARIES RECESSED IN A REQ. INSULATED CEILING SHALL BE IC AND AT RATED.

POWER NOTES

1. GROUND-FAULT CIRCUIT-INTERRUPTER (G.F.C.I.) OUTLETS ARE REQUIRED IN BATHROOMS, KITCHENS AND WET BAR SINKS, IN GARAGES. IN CRAWL SPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS (NEC 210-8).
2. ALL NEW OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT-INTERRUPTER (A.F.C.I.) COMBINATION TYPE.
3. ALL NEW 125-VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
4. ALL BATHROOM CIRCUITING SHALL BE EITHER:
   - 4.1. A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM, OR
   - 4.2. AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS.
5. BUILDER TO VERIFY SWITCH LOCATIONS W/OWNER.

MECHANICAL NOTES

1. THE LARGEST PIECE OF EQUIPMENT LOCATED IN THE ATTIC SPACE MUST MOVE THROUGH THE OPENING.
2. 4" TYPE 'B' VENT UP THRU ROOF TERMINATE 2" ABOVE ALL OBSTRUCTIONS WITHIN AN 8'-0" RADIUS.
3. ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC).

EXHAUST FAN NOTES

PER 2019 GREEN CODE SEC. 4.506.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:

1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.
3. EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS.
4. ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NO LESS THAN 3' FROM A PROPERTY LINE AND 3' FROM OPENINGS INTO BUILDING.

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OSCAR RUIZ
DRAFTER

HEINSZMAN RESIDENCE

NEW DETACHED 6 ADUs

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SAN DIEGO, CA 92110

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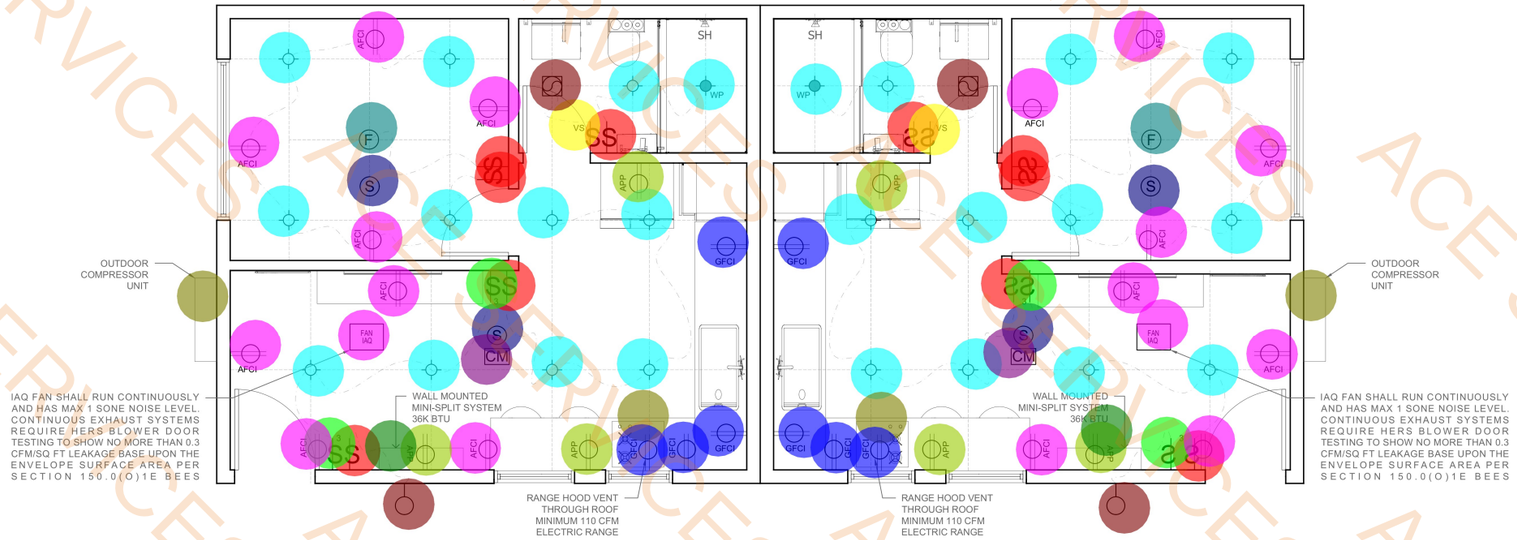
SHEET TITLE

PROPOSED LOWER & UPPER ELECTRICAL PLAN UNIT "A" & "B"

SHEET NO.

ME1.0

ACE SERVICES



PROPOSED RIGHT ELEC. PLAN UNIT "D"

SCALE: 3/8" = 1'-0"

N

IAQ Fan	2.0 EA
High Efficacy LED Light	24.0 EA
Wall Mounted Exterior Light	2.0 EA
Range Hood 110 CFM	2.0 EA
Smoke Alarm	4.0 EA
Carbon Monoxide Alarm	2.0 EA
Fan Hanger Receptacle	2.0 EA
Wall Mounted Light Switch	10.0 EA
Wall Mounted 3 Way Switch	4.0 EA
Vacancy Sensor Switch	2.0 EA
GFCI Duplex Receptacle	8.0 EA
AFCI Duplex Receptacle	16.0 EA
Duplex Receptacle	6.0 EA
50 CFM Exhaust Fan	2.0 EA
Wall Mounted Mini Split System (36K BTU)	2.0 EA
Outdoor Compressor Unit	2.0 EA
Outdoor Compressor Unit	0.0 EA

ELECTRICAL/MECHANICAL LEGEND

SYM.	DESCRIPTION	SYM.	DESCRIPTION	SYM.	DESCRIPTION
$	WALL MOUNTED LIGHT SWITCH		HIGH EFFICACY LIGHT FIXTURE	RA	RETURN AIR REGISTER
$3	WALL MOUNTED 3 WAY LIGHT SWITCH	WP	HIGH EFFICACY LIGHT FIXTURE (WET LOCATIONS)	SA	SUPPLY AIR REGISTER
$D	WALL MOUNTED DIMMER LIGHT SWITCH		PENDANT LIGHT FIXTURE	T	THERMOSTAT
$VS	VACANCY SENSOR SWITCH		WALL MOUNTED LIGHT FIXTURE		FLOOD LIGHT
	DUPLEX OUTLET		50 CFM MIN. EXHAUST FAN DUCTED TO THE OUTSIDE		
GFCI	DUPLEX OUTLET W/GROUND-FAULT CIRCUIT-INTERRUPTER	F	FAN HANGER RECEPTACLE		
WP	WATER PROOF DUPLEX OUTLET W/GFCI	S	SMOKE ALARM		
APP	APPLIANCE OUTLET - SEE MANUF SPEC FOR LOCATION	CM	CARBON MONOXIDE DETECTOR		
AFCI	DUPLEX OUTLET W/ARC-FAULT CIRCUIT-INTERRUPTER (TR)		ELECTRIC METER		

HEATING NOTES

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SMOKE & CARBON MONOXIDE ALARM NOTES

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4. SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED TO COMPLY WITH THE REQUIREMENTS OF UL 2075.
5. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
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1. ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.

OUTDOOR LIGHTING

2. ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH, AND CONTROLLED BY ONE OF THESE AUTOMATIC CONTROL TYPES: PHOTOCONTROL AND A MOTION SENSOR, OR ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS).
3. ALL LUMINARIES RECESSED IN A REQ. INSULATED CEILING SHALL BE IC AND AT RATED.

POWER NOTES

1. GROUND-FAULT CIRCUIT-INTERRUPTER (G.F.C.I.) OUTLETS ARE REQUIRED IN BATHROOMS, KITCHENS AND WET BAR SINKS, IN GARAGES. IN CRAWL SPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS (NEC 210-8).
2. ALL NEW OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT-INTERRUPTER (A.F.C.I.) COMBINATION TYPE.
3. ALL NEW 125-VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
4. ALL BATHROOM CIRCUITING SHALL BE EITHER:
   - 4.1. A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM, OR
   - 4.2. AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS.
5. BUILDER TO VERIFY SWITCH LOCATIONS W/OWNER.

MECHANICAL NOTES

1. THE LARGEST PIECE OF EQUIPMENT LOCATED IN THE ATTIC SPACE MUST MOVE THROUGH THE OPENING.
2. 4" TYPE 'B' VENT UP THRU ROOF TERMINATE 2" ABOVE ALL OBSTRUCTIONS WITHIN AN 8'-0" RADIUS.
3. ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC).

EXHAUST FAN NOTES

PER 2019 GREEN CODE SEC. 4.506.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:

1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.
3. EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS.
4. ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NO LESS THAN 3' FROM A PROPERTY LINE AND 3' FROM OPENINGS INTO BUILDING.

LIFE HOUSE Design & Construction

THE DRAWINGS, IDEAS, AND EMBODIED DESIGNS HEREIN, ARE THE PROPERTY OF LIFE HOUSE DESIGN & CONSTRUCT AND SHALL NOT BE COPIED, REPRODUCED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN CREATED, IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF LIFE HOUSE DESIGN & CONSTRUCTION.

OSCAR RUIZ
DRAFTER

HEINSZMAN RESIDENCE

NEW DETACHED 6 ADUs

1519 GALVESTON ST
SAN DIEGO, CA 92110

SCALE	3/8" = 1'-0"
DRAWN BY	VR & OR
DATE	12/21/2023
REVISIONS	

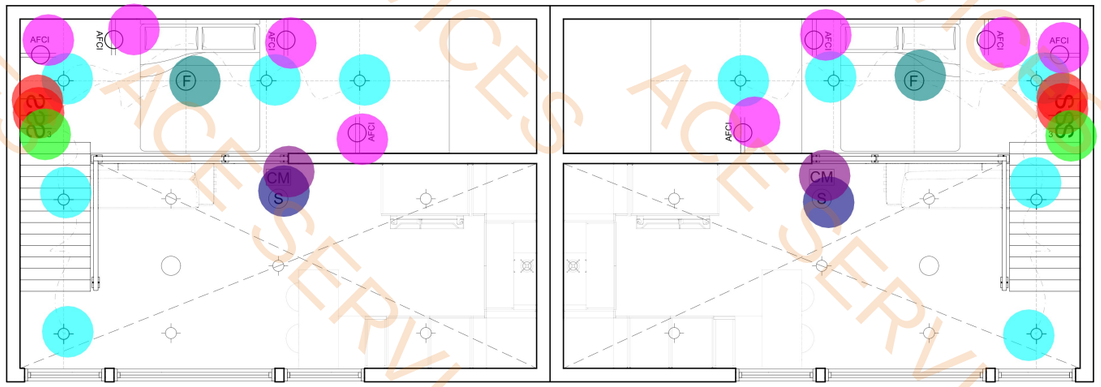
SHEET TITLE

PROPOSED UNITS "C" & "D" ELECTRICAL PLANS

SHEET NO.

ME1.1

ACE SERVICES



PROPOSED UPPER UNIT "E" LOFT ELEC. PLAN

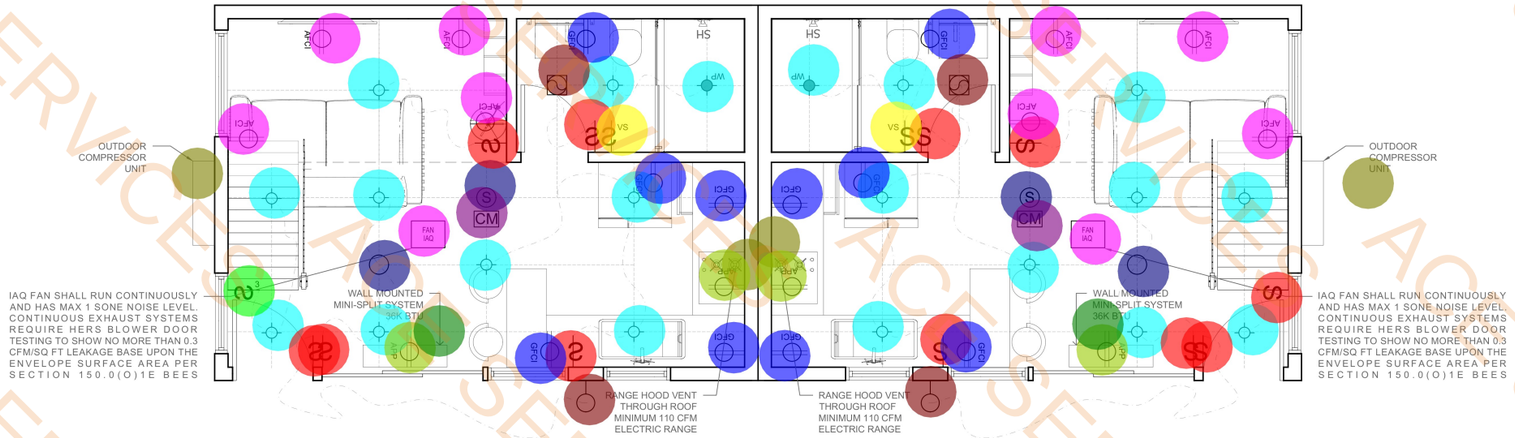
SCALE: 3/8" = 1'-0"

N

PROPOSED UPPER UNIT "F" LOFT ELEC. PLAN

SCALE: 3/8" = 1'-0"

N



- IAQ Fan — 2.0 EA
- High Efficacy LED Light — 30.0 EA
- Wall Mounted Exterior Light — 2.0 EA
- Range Hood 110 CFM — 2.0 EA
- Smoke Alarm — 4.0 EA
- Carbon Monoxide Alarm — 4.0 EA
- Wall Mounted Light Switch — 15.0 EA
- Wall Mounted 3 Way Switch — 3.0 EA
- Vacancy Sensor Switch — 2.0 EA
- GFCI Duplex Receptacle — 10.0 EA
- AFCI Duplex Receptacle — 16.0 EA
- Duplex Receptacle — 4.0 EA
- 50 CFM Exhaust Fan — 2.0 EA
- Wall Mounted Mini Split System (36K BTU) — 2.0 EA
- Outdoor Compressor Unit — 2.0 EA
- Pendant LED Light — 2.0 EA
- Fan Hanger Receptacle — 2.0 EA

PROPOSED UPPER UNIT "E" FIRST ELEC. PLAN

SCALE: 3/8" = 1'-0"

N

PROPOSED UPPER UNIT "F" FIRST ELEC. PLAN

SCALE: 3/8" = 1'-0"

N

MECHANICAL LEGEND

SYM.	DESCRIPTION	SYM.	DESCRIPTION	SYM.	DESCRIPTION
	TED LIGHT SWITCH		HIGH EFFICACY LIGHT FIXTURE	RA	RETURN AIR REGISTER
	TED 3 WAY LIGHT SWITCH	WP	HIGH EFFICACY LIGHT FIXTURE (WET LOCATIONS)	SA	SUPPLY AIR REGISTER
$_D$	WALL MOUNTED DIMMER LIGHT SWITCH		PENDANT LIGHT FIXTURE	T	THERMOSTAT
$_{VS}$	VACANCY SENSOR SWITCH		WALL MOUNTED LIGHT FIXTURE		FLOOD LIGHT
	DUPLEX OUTLET		50 CFM MIN. EXHAUST FAN DUCTED TO THE OUTSIDE		
GFCI	DUPLEX OUTLET W/GROUND-FAULT CIRCUIT-INTERRUPTER	F	FAN HANGER RECEPTACLE		
WP	WATER PROOF DUPLEX OUTLET W/GFCI	S	SMOKE ALARM		
APP	APPLIANCE OUTLET - SEE MANUF SPEC FOR LOCATION	CM	CARBON MONOXIDE DETECTOR		
AFCI	DUPLEX OUTLET W/ARC-FAULT CIRCUIT-INTERRUPTER (TR)		ELECTRIC METER		

HEATING NOTES

1. NEW CONDITIONED SPACE TO BE HEATED & COOLOING BY THE METHOD OF DUCTLESS SYSTEM.

SMOKE & CARBON MONOXIDE ALARM NOTES

1. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNING CRC AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHALL LISTED AND APPROVED IN ACCORDANCE WITH CCR TITLE 19, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.
2. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
3. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IS SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARMS SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
4. SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED TO COMPLY WITH THE REQUIREMENTS OF UL 2075.
5. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
6. WHERE ONE OR MORE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

LIGHTING NOTES

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OUTDOOR LIGHTING

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OSCAR RUIZ
DRAFTER

HEINSZMAN RESIDENCE
NEW DETACHED 6 ADUs
1519 GALVESTON ST
SAN DIEGO, CA 92110

SCALE	3/8" = 1'-0"
DRAWN BY	VR & OR
DATE	12/21/2023
REVISIONS	

SHEET TITLE

PROPOSED UNITS "E" & "F" ELEC. PLANS

SHEET NO.

ME1.2

ACE SERVICES

LEGEND

NEW 2X4 STUD WALL @ " O.C.

NEW 2X6 STUD WALL @ " O.C.

PROPOSED FOUNDATION PER PLAN

SOILS NOTE

THE STRUCTURE WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL. IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGICAL INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.

