

GENERAL NOTES

- 1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS AND THE APPLICABLE PROVISIONS OF THE 2016 CALIFORNIA BUILDING CODE (C.B.C.) AS AMENDED BY THE COUNTY OF SAN DIEGO.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE BEFORE STARTING WORK, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
3. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
4. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES AND TYPICAL DETAILS IN CASE OF CONFLICT.
5. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THESE STRUCTURAL DRAWINGS.
6. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWINGS.
7. OPENINGS, POCKETS, SLEEVES, BLOCK-OUTS, ETC SHALL NOT BE PLACED IN SLABS, BEAMS, GIRDERS, COLUMNS, WALLS, FOUNDATIONS, ETC. UNLESS SPECIFICALLY DETAILED ON THESE STRUCTURAL DRAWINGS. THE ENGINEER SHALL BE NOTIFIED WHEN OTHER DRAWINGS SHOW OPENINGS, POCKETS, SLEEVES, BLOCK-OUTS, ETC THAT ARE NOT SHOWN ON THESE STRUCTURAL DRAWINGS.
8. NO PIPES OR DUCTS SHALL BE PLACED IN FOUNDATION SLABS UNLESS SPECIFICALLY SHOWN OR NOTED ON THESE STRUCTURAL DRAWINGS. NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, DUCTS, ETC. UNLESS SPECIFICALLY SHOWN.
9. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DETAILS FOR AVOIDING THE INTERFERENCE OF MATERIALS TO BE EMBEDDED IN CONCRETE INCLUDING BUT NOT LIMITED TO REINFORCING STEEL, MISCELLANEOUS STEEL AND CONDUITS. THIS IS BEST ACCOMPLISHED THROUGH CAREFUL COORDINATION OF SHOP DRAWINGS.
10. PRIOR TO BEGINNING EXCAVATION, THE CONTRACTOR SHALL LOCATE EXISTING UTILITY SERVICES IN AREAS TO BE EXCAVATED.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES IN THE WORK AREA AND SHALL REPAIR ANY DAMAGE CAUSED BY HIS OR HER OPERATIONS AT HIS OR HER OWN COST.
12. MATERIALS SHALL BE EVENLY DISTRIBUTED IF PLACED ON FRAMED FLOORS AND ROOFS. LOADS SHALL NOT EXCEED ALLOWABLE LOADING FOR THE SUPPORTING MEMBERS AND THEIR CONNECTIONS.
13. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE INDICATED. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL ADVISE THE ENGINEER IMMEDIATELY TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR THE BUILDING, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING, SAFETY NETS, SUPPORT AND BRACING FOR CRANES AND CRAN POLES, ETC. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE OR SHE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NOT CONSTITUTE INSPECTION OF THE ABOVE ITEMS.
14. THIS STRUCTURE IS DEPENDENT UPON DIAPHRAGM ACTION FOR LATERAL STABILITY. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE ERECTION SHORING AND BRACING AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
15. THESE STRUCTURAL DRAWINGS ILLUSTRATE THE NEW STRUCTURAL MEMBERS. REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS WHICH REQUIRED SPECIAL PROVISIONS DURING CONSTRUCTION OF THE STRUCTURAL MEMBERS.
16. REFER TO ARCHITECTURAL PLANS FOR FLOOR DEPRESSIONS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, AND NON-BEARING PARTITIONS. REFER TO ELECTRICAL AND MECHANICAL PLANS FOR SLEEVES, HANGARS FOR PIPES, DUCTS, AND EQUIPMENT.
17. PROVIDE A LIST OF PROPOSED SUBSTITUTIONS AND MANUFACTURER'S ICC ES REPORTS TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
18. ELEVATIONS GIVEN ON THE STRUCTURAL DRAWINGS ARE REFERENCED FROM FINISHED FLOOR.
19. ALL ASTM STANDARDS LISTED HEREIN, SHALL BE OF THE ISSUE LISTED IN THE CURRENT ANNUAL BOOK OF STANDARDS OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS.
20. THE SPECIAL INSPECTOR MUST BE APPROVED BY THE COUNTY OF SAN DIEGO.
21. THE TESTING LABORATORY MUST BE APPROVED BY THE COUNTY OF SAN DIEGO.
22. THE CONCRETE SLABS ON GRADE HAVE NOT BEEN DESIGNED TO SUPPORT CONSTRUCTION EQUIPMENT. THEREFORE THE BUILDER IS RESPONSIBLE FOR THE DESIGN OF THE SLAB WHERE CONSTRUCTION EQUIPMENT IS TO BE PLACED ALONG WITH ANY SUPPORTING STRUCTURE INCLUDING RETAINING WALLS. ANY DAMAGE TO THE CONCRETE SLAB OR RETAINING WALLS AS A RESULT OF CONSTRUCTION EQUIPMENT IS THE RESPONSIBILITY OF THE BUILDER. IT IS THE BUILDER'S RESPONSIBILITY FOR THE REPAIR OF ANY DAMAGE INCLUDING ADDITIONAL DESIGN COSTS.

DESIGN CRITERIA

- 1. APPLICABLE CODES: 2016 CALIFORNIA BUILDING CODE
2. GRAVITY DESIGN LOADS:
A. ROOF DEAD LOAD..... 33 PSF
B. GREEN ROOF DEAD LOAD..... 53 PSF
C. CARPORT DEAD LOAD..... 50 PSF
D. INTERIOR FLOOR DEAD LOAD..... 43 PSF
E. TERRACE FLOOR DEAD LOAD..... 34 PSF
F. ROOF TRELLIS DEAD LOAD..... 12 PSF
G. EXTERIOR DECK DEAD LOAD..... 7 PSF
H. ROOF LIVE LOAD..... 20 PSF
I. GREEN ROOF LIVE LOAD..... 20 PSF
J. FLOOR LIVE LOAD..... 40 PSF
K. TERRACE LIVE LOAD..... 60 PSF
3. SEISMIC DESIGN CRITERIA
A. SITE CLASS D
B. SEISMIC DESIGN CATEGORY D
C. Ss = 0.769
D. Si = 0.281
E. Sml = 0.917
F. Sml = 0.573
G. Sps = 0.611
H. Ssl = 0.392
I. I = 1
J. R = 6.5 (LIGHT FRAME WOOD SHEAR WALLS)
K. Cs = 0.104W (EQUIVALENT LATERAL FORCE PROCEDURE)
4. WIND DESIGN CRITERIA:
A. RISK CATEGORY II
B. DESIGN WIND SPEED (Vw1)..... 110 MPH
C. EXPOSURE CATEGORY C
D. GCF = 0.18

SOIL CONDITIONS

- 1. THE FOUNDATION DESIGN IS BASED UPON A GEOTECHNICAL REPORT BY ACUTECHE ENGINEERING DATED MARCH 29, 2018 FOR SUBJECT PARCEL 501-041-22-0 WITH THE FOLLOWING REQUIREMENTS:
A. SOIL BEARING CAPACITY..... 4000 PSF WHEN FOOTING IS FOUNDED A MINIMUM 12" INTO APPROVED FOUNDATIONAL MATERIAL.
B. PASSIVE PRESSURE..... 300 PSF/FT DEPTH
C. COEFFICIENT OF FRICTION..... 0.35
D. ACTIVE PRESSURE (LEVEL BACKFILL)..... 40 PCF
E. RESTRAINED PRESSURE (BASEMENT WALLS)..... 60 PCF
F. INCREASE SOIL PRESSURES BY 20% FOR SEISMIC INERTIAL FORCES.
2. ALL SITEWORK, FOOTING EXCAVATIONS, GRADING, SITE PREPARATION, FILL, COMPACTION, WATERPROOFING, AND ALL FOUNDATION WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT. ALTERNATE METHODS NOT DESCRIBED IN THE GEOTECHNICAL REPORT SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO COMMENCING FOUNDATION WORK.
3. BEARING MATERIAL SHALL BE INSPECTED BY A QUALIFIED INDEPENDENT TESTING LABORATORY PRIOR TO PLACEMENT OF CONCRETE.
4. FOUNDATIONS MAY BE EARTH FORMED IF SOIL CONDITIONS AND GEOTECHNICAL REPORT ALLOW.
5. INSTALL ALL UNDERSLAB PIPING AND ELECTRICAL WORK AND RECOMPACT ANY DISTURBED COMPACTED MATERIAL BEFORE PLACEMENT OF CONCRETE SLAB ON GRADE.
6. PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT. THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED, AND THE FOUNDATION EXCAVATIONS COMPLY WITH THE SOILS REPORT AND APPROVED PLANS

REINFORCING STEEL

- 1. WELDED WIRE FABRIC SHALL BE MADE OF BILLET STEEL, COLD DRAWING IN ACCORDANCE WITH ASTM A108 AND A82. LAP WELDED WIRE FABRIC A MINIMUM OF 12".
2. REINFORCING BARS SHALL BE ASTM 615 GRADE 60.
3. WELDING OF REINFORCING IS NOT PERMITTED.
4. ALL REINFORCING SHALL BE COLD BENT.
5. PROVIDE CLASS BE SPLICES IN REINFORCING, PROVIDE 90 DEGREE HOOKS IN ACCORDANCE WITH ACI 318 UNLESS SPECIFICALLY DETAILS. REFER TO TYPICAL DETAILS FOR REQUIRED LAP LENGTHS.
6. PROVIDE CONTINUOUS HORIZONTAL AND CONTINUOUS FOOTING REINFORCING WITH 90 DEGREE BENDS AT CORNERS AND INTERSECTIONS.
7. REINFORCING SHALL BE LOCATED 1 1/2 INCHES MINIMUM CLEAR FROM TOP OF SLAB.

CAST IN PLACE CONCRETE

- 1. ALL CONCRETE SHALL BE REGULAR WEIGHT (UNO), 150 PCF, MAX W/C = 0.5, MIN CEMENT CONTENT = 60 LB/CY, 3/4" AGGREGATE, (ASTM 33) NO PEA GRAVEL MIXES PERMITTED. CEMENT SHALL BE TYPE I OR TYPE V.
2. LIGHTWEIGHT CONCRETE SHALL BE 42 PCF, MAX.
3. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH AS FOLLOWS:
FOUNDATIONS: 4000 PSI
SLAB ON GRADE: 4000 PSI
ALL OTHER CONCRETE: 4000 PSI
4. ANY ADMIXTURES USED SHALL NOT CONTAIN CALCIUM CHLORIDE. ADMIXTURES MAY BE USED FOR ALL CONCRETE.
5. CONCRETE PROTECTION FOR REINFORCEMENT. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
MIN COVER (INCHES)
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH..... 3
B. CONCRETE EXPOSED TO EARTH OR WEATHER NO. 6 THROUGH NO. 18 BARS..... 2
NO. 5 BAR AND SMALLER..... 1 1/2
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
SLAB, WALLS..... 1 1/2
NO. 14 AND NO. 18 BARS..... 1
NO. 11 BAR AND SMALLER..... 3/4
BEAMS, COLUMNS..... 1 1/2
PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS..... 1 1/2
6. REINFORCING BARS, ANCHOR BOLTS, AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO THE PLACEMENT OF CONCRETE. STABBING OF INTO WET CONCRETE IS NOT PERMITTED.
7. CONCRETE MIXES MAY CONTAIN FLY ASH. THE FLY ASH SHALL CONFORM TO ASTM C618 CLASS F AND THE LOSS OF IGNITION SHALL BE LIMITED TO 2%. THE ADDITION RATE SHALL NOT EXCEED 15% OF THE CEMENT WEIGHT. THE CONTRACTOR SHALL SUBMIT ALL CERTIFICATES SHOWING THE FLY ASH CONFORMS TO THE ABOVE CRITERIA.
8. WHERE CONTINUOUS BARS ARE CALLED OUT, PROVIDE TIED CONTACT SPLICES AS REQUIRED. STAGGER SPLICES OF ALTERNATE BARS BY THE FULL SPLICE LENGTH.
9. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS TO THE ENGINEER FOR APPROVAL PRIOR TO PLACING CONCRETE.
10. THE ENGINEER SHALL BE NOTIFIED 24 HOURS IN ADVANCE OF ALL CONCRETE PLACEMENT.
11. AGGREGATE FOR HARD ROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM 33 AND PROJECT SPECIFICATIONS. EXCEPTIONS MAY BE USED ONLY WITH PERMISSION OF THE STRUCTURAL ENGINEER.

WOOD

- 1. ALL WOOD MEMBERS SHALL BE DOUGLAS FIR/LARCH, CONFORMING TO THE CBC STANDARD 23-1 USING CURRENT WHPA GRADING RULES, UNLESS OTHERWISE NOTED. EACH PIECE OF LUMBER SHALL BE GRADE MARKED.
HORIZONTAL FRAMING MEMBERS..... Thickness 2" & 3"; NO. 2 ALL OTHER HORIZONTAL MEMBERS: NO. 1, UNO.
VERTICAL FRAMING MEMBERS..... 4x AND 6x POSTS; NO. 1 ALL OTHER VERTICAL MEMBERS: NO. 2
2. ALL PLYWOOD SHALL CONFORM TO UBC STANDARD 23-2 AND SHALL BE IDENTIFIED WITH APA GRADE MARK. SEE PLANS FOR THICKNESS.
ROOF SHEATHING: .... 5/8" : STRUCTURAL I (24/16) OR ICBO EQUAL
WALL SHEATHING: .... 1/2" : STRUCTURAL I (24/0) OR ICBO EQUAL
3. RUN LONG DIMENSION OF PLYWOOD PERPENDICULAR TO FRAMING MEMBERS. NAIL AS INDICATED ON PLANS WITH COMMON WIRE NAILS.
4. 2" SOLID BLOCKING SHALL BE PLACED BETWEEN ALL JOISTS AND RAFTERS AT SUPPORTS.
5. LAG SCREWS: PREDRILL WITH A BIT SIZE OF 65% OF THE SHANK DIAMETER FOR THE THREADED PORTION. LEAD HOLES SHALL BE THE SAME LENGTH AS THE UNTHREADED SHANK AND THE SAME DIAMETER AS THE SHANK. SCREW LAGS SHALL BE PROVIDED UNDER HEADS WHICH BEAR ON WOOD.
6. BOLTS IN WOOD SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE UNLESS OTHERWISE DETAILED.
7. NO CHECKS OR SPLITS ALLOWED AT AREAS TO BE BOLTED.
8. SEE SHEAR WALL SCHEDULE ON DRAWINGS FOR REQUIREMENTS FOR SHEAR WALLS.
9. ALL CONNECTORS SHALL BE BY SIMPSON STRONG-TIE COMPANY OR ICBO EQUAL.

MASONRY

- 1. REINFORCED MASONRY WORK AND MATERIALS SHALL CONFORM TO THE CURRENT VERSION OF TMS 402/2002.
2. CONCRETE BLOCK: ASTM C-90, GRADE N, MEDIUM WEIGHT, OPEN END UNITS COMPLYING TO ASTM C426 FOR SHRINKAGE AND DRYING. fm=1500 psi
3. MORTAR: ASTM C270 TYPE S WITH 28 DAY COMPRESSIVE STRENGTH OF 1800 PSI PROVIDE BOND BEAM UNITS AT ALL HORIZONTAL REINFORCEMENT. fm = 1500 PSI ALL CMU SHALL BE LAID IN RUNNING BOND UNO.
4. GROUT: ASTM C476 WITH 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI. MAXIMUM AGGREGATE SIZE IS 3/8 INCH.
5. PROVIDE CONTINUOUS REINFORCED VERTICAL CELLS FULL HEIGHT AT ALL JAMB AND WALL CORNERS.
6. ALL MASONRY SHALL BE SOLID GROUTED PROVIDE BOND BEAM UNITS AT ALL HORIZONTAL REINFORCEMENT. ALL CMU SHALL BE LAID IN RUNNING BOND UNO.
7. REINFORCEMENT SPLICES: LAP 40 48 BAR DIAMETERS OR 24" WHICHEVER IS GREATER BAR DIAMETERS OR 1'-8", WHICHEVER IS GREATER.
8. VERTICAL REINFORCEMENT SHALL BE DOWELED TO THE SUPPORTING MEMBERS WITH THE SAME SIZE AND SPACING OF REINFORCEMENT AS CALLED FOR ON THE DRAWINGS OR THE STANDARD NOTES.
9. HORIZONTAL CONSTRUCTION JOINTS IN GROUT POUR SHALL BE MADE BY STOPPING THE GROUT 1-2" BELOW TOP OF MASONRY UNIT.
10. ALL GROUT SHALL BE VIBRATED WITH HIGH FREQUENCY INTERNAL MECHANICAL VIBRATING EQUIPMENT.
11. GROUTING OF WALLS, AT CONTRACTOR'S OPTION, SHALL COMPLY WITH THE CBC REQUIREMENTS FOR EITHER LOW OR HIGH GROUTING.
12. ANCHORS, BOLTS, EMBEDMENTS, WALL INSERTS, ETC, SHALL BE TIED INTO PLACE PRIOR TO POUR, GROUTED SOLID IN POSITION, NO STABBING IS ALLOWED.
13. VERTICAL REINFORCING SHALL BE SECURED IN PLACE PRIOR TO PLACEMENT OF GROUT. VERTICAL REINFORCING SHALL HAVE A MINIMUM GROUT COVER OF 1/2 INCH TO THE INSIDE FACE OF CMU AND A MINIMUM TOTAL COVER INCLUDING MASONRY OF 2 INCHES.
14. PIPING OR CONDUIT EMBEDDED IN REINFORCED MASONRY SHALL NOT EXCEED 1 INCH IN DIAMETER AND LOCATION SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.

STRUCTURAL GLUED LAMINATED TIMBERS

- 1. MATERIAL, MANUFACTURER AND QUALITY CONTROL SHALL BE IN CONFORMANCE WITH CURRENT VERSION OF ANSI/APA STANDARD A190.1 AND ASTM D 3737. "DESIGN AND MANUFACTURER OF STRUCTURAL GLUED-LAMINATED TIMBER," MEMBERS SHALL BE MARKED WITH QUALITY MARK.
2. ALL GLULAM TIMBERS SHALL BE DOUGLAS FIR/LARCH 24F-V8 (E2.0)
3. AN A.I.T.C. CERTIFICATE OF COMPLIANCE FOR GLUED LAMINATED WOOD MEMBERS SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
4. ADHESIVE SHALL MEET THE REQUIREMENTS FOR WET CONDITIONS OF SERVICE, SUITABLE FOR EXTERIOR EXPOSURE CONDITIONS.
5. HOLES OR NOTCHES IN GLUED-LAMINATED BEAMS ARE NOT PERMITTED UNLESS SPECIFICALLY DETAILED.

STRUCTURAL STEEL

- 1. ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS:
WIDE FLANGE SHAPES: A992 (Fy = 50 KSI)
CHANNELS, ANGLES, PLATES, ETC.: A36 (Fy = 36 KSI)
STRUCTURAL TUBE (HSS): A500 GRADE C (Fy = 50 KSI)
STRUCTURAL PIPE: A53 GRADE B (Fy = 35 KSI)
2. BOLTS SHALL CONFORM TO ASTM A 307, UNO. ALL BOLTS SHALL BE INSTALLED WITH CUT STEEL WASHERS. BOLT HOLES SHALL BE 1/16-INCH OVERSIZED.
3. ALL WELDING SHALL BE PERFORMED BY CERTIFIED OPERATORS UNDER THE SUPERVISION OF AN APPROVED FABRICATOR USING THE ELECTRIC SHIELDED ARC PROCESS AS FORMULATED BY THE AMERICAN WELDING SOCIETY.
4. STEEL SHALL BE IDENTIFIED BY HEAT OR MELT NUMBERS AND SHALL BE ACCOMPANIED BY TEST REPORTS.
5. AISC STANDARD BEAM CONNECTIONS SHALL BE USED FOR CONNECTIONS NOT SHOWN (AISC LATEST EDITION USING 3/4-INCH BOLTS.
6. ALL STEEL SHALL BE FABRICATED TO FIT TOGETHER PLUMB AND TRUE IN THE FIELD WITHOUT ALTERATION
7. ALL STRUCTURAL STEEL IS TO BE HOT DIP GALVANIZED. PROVIDE BOLTS, NUTS, AND WASHERS THAT ARE HOT DIP GALVANIZED ACCORDING TO ASTM A153 CLASS C.
8. WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS OR AT A SHOP CERTIFIED TO DO SUCH WORK USING ELECTRIC ARC WELDING PROCESS AND SHALL CONFORM TO AISC AND AWS STANDARDS.
9. ALL TESTING AND WELDING OF STRUCTURAL STEEL AND ALL CERTIFICATION OF WELDERS SHALL BE PER AWS D1.1. REFER TO SPECIAL INSPECTION NOTES FOR ADDITIONAL WELDING REQUIREMENTS.
10. ALL WELDS USED IN PRIMARY MEMBERS AND CONNECTIONS IN THE SEISMIC FORCE RESISTING SYSTEM SHALL BE MADE WITH A FILLER METAL THAT HAS A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT-LBS AT MINUS 20°F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.
11. AN ERECTION PLAN PREPARED BY A REGISTERED CIVIL OR STRUCTURAL ENGINEER INCORPORATING ALL LOCAL, STATE AND FEDERAL SAFETY REQUIREMENTS SHALL BE SUBMITTED TO THE BUILDING INSPECTION DEPARTMENT OF THE CITY OF LA MESA.
12. SPLICING OF STRUCTURAL STEEL MEMBERS IS NOT ALLOWED.
13. STRUCTURAL STEEL SHALL BE CLEANED OF RUST, LOOSE MILL SCALE, AND OTHER FOREIGN MATERIALS WHERE REQUIRED FOR FABRICATION, FITTING UP OR WELDING.
14. DO NOT CUT ANY STRUCTURAL STEEL MEMBERS IN CONFLICT WITH THE WORK WITHOUT PRIOR APPROVAL BY THE ENGINEER UNLESS SPECIFICALLY SHOWN ON THE CONSTRUCTION DOCUMENTS.
15. PROVIDE STRUCTURAL STEEL SHOP DRAWINGS FOR ENGINEERS REVIEW PRIOR TO FABRICATION.
16. ALL HOLES IN STEEL MEMBERS SHALL BE DRILLED OR PUNCHED. TORCH CUT HOLES ARE NOT ALLOWED.
17. TEMPORARY BRACING DESIGNED BY OTHERS SHALL BE REQUIRED TO ENSURE THE ALIGNMENT AND STABILITY OF THE STRUCTURAL STEEL DURING ERECTION AND SHALL REMAIN IN PLACE UNTIL PERMANENT CONDITIONS AS SHOWN ON THE CONSTRUCTION DOCUMENTS ARE IN PLACE.
18. PROVIDE GROUT FOR BASE PLATES THAT IS NON-SHRINK, NON-METALLIC GROUT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI.

STEEL DECK

- 1. STEEL DECK FABRICATION AND ERECTION SHALL CONFORM TO THE LATEST STEEL DECK INSTITUTE DESIGN MANUAL.
2. STEEL DECK SHALL CONFORM TO A663 WITH MINIMUM YIELD STRENGTH OF 50 KSI.
3. WHERE PARTIAL PANELS ARE REQUIRED TO COMPLETE THE DECK INSTALLATION A THE PERIMETER OF THE STRUCTURE, PROVIDE CONTINUOUS CLOSURE SECTION TO FACILITATE DECK SUPPORT AND ATTACHMENT AS REQUIRED.
4. ALL WELDING SHALL BE IN CONFORMANCE WITH AWS D1.3 AND SHALL BE PERFORMED BY CERTIFIED SHEET WELDERS THOROUGHLY EXPERIENCED IN WELDING SHEET STEEL.
5. NO LOADS ARE PERMITTED TO BE SUSPENDED FROM ANY DECKING. ATTACHMENTS FOR CEILING, DUCTWORK, PIPING, CONDUIT, UTILITIES, LIGHTS, ETC.
6. TOP FLANGES OF BEAMS OR OTHER SUPPORTING ELEMENTS TO BE FREE OF RUST, MILL SCALE, DIRT, SAND, OR OTHER MATERIAL THAT WILL INTERFERE WITH THE WELDING OPERATION.
7. ALL WATER ON THE DECK OR BETWEEN THE DECK AND BEAMS MUST BE REMOVED PRIOR TO WELDING.
8. DECKING MUST REST TIGHTLY ON SUPPORTING MEMBERS.
9. WHEN WELDING THROUGH TWO THICKNESSES OF DECK MATERIAL OR WHERE A LAP JOINT IS REQUIRED, BURN A 1-3/4" DIAMETER HOLE THROUGH THE DECK SO THE STUD CAN BE PROPERLY SEATED ON THE BEAM.
10. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW BEFORE FABRICATION.
11. DECK SHALL BE GALVANIZED (G90) UNLESS NOTED OTHERWISE.
12. DECK SHALL HAVE CURRENT ICC ES REPORT DEMONSTRATING COMPLIANCE WITH THE BUILDING CODE AND CONTRACT DOCUMENTS.
13. PROVIDE A MINIMUM END BEARING OF 2 INCHES AT EXTERIOR SUPPORTS AND 4 INCHES AT INTERIOR SUPPORTS.
14. ALL DECK SHALL BE INSTALLED IN A DOUBLE SPAN CONDITION. SINGLE SPAN LAYOUT IS NOT PERMITTED.
15. DECK SHALL INCLUDE ANY MISCELLANEOUS CLOSURE PIECES, METAL SCREEDS, ETC. TO MAKE A COMPLETE JOB. MISCELLANEOUS COMPONENTS SHALL BE GALVANIZED (G90) AND SHALL MATCH THE THICKNESS OF THE DECK.

Table with columns: WORK REQUIRING SPECIAL INSPECTION, ITEM DESCRIPTION AND LOCATION, DESIGN STRENGTH, NAME OF SPECIAL INSPECTOR, PHONE NUMBER OF SPECIAL INSPECTOR. Includes rows for STEEL CONSTRUCTION, MASONRY CONSTRUCTION, FOUNDATIONS, and SMOKE CONTROL SYSTEMS.

SPECIAL INSPECTIONS

- 1. SPECIAL INSPECTION IS REQUIRED IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE, AS SUMMARIZED BELOW. SPECIAL INSPECTION IS NOT A SUBSTITUTE FOR INSPECTION BY THE BUILDING OFFICIAL.
2. SPECIAL INSPECTION OF FABRICATED ITEMS: SPECIAL INSPECTIONS ARE NOT REQUIRED WHERE FABRICATOR IS REGISTERED AND APPROVED BY THE COUNTY OF SAN DIEGO AND IN ACCORDANCE WITH CBC 1704.2.5.1.
3. THE CONTRACTOR SHALL HIRE ALL SPECIAL INSPECTORS AND TESTING AGENCIES TO PERFORM SPECIAL INSPECTION AND TESTING WORK.
4. THE SPECIAL INSPECTOR MUST BE QUALIFIED AND CERTIFIED BY THE COUNTY OF SAN DIEGO TO PERFORM THE TYPES OF INSPECTION SPECIFIED, EXCEPTIONS:
A. SOILS INSPECTION BY THE SOILS ENGINEER OF RECORD
B. WHEN WAIVED BY THE BUILDING OFFICIAL.
5. SPECIALLY INSPECTED WORK THAT IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE COUNTY INSPECTOR IS SUBJECT TO REMOVAL OR EXPOSURE.
6. THE SPECIAL INSPECTOR SHALL OBSERVE THE INDICATED WORK FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS AND SUBMIT RECORDS OF INSPECTION TO THE BUILDING OFFICIAL AND AUTHORITY HAVING JURISDICTION.
7. A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION.
8. CONCRETE CONSTRUCTION (PERIODIC INSPECTION)
A. REINFORCING STEEL
B. ANCHOR BOLTS
C. CONCRETE MIX DESIGN
D. FORMWORK
9. CMU CONSTRUCTION (PERIODIC INSPECTION)
A. REINFORCING STEEL
B. ANCHOR BOLTS
10. WOOD CONSTRUCTION (PERIODIC INSPECTION)
A. NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF WOOD SHEARWALLS, DIAPHRAGMS, CHORDS, DRAGS, STRAPS, AND HOLDDOVNS.
11. SOILS (PERIODIC INSPECTION, UNO)
A. VERIFICATION OF BEARING MATERIAL
B. VERIFICATION EXCAVATIONS ARE OF PROPER DEPTH AND REACH PROPER MATERIAL.
C. CLASSIFICATION AND TESTING OF COMPACTED FILL.
D. VERIFICATION OF PROPER FILL MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL (CONTINUOUS INSPECTION)
E. SUBGRADE AND VERIFICATION THAT SITE HAS BEEN PROPERLY PREPARED.
F. RETAINING WALL BACKFILL

Table with columns: NO, DATE, REASON FOR ISSUE, CHK. Includes entries for Plan Check Submission, City Plan Check #01, City Plan Check #02, City Plan Check #03, City Plan Check #04, Bulletin 01.

Project Status

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CONSULTANT: Tepa ENGINEERING SERVICES, A TEPA COMPANY

CONSULTANT: o.lbm

KEY PLAN: Diagram showing the location of the project on a site plan.

STAMP: Professional Engineer Seal for Leonar B. Buendia, No. 62951, Exp 8-30-24, CIVIL, STATE OF CALIFORNIA.

PROJECT: INFINITY RESIDENCE

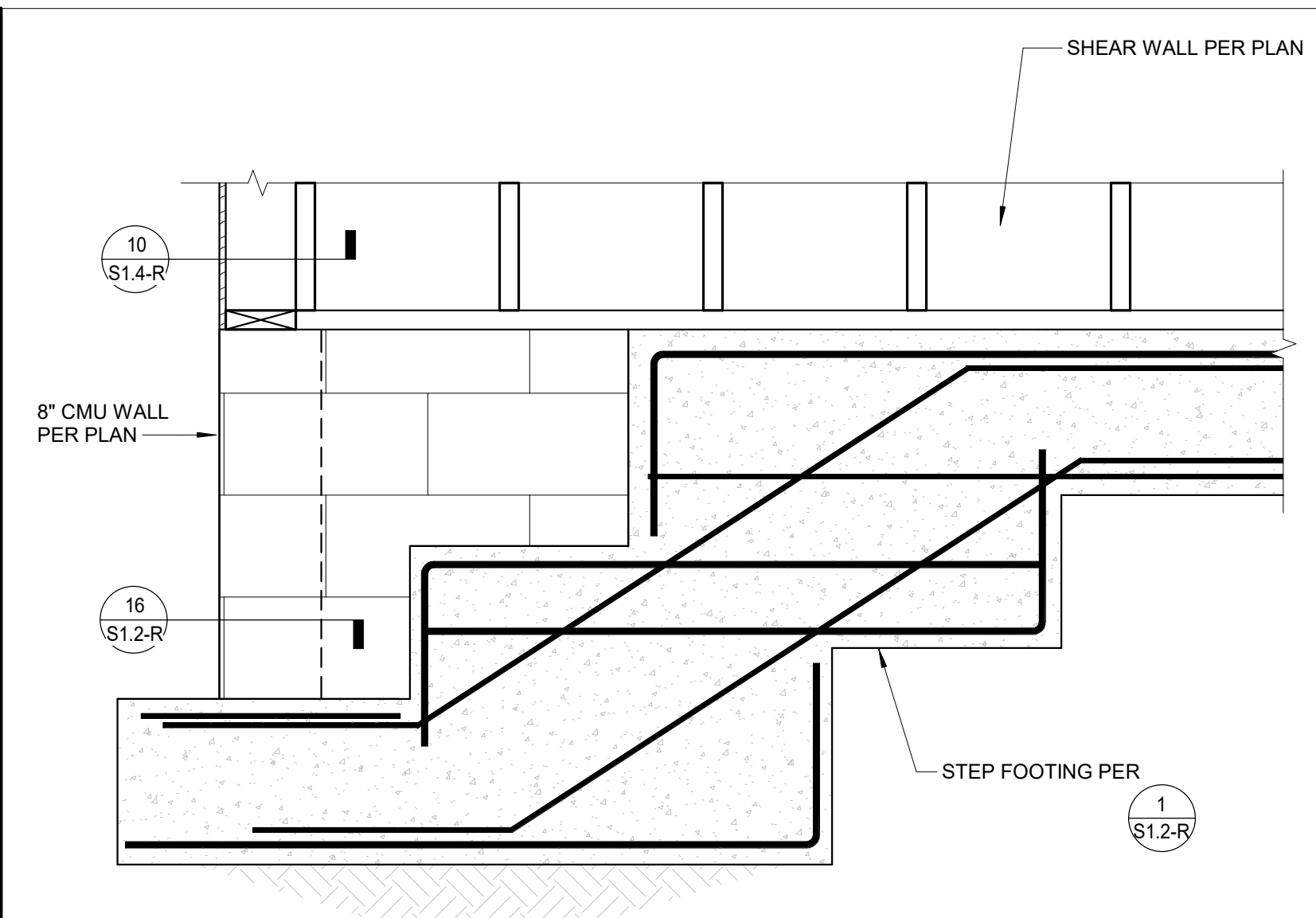
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PROJECT: WQ103, DATE: 08/21/23, SCALE: 12" = 1'-0"

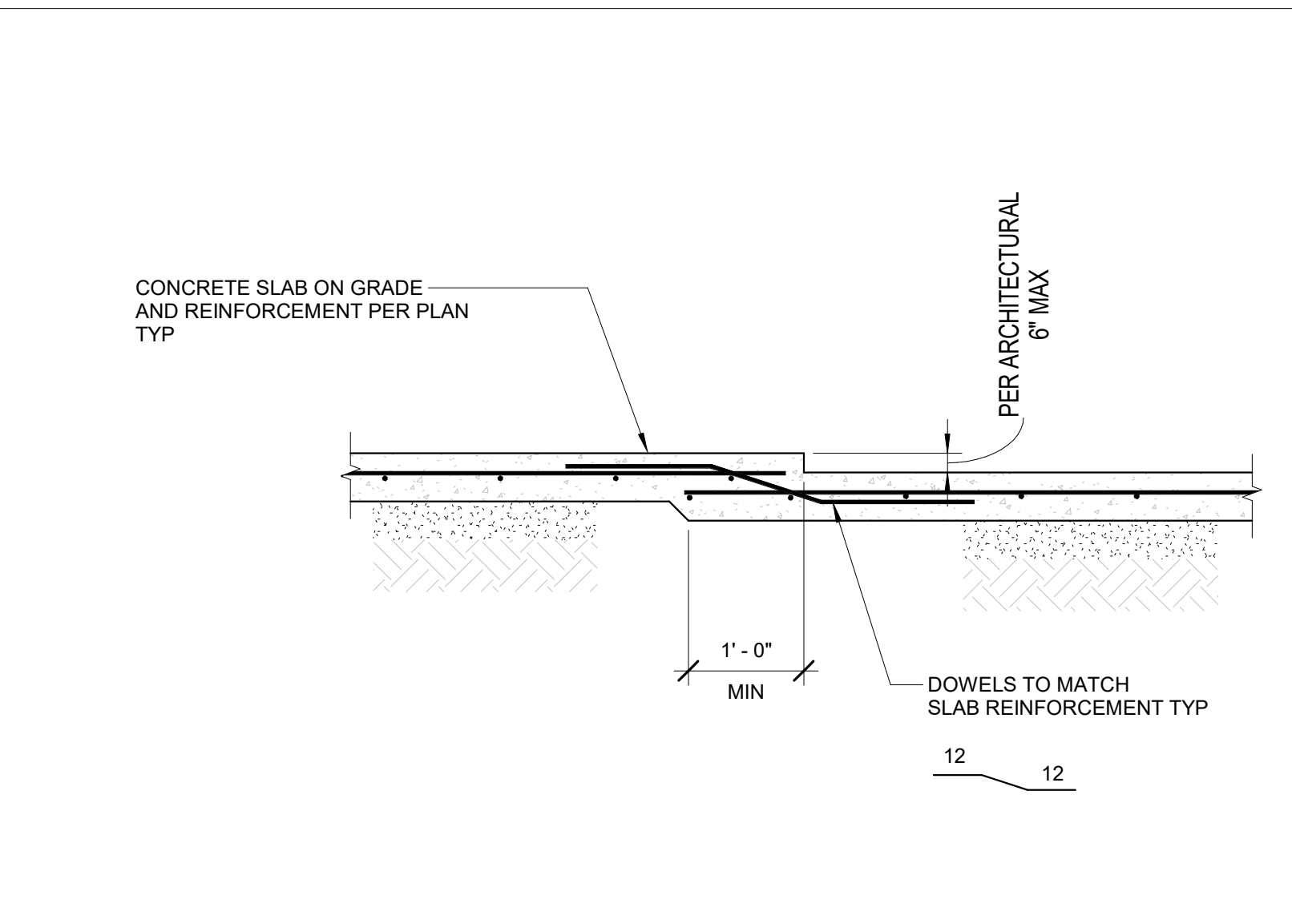
PROJECT: WQ103, DATE: 08/21/23, SCALE: 12" = 1'-0"

