

**DRAWING INDEX**

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S1.2	STRUCTURAL DETAILS

- PROJECT DESCRIPTION**
- SCOPE OF WORK: ADD ELEVATOR TO EXISTING SINGLE-FAMILY RESIDENCE. ELEVATOR SHAFT WILL BE EXTERIOR ADJACENT TO EXISTING GARAGE AND BE UNCONDITIONED
  - CONSTRUCTION TYPE: V-B (NON-SPRINKLERED)
  - OCCUPANCY: R-3U
  - APPLICABLE CODES:
    - 2013 CALIFORNIA BUILDING CODE
    - 2013 CALIFORNIA RESIDENTIAL CODE
    - 2013 CALIFORNIA FIRE CODE
    - 2013 CALIFORNIA MECHANICAL CODE
    - 2013 CALIFORNIA ELECTRICAL CODE
    - 2013 CALIFORNIA PLUMBING CODE

- NOTES**
- SMOKE ALARMS TO BE VERIFIED OR INSTALLED IN ALL BEDROOMS, AREAS LEADING TO BEDROOMS, AND ON EACH FLOOR LEVEL OF THE BUILDING.
  - CARBON MONOXIDE ALARMS SHALL BE VERIFIED OR INSTALLED AT AREAS LEADING TO THE BEDROOMS AND AT EACH FLOOR LEVEL OF THE BUILDING.

RECEIVED  
OCT 09 2014

Comm. Dev. Dept. Brisbane



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PROJECT

FELLOW RESIDENCE  
144 SANTA CLARA STREET  
BRISBANE, CA 94005  
APN: 007-243-050

DATE: 6/23/14  
BUILDING PERMIT: 10/8/14  
PLAN CHECK 1

PROJECT INFORMATION / SITE PLAN

AO.O

**BRISBANE MEMORANDUM**

Carole Nelson, Planning Director 3/23/94  
Tim Tune, Senior Planner  
Average Existing Front Setback for 100 Block-Even/Downslope of Santa Clara Street

Brisbane Municipal Code Section 17.32.070.D states:

In any R-1 District where fifty (50) percent or more lots in a block have been improved with buildings at the time of the passage of the ordinance codified in this title (not including accessory buildings), the minimum required front setback shall be the average of the improved lots, if the setback is less than the stated requirements of the districts.

This section (then identified as Section 3.7.D) was adopted March 10, 1980, as part of Ordinance 253. The previous zoning Ordinance, No. 151, adopted October 27, 1969, contained a similar provision (identified as Section 5.17) which differed in that it applied "...where four (4) or more lots in a block have been improved..."

It has been staff's practice to interpret such an average front setback as the average of the currently existing front setbacks (excluding the rear setbacks for through lots and the side setbacks for reversed corner lots) for the living-area portion of main structures (excluding garages, carports and similar structures) on the same side of the street for that block (as determined on the basis of street address by hundreds), utilizing the minimum setbacks otherwise required for lots with existing setbacks in excess of that minimum.

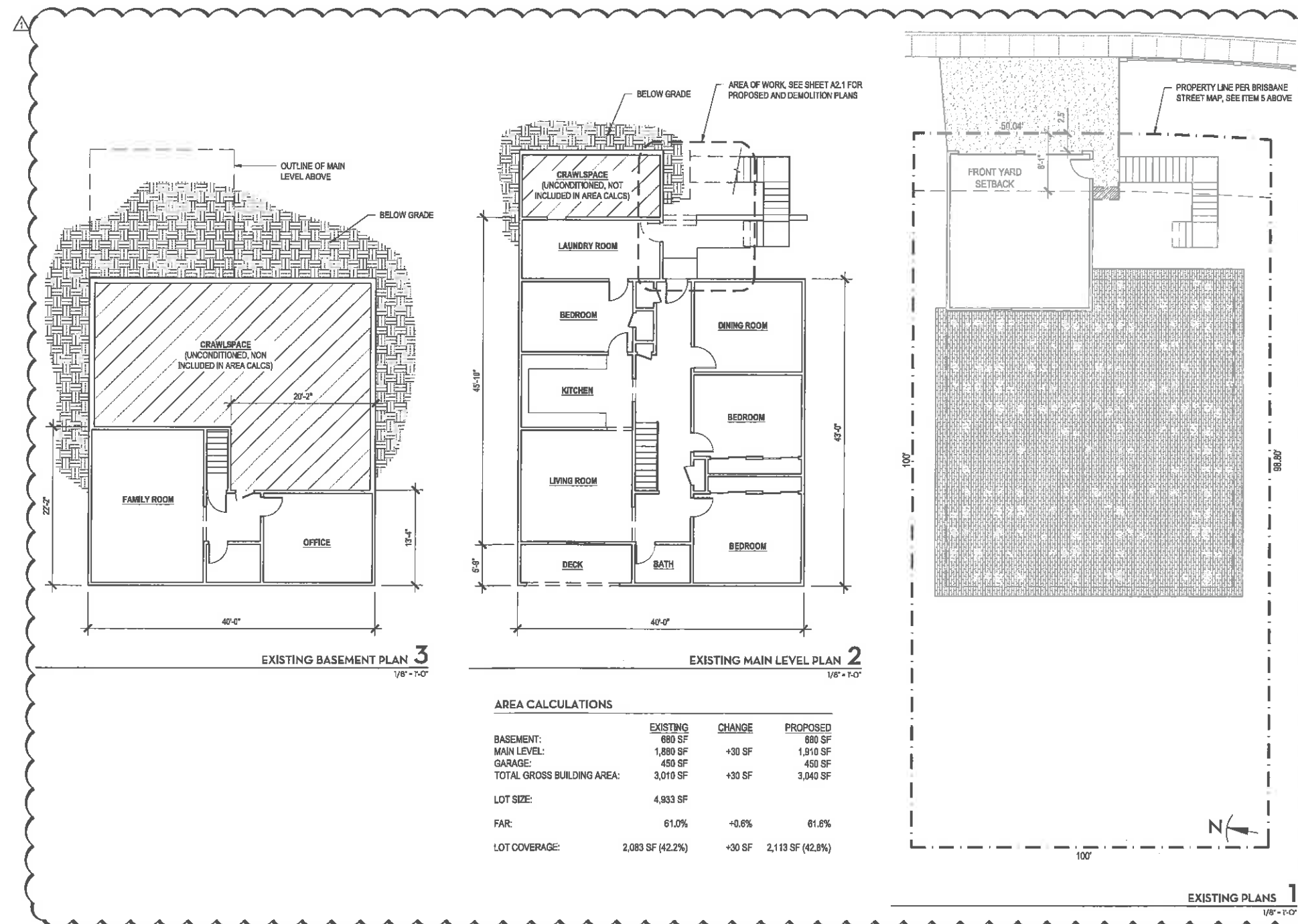
Address: 144 Santa Clara Street  
Development/Year: improved/1971  
Lot Numbers: Lots 6 & 7  
Required House Setback: 10 ft.  
Existing House Setback: 15 ft.  
Source: 1971 Building Permit and plans; cf. 20 ft. per 1977 City Street Improvement Plans, use of area under garage unconfirmed  
Status in Calculations: 2 improved lots; 10 ft. in average

TABLE 2. CALCULATION OF AVERAGE FRONT SETBACK

Total Number of Lots in the 100 Block (Even-Numbered/Upslope):	22
Total Number of Improved Lots in 1980:	17
Percentage of Improved Lots in 1980:	77%
Total Number of Currently Improved Properties:	10
Average Front Setback of Currently Improved Properties:	7.4
$(10 + 2 + 10 + 10 + 10 + 10 + 10 + 0 + 10 + 2) / 10$	