SIGNATURE _____

OWNER/LICENCED ENGINEER OR ARCHITECT

FOOTING SCHEDULE

MARK	SIZE (WIDTH X LENGTH)	MINIMUM DEPTH (U.N.O.)	REINFORCING STEEL
F1	3'-9" X 3'-9"	1'-6"	(5) #5 EA. WAY @ BOTTOM
F2	2'-6" X 2'-6"	1'-6"	(4) #5 EA. WAY @ BOTOM
F2	1'-9" X 1'-9"	1'-6"	(3) #5 EA. WAY @ BOTOM

CONCRETE SLAB RECOMMENDATIONS

USE MINIMUM 4" THICK CONCRETE SLAB ON GRADE WITH #4 BARS @ 18" O/C EACH WAY, CENTERED . . PLACE 4" CLEAN WASHED BEDDING SAND W/ 10 MIL. VISQUEEN VAPOR BARRIER PLACED AT MID-DEPTH OF SAND.

HOLD-DOWN ANCHOR BOLT TABLE

MODEL NO.	MIN. EMBED. l_e	ANCHOR BOLT TYPE AND/OR MODEL NO.	
HDU2	7"	5/8" DIA. (PAB5)	1,4
HDU4	7"	5/8" DIA. (PAB5)	1,4
HDU5	7"	5/8" DIA. (PAB5)	1,4
HDU8	10"	7/8" DIA. (PAB7)	1,4
HDU11	12"	1" DIA. (PAB8)	2
HDU14	12"	1" DIA. (PAB8)	3

1. ANCHOR BOLT INDICATED ARE SSTB ANCHORS BASED ON SINGLE CONCRETE POUR, FOR DOUBLE POURS "le" MUST INCREASE PER "SIMPSON" REQUIREMENTS.
2. PLACE 1/2" X 3" SQ. PL WASHER W/ DBL NUT AT END OF ALL-THREAD ROD. ALLOW A 15 DEG. MAX. BEND @ TOP OF CONC. FOR EXTERIOR FOOTING APPLICATIONS AND A 1-3/4" MIN EDGE DISTANCE.
3. REFRENCE TYPICAL HOLD-DOWN DETAIL 24/SD1 TO NEW CONC. FOOTING.
4. WHERE HOLDWNS ARE TO BE APPLIED ON (E) CONCRETE, EPOXY ALL-THREAD RODS PER STRUCTURAL A.B. RETRO-FIT DETAIL PER PLAN.
5. ALL HOLDOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.

ASD-SHEAR WALL SCHEDULE FROM TABLE 4.3A SDPWS-2021 (SEISMIC VALUES DIVIDED BY 2.8)

MARK	PLYWOOD TYPE	ALLOW LOAD (PLF)	PLYWOOD NAILING	5/8" DIA. SILL PLATE ANCHOR BOLT SPACING @ FOUNDATION	BOTTOM SILL PLATE ATTACHMENT TO RIM JOIST OR BLK'G BELOW	TOP PLATE ATTACHMENT TO RIM JOIST OR BLK'G ABOVE
0	7/8" THCK STUCCO W/ PORTLAND CEMENTON OVER WOVEN WIRE MESH	180	NO. 11 GA., 1-1/2"LONG, 7/16" HEAD @ 6" O/C	48" O.C.	16d @ 8" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
1	15/32" STRUCTURAL I RATED PLYWOOD	280	8d @ 6" O.C. E.N. & 12 O/C F.N.	48" O.C.	20d @ 6" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
2	15/32" STRUCTURAL I RATED PLYWOOD	340	10d @ 6" O.C. E.N. & 12 O/C F.N.	48" O.C.	20d @ 6" O.C.	A35 @ 12" O/C OR LTP4 @ 16" O.C.
3	15/32" STRUCTURAL I RATED PLYWOOD *	510	10d @ 4" O.C. E.N. & 12 O/C F.N.	32" O.C.	3/8"dia X 6" LAGS @ 8" O.C.	A35 @ 8" O/C OR LTP4 @ 8" O.C.
4	15/32" STRUCTURAL I RATED PLYWOOD *	550	8d @ 3" O.C. E.N. & 12 O/C F.N.	24" O.C.	3/8"dia X 6" LAGS @ 6" O.C.	A35 @ 8" O/C OR LTP4 @ 8" O.C.
5	15/32" STRUCTURAL I RATED PLYWOOD *	730	8d @ 2" O.C. E.N. & 12 O/C F.N.	24" O.C.	3/8"dia X 6" LAGS @ 6" O.C.	A35 @ 8" O/C OR LTP4 @ 8" O.C.
6	15/32" STRUCTURAL I RATED PLYWOOD *	870	10d @ 2" O.C. E.N. & 12 O/C F.N.	24" O.C.	1/2"dia X 6" LAGS @ 12" O.C.	A35 @ 6" O/C OR LTP4 @ 6" O.C.
7	15/32" STRUCTURAL I RATED PLYWOOD (APPLIED TO BOTH SIDES OF WALL) *	1460	8d @ 2" O.C. E.N. & 12 O/C F.N. (1-1/2" MIN. NAIL PENETRATION)	16" O.C.	1/2"dia X 6" LAGS @ 8" O.C.	SEE NOTE 20
8	15/32" STRUCTURAL I RATED PLYWOOD (APPLIED TO BOTH SIDES OF WALL) *	1740	10d @ 2" O.C. E.N. & 12 O/C F.N. (1-1/2" MIN. NAIL PENETRATION)	16" O.C.	1/2"dia X 6" LAGS @ 6" O.C.	SEE NOTE 20

SHEAR WALL SCHEDULE NOTES:

1. ALL ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 7 INCHES INTO CONCRETE (UNO) & NOT SPACED MORE THAN 6 FEET APART.
2. USE DOUGLAS FIR NO. 2 PRESSURE TREATED SILL PLATES.
3. 3"x3"x1/4" PLATE WASHERS SHALL BE USED ON EACH SILL PLATE ANCHOR BOLT.
4. PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE.
5. CONTRACTOR'S OPTION TO USE 5/8" DIA. ALLTHREAD W/ SIMPSON "SET-XP" EPOXY 5" MIN. EMBEDMENT AND EDGE DISTANCE OF 1-3/4" AT SAME SPACING SHOWN HERE IN.
6. FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE OF HAT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.
7. BOTTOM PLATES OVER FRAMED FLOORS TO HAVE EITHER NAILS OR LAGS W/ NAIL SPACING OF 3" O.C. OR LESS SHALL PENETRATE INTO SOLID 4X BLKG. LAGS SHALL PENETRATE AT LEAST 3" INTO BLOCKING BELOW.
8. SHEAR PANELS SHALL BE APPLIED DIRECTLY TO STUD FRAMING AT 16" ON CENTER MAXIMUM.
9. ALL NAILS SHALL BE COMMON WIRE NAILS, U.O.N.
10. SHEAR WALLS WITH MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE EITHER VERTICAL OR HORIZONTAL STAGGERED SPLICED JOINTS.
11. ALL PLYWOOD PANELS SHALL BE BLOCKED W/ 2X BLOCKING, (UNO)
12. PROVIDE 3/8" MINIMUM EDGE DISTANCES FOR ALL SHEATHING AND FRAMING MEMBER EDGE NAILING.
13. ALL EDGE NAILING SHALL PENETRATE INTO FRAMING 1-3/8" MINIMUM, UNO.
14. PLYWOOD SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLD-DOWN POST.
15. FRAMING SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED AT ALL PLYWOOD JOINTS AND SILL PLATES, AT V > 350 PLF. OR GREATER. *
16. AT ADJOINING PANEL EDGES, 2-2X STUDS NAILED TOGETHER MAY BE USED IN PLACE OF A SINGLE 3X STUD.
17. WHERE SHEATHING PANELS ARE APPLIED ON BOTH FACES OF THE SHEAR WALL, SHEATHING PANEL JOINTS SHALL OCCUR AT 3x NOMINAL OR THICKER FRAMING MEMBERS. PANEL JOINTS ON EACH SIDE OF WALL SHALL BE STAGGERED.
18. FRAMING CLIPS: A35 OR LTP4 OR APPROVED EQUIVALENT.
19. DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.20
20. FOR 2X4 STUD WALLS:
    -USE 4X BLOCKING BETWEEN JOIST WHEN JOIST ARE PERPENDICULAR TO WALL OR ALIGN A 4X CONTINUE MEMBER OVER THE WALL WHEN JOIST ARE PARALLEL TO WALL. USE LTP4 AT 5" O.C. BOTH SIDES.
    FOR 2X6 STUD WALLS:
    -USE 4X BLOCKING BETWEEN JOIST WHEN JOIST ARE PERPENDICULAR TO WALL OR ALIGN A 4X CONTINUE MEMBER OVER THE WALL WHEN JOIST ARE PARALLEL TO WALL. USE LTP4 AT 5" O.C. TO CONNECT ALIGNED FACES OF WALL AND BLOCKING OR CONTINUE MEMBER AND USE A35 AT 5" O.C. TO CONNECT THE NON ALIGNED FACE OF BLOCKING OR CONTINUE MEMBER WITH THE TOP OF TOP PLATE.

Shear Wall (15/32" APA Rated Sheathing) (9' H) — 71.4 FT

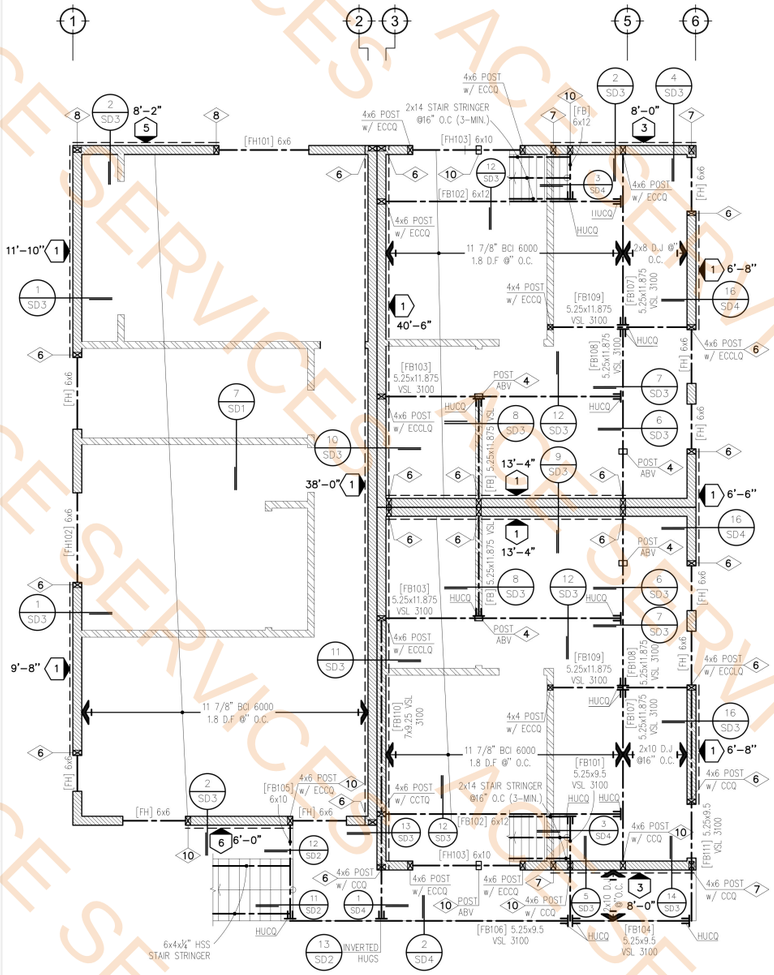
1 HR Fire Rated Shear Wall (15/32" APA Rated Sheathing) (9' H) — 105.3 FT

2 x 6 Wood Stud Exterior Wall (9' H) — 78.8 FT

2 x 6 Wood Stud Fire Rated Wall (9' H) — 6.8 FT

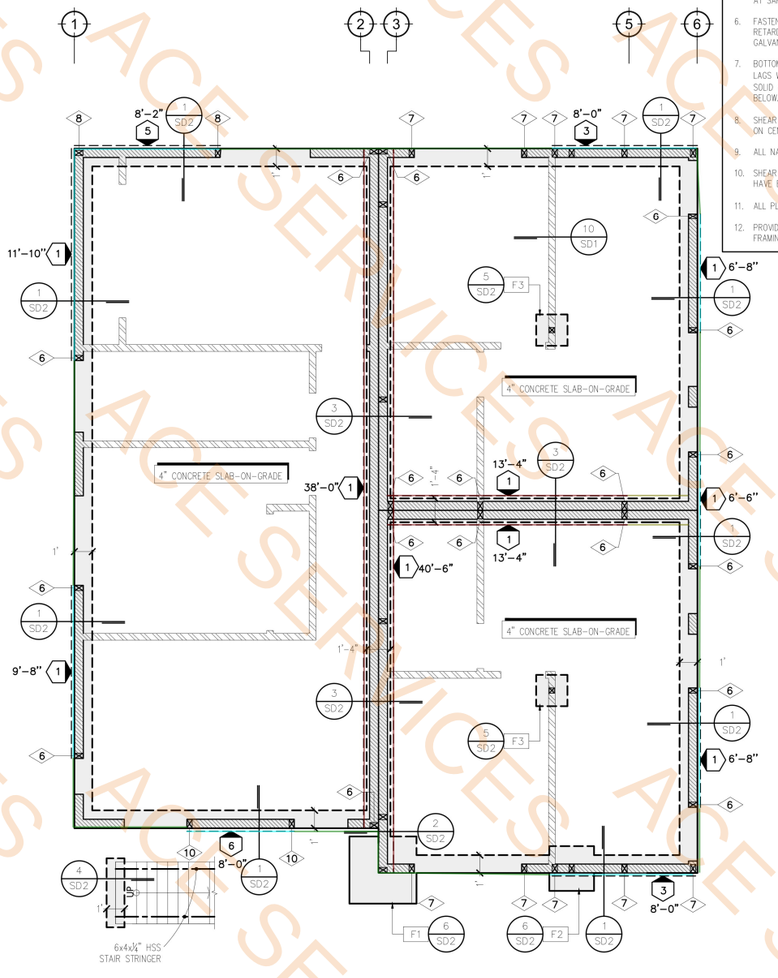
ANCHOR BOLT NOTE:

HOLDOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.



FLOOR FRAMING PLAN

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



FOUNDATION PLAN

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

FRAMING NOTES

1. REFERENCE STRUCTURAL NOTES & TYPICAL DETAILS. THESE NOTES & DETAILS SHALL BE USED WHERE APPLICABLE WHETHER SPECIFICALLY REFERENCED OR NOT.
2. REFER TO ARCHITECTURAL DRAWINGS FOR THE FOLLOWING PLAN INFORMATION:
   A. ALL DIMENSIONS NOT SHOWN.
   B. ALL OPENINGS NOT SHOWN.
   C. ALL NON-BEARING WALLS NOT SHOWN.
3. UNDER ALL BEAMS & GIRDER TRUSSES PROVIDE DBL STUDS MINIMUM AT BEARING ENDS (UNO) AND TRACE THEM ALL THE WAY DOWN TO THE FOUNDATION.
4. INSTALL TJI'S PER MANUFACTURE'S REQUIREMENTS. (WHERE APPLICABLE)
5. PROVIDE DOUBLE JOISTS AT EQUIPMENT SUPPORT OR OPENING, UNO.
6. PROVIDE 2X8 CEILING JOIST @ 32" O/C (UNO), WHERE APPLICABLE PER ARCHITECTURAL DRAWINGS.
7. ALL EXTERIOR WALLS SHALL BE: 2X6 DF #2 STUDS @ 16" O/C TYPICAL (UNO). ALL INTERIOR WALLS SHALL BE: 2X4 DF #2 STUDS @ 16" O/C TYPICAL (UNO).
8. (E) INDICATES EXISTING HEADERS OR BEAMS TO REMAIN, UNO.
9. ⊠ INDICATES MINIMUM 4X6 DF #2 POST TYPICAL, UNO. FOR EXTERIOR WALLS
   ⊠ INDICATES MINIMUM 4X4 DF #2 POST TYPICAL, UNO. FOR INTERIOR WALLS
10. ⊢ INDICATES SIMPSON BEAM HANGER PER PLAN.

HOLD-DOWN SCHEDULE

(16/SD1) (6/SD2)

MARK	MIN. POST	FLOOR TO FLOOR	MARK	MIN. POST	WALL TO FOUNDATION
1	2-2X	MST48	6	4X4 DF #2	HDU2
2	2-2X	MST60	7	4X4 DF #2	HDU4
3	2-2X	MST72	8	4X4 DF #2	HDU5
4	2-2X	MSTC48B3	9	4X4 DF #2	HDU8
5	2-2X	MSTC66B3	10	4X6 DF #2	HDU11
			11	4X6 DF #2	HDU14

NOTE:
REFERENCE HOLD-DOWN ANCHOR BOLT TABLE ON FOUNDATION PLAN FOR PH & HD SIMPSON HOLD-DOWN ANCHOR BOLT REQUIREMENTS EMBEDED IN CONCRETE.

SHEATHING SCHEDULE

ROOF: 15/32" THICK APA RATED SHEATHING, EXPOSURE 1, 24" MINIMUM SPAN RATING WITH 8d COMMON NAILS @ 6" O.C. B.N. & E.N., 8d @ 12" O/C F.N.