PROJECT: WQ103, DATE: 08/21/23, SCALE: 12" = 1'-0"

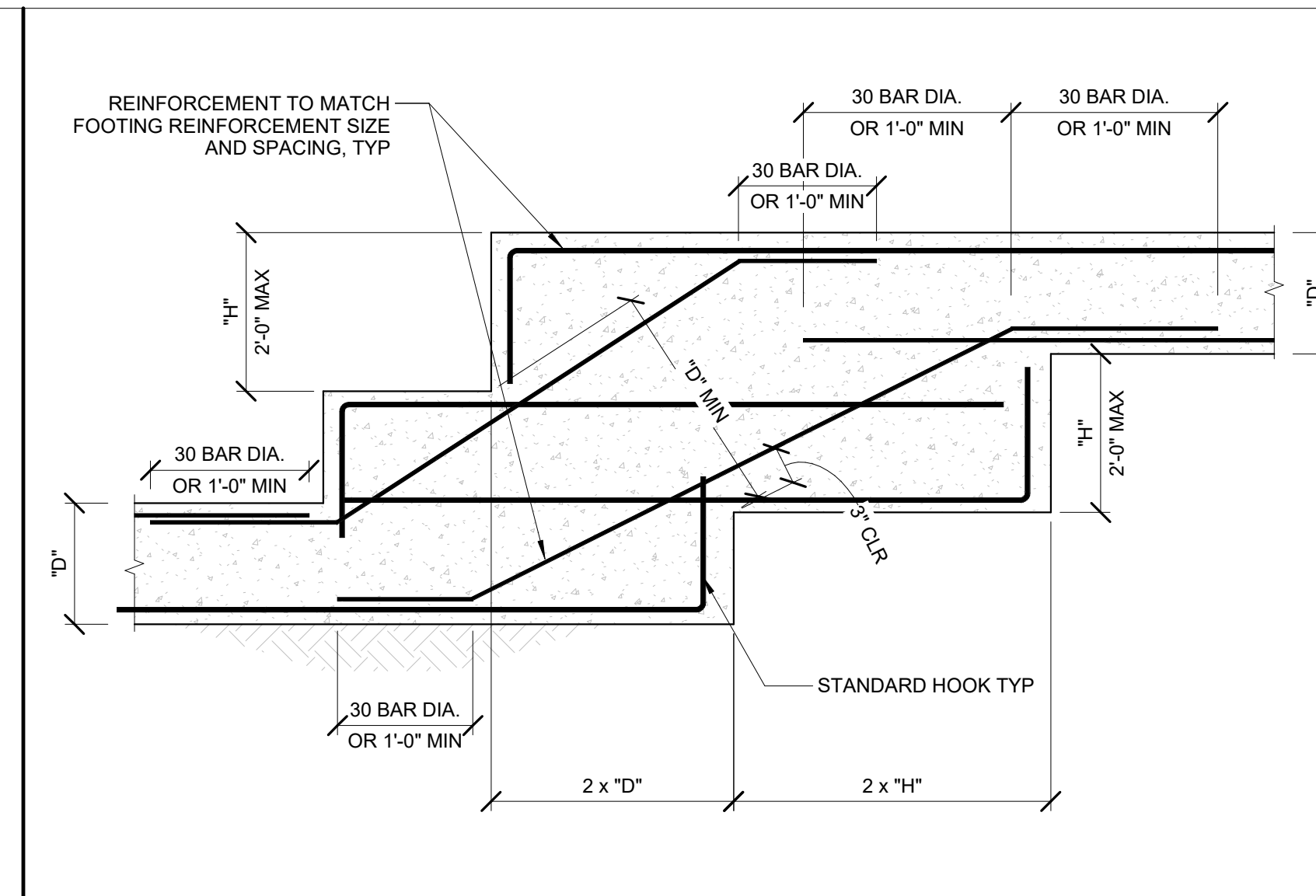




**9 STEPPED STEM WALL**  
SCALE: 1" = 1'-0"



**5 TYPICAL SLAB DEPRESSION**  
SCALE: 3/4" = 1'-0"



**1 CONTINUOUS FOOTING STEP**  
SCALE: 3/4" = 1'-0"

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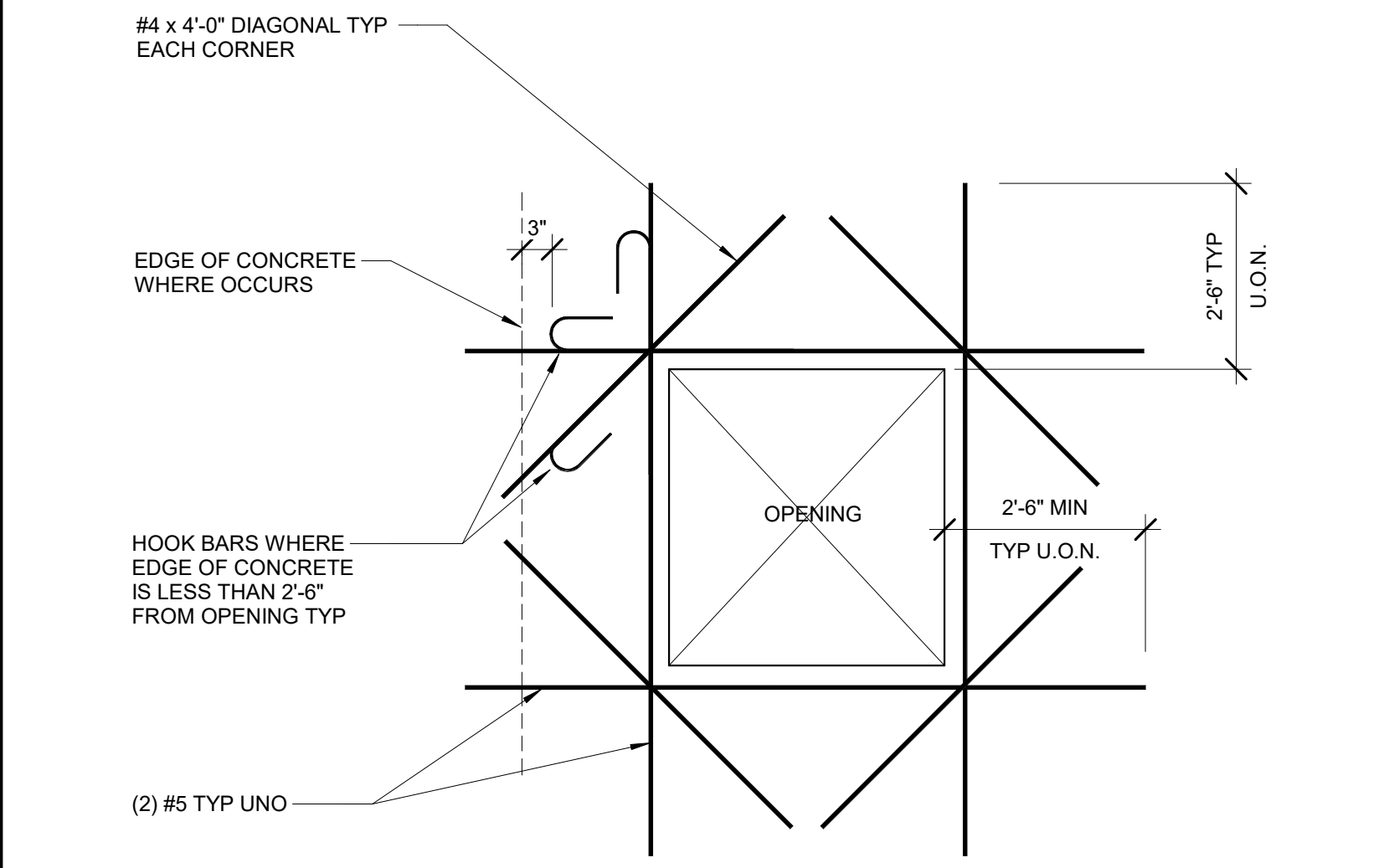
NO	DATE	REASON FOR ISSUE	CHK
1	11/27/19	Plan Check Submission (Performed by Taquino Engineering)	
2	08/21/20	City Plan Check #01 (Performed by Taquino Engineering)	
3	03/10/21	City Plan Check #02 (Performed by Taquino Engineering)	
4	03/30/22	City Plan Check #03 (Performed by Taquino Engineering)	
5	06/07/22	City Plan Check #04 (Performed by Taquino Engineering)	
6	08/21/23	Bulletin 01	

**CONCRETE LAP SPLICES PER ACI 318 (INCHES)**

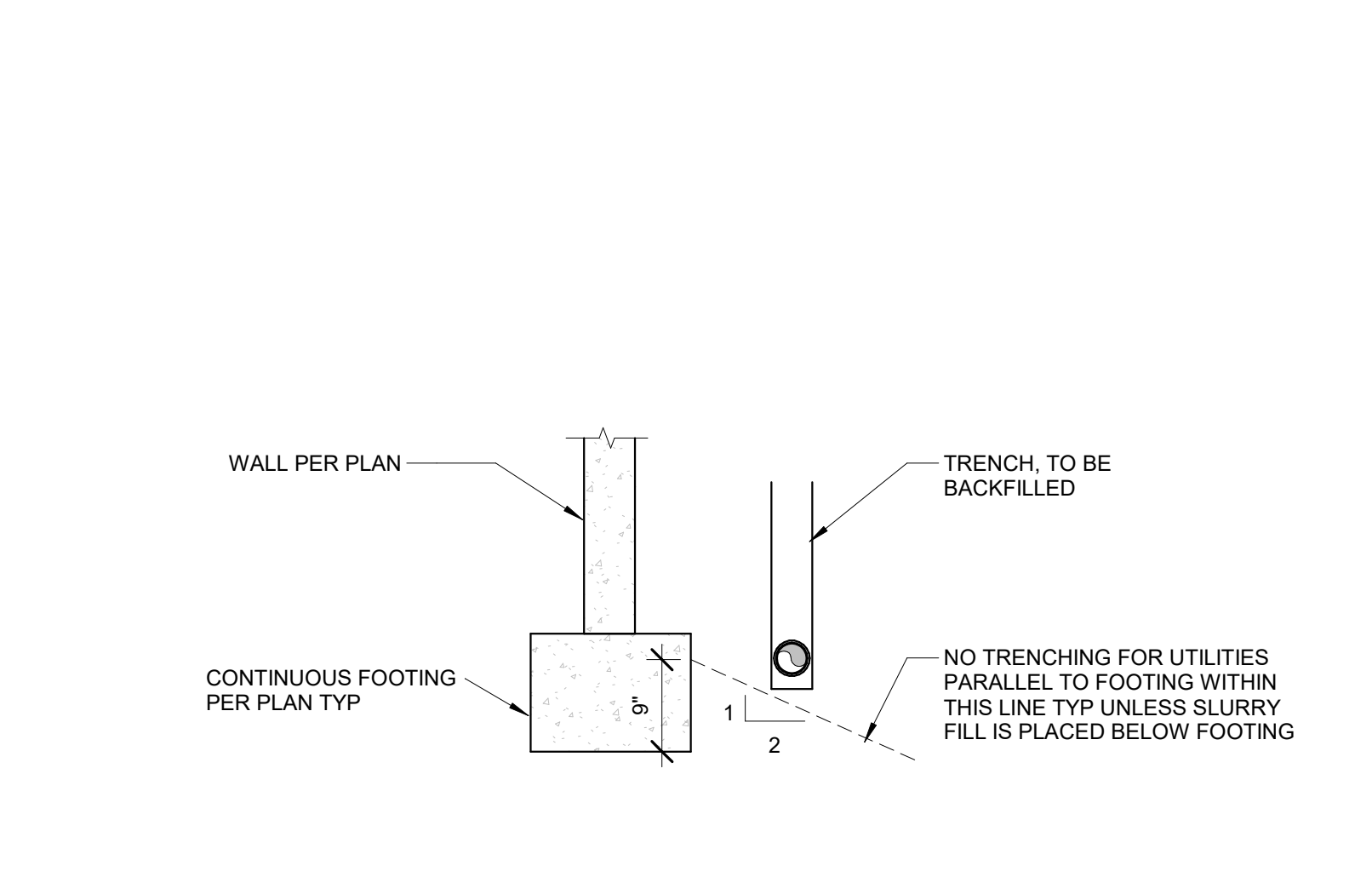
BAR SIZE	LAP CLASS	f <sub>c</sub> =3000 psi	f <sub>c</sub> =4000 psi	f <sub>c</sub> =5000 psi
3	B	24	24	24
4	B	29	25	24
5	B	36	31	28
6	B	43	37	34
7	B	63	54	49
8	B	72	62	56
9	B	81	70	63
10	B	91	79	71
11	B	101	87	78

- NOTES:**
- TABULATED VALUES ARE FOR NORMAL WEIGHT CONCRETE. DIVIDE BY 0.75 FOR LIGHTWEIGHT CONCRETE.
  - TABULATED VALUES ARE FOR UNCOATED BARS.
  - TABULATED VALUES ASSUME CLEAR COVER IS AT LEAST 1 BAR DIAMETER AND CLEAR SPACING IS AT LEAST 2 BAR DIAMETERS.
  - FOR HORIZONTAL BARS WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW THE BARS, MULTIPLY VALUES BY 1.3.
  - BARS LARGER THAN #11 SHALL NOT BE LAP-SPLICED.
  - BUNDLED BARS ARE NOT COVERED BY THIS SCHEDULE.

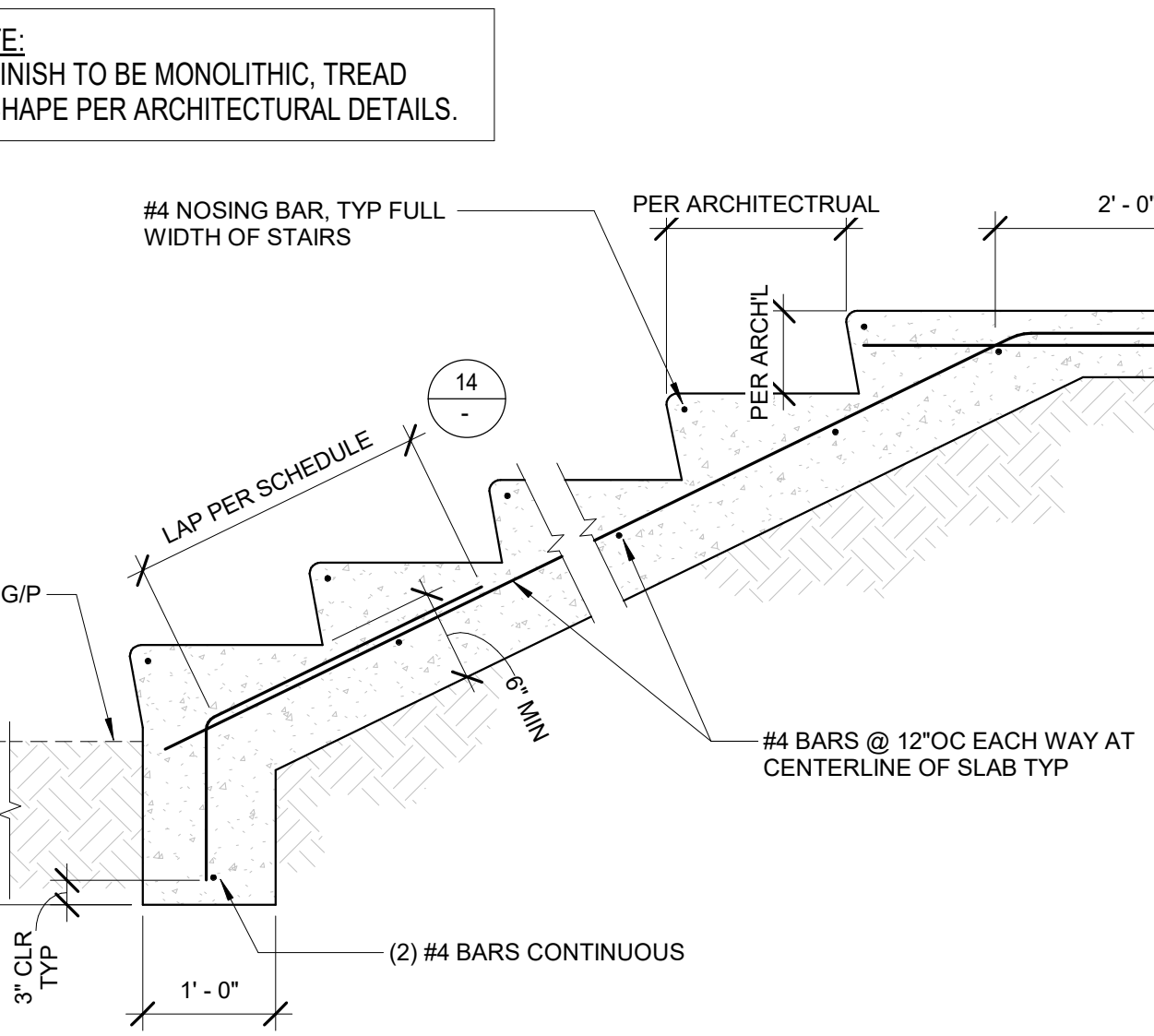
**14 TYPICAL CONCRETE LAP SPLICE SCHEDULE**  
SCALE: 1/2" = 1'-0"



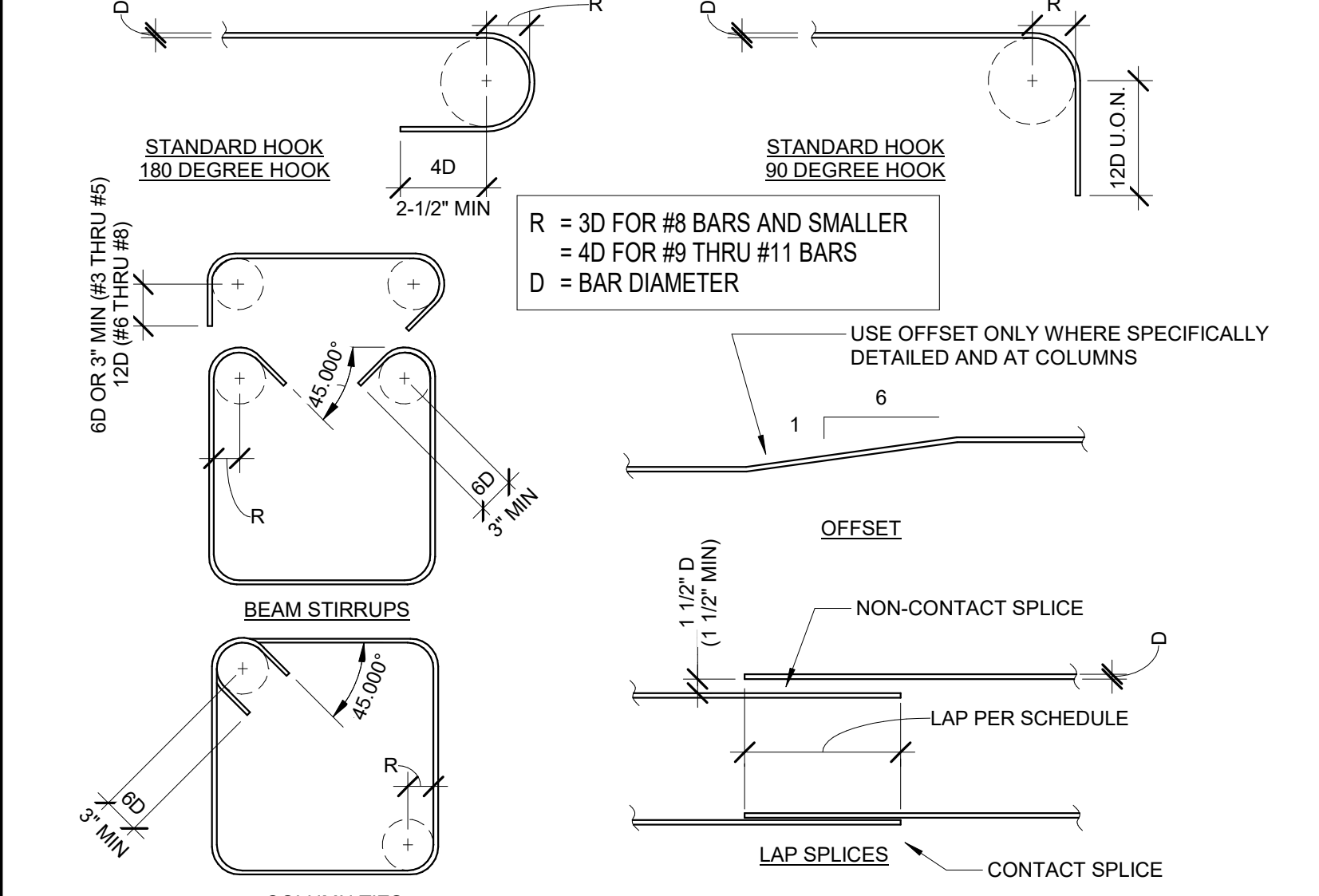
**10 TYPICAL REINFORCEMENT AT NON-STRUCTURAL SLAB**  
SCALE: 3/4" = 1'-0"



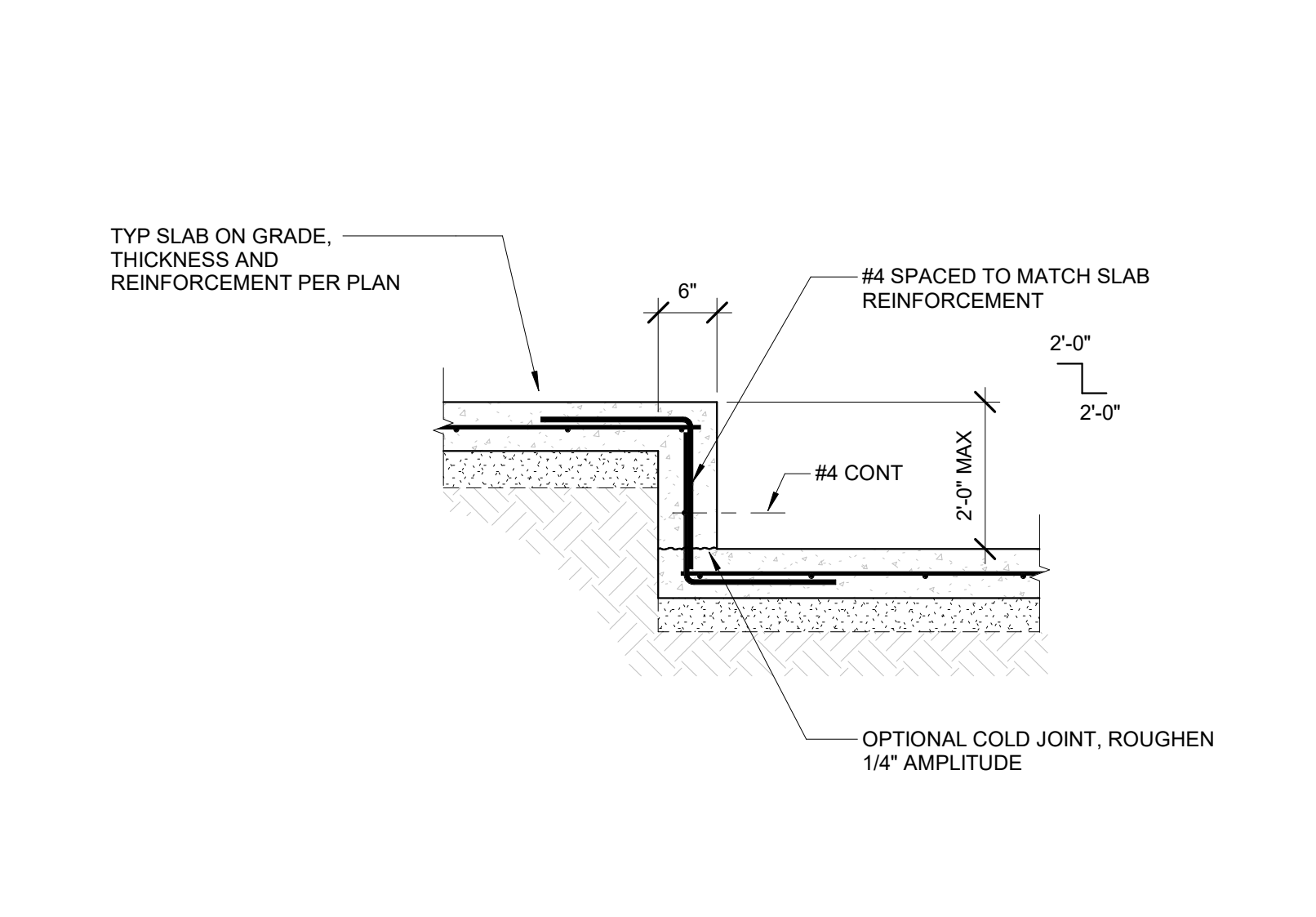
**2 PIPES AND TRENCHES AT BUILDING FOOTING**  
SCALE: 3/4" = 1'-0"



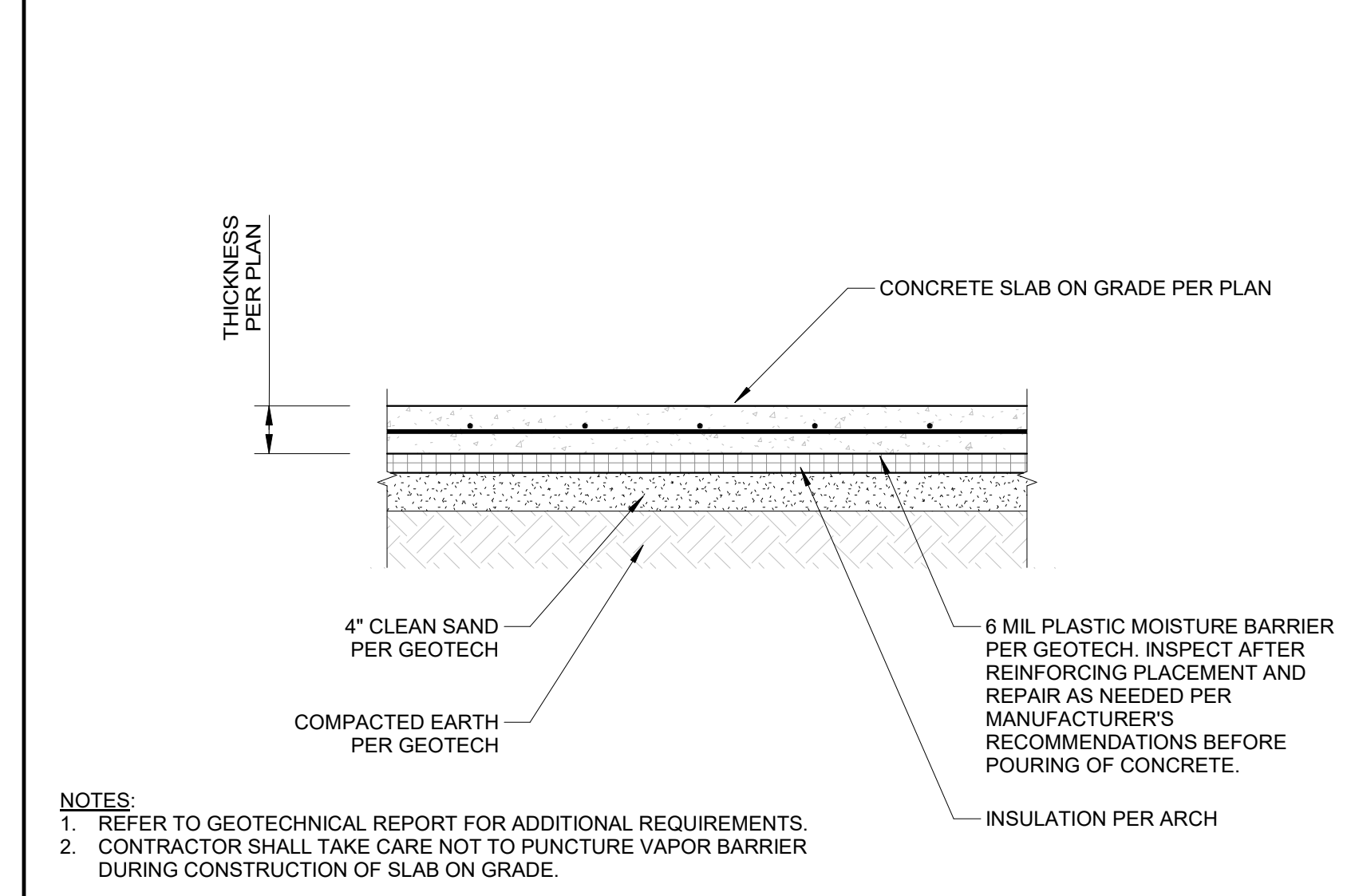
**15 CONCRETE STAIR ON GRADE**  
SCALE: 3/4" = 1'-0"



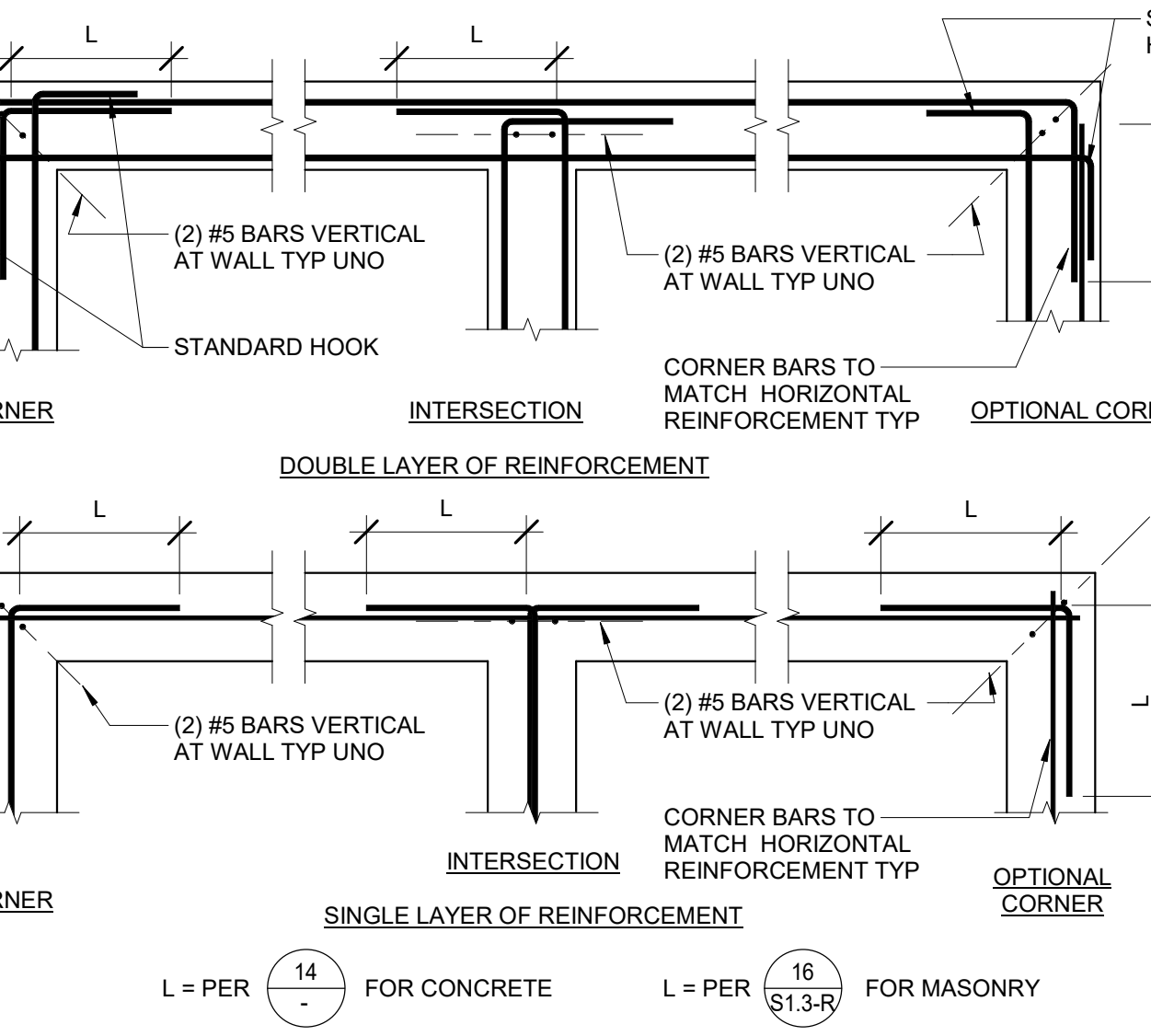
**11 TYPICAL REINFORCEMENT BENDS**  
SCALE: 3/4" = 1'-0"



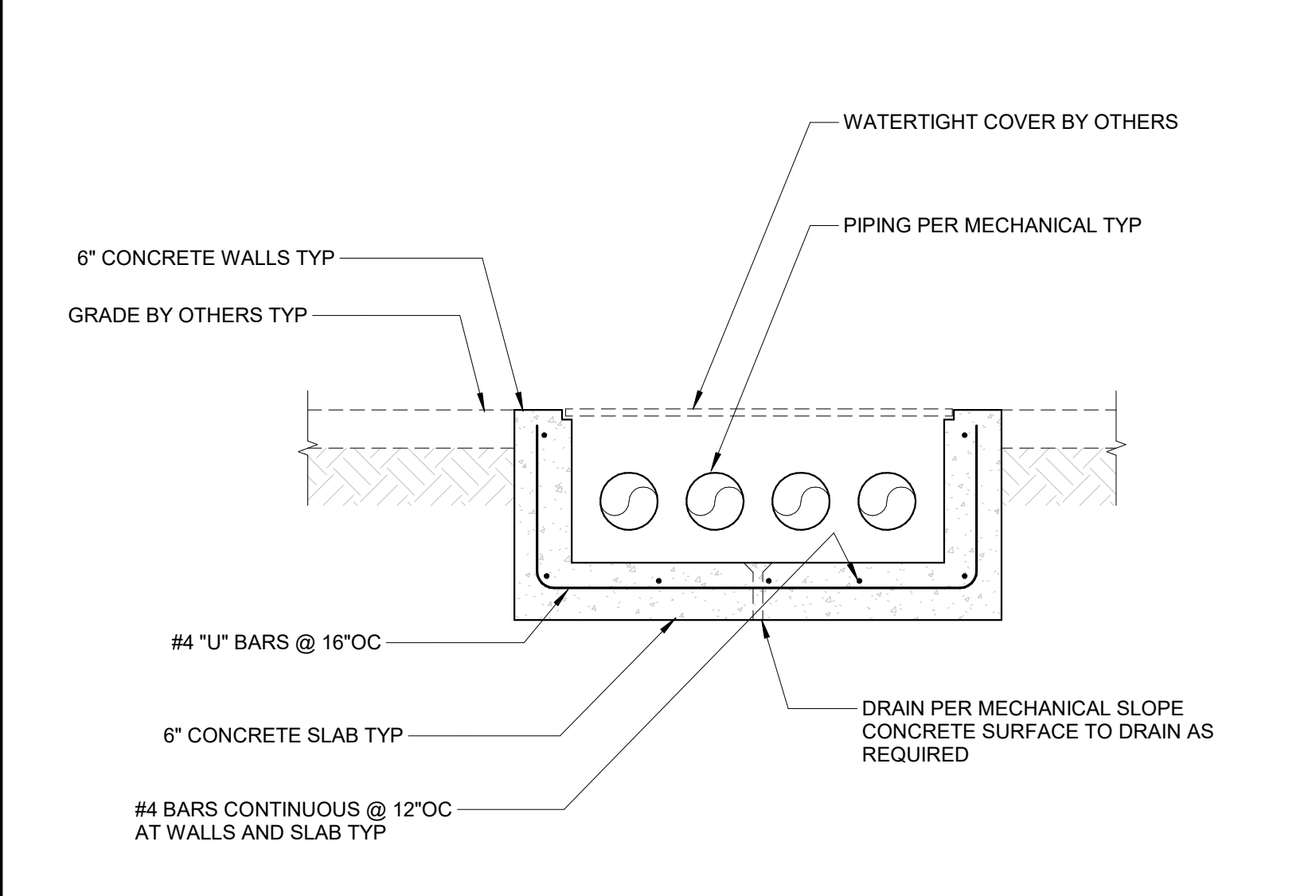
**7 STEP AT SLAB ON GRADE**  
SCALE: 3/4" = 1'-0"



