

<b>Title:</b>	Dyer Art Room Addition
<b>Project:</b>	Historic Preservation HP-24-1
<b>Location:</b>	805 N Street
<b>APN:</b>	001-244-001
<b>Applicant:</b>	Bert Dyer
<b>Property Owner:</b>	Bert Dyer and Joseph Mcinerney
<b>Purpose/Use:</b>	Construct 70-square-foot addition to an existing single-family home.
<b>Application Date:</b>	March 20, 2024
<b>General Plan:</b>	HDR - High Density Residential
<b>Zoning:</b>	R3 - Residential High Density
<b>CEQA:</b>	Exempt under §15331, Class 31 Historical Resource Restoration/Rehabilitation
<b>Staff Contact:</b>	Alexandra Gonzalez, Assistant Planner
<b>Recommendation:</b>	Hold a public hearing; and Adopt a resolution finding the project is exempt from CEQA and approving with conditions.
<b>Motion:</b>	<i>"I move the Historic Preservation Commission adopt a resolution finding the project is exempt from CEQA and conditionally approving the 70-square-foot addition to 805 N Street."</i>

Figure 1: Location map

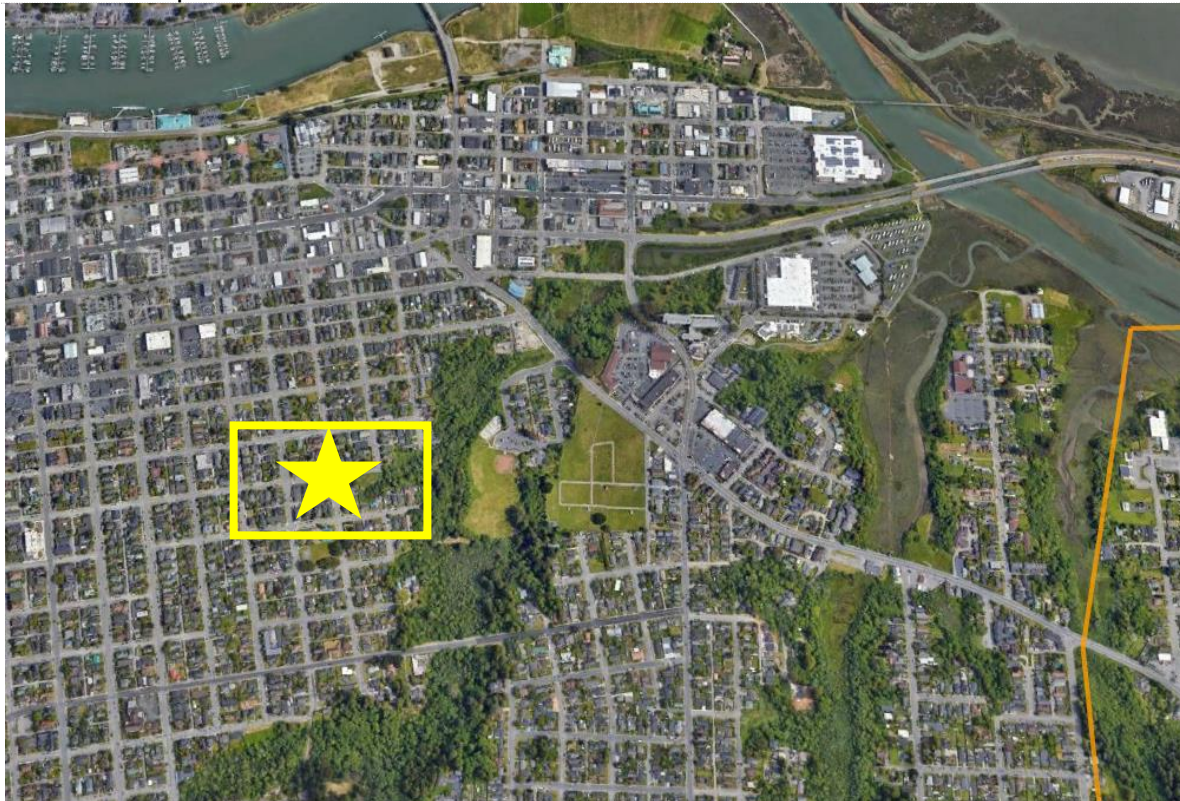


Figure 2: Site map – Residence outlined in yellow, addition outlined in orange



### **PROJECT SUMMARY**

The applicant is requesting approval to construct a 70-square-foot (sf) addition to the rear southwest corner of a single-family home at 805 N Street (Figures 1 through 4). The addition will be used as an art room. The property is listed on the Local Register of Historic Places (LRHP) and any alterations visible from the streetscape must undergo review by the Historic Preservation Commission (HPC) pursuant to Eureka Municipal Code (EMC) §157.003.A.1.

Figure 3: Street view of 805 N Street (looking east)



Figure 4: Street view of 805 N Street (looking northeast); location of proposed addition circled in orange



### **BACKGROUND**

According to the “Green Book,” the home was constructed circa 1900 and is described as a “one-story frame house with enclosed entry, projecting slanted bay window, and hipped roof.”

The applicant is proposing to use T-1-11 plywood with no groove as the siding material (Figure 5) for the 70-sf addition, and galvanized corrugated steel for its roof (Figure 6). The siding will be painted to match the same pale green/grey color of the existing home. Additionally, two reclaimed wooden windows will be installed on the east and south facing walls of the addition (Figure 7 and 8). Although only a small portion of the addition may be seen from N Street (when standing

slightly south of the home and looking northeast [Figure 4]), the applicant is aware that the proposed materials do not match the existing siding and roof materials, and is open to flexibility if the Committee finds that the proposed materials will deter from the overall character of the home.

Figure 5: Proposed siding material



Figure 6: Proposed roof material



Figure 7: Proposed window for south-facing wall