FLOOR: 23/32" APA-RATED STURD-I-FLOOR, T & G, 48/24 SPAN RATING, EXP. 1 W/ 10d COMMON NAILS @ 6" O.C. B.N. & E.N., 10d @ 10" O/C F.N.

DECK: 23/32" APA-RATED STURD-I-FLOOR, T & G, 48/24 SPAN RATING, EXP. 1 W/ 10d COMMON NAILS @ 6" O.C. B.N. & E.N., 10d @ 10" O/C F.N.

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STAMP:

REGISTERED PROFESSIONAL ENGINEER
LEE ROY LAMAR
No. 74175
EXP. 09/30/25
CIVIL
STATE OF CALIFORNIA

HEINSZMAN RESIDENCE
NEW DETACHED 6 ADUs
1519 GALVESTON ST,
SAN DIEGO, CA 92110

SUBMITTAL SET

PROJECT NUMBER: 23L2186

DATE: 12-05-23

ISSUE DATES:
1
2
3
4
5

DESIGN BY: B.S.

FOUNDATION & 1st FLOOR FRAMING PLAN

S1

LEGEND

NEW 2X4 STUD WALL @ " O.C.

NEW 2X6 STUD WALL @ " O.C.

PROPOSED FOUNDATION PER PLAN

SOILS NOTE

THE STRUCTURE WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL. IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGICAL INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.

SIGNATURE _____

OWNER/LICENCED ENGINEER OR ARCHITECT

FOOTING SCHEDULE

MARK	SIZE (WIDTH X LENGTH)	MINIMUM DEPTH (U.N.O.)	REINFORCING STEEL
F1	3'-9" X 3'-9"	1'-6"	(5) #5 EA. WAY @ BOTTOM
F2	2'-6" X 2'-6"	1'-6"	(4) #5 EA. WAY @ BOTOM
F2	1'-9" X 1'-9"	1'-6"	(3) #5 EA. WAY @ BOTOM

CONCRETE SLAB RECOMMENDATIONS

USE MINIMUM 4" THICK CONCRETE SLAB ON GRADE WITH #4 BARS @ 18" O/C EACH WAY, CENTERED . PLACE 4" CLEAN WASHED BEDDING SAND W/ 10 MIL. VISQUEEN VAPOR BARRIER PLACED AT MID-DEPTH OF SAND.

HOLD-DOWN ANCHOR BOLT TABLE

MODEL NO.	MIN. EMBED. l_e	ANCHOR BOLT TYPE AND/OR MODEL NO.	5
HDU2	7"	5/8" DIA. (PAB5)	1,4
HDU4	7"	5/8" DIA. (PAB5)	1,4
HDU5	7"	5/8" DIA. (PAB5)	1,4
HDU8	10"	7/8" DIA. (PAB7)	1,4
HDU11	12"	1" DIA. (PAB8)	2
HDU14	12"	1" DIA. (PAB8)	3

1. ANCHOR BOLT INDICATED ARE SSTB ANCHORS BASED ON SINGLE CONCRETE POUR, FOR DOUBLE POURS "le" MUST INCREASE PER "SIMPSON" REQUIREMENTS.
2. PLACE 1/2" X 3" SQ. PL. WASHER W/ DBL NUT AT END OF ALL-THREAD ROD. ALLOW A 15 DEG. MAX. BEND @ TOP OF CONC. FOR EXTERIOR FOOTING APPLICATIONS AND A 1-3/4" MIN EDGE DISTANCE.
3. REFRENCE TYPICAL HOLD-DOWN DETAIL 24/SD1 TO NEW CONC. FOOTING.
4. WHERE HOLDWNS ARE TO BE APPLIED ON (E) CONCRETE, EPOXY ALL-THREAD RODS PER STRUCTURAL A.B. RETRO-FIT DETAIL PER PLAN.
5. ALL HOLDOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.

ASD-SHEAR WALL SCHEDULE FROM TABLE 4.3A SDPWS-2021 (SEISMIC VALUES DIVIDED BY 2.8)

MARK	PLYWOOD TYPE	ALLOW LOAD (PLF)	PLYWOOD NAILING	5/8" DIA. SILL PLATE ANCHOR BOLT SPACING @ FOUNDATION	BOTTOM SILL PLATE ATTACHMENT TO RIM JOIST OR BLK'G BELOW	TOP PLATE ATTACHMENT TO RIM JOIST OR BLK'G ABOVE
0	7/8" THCK STUCCO W/ PORTLAND CEMENTON OVER WOVEN WIRE MESH	180	NO. 11 GA., 1-1/2"LONG, 7/16" HEAD @ 6" O/C	48" O.C.	16d @ 8" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
1	15/32" STRUCTURAL I RATED PLYWOOD	280	8d @ 6" O.C. E.N. & 12 O/C F.N.	48" O.C.	20d @ 6" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
2	15/32" STRUCTURAL I RATED PLYWOOD	340	10d @ 6" O.C. E.N. & 12 O/C F.N.	48" O.C.	20d @ 6" O.C.	A35 @ 12" O/C OR LTP4 @ 16" O.C.
3	15/32" STRUCTURAL I RATED PLYWOOD *	510	10d @ 4" O.C. E.N. & 12 O/C F.N.	32" O.C.	3/8"dia X 6" LAGS @ 8" O.C.	A35 @ 8" O/C OR LTP4 @ 8" O.C.
4	15/32" STRUCTURAL I RATED PLYWOOD *	550	8d @ 3" O.C. E.N. & 12 O/C F.N.	24" O.C.	3/8"dia X 6" LAGS @ 6" O.C.	A35 @ 8" O/C OR LTP4 @ 8" O.C.
5	15/32" STRUCTURAL I RATED PLYWOOD *	730	8d @ 2" O.C. E.N. & 12 O/C F.N.	24" O.C.	3/8"dia X 6" LAGS @ 6" O.C.	A35 @ 8" O/C OR LTP4 @ 8" O.C.
6	15/32" STRUCTURAL I RATED PLYWOOD *	870	10d @ 2" O.C. E.N. & 12 O/C F.N.	24" O.C.	1/2"dia X 6" LAGS @ 12" O.C.	A35 @ 6" O/C OR LTP4 @ 6" O.C.
7	15/32" STRUCTURAL I RATED PLYWOOD (APPLIED TO BOTH SIDES OF WALL) *	1460	8d @ 2" O.C. E.N. & 12 O/C F.N. (1-1/2" MIN. NAIL PENETRATION)	16" O.C.	1/2"dia X 6" LAGS @ 8" O.C.	SEE NOTE 20
8	15/32" STRUCTURAL I RATED PLYWOOD (APPLIED TO BOTH SIDES OF WALL) *	1740	10d @ 2" O.C. E.N. & 12 O/C F.N. (1-1/2" MIN. NAIL PENETRATION)	16" O.C.	1/2"dia X 6" LAGS @ 6" O.C.	SEE NOTE 20

SHEAR WALL SCHEDULE NOTES:

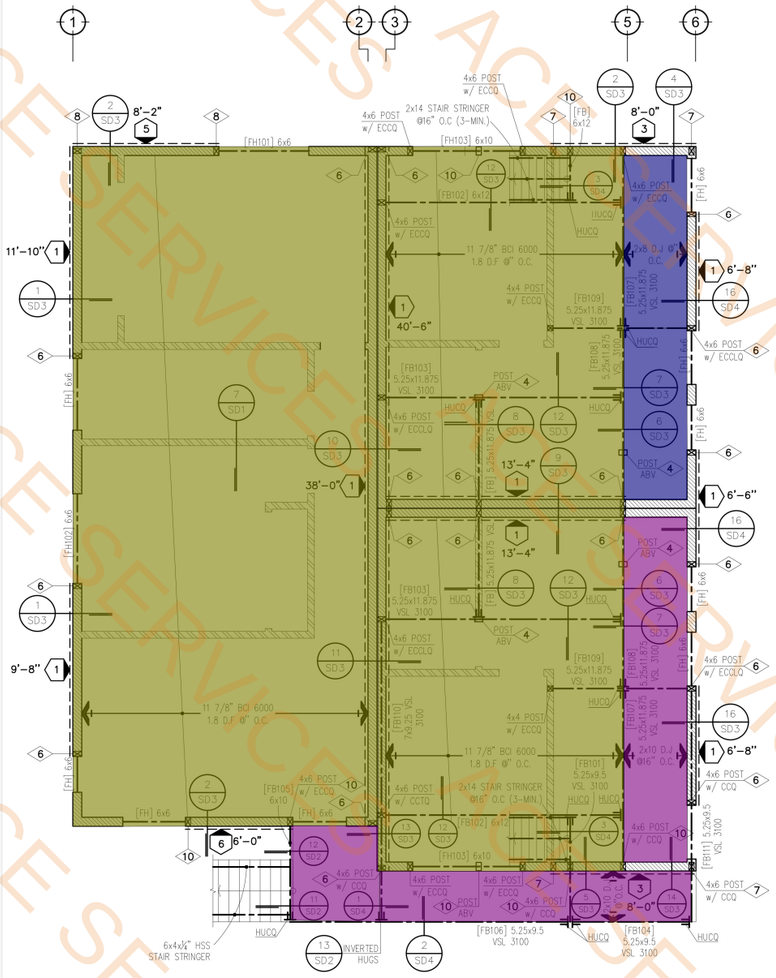
1. ALL ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 7 INCHES INTO CONCRETE (UNO) & NOT SPACED MORE THAN 6 FEET APART.
2. USE DOUGLAS FIR NO. 2 PRESSURE TREATED SILL PLATES.
3. 3"x3"x1/4" PLATE WASHERS SHALL BE USED ON EACH SILL PLATE ANCHOR BOLT.
4. PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE.
5. CONTRACTOR'S OPTION TO USE 5/8" DIA. ALLTHREAD W/ SIMPSON "SET-XP" EPOXY 5" MIN. EMBEDMENT AND EDGE DISTANCE OF 1-3/4" AT SAME SPACING SHOWN HERE IN.
6. FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE OF HAT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.
7. BOTTOM PLATES OVER FRAMED FLOORS TO HAVE EITHER NAILS OR LAGS W/ NAIL SPACING OF 3" O.C. OR LESS SHALL PENETRATE INTO SOLID 4X BLKG. LAGS SHALL PENETRATE AT LEAST 3" INTO BLOCKING BELOW.
8. SHEAR PANELS SHALL BE APPLIED DIRECTLY TO STUD FRAMING AT 16" ON CENTER MAXIMUM.
9. ALL NAILS SHALL BE COMMON WIRE NAILS, U.O.N.
10. SHEAR WALLS WITH MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE EITHER VERTICAL OR HORIZONTAL STAGGERED SPLICED JOINTS.
11. ALL PLYWOOD PANELS SHALL BE BLOCKED W/ 2X BLOCKING, (UNO)
12. PROVIDE 3/8" MINIMUM EDGE DISTANCES FOR ALL SHEATHING AND FRAMING MEMBER EDGE NAILING.
13. ALL EDGE NAILING SHALL PENETRATE INTO FRAMING 1-3/8" MINIMUM, UNO.
14. PLYWOOD SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLD-DOWN POST.
15. FRAMING SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED AT ALL PLYWOOD JOINTS AND SILL PLATES, AT V > 350 PLF. OR GREATER. *
16. AT ADJOINING PANEL EDGES, 2-2X STUDS NAILED TOGETHER MAY BE USED IN PLACE OF A SINGLE 3X STUD.
17. WHERE SHEATHING PANELS ARE APPLIED ON BOTH FACES OF THE SHEAR WALL, SHEATHING PANEL JOINTS SHALL OCCUR AT 3x NOMINAL OR THICKER FRAMING MEMBERS. PANEL JOINTS ON EACH SIDE OF WALL SHALL BE STAGGERED.
18. FRAMING CLIPS: A35 OR LTP4 OR APPROVED EQUIVALENT.
19. DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING. CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.20
20. FOR 2X4 STUD WALLS:
    -USE 4X BLOCKING BETWEEN JOIST WHEN JOIST ARE PERPENDICULAR TO WALL OR ALIGN A 4X CONTINUE MEMBER OVER THE WALL WHEN JOIST ARE PARALLEL TO WALL. USE LTP4 AT 5" O.C. BOTH SIDES.
    FOR 2X6 STUD WALLS:
    -USE 4X BLOCKING BETWEEN JOIST WHEN JOIST ARE PERPENDICULAR TO WALL OR ALIGN A 4X CONTINUE MEMBER OVER THE WALL WHEN JOIST ARE PARALLEL TO WALL. USE LTP4 AT 5" O.C. TO CONNECT ALIGNED FACES OF WALL AND BLOCKING OR CONTINUE MEMBER AND USE A35 AT 5" O.C. TO CONNECT THE NON ALIGNED FACE OF BLOCKING OR CONTINUE MEMBER WITH THE TOP OF TOP PLATE.

4" Thk Slab On Grade W/#4 @ 18" O.C Over Sand BAse ... **1368.5 SQ FT**

11-7/8" BCI 6000 1.8 DF Joists @ 16" O.C **1204.3 SQ FT**

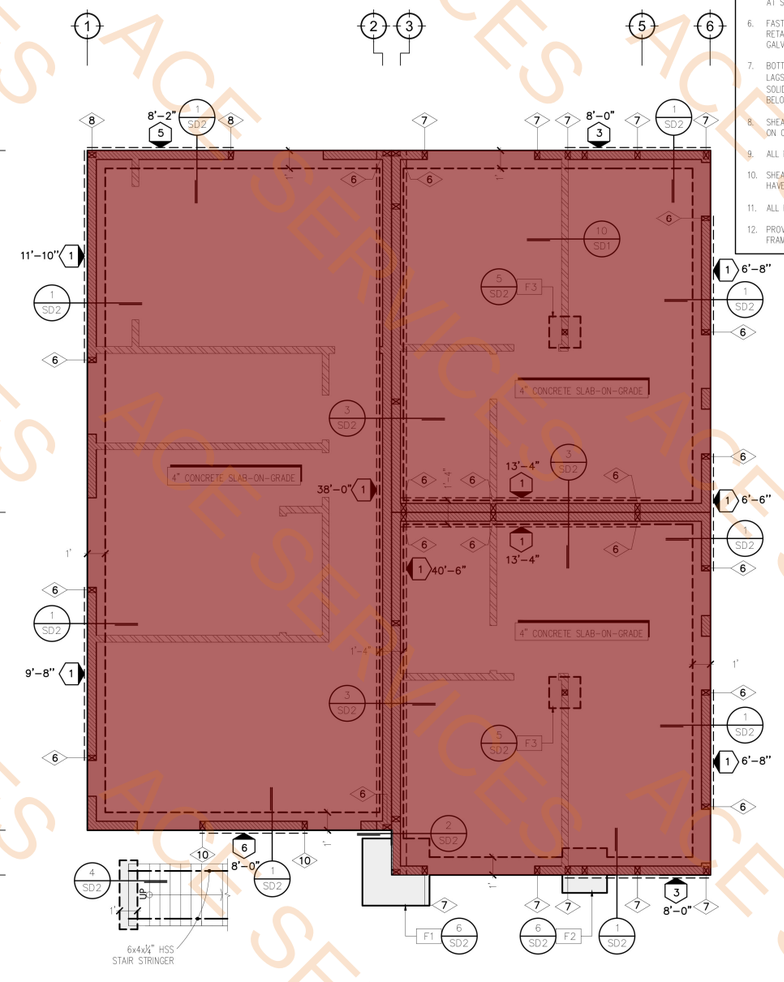
2 x 8 Deck Joists @ 16" O.C **68.0 SQ FT**

2 x 10 Deck Joists @ 16" O.C **143.7 SQ FT**



FLOOR FRAMING PLAN

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



FOUNDATION PLAN

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

FRAMING NOTES

1. REFERENCE STRUCTURAL NOTES & TYPICAL DETAILS. THESE NOTES & DETAILS SHALL BE USED WHERE APPLICABLE WHETHER SPECIFICALLY REFERENCED OR NOT.
2. REFER TO ARCHITECTURAL DRAWINGS FOR THE FOLLOWING PLAN INFORMATION:
   A. ALL DIMENSIONS NOT SHOWN.
   B. ALL OPENINGS NOT SHOWN.
   C. ALL NON-BEARING WALLS NOT SHOWN.
3. UNDER ALL BEAMS & GIRDER TRUSSES PROVIDE DBL STUDS MINIMUM AT BEARING ENDS (UNO) AND TRACE THEM ALL THE WAY DOWN TO THE FOUNDATION.
4. INSTALL TJI'S PER MANUFACTURE'S REQUIREMENTS. (WHERE APPLICABLE)
5. PROVIDE DOUBLE JOISTS AT EQUIPMENT SUPPORT OR OPENING, UNO.
6. PROVIDE 2X8 CEILING JOIST @ 32" O/C (UNO), WHERE APPLICABLE PER ARCHITECTURAL DRAWINGS.
7. ALL EXTERIOR WALLS SHALL BE: 2X6 DF #2 STUDS @ 16" O/C TYPICAL (UNO). ALL INTERIOR WALLS SHALL BE: 2X4 DF #2 STUDS @ 16" O/C TYPICAL (UNO).
8. (E) INDICATES EXISTING HEADERS OR BEAMS TO REMAIN, UNO.
9. ⊠ INDICATES MINIMUM 4X6 DF #2 POST TYPICAL, UNO. FOR EXTERIOR WALLS
   ⊠ INDICATES MINIMUM 4X4 DF #2 POST TYPICAL, UNO. FOR INTERIOR WALLS
10. ⊨ INDICATES SIMPSON BEAM HANGER PER PLAN.