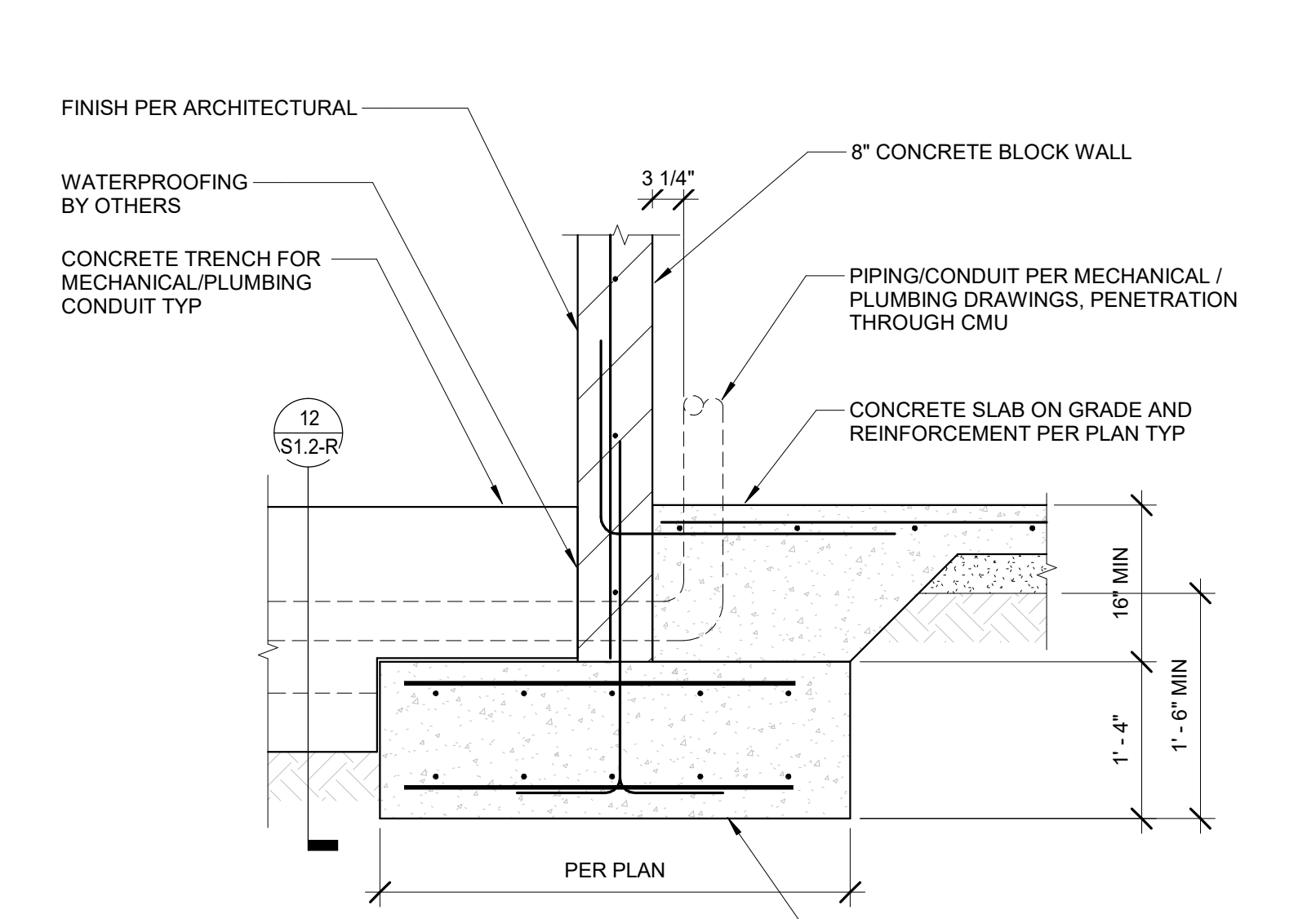
**3 TYP SLAB ON GRADE**  
SCALE: 3/4" = 1'-0"



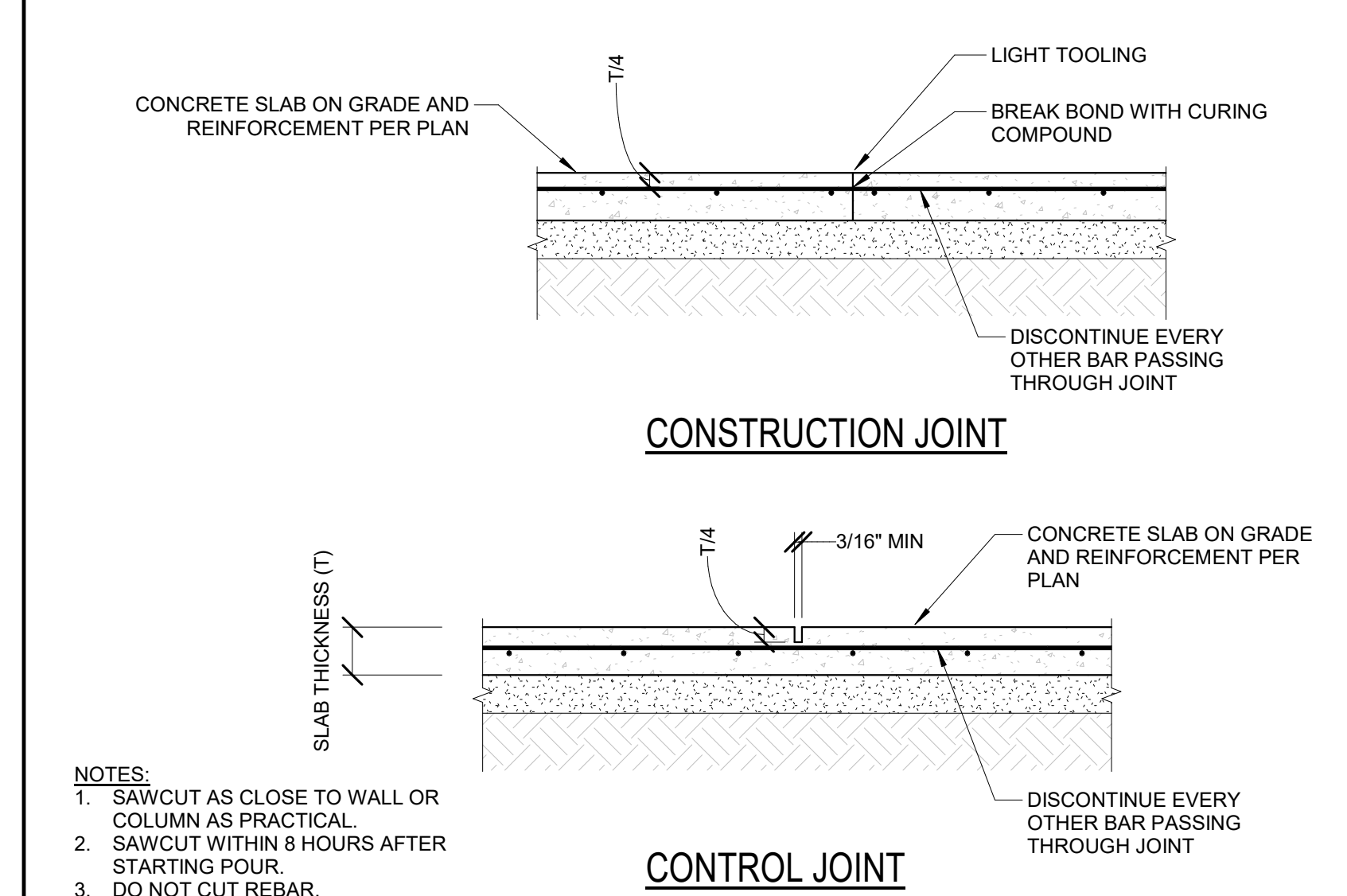
**16 TYPICAL REINFORCEMENT AT INTERSECTIONS OF CONCRETE WALLS AND FOOTINGS**  
SCALE: 3/4" = 1'-0" (S1.2-R)



**12 TYPICAL PIPE TRENCH**  
SCALE: 3/4" = 1'-0" (S1.2-R)



**8 TRENCH AT FOOTING**  
SCALE: 3/4" = 1'-0"



**4 SLAB ON GRADE CONSTRUCTION & CONTROL JOINT**  
SCALE: 3/4" = 1'-0"

**Project Status**

ARCHITECT

**o.lbm**  
972 Embarcadero Road, Palo Alto, CA 94303  
619.410.1432 lb@leonardobuendia.com

CONSULTANT

**Tepa ENGINEERING SERVICES**  
A TEPA COMPANY

CONSULTANT

CLIENT

**o.lbm**

KEY PLAN

STAMP

PROJECT

**INFINITY RESIDENCE**

TITLE

**TYPICAL FOUNDATION DETAILS**

PROJECT

**W0103**

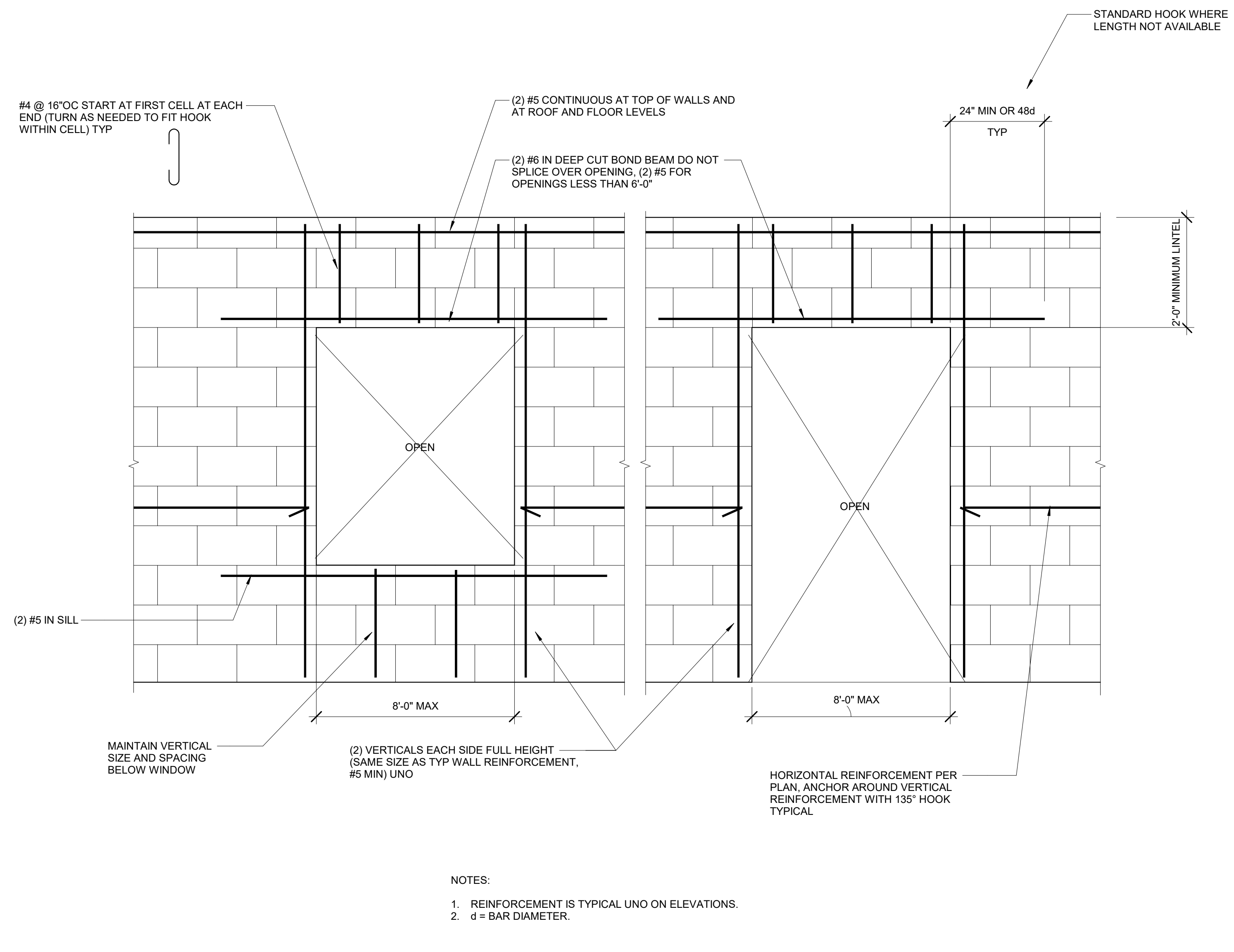
DATE

**08/21/23**

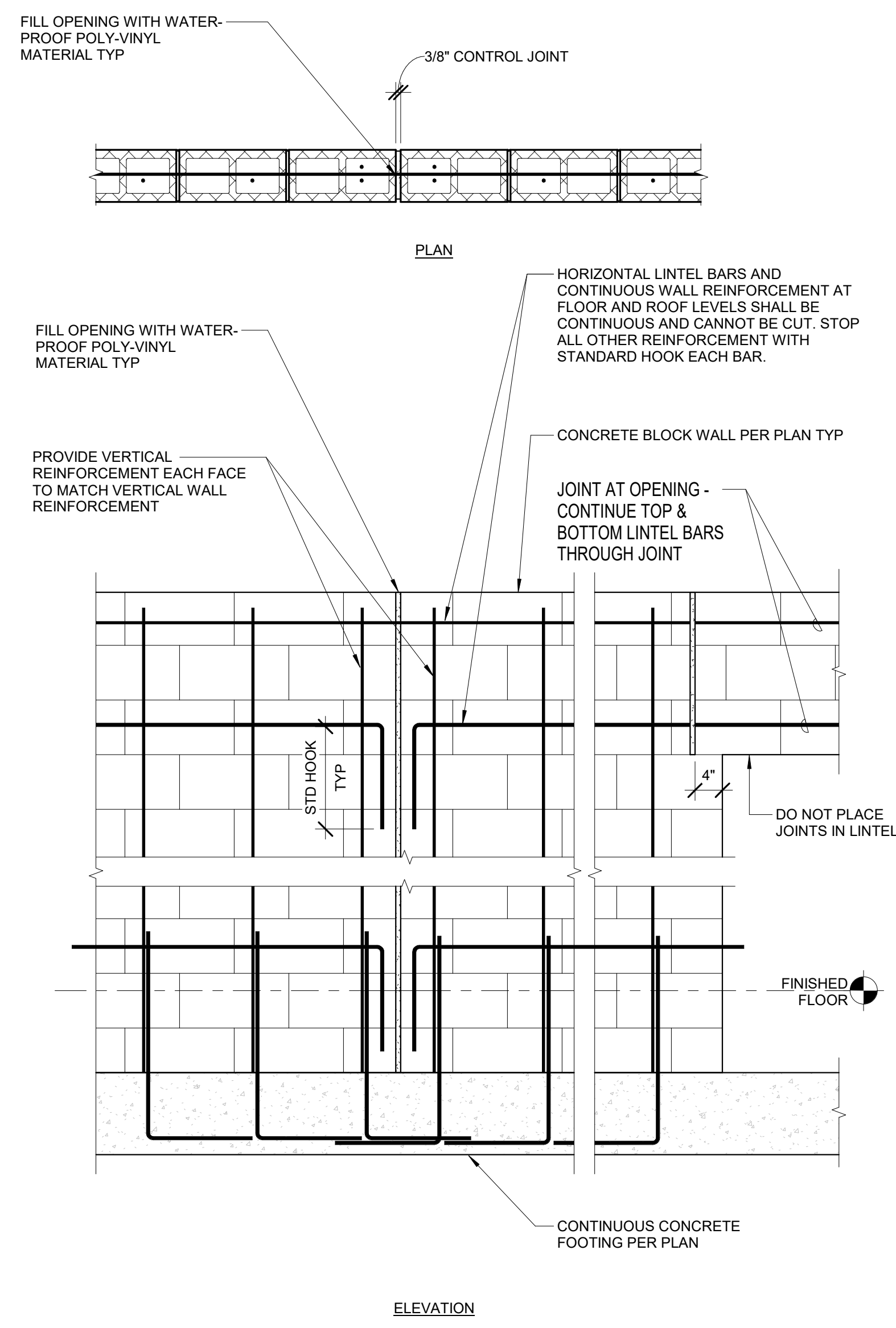
SCALE

**As indicated**

PROFESSIONAL ENGINEER  
No. 62951  
Exp. 6-30-24  
CIVIL  
STATE OF CALIFORNIA

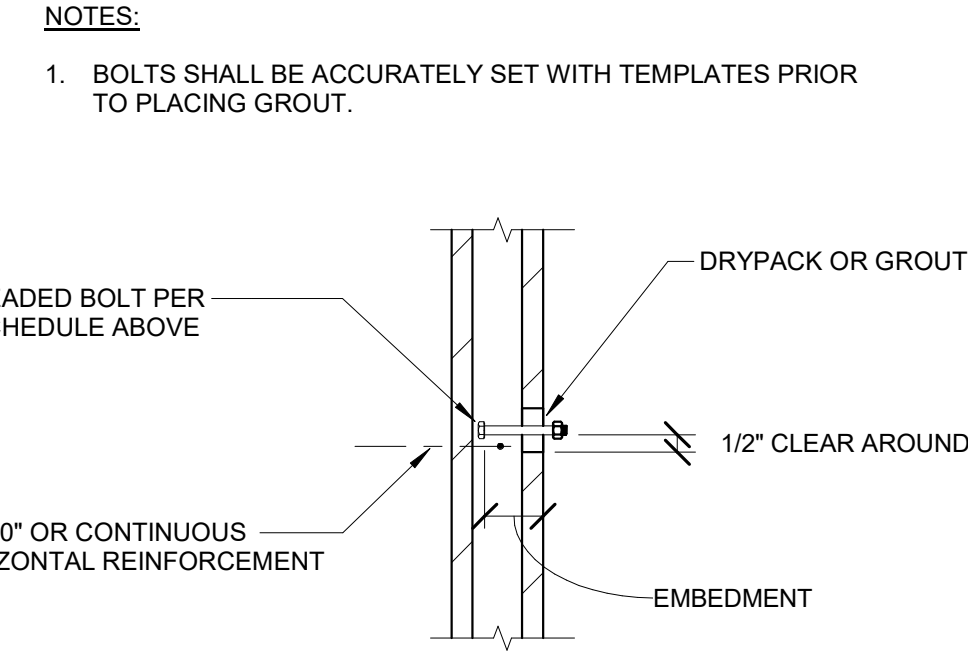


**10** TYPICAL MASONRY WALL OPENING ELEVATION  
SCALE: 3/4" = 1'-0"

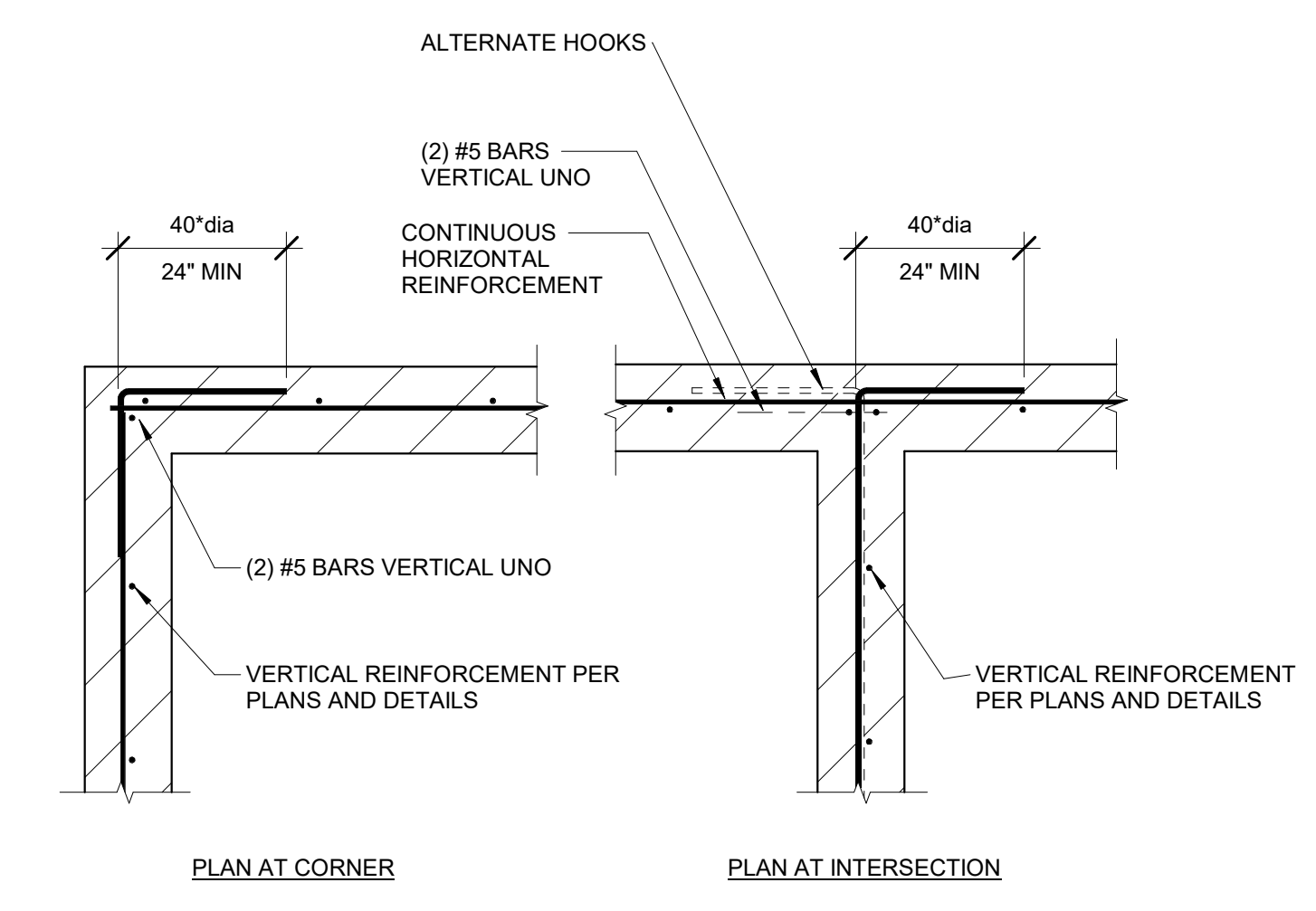


**6** TYPICAL BLOCK WALL JOINTS (24'-0" o.c. MAX)  
SCALE: 3/4" = 1'-0"

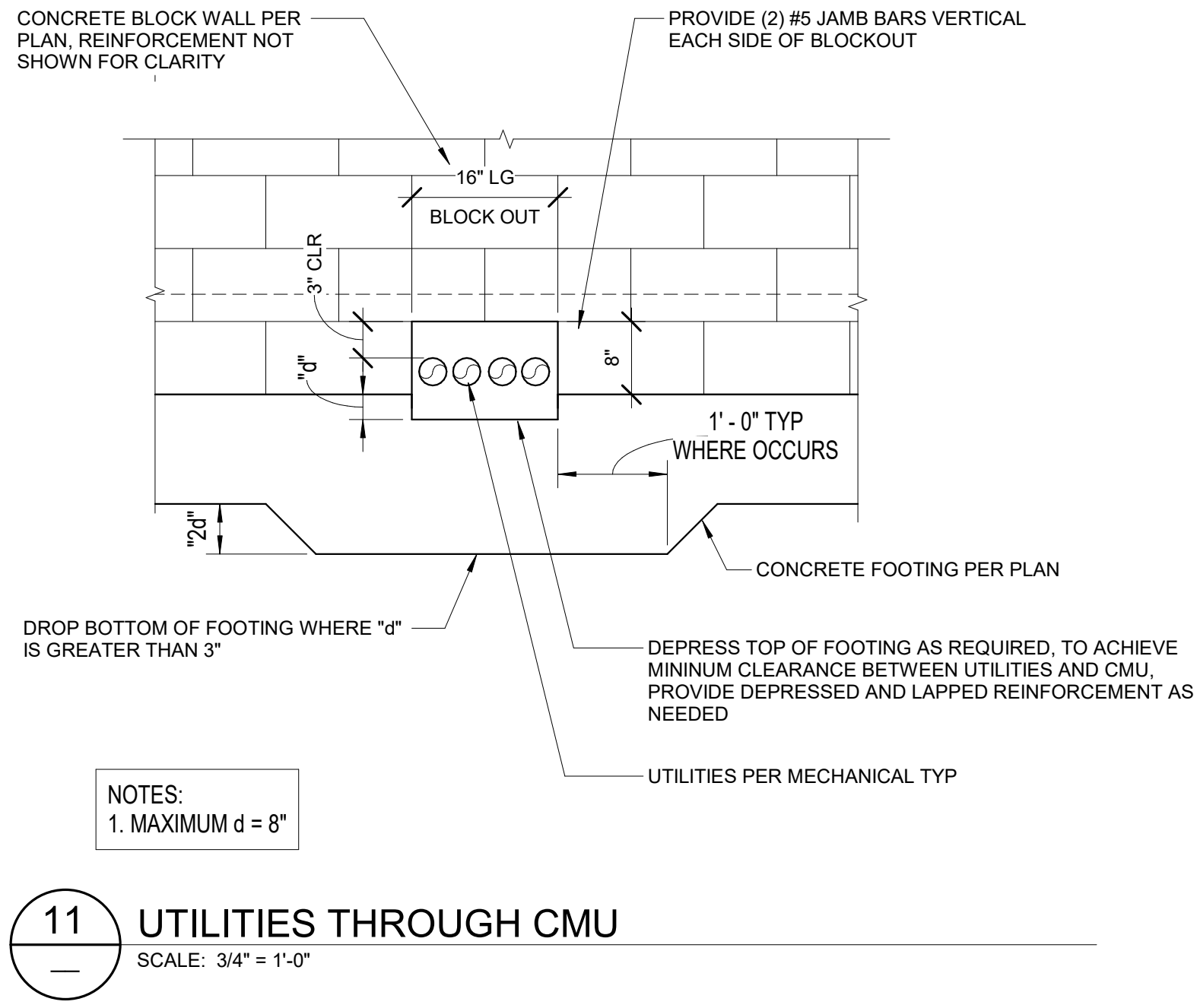
MIN EMBEDMENT FOR ALL BOLTS IN MASONRY WALLS	
BOLT SIZE	EMBEDMENT
1/2"	5"
5/8"	5"
3/4"	6" (5" AT 8" CMU)



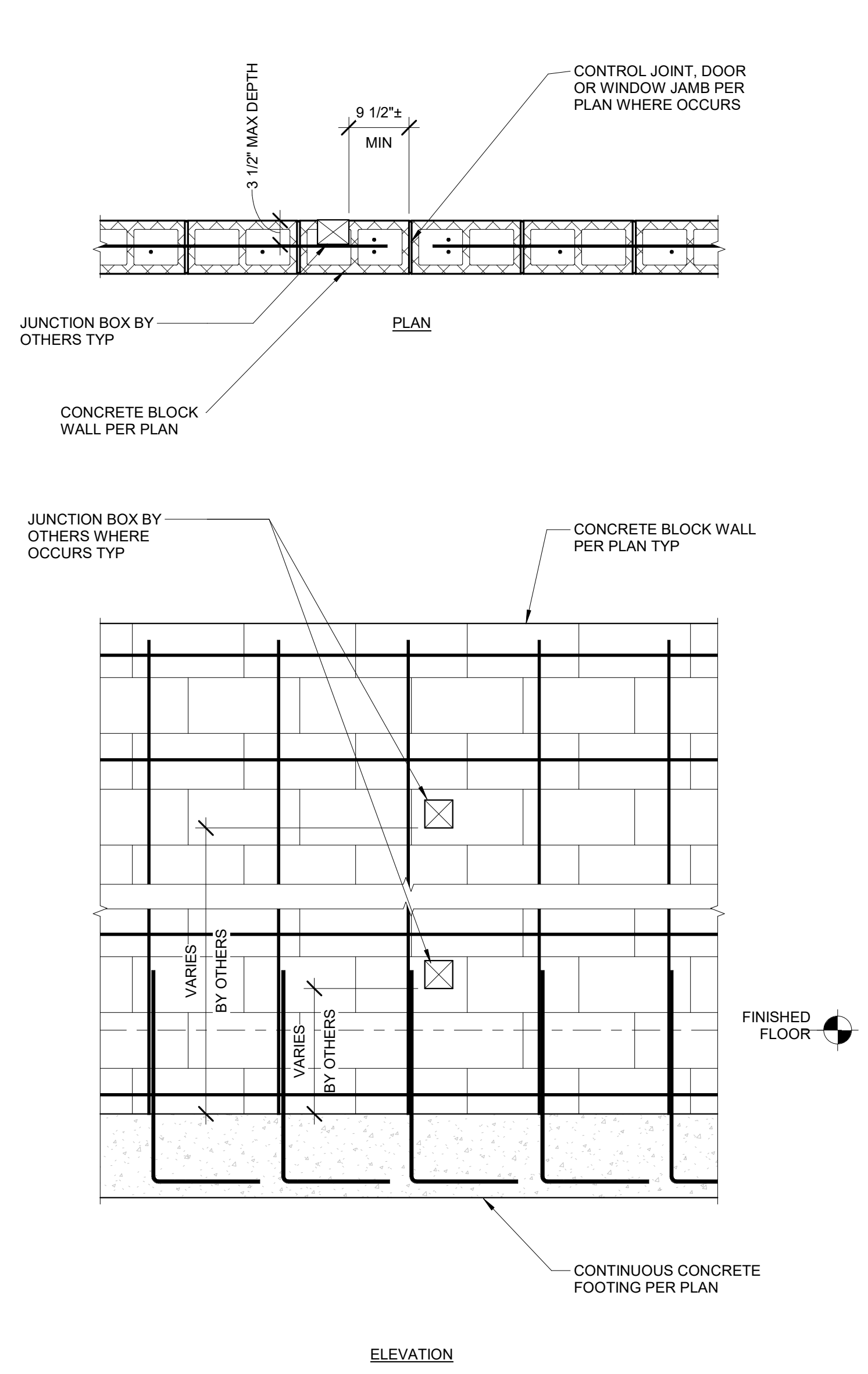
**1** ANCHOR BOLT TO MASONRY WALL  
SCALE: 3/4" = 1'-0"



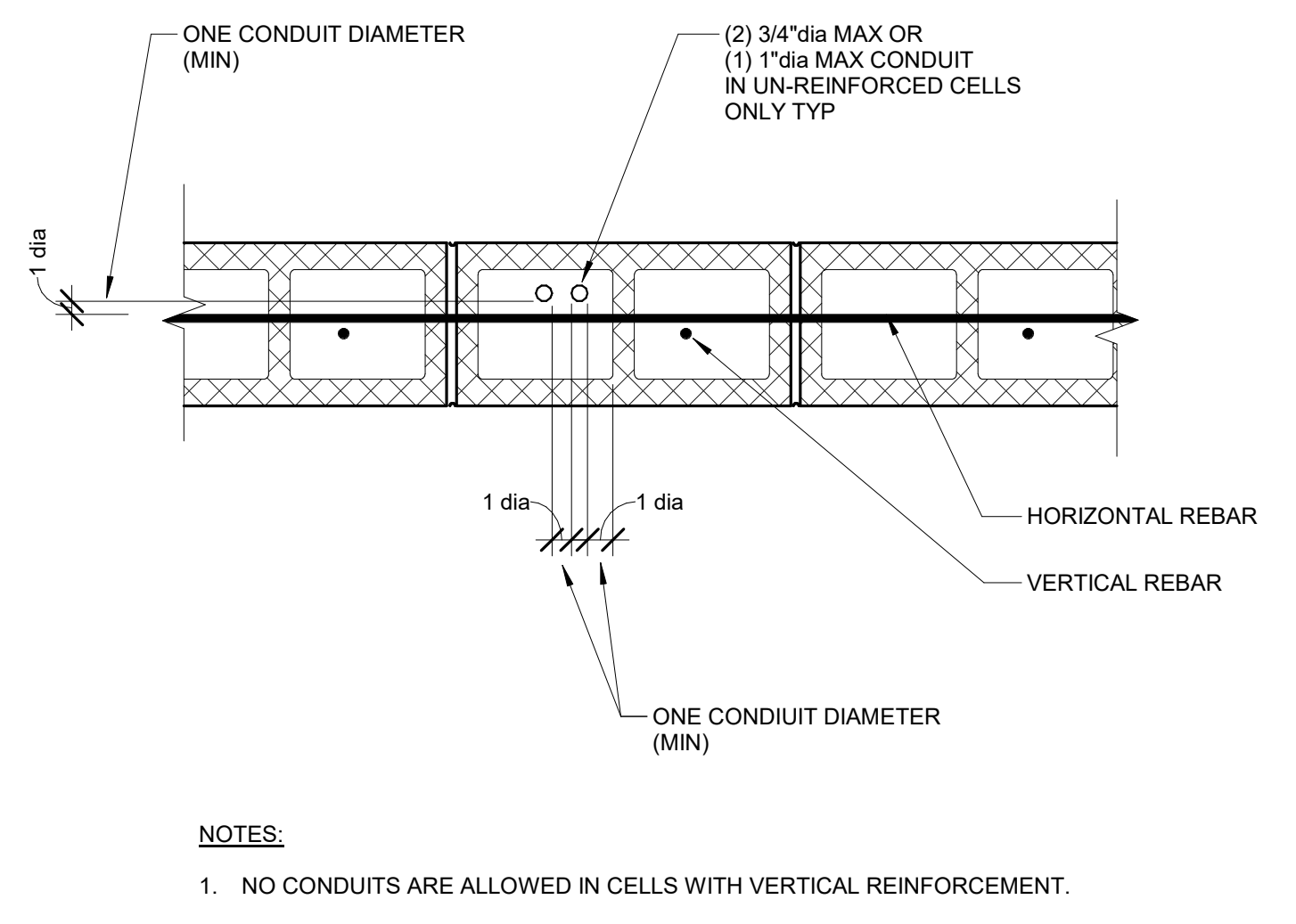
**2** REINFORCEMENT AT INTERSECTIONS OF CMU WALLS  
SCALE: 3/4" = 1'-0"



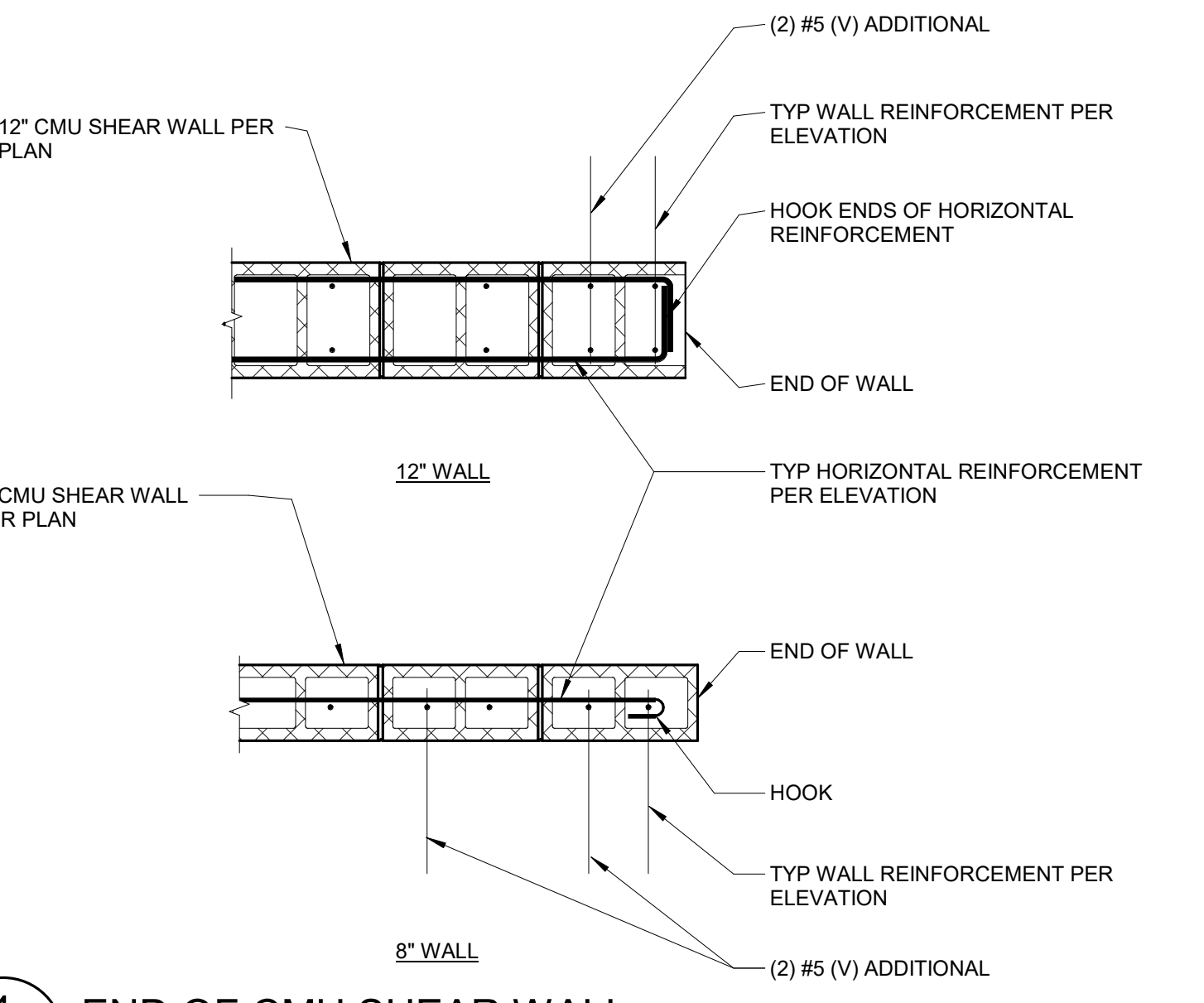
**11** UTILITIES THROUGH CMU  
SCALE: 3/4" = 1'-0"



**8** TYPICAL JUNCTION BOX AT CMU WALLS  
SCALE: 3/4" = 1'-0"



**3** TYPICAL CONDUIT IN CMU WALLS  
SCALE: 1 1/2" = 1'-0"



**4** END OF CMU SHEAR WALL  
SCALE: 3/4" = 1'-0"

MASONRY LAP SPLICES PER ACI 530		
BAR SIZE	2" MIN CLEAR COVER & SPACING LAP (INCHES):	2 7/8" MIN CLEAR COVER & SPACING LAP (INCHES):
3	15	15
4	26	20
5	40	29
6	54	54
7	63	63
8	72	72
9	81	81

NOTES:

- TABULATED VALUES ARE FOR GRADE 60 REINFORCING BAR AND MINIMUM 1500 psi MASONRY.
- TABULATED VALUES ARE FOR UNCOATED BARS.
- TABULATED VALUES ASSUME MINIMUM CLEAR COVER AND SPACING AS NOTED.
- #9 BARS ARE THE LARGEST DIAMETER BARS ALLOWED FOR USE IN MASONRY.
- BUNDLED BARS ARE NOT PERMITTED IN MASONRY.
- FOLLOW ACI-530 FOR CIRCUMSTANCES NOT MEETING THESE ASSUMPTIONS.