Figure 8: Proposed window for the east-facing wall



### **REQUIRED FINDINGS AND ANALYSIS**

Title XV, Chapter 157, of the Eureka Municipal Code, Section 157.006(C), specifies that for properties listed on the Local Register of Historic Places, a proposed replacement/alteration must be considered in light of its effect on the existing historical character of the affected structure as it relates to the streetscape. Also, as provided in Chapter 157, the Historic Preservation Commission has adopted the Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary Standards) as the guidelines for alterations to historic properties and in carrying out their historic preservation responsibilities.

In the Standards, there are four ways that a historic property may be treated; they include Preservation, Rehabilitation, Restoration, and Reconstruction. The most appropriate standard for this project is *Rehabilitation*. Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character as

it has evolved over time. This treatment standard is chosen by staff because the proposal will alter a historic structure to add an art room to complement its continuing use as a home while retaining the structure's historic character.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural significance when possible. There are ten standards to consider when determining if Rehabilitation is the appropriate method of preserving a historic resource:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

**Analysis:** The intent of the project is to add an art room for personal use to a portion of the residence that is not directly seen from the street view unless standing south of the home, and looking northeast at an angle from N Street (as seen in Figure 4 above). The property was historically used as a residence and will continue to be used as a residence; therefore, the property will be used as it was historically and the use will not change as a result of the proposed project (Standard 1).

The removal of historic materials will be limited to a small portion of siding on the south facing building wall and will be conditioned to be retained so that it can be replaced in the event that the addition is removed. This ensures changes to the historic home that have acquired historic significance in their own right will be retained and preserved (Standard 4). The new work will be painted to match the existing residence, and utilize T-1-11 plywood with no groove as the siding material (Figure 5), and galvanized corrugated steel for the roof (Figure 6). Therefore, since the new materials are significantly different from the materials on the property there will not be a false sense of historic development, and the historic home will continue to maintain its identity as a physical record of its time (Standards 2 and 3).