HOLD-DOWN SCHEDULE

MARK	MIN. POST	FLOOR TO FLOOR	MARK	MIN. POST	WALL TO FOUNDATION
1	2-2X	MST48	6	4X4 DF #2	HDU2
2	2-2X	MST60	7	4X4 DF #2	HDU4
3	2-2X	MST72	8	4X4 DF #2	HDU5
4	2-2X	MSTC48B3	9	4X4 DF #2	HDU8
5	2-2X	MSTC66B3	10	4X6 DF #2	HDU11
			11	4X6 DF #2	HDU14

NOTE:
REFERENCE HOLD-DOWN ANCHOR BOLT TABLE ON FOUNDATION PLAN FOR PH & HD SIMPSON HOLD-DOWN ANCHOR BOLT REQUIREMENTS EMBEDED IN CONCRETE.

SHEATHING SCHEDULE

ROOF:	15/32" THICK APA RATED SHEATHING, EXPOSURE 1, 24" MINIMUM SPAN RATING WITH 8d COMMON NAILS @ 6" O.C. B.N. & E.N., 8d @ 12" O/C F.N.
FLOOR:	23/32" APA-RATED STURD-I-FLOOR, T & G, 48/24 SPAN RATING, EXP. 1 W/ 10d COMMON NAILS @ 6" O.C. B.N. & E.N., 10d @ 10" O/C F.N.
DECK:	23/32" APA-RATED STURD-I-FLOOR, T & G, 48/24 SPAN RATING, EXP. 1 W/ 10d COMMON NAILS @ 6" O.C. B.N. & E.N., 10d @ 10" O/C F.N.

CONSULTANT:

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HEINSZMAN RESIDENCE
NEW DETACHED 6 ADUs
1519 GALVESTON ST,
SAN DIEGO, CA 92110

SUBMITTAL SET

PROJECT NUMBER: 23L2186

DATE: 12-05-23

ISSUE DATES:
1
2
3
4
5

DESIGN BY: B.S.

FOUNDATION & 1st FLOOR FRAMING PLAN

S1

ACE SERVICES

LEGEND

NEW 2X4 STUD WALL @ " O.C.

NEW 2X6 STUD WALL @ " O.C.

PROPOSED FOUNDATION PER PLAN

SOILS NOTE

THE STRUCTURE WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL. IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGICAL INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.

SIGNATURE _____

OWNER/LICENCED ENGINEER OR ARCHITECT

FOOTING SCHEDULE

MARK	SIZE (WIDTH X LENGTH)	MINIMUM DEPTH (U.N.O.)	REINFORCING STEEL
F1	3'-9" X 3'-9"	1'-6"	(5) #5 EA. WAY @ BOTTOM
F2	2'-6" X 2'-6"	1'-6"	(4) #5 EA. WAY @ BOTOM
F2	1'-9" X 1'-9"	1'-6"	(3) #5 EA. WAY @ BOTOM

CONCRETE SLAB RECOMMENDATIONS

USE MINIMUM 4" THICK CONCRETE SLAB ON GRADE WITH #4 BARS @ 18" O/C EACH WAY, CENTERED. PLACE 4" CLEAN WASHED BEDDING SAND W/ 10 MIL. VISQUEEN VAPOR BARRIER PLACED AT MID-DEPTH OF SAND.

HOLD-DOWN ANCHOR BOLT TABLE

MODEL NO.	MIN. EMBED. l_e	ANCHOR BOLT TYPE AND/OR MODEL NO.	5
HDU2	7"	5/8" DIA. (PAB5)	1,4
HDU4	7"	5/8" DIA. (PAB5)	1,4
HDU5	7"	5/8" DIA. (PAB5)	1,4
HDU8	10"	7/8" DIA. (PAB7)	1,4
HDU11	12"	1" DIA. (PAB8)	2
HDU14	12"	1" DIA. (PAB8)	3

1. ANCHOR BOLT INDICATED ARE SSTB ANCHORS BASED ON SINGLE CONCRETE POUR, FOR DOUBLE POURS "le" MUST INCREASE PER "SIMPSON" REQUIREMENTS.
2. PLACE 1/2" X 3" SQ. PL. WASHER W/ DBL NUT AT END OF ALL-THREAD ROD. ALLOW A 15 DEG. MAX. BEND @ TOP OF CONC. FOR EXTERIOR FOOTING APPLICATIONS AND A 1-3/4" MIN EDGE DISTANCE.
3. REFRENCE TYPICAL HOLD-DOWN DETAIL 24/SD1 TO NEW CONC. FOOTING.
4. WHERE HOLDWNS ARE TO BE APPLIED ON (E) CONCRETE, EPOXY ALL-THREAD RODS PER STRUCTURAL A.B. RETRO-FIT DETAIL PER PLAN.
5. ALL HOLDOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.

ANCHOR BOLT NOTE:

HOLDOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION.

ASD-SHEAR WALL SCHEDULE FROM TABLE 4.3A SDPWS-2021 (SEISMIC VALUES DIVIDED BY 2.8)

MARK	PLYWOOD TYPE	ALLOW LOAD (PLF)	PLYWOOD NAILING	5/8" DIA. SILL PLATE ANCHOR BOLT SPACING @ FOUNDATION	BOTTOM SILL PLATE ATTACHMENT TO RIM JOIST OR BLK'G BELOW	TOP PLATE ATTACHMENT TO RIM JOIST OR BLK'G ABOVE
0	7/8" THCK STUCCO W/ PORTLAND CEMENTON OVER WOVEN WIRE MESH	180	NO. 11 GA., 1-1/2"LONG, 7/16" HEAD @ 6" O/C	48" O.C.	16d @ 8" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
1	15/32" STRUCTURAL I RATED PLYWOOD	280	8d @ 6" O.C. E.N. & 12 O/C F.N.	48" O.C.	20d @ 6" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
2	15/32" STRUCTURAL I RATED PLYWOOD	340	10d @ 6" O.C. E.N. & 12 O/C F.N.	48" O.C.	20d @ 6" O.C.	A35 @ 12" O/C OR LTP4 @ 16" O.C.
3	15/32" STRUCTURAL I RATED PLYWOOD *	510	10d @ 4" O.C. E.N. & 12 O/C F.N.	32" O.C.	3/8"dia X 6" LAGS @ 8" O.C.	A35 @ 8" O/C OR LTP4 @ 8" O.C.
4	15/32" STRUCTURAL I RATED PLYWOOD *	550	8d @ 3" O.C. E.N. & 12 O/C F.N.	24" O.C.	3/8"dia X 6" LAGS @ 6" O.C.	A35 @ 8" O/C OR LTP4 @ 8" O.C.
5	15/32" STRUCTURAL I RATED PLYWOOD *	730	8d @ 2" O.C. E.N. & 12 O/C F.N.	24" O.C.	3/8"dia X 6" LAGS @ 6" O.C.	A35 @ 8" O/C OR LTP4 @ 8" O.C.
6	15/32" STRUCTURAL I RATED PLYWOOD *	870	10d @ 2" O.C. E.N. & 12 O/C F.N.	24" O.C.	1/2"dia X 6" LAGS @ 12" O.C.	A35 @ 6" O/C OR LTP4 @ 6" O.C.
7	15/32" STRUCTURAL I RATED PLYWOOD (APPLIED TO BOTH SIDES OF WALL) *	1460	8d @ 2" O.C. E.N. & 12 O/C F.N. (1-1/2" MIN. NAIL PENETRATION)	16" O.C.	1/2"dia X 6" LAGS @ 8" O.C.	SEE NOTE 20
8	15/32" STRUCTURAL I RATED PLYWOOD (APPLIED TO BOTH SIDES OF WALL) *	1740	10d @ 2" O.C. E.N. & 12 O/C F.N. (1-1/2" MIN. NAIL PENETRATION)	16" O.C.	1/2"dia X 6" LAGS @ 6" O.C.	SEE NOTE 20

SHEAR WALL SCHEDULE NOTES:

1. ALL ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 7 INCHES INTO CONCRETE (UNO) & NOT SPACED MORE THAN 6 FEET APART.
2. USE DOUGLAS FIR NO. 2 PRESSURE TREATED SILL PLATES.
3. 3"x3"x1/4" PLATE WASHERS SHALL BE USED ON EACH SILL PLATE ANCHOR BOLT.
4. PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE.
5. CONTRACTOR'S OPTION TO USE 5/8" DIA. ALLTHREAD W/ SIMPSON "SET-XP" EPOXY 5" MIN. EMBEDMENT AND EDGE DISTANCE OF 1-3/4" AT SAME SPACING SHOWN HERE IN.
6. FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE OF HAT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.
7. BOTTOM PLATES OVER FRAMED FLOORS TO HAVE EITHER NAILS OR LAGS W/ NAIL SPACING OF 3" O.C. OR LESS SHALL PENETRATE INTO SOLID 4X BLKG. LAGS SHALL PENETRATE AT LEAST 3" INTO BLOCKING BELOW.
8. SHEAR PANELS SHALL BE APPLIED DIRECTLY TO STUD FRAMING AT 16" ON CENTER MAXIMUM.
9. ALL NAILS SHALL BE COMMON WIRE NAILS, U.O.N.
10. SHEAR WALLS WITH MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE EITHER VERTICAL OR HORIZONTAL STAGGERED SPLICED JOINTS.
11. ALL PLYWOOD PANELS SHALL BE BLOCKED W/ 2X BLOCKING, (UNO)
12. PROVIDE 3/8" MINIMUM EDGE DISTANCES FOR ALL SHEATHING AND FRAMING MEMBER EDGE NAILING.
13. ALL EDGE NAILING SHALL PENETRATE INTO FRAMING 1-3/8" MINIMUM, UNO.
14. PLYWOOD SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLD-DOWN POST.
15. FRAMING SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED AT ALL PLYWOOD JOINTS AND SILL PLATES, AT V > 350 PLF. OR GREATER. *
16. AT ADJOINING PANEL EDGES, 2-2X STUDS NAILED TOGETHER MAY BE USED IN PLACE OF A SINGLE 3X STUD.
17. WHERE SHEATHING PANELS ARE APPLIED ON BOTH FACES OF THE SHEAR WALL, SHEATHING PANEL JOINTS SHALL OCCUR AT 3x NOMINAL OR THICKER FRAMING MEMBERS. PANEL JOINTS ON EACH SIDE OF WALL SHALL BE STAGGERED.
18. FRAMING CLIPS: A35 OR LTP4 OR APPROVED EQUIVALENT.
19. DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.20
20. FOR 2X4 STUD WALLS:
    -USE 4X BLOCKING BETWEEN JOIST WHEN JOIST ARE PERPENDICULAR TO WALL OR ALIGN A 4X CONTINUE MEMBER OVER THE WALL WHEN JOIST ARE PARALLEL TO WALL. USE LTP4 AT 5" O.C. BOTH SIDES.
    FOR 2X6 STUD WALLS:
    -USE 4X BLOCKING BETWEEN JOIST WHEN JOIST ARE PERPENDICULAR TO WALL OR ALIGN A 4X CONTINUE MEMBER OVER THE WALL WHEN JOIST ARE PARALLEL TO WALL. USE LTP4 AT 5" O.C. TO CONNECT ALIGNED FACES OF WALL AND BLOCKING OR CONTINUE MEMBER AND USE A35 AT 5" O.C. TO CONNECT THE NON ALIGNED FACE OF BLOCKING OR CONTINUE MEMBER WITH THE TOP OF TOP PLATE.

FRAMING NOTES

1. REFERENCE STRUCTURAL NOTES & TYPICAL DETAILS. THESE NOTES & DETAILS SHALL BE USED WHERE APPLICABLE WHETHER SPECIFICALLY REFERENCED OR NOT.
2. REFER TO ARCHITECTURAL DRAWINGS FOR THE FOLLOWING PLAN INFORMATION:
   A. ALL DIMENSIONS NOT SHOWN.
   B. ALL OPENINGS NOT SHOWN.
   C. ALL NON-BEARING WALLS NOT SHOWN.
3. UNDER ALL BEAMS & GIRDER TRUSSES PROVIDE DBL STUDS MINIMUM AT BEARING ENDS (UNO) AND TRACE THEM ALL THE WAY DOWN TO THE FOUNDATION.
4. INSTALL TJI'S PER MANUFACTURE'S REQUIREMENTS. (WHERE APPLICABLE)
5. PROVIDE DOUBLE JOISTS AT EQUIPMENT SUPPORT OR OPENING, UNO.
6. PROVIDE 2X8 CEILING JOIST @ 32" O/C (UNO), WHERE APPLICABLE PER ARCHITECTURAL DRAWINGS.
7. ALL EXTERIOR WALLS SHALL BE: 2X6 DF #2 STUDS @ 16" O/C TYPICAL (UNO) ALL INTERIOR WALLS SHALL BE: 2X4 DF #2 STUDS @ 16" O/C TYPICAL (UNO)
8. (E) INDICATES EXISTING HEADERS OR BEAMS TO REMAIN, UNO.
9. ⊠ INDICATES MINIMUM 4X6 DF #2 POST TYPICAL, UNO. FOR EXTERIOR WALLS
   ⊠ INDICATES MINIMUM 4X4 DF #2 POST TYPICAL, UNO. FOR INTERIOR WALLS
10. ⊢ INDICATES SIMPSON BEAM HANGER PER PLAN.

HOLD-DOWN SCHEDULE

MARK	MIN. POST	FLOOR TO FLOOR	MARK	MIN. POST	WALL TO FOUNDATION
1	2-2X	MST48	6	4X4 DF #2	HDU2
2	2-2X	MST60	7	4X4 DF #2	HDU4
3	2-2X	MST72	8	4X4 DF #2	HDU5
4	2-2X	MSTC48B3	9	4X4 DF #2	HDU8
5	2-2X	MSTC66B3	10	4X6 DF #2	HDU11
			11	4X6 DF #2	HDU14

NOTE:
REFERENCE HOLD-DOWN ANCHOR BOLT TABLE ON FOUNDATION PLAN FOR PH & HD SIMPSON HOLD-DOWN ANCHOR BOLT REQUIREMENTS EMBEDED IN CONCRETE.

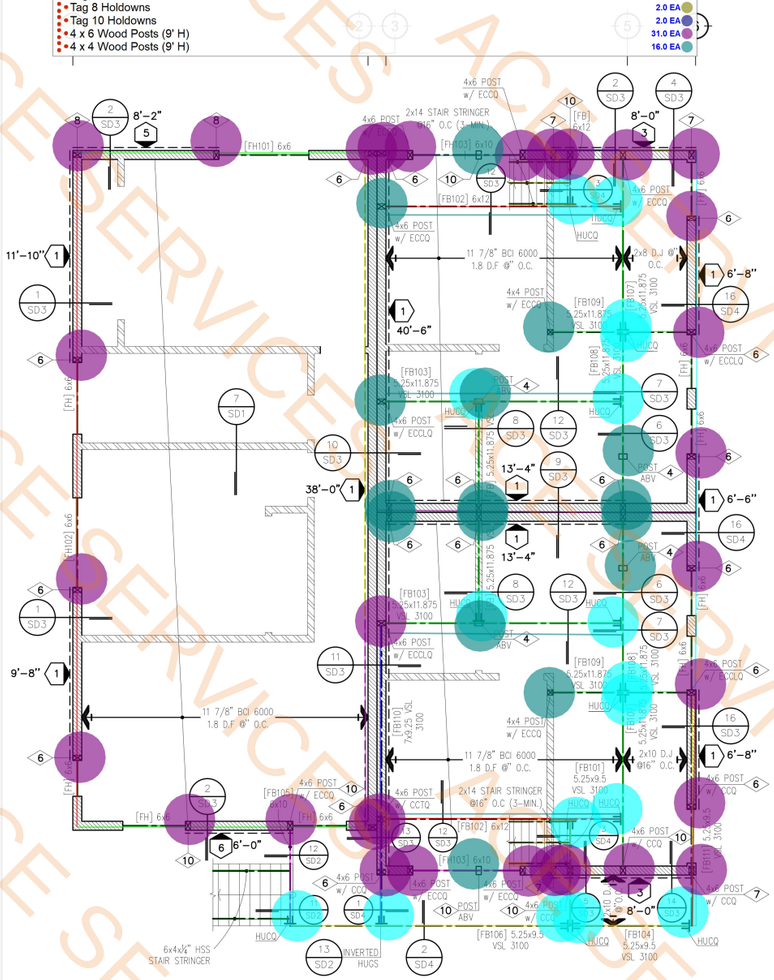
SHEATHING SCHEDULE

ROOF: 15/32" THICK APA RATED SHEATHING, EXPOSURE 1, 24" MINIMUM SPAN RATING WITH 8d COMMON NAILS @ 6" O.C. B.N. & E.N., 8d @ 12" O/C F.N.

FLOOR: 23/32" APA-RATED STURD-I-FLOOR; T & G, 48/24 SPAN RATING, EXP. 1 W/ 10d COMMON NAILS @ 6" O.C. B.N. & E.N., 10d @ 10" O/C F.N.