REQUIRED FRONT YARD SETBACK

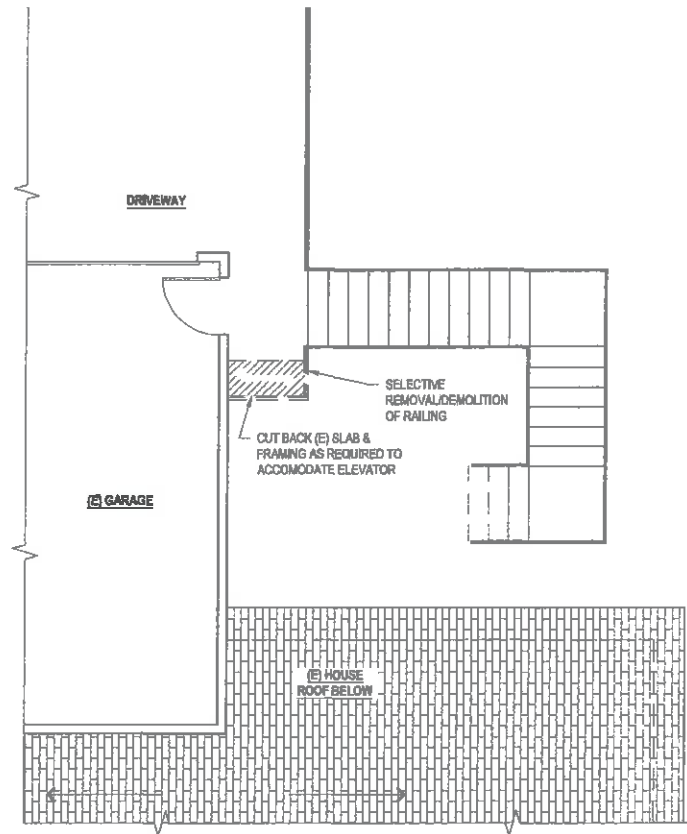
FRONT YARD SETBACK CALCULATION 6



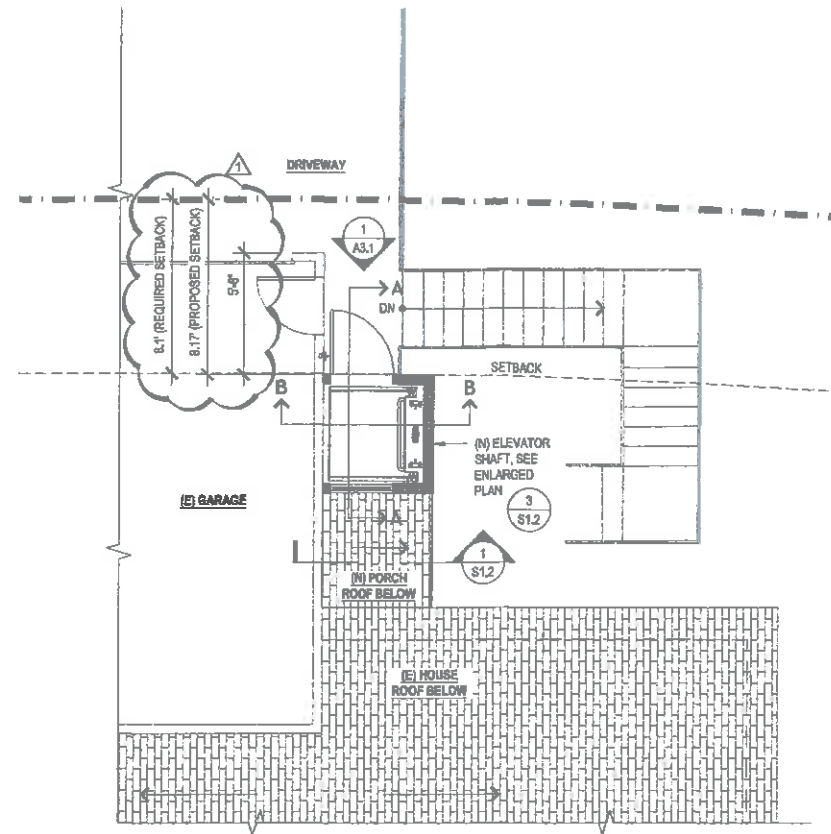
**AREA CALCULATIONS**

	EXISTING	CHANGE	PROPOSED
BASEMENT:	680 SF		680 SF
MAIN LEVEL:	1,880 SF	+30 SF	1,910 SF
GARAGE:	450 SF		450 SF
TOTAL GROSS BUILDING AREA:	3,010 SF	+30 SF	3,040 SF
LOT SIZE:	4,933 SF		
FAR:	61.0%	+0.6%	61.6%
LOT COVERAGE:	2,083 SF (42.2%)	+30 SF	2,113 SF (42.8%)

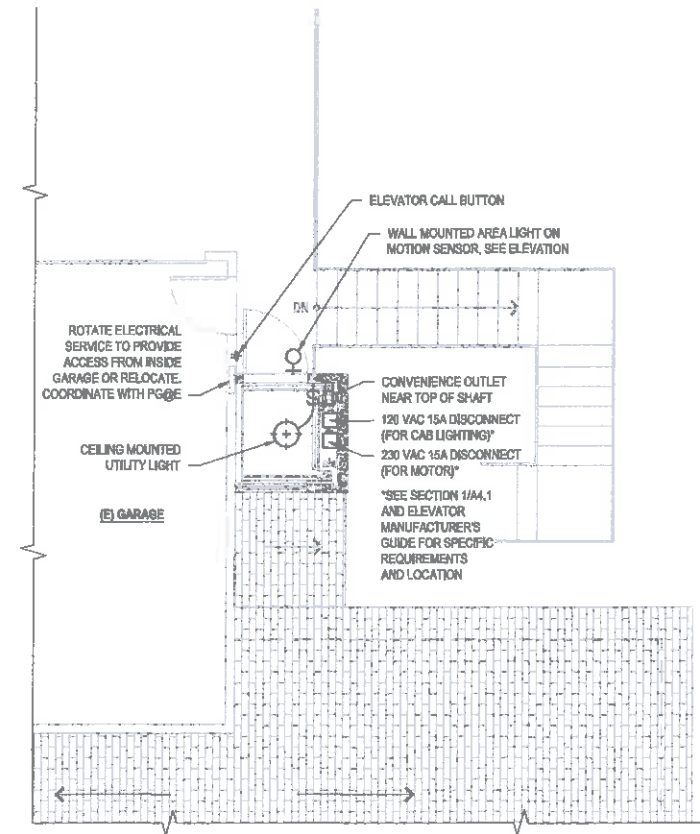
EXISTING PLANS 1  
1/8" = 1'-0"



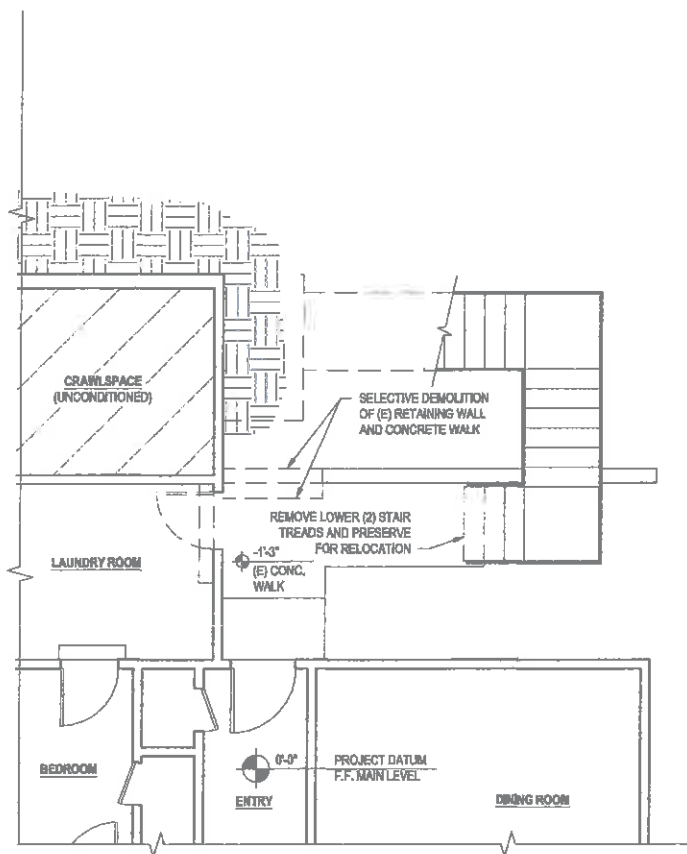
UPPER LEVEL EXISTING/DEMOLITION PLAN **2A**  
1/4" = 1'-0"