Typically, a compatible addition should be smaller than the historic building in both height and footprint (per Secretary Standards). The addition will be substantially less in footprint, slightly shorter in height, and will not expand past the plane of the south building wall, which will help to maintain the home's harmonious spatial relationship to the property. The new work will be differentiated from the old through its use of different siding and roofing materials, whereas the two proposed wood windows are compatible with the existing wood windows on the home because they are of a simple design with little to no extra decorative elements. Although the proposed siding and roofing materials may not be considered compatible with the historic wood siding and more-modern asphalt shingle materials, the distinctive historic features as described in the Green Book (enclosed entry, projecting slanted bay window, and hipped roof) will remain preserved and unaffected by the project. Furthermore, because the addition will be only slightly visible from N Street at a very specific angle, the appearance of the historic home will be essentially the same. Therefore, the new work will not be detrimental to or destroy the historic integrity of the property and the distinctive materials, features, and craftsmanship that characterize the property will be preserved (Standard 5 and 9).

The scope of work does not propose chemical or physical treatment to the historic property, and does not include the repair or replacement of any historic features (Standards 6 or 7). There will be minor ground disturbance (up to a depth of 18 inches) to prepare for the building addition's foundation. A condition of approval has been added for the applicant to follow the City's standard protocol for inadvertent archeological discovery, and therefore archeological resources will be protected and preserved in place if inadvertently found during construction of the addition (Standard 8).

New additions should be constructed in a manner that if removed in the future, the essential form and integrity of the property and its environment would be unimpaired. The project will remove approximately 7 feet of a non-load-bearing exterior wall and wood siding to create an accessway to the addition. Load-bearing walls support part of the structural framework of the building while non-load-bearing walls do not support any portion of the building or structure except the weight of the wall itself. Therefore, if the addition were removed in the future, it would not affect the essential form and integrity of the property, and would only require that a

new exterior wall and siding be rebuilt. The applicant intends to retain the existing wall and wood siding materials for future repairs to other portion of the home, or to reuse in the same location in the event the addition was to be removed in the future (Standard 10).

**Summary of Findings:** For all these reasons, staff believe the addition can be found to comply with the Secretary of the Interior Standards.

The Historic Preservation Commission should review the proposed project to determine whether its design is appropriate for the property. If the Commission concurs with Staff's analysis above, and concludes the proposed project does comply with the Secretary of the Interior's Standards for Rehabilitation, the Commission could approve the application.

If the Commission chooses to impose conditions of their own, the Commission must adopt findings supporting their action, and conditions of approval to specify any action that must be taken, including identifying the design, architectural style, and exterior appearance that should be used for the proposed project.

### **ENVIRONMENTAL**

This project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA). A project that complies with the Secretary of the Interior's Standards for the from the preparation of environmental documents. Because the addition will not cause a substantial adverse change in the significance of the historical resource, this project is consistent with the Secretary of the Interior's Standards and qualifies for a Class 31 exemption from CEQA.

### **DOCUMENTS ATTACHED**

Attachment 1: Historic Preservation Commission Resolution 2024-

Attachment 2: Applicant's submitted materials

## HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2024-XX

### A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF EUREKA APPROVING A 70-SQUARE-FOOT ADDITION TO THE REAR SOUTHWEST CORNER OF A HISTORIC SINGLE-FAMILY HOME AT 805 N STREET (APN 001-244-001)

WHEREAS, the subject property at 805 N Street is included on the Local Register of Historic Places (LRHP); and

WHEREAS, according to the “Green Book,” the home was constructed circa 1900 as a “one-story frame house with enclosed entry, projecting slanted bay window, and hipped roof”; and

WHEREAS, the applicant/property owner has requested approval to construct a 70-square-foot addition to the rear southwest corner of a single-family home at 805 N Street, APN: 001-244-001; and

WHEREAS, the Historic Preservation Commission of the City of Eureka did hold a duly noticed public hearing at City Hall in the City of Eureka on May 1, 2024 at 4:00 p.m. in the Council Chamber; and

WHEREAS, the Historic Preservation Commission of the City of Eureka has reviewed the subject application in accordance with Eureka Municipal Code Chapter 157, and after due consideration of all testimony, evidence, and reports offered at the public hearing, does hereby find and determine the following facts:

1. The property will continue be used as it was historically, a single-family home.
2. The historic character of a property will be retained and preserved.
3. The building addition and materials used will not create a false sense of historical development such as adding conjectural features or elements from other historic properties.
4. As conditioned, changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. No distinctive materials, features, finishes, construction techniques or examples of craftsmanship will be lost as a result of the project.
6. No deteriorated historic features will be repaired/replaced as part of this project.
7. No treatments that cause damage to historic materials will be used.
8. Minimal ground disturbance will occur for the new foundation, and as conditioned, any archeological resources which may be found during the foundation work will be preserved and protected.
9. The addition will not destroy historic materials, features, and spatial relationships that characterize the property, and the new work is differentiated from the old as it will have different siding and roof materials than the historic home, but will also be compatible with the historic materials and features such as the wood windows and siding to be painted

the same color as the home; and, the addition's small size, scale and proportion, and massing to the existing home protects, the integrity of the historic property and its environment.

10. The addition will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic home and property, and its environment, would be unimpaired.
11. The project, as conditioned, is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and qualifies for a Class 31 exemption from the preparation of environmental documents.

WHEREAS, in the opinion of the Historic Preservation Commission of the City of Eureka, the proposed application should be approved subject to the following mitigation and conditions:

- A. The applicant shall undertake the project as approved by the Historic Preservation Commission. Any deviation in design, architectural style, or exterior appearance from those currently proposed and conditioned shall have prior approval.
- B. The applicant shall retain the historic siding that is removed during construction so that it can be replaced in the event that the addition is removed in the future.
- C. Prior to initiating any work, the applicant shall apply for and be issued an approved building permit to the satisfaction of Development Services-Building.
- D. Ground disturbing activities are subject to the City's standard protocol for inadvertent archeological discovery (cultural or historical artifacts) as follows:
  - a. If archaeological resources are encountered during construction activities, all onsite work shall cease in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist will be retained to evaluate and assess the significance of the discovery, and develop and implement an avoidance or mitigation plan, as appropriate. For discoveries known or likely to be associated with native American heritage (prehistoric sites and select historic period sites), the Tribal Historic Preservation Officers for the Bear River Band of Rohnerville Rancheria, Blue Lake Rancheria, and Wiyot Tribe are to be contacted immediately to evaluate the discovery and, in consultation with the project proponent, City of Eureka, and consulting archaeologist, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. Historic archaeological discoveries may include 19th century building foundations; structure remains; or concentrations of artifacts made of glass, ceramic, metal or other materials found in buried pits, old wells or privies.
  - b. If paleontological resources, such as fossilized bone, teeth, shell, tracks, trails, casts, molds, or impressions are discovered during ground-disturbing activities, work shall stop in that area and within 100 feet of the find until a qualified paleontologist can assess the nature and importance of the find and, if necessary, develop appropriate treatment measures in conformance with



Society of Vertebrate Paleontology standards, and in consultation with the City of Eureka.

- c. In the event of discovery or recognition of any human remains during construction activities, the landowner or person responsible for excavation would be required to comply with the State Health and Safety Code section 7050.5. Construction activities within 100 feet of the find shall cease until the Humboldt County Coroner has been contacted at 707-445-7242 to determine that no investigation of the cause of death is required. If the remains are determined to be, or potentially be, Native American, the landowner or person responsible for excavation would be required to comply with Public Resources Code (PRC) section 5097.98. In part, PRC section 5097.98 requires that the Native American Heritage Commission (NAHC) shall be contacted within 24 hours if it is determined that the remains are Native American. The NAHC would then identify the person or persons it believes to be the most likely descendant from the deceased Native American, who in turn would make recommendations to the landowner or the person responsible for the excavation work for the appropriate means of treating the human remains and any associated grave goods within 48 hours of being granted access to the site. Additional provisions of PRC section 5097.98 shall be complied with as may be required.

NOW THEREFORE, BE IT RESOLVED that the Historic Preservation Commission of the City of Eureka does hereby approve the application, subject to the mitigation and conditions listed above.