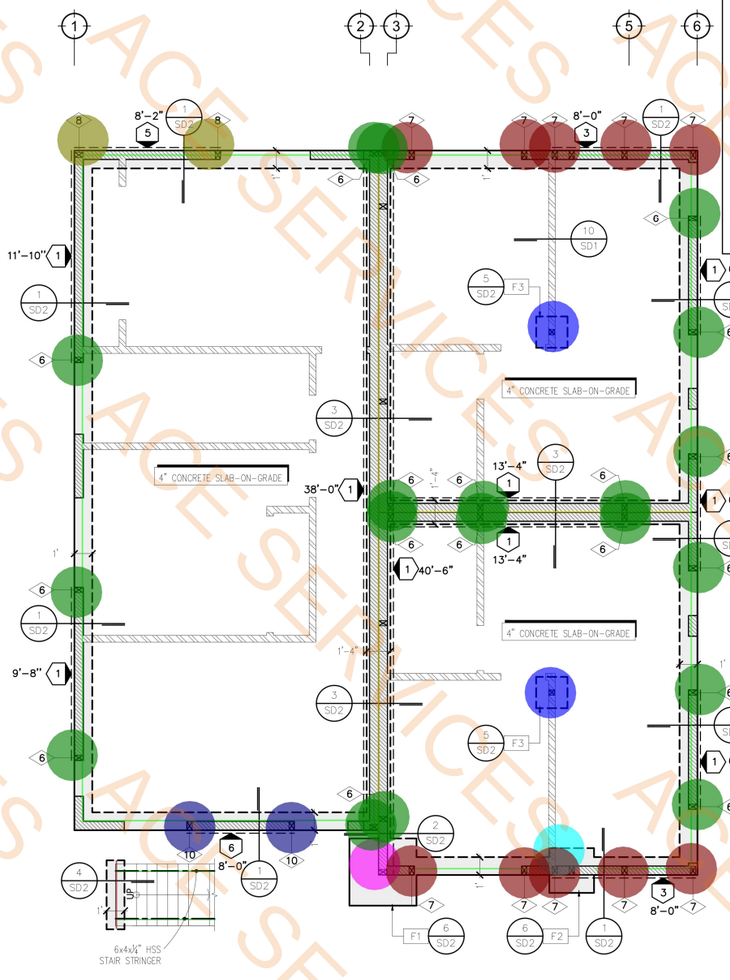
DECK: 23/32" APA-RATED STURD-I-FLOOR, T & G, 48/24 SPAN RATING, EXP. 1 W/ 10d COMMON NAILS @ 6" O.C. B.N. & E.N., 10d @ 10" O/C F.N.

- 12" W x 18" D Cont Concrete Footing (SD2/1) — 140.5 FT
- 16" W x 18" D Cont Concrete Footing (SD2/3) — 55.6 FT
- F3 Pad Footings (SD2/5) — 2.0 EA
- F1 Pad Footing (SD2/6) — 1.0 EA
- F2 Pad Footing (SD2/6) — 1.0 EA
- 6 x 6 Header — 36.7 FT
- 6 x 10 Header — 6.0 FT
- 6 x 12 Beam — 28.9 FT
- 5.25 x 11.875 VSL 3100 Beam — 90.9 FT
- 5.25 x 9.5 VSL 3100 Beam — 40.6 FT
- 7 x 9.25 VSL 3100 Beam — 16.6 FT
- 6 x 10 Beam — 11.1 FT
- Simpson Beam Hanger — 17.0 EA
- 12" W x 18" D Cont Concrete Footing (SD2/4) — 3.8 FT
- 6 x 4 x 1/4" HSS Stringer (Multiply W/Pitch) — 19.6 FT
- 2 x 14 Stair Stringer (Multiply W/Pitch) — 21.0 FT
- Section SD3/1 — 37.7 FT
- Section SD3/2 — 32.2 FT
- Section SD3/10 — 26.1 FT
- Section SD3/11 — 11.6 FT
- Section SD4/16 — 30.2 FT
- Section SD3/16 — 13.2 FT
- Section SD3/4 — 4.3 FT
- Section SD3/2 — 5.6 FT
- Section SD3/9 — 17.9 FT
- Section SD3/12 — 53.2 FT
- Tag 7 Holdowns — 10.0 EA
- Tag 6 Holdowns — 19.0 EA
- Tag 8 Holdowns — 2.0 EA
- Tag 10 Holdowns — 2.0 EA
- 4 x 6 Wood Posts (9' H) — 31.0 EA
- 4 x 4 Wood Posts (9' H) — 16.0 EA



FLOOR FRAMING PLAN

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



FOUNDATION PLAN

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

CONSULTANT:

LAMAR ENGINEERING
CIVIL + STRUCTURAL
WWW.LAMARENG.COM
LLAMAR@LAMARENG.COM
P: 619.370.9515
F: 619.764.4079

STAMP:

REGISTERED PROFESSIONAL ENGINEER
No. 24175
EXP. 09/30/25
CIVIL
STATE OF CALIFORNIA

HEINSZMAN RESIDENCE
NEW DETACHED 6 ADUs
1519 GALVESTON ST,
SAN DIEGO, CA 92110

SUBMITTAL SET

PROJECT NUMBER: 23L2186

DATE: 12-05-23

ISSUE DATES:
1
2
3
4
5

DESIGN BY: B.S.

FOUNDATION & 1st FLOOR FRAMING PLAN

S1

ACE SERVICES

LEGEND

NEW 2X4 STUD WALL @ 16" O.C.

NEW 2X6 STUD WALL @ 16" O.C.

INTERIOR NON-BEARING HEADER SPANS

SIZE	ALLOWABLE SPAN
4 x 4 DF #2	FOR SPANS UP TO 5'-0"
4 x 6 DF #2	FOR SPANS UP TO 8'-0"
4 x 8 DF #2	FOR SPANS UP TO 12'-0"
4 x 10 DF #2	FOR SPANS UP TO 14'-0"

NOTE:

DO NOT CUT, NOTCH, DRILL, BORE, SHAVE, TAPER OR FOR ANY REASON MODIFY PRE-ENGINEERING/MANUFACTURED STRUCTURAL ELEMENTS SUCH AS GLUE-LAMINATED MEMBERS, PARALAMS, MICROLAMS, I-JOIST, AND OTHER SIMILAR TIMBER PRODUCTS UNLESS SUCH MODIFICATIONS ARE WITHIN THE WRITTEN PARAMETERS SET FORTH BY THE MANUFACTURER OF THAT PRODUCT OR A LETTER OF CERTIFICATION FROM THE MANUFACTURER'S ENGINEER WITH A SIGNED AND STAMPED DETAIL IS ISSUED AND AUTHORIZED BY THE PROJECT ENGINEER OF RECORD AND APPROVED BY THE

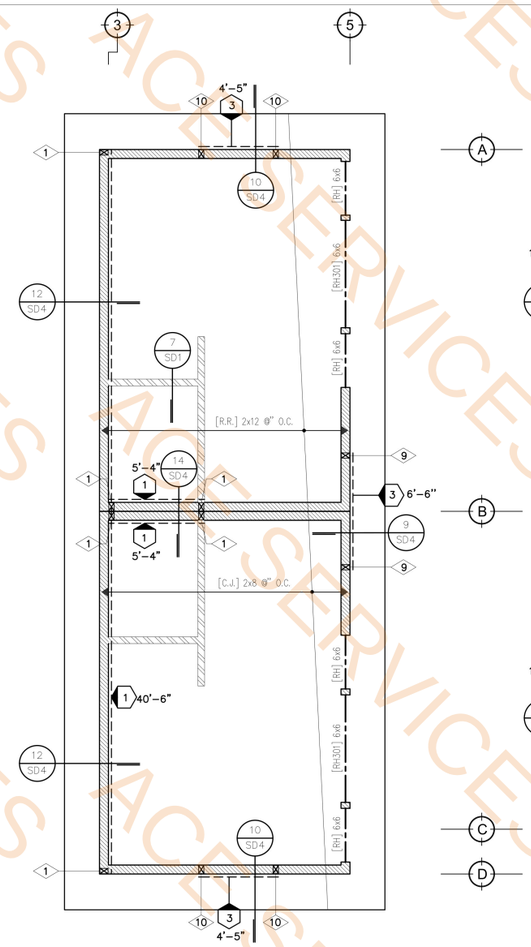
- Shear Wall (15/32" APA Rated Sheathing) (9' H) — 35.6 FT
- 2 x 6 Wood Stud Exterior Wall (9' H) — 36.3 FT
- Shear Wall (15/32" APA Rated Sheathing) (14' H) — 15.6 FT
- 2 x 6 Wood Stud Fire Rated Wall (14' H) — 15.9 FT
- 2 x 6 Wood Stud Exterior Wall (14' H) — 52.7 FT
- Shear Wall Fire Rated (15/32" APA Rated Sheathing) (7' H & 5' H) — 88.6 FT

ASD-SHEAR WALL SCHEDULE FROM TABLE 4.3A SDPWS-2021 (SEISMIC VALUES DIVIDED BY 2.8)

MARK	PLYWOOD TYPE	ALLOW LOAD (PLF)	PLYWOOD NAILING	5/8" DIA. SILL PLATE ANCHOR BOLT SPACING @ FOUNDATION	BOTTOM SILL PLATE ATTACHMENT TO RIM JOIST OR BLK'G BELOW	TOP PLATE ATTACHMENT TO RIM JOIST OR BLK'G ABOVE
0	7/8" THCK STUCCO W/ PORTLAND CEMENTON OVER WOVEN WIRE MESH	180	NO. 11 GA., 1-1/2"LONG, 7/16" HEAD @ 6" O/C	48" O.C.	16d @ 8" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
1	15/32" STRUCTURAL I RATED PLYWOOD	280	8d @ 6" O.C. E.N. & 12 O/C F.N.	48" O.C.	20d @ 6" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
2	15/32" STRUCTURAL I RATED PLYWOOD	340	10d @ 6" O.C. E.N. & 12 O/C F.N.	48" O.C.	20d @ 6" O.C.	A35 @ 12" O/C OR LTP4 @ 16" O.C.
3	15/32" STRUCTURAL I RATED PLYWOOD *	510	10d @ 4" O.C. E.N. & 12 O/C F.N.	32" O.C.	3/8"dia X 6" LAGS @ 8" O.C.	A35 @ 8" O/C OR LTP4 @ 8" O.C.
4	15/32" STRUCTURAL I RATED PLYWOOD *	550	8d @ 3" O.C. E.N. & 12 O/C F.N.	24" O.C.	3/8"dia X 6" LAGS @ 6" O.C.	A35 @ 8" O/C OR LTP4 @ 8" O.C.
5	15/32" STRUCTURAL I	730	8d @ 2" O.C. E.N. & 12 O/C F.N.	24" O.C.	3/8"dia X 6" LAGS @ 6" O.C.	A35 @ 8" O/C OR LTP4 @ 8" O.C.
	*	870	10d @ 2" O.C. E.N. & 12 O/C F.N.	24" O.C.	1/2"dia X 6" LAGS @ 12" O.C.	A35 @ 6" O/C OR LTP4 @ 6" O.C.
	*	1460	8d @ 2" O.C. E.N. & 12 O/C F.N. (1-1/2" MIN. NAIL PENETRATION)	16" O.C.	1/2"dia X 6" LAGS @ 8" O.C.	SEE NOTE 20
	*	1740	10d @ 2" O.C. E.N. & 12 O/C F.N. (1-1/2" MIN. NAIL PENETRATION)	16" O.C.	1/2"dia X 6" LAGS @ 6" O.C.	SEE NOTE 20

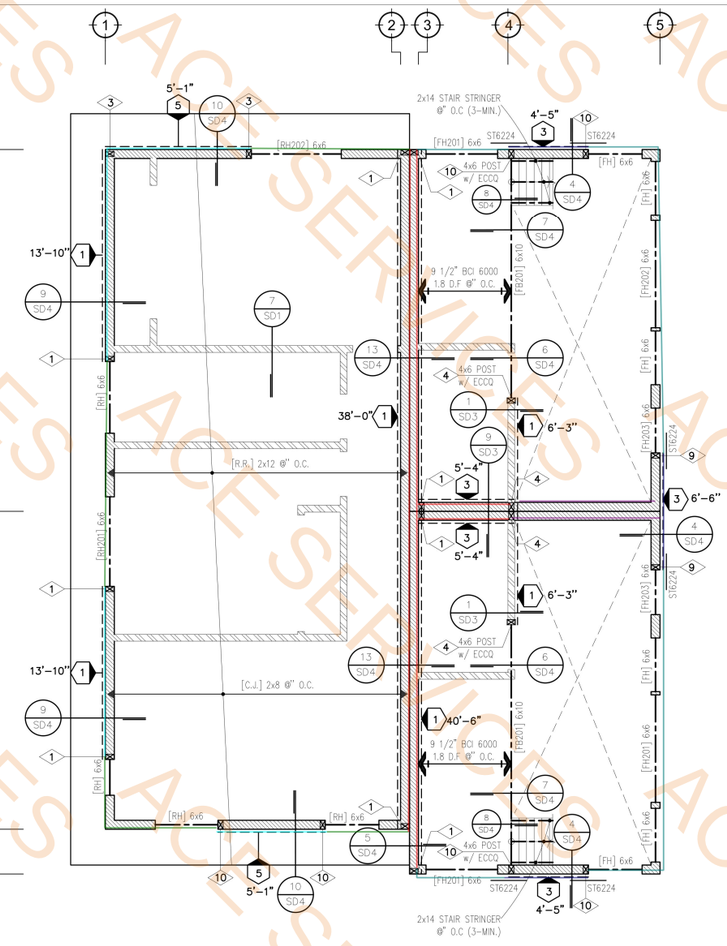
NOTES:

6. FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE OF HAT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.
7. BOTTOM PLATES OVER FRAMED FLOORS TO HAVE EITHER NAILS OR LAGS W/ NAIL SPACING OF 3" O.C. OR LESS SHALL PENETRATE INTO SOLID 4X BLKG. LAGS SHALL PENETRATE AT LEAST 3" INTO BLOCKING BELOW.
8. SHEAR PANELS SHALL BE APPLIED DIRECTLY TO STUD FRAMING AT 16" ON CENTER MAXIMUM.
9. ALL NAILS SHALL BE COMMON WIRE NAILS, U.O.N.
10. SHEAR WALLS WITH MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE EITHER VERTICAL OR HORIZONTAL STAGGERED SPLICED JOINTS.
11. ALL PLYWOOD PANELS SHALL BE BLOCKED W/ 2X BLOCKING, (UNO)
12. PROVIDE 3/8" MINIMUM EDGE DISTANCES FOR ALL SHEATHING AND FRAMING MEMBER EDGE NAILING.
13. ALL EDGE NAILING SHALL PENETRATE INTO FRAMING 1-3/8" MINIMUM, UNO.
14. PLYWOOD SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLD-DOWN POST.
15. FRAMING SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED AT ALL PLYWOOD JOINTS AND SILL PLATES, AT V > 350 PLF. OR GREATER. *
16. AT ADJOINING PANEL EDGES, 2-2X STUDS NAILED TOGETHER MAY BE USED IN PLACE OF A SINGLE 3X STUD.
17. WHERE SHEATHING PANELS ARE APPLIED ON BOTH FACES OF THE SHEAR WALL, SHEATHING PANEL JOINTS SHALL OCCUR AT 3x NOMINAL OR THICKER FRAMING MEMBERS. PANEL JOINTS ON EACH SIDE OF WALL SHALL BE STAGGERED.
18. FRAMING CLIPS: A35 OR LTP4 OR APPROVED EQUIVALENT.
19. DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.20
20. FOR 2X4 STUD WALLS:
    -USE 4X BLOCKING BETWEEN JOIST WHEN JOIST ARE PERPENDICULAR TO WALL OR ALIGN A 4X CONTINUE MEMBER OVER THE WALL WHEN JOIST ARE PARALLEL TO WALL. USE LTP4 AT 5" O.C. BOTH SIDES.
    FOR 2X6 STUD WALLS:
    -USE 4X BLOCKING BETWEEN JOIST WHEN JOIST ARE PERPENDICULAR TO WALL OR ALIGN A 4X CONTINUE MEMBER OVER THE WALL WHEN JOIST ARE PARALLEL TO WALL. USE LTP4 AT 5" O.C. TO CONNECT ALIGNED FACES OF WALL AND BLOCKING OR CONTINUE MEMBER AND USE A35 AT 5" O.C. TO CONNECT THE NON ALIGNED FACE OF BLOCKING OR CONTINUE MEMBER WITH THE TOP OF TOP PLATE.