**16** MASONRY LAP SPLICE SCHEDULE  
SCALE: 3/4" = 1'-0"

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6	08/21/23	Bulletin 01	

**Project Status**

ARCHITECT

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**TEPA ENGINEERING SERVICES**  
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KEY PLAN

STAMP

PROFESSIONAL SEAL  
LEONARDO BUENDIA  
No. 62951  
Exp. 6-30-24  
CIVIL  
STATE OF CALIFORNIA

PROJECT

**INFINITY RESIDENCE**

TITLE

**TYPICAL MASONRY DETAILS**

PROJECT

**W0103**

DATE

**08/21/23**

SCALE

**As indicated**

PROJECT NUMBER

**S1.3-R**



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**PLAN NOTES:**

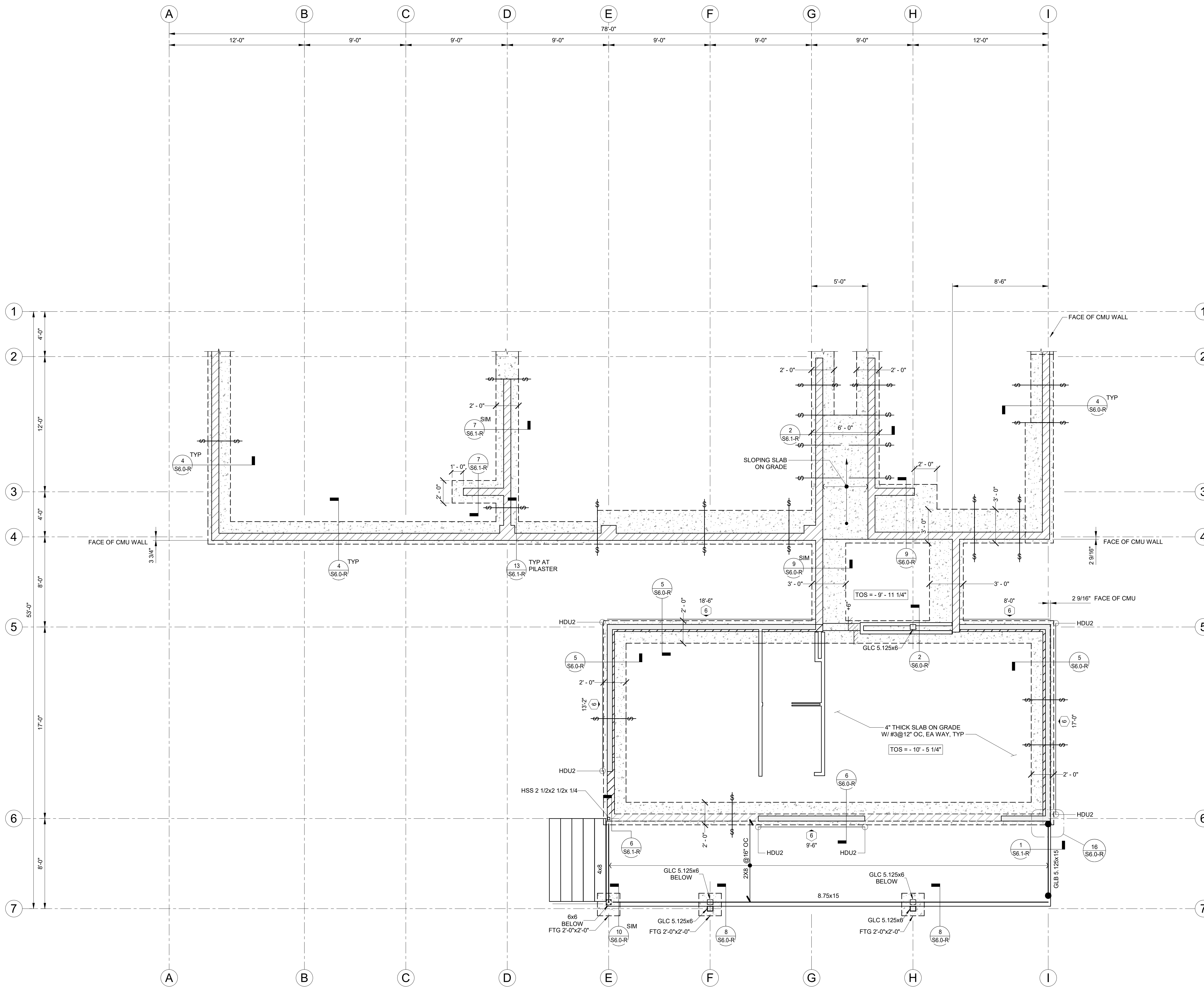
- SEE GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.
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- ALL INTERIOR WOOD WALLS SHALL BE 2x4. ALL EXTERIOR WOOD WALLS SHALL BE 2x6. UNO, EXCEPTION: WHERE INTERIOR WALL BELOW EXTERIOR WALL, INTERIOR WALL SHALL BE 2x6 TO MATCH WALL ABOVE.
- 6x6 WOOD COLUMNS TO BE INSTALLED IN WALLS UNDER END OF ALL GLULAM BEAMS.
- FOR FOOTING DIMENSIONS NOT SHOWN ON PLAN, SEE SCHEDULE #1 S6.0-R.
- SHEARWALL LENGTHS SHOWN ARE TO ENSURE END COLUMNS ALIGN WITH WALL BELOW. NO OFFSET IN STACKED WALLS IS ALLOWED. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IF ANY DISCREPANCIES FOUND.
- PLYWOOD TO BE INSTALLED ON ALL EXTERIOR WALLS AND ABOVE AND BELOW ALL OPENINGS PER SHEARWALL 6, UNO. ELEVATIONS PROVIDED ARE BASED ON FF 0'-0" AT LOWER LEVEL PER ARCH.

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6	08/21/23	Bulletin 01	

**LEGEND**

	DENOTES SHEAR WALL PER SCHEDULE W/ MIN SHEARWALL LENGTH, "X-XX".
	DENOTES STEPPED FOOTING PER
	DENOTES MASONRY WALL
	DENOTES 2x6 STUD WALL
	DENOTES 2x4 STUD WALL
	DENOTES HOLD DOWN PER
	POST OF TYPE AND SIZE INDICATED
	DENOTES POST BELOW
	DENOTES WALL BELOW
	DENOTES CONCRETE PAD FOUNDATION
	DENOTES CONTINUOUS CONCRETE FOOTING
	MASONRY PILASTER
	SPAN DIRECTION
	FRAMING EXTENTS
	SIMPSON CBI CONNECTION PER 3 / S7.2-R FOR WOOD TO WOOD, AND 14 / S7.2-R FOR WOOD TO STEEL
	GLULAM BEAM SPLICE

DIAPHRAGM: 1/2" APA RATED PLYWOOD 48/24 w/ 10d SCREW SHANK NAILS @ 6" BN, 6" EN, 12" FN, GLUED OVER 3x DF T&G DECKING W/ 1/4" DIA SIMPSON SDSx6" @ 16" OC TO GLULAM BEAMS



**POOL LEVEL FOUNDATION & FRAMING PLAN**  
1/4" = 1'-0"

MARK	SHEATHING THICKNESS	GRADE / MATERIAL	NAIL SIZE	EN (EDGE NAIL) SPACING	F.N. (FIELD NAILING) SPACING	TOP PLATE NAIL (TPN) SPACING SIMPSON SDWS22050 (L=8" UNO)	SILL BOLTS 5/8" dia ANCHORS	SILL NAILING (SPN) SPACING SIMPSON SDWS22 (L=8" UNO)	V <sub>res</sub> SHEAR pif	COMMENTS
6	15/32"	STRUCT1 (24/0)	10d	6"	12"	16" OC	48" OC	16" OC	340	2x SILL
4	15/32"	STRUCT1 (24/0)	10d	4"	12"	12" OC	32" OC	12" OC	510	2x SILL
3	15/32"	STRUCT1 (24/0)	10d	3"	12"	8" OC	24" OC	8" OC	665	2x SILL
2	15/32"	STRUCT1 (24/0)	10d	2"	12"	8" OC	16" OC	8" OC (L=10")	870	2x SILL

NOTES:  
a. PROVIDE SILL NAILING AT EACH SILL PATE AT MULTIPLE SILL PLATES.

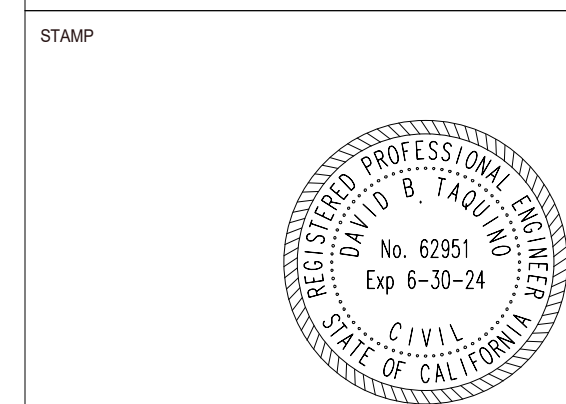
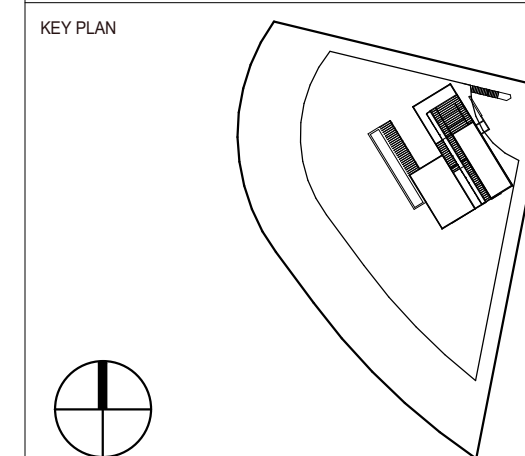
**SW** SHEAR WALL SCHEDULE  
SCALE: 3/4" = 1'-0"

**Project Status**

ARCHITECT  
**o.lbm**  
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CONSULTANT  
**TEPA ENGINEERING SERVICES**  
A TEPA COMPANY

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**o.lbm**



PROJECT  
**INFINITY RESIDENCE**

TITLE  
**POOL TERRACE FOUNDATION PLAN**

PROJECT  
**W0103**  
NUMBER  
**S2.1-R**

DATE  
**08/21/23**  
SCALE  
**As indicated**

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- 6x6 POSTS TO BE LOCATED BELOW GLULAM BEAMS IN WALL PER S6.1-R
- SHEARWALL LENGTHS SHOWN ARE TO ENSURE END POSTS ALIGN WITH WALLS BELOW. NO OFFSET IN STACKED WALLS IS ALLOWED. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IF ANY DISCREPANCY IS FOUND.
- PLYWOOD TO BE INSTALLED ON ALL EXTERIOR WALLS AND ABOVE AND BELOW ALL OPENINGS PER SHEARWALL BE. UNO.
- ALL GLULAM BEAMS ARE CONTINUOUS. NO SPLICES ALLOWED EXCEPT AS SPECIFICALLY REFERENCED ON PLANS.
- ELEVATIONS PROVIDED ARE BASED ON FF 0'-0" AT LOWER LEVEL PER ARCH

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6	08/21/23	Bulletin 01	

**LEGEND**

	DENOTES SHEAR WALL PER SCHEDULE W/ MIN SHEARWALL LENGTH, "X-XX"
	DENOTES STEPPED FOOTING PER S6.1-R
	DENOTES MASONRY WALL
	DENOTES 2x6 STUD WALL
	DENOTES 2x4 STUD WALL
	DENOTES HOLD DOWN PER S6.0-R
	POST OF TYPE AND SIZE INDICATED
	DENOTES POST BELOW
	DENOTES WALL BELOW
	DENOTES CONCRETE PAD FOUNDATION
	DENOTES CONTINUOUS CONCRETE FOOTING
	MASONRY PILASTER
	SPAN DIRECTION
	FRAMING EXTENTS
	SIMPSON CBH CONNECTION PER S7.2-R FOR WOOD TO WOOD, AND S7.2-R FOR WOOD TO STEEL
	GLULAM BEAM SPLICE

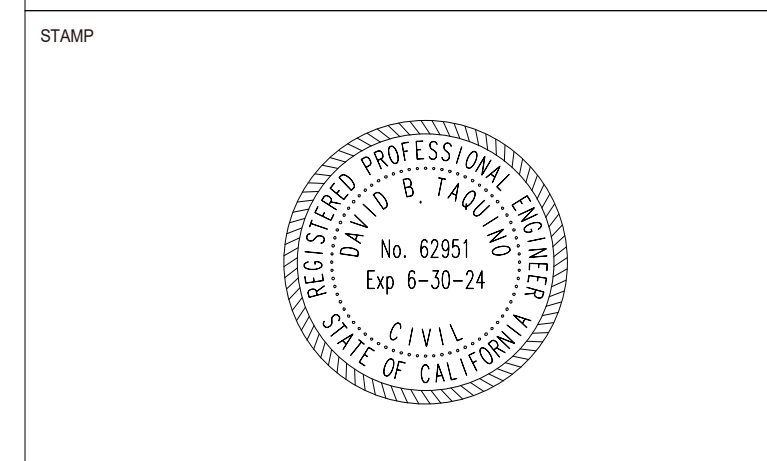
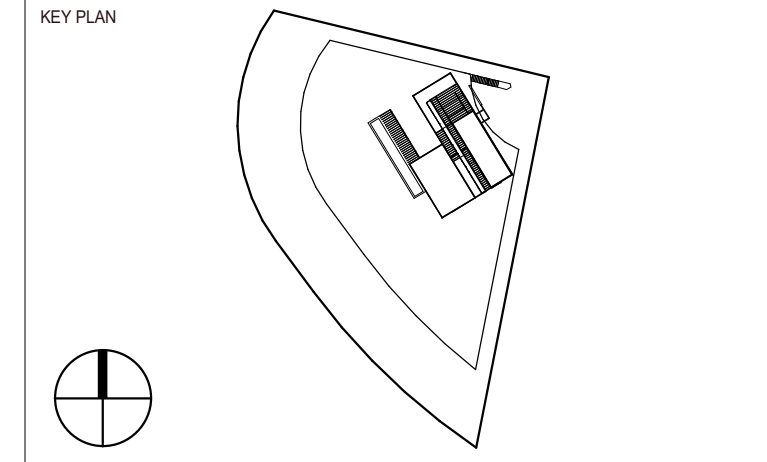
**Project Status**

ARCHITECT  
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PROJECT  
**INFINITY RESIDENCE**

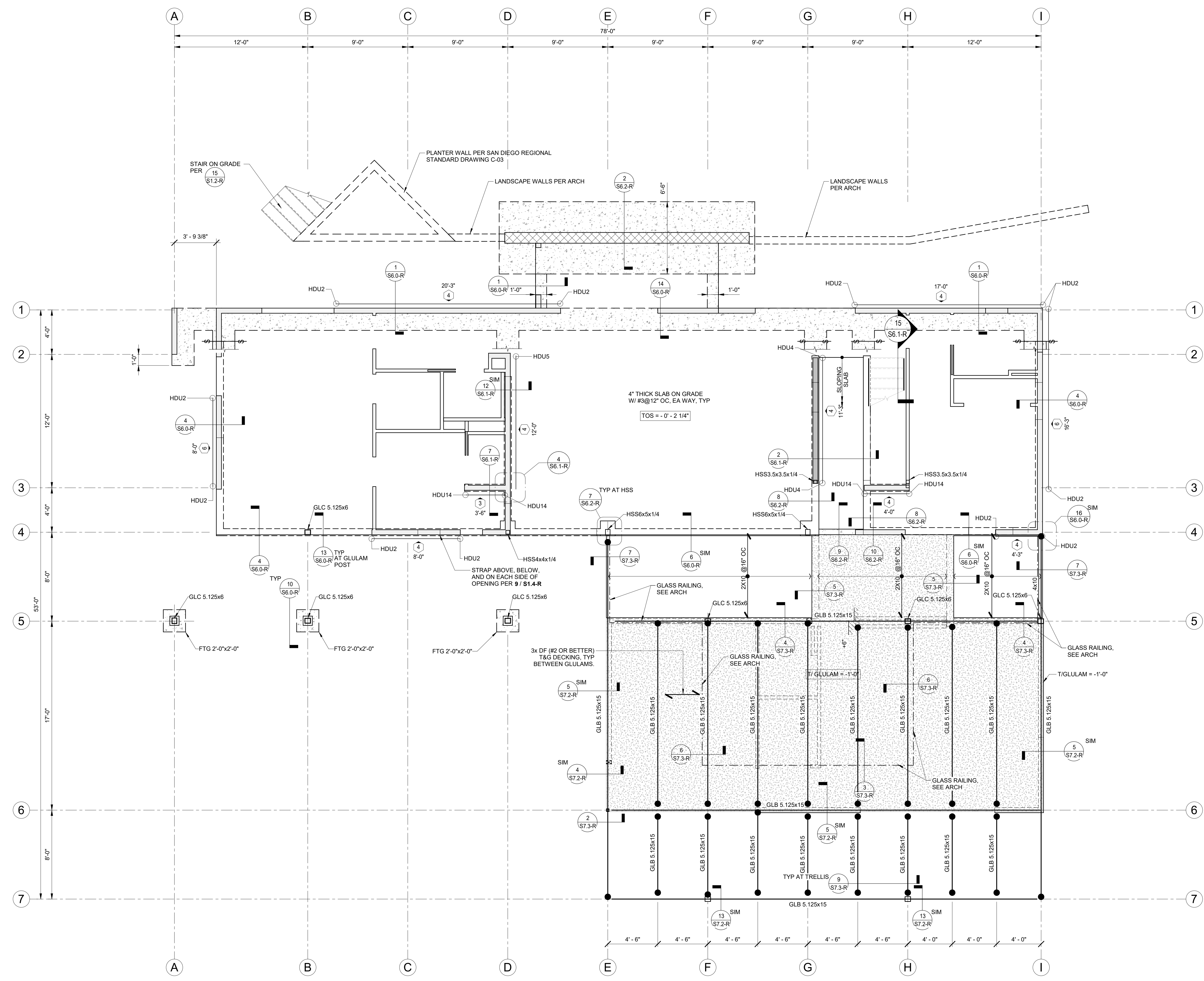
TITLE  
**LOWER LEVEL PARTIAL FOUNDATION/FRAMING PLAN**

PROJECT  
**WQ103**

DATE  
**08/21/23**

NUMBER  
**S2.2-R**

SCALE  
**As indicated**



**LOWER LEVEL FOUNDATION & FRAMING PLAN**  
 1/4" = 1'-0"

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- 6x6 POST TO BE LOCATED BELOW GLULAM BEAMS IN WALL PER (S6.1-R)
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- PLYWOOD TO BE INSTALLED ON ALL EXTERIOR WALLS AND ABOVE AND BELOW ALL OPENINGS PER SHEARWALL GE. UNO.
- ALL GLULAM BEAMS ARE CONTINUOUS. NO SPLICES ALLOWED EXCEPT AS SPECIFICALLY REFERENCED ON PLANS.
- ELEVATIONS PROVIDED ARE BASED ON FF 0'-0" AT LOWER LEVEL PER ARCH.

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**LEGEND**

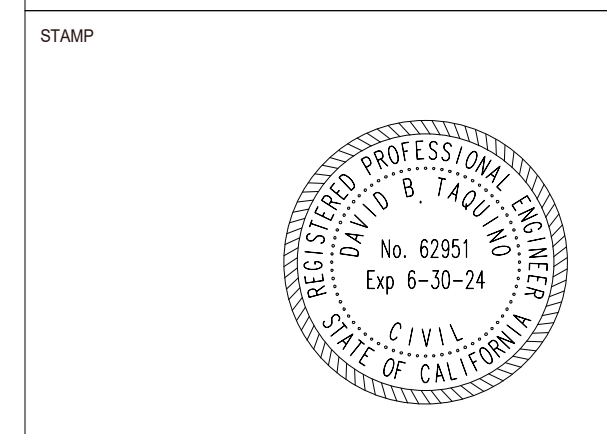
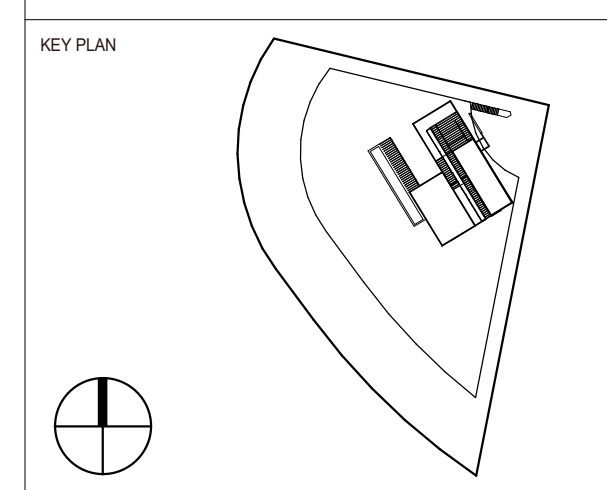
	DENOTES SHEAR WALL PER SCHEDULE W/ MIN SHEARWALL LENGTH, "X-XX".
	DENOTES STEPPED FOOTING PER (S1.2-R)
	DENOTES MASONRY WALL
	DENOTES 2x6 STUD WALL
	DENOTES 2x4 STUD WALL
	DENOTES HOLD DOWN PER (S1.4-R)
	POST OF TYPE AND SIZE INDICATED
	DENOTES WALL BELOW
	DENOTES CONCRETE PAD FOUNDATION
	DENOTES CONTINUOUS CONCRETE FOOTING
	MASONRY PILASTER
	SPAN DIRECTION
	FRAMING EXTENTS
	SIMPSON CBH CONNECTION PER 3 / S7.2-R FOR WOOD TO WOOD, AND 14 / S7.2-R FOR WOOD TO STEEL
	GLULAM BEAM SPLICE
	DIAPHRAGM: 1/2" APA RATED PLYWOOD 48/24 w/ 10d SCREW SHANK NAILS @ 6" ON, 6" EN, 12" FN. GLUED OVER 3x DF T&G DECKING W/ 1/4" DIA SIMPSON SDSx6" @ 16" OC TO GLULAM BEAMS

**Project Status**

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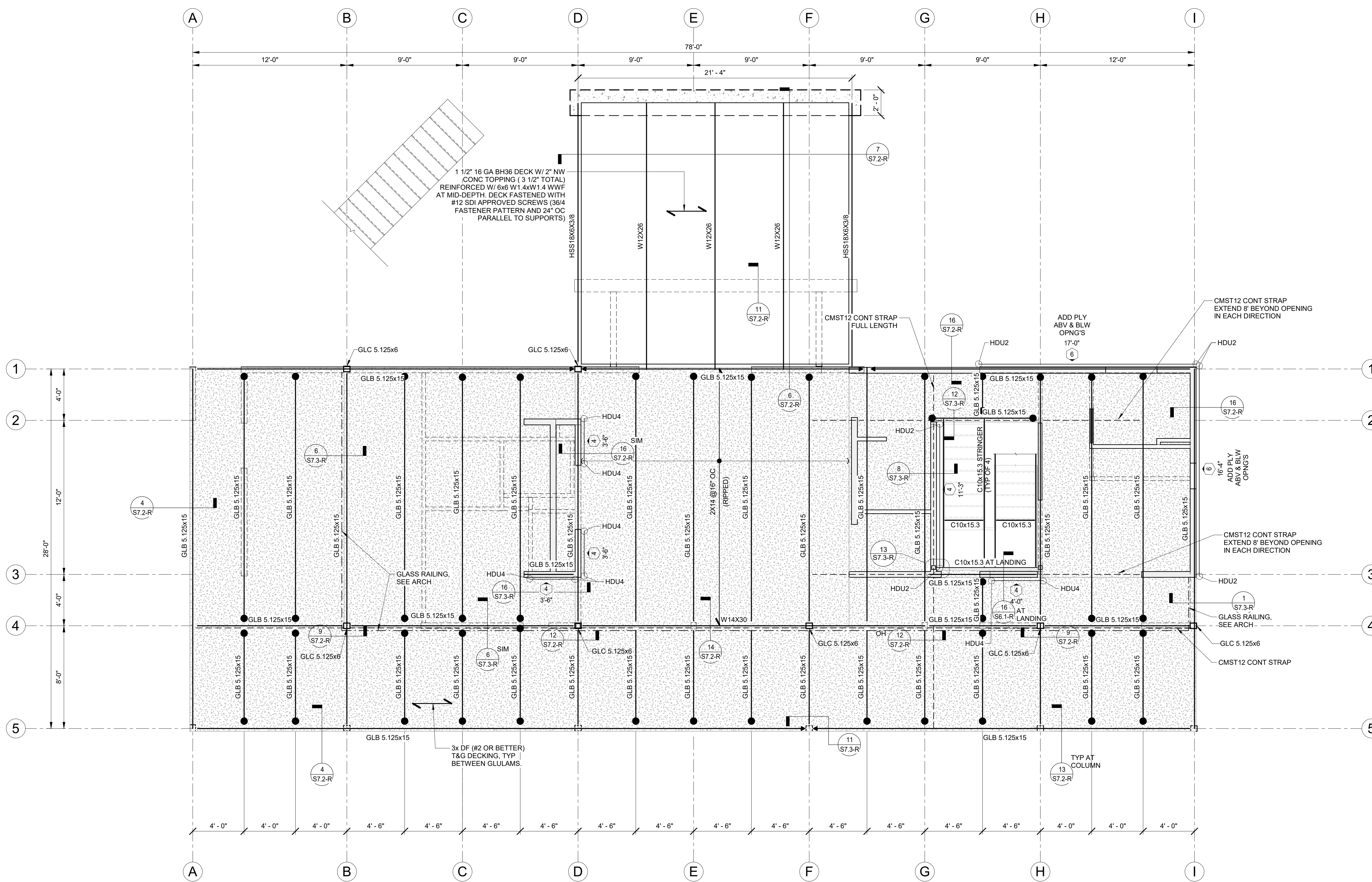


PROJECT  
**INFINITY RESIDENCE**

TITLE  
**STREET LEVEL FRAMING PLAN**

PROJECT  
**W0103**  
 NUMBER  
**S2.3-R**

DATE  
**08/21/23**  
 SCALE  
**As indicated**



**STREET LEVEL FRAMING PLAN**  
 1/4" = 1'-0"



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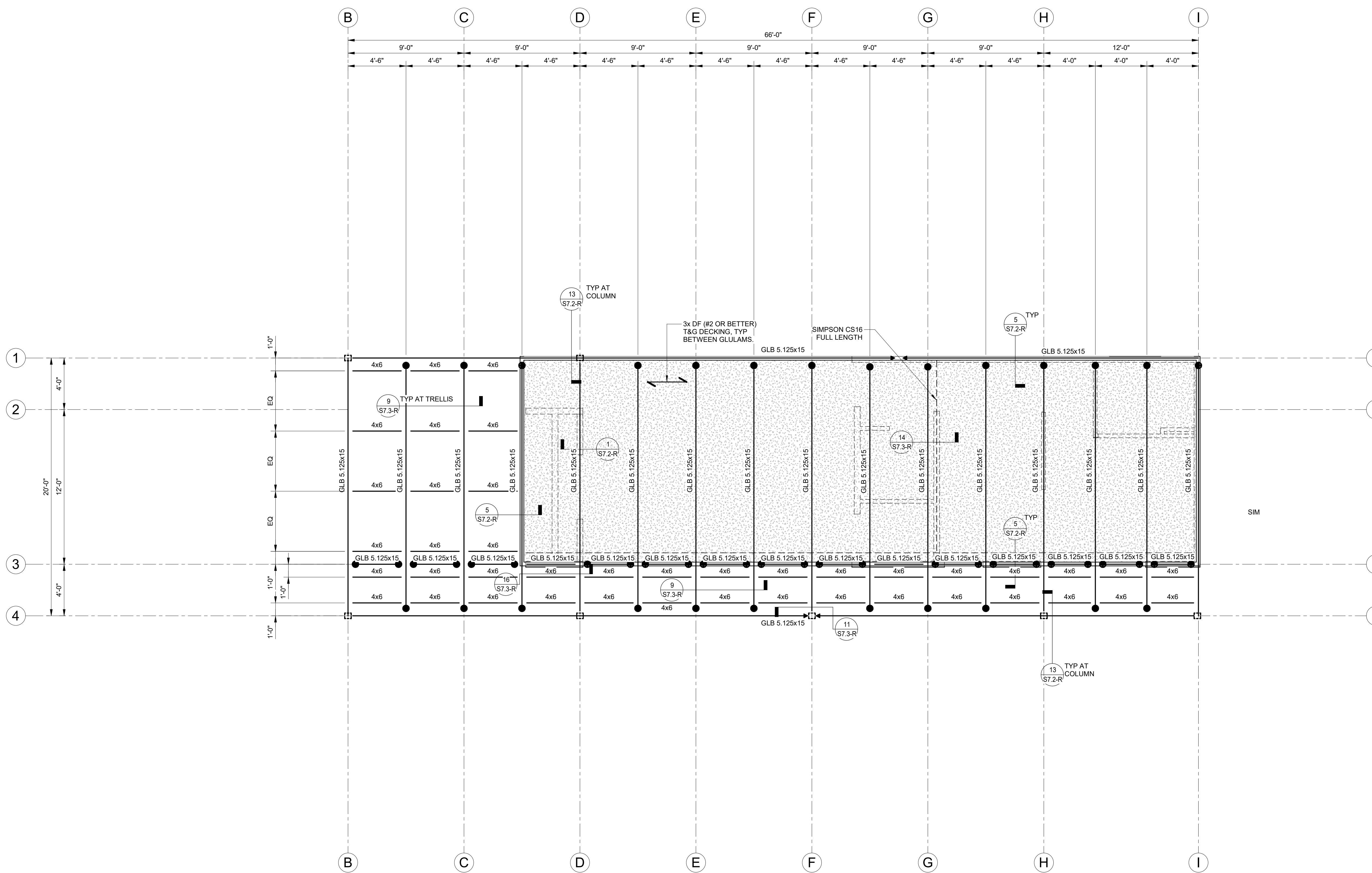
**PLAN NOTES:**

- SEE GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.
- VERIFY ALL DIMENSIONS PRIOR TO START OF WORK. SEE ARCHITECTURAL DRAWINGS AS REQUIRED.
- FOR LOCATION OF CURBS, SLAB DEPRESSIONS, SLAB SLOPES, FLOOR DRAINS, ETC., COORDINATE WITH ARCHITECTURAL DRAWINGS.
- ALL INTERIOR WOOD WALLS SHALL BE 2x4. ALL EXTERIOR WOOD WALLS SHALL BE 2x6. EXCEPT WHERE INTERIOR WALL BELOW EXTERIOR WALL, INTERIOR WALL SHALL BE 2x6 TO MATCH WALL ABOVE, UNO.
- 6x6 POST TO BE LOCATED BELOW GLULAM BEAMS IN WALL PER <sup>14</sup> S7.2-R.
- SHEARWALL LENGTHS SHOWN ARE TO ENSURE END POSTS ALIGN WITH WALLS BELOW. NO OFFSET IN STACKED WALLS IS ALLOWED. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IF ANY DISCREPANCY IS FOUND.
- PLYWOOD TO BE INSTALLED ON ALL EXTERIOR WALLS AND ABOVE AND BELOW ALL OPENINGS PER SHEARWALL GE, UNO.
- ALL GLULAM BEAMS ARE CONTINUOUS. NO SPLICES ALLOWED EXCEPT AS SPECIFICALLY REFERENCED ON PLANS.
- ELEVATIONS PROVIDED ARE BASED ON FF 0'-0" AT LOWER LEVEL PER ARCH.