PASSED, APPROVED AND ADOPTED by the Historic Preservation Commission of the City of Eureka in the County of Humboldt, State of California, on the 1st day of May, 2024, by the following vote:

AYES: COMMISSIONER  
NOES: COMMISSIONER  
ABSENT: COMMISSIONER  
ABSTAIN: COMMISSIONER

*[complete the voting section after the meeting]*

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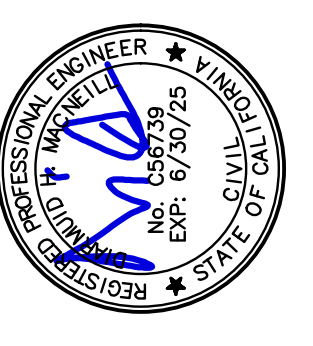
Ted Loring, Chair, Historic Preservation Commission

*Attest:*

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Lisa Savage, Executive Secretary

DATE	ISSUE
03/15/24	FOR PERMIT



ADDITION TO:  
**805 N STREET**  
 EUREKA, CA

TITLE SHEET

Date	
Design	
Job	2414
Sheet	<b>T1</b>

### ABBREVIATIONS

@	AT	N.T.S.	NOT TO SCALE
A.B.	ANCHOR BOLT	O.C.	ON CENTER
ARCH.	ARCHITECT,	O.F.	OUTSIDE FACE
ATS	ANCHOR TIEDOWN SYSTEM	OPNG'S	OPENINGS
BLDG.	BUILDING	P.A.F.	POWDER ACTUATED FASTENER
B.O.F.	BOTTOM OF FOOTING	PL	PLATE
BM. (S)	BEAM (S)	PLY	PLYWOOD
CL	CENTER LINE	PLYWD.	PLYWOOD
CLR.	CLEAR	PTC	PITCH
COL.	COLUMN	RDWD.	REDWOOD
CONC.	CONCRETE	REINF.	REINFORCING
CONN.	CONNECTION	REF.	REFERENCE
CONT.	CONTINUOUS	REQ'D	REQUIRED
CONSTR.	CONSTRUCTION	RET.	RETAINING
DBL.	DOUBLE	S.A.D.	SEE ARCH. DRAWINGS
DIA.	DIAMETER	SIM.	SIMILAR
DIMS.	DIMENSIONS	STAGR'D	STAGGERED
(E)	EXISTING	STL.	STEEL
E.W.	EACH WAY	SYM.	SYMMETRICAL
E.A.	EACH	T.O.	TOP OF
E.E.	EACH END	T.O.C.	TOP OF CONCRETE
E.F.	EACH FACE	T.O.S.	TOP OF STEEL
ELEV.	ELEVATOR	THRD'D	THREADED
EMBED.	EMBEDMENT	TR	TRANSITION
EXT.	EXTERIOR	TYP.	TYPICAL
FDN.(S)	FOUNDATIONS (S)	U.O.N.	UNLESS OTHERWISE NOTED
F.F.	FAR FACE	VERT.	VERTICAL
FLR.	FLOOR	V.I.F.	VERIFY IN FIELD
FTG.	FOOTING	w/	WITH
FRM'G	FRAMING	w/o	WITHOUT
HORIZ.	HORIZONTAL	WD.	WOOD
INT.	INTERIOR	W.R.T.	WITH RESPECT TO
I.F.	INSIDE FACE		
LTH.	LENGTH		
MAX.	MAXIMUM		
MIN.	MINIMUM		
N.F.	NEAR FACE		

### ADDITION TO: 805 N STREET EUREKA, CA



### PROJECT TEAM

STRUCTURAL  
 DOLMEN CONSULTING ENGINEERS  
 2595 MISSION STREET  
 SAN FRANCISCO, CA 94110  
 (415) 409-9200

### DRAWING LIST

T1	TITLE SHEET
A1	EXISTING & PROPOSED FLOOR PLANS
A2	EXISTING & PROPOSED ROOF PLANS
S1a	STRUCTURAL GENERAL NOTES
S1b	TYPICAL CONCRETE & WOOD DETAILS
S2	PLANS & DETAILS