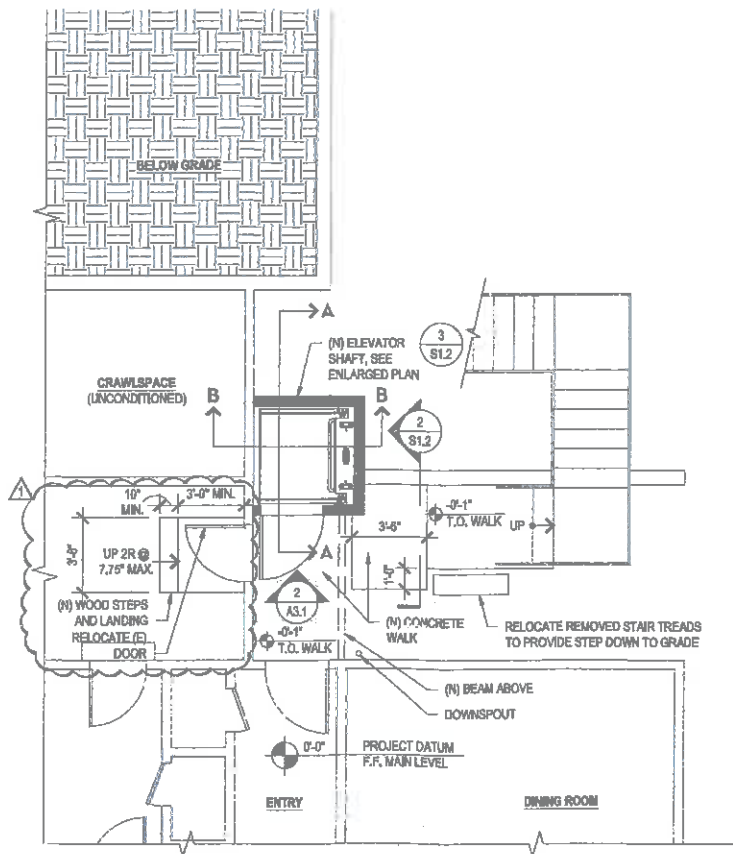
UPPER LEVEL FLOOR PLAN **2B**  
1/4" = 1'-0"



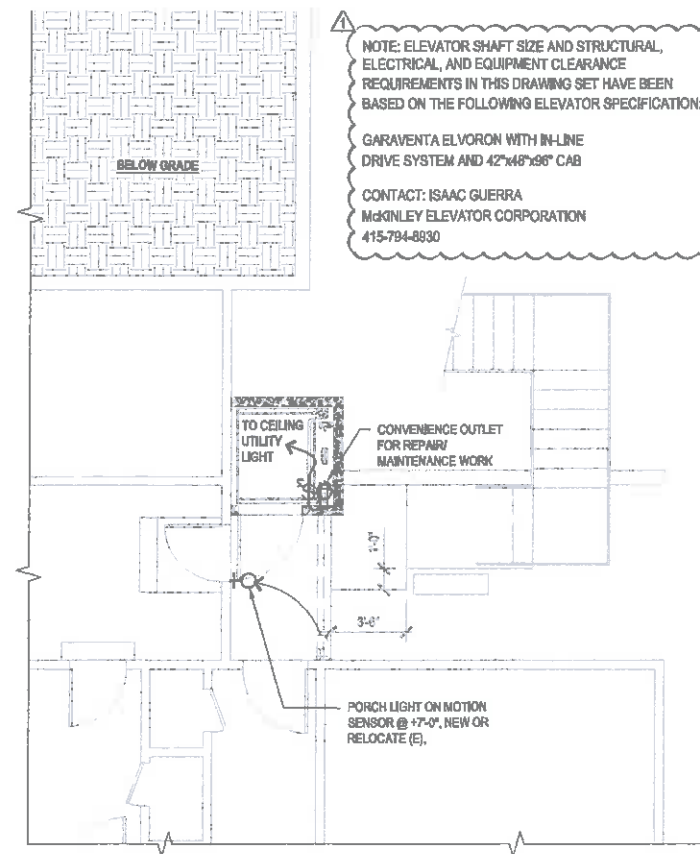
UPPER LEVEL ELECTRICAL/LIGHTING PLAN **2C**  
1/4" = 1'-0"



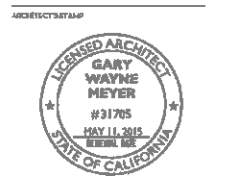
LOWER LEVEL EXISTING/DEMOLITION PLAN **1A**  
1/4" = 1'-0"



LOWER LEVEL FLOOR PLAN **1B**  
1/4" = 1'-0"



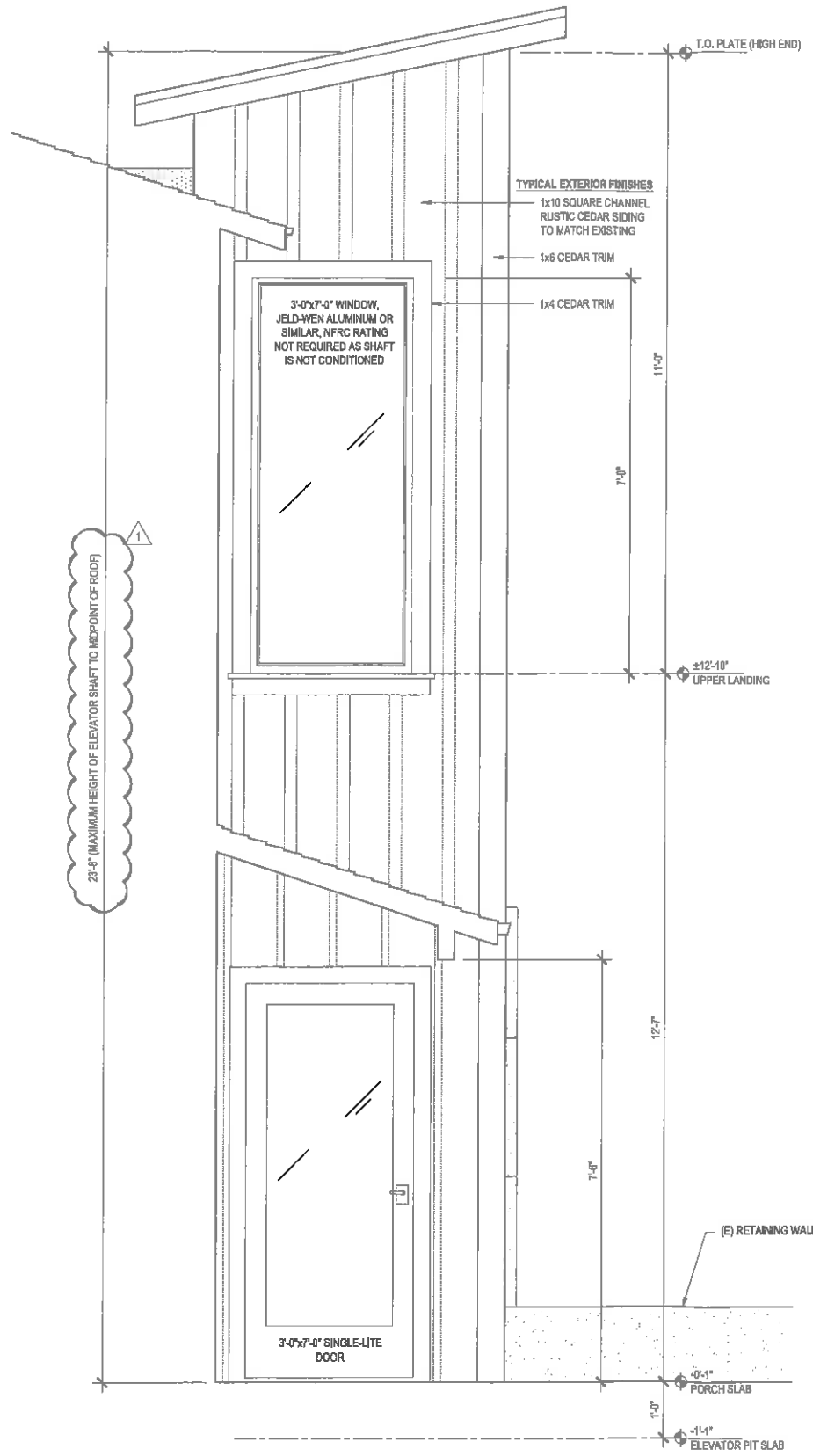
LOWER LEVEL ELECTRICAL/LIGHTING PLAN **1C**  
1/4" = 1'-0"