NO	DATE	REASON FOR ISSUE	CHK
1	11/27/19	Plan Check Submission (Performed by Taquino Engineering)	
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3	03/10/21	City Plan Check #02 (Performed by Taquino Engineering)	
4	03/30/22	City Plan Check #03 (Performed by Taquino Engineering)	
5	06/07/22	City Plan Check #04 (Performed by Taquino Engineering)	
6	08/21/23	Bulletin 01	

**LEGEND**

	DENOTES SHEAR WALL PER SCHEDULE W/ MIN SHEARWALL LENGTH, "X-XX".	<sup>SW</sup> S2.1-R
	DENOTES STEPPED FOOTING PER	<sup>1</sup> S1.2-R
	DENOTES MASONRY WALL	
	DENOTES 2x6 STUD WALL	
	DENOTES 2x4 STUD WALL	
	DENOTES HOLD DOWN PER	<sup>4</sup> S1.4-R
	POST OF TYPE AND SIZE INDICATED	
	DENOTES POST BELOW	
	DENOTES WALL BELOW	
	DENOTES CONCRETE PAD FOUNDATION	
	DENOTES CONTINUOUS CONCRETE FOOTING	
	MASONRY PILASTER	
	SPAN DIRECTION	
	FRAMING EXTENTS	
	SIMPSON CBH CONNECTION PER <sup>3</sup> S7.2-R FOR WOOD TO WOOD, AND <sup>14</sup> S7.2-R FOR WOOD TO STEEL	
	GLULAM BEAM SPLICE	
	DIAPHRAGM: 1/2" APA RATED PLYWOOD 48/24 w/ 10d SCREW SHANK NAILS @ 6" BN, 6" EN, 12" FN. GLUED OVER 3x DF T&G DECKING W/ 1/4" DIA SIMPSON SDSx6" @ 16" OC TO GLULAM BEAMS	



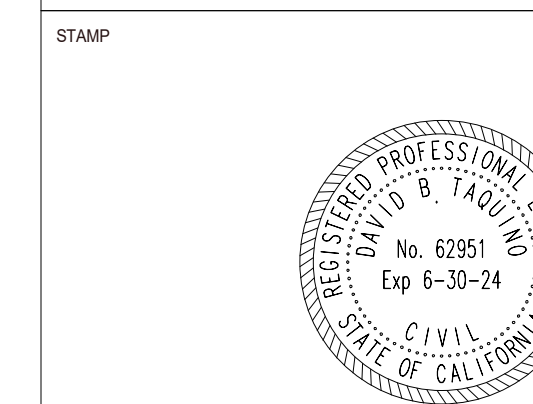
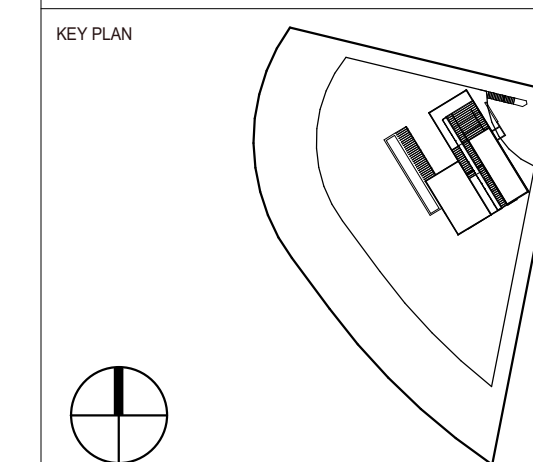
ROOF FRAMING PLAN  
1/4" = 1'-0"

**Project Status**

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PROJECT  
**INFINITY RESIDENCE**

TITLE  
**ROOF FRAMING PLAN**

PROJECT  
**W0103**

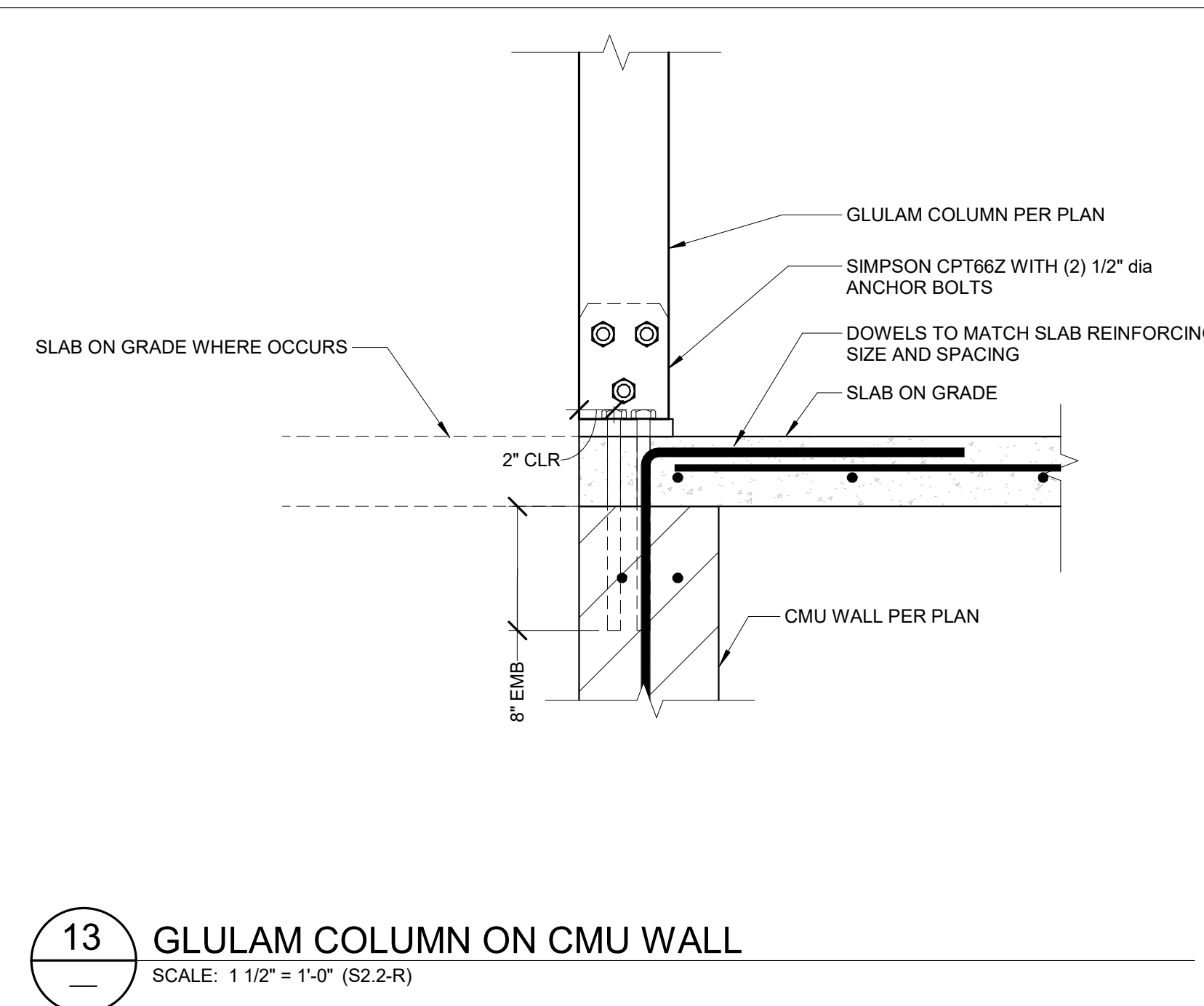
DATE  
**08/21/23**

MEMBER  
**S2.4-R**

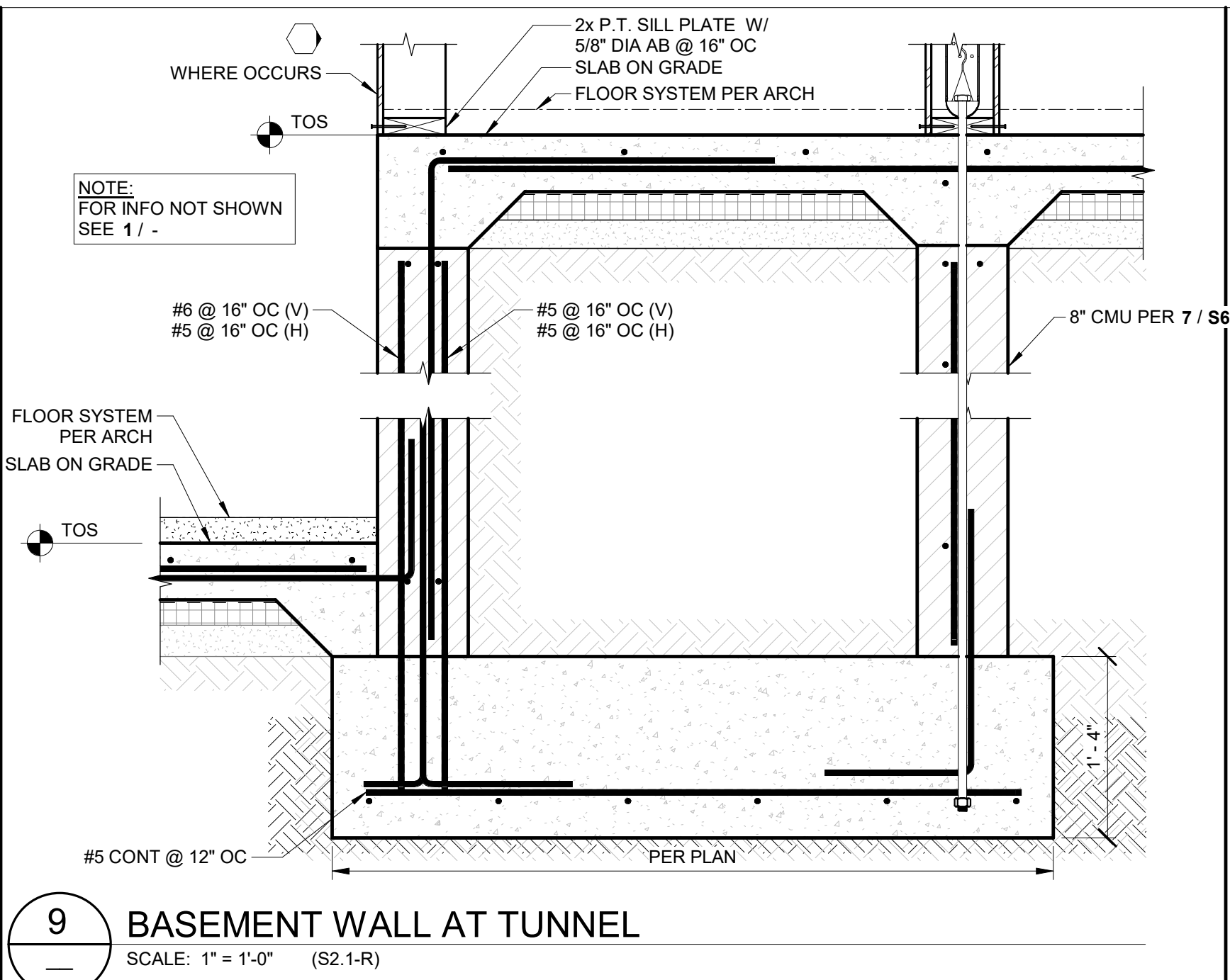
SCALE  
**As indicated**

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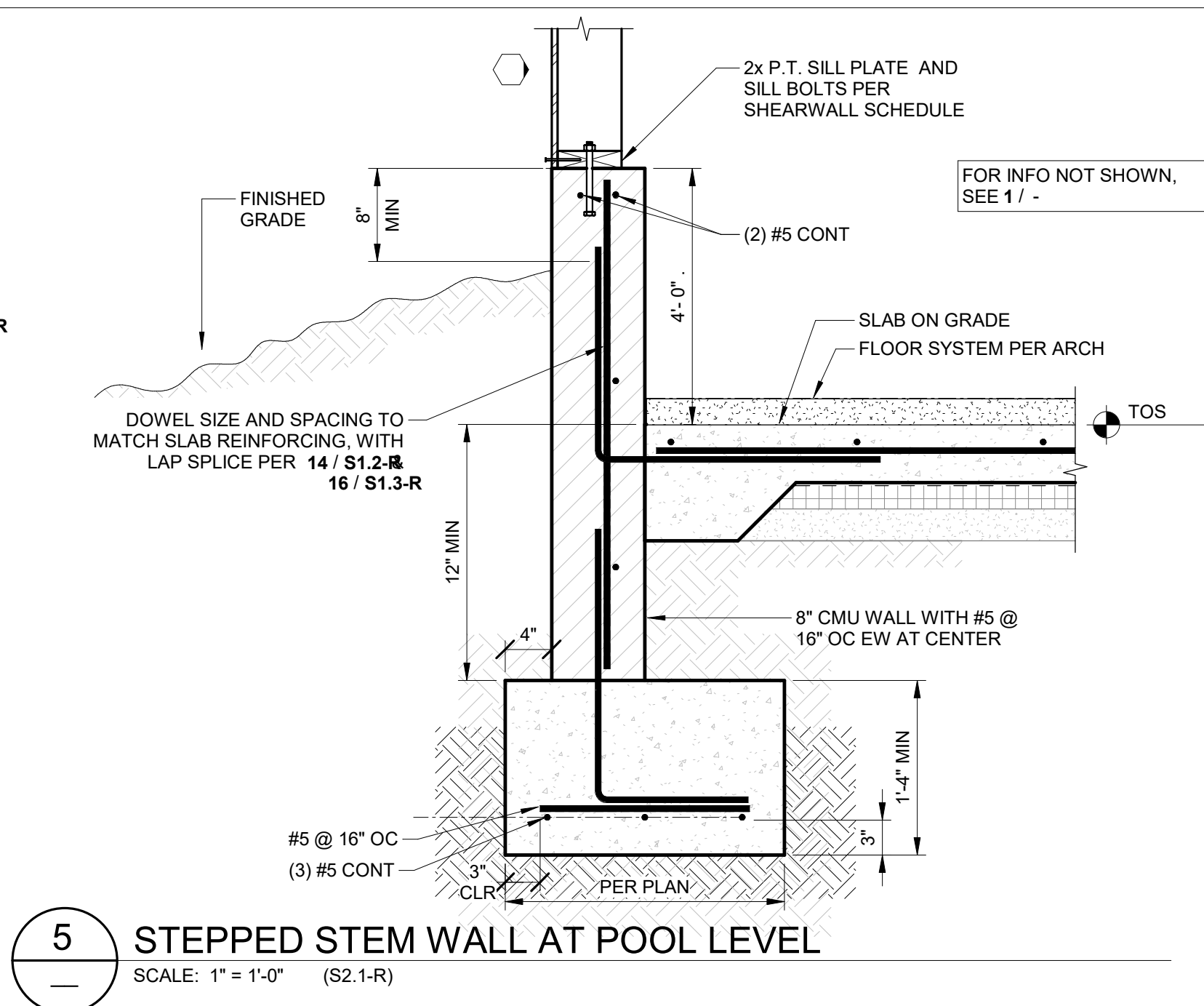
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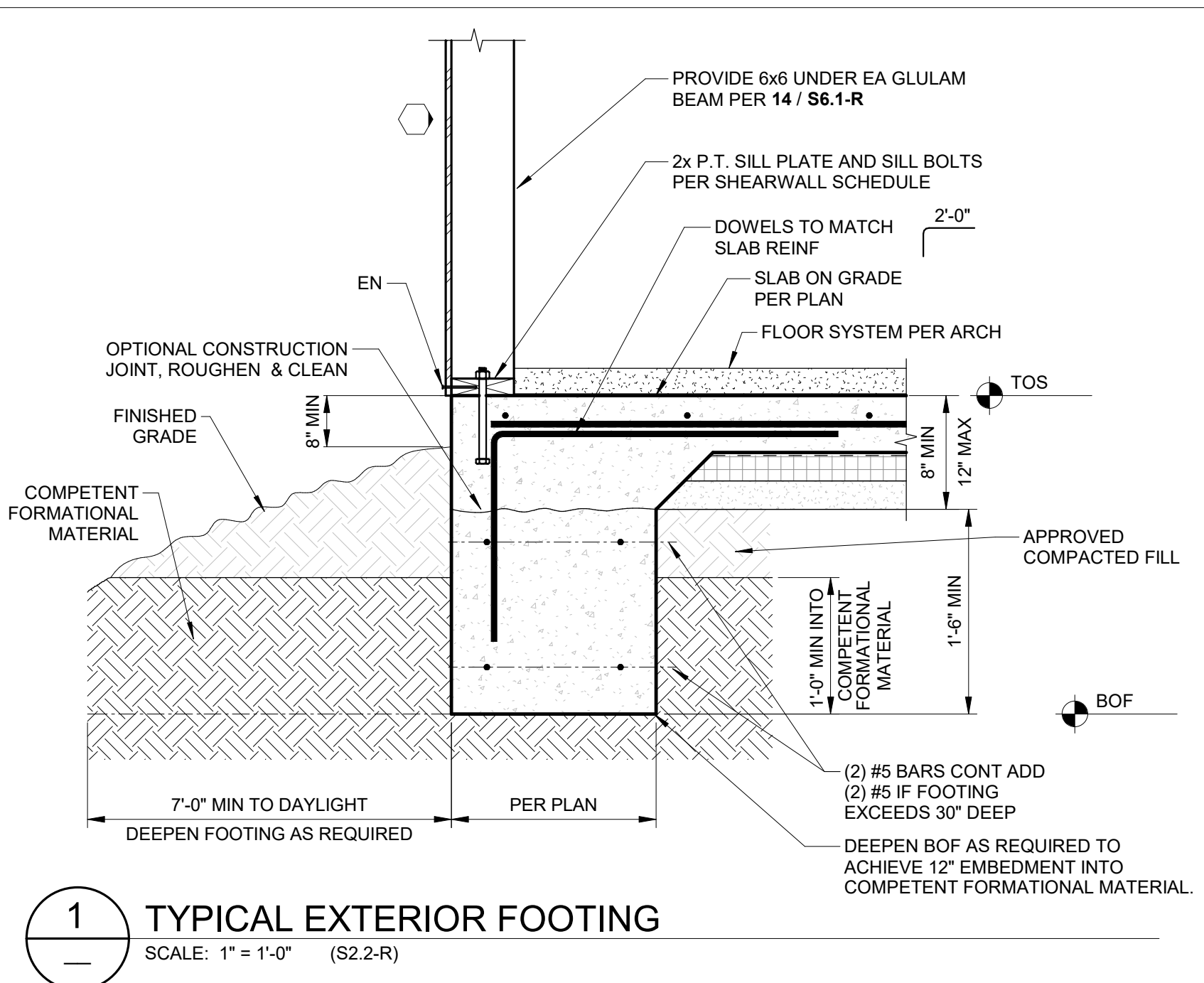
**13** GLULAM COLUMN ON CMU WALL  
SCALE: 1 1/2" = 1'-0" (S2.2-R)



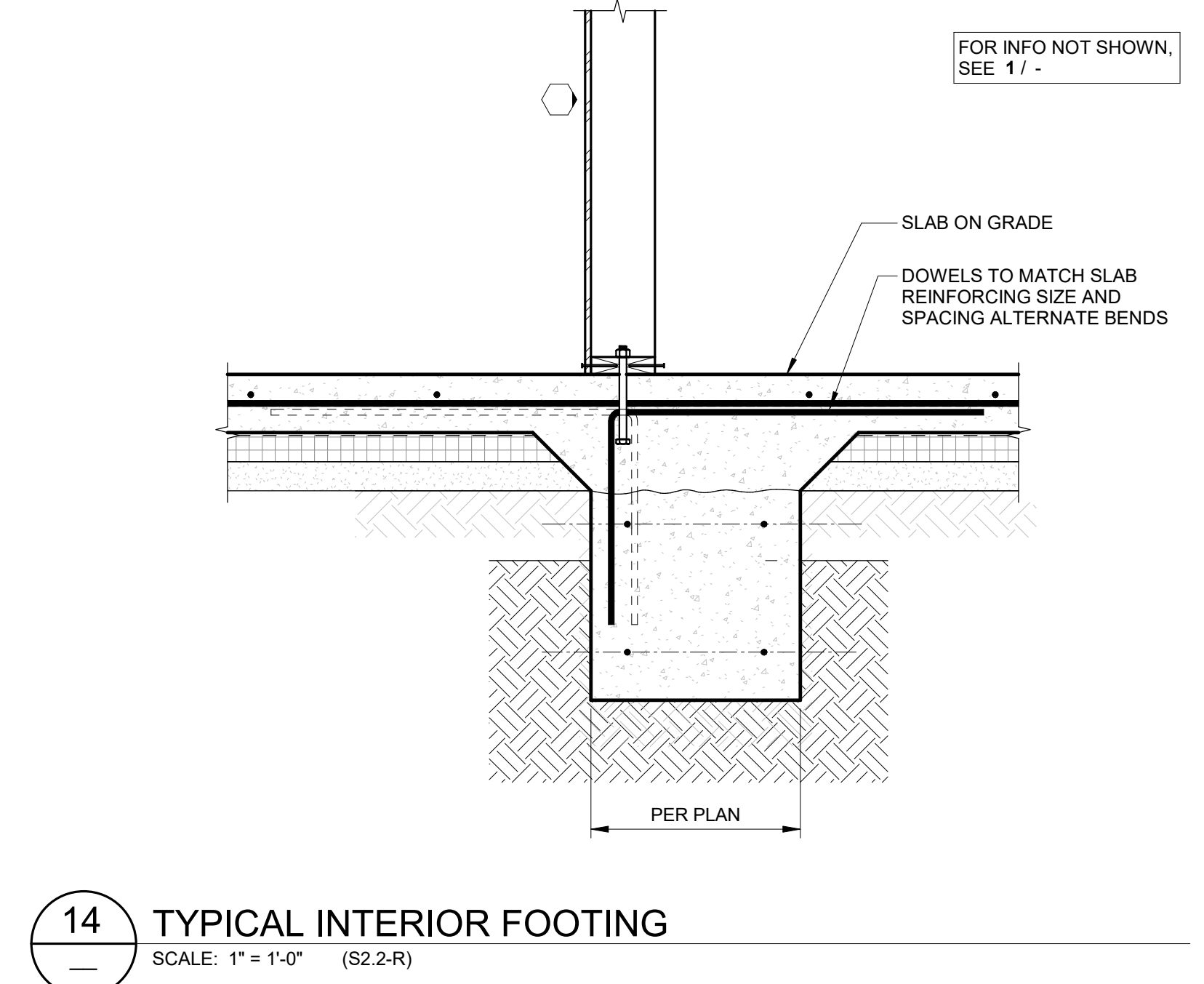
**9** BASEMENT WALL AT TUNNEL  
SCALE: 1" = 1'-0" (S2.1-R)



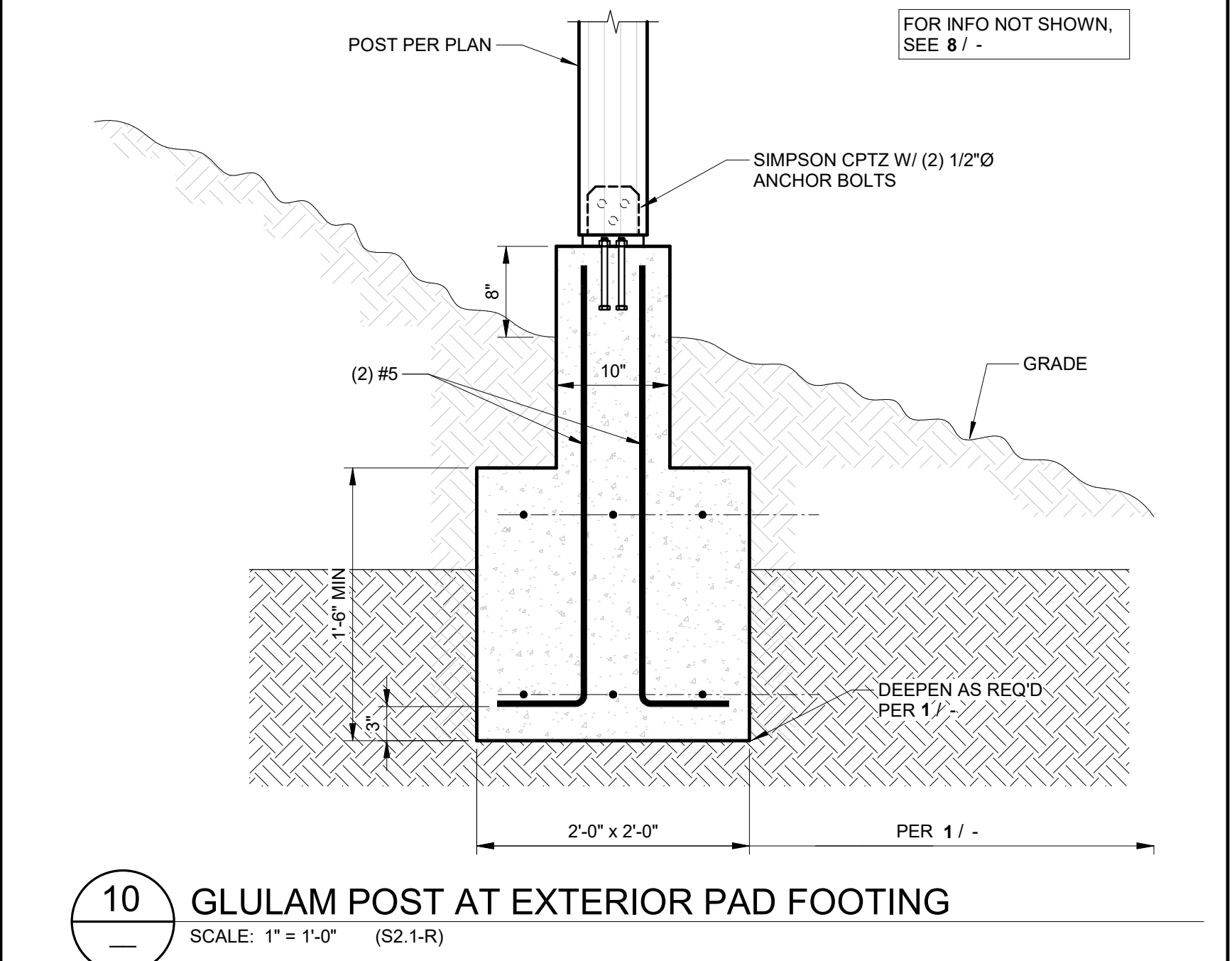
**5** STEPPED STEM WALL AT POOL LEVEL  
SCALE: 1" = 1'-0" (S2.1-R)



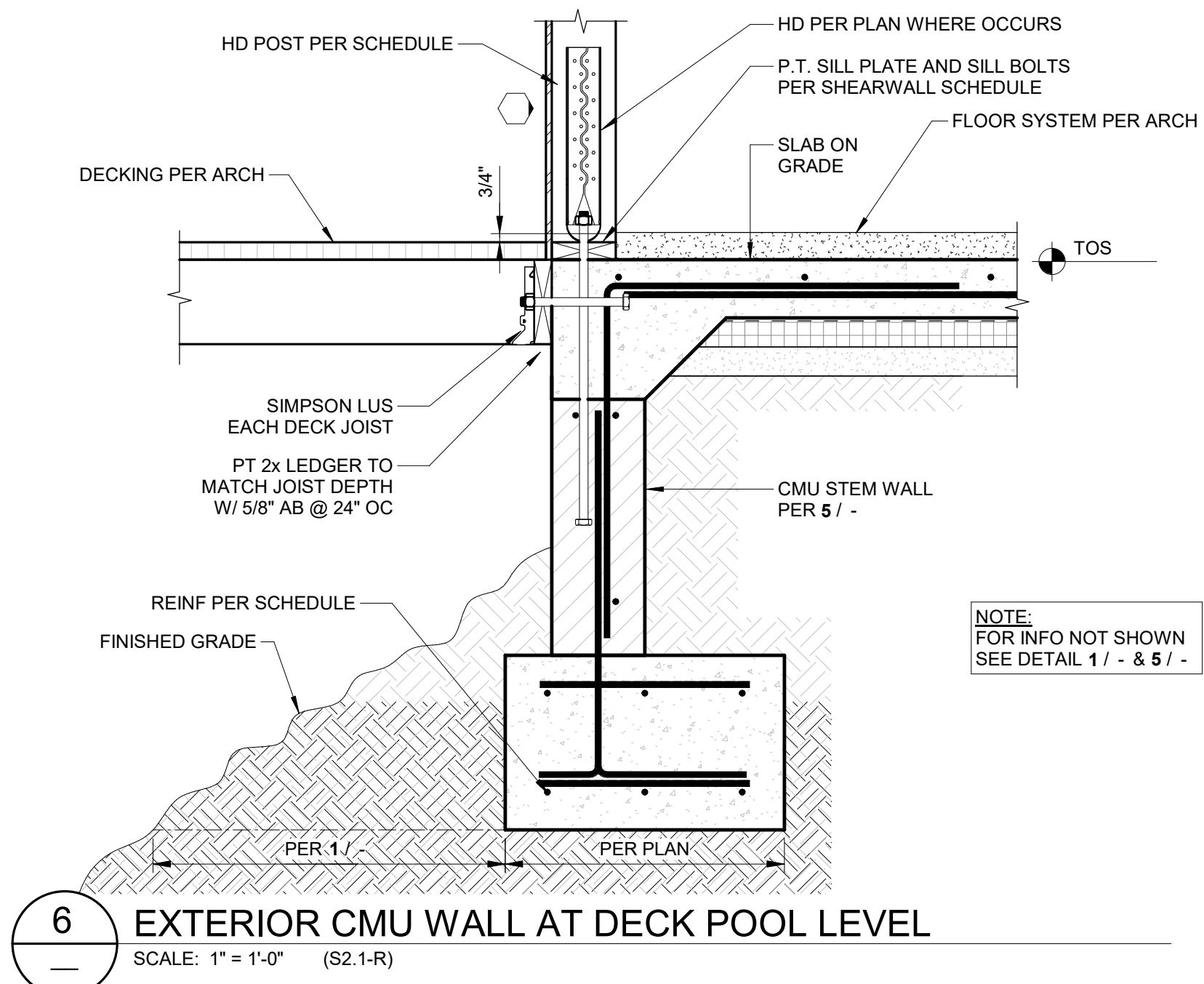
**1** TYPICAL EXTERIOR FOOTING  
SCALE: 1" = 1'-0" (S2.2-R)



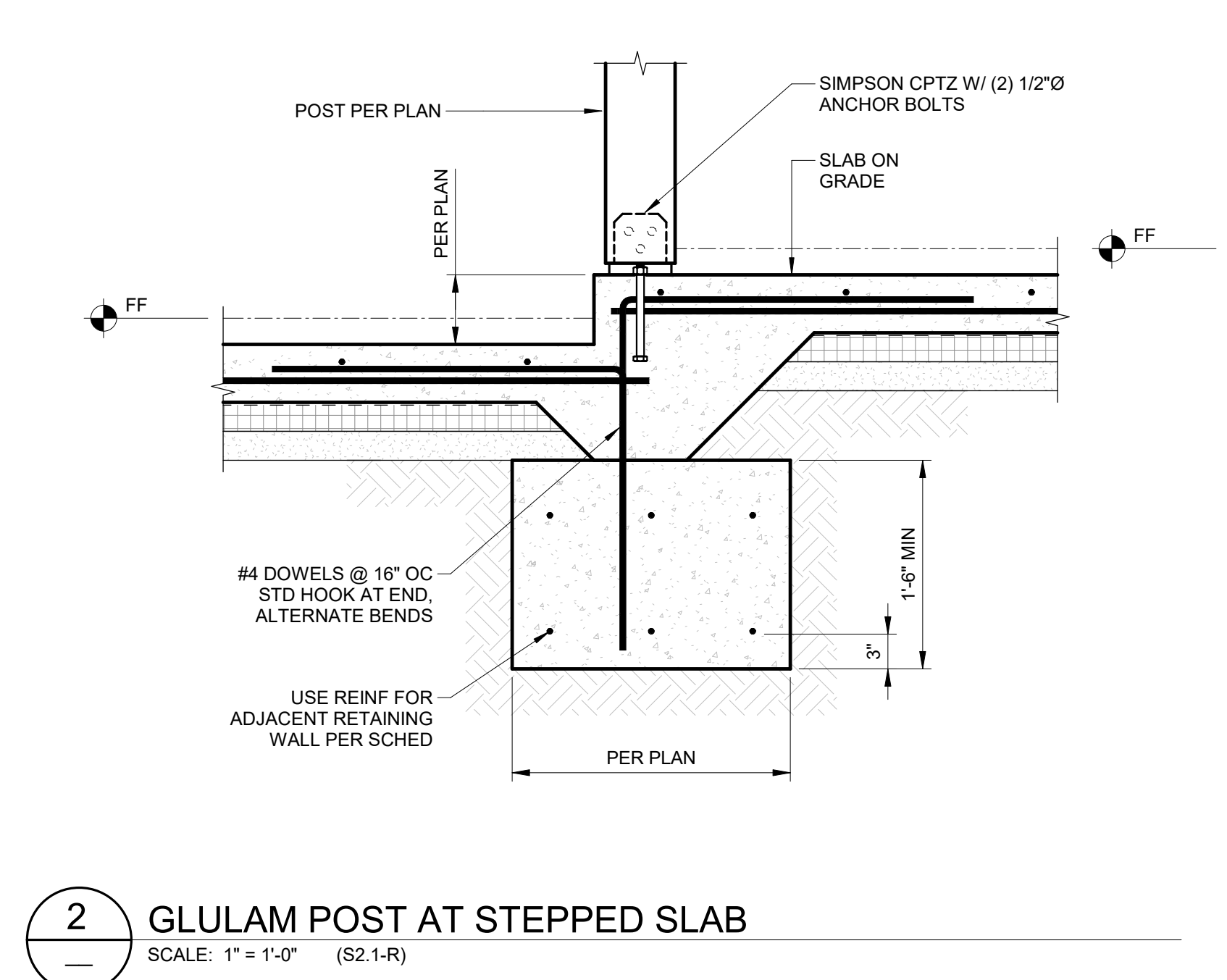
**14** TYPICAL INTERIOR FOOTING  
SCALE: 1" = 1'-0" (S2.2-R)



**10** GLULAM POST AT EXTERIOR PAD FOOTING  
SCALE: 1" = 1'-0" (S2.1-R)



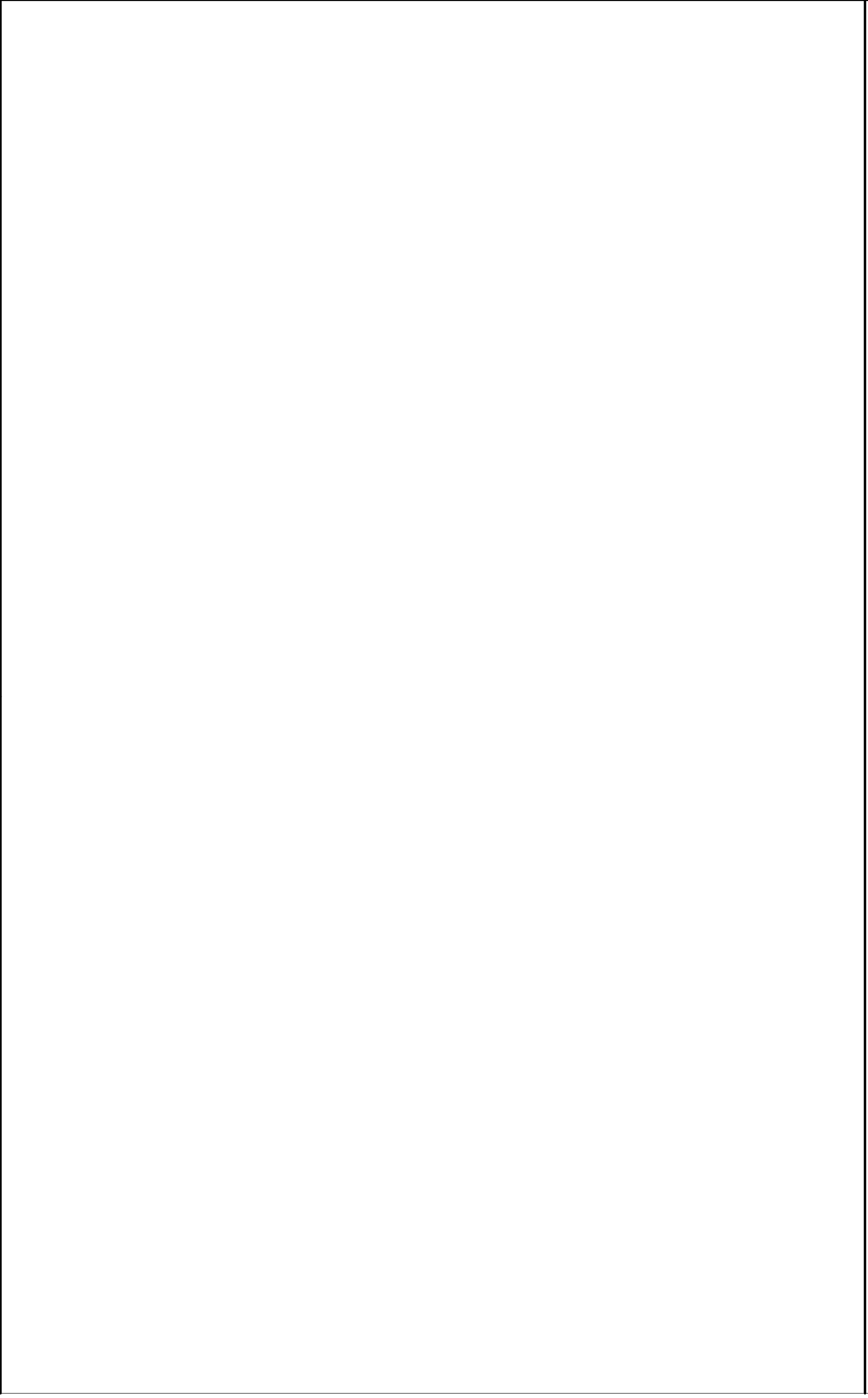
**6** EXTERIOR CMU WALL AT DECK POOL LEVEL  
SCALE: 1" = 1'-0" (S2.1-R)