### PROJECT DATA

LOT/LOCATION:	805 N STREET EUREKA, CA BLOCK NO. / LOT: 244/ 1	NUMBER OF STORIES: 1-STORY OCCUPANCY: R-2 CONSTRUCTION TYPE V
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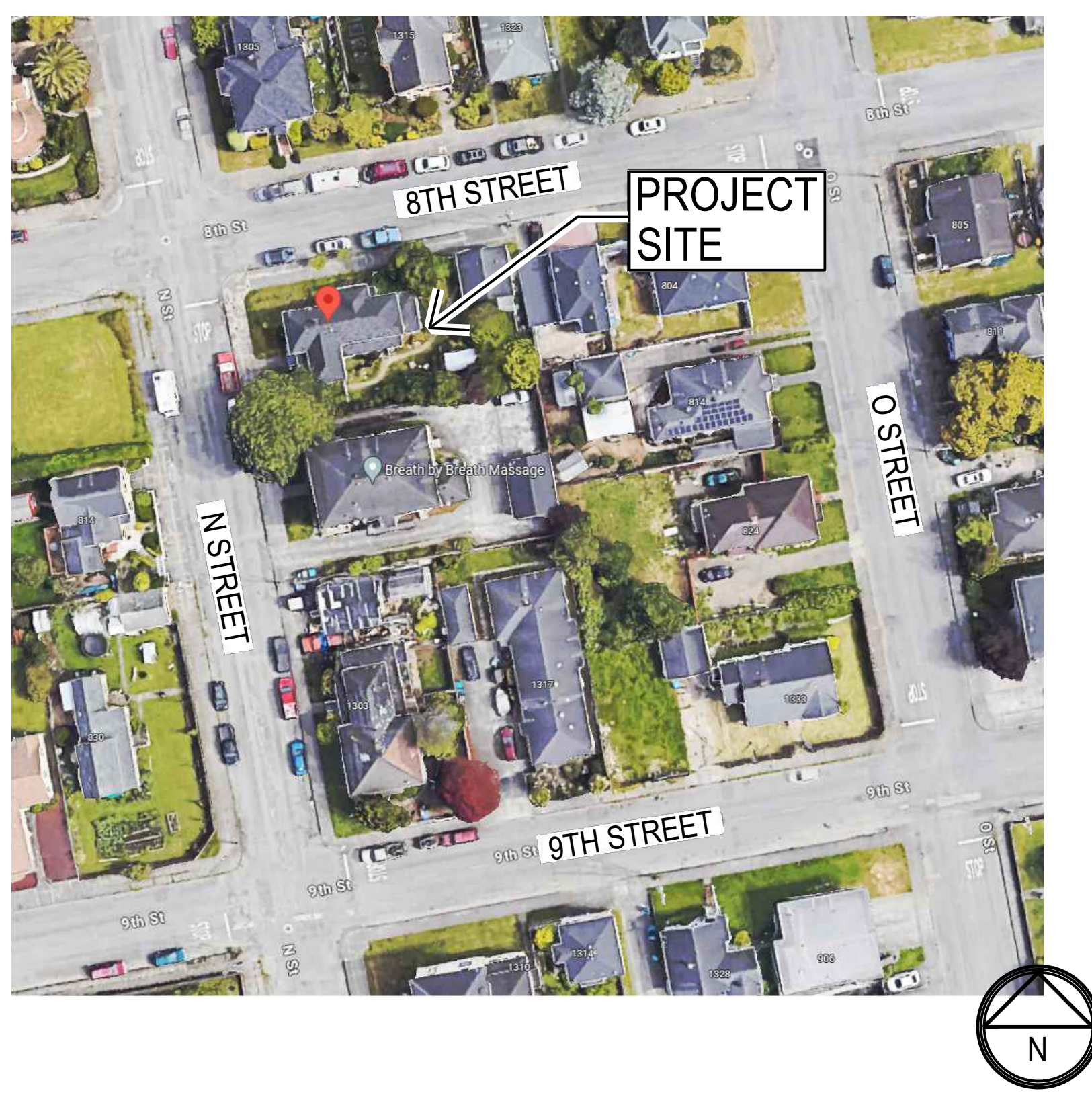
### GENERAL NOTES