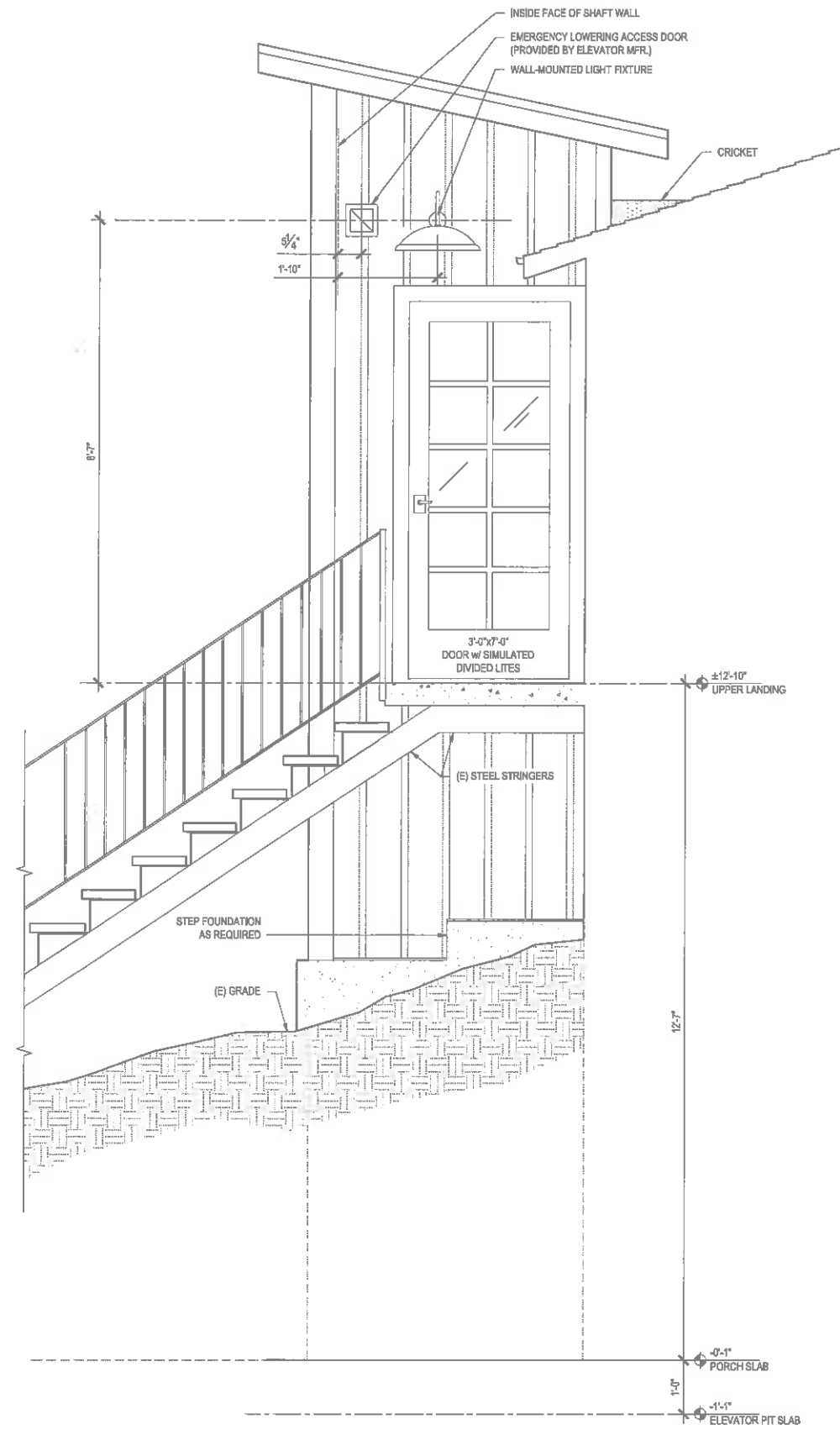
**FELLOW RESIDENCE**  
144 SANTA CLARA STREET  
BRISBANE, CA 94005  
APN: 007-243-050

**GENERAL NOTES AND DEFINITIONS**

- The construction document set is inclusive of the drawing sheets listed in the drawing index (A0.0).
- The contractor shall check and verify all dimensions and conditions for building and site prior to proceeding with the work.
- Conflict found in the construction documents shall be brought to the attention of the architect.
- These general notes shall apply to all work except where they conflict with details or notes specifically shown. Items in the project specifications but not on these plans shall be considered part of the work.
- All work shall be planned and performed to provide protection against damage and/or distress to buildings or structures remaining within the project area and/or structural elements of adjacent properties. Contractor shall repair any building or structure damaged in the course of work at contractor's own expense.
- Existing building conditions shown are for context only. They are based on original architectural and structural drawings and shall be verified in the field by the trade contractors.
- Locate all substructures and utilities, whether shown hereon or not, and protect them from damage if not indicated to be removed or abandoned.
- The locations of all utilities and piping shown on the plans are approximate only. Contractors to verify the exact location of existing utilities and be responsible for damage to existing utilities and assume any liability resulting therefrom.
- Coordinate all work as required by the contract documents with the owner including temporary storage, loading, building keying systems, etc. and provide necessary barricades, signs, barriers, and protection required by authorities having jurisdiction.
- Written dimensions take precedence over scaled dimensions. Do not scale the drawings.
- All dimensions when shown in the architectural plans, are to face of gypsum board, green board, or exterior sheathing as occurs unless otherwise noted. Contractor to allow for thickness of material when locating framing. Likewise, vertical dimensions are from the top of the finish floor, unless otherwise noted.**
- All changes in floor material occur at centerline of door or framed opening unless otherwise indicated on the drawings.
- Glass subject to human impact shall be of safety glazing material (laminated, UNO) where required and shall meet all local, state and federal requirements.
- Prior to bidding, the general contractor and all subcontractors shall visit the site and become acquainted with all conditions relating to the construction and completion of the project and the employment of labor thereon. Bidders and their subcontractors shall report any discrepancies to the architect.
- In the event hazardous materials are encountered on the premises during the execution of the work, the contractor shall notify the owner immediately and stop work until directed. The contractor shall follow all CAL OSHA requirements relating to such materials.
- Notes are an aid to the contractor in understanding the work and should not be construed as being complete in every detail. It is the responsibility of the contractor to become thoroughly familiar with the work, and report all discrepancies between the drawings and the actual conditions to the architect.
- Do not substitute, revise, or change the work without the written consent of the architect or owner.
- Install all work plumb, level, square, true and in proper alignment.
- Provide and coordinate location and type of blocking/backing in partitions behind all wall mounted items.
- The drawings indicate location, dimensions, reference and typical details of construction. The drawings do not illustrate every condition. Work not specifically detailed shall be of construction similar to parts that are detailed.
- Detailed and larger scale drawings take precedence over smaller scale drawings.
- To the extent that mechanical, electrical, and plumbing items are shown in these drawings, they are intended to show locations and function only and are not a substitute for drawings prepared by a licensed engineer or contractor.
- Cabinet and millwork drawings shown in this set are to show design intent and functionality only and are not a substitute for shop drawings prepared by a millworker. Contractor or millworker shall verify clearances and fit prior to starting work on these items.
- Items that can be seen or touched, where not specified in these drawings or accompanying specifications, and which involve selection from amongst alternatives shall be brought to the attention of the owner whose input shall be considered prior to the purchase and installation of such items.
- Definitions:  
 CONTRACTOR - The general contractor or any subcontractor hired by the general contractor or independently by the owner  
 VERIFY IN FIELD (V.I.F.) - Indicates an assumed condition that the contractor shall verify in the field prior to proceeding with work and notify the Architect if any material discrepancies exist  
 FURNISH - Supply only, others to install  
 INSTALL - Install items furnished by others  
 PROVIDE - Furnish and install  
 AS REQUIRED - As required by regulatory requirements, by referenced standards, by existing conditions, by generally accepted construction practices, by the contract documents, or as required to complete a construction task or fulfill the design objective when all steps or components are not expressly indicated in these documents  
 TYPICAL (TYP.) - Identical for all such conditions, unless otherwise noted  
 SIMILAR (SIM.) - The local condition indicated as such has comparable characteristics to and should be treated in a similar manner to the base condition for which a detail or specification is provided. The contractor shall make adjustments as required to apply the detail or specifications to the "similar" condition.