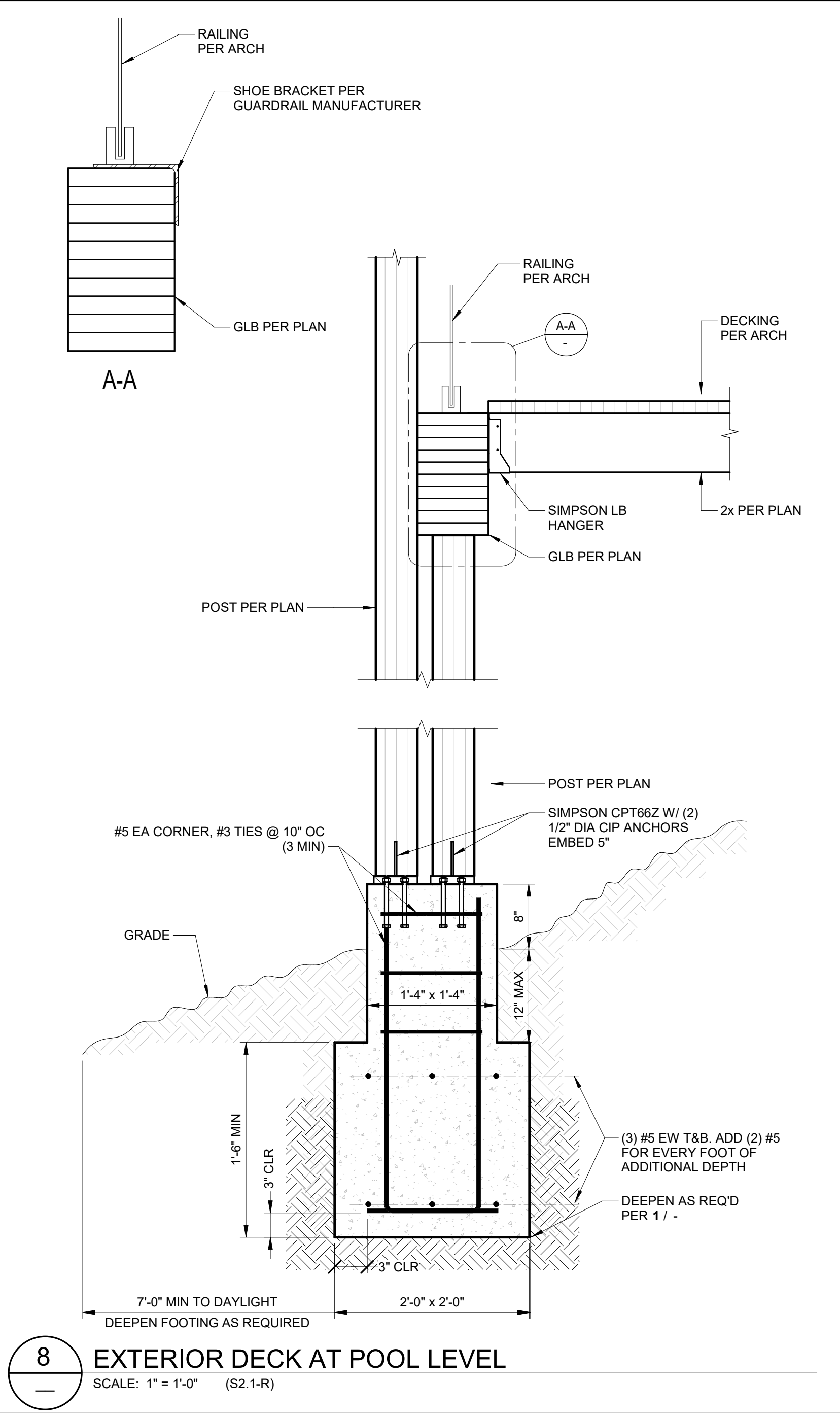
**2** GLULAM POST AT STEPPED SLAB  
SCALE: 1" = 1'-0" (S2.1-R)



**16** ENLARGED PLAN AT POOL DECK WALL  
SCALE: 1 1/2" = 1'-0" (S2.1-R)



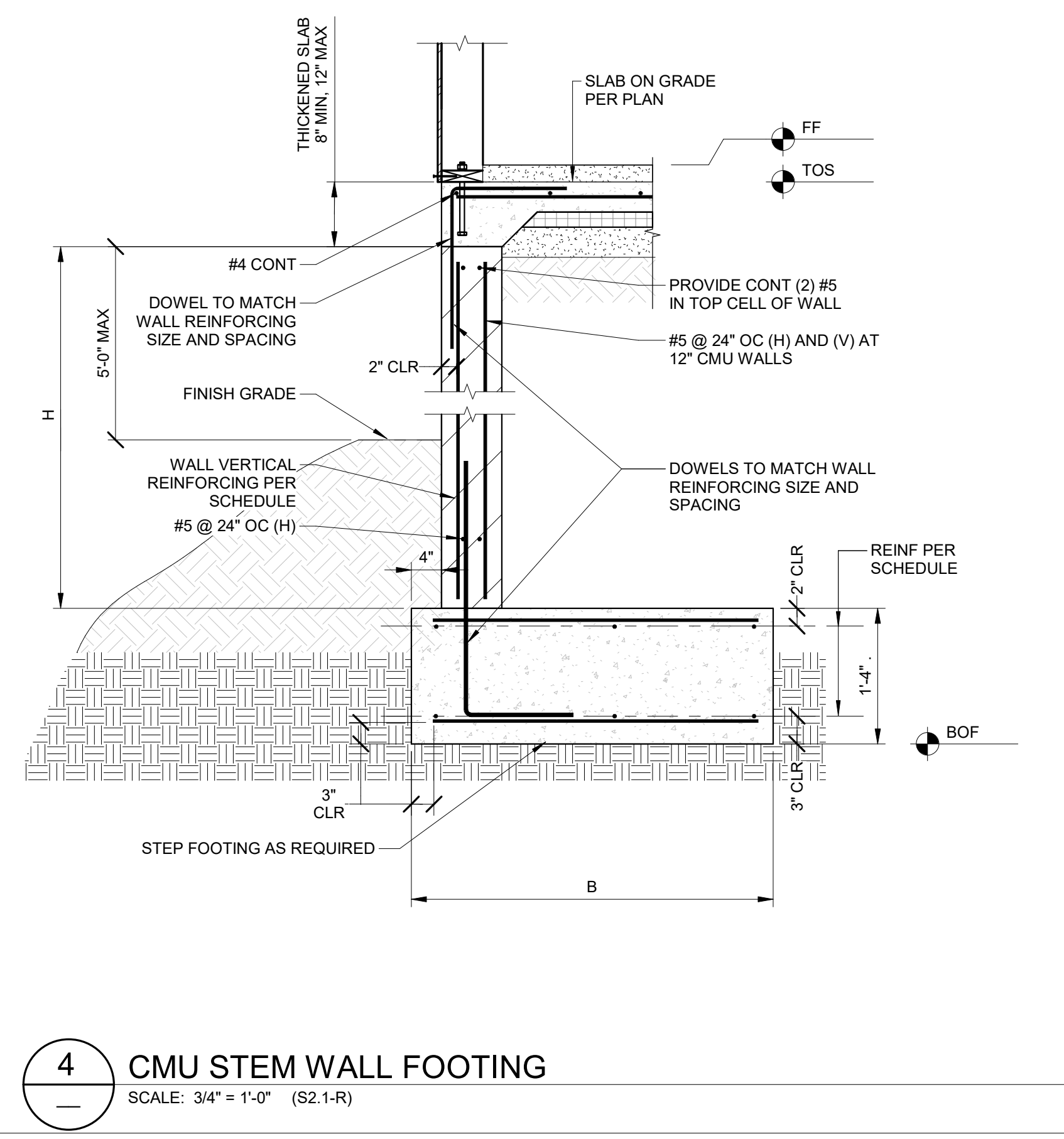
**8** EXTERIOR DECK AT POOL LEVEL  
SCALE: 1" = 1'-0" (S2.1-R)



**4** CMU STEM WALL FOOTING  
SCALE: 3/4" = 1'-0" (S2.1-R)

RETAINING WALL SCHEDULE			
RETAINED HEIGHT "H"	FOOTING WIDTH "B"	FOOTING REINFORCEMENT	WALL REINFORCEMENT
10'-0" MAX	4'-0"	LONG WAY: (5) #5 CONT SHORT WAY: #5 @ 16" OC	12" CMU WITH #6 @ 16" OC (V) #5 @ 24" OC (H) EF
8'-0" MAX	4'-0"	LONG WAY: (5) #5 CONT SHORT WAY: #5 @ 16" OC	8" CMU WITH #6 @ 16" OC (V) #5 @ 24" OC (H)
6'-0" MAX	3'-0"	LONG WAY: (5) #5 CONT SHORT WAY: #5 @ 16" OC	8" CMU WITH #5 @ 16" OC (V) #5 @ 24" OC (H)
4'-0" MAX	2'-0"	LONG WAY: (3) #5 CONT SHORT WAY: #5 @ 16" OC	8" CMU WITH #5 @ 16" OC (V) #5 @ 24" OC (H) AT CL

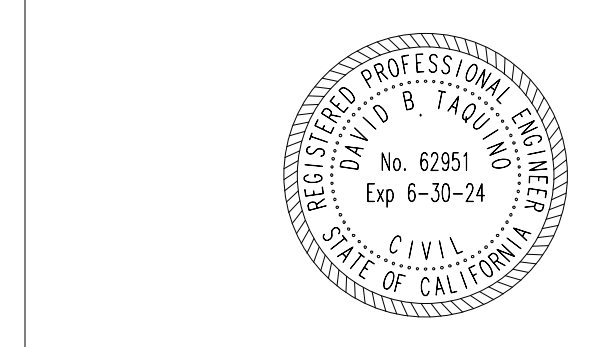
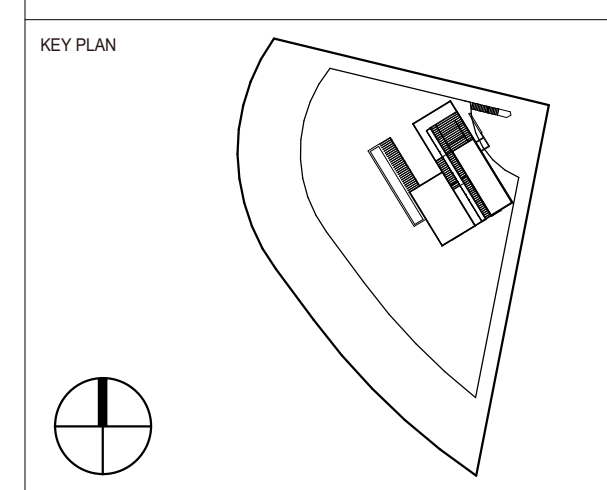
NOTES:  
1. START BOTTOM HORIZONTAL BAR IN FIRST BLOCK.  
2. ALL LAP SPLICES PER ACI 318 CLASS B. SEE TYPICAL DETAILS.



**Project Status**  
ARCHITECT  
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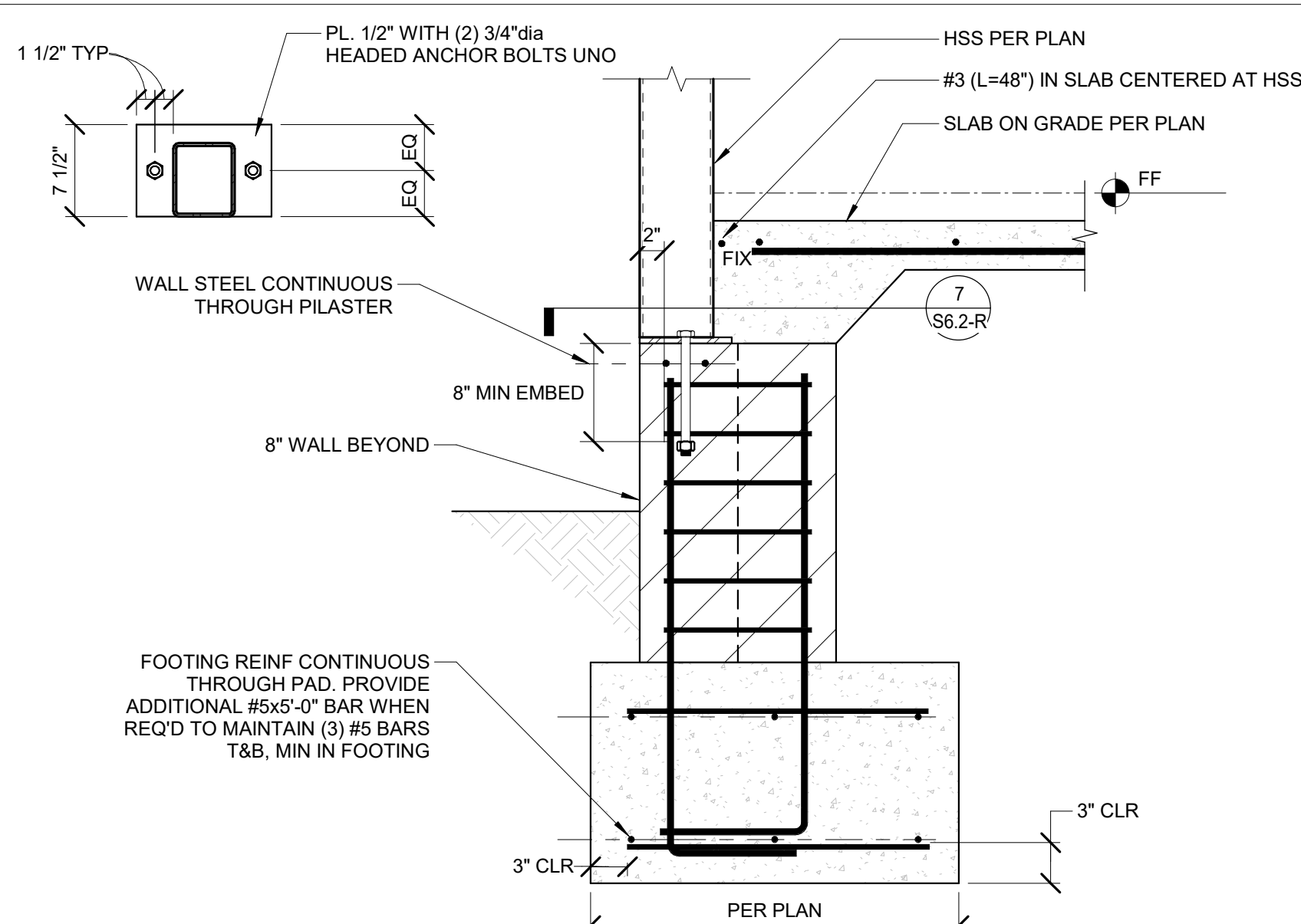
CONSULTANT  
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A TEPA COMPANY

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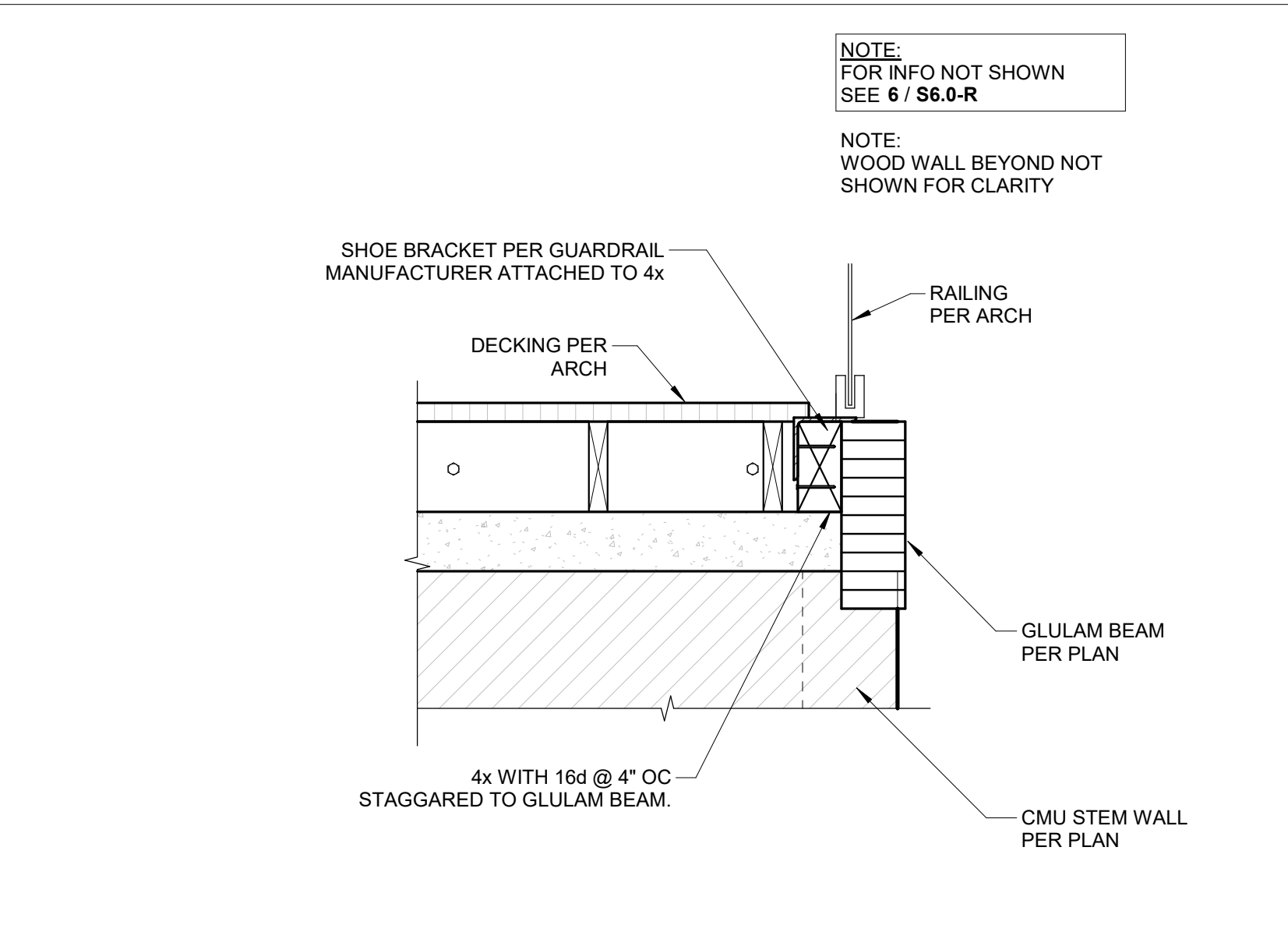


PROJECT  
**INFINITY RESIDENCE**  
TITLE  
**FOUNDATION DETAILS**

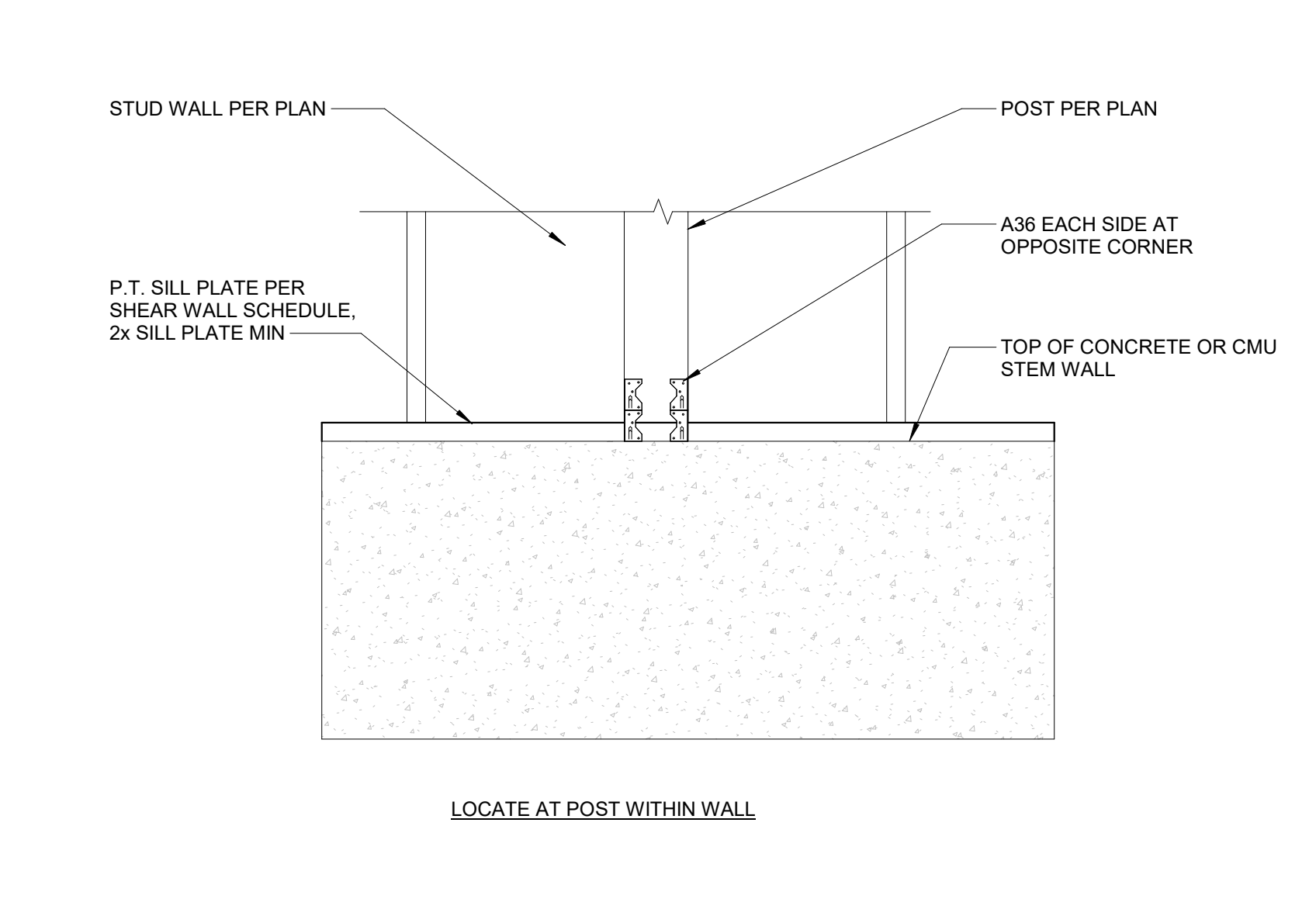
PROJECT  
**WQ103**  
**S6.0-R**  
DATE  
**08/21/23**  
SCALE  
**As Indicated**



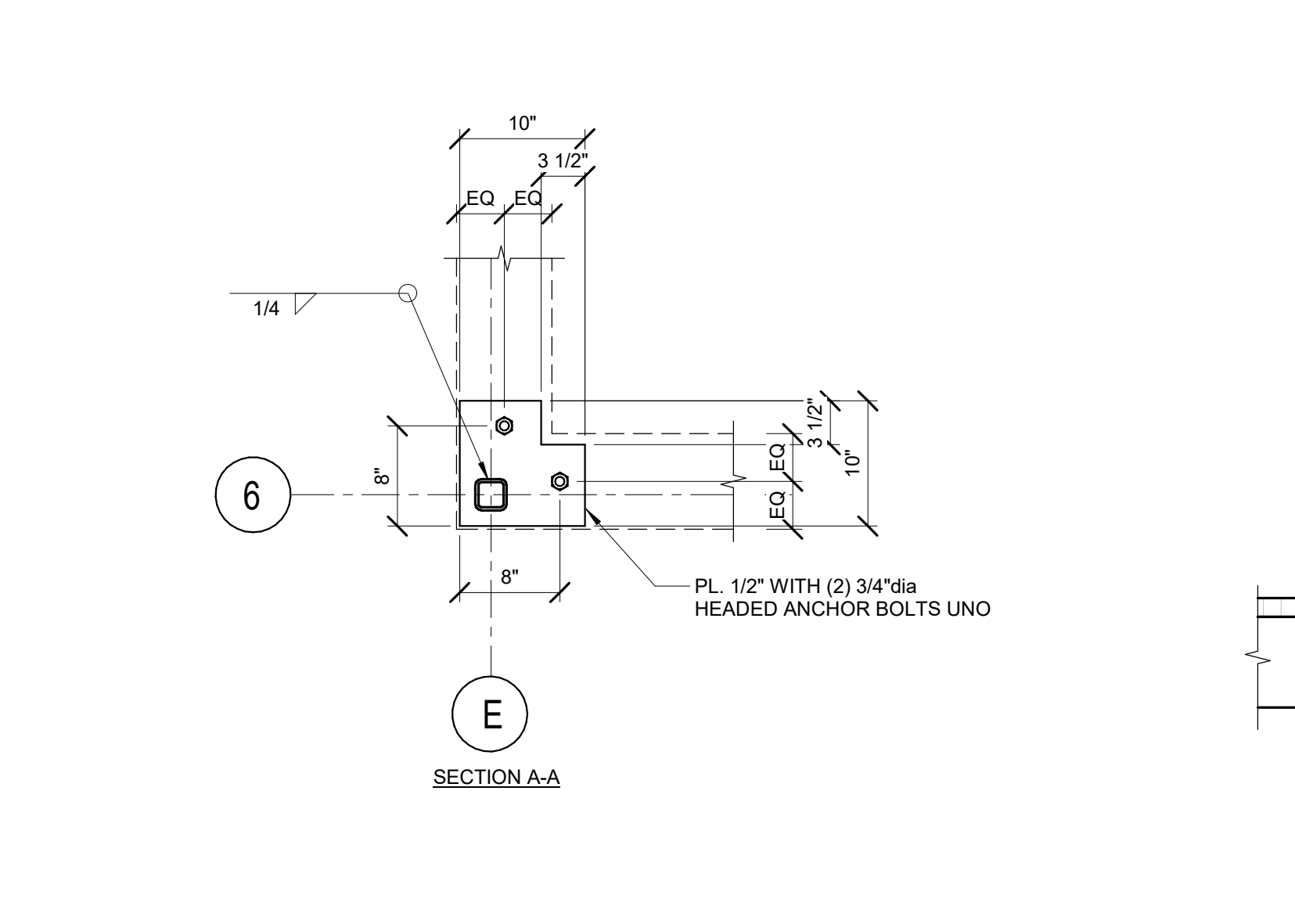
**13** HSS ATOP CONTINUOUS FOOTING  
SCALE: 1" = 1'-0" (S2.1-R)



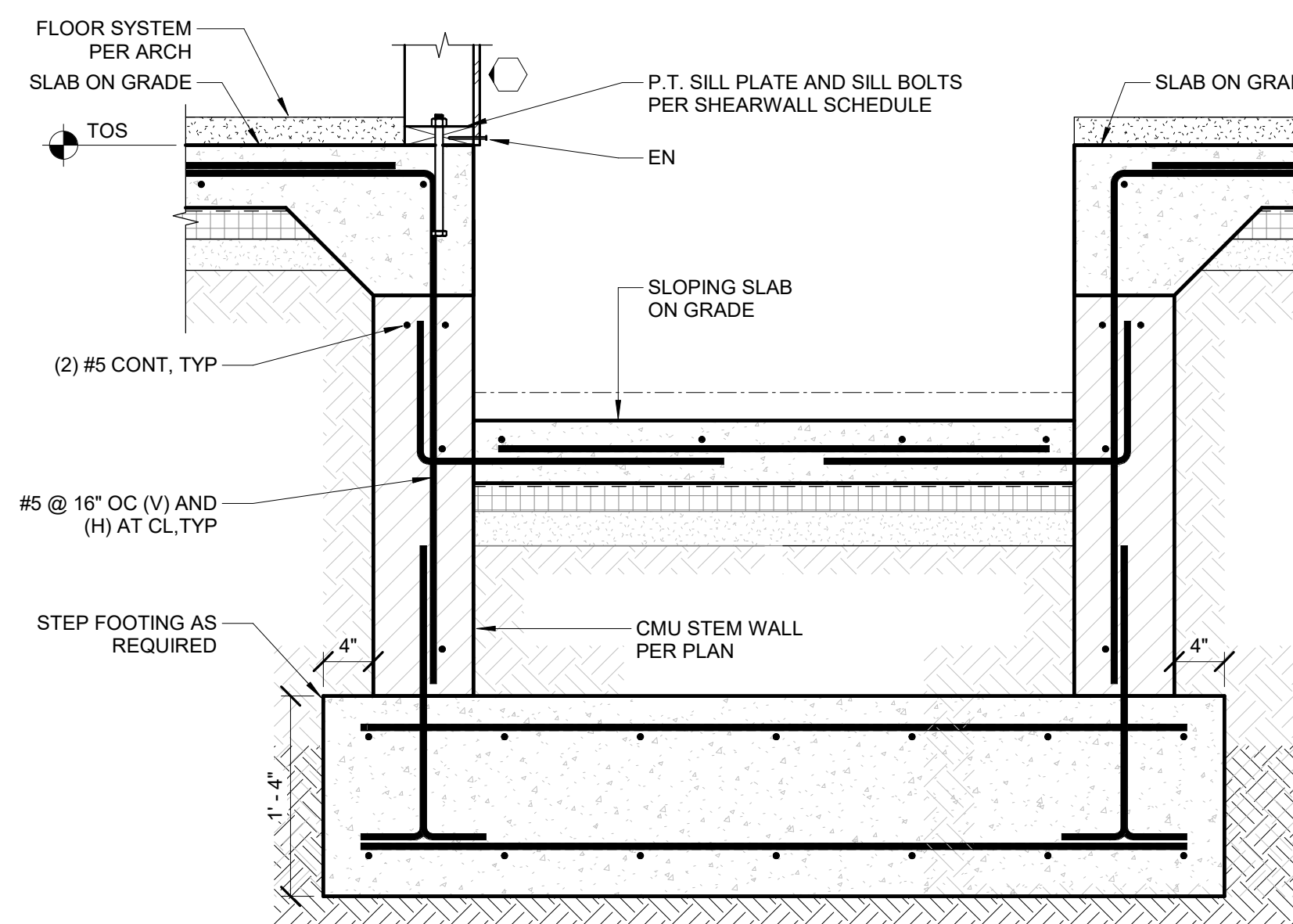
**1** GLULAM BEAM TO CMU WALL CONNECTION  
SCALE: 1" = 1'-0" (S2.1-R)



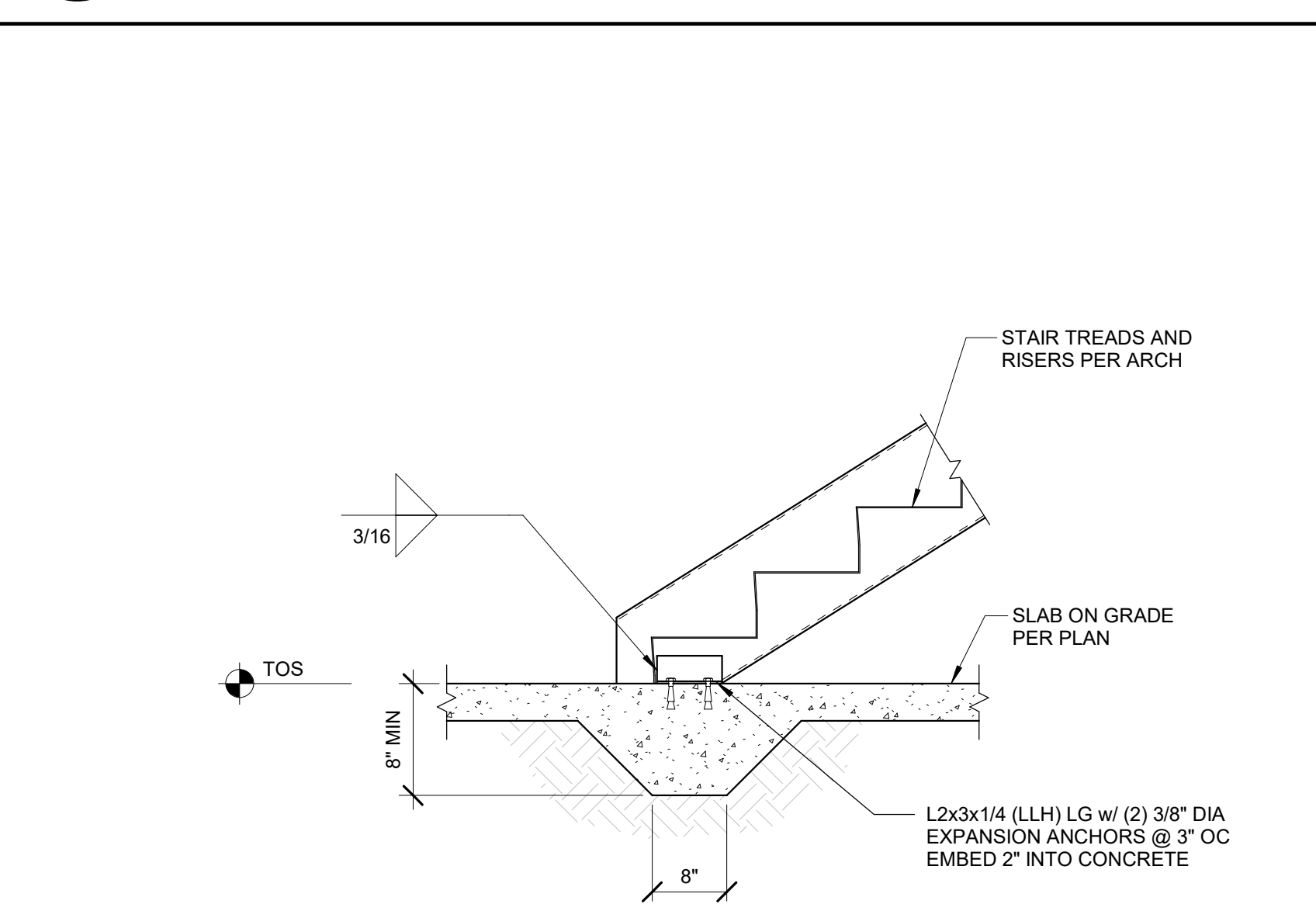
**14** POST CONNECTION @ CONTINUOUS FOOTING  
SCALE: 1" = 1'-0"