UPPER ROOF FRAMING PLAN

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



LOWER ROOF + MEZZANINE FRAMING PLAN

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

FRAMING NOTES

1. REFERENCE STRUCTURAL NOTES & TYPICAL DETAILS. THESE NOTES & DETAILS SHALL BE USED WHERE APPLICABLE WHETHER SPECIFICALLY REFERENCED OR NOT.
2. REFER TO ARCHITECTURAL DRAWINGS FOR THE FOLLOWING PLAN INFORMATION:
   A. ALL DIMENSIONS NOT SHOWN.
   B. ALL OPENINGS NOT SHOWN.
   C. ALL NON-BEARING WALLS NOT SHOWN.
3. UNDER ALL BEAMS & GIRDER TRUSSES PROVIDE DBL STUDS MINIMUM AT BEARING ENDS (UNO) AND TRACE THEM ALL THE WAY DOWN TO THE FOUNDATION.
4. INSTALL TJI'S PER MANUFACTURE'S REQUIREMENTS. (WHERE APPLICABLE)
5. PROVIDE DOUBLE JOISTS AT EQUIPMENT SUPPORT OR OPENING, UNO.
6. PROVIDE 2X8 CEILING JOIST @ 32" O/C (UNO), WHERE APPLICABLE PER ARCHITECTURAL DRAWINGS.
7. ALL EXTERIOR WALLS SHALL BE: 2X6 DF #2 STUDS @ 16" O/C TYPICAL (UNO). ALL INTERIOR WALLS SHALL BE: 2X4 DF #2 STUDS @ 16" O/C TYPICAL (UNO).
8. (E) INDICATES EXISTING HEADERS OR BEAMS TO REMAIN, UNO.
9. ⊠ INDICATES MINIMUM 4X6 DF #2 POST TYPICAL, UNO. FOR EXTERIOR WALLS
   ⊠ INDICATES MINIMUM 4X4 DF #2 POST TYPICAL, UNO. FOR INTERIOR WALLS
10. ⊢ INDICATES SIMPSON BEAM HANGER PER PLAN.

HOLD-DOWN SCHEDULE (16 SD1) (4 SD2)

MARK	MIN. POST	FLOOR TO FLOOR	MARK	MIN. POST	WALL TO FOUNDATION
1	2-2X	MST48	6	4X4 DF #2	HDU2
2	2-2X	MST60	7	4X4 DF #2	HDU4
3	2-2X	MST72	8	4X4 DF #2	HDU5
4	2-2X	MSTC48B3	9	4X4 DF #2	HDU8
5	2-2X	MSTC66B3	10	4X6 DF #2	HDU11
			11	4X6 DF #2	HDU14

NOTE:
REFERENCE HOLD-DOWN ANCHOR BOLT TABLE ON FOUNDATION PLAN FOR PH & HD SIMPSON HOLD-DOWN ANCHOR BOLT REQUIREMENTS EMBEDDED IN CONCRETE.

SHEATHING SCHEDULE

ROOF: 15/32" THICK APA RATED SHAETHING, EXPOSURE 1, 24" MINIMUM SPAN RATING WITH 8d COMMON NAILS @ 6" O.C. B.N. & E.N., 8d @ 12" O/C F.N.

FLOOR: 23/32" APA-RATED STURD-I-FLOOR, T & G, 48/24 SPAN RATING, EXP. 1 W/ 10d COMMON NAILS @ 6" O.C. B.N. & E.N., 10d @ 10" O/C F.N.

CONSULTANT:

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CIVIL + STRUCTURAL
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WWW.LAMARENG.COM
LLAMAR@LAMARENG.COM

STAMP:



HEINSZMAN RESIDENCE
NEW DETACHED 6 ADUs
1519 GALVESTON ST,
SAN DIEGO, CA 92110

SUBMITTAL SET

PROJECT NUMBER: 23L2186

DATE: 12-05-23

ISSUE DATES:
1
2
3
4
5

DESIGN BY: B.S.

ROOF & MEZZANINE FRAMING PLAN

S2

ACE SERVICES

LEGEND

NEW 2X4 STUD WALL @ 16" O.C.

NEW 2X6 STUD WALL @ 16" O.C.

INTERIOR NON-BEARING HEADER SPANS

SIZE	ALLOWABLE SPAN
4 x 4 DF #2	FOR SPANS UP TO 5'-0"
4 x 6 DF #2	FOR SPANS UP TO 8'-0"
4 x 8 DF #2	FOR SPANS UP TO 12'-0"
4 x 10 DF #2	FOR SPANS UP TO 14'-0"

NOTE:

DO NOT CUT, NOTCH, DRILL, BORE, SHAVE, TAPER OR FOR ANY REASON MODIFY PRE-ENGINEERING/MANUFACTURED STRUCTURAL ELEMENTS SUCH AS GLUE-LAMINATED MEMBERS, PARALAMS, MICROLAMS, I-JOIST, AND OTHER SIMILAR TIMBER PRODUCTS UNLESS SUCH MODIFICATIONS ARE WITHIN THE WRITTEN PARAMETERS SET FORTH BY THE MANUFACTURER OF THAT PRODUCT OR A LETTER OF CERTIFICATION FROM THE MANUFACTURER'S ENGINEER WITH A SIGNED AND STAMPED DETAIL IS ISSUED AND AUTHORIZED BY THE PROJECT ENGINEER OF RECORD AND APPROVED BY THE CITY OF SAN DIEGO BUILDING OFFICIAL.

2 x 12 Roof Rafters @ 16" O.C

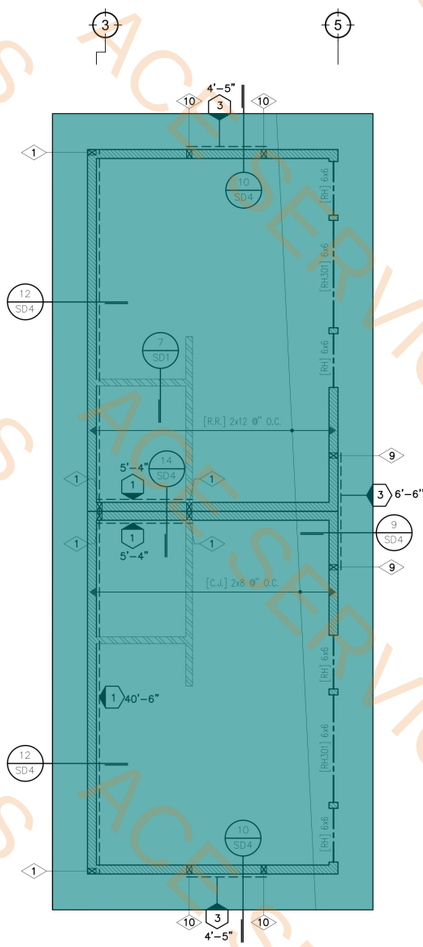
1594.7 SQ FT

ASD-SHEAR WALL SCHEDULE FROM TABLE 4.3A SDPWS-2021 (SEISMIC VALUES DIVIDED BY 2.8)

MARK	PLYWOOD TYPE	ALLOW LOAD (PLF)	PLYWOOD NAILING	5/8" DIA. SILL PLATE ANCHOR BOLT SPACING @ FOUNDATION	BOTTOM SILL PLATE ATTACHMENT TO RIM JOIST OR BLK'G BELOW	TOP PLATE ATTACHMENT TO RIM JOIST OR BLK'G ABOVE
0	7/8" THCK STUCCO W/ PORTLAND CEMENTON OVER WOVEN WIRE MESH	180	NO. 11 GA., 1-1/2"LONG, 7/16" HEAD @ 6" O/C	48" O.C.	16d @ 8" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
1	15/32" STRUCTURAL I RATED PLYWOOD	280	8d @ 6" O.C. E.N. & 12 O/C F.N.	48" O.C.	20d @ 6" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
2	15/32" STRUCTURAL I RATED PLYWOOD	340	10d @ 6" O.C. E.N. & 12 O/C F.N.	48" O.C.	20d @ 6" O.C.	A35 @ 12" O/C OR LTP4 @ 16" O.C.
3	15/32" STRUCTURAL I RATED PLYWOOD *	510	10d @ 4" O.C. E.N. & 12 O/C F.N.	32" O.C.	3/8"dia X 6" LAGS @ 8" O.C.	A35 @ 8" O/C OR LTP4 @ 8" O.C.
4	15/32" STRUCTURAL I RATED PLYWOOD *	550	8d @ 3" O.C. E.N. & 12 O/C F.N.	24" O.C.	3/8"dia X 6" LAGS @ 6" O.C.	A35 @ 8" O/C OR LTP4 @ 8" O.C.
5	15/32" STRUCTURAL I RATED PLYWOOD *	730	8d @ 2" O.C. E.N. & 12 O/C F.N.	24" O.C.	3/8"dia X 6" LAGS @ 6" O.C.	A35 @ 8" O/C OR LTP4 @ 8" O.C.
6	15/32" STRUCTURAL I RATED PLYWOOD *	870	10d @ 2" O.C. E.N. & 12 O/C F.N.	24" O.C.	1/2"dia X 6" LAGS @ 12" O.C.	A35 @ 6" O/C OR LTP4 @ 6" O.C.
7	15/32" STRUCTURAL I RATED PLYWOOD (APPLIED TO BOTH SIDES OF WALL) *	1460	8d @ 2" O.C. E.N. & 12 O/C F.N. (1-1/2" MIN. NAIL PENETRATION)	16" O.C.	1/2"dia X 6" LAGS @ 8" O.C.	SEE NOTE 20
8	15/32" STRUCTURAL I RATED PLYWOOD (APPLIED TO BOTH SIDES OF WALL) *	1740	10d @ 2" O.C. E.N. & 12 O/C F.N. (1-1/2" MIN. NAIL PENETRATION)	16" O.C.	1/2"dia X 6" LAGS @ 6" O.C.	SEE NOTE 20

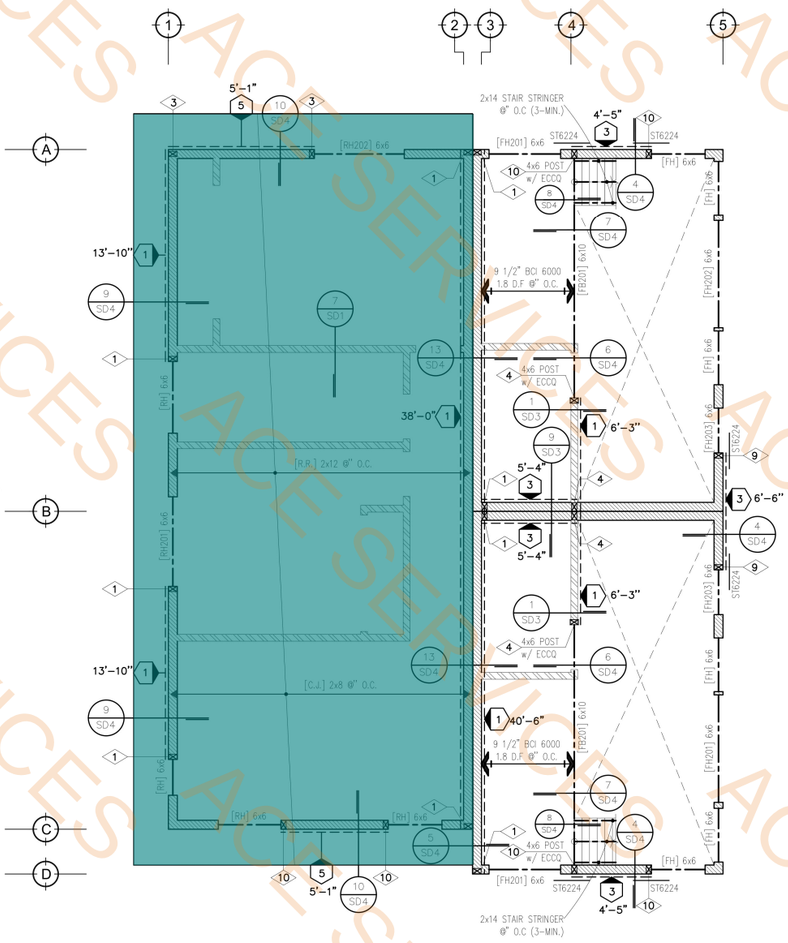
SHEAR WALL SCHEDULE NOTES:

1. ALL ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 7 INCHES INTO CONCRETE (UNO) & NOT SPACED MORE THAN 6 FEET APART.
2. USE DOUGLAS FIR NO. 2 PRESSURE TREATED SILL PLATES.
3. 3"x3"x1/4" PLATE WASHERS SHALL BE USED ON EACH SILL PLATE ANCHOR BOLT.
4. PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE.
5. CONTRACTOR'S OPTION TO USE 5/8" DIA. ALLTHREAD W/ SIMPSON "SET-XP" EPOXY 5" MIN. EMBEDMENT AND EDGE DISTANCE OF 1-3/4" AT SAME SPACING SHOWN HERE IN.
6. FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE OF HAT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.
7. BOTTOM PLATES OVER FRAMED FLOORS TO HAVE EITHER NAILS OR LAGS W/ NAIL SPACING OF 3" O.C. OR LESS SHALL PENETRATE INTO SOLID 4X BLKG. LAGS SHALL PENETRATE AT LEAST 3" INTO BLOCKING BELOW.
8. SHEAR PANELS SHALL BE APPLIED DIRECTLY TO STUD FRAMING AT 16" ON CENTER MAXIMUM.
9. ALL NAILS SHALL BE COMMON WIRE NAILS, U.O.N.
10. SHEAR WALLS WITH MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE EITHER VERTICAL OR HORIZONTAL STAGGERED SPLICED JOINTS.
11. ALL PLYWOOD PANELS SHALL BE BLOCKED W/ 2X BLOCKING, (UNO)
12. PROVIDE 3/8" MINIMUM EDGE DISTANCES FOR ALL SHEATHING AND FRAMING MEMBER EDGE NAILING.
13. ALL EDGE NAILING SHALL PENETRATE INTO FRAMING 1-3/8" MINIMUM, UNO.
14. PLYWOOD SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLD-DOWN POST.
15. FRAMING SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED AT ALL PLYWOOD JOINTS AND SILL PLATES, AT V > 350 PLF. OR GREATER. *
16. AT ADJOINING PANEL EDGES, 2-2X STUDS NAILED TOGETHER MAY BE USED IN PLACE OF A SINGLE 3X STUD.
17. WHERE SHEATHING PANELS ARE APPLIED ON BOTH FACES OF THE SHEAR WALL, SHEATHING PANEL JOINTS SHALL OCCUR AT 3x NOMINAL OR THICKER FRAMING MEMBERS. PANEL JOINTS ON EACH SIDE OF WALL SHALL BE STAGGERED.
18. FRAMING CLIPS: A35 OR LTP4 OR APPROVED EQUIVALENT.
19. DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.20
20. FOR 2X4 STUD WALLS:
    -USE 4X BLOCKING BETWEEN JOIST WHEN JOIST ARE PERPENDICULAR TO WALL OR ALIGN A 4X CONTINUE MEMBER OVER THE WALL WHEN JOIST ARE PARALLEL TO WALL. USE LTP4 AT 5" O.C. BOTH SIDES.
    FOR 2X6 STUD WALLS:
    -USE 4X BLOCKING BETWEEN JOIST WHEN JOIST ARE PERPENDICULAR TO WALL OR ALIGN A 4X CONTINUE MEMBER OVER THE WALL WHEN JOIST ARE PARALLEL TO WALL. USE LTP4 AT 5" O.C. TO CONNECT ALIGNED FACES OF WALL AND BLOCKING OR CONTINUE MEMBER AND USE A35 AT 5" O.C. TO CONNECT THE NON ALIGNED FACE OF BLOCKING OR CONTINUE MEMBER WITH THE TOP OF TOP PLATE.



UPPER ROOF FRAMING PLAN

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



LOWER ROOF + MEZZANINE FRAMING PLAN

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

FRAMING NOTES

1. REFERENCE STRUCTURAL NOTES & TYPICAL DETAILS. THESE NOTES & DETAILS SHALL BE USED WHERE APPLICABLE WHETHER SPECIFICALLY REFERENCED OR NOT.
2. REFER TO ARCHITECTURAL DRAWINGS FOR THE FOLLOWING PLAN INFORMATION:
   A. ALL DIMENSIONS NOT SHOWN.
   B. ALL OPENINGS NOT SHOWN.
   C. ALL NON-BEARING WALLS NOT SHOWN.
3. UNDER ALL BEAMS & GIRDER TRUSSES PROVIDE DBL STUDS MINIMUM AT BEARING ENDS (UNO) AND TRACE THEM ALL THE WAY DOWN TO THE FOUNDATION.
4. INSTALL TJI'S PER MANUFACTURE'S REQUIREMENTS. (WHERE APPLICABLE)
5. PROVIDE DOUBLE JOISTS AT EQUIPMENT SUPPORT OR OPENING, UNO.
6. PROVIDE 2X8 CEILING JOIST @ 32" O/C (UNO), WHERE APPLICABLE PER ARCHITECTURAL DRAWINGS.
7. ALL EXTERIOR WALLS SHALL BE: 2X6 DF #2 STUDS @ 16" O/C TYPICAL (UNO). ALL INTERIOR WALLS SHALL BE: 2X4 DF #2 STUDS @ 16" O/C TYPICAL (UNO).
8. (E) INDICATES EXISTING HEADERS OR BEAMS TO REMAIN, UNO.
9. ⊠ INDICATES MINIMUM 4X6 DF #2 POST TYPICAL, UNO. FOR EXTERIOR WALLS
   ⊠ INDICATES MINIMUM 4X4 DF #2 POST TYPICAL, UNO. FOR INTERIOR WALLS
10. ⊨ INDICATES SIMPSON BEAM HANGER PER PLAN.