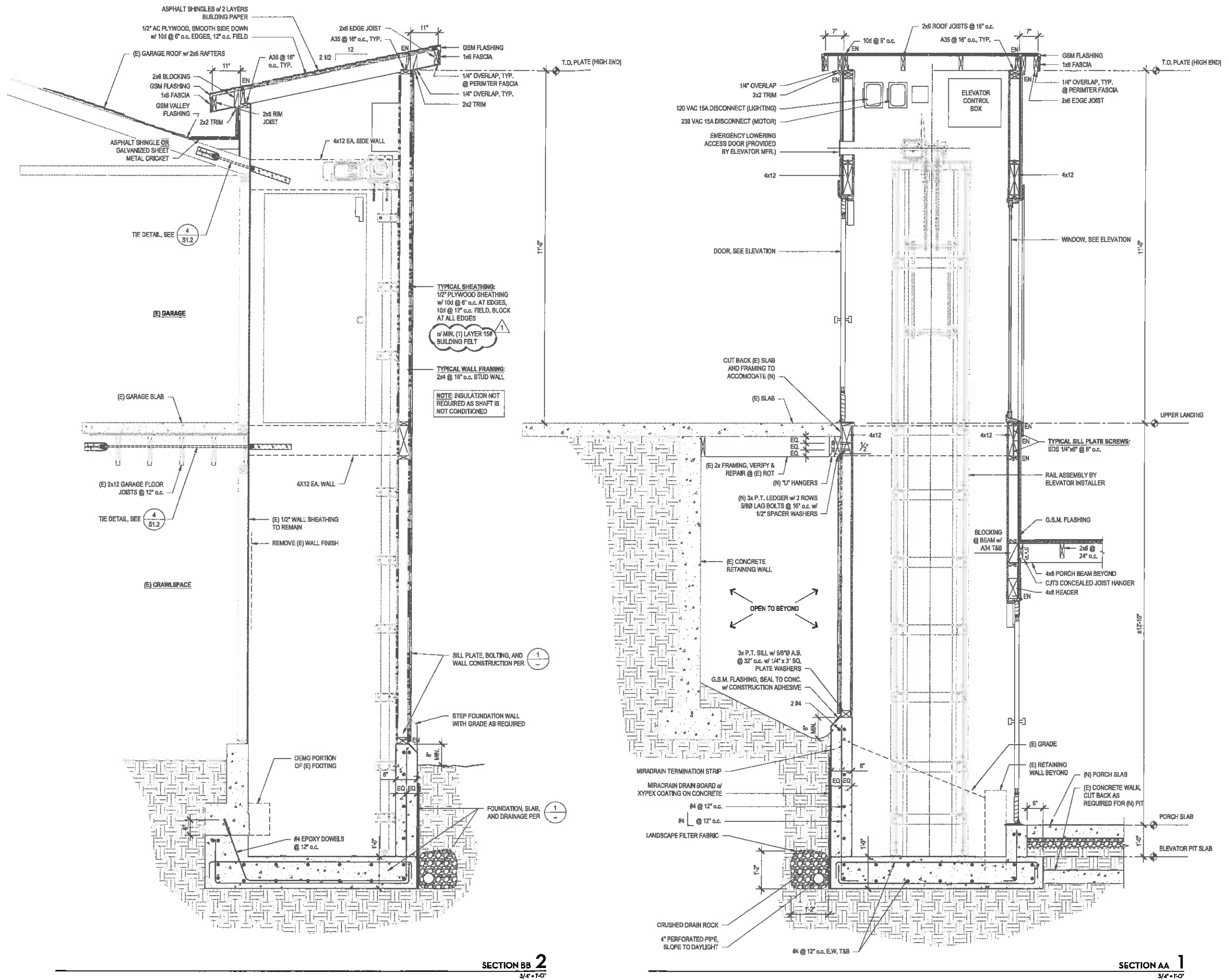
**WEST ELEVATION 2**  
3/4" = 1'-0"



**EAST ELEVATION 1**  
3/4" = 1'-0"



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DATE  
BUILDING PERMIT 6/23/14  
PLAN CHECK 1 10/8/14

TITLE SHEET NUMBER  
**SECTIONS**

# STRUCTURAL NOTES

## GENERAL

These notes apply to all drawings and govern unless otherwise noted or specified. All work shall conform to the 2013 California Building Code, as modified by state and local jurisdiction.

Verify all existing conditions and proposed dimensions at the job site. Compare structural drawings with Architectural, mechanical, and electrical drawings before commencing work. Notify Architect of any discrepancies and do not proceed with affected work until they are resolved. Do not scale drawings.

Unless otherwise shown or noted, all typical details shall be used where applicable. All details shall be considered typical at similar conditions.

Unless otherwise shown or noted, follow Manufacturer's recommendations for all structural products used on this project.

The Contractor and Special Inspector shall contact the Structural Engineer regarding any questions or interpretation of these specifications and drawings.

Shop drawings, designs and product literature shall be submitted and reviewed by the Architect before fabrications. All submittals shall have a clear 3.5" x 7" space reserved for the shop drawing stamps by both the Architect and Engineer. If the submittal sheets do not have sufficient room, a cover sheet with a table of contents and sufficient space for stamps may be submitted. Each shop drawing submittal shall consist of an reproducible copy, to be returned, and two copies on bond for the Engineer's file copies. Additional copies may be required by the Architect and General Contractor for their reviews. Submit shop drawings well in advance of fabrications; allow at least two weeks for engineering review, and additional time for review and forwarding by the Architect and General Contractor, and for revision and resubmittal, if required. Shop drawings and WPS submittals shall be dated, and each update shall be identified with a revision number. All items on the shop drawings that vary for the Structural Drawings, altered structural details, or extrapolated from similar details shall be circled by a cloud and noted "Engineer Verify". The following items shall be submitted:

- None Required.

**Safety Measures:** At all times, the Contractor shall be solely and completely responsible for the conditions of the job site including safety of the persons and property, and for all necessary independent engineering reviews of these conditions. Shoring and bracing of the soil, and the existing and new structures, shall be installed where necessary to adequately support the imposed vertical and lateral loads, and shall be maintained until the new structural can support the anticipated loads. Underpinning and/or shoring is required at all excavations adjacent to, and to elevations below existing foundations and where partial removing of existing foundations or supporting framing are called for in the drawings. The Architect's or Engineer's job site visits are not intended to include review of the adequacy of the Contractor's safety measures.

## TESTS & INSPECTIONS

Provide Tests and inspections for all items as required by the 2013 California Building Code and all applicable local ordinances.

The Owner shall be responsible for retaining an Independent Testing Lab and Structural Engineer to perform all required Testing and inspections.

The Contractor shall be responsible for providing the Testing Lab and Structural Engineer with construction schedules to ensure proper coordination of work. Contractor request inspections of appropriate persons at least 48 hours in advance of time inspection is required.

Special inspections performed by the Special Inspector: The following specific items shall be inspected and/or tested by the Testing Lab:

- None Required.

**Geotechnical Observations:** In addition to the above inspections by the Special Inspector, the Geotechnical Engineer will review the following items. The Contractor shall notify the Geotechnical Engineer at least two working days prior to the following structural observation visits:

- None Required.

**Structural Observations & Special Inspections performed by the Structural Engineer:** In addition to the above inspections by the Special Inspector, the Structural Engineer will review the following items for the general conformance with the Structural Drawings. The Contractor shall notify the Structural Engineer at least two working days prior to the following structural observation visits:

- None Required.

## DESIGN BASIS

Construct in conformance with the 2013 edition of the California Building Code and all applicable local ordinances.

Design vertical live loads in pounds per square foot

Roofs:	15DL + 20LL
Floors:	10DL + 40LL

Design lateral loads are based on the following criteria:

Wind:	110 mph Basic Wind Speed, Exposure B
Seismic:	Seismic Design Category E
	Soil Type D
	Occupancy Category II
Lot	37,689 Long -122,404
St	1.85g S1 = 0.78g
Sds	1.14g Sd1 = 0.78g
Rw	= 6.5 plywood shear walls
p	= 1.3 redundancy factor
I	= 1.0 residential
V	= 0.22W LFRD
V	= 0.18W ASD

## SITE PREPARATION

Strip the area to be built over of all organic material and topsoil.

Scarify the top 6 inches of the stripped surface; bring to the correct moisture content; then recompact to at least 95% density under footings and 90% elsewhere.

Fill material shall be placed in 6 inch lifts and compacted.

Fill material shall be free of plastic clays, vegetation, and other deleterious material and shall be of such quality that it will compact thoroughly when watered and rolled. The fill shall not contain rocks or lumps over 2 inches in greatest dimension.

## FOUNDATIONS

Allowable soil pressure for bearing on well confined soil:

DL:	1500 PSF
DL + LL:	1500 PSF
DL + LL + W or E:	2000 PSF

Minimum Footing Depth: 18" / 6" minimum into stiff alluvial soils  
Minimum Footing Width: 12"

Except where otherwise shown, excavations for foundations and grade beams shall be made as near as possible to the next lines required by the size and shape of the structure. All foundations shall be poured without the use of side forms wherever possible. If the trenches cannot stand, fully form sides to dimensions shown.