**6** CORNER STEEL COLUMN DETAIL  
SCALE: 1" = 1'-0" (S2.1-R)



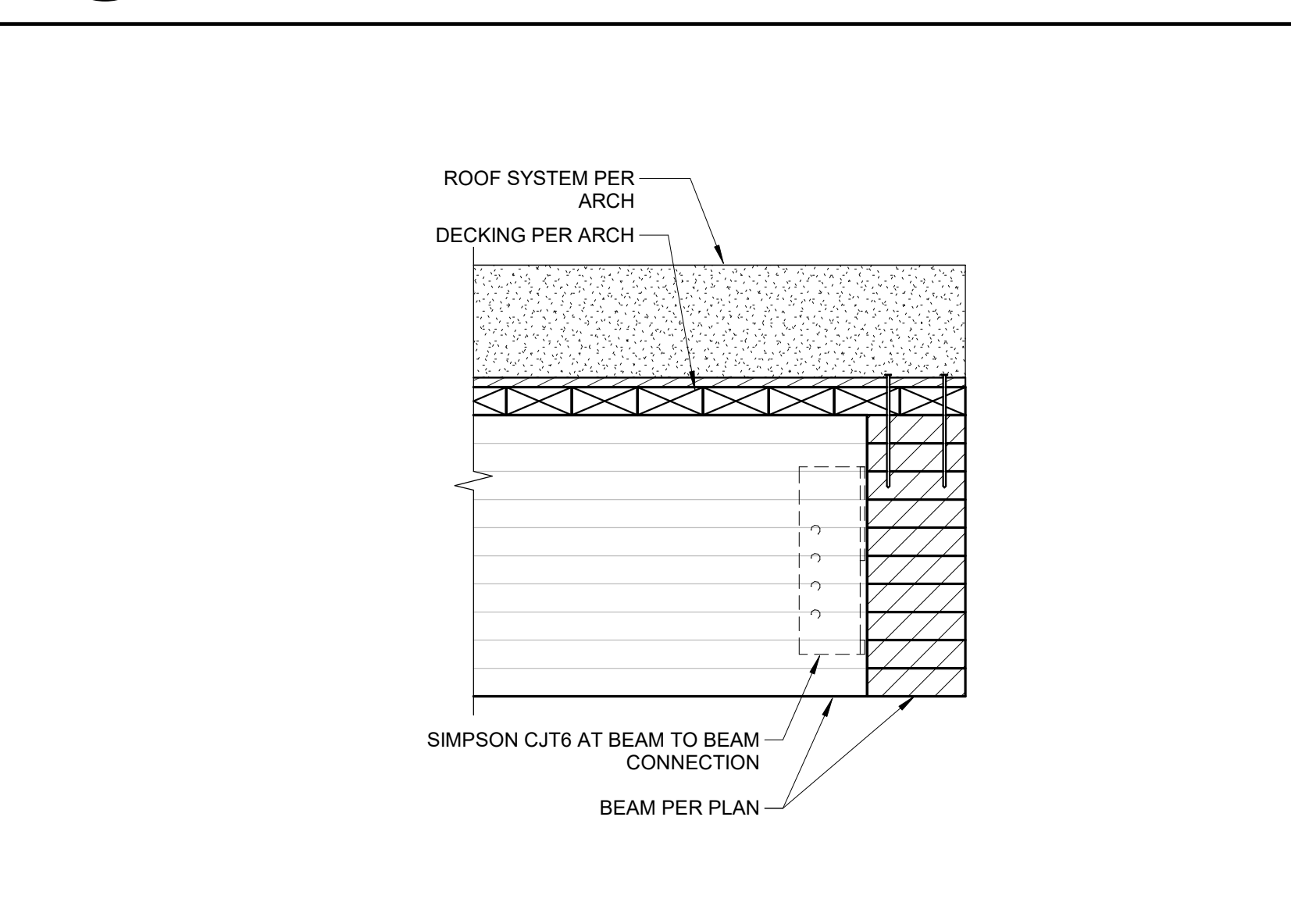
**2** STEPPED STEM WALL AT STAIR  
SCALE: 1" = 1'-0" (S2.1-R)



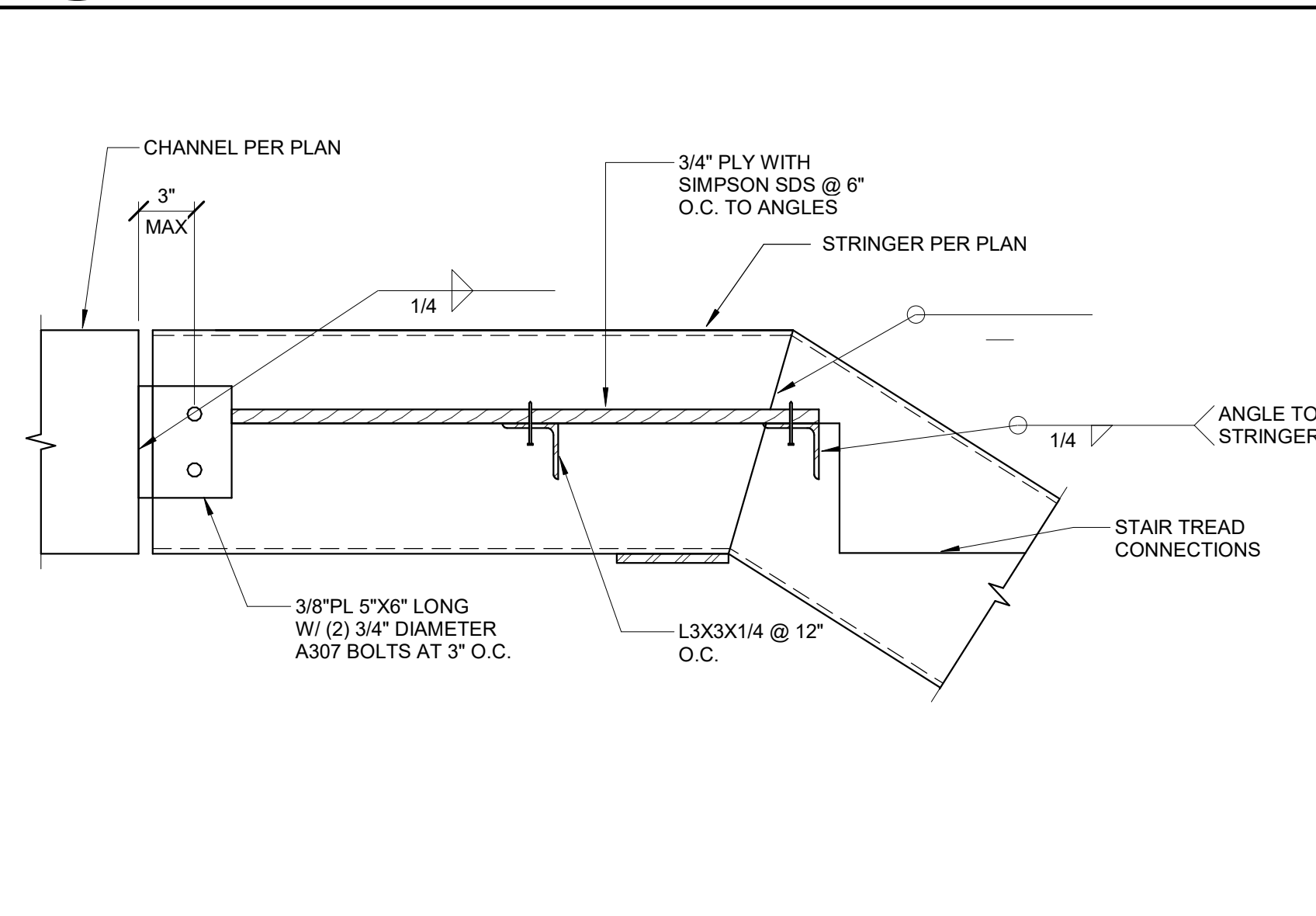
**15** STEEL STAIR AT SLAB ON GRADE  
SCALE: 3/4" = 1'-0" (S2.2-R)



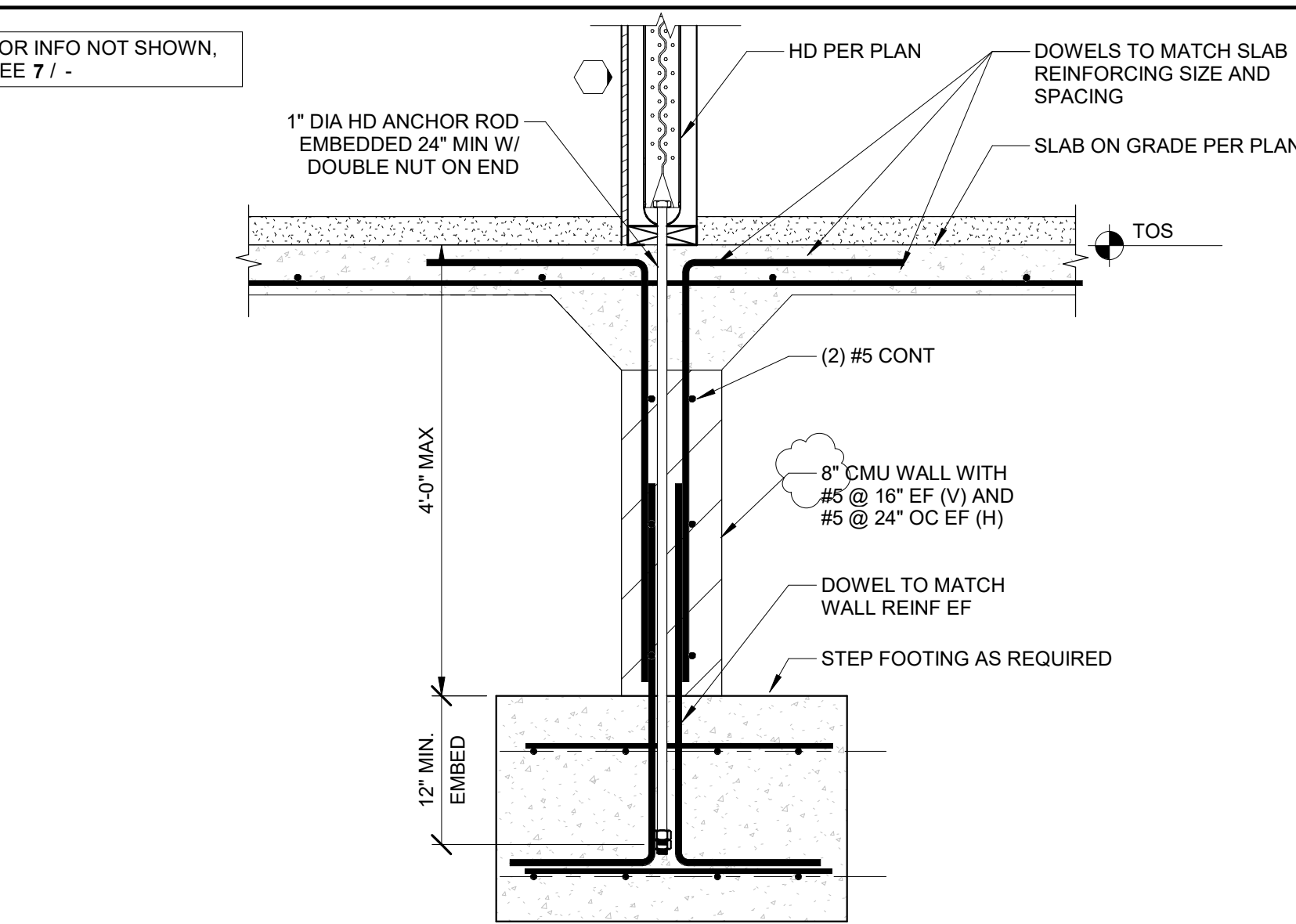
**7** FOOTING UNDER GRID 3 SHEARWALLS AT HD14  
SCALE: 1" = 1'-0" (S2.1-R)



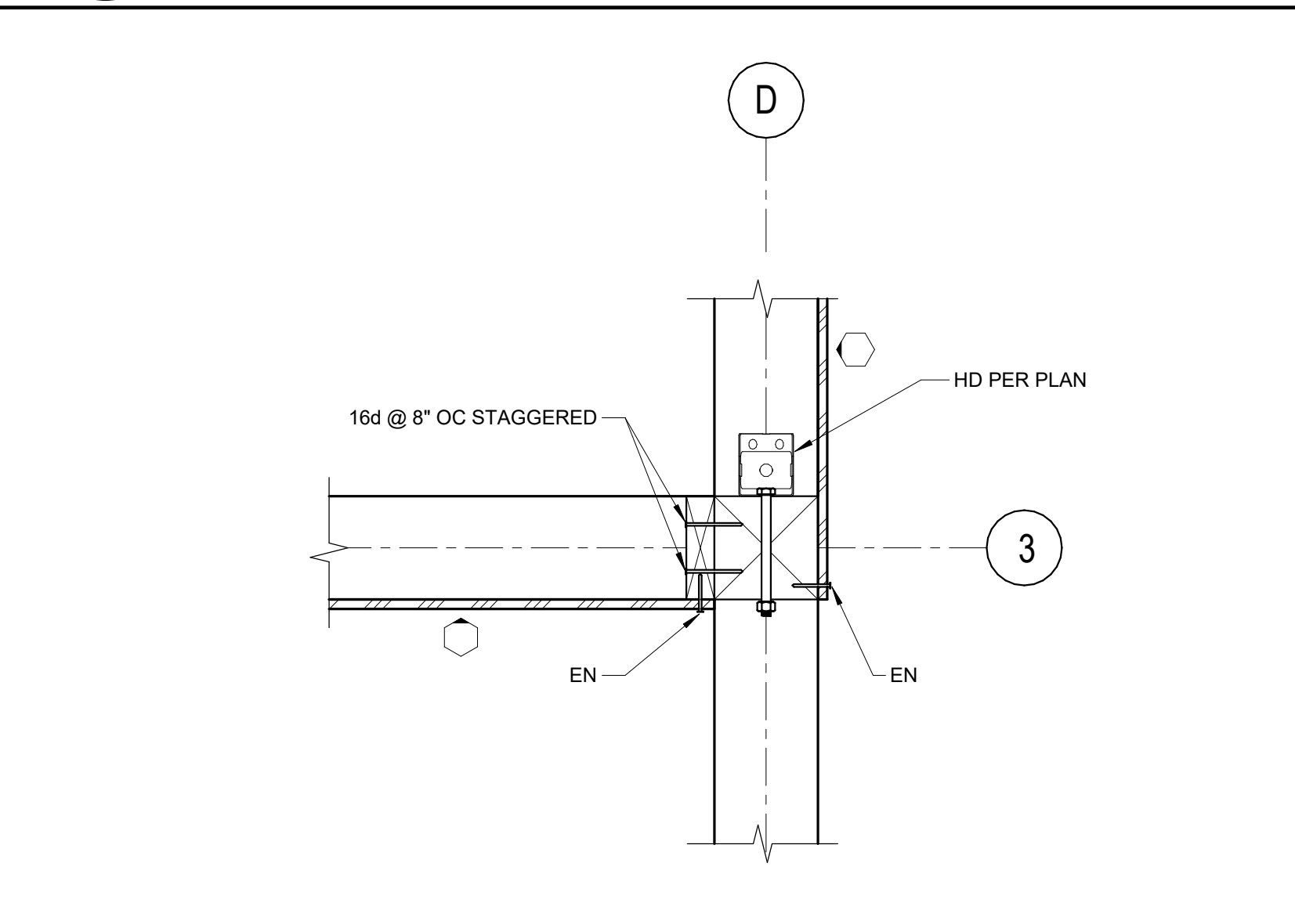
**3** ENLARGED PLAN AT POOL DECK CANTILEVER  
SCALE: 1 1/2" = 1'-0"



**16** STAIR LANDING CAP PL  
SCALE: 1 1/2" = 1'-0" (S2.3-R)



**12** SKETCH DETAIL  
SCALE: 1" = 1'-0" (S2.2-R)



**4** ENLARGED PLAN AT SHEARWALL INTERSECTION  
SCALE: 1 1/2" = 1'-0" (S2.2-R)

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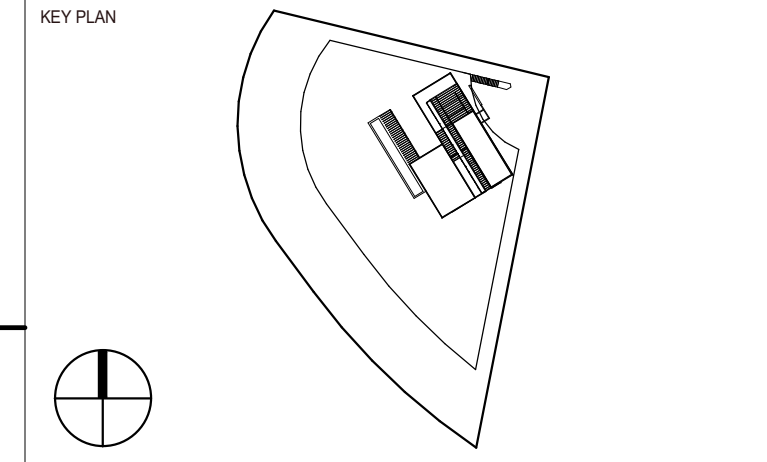
**Project Status**

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**o.lbm**



STAMP  
PROFESSIONAL ENGINEER  
No. 62951  
Exp. 8-30-24  
CIVIL  
STATE OF CALIFORNIA

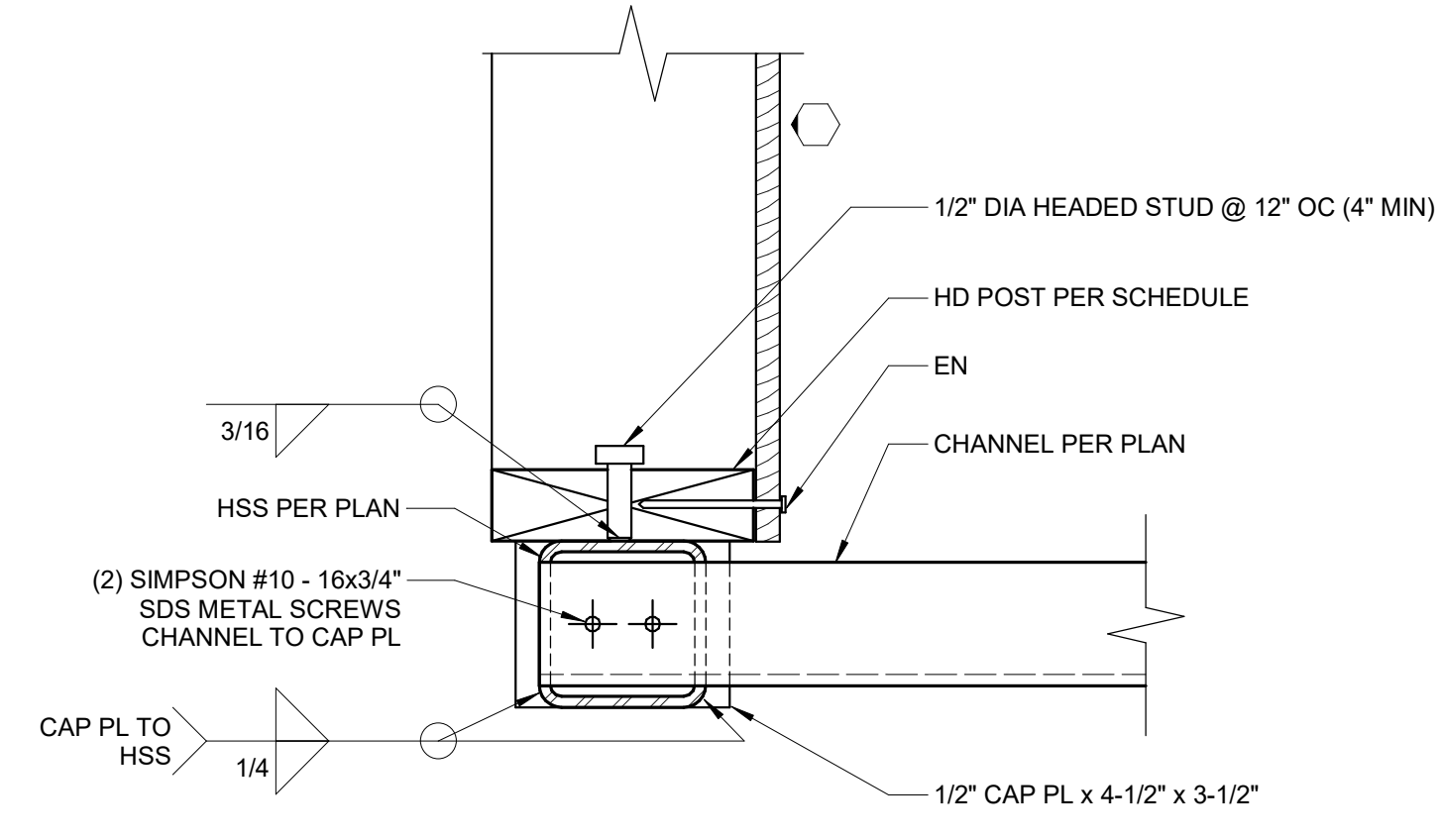
PROJECT  
**INFINITY RESIDENCE**

TITLE  
**FOUNDATION DETAILS**

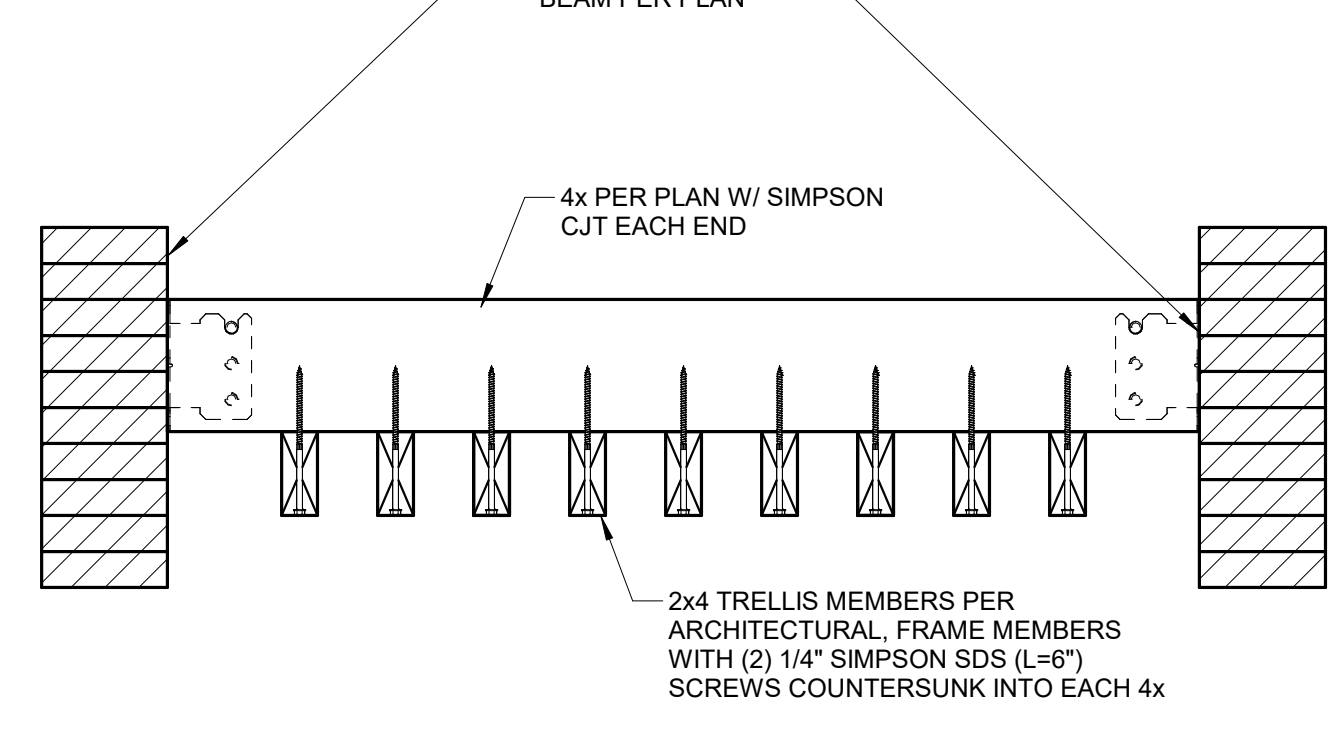
PROJECT NUMBER  
**W0103**  
SCALE  
**S6.1-R**

DATE  
**08/21/23**  
SCALE  
**As indicated**

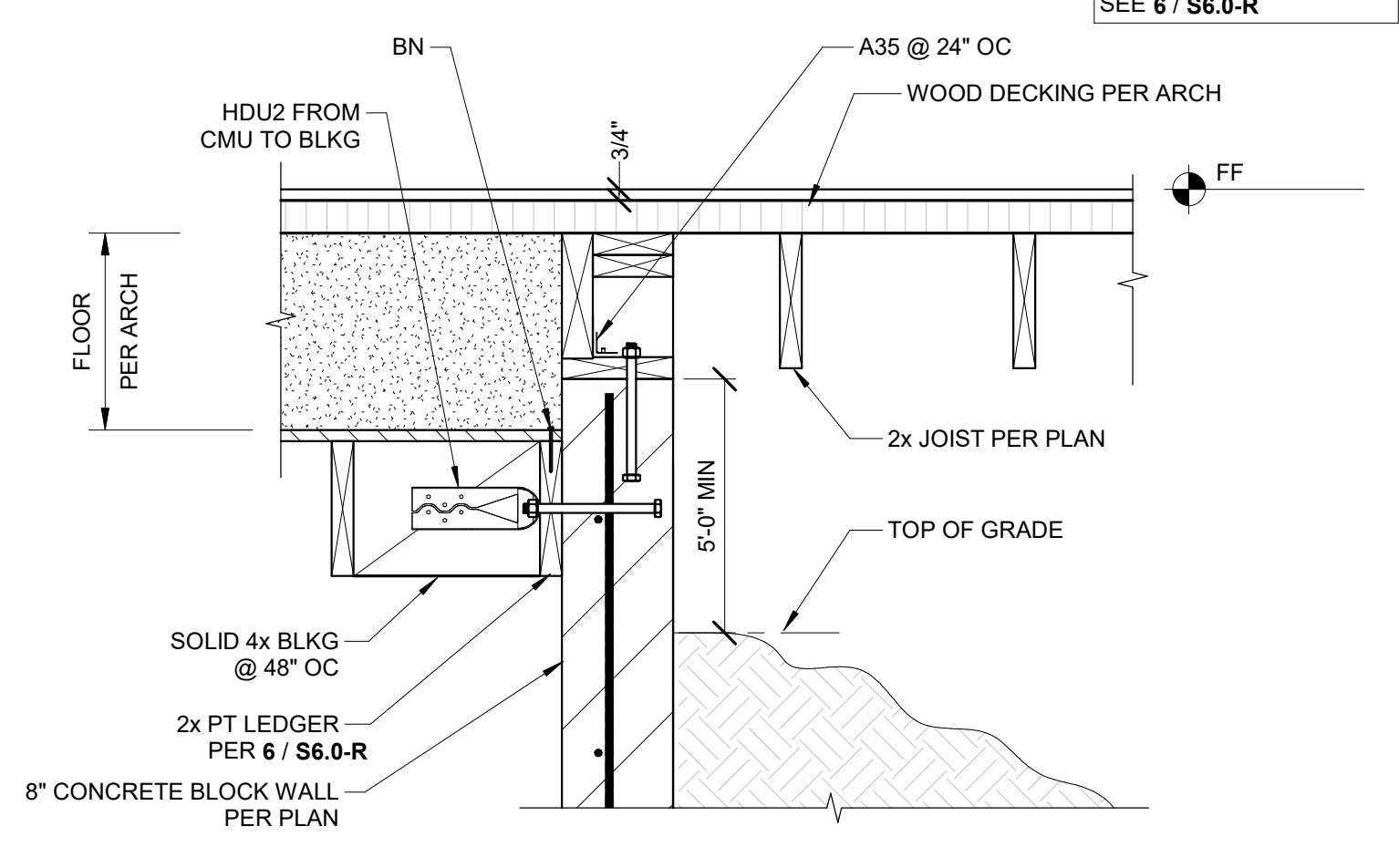




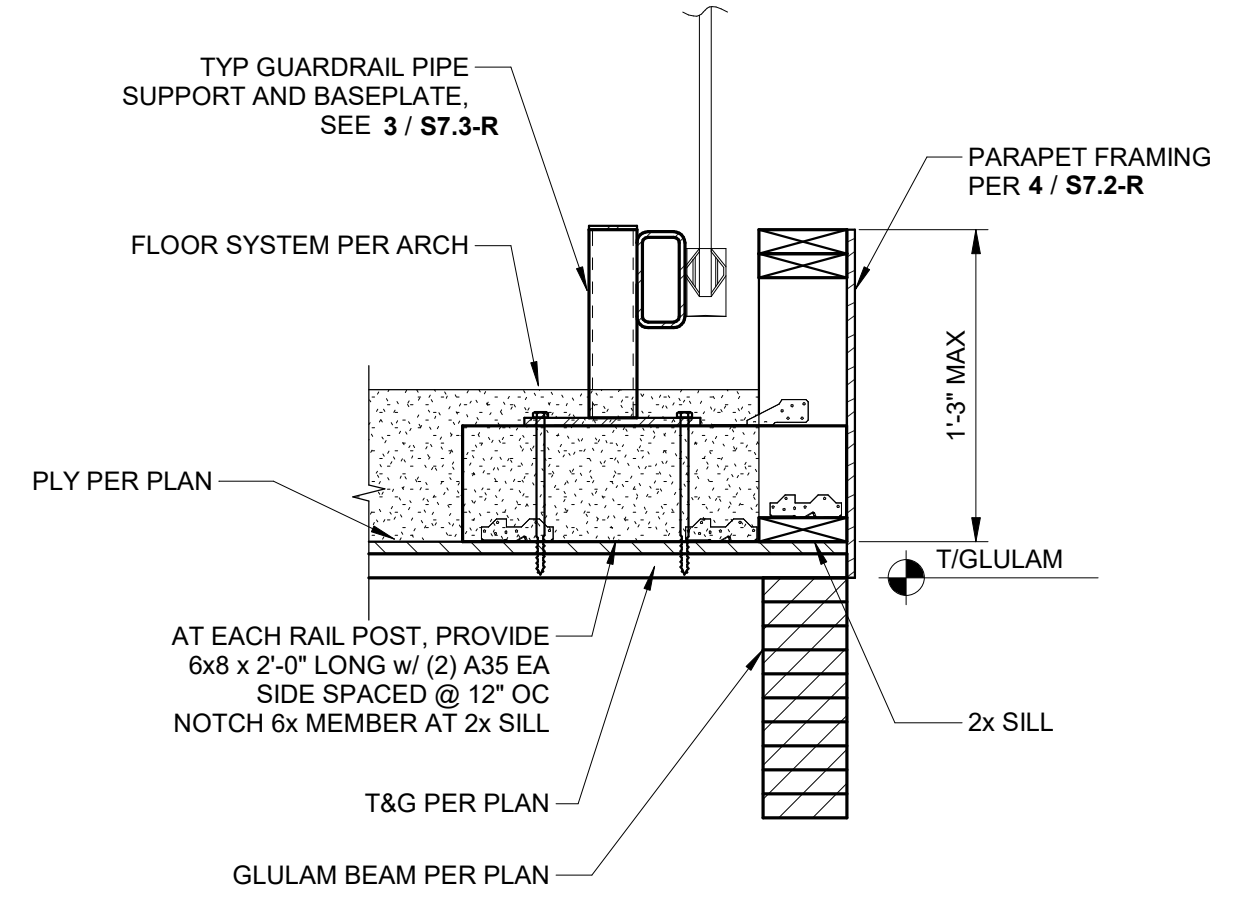
**13 STAIR DETAIL**  
SCALE: 3" = 1'-0" (S2.3-R)



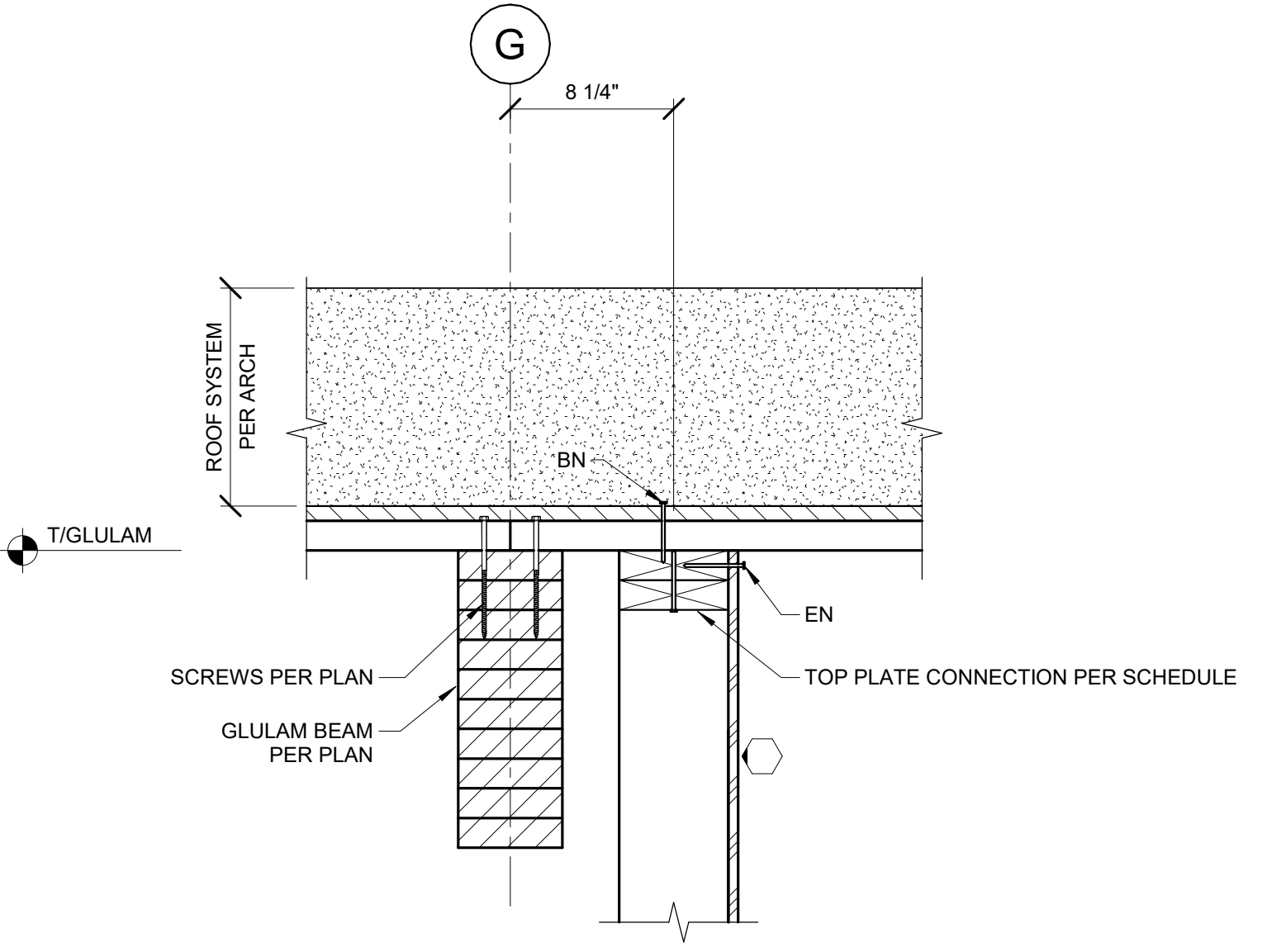
**9 TRELLIS**  
SCALE: 1 1/2" = 1'-0" (S2.2-R)