HOLD-DOWN SCHEDULE (16 SD1) (6 SD2)

MARK	MIN. POST	FLOOR TO FLOOR	MARK	MIN. POST	WALL TO FOUNDATION
1	2-2X	MST48	6	4X4 DF #2	HDU2
2	2-2X	MST60	7	4X4 DF #2	HDU4
3	2-2X	MST72	8	4X4 DF #2	HDU5
4	2-2X	MSTC48B3	9	4X4 DF #2	HDU8
5	2-2X	MSTC66B3	10	4X6 DF #2	HDU11
			11	4X6 DF #2	HDU14

NOTE:
REFERENCE HOLD-DOWN ANCHOR BOLT TABLE ON FOUNDATION PLAN FOR PH & HD SIMPSON HOLD-DOWN ANCHOR BOLT REQUIREMENTS EMBEDED IN CONCRETE.

SHEATHING SCHEDULE

ROOF: 15/32" THICK APA RATED SHAETHING, EXPOSURE 1, 24" MINIMUM SPAN RATING WITH 8d COMMON NAILS @ 6" O.C. B.N. & E.N., 8d @ 12" O/C F.N.

FLOOR: 23/32" APA-RATED STURD-I-FLOOR, T & G, 48/24 SPAN RATING, EXP. 1 W/ 10d COMMON NAILS @ 6" O.C. B.N. & E.N., 10d @ 10" O/C F.N.

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STAMP:

REGISTERED PROFESSIONAL ENGINEER
LEE LAMAR
NO. 87475
EXP. 09/30/25
CIVIL
STATE OF CALIFORNIA

HEINSZMAN RESIDENCE
NEW DETACHED 6 ADUs
1519 GALVESTON ST,
SAN DIEGO, CA 92110

SUBMITTAL SET

PROJECT NUMBER: 23L2186

DATE: 12-05-23

ISSUE DATES:
1
2
3
4
5

DESIGN BY: B.S.

ROOF & MEZZANINE FRAMING PLAN

S2

ACE SERVICES

ACE SERVICES

LEGEND

NEW 2X4 STUD WALL @ 16" O.C.

NEW 2X6 STUD WALL @ 16" O.C.

INTERIOR NON-BEARING HEADER SPANS

SIZE	ALLOWABLE SPAN
4 x 4 DF #2	FOR SPANS UP TO 5'-0"
4 x 6 DF #2	FOR SPANS UP TO 8'-0"
4 x 8 DF #2	FOR SPANS UP TO 12'-0"
4 x 10 DF #2	FOR SPANS UP TO 14'-0"

NOTE:

DO NOT CUT, NOTCH, DRILL, BORE, SHAVE, TAPER OR FOR ANY REASON MODIFY PRE-ENGINEERING/MANUFACTURED STRUCTURAL ELEMENTS SUCH AS GLUE-LAMINATED MEMBERS, PARALAMS, MICROLAMS, I-JOIST, AND OTHER SIMILAR TIMBER PRODUCTS UNLESS SUCH MODIFICATIONS ARE WITHIN THE WRITTEN PARAMETERS SET FORTH BY THE MANUFACTURER OF THAT PRODUCT OR A LETTER OF CERTIFICATION FROM THE MANUFACTURER'S ENGINEER WITH A SIGNED AND STAMPED DETAIL IS ISSUED AND AUTHORIZED BY THE PROJECT ENGINEER OF RECORD AND APPROVED BY THE CITY OF SAN DIEGO BUILDING OFFICIAL.

ASD-SHEAR WALL SCHEDULE FROM TABLE 4.3A SDPWS-2021 (SEISMIC VALUES DIVIDED BY 2.8)

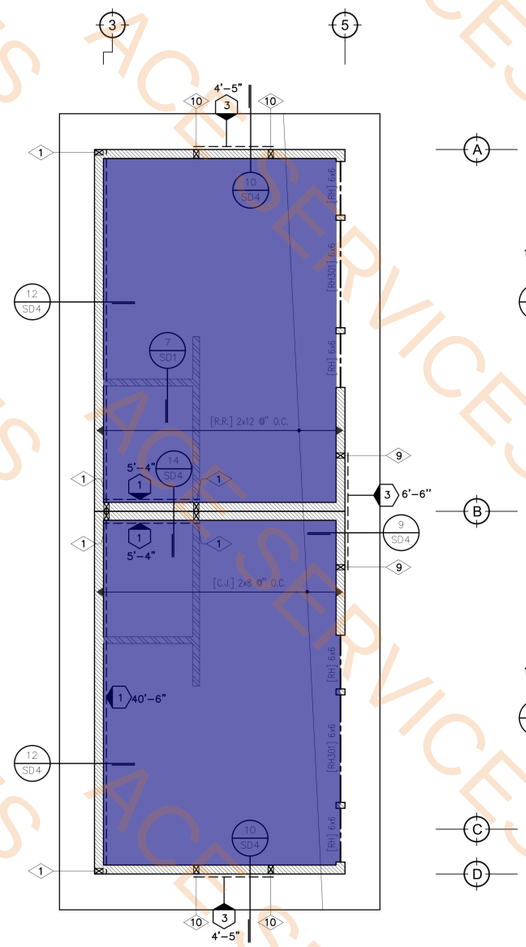
MARK	PLYWOOD TYPE	ALLOW LOAD (PLF)	PLYWOOD NAILING	5/8" DIA. SILL PLATE ANCHOR BOLT SPACING @ FOUNDATION	BOTTOM SILL PLATE ATTACHMENT TO RIM JOIST OR BLK'G BELOW	TOP PLATE ATTACHMENT TO RIM JOIST OR BLK'G ABOVE
0	7/8" THCK STUCCO W/ PORTLAND CEMENTON OVER WOVEN WIRE MESH	180	NO. 11 GA., 1-1/2"LONG, 7/16" HEAD @ 6" O/C	48" O.C.	16d @ 8" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
1	15/32" STRUCTURAL I RATED PLYWOOD	280	8d @ 6" O.C. E.N. & 12 O/C F.N.	48" O.C.	20d @ 6" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
2	15/32" STRUCTURAL I RATED PLYWOOD	340	10d @ 6" O.C. E.N. & 12 O/C F.N.	48" O.C.	20d @ 6" O.C.	A35 @ 12" O/C OR LTP4 @ 16" O.C.
3	15/32" STRUCTURAL I RATED PLYWOOD *	510	10d @ 4" O.C. E.N. & 12 O/C F.N.	32" O.C.	3/8"dia X 6" LAGS @ 8" O.C.	A35 @ 8" O/C OR LTP4 @ 8" O.C.
4	15/32" STRUCTURAL I RATED PLYWOOD *	550	8d @ 3" O.C. E.N. & 12 O/C F.N.	24" O.C.	3/8"dia X 6" LAGS @ 6" O.C.	A35 @ 8" O/C OR LTP4 @ 8" O.C.
5	15/32" STRUCTURAL I RATED PLYWOOD *	730	8d @ 2" O.C. E.N. & 12 O/C F.N.	24" O.C.	3/8"dia X 6" LAGS @ 6" O.C.	A35 @ 8" O/C OR LTP4 @ 8" O.C.
6	15/32" STRUCTURAL I RATED PLYWOOD *	870	10d @ 2" O.C. E.N. & 12 O/C F.N.	24" O.C.	1/2"dia X 6" LAGS @ 12" O.C.	A35 @ 6" O/C OR LTP4 @ 6" O.C.
7	15/32" STRUCTURAL I RATED PLYWOOD (APPLIED TO BOTH SIDES OF WALL) *	1460	8d @ 2" O.C. E.N. & 12 O/C F.N. (1-1/2" MIN. NAIL PENETRATION)	16" O.C.	1/2"dia X 6" LAGS @ 8" O.C.	SEE NOTE 20
8	15/32" STRUCTURAL I RATED PLYWOOD (APPLIED TO BOTH SIDES OF WALL) *	1740	10d @ 2" O.C. E.N. & 12 O/C F.N. (1-1/2" MIN. NAIL PENETRATION)	16" O.C.	1/2"dia X 6" LAGS @ 6" O.C.	SEE NOTE 20

SHEAR WALL SCHEDULE NOTES:

1. ALL ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 7 INCHES INTO CONCRETE (UNO) & NOT SPACED MORE THAN 6 FEET APART.
2. USE DOUGLAS FIR NO. 2 PRESSURE TREATED SILL PLATES.
3. 3"x3"x1/4" PLATE WASHERS SHALL BE USED ON EACH SILL PLATE ANCHOR BOLT.
4. PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE.
5. CONTRACTOR'S OPTION TO USE 5/8" DIA. ALLTHREAD W/ SIMPSON "SET-XP" EPOXY 5" MIN. EMBEDMENT AND EDGE DISTANCE OF 1-3/4" AT SAME SPACING SHOWN HERE IN.
6. FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE OF HAT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.
7. BOTTOM PLATES OVER FRAMED FLOORS TO HAVE EITHER NAILS OR LAGS W/ NAIL SPACING OF 3" O.C. OR LESS SHALL PENETRATE INTO SOLID 4X BLKG. LAGS SHALL PENETRATE AT LEAST 3" INTO BLOCKING BELOW.
8. SHEAR PANELS SHALL BE APPLIED DIRECTLY TO STUD FRAMING AT 16" ON CENTER MAXIMUM.
9. ALL NAILS SHALL BE COMMON WIRE NAILS, U.O.N.
10. SHEAR WALLS WITH MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE EITHER VERTICAL OR HORIZONTAL STAGGERED SPLICED JOINTS.
11. ALL PLYWOOD PANELS SHALL BE BLOCKED W/ 2X BLOCKING, (UNO)
12. PROVIDE 3/8" MINIMUM EDGE DISTANCES FOR ALL SHEATHING AND FRAMING MEMBER EDGE NAILING.
13. ALL EDGE NAILING SHALL PENETRATE INTO FRAMING 1-3/8" MINIMUM, UNO.
14. PLYWOOD SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLD-DOWN POST.
15. FRAMING SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED AT ALL PLYWOOD JOINTS AND SILL PLATES, AT V > 350 PLF. OR GREATER. *
16. AT ADJOINING PANEL EDGES, 2-2X STUDS NAILED TOGETHER MAY BE USED IN PLACE OF A SINGLE 3X STUD.
17. WHERE SHEATHING PANELS ARE APPLIED ON BOTH FACES OF THE SHEAR WALL, SHEATHING PANEL JOINTS SHALL OCCUR AT 3x NOMINAL OR THICKER FRAMING MEMBERS. PANEL JOINTS ON EACH SIDE OF WALL SHALL BE STAGGERED.
18. FRAMING CLIPS: A35 OR LTP4 OR APPROVED EQUIVALENT.
19. DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.20
20. FOR 2X4 STUD WALLS:
    -USE 4X BLOCKING BETWEEN JOIST WHEN JOIST ARE PERPENDICULAR TO WALL OR ALIGN A 4X CONTINUE MEMBER OVER THE WALL WHEN JOIST ARE PARALLEL TO WALL. USE LTP4 AT 5" O.C. BOTH SIDES.
    FOR 2X6 STUD WALLS:
    -USE 4X BLOCKING BETWEEN JOIST WHEN JOIST ARE PERPENDICULAR TO WALL OR ALIGN A 4X CONTINUE MEMBER OVER THE WALL WHEN JOIST ARE PARALLEL TO WALL. USE LTP4 AT 5" O.C. TO CONNECT ALIGNED FACES OF WALL AND BLOCKING OR CONTINUE MEMBER AND USE A35 AT 5" O.C. TO CONNECT THE NON ALIGNED FACE OF BLOCKING OR CONTINUE MEMBER WITH THE TOP OF TOP PLATE.

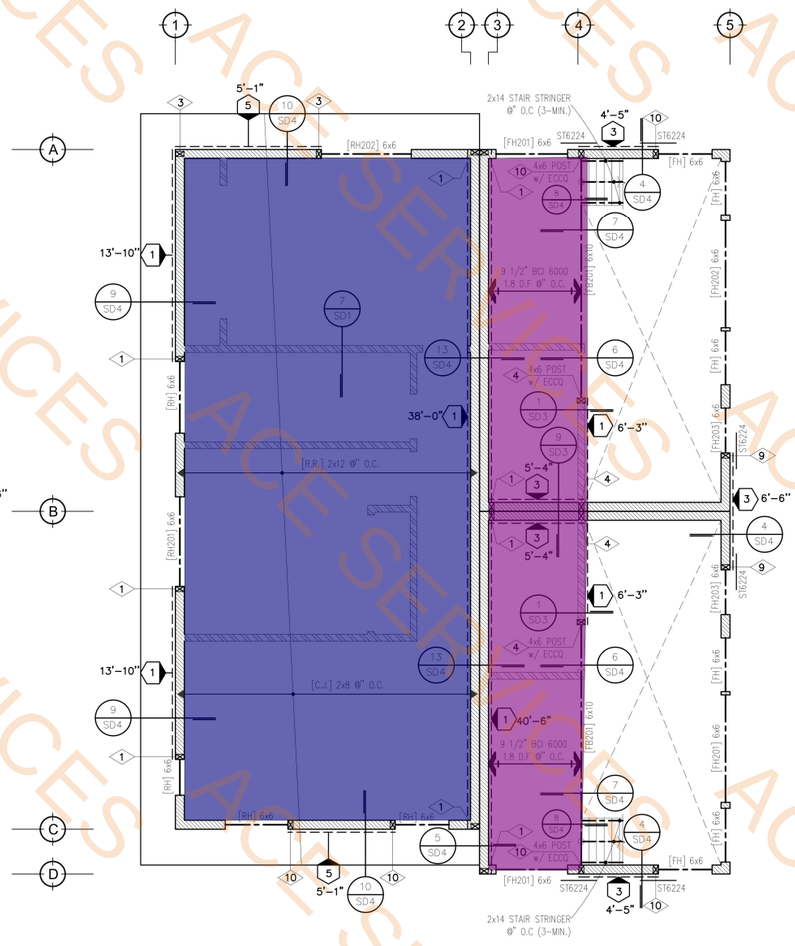
2 x 8 Ceiling Joists @ 32" O.C — 1093.5 SQ FT

9-1/2" BCI 6000 1.8 DF Joists @ 16" O.C — 216.2 SQ FT



UPPER ROOF FRAMING PLAN

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



LOWER ROOF + MEZZANINE FRAMING PLAN

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

FRAMING NOTES

1. REFERENCE STRUCTURAL NOTES & TYPICAL DETAILS. THESE NOTES & DETAILS SHALL BE USED WHERE APPLICABLE WHETHER SPECIFICALLY REFERENCED OR NOT.
2. REFER TO ARCHITECTURAL DRAWINGS FOR THE FOLLOWING PLAN INFORMATION:
   A. ALL DIMENSIONS NOT SHOWN.
   B. ALL OPENINGS NOT SHOWN.
   C. ALL NON-BEARING WALLS NOT SHOWN.
3. UNDER ALL BEAMS & GIRDER TRUSSES PROVIDE DBL STUDS MINIMUM AT BEARING ENDS (UNO) AND TRACE THEM ALL THE WAY DOWN TO THE FOUNDATION.
4. INSTALL TJI'S PER MANUFACTURE'S REQUIREMENTS. (WHERE APPLICABLE)
5. PROVIDE DOUBLE JOISTS AT EQUIPMENT SUPPORT OR OPENING, UNO.
6. PROVIDE 2X8 CEILING JOIST @ 32" O/C (UNO), WHERE APPLICABLE PER ARCHITECTURAL DRAWINGS.
7. ALL EXTERIOR WALLS SHALL BE: 2X6 DF #2 STUDS @ 16" O/C TYPICAL (UNO). ALL INTERIOR WALLS SHALL BE: 2X4 DF #2 STUDS @ 16" O/C TYPICAL (UNO).
8. (E) INDICATES EXISTING HEADERS OR BEAMS TO REMAIN, UNO.
9. ⊠ INDICATES MINIMUM 4X6 DF #2 POST TYPICAL, UNO. FOR EXTERIOR WALLS
   ⊠ INDICATES MINIMUM 4X4 DF #2 POST TYPICAL, UNO. FOR INTERIOR WALLS
10. ⊢ INDICATES SIMPSON BEAM HANGER PER PLAN.

HOLD-DOWN SCHEDULE (16 SD1) (4 SD2)

MARK	MIN. POST	FLOOR TO FLOOR	MARK	MIN. POST	WALL TO FOUNDATION
1	2-2X	MST48	6	4X4 DF #2	HDU2
2	2-2X	MST60	7	4X4 DF #2	HDU4
3	2-2X	MST72	8	4X4 DF #2	HDU5
4	2-2X	MSTC48B3	9	4X4 DF #2	HDU8
5	2-2X	MSTC66B3	10	4X6 DF #2	HDU11
			11	4X6 DF #2	HDU14

NOTE:
REFERENCE HOLD-DOWN ANCHOR BOLT TABLE ON FOUNDATION PLAN FOR PH & HD SIMPSON HOLD-DOWN ANCHOR BOLT REQUIREMENTS EMBEDED IN CONCRETE.

SHEATHING SCHEDULE

ROOF: 15/32" THICK APA RATED SHAETHING, EXPOSURE 1, 24" MINIMUM SPAN RATING WITH 8d COMMON NAILS @ 6" O.C. B.N. & E.N., 8d @ 12" O/C F.N.