Do not allow water to stand in trenches. If bottoms of trenches become softened due to rain or other water before concrete is cast, excavate softened material and replace with properly compacted backfill or concrete at no cost to the Owner.

All excavations, forms and reinforcing are to be inspected by the local Building Inspector and the Architect prior to placing concrete.

## EPOXY DOWELS

Where epoxy dowels (reinforcing bars or all-threaded rods) are called for in the structural drawings, the epoxy grout used shall be Simpson SET-XP epoxy, or equal. Submit manufacturer's literature to Architect for review and approval. Pre-measured capsule-type or disposable two part cartridges dispensed through proprietary mixing nozzles are acceptable. Polyester resins shall not be substituted for epoxy.

Install dowels in existing concrete as follows:

Drill hole to depth shown on drawings. Hole size shall be 1/8" greater than nominal bar diameter.

Clean hole with wire bottle-type brush and blow out with oil-free compressed air. Place measured amount of epoxy in hole with applicator equipped with an extension nozzle.

Insert dowel slowly while rotating about 90 degrees. Secure it in the center of the hole.

Remove excess grout from around hole before it hardens.

Placement of epoxy dowels shall be inspected and tested by the testing agent as follows:

The diameter, depth and cleanliness of the drilled holes shall be verified.

## CONCRETE

Reinforce all concrete. Install all inserts, bolts, anchors, and reinforcing bars and securely tie prior to placing concrete.

Concrete shall be hardrock concrete and shall attain the following minimum ultimate compressive strength at 28 days.

Location	28 Day Strength
All	2500 psi

Concrete shall be placed in a continuous operation between predetermined construction joints.

Concrete shall be continuously cured for 7 days after placement in any approved manner. Footings are excepted from this requirement.

## REINFORCING STEEL

All reinforcing steel bars shall conform with the standard specifications for deformed billet-steel for concrete reinforcement, ASTM designation A615, Grade 60 unless otherwise noted. Number 3 reinforcing bars may be Grade 40.

Wire mesh shall conform with ASTM A185.

Suitable devices of some standard manufacture shall be used to hold reinforcement in its true horizontal and vertical positions. These devices shall be sufficiently rigid and numerous to prevent displacement of the reinforcement during placing of concrete. All such devices shall have prior approval from the Architect.

Lap splice all bars a minimum of 40 bar diameters, unless otherwise noted.

Minimum concrete cover for reinforcing steel:

Concrete not exposed to earth or weather:	1 1/2"
Beams and Columns:	1 1/2"
Walls and Slabs:	3/4"

Concrete formed and exposed to earth or weather: 2"

Concrete poured directly against earth: 3"

## FRAMING LUMBER

All framing lumber shall be Douglas Fir - Larch, graded per WCLB or WMPA grading rules and meet the following minimum grades:

All posts and beams:	(4x & thicker)	#1.
All roof joists:	(2x & 3x)	#2.
All floor joists:	(2x & 3x)	#2.
All studs:	(2x & 3x)	Stud Grade.
All plates and miscellaneous lumber:		Construction Grade.

All lumber in contact with concrete or masonry shall be pressure treated. Use G185 double galvanized nails, bolts, and hardware at pressure treated lumber (Simpson Z-MAX).

## MICROLLAM JOISTS AND BEAMS ( LVL )

All Microllam Lumber beams shall be as manufactured by Truss Joist Mc Millan. Fb= 2,800 psi, Fv=285 psi, E=1,900,000 psi.

## PARALLAM BEAMS ( PSL )

All Parallam Lumber beams shall be as manufactured by Truss Joist Mc Millan. Fb= 2,900 psi, Fv=290 psi, E=2,000,000 psi.

## PREFABRICATED JOISTS (TJI)

All prefabricated "TJI" floor and roof joists shall be by Truss Joist Mc Millan Corporation, or an approved equal.

Installation shall be in accordance with the manufacturers specifications.

The maximum allowable point load to be applied to the bottom chord of the joist shall be 200 pounds. Loads in excess of 200 pounds shall be supported by blocking properly connected to the joist web.

## PLYWOOD / ORIENTED STRAND BOARD

Each sheet shall be identified with the appropriate grade and trademark of the American Plywood Association and shall meet the requirements of the latest edition of the U.S. Product Standard PS 1.

Sheets shall be the thickness noted on the drawings.

Sheets at floors and roofs shall be laid with face grain perpendicular to joists and rafters. Block edges where noted on the drawings.

Sheets on walls shall be laid with long dimension vertical. Block all edges.

Minimum dimension of plywood sheet for roof & floor sheathing shall be not less than 24".

Use of APA Rated sheathing or Sturd-I-Floor panels of thickness equal to the plywood thickness shown on the plans will be accepted as an alternative (Wafertboard panels included).

## ROUGH CARPENTRY

For schedule of minimum nailing see Minimum Fastening Schedule Table 2304.9.1, California Building Code, 2013 Edition, see sheet S1.4. 16 penny vinyl coated sinkers may be substituted for 16 penny box or common nails for rough framing. Sinkers shall not be used with metal connectors, see sheet S1.4.

Sills on concrete shall be pressure treated Douglas Fir. Sills shall be fastened to the concrete with a minimum of two fasteners per piece and no fasteners further than 9 inches from end of piece.

Fasten all sill plates at non-structural walls to slabs with 1/4" diameter powder driven fasteners at 16" on center, unless otherwise noted on the drawings.

Place joists with crown up.

Retighten all bolts prior to closing in walls.

Use galvanized nails, bolts, and hardware where exposed to weather.

Use G185 double galvanized nails, bolts, and hardware where connectors are in contact with pressure treated lumber. (Simpson Z-MAX)

All timber fasteners not specifically detailed on the drawings shall be Simpson Company's standard fasteners or approved equal.

## STRUCTURAL STEEL AND MISCELLANEOUS IRON

All structural steel and miscellaneous iron shall conform with ASTM A36, unless otherwise noted.

All bolts shall conform with ASTM A307, unless otherwise noted.

Paint steel (except portions to be encased in concrete or spray fireproofed) with one coat of shop primer or equal.

All work shall be performed in accordance with AISC "Specifications for Design, Fabrication and Erection of Structural Steel for Buildings."

## FINISHES

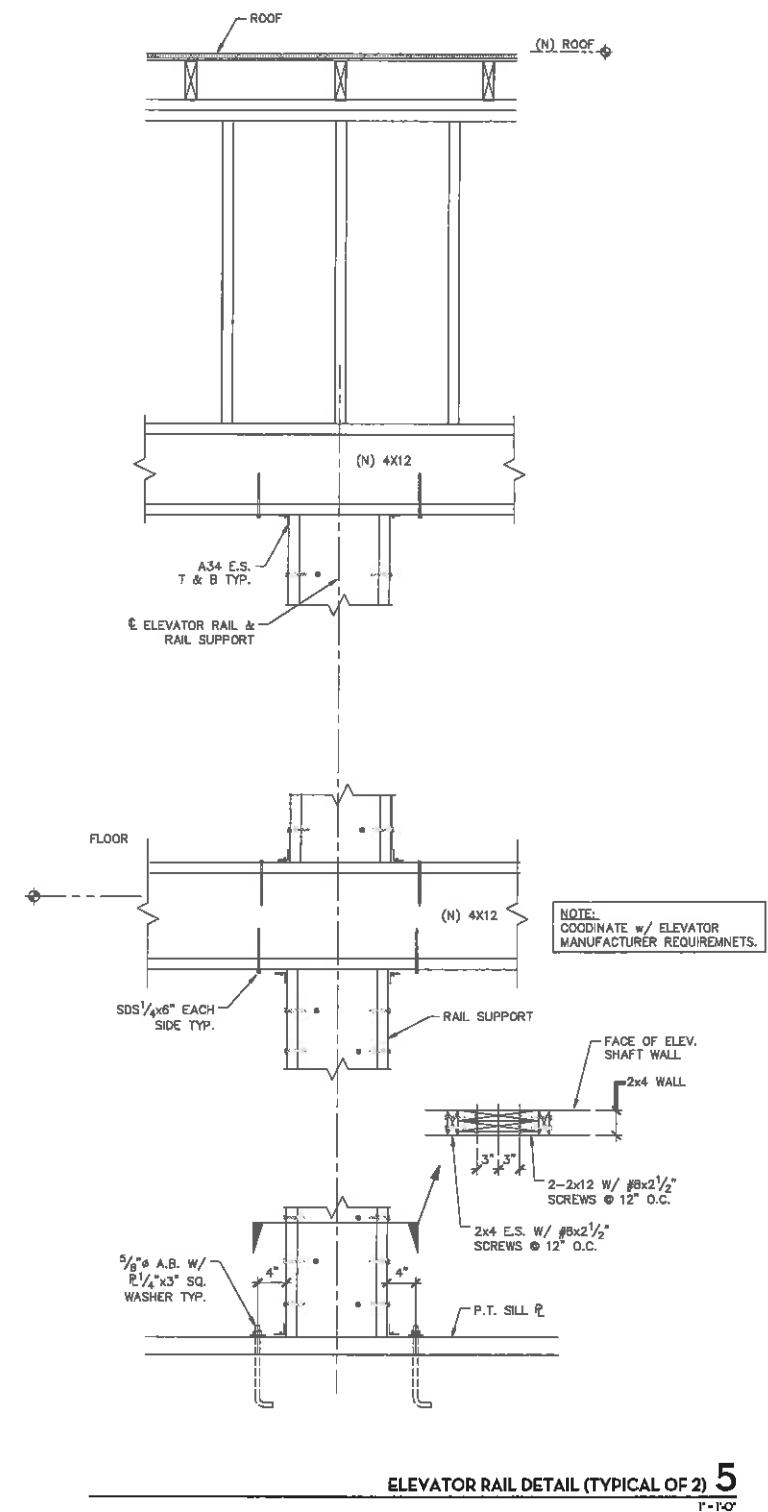
Repair or replace all damaged finish materials with new materials of equivalent quality to match existing. Submit samples to the Architect for approval prior to installation.