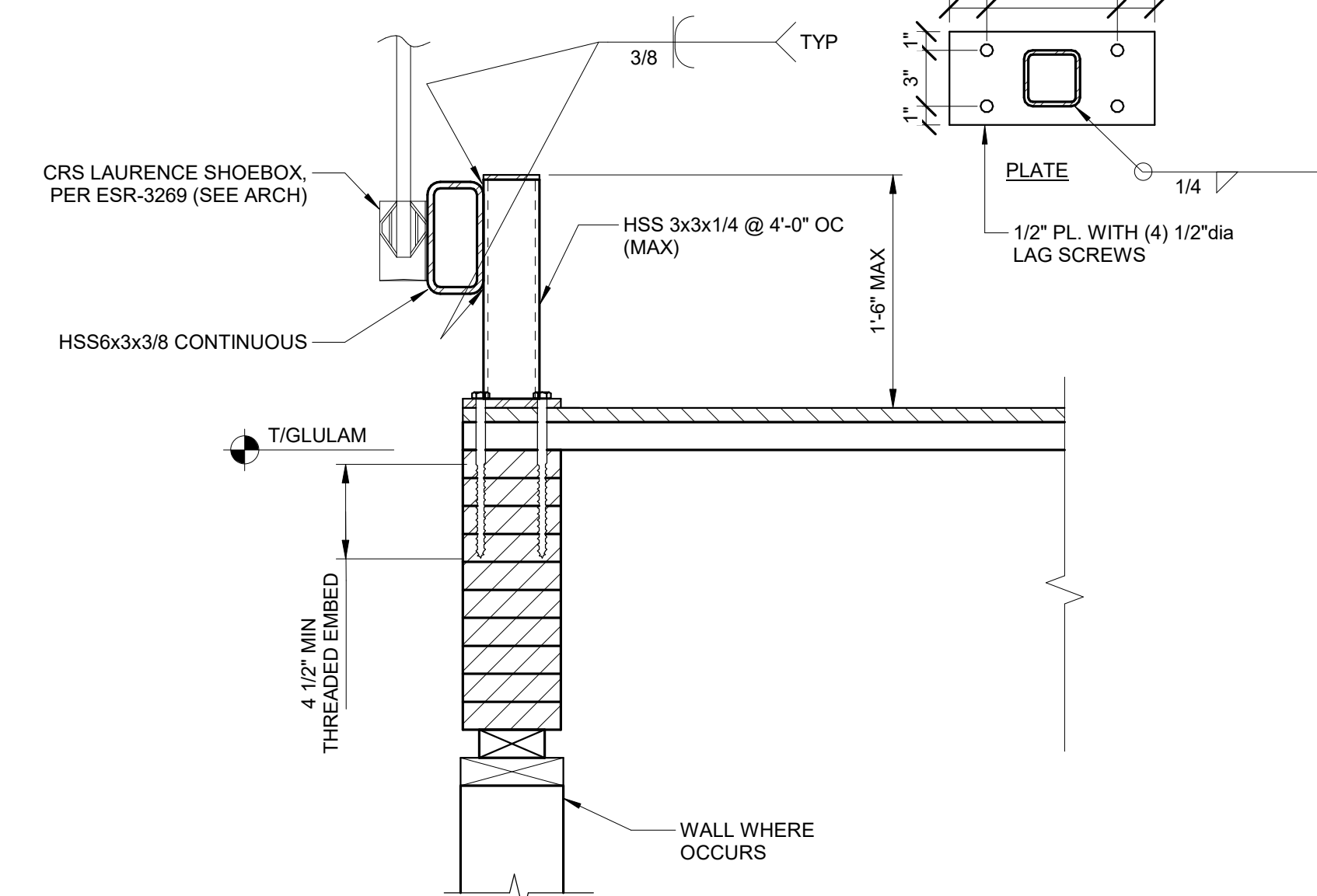
**5 TUNNEL WALL DETAIL**  
SCALE: 1" = 1'-0" (S2.2-R)



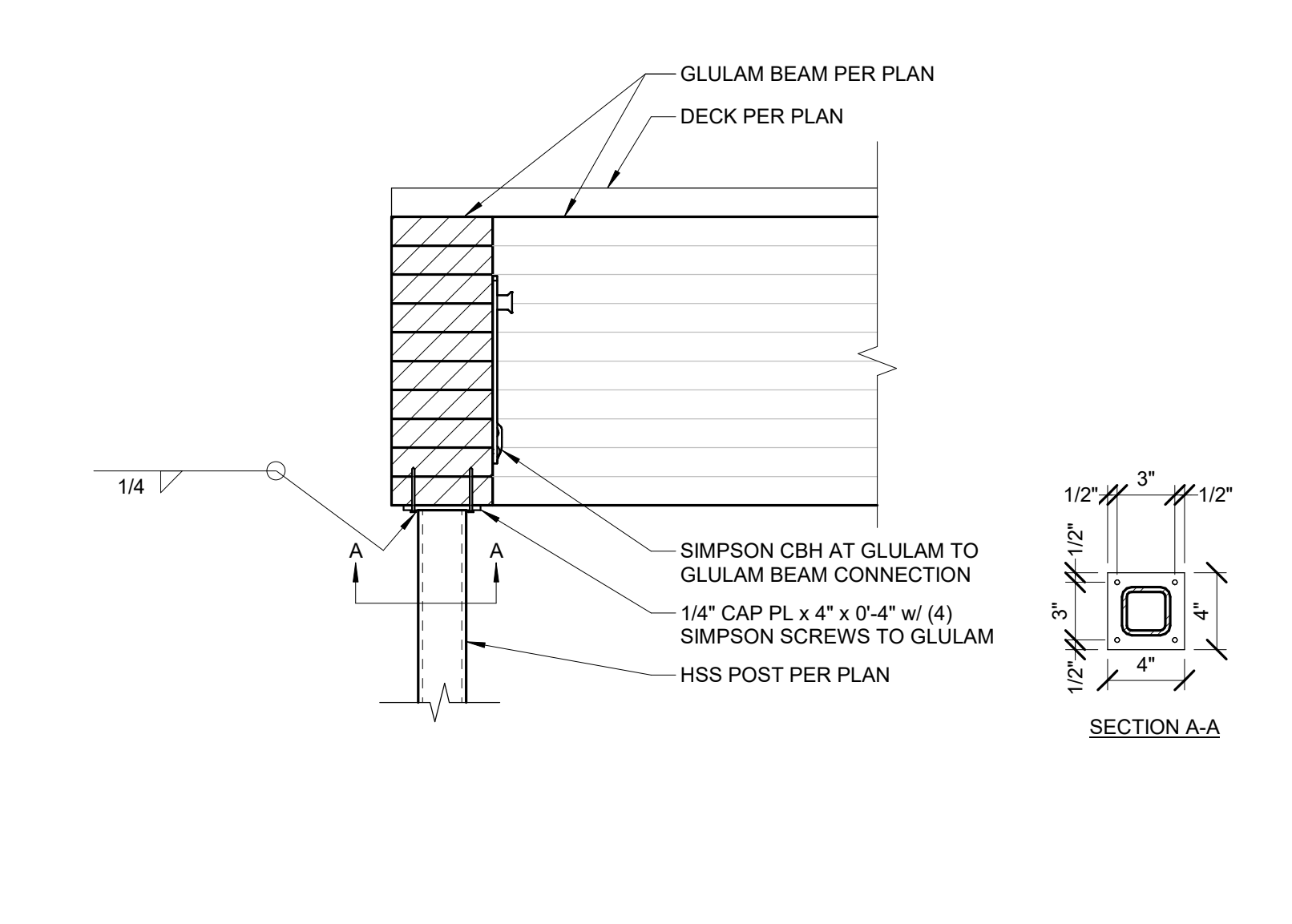
**1 GUARDRAIL AT PARAPET - GRID I**  
SCALE: 1" = 1'-0" (S2.3-R)



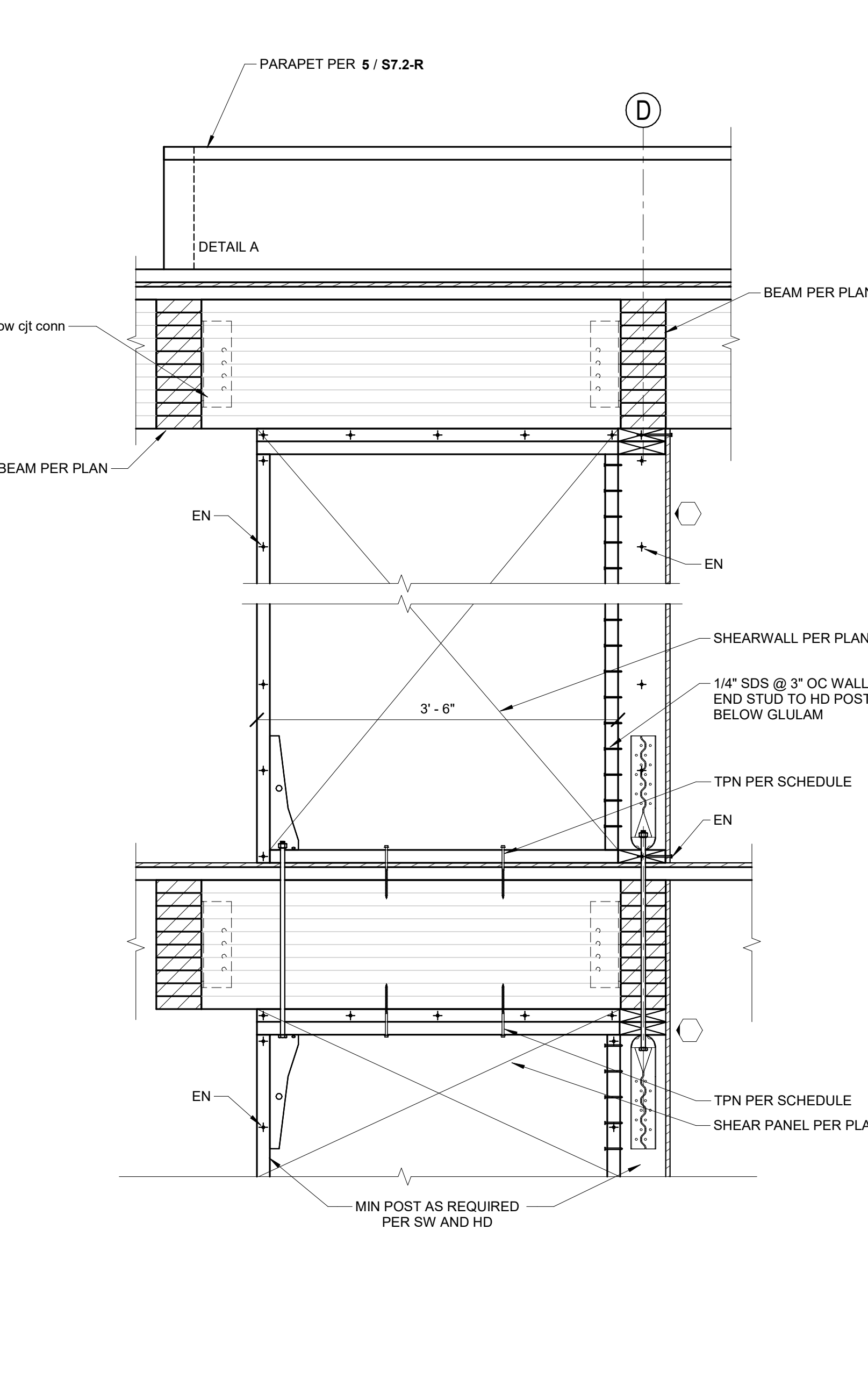
**14 SHEARWALL AT ROOF DETAIL**  
SCALE: 1 1/2" = 1'-0" (S2.4-R)



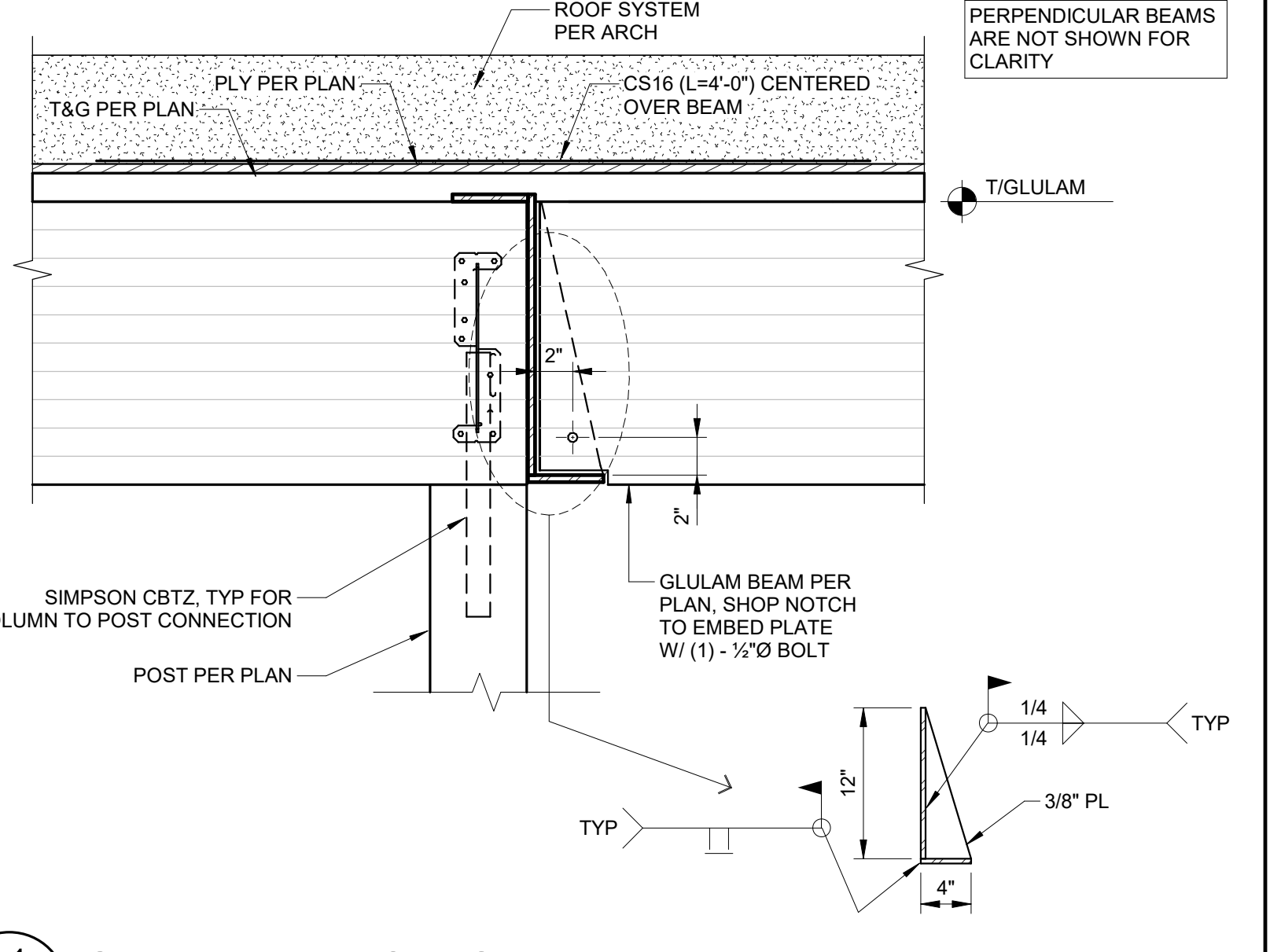
**6 GUARD RAIL PARALLEL TO GLULAM BEAM**  
SCALE: 1 1/2" = 1'-0" (S2.2-R)



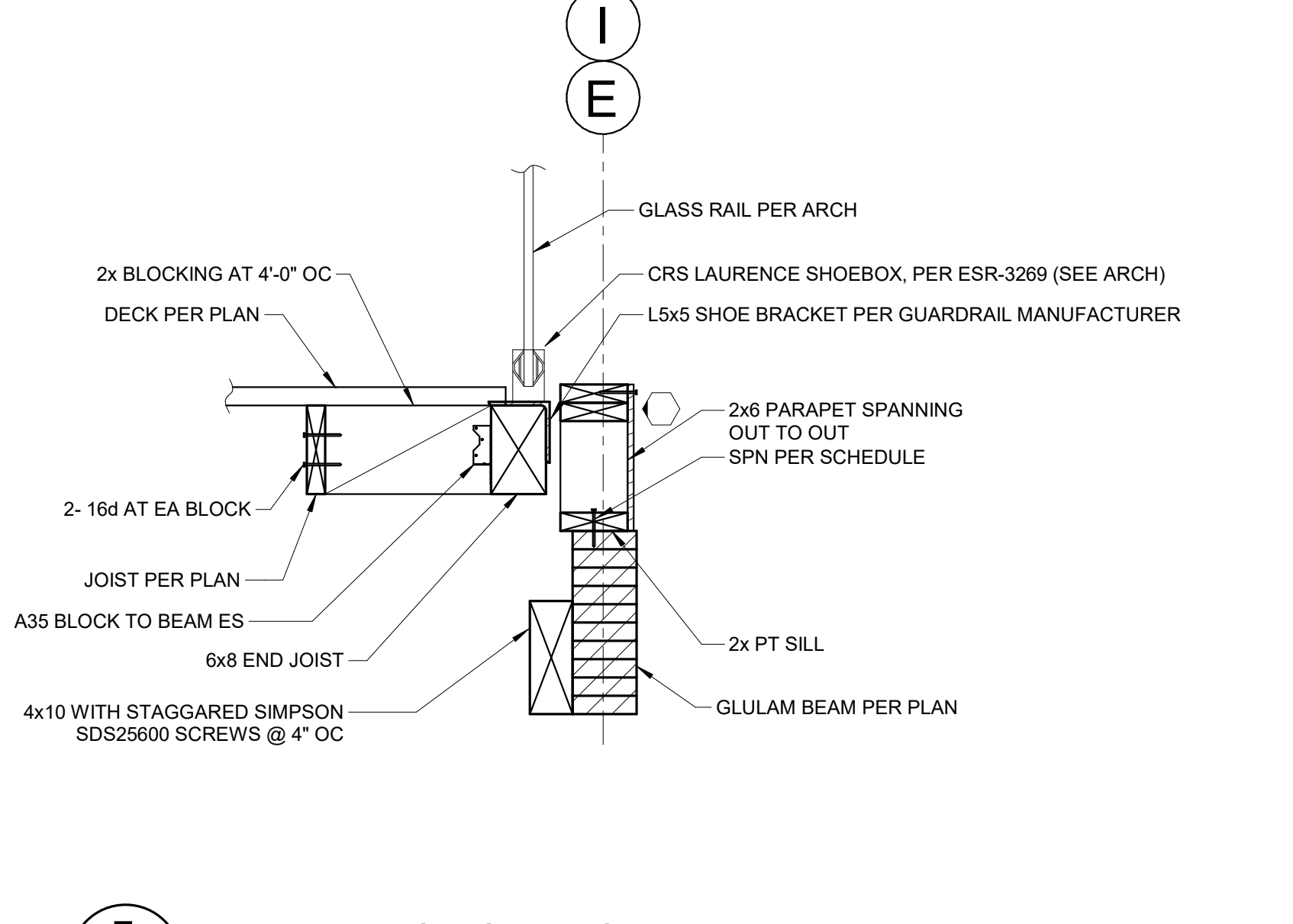
**2 STEEL POST SUPPORTING GLULAM BEAM**  
SCALE: 1 1/2" = 1'-0" (S2.2-R)



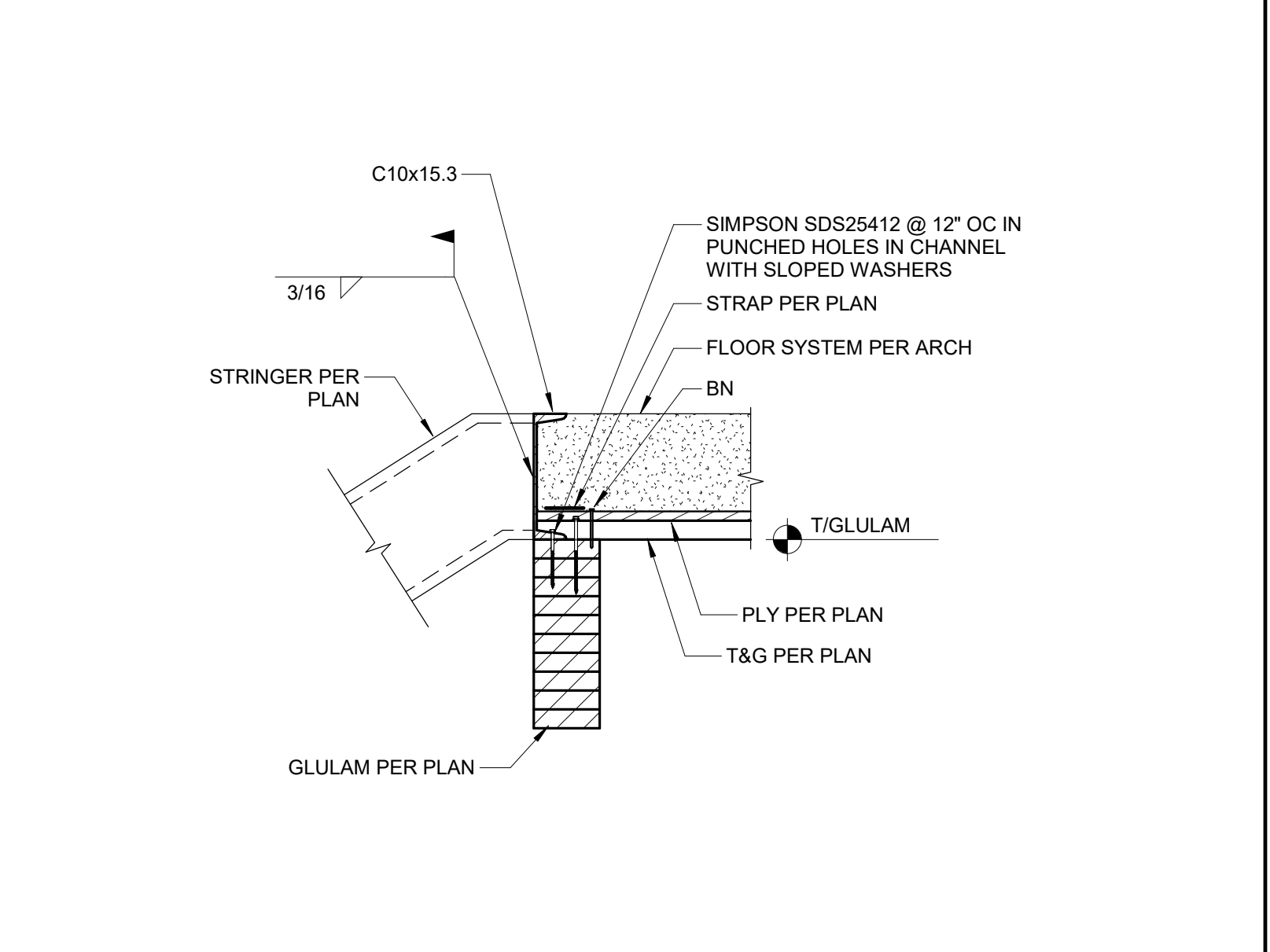
**16 ELEVATION SHEAR WALL GRID 3**  
SCALE: 1" = 1'-0" (S2.3-R)



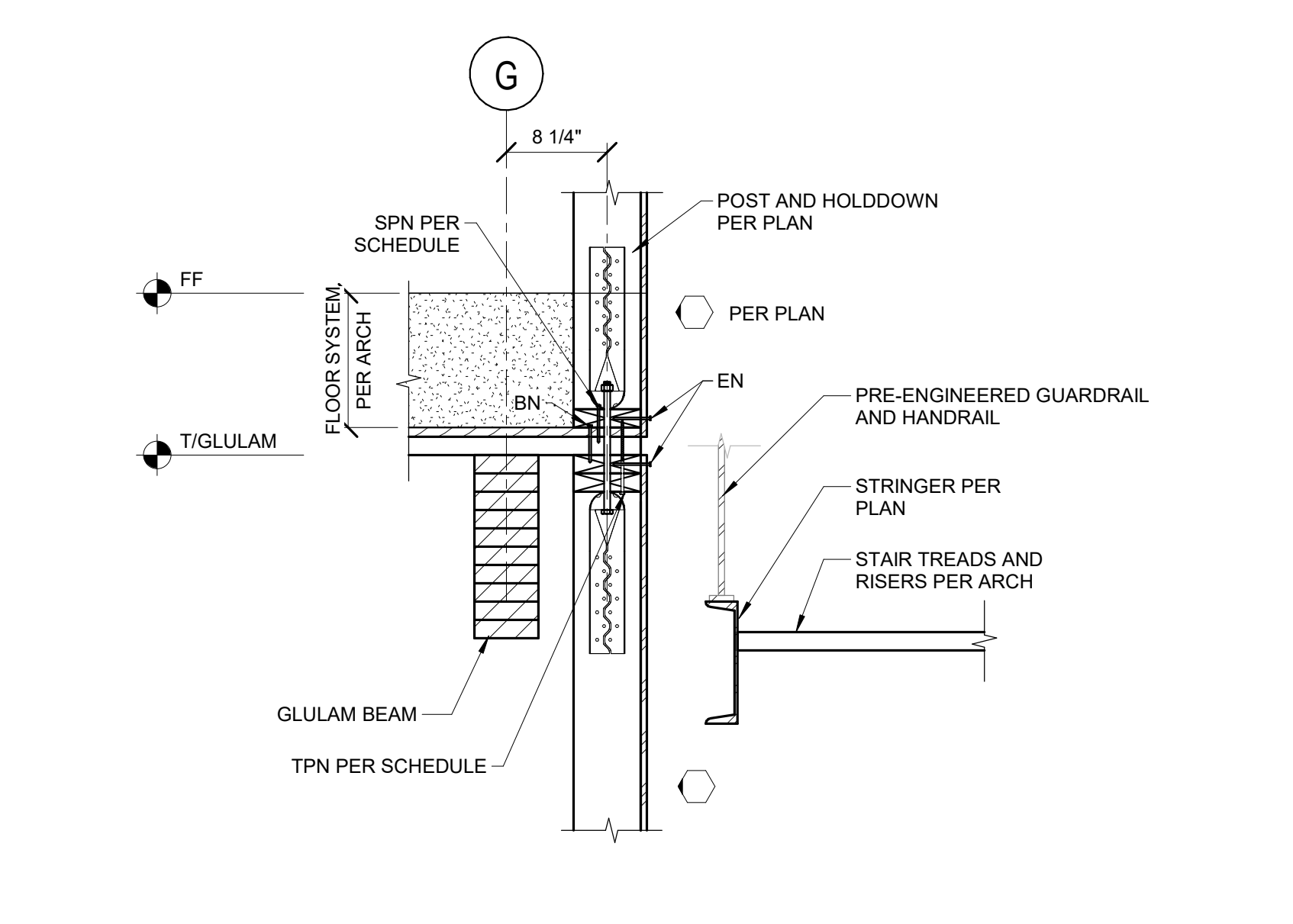
**11 GLULAM BEAM SPLICE DETAIL**  
SCALE: 1 1/2" = 1'-0" (S2.3-R)



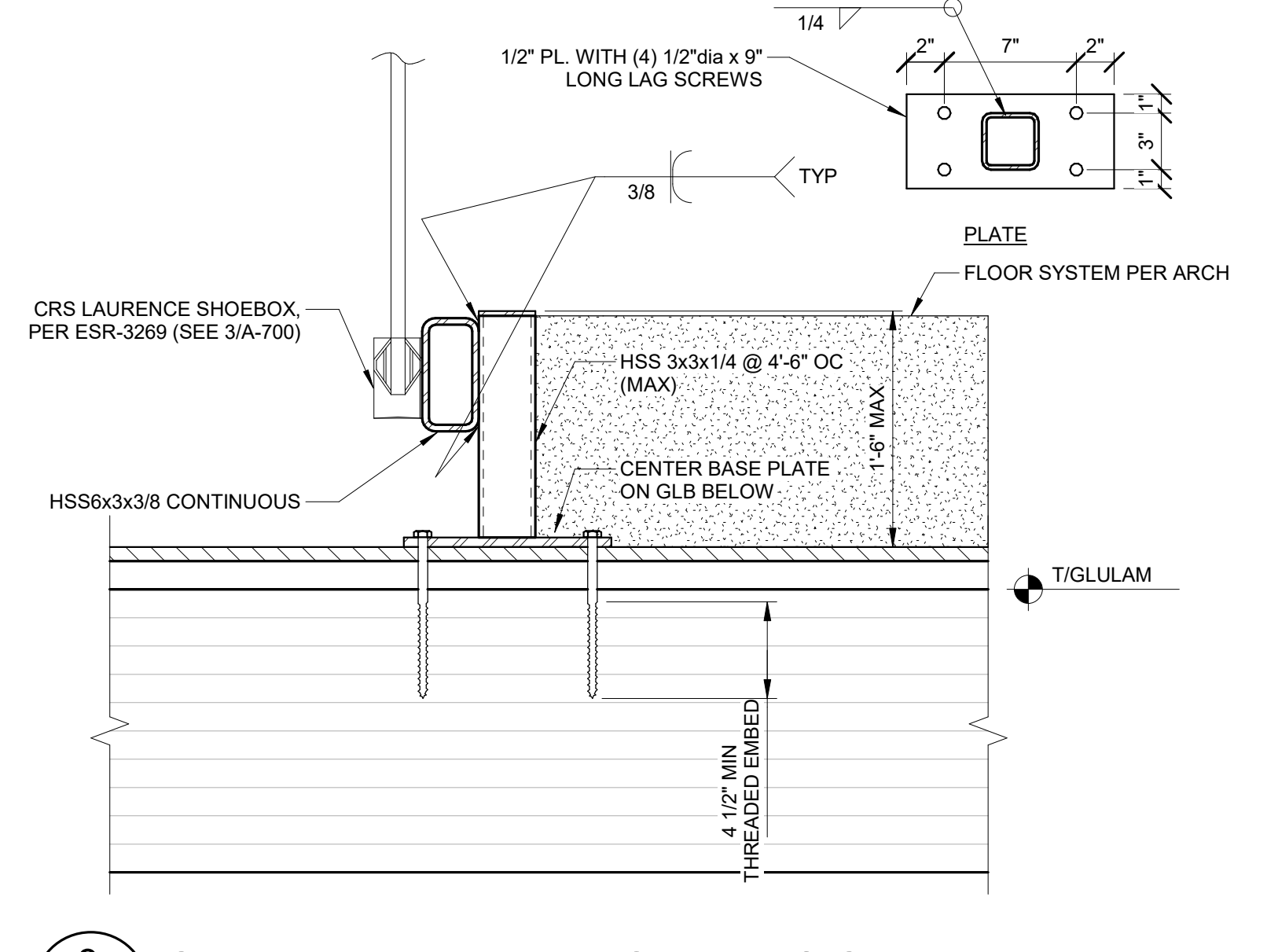
**7 RAIL AT EDGE OF DECK**  
SCALE: 1" = 1'-0" (S2.2-R)



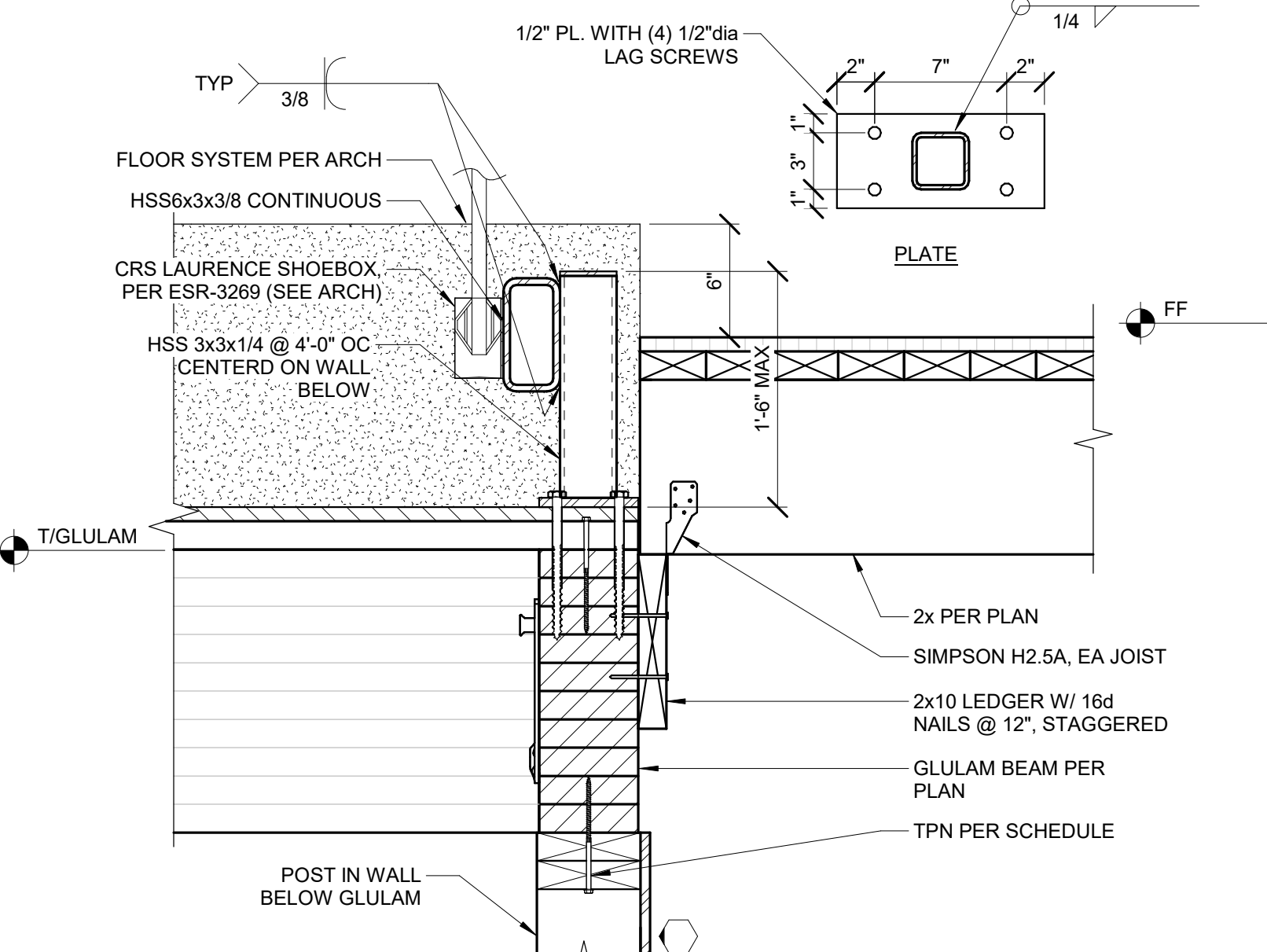
**12 TOP OF STAIR CONNECTION TO GLULAM BEAM**  
SCALE: 1" = 1'-0" (S2.3-R)



**8 STAIRWELL SECTION**  
SCALE: 1" = 1'-0" (S2.3-R)



**3 GUARD RAIL PERPENDICULAR TO GLULAM BEAM**  
SCALE: 1 1/2" = 1'-0" (S2.2-R)



**4 TERRACE WALL DETAIL**  
SCALE: 1 1/2" = 1'-0" (S2.2-R)

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NO	DATE	REASON FOR ISSUE	CHK
1	11/27/19	Plan Check Submission (Performed by Taquino Engineering)	
2	08/21/20	City Plan Check #01 (Performed by Taquino Engineering)	
3	03/10/21	City Plan Check #02 (Performed by Taquino Engineering)	
4	03/30/22	City Plan Check #03 (Performed by Taquino Engineering)	
5	06/07/22	City Plan Check #04 (Performed by Taquino Engineering)	
6	08/21/23	Bulletin 01	

**Project Status**

ARCHITECT

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CONSULTANT

**Tepa ENGINEERING SERVICES**  
A TEPA COMPANY

CONSULTANT

CLIENT: **o.lbm**

KEY PLAN

STAMP

PROJECT: **INFINITY RESIDENCE**

TITLE: **FRAMING DETAILS**

PROJECT NUMBER: **W0103**  
SCALE: **S7.3-R**

DATE: **05/31/23**  
SCALE: **As Indicated**