FLOOR: 23/32" APA-RATED STURD-I-FLOOR, T & G, 48/24 SPAN RATING, EXP. 1 W/ 10d COMMON NAILS @ 6" O.C. B.N. & E.N., 10d @ 10" O/C F.N.

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LLAMAR@LAMARENG.COM

STAMP:
REGISTERED PROFESSIONAL ENGINEER
LEE LAMAR
No. 87875
EXP. 09/30/25
CIVIL
STATE OF CALIFORNIA

HEINSZMAN RESIDENCE
NEW DETACHED 6 ADUs
1519 GALVESTON ST,
SAN DIEGO, CA 92110

SUBMITTAL SET

PROJECT NUMBER: 23L2186

DATE: 12-05-23

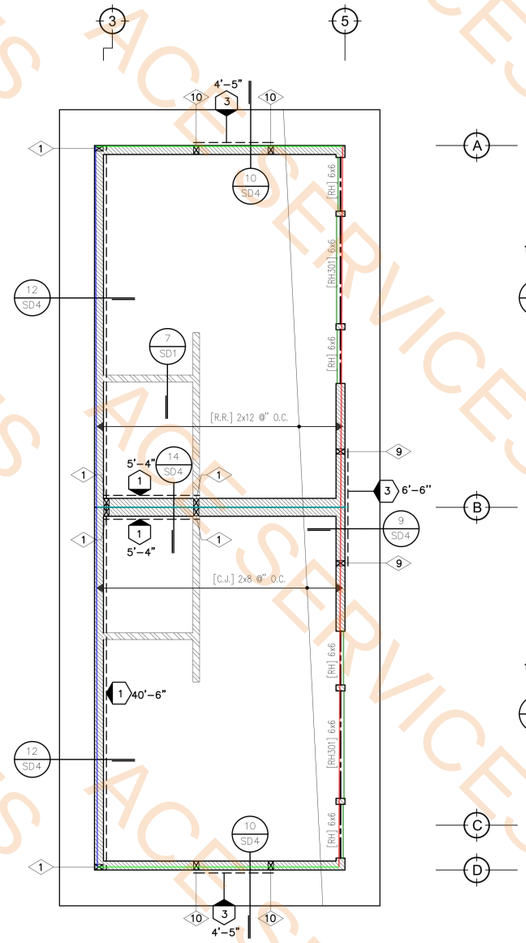
ISSUE DATES:
1
2
3
4
5

DESIGN BY: B.S.

ROOF & MEZZANINE FRAMING PLAN

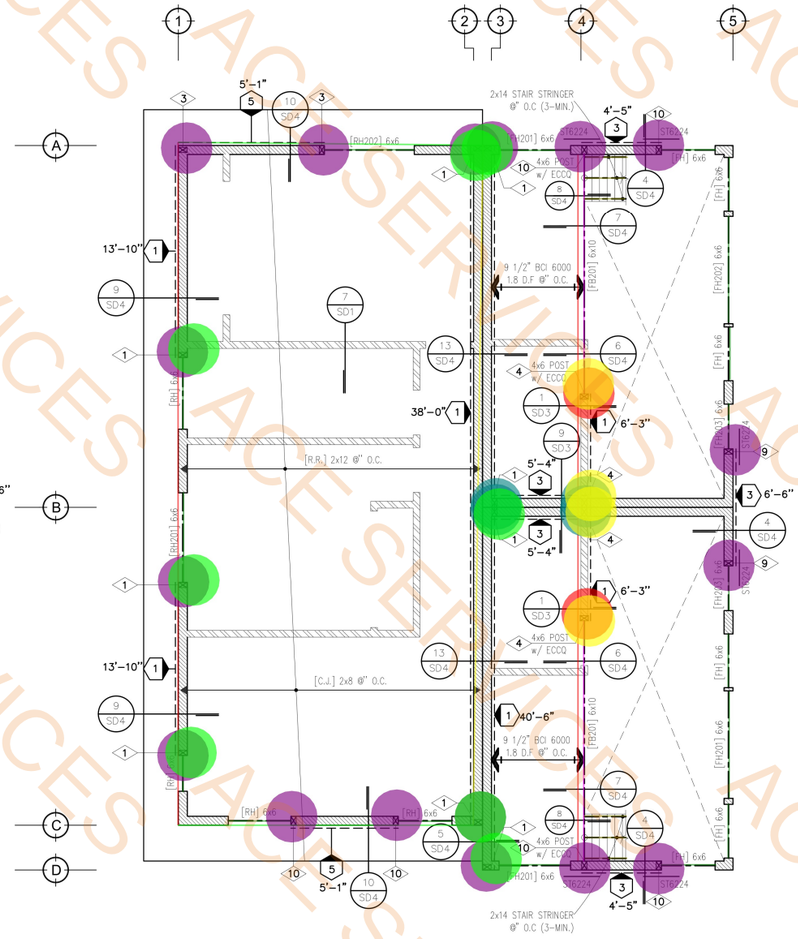
S2

6 x 6 Header	90.0 FT
6 x 10 Beam	26.9 FT
2 x 14 Stair Stringer (Multiply W/Pitch)	13.9 FT
Section SD4/9	78.5 FT
Section SD4/10	60.8 FT
Section SD4/13	38.0 FT
Section SD3/1	39.5 FT
Section SD4/12	40.3 FT
Section SD4/14	14.0 FT
4 x 6 Wood Posts (5' H)	2.0 EA
4 x 4 Wood Posts (9' H)	4.0 EA
4 x 6 Wood Posts (9' H)	17.0 EA
MST48 Strap	8.0 EA
MSTC48B3	4.0 EA



UPPER ROOF FRAMING PLAN

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



LOWER ROOF + MEZZANINE FRAMING PLAN

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

LEGEND

NEW 2X4 STUD WALL @ 16" O.C.

NEW 2X6 STUD WALL @ 16" O.C.

INTERIOR NON-BEARING HEADER SPANS

SIZE	ALLOWABLE SPAN
4 x 4 DF #2	FOR SPANS UP TO 5'-0"
4 x 6 DF #2	FOR SPANS UP TO 8'-0"
4 x 8 DF #2	FOR SPANS UP TO 12'-0"
4 x 10 DF #2	FOR SPANS UP TO 14'-0"

NOTE:

DO NOT CUT, NOTCH, DRILL, BORE, SHAVE, TAPER OR FOR ANY REASON MODIFY PRE-ENGINEERING/MANUFACTURED STRUCTURAL ELEMENTS SUCH AS GLUE-LAMINATED MEMBERS, PARALAMS, MICROLAMS, I-JOIST, AND OTHER SIMILAR TIMBER PRODUCTS UNLESS SUCH MODIFICATIONS ARE WITHIN THE WRITTEN PARAMETERS SET FORTH BY THE MANUFACTURER OF THAT PRODUCT OR A LETTER OF CERTIFICATION FROM THE MANUFACTURER'S ENGINEER WITH A SIGNED AND STAMPED DETAIL IS ISSUED AND AUTHORIZED BY THE PROJECT ENGINEER OF RECORD AND APPROVED BY THE CITY OF SAN DIEGO BUILDING OFFICIAL.

ASD-SHEAR WALL SCHEDULE FROM TABLE 4.3A SDPWS-2021 (SEISMIC VALUES DIVIDED BY 2.8)

MARK	PLYWOOD TYPE	ALLOW LOAD (PLF)	PLYWOOD NAILING	5/8" DIA. SILL PLATE ANCHOR BOLT SPACING @ FOUNDATION	BOTTOM SILL PLATE ATTACHMENT TO RIM JOIST OR BLK'G BELOW	TOP PLATE ATTACHMENT TO RIM JOIST OR BLK'G ABOVE
0	7/8" THCK STUCCO W/ PORTLAND CEMENTON OVER WOVEN WIRE MESH	180	NO. 11 GA., 1-1/2"LONG, 7/16" HEAD @ 6" O/C	48" O.C.	16d @ 8" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
1	15/32" STRUCTURAL I RATED PLYWOOD	280	8d @ 6" O.C. E.N. & 12 O/C F.N.	48" O.C.	20d @ 6" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
2	15/32" STRUCTURAL I RATED PLYWOOD	340	10d @ 6" O.C. E.N. & 12 O/C F.N.	48" O.C.	20d @ 6" O.C.	A35 @ 12" O/C OR LTP4 @ 16" O.C.
3	15/32" STRUCTURAL I RATED PLYWOOD *	510	10d @ 4" O.C. E.N. & 12 O/C F.N.	32" O.C.	3/8"dia X 6" LAGS @ 8" O.C.	A35 @ 8" O/C OR LTP4 @ 8" O.C.
4	15/32" STRUCTURAL I RATED PLYWOOD *	550	8d @ 3" O.C. E.N. & 12 O/C F.N.	24" O.C.	3/8"dia X 6" LAGS @ 6" O.C.	A35 @ 8" O/C OR LTP4 @ 8" O.C.
5	15/32" STRUCTURAL I RATED PLYWOOD *	730	8d @ 2" O.C. E.N. & 12 O/C F.N.	24" O.C.	3/8"dia X 6" LAGS @ 6" O.C.	A35 @ 8" O/C OR LTP4 @ 8" O.C.
6	15/32" STRUCTURAL I RATED PLYWOOD *	870	10d @ 2" O.C. E.N. & 12 O/C F.N.	24" O.C.	1/2"dia X 6" LAGS @ 12" O.C.	A35 @ 6" O/C OR LTP4 @ 6" O.C.
7	15/32" STRUCTURAL I RATED PLYWOOD (APPLIED TO BOTH SIDES OF WALL) *	1460	8d @ 2" O.C. E.N. & 12 O/C F.N. (1-1/2" MIN. NAIL PENETRATION)	16" O.C.	1/2"dia X 6" LAGS @ 8" O.C.	SEE NOTE 20
8	15/32" STRUCTURAL I RATED PLYWOOD (APPLIED TO BOTH SIDES OF WALL) *	1740	10d @ 2" O.C. E.N. & 12 O/C F.N. (1-1/2" MIN. NAIL PENETRATION)	16" O.C.	1/2"dia X 6" LAGS @ 6" O.C.	SEE NOTE 20

SHEAR WALL SCHEDULE NOTES:

1. ALL ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 7 INCHES INTO CONCRETE (UNO) & NOT SPACED MORE THAN 6 FEET APART.
2. USE DOUGLAS FIR NO. 2 PRESSURE TREATED SILL PLATES.
3. 3"x3"x1/4" PLATE WASHERS SHALL BE USED ON EACH SILL PLATE ANCHOR BOLT.
4. PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE.
5. CONTRACTOR'S OPTION TO USE 5/8" DIA. ALLTHREAD W/ SIMPSON "SET-XP" EPOXY 5" MIN. EMBEDMENT AND EDGE DISTANCE OF 1-3/4" AT SAME SPACING SHOWN HERE IN.
6. FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE OF HAT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.
7. BOTTOM PLATES OVER FRAMED FLOORS TO HAVE EITHER NAILS OR LAGS W/ NAIL SPACING OF 3" O.C. OR LESS SHALL PENETRATE INTO SOLID 4X BLKG. LAGS SHALL PENETRATE AT LEAST 3" INTO BLOCKING BELOW.
8. SHEAR PANELS SHALL BE APPLIED DIRECTLY TO STUD FRAMING AT 16" ON CENTER MAXIMUM.
9. ALL NAILS SHALL BE COMMON WIRE NAILS, U.O.N.
10. SHEAR WALLS WITH MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE EITHER VERTICAL OR HORIZONTAL STAGGERED SPLICED JOINTS.
11. ALL PLYWOOD PANELS SHALL BE BLOCKED W/ 2X BLOCKING, (UNO)
12. PROVIDE 3/8" MINIMUM EDGE DISTANCES FOR ALL SHEATHING AND FRAMING MEMBER EDGE NAILING.
13. ALL EDGE NAILING SHALL PENETRATE INTO FRAMING 1-3/8" MINIMUM, UNO.
14. PLYWOOD SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLD-DOWN POST.
15. FRAMING SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED AT ALL PLYWOOD JOINTS AND SILL PLATES, AT V > 350 PLF. OR GREATER. *
16. AT ADJOINING PANEL EDGES, 2-2X STUDS NAILED TOGETHER MAY BE USED IN PLACE OF A SINGLE 3X STUD.
17. WHERE SHEATHING PANELS ARE APPLIED ON BOTH FACES OF THE SHEAR WALL, SHEATHING PANEL JOINTS SHALL OCCUR AT 3x NOMINAL OR THICKER FRAMING MEMBERS. PANEL JOINTS ON EACH SIDE OF WALL SHALL BE STAGGERED.
18. FRAMING CLIPS: A35 OR LTP4 OR APPROVED EQUIVALENT.
19. DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.20
20. FOR 2X4 STUD WALLS:
    -USE 4X BLOCKING BETWEEN JOIST WHEN JOIST ARE PERPENDICULAR TO WALL OR ALIGN A 4X CONTINUE MEMBER OVER THE WALL WHEN JOIST ARE PARALLEL TO WALL. USE LTP4 AT 5" O.C. BOTH SIDES.
    FOR 2X6 STUD WALLS:
    -USE 4X BLOCKING BETWEEN JOIST WHEN JOIST ARE PERPENDICULAR TO WALL OR ALIGN A 4X CONTINUE MEMBER OVER THE WALL WHEN JOIST ARE PARALLEL TO WALL. USE LTP4 AT 5" O.C. TO CONNECT ALIGNED FACES OF WALL AND BLOCKING OR CONTINUE MEMBER AND USE A35 AT 5" O.C. TO CONNECT THE NON ALIGNED FACE OF BLOCKING OR CONTINUE MEMBER WITH THE TOP OF TOP PLATE.

FRAMING NOTES

1. REFERENCE STRUCTURAL NOTES & TYPICAL DETAILS. THESE NOTES & DETAILS SHALL BE USED WHERE APPLICABLE WHETHER SPECIFICALLY REFERENCED OR NOT.
2. REFER TO ARCHITECTURAL DRAWINGS FOR THE FOLLOWING PLAN INFORMATION:
   A. ALL DIMENSIONS NOT SHOWN.
   B. ALL OPENINGS NOT SHOWN.
   C. ALL NON-BEARING WALLS NOT SHOWN.
3. UNDER ALL BEAMS & GIRDER TRUSSES PROVIDE DBL STUDS MINIMUM AT BEARING ENDS (UNO) AND TRACE THEM ALL THE WAY DOWN TO THE FOUNDATION.
4. INSTALL TJI'S PER MANUFACTURE'S REQUIREMENTS. (WHERE APPLICABLE)
5. PROVIDE DOUBLE JOISTS AT EQUIPMENT SUPPORT OR OPENING, UNO.
6. PROVIDE 2X8 CEILING JOIST @ 32" O/C (UNO), WHERE APPLICABLE PER ARCHITECTURAL DRAWINGS.
7. ALL EXTERIOR WALLS SHALL BE: 2X6 DF #2 STUDS @ 16" O/C TYPICAL (UNO). ALL INTERIOR WALLS SHALL BE: 2X4 DF #2 STUDS @ 16" O/C TYPICAL (UNO).
8. (E) INDICATES EXISTING HEADERS OR BEAMS TO REMAIN, UNO.
9. ⊠ INDICATES MINIMUM 4X6 DF #2 POST TYPICAL, UNO. FOR EXTERIOR WALLS
   ⊠ INDICATES MINIMUM 4X4 DF #2 POST TYPICAL, UNO. FOR INTERIOR WALLS
10. ⊢ INDICATES SIMPSON BEAM HANGER PER PLAN.

HOLD-DOWN SCHEDULE (16 / SD7) (4 / SD2)

MARK	MIN. POST	FLOOR TO FLOOR	MARK	MIN. POST	WALL TO FOUNDATION
1	2-2X	MST48	6	4X4 DF #2	HDU2
2	2-2X	MST60	7	4X4 DF #2	HDU4
3	2-2X	MST72	8	4X4 DF #2	HDU5
4	2-2X	MSTC48B3	9	4X4 DF #2	HDU8
5	2-2X	MSTC66B3	10	4X6 DF #2	HDU11
			11	4X6 DF #2	HDU14

NOTE:
REFERENCE HOLD-DOWN ANCHOR BOLT TABLE ON FOUNDATION PLAN FOR PH & HD SIMPSON HOLD-DOWN ANCHOR BOLT REQUIREMENTS EMBEDED IN CONCRETE.

SHEATHING SCHEDULE

ROOF: 15/32" THICK APA RATED SHAETHING, EXPOSURE 1, 24" MINIMUM SPAN RATING WITH 8d COMMON NAILS @ 6" O.C. B.N. & E.N., 8d @ 12" O/C F.N.

FLOOR: 23/32" APA-RATED STURD-I-FLOOR, T & G, 48/24 SPAN RATING, EXP. 1 W/ 10d COMMON NAILS @ 6" O.C. B.N. & E.N., 10d @ 10" O/C F.N.

CONSULTANT:

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STAMP:



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SAN DIEGO, CA 92110

SUBMITTAL SET

PROJECT NUMBER: 23L2186

DATE: 12-05-23

ISSUE DATES:
1
2
3
4
5

DESIGN BY: B.S.

ROOF & MEZZANINE FRAMING PLAN

S2