# STRUCTURAL ABBREVIATIONS

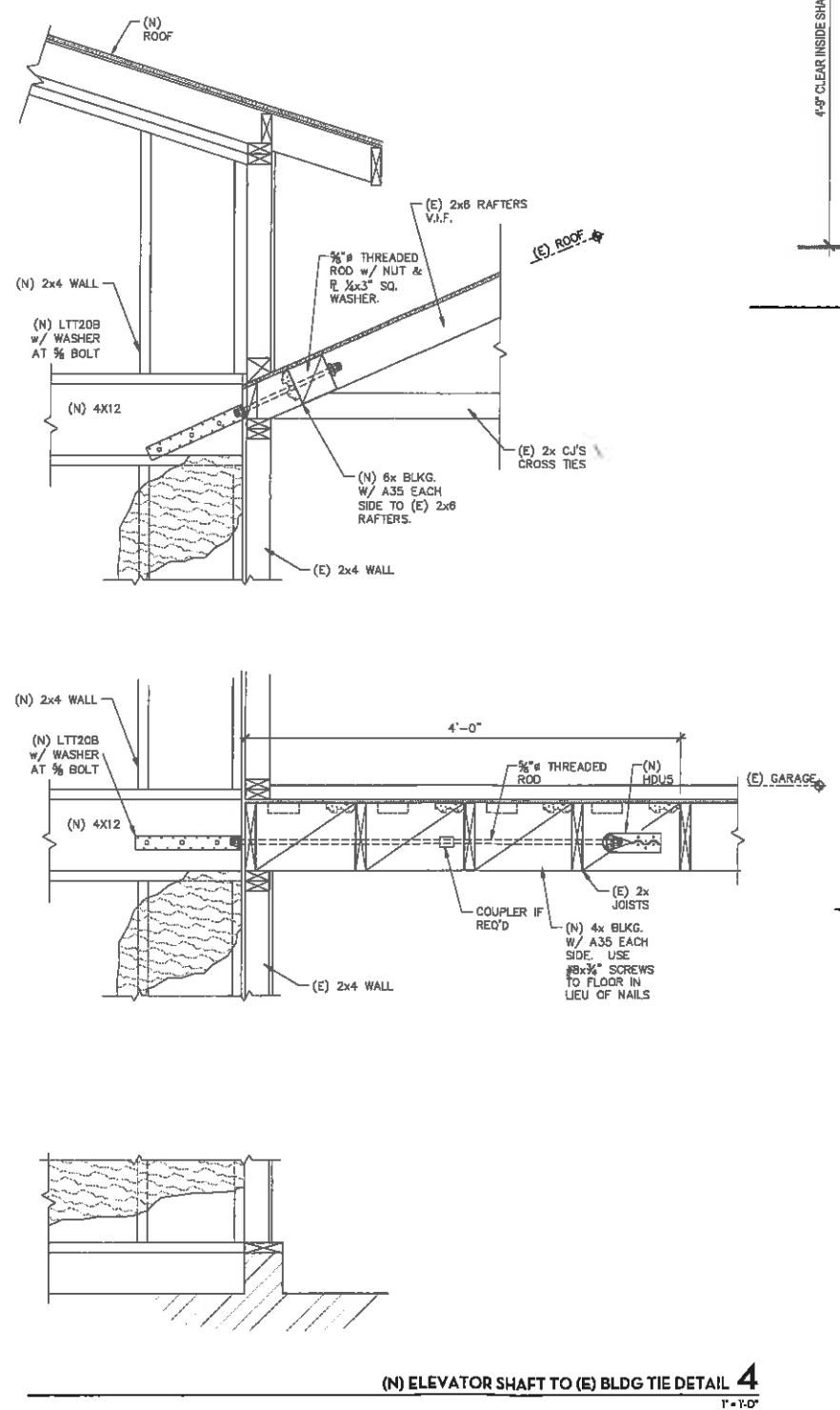
& L	AND ANGLE AT CENTER LINE	JST	JOIST JOINT
FL	FLATE OR PROPERTY LINE	K.D.	KILN DRIED
Ø	DIAMETER OR ROUND	KSF	KIPS PER SQUARE INCH
Ø	EXISTING	LB	LONG LEG HORIZONTAL
Ø	NEW	LLH	LONG LEG VERTICAL
Ø	DOUBLE ANGLE	LLV	LONG LEG VERTICAL
A.S.	ANCHOR BOLT ABOVE	LWT	LIGHT WEIGHT LEVEL
ADD'L	ADDITIONAL	LVL	LEVEL
ADJ	ADJACENT	MAX	MAXIMUM
ANG	ANGLE	M.B.	MACHINE BOLT
APPROX	APPROXIMATE	MECH	MECHANICAL
BRG	BEARING	M.E.P.	MECHANICAL ELECTRICAL PLUMBING DOCUMENTS
BTRN	BETWEEN	MTL	METAL
BLDG	BUILDING	MFR	MANUFACTURER
BLK	BLOCK	MIM	MINIMUM
BLNG	BLOCKING	MISC	MISCELLANEOUS
BM	BEAM	N	NORTH
B.N.	BOUNDARY NAILING	NIC	NOT IN CONTRACT
B.O.	BOTTOM OF	NO.	NUMBER
B.O.F.	BOTTOM OF FOOTING	NOM	NOMINAL
BOT	BOTTOM	NTS	NOT TO SCALE
C	CHANNEL	NS	NEAR SIDE
CEM	CEMENT	O.C.	ON CENTER
CL	CONSTRUCTION JOINT	O.D.	OUTSIDE DIAMETER
CL.P.	CAST IN PLACE	O.F.	OUTSIDE FACE
CLG	CEILING	OH	OPPOSITE HAND
CLR	CLEAR	OPND	OPENING
CMU	CONCRETE MASONRY UNIT	OPP	OPPOSITE
CCL	COLUMN	PCF	POUNDS PER CUBIC FOOT
CONC	CONCRETE	PC, PCS	PIECE, PIECES
CONN	CONNECTION	PIPE-X	EXTRA STRONG PIPE
CONSTR	CONSTRUCTION	PIPE-XX	DOUBLE EXTRA STRONG PIPE
CONT.	CONTINUOUS	PLWD	PLYWOOD
C.P.T.	COMPLETE PENETRATION CENTER	P.P.	PARTIAL PENETRATION
CTR	CENTER	PSF	POUNDS PER SQUARE FOOT
D	PENNY (NAIL SIZE)	PSI	POUNDS PER SQUARE INCH
D2L	NELSON WELDED REBAR	PT	POINT
D.B.A.	DEFORMED BAR ANCHOR	P.T.	PRESSURE TREATED OR POST TENSIONED
DBL	DOUBLE	RAD	RADIUS
DEMO	DEMOLITION	REF	REFERENCE
OK, DKG	DECK, DECKING	REINF	REINFORCING
DET	DETAIL	REQ'D	REQUIRED
DIAG	DIAGONAL	REV	REVISE, REVISION
DIA	DIAMETER	R.O.	ROUGH OPENING
DM	DIMENSION	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DN	DOWN	S.C.D.	SEE CIVIL DRAWINGS
DTD	DITTO	SCHED	SCHEDULE
DWG	DRAWING	SECT	SECTION
D.F.	DOUGLAS FIR	S.E.D.	SEE ELECTRICAL DRAWINGS
EA	EACH	SHT	SHEET
E.F.	EACH FACE	SHTG	SHEATHING
EL	ELEVATION	SH	SIMILAR
ELEC	ELECTRICAL	S.M.D.	SEE MECHANICAL DRAWINGS
ELEV	ELEVATOR	S.M.S.	SHEET METAL SCREW
EMBED	EMBEDMENT	SDG	SLAB ON GRADE
E.N.	EDGE NAIL	SPECS	SPECIFICATIONS
E.O.	EDGE OF	SS	STAINLESS STEEL
E.P.S.	EXPANDED POLYSTYRENE	STAG	STAGGER, STAGGERED
EQ	EQUAL	STD	STANDARD
E.S.	EACH SIDE	STL	STEEL
E.W.	EACH WAY	STRUC	STRUCTURAL
EXP	EXPANSION	SUSP	SUSPENDED
EXT	EXTERIOR	SYMM	SYMMETRICAL
FDN	FOUNDATION	T&B	TOP AND BOTTOM
F.F.	FINISHED FLOOR	T&G	TONGUE AND GROOVE
FIN	FINISH	THK	THICK
FLR	FLOOR	THRU	THROUGH
F.N.	FIELD NAIL	T.O.	TOP OF
F.O.	FACE OF	T.O.C.	TOP OF CONCRETE
F.O.C.	FACE OF CONCRETE	T.O.F.	TOP OF FOOTING (GRADE BEAM)
F.O.S.	FACE OF STUD	T.O.S.	TOP OF STEEL
F.P.	FULL PENETRATION OR FIREPROOFING	TYP	TYPICAL
FRMG	FRAMING	UN	UNLESS OTHERWISE NOTED
FT	FOOT OR FEET	URM	UNREINFORCED MASONRY
FTG	FOOTING	VERT.(V)	VERTICAL
F.S.	FACE SIDE	VF	VERIFY IN FIELD
GA	GAUGE	W/	WITH
GALV	GALVANIZED	WO	WOOD
GR	GRADE	WF	WIDE FLANGE
GLB	GLUE-LAM BEAM	W/O	WITHOUT
GYP	GYPSPUM	W/P	WATERPROOFING
HD	HOLDOWN	WP	WORK POINT
HDR	HEADER	WT	WEIGHT
HANGER	HANGER	WWF	WELDED WIRE FABRIC
HK	HOOK	X HVY	EXTRA HEAVY
HORIZ(h)	HORIZONTAL	XX HVY	DOUBLE EXTRA HEAVY
H.S.	HIGH STRENGTH (BOLT) OR HEADED STUD		
HSS	HOLLOW STRUCTURAL SECTION		
HT	HEIGHT		
I.D.	INSIDE DIAMETER		
I.F.	INSIDE FACE		
INT	INTERIOR		
INSUL	INSULATION		



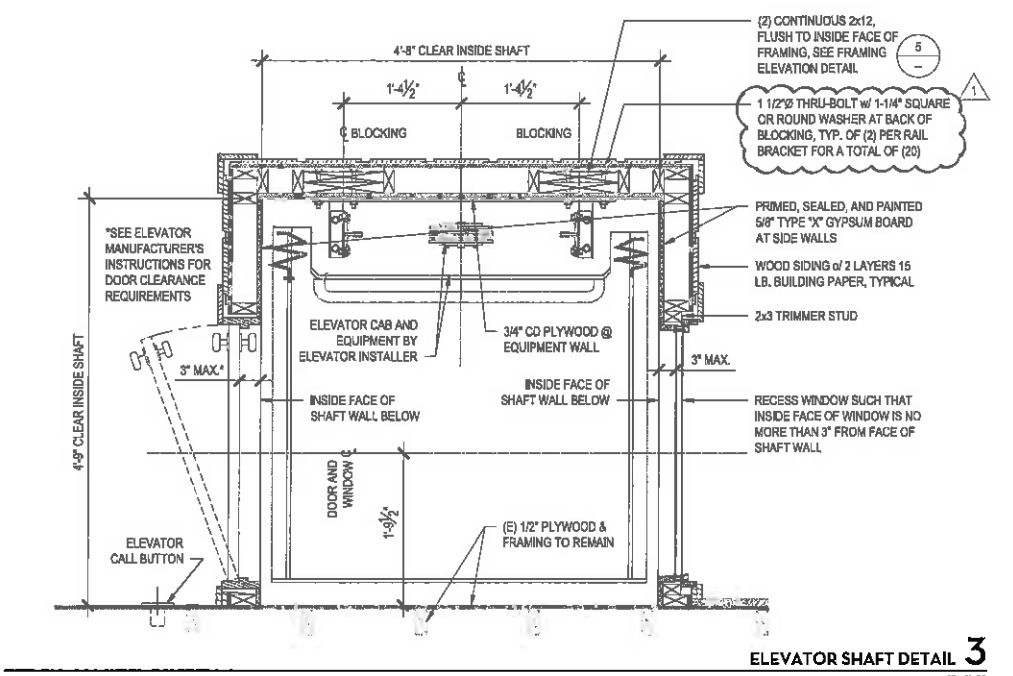
**FELLOW RESIDENCE**  
144 SANTA CLARA STREET  
BRISBANE, CA 94005  
APN: 007-243-050



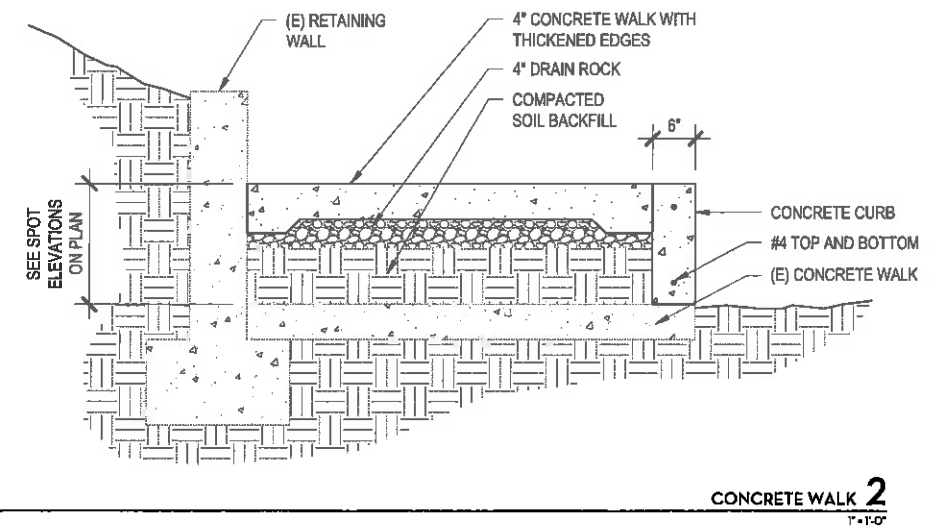
**ELEVATOR RAIL DETAIL (TYPICAL OF 2) 5**  
T-10



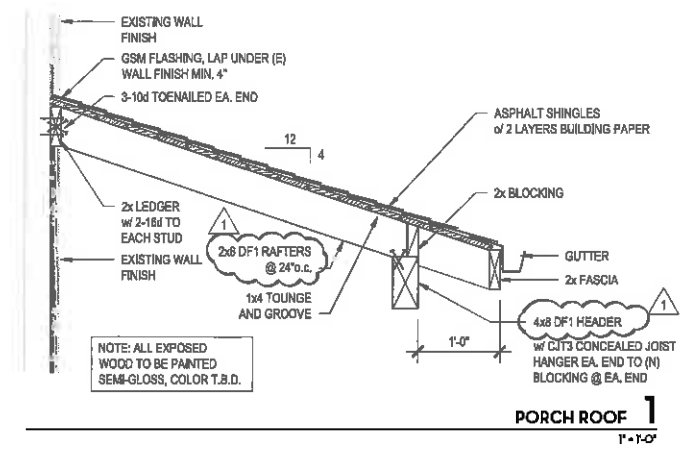
**(N) ELEVATOR SHAFT TO (E) BLDG TIE DETAIL 4**  
T-10



**ELEVATOR SHAFT DETAIL 3**  
T-10



**CONCRETE WALK 2**  
T-10



**PORCH ROOF 1**  
T-10