- A. CONTRACTOR SHALL VERIFY THAT (E) CONDITIONS ARE AS INDICATED ON THE DRAWINGS. NOTIFY THE ARCHITECT IMMEDIATELY OF VARIATIONS OR DISCREPANCIES. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE VARIATIONS OR DISCREPANCIES ARE RESOLVED BY THE ARCHITECT.
- B. ALL CONSTRUCTION AND INSTALLATION WORK SHOWN ON DRAWINGS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. USE METHODS AS REQUIRED TO COMPLETE WORK WITHIN LIMITATIONS OF ALL PREVAILING LAWS AND CODES.
- C. DO NOT SCALE DRAWINGS: USE DIMENSIONS SHOWN. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. DIMENSIONS SHOWN AT (E) CONDITIONS ARE TO FACE OF (E) FINISH. U.O.N. DIMENSIONS AT NEW WORK ARE TO FACE OF FRAMING. U.O.N. DIMENSIONS OF (E) CONDITIONS ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. WHERE NO DIMENSION IS PROVIDED CONSULT WITH THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH AFFECTED WORK.
- D. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE AND PROPERTY. ARCHITECT SITE VISITS ARE NOT INTENDED TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- E. INSTALL MANUFACTURED MATERIALS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS, UNLESS OTHERWISE INSTRUCTED.
- F. ALL WASTE AND REFUSE CAUSED IN CONNECTION WITH THE WORK SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF BY THE CONTRACTOR. THE PREMISES SHALL BE LEFT CLEAR AND CLEAN TO THE SATISFACTION OF THE ARCHITECT.
- G. APPLICATION OF FINISH: SURFACES PREVIOUSLY PREPARED OR INSTALLED BY ANOTHER TRADE SHALL BE INSPECTED CAREFULLY BY THE CONTRACTOR BEFORE APPLYING SUBSEQUENT MATERIALS OR FINISHES. IF SURFACES ARE NOT ACCEPTABLE, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN ORDER THAT CORRECTIONS MAY BE MADE. APPLICATIONS OF FINISHES WILL BE CONSTRUED AS ACCEPTANCE OF RESPONSIBILITY BY THE SUBCONTRACTOR FOR THE BASE UPON WHICH IT IS APPLIED.
- H. INSTALL ALL WORK PLUMB, LEVEL AND STRAIGHT, OR AS REQUIRED TO ALIGN WITH (E) ADJACENT SURFACES.
- I. CONTRACTOR SHALL DESIGN AND INSTALL SHORING AS REQUIRED TO PERFORM WORK. RESPONSIBILITY FOR ENGINEERING, CONSTRUCTION AND SAFETY OF THE SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- J. CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH WORK.
- K. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.
- L. THE CONTRACTOR MUST SUBMIT IN WRITING ANY REQUESTS FOR MODIFICATIONS TO THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SUBMITTED TO THE ARCHITECT FOR REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS CLEARLY NOTED ON THE SUBMITTAL THAT SPECIFIC CHANGES ARE BEING REQUESTED WITH THE PHRASE "REQUESTED CHANGE".
- M. FINAL AS BUILT RECORD DOCUMENTS SHOWING ALL REVISIONS INCORPORATED DURING CONSTRUCTION, SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO PROJECT CLOSE-OUT.
- N. THROUGHOUT THE CONSTRUCTION DOCUMENTS, ITEMS THAT ARE EXISTING ARE INDICATED AS "EXISTING" OR "(E)", ITEMS WITHOUT THIS INDICATION ARE NEW CONSTRUCTION. WHERE REQUIRED FOR PURPOSES OF CLARITY, SOME ITEMS MAY BE INDICATED AS "NEW OR "(N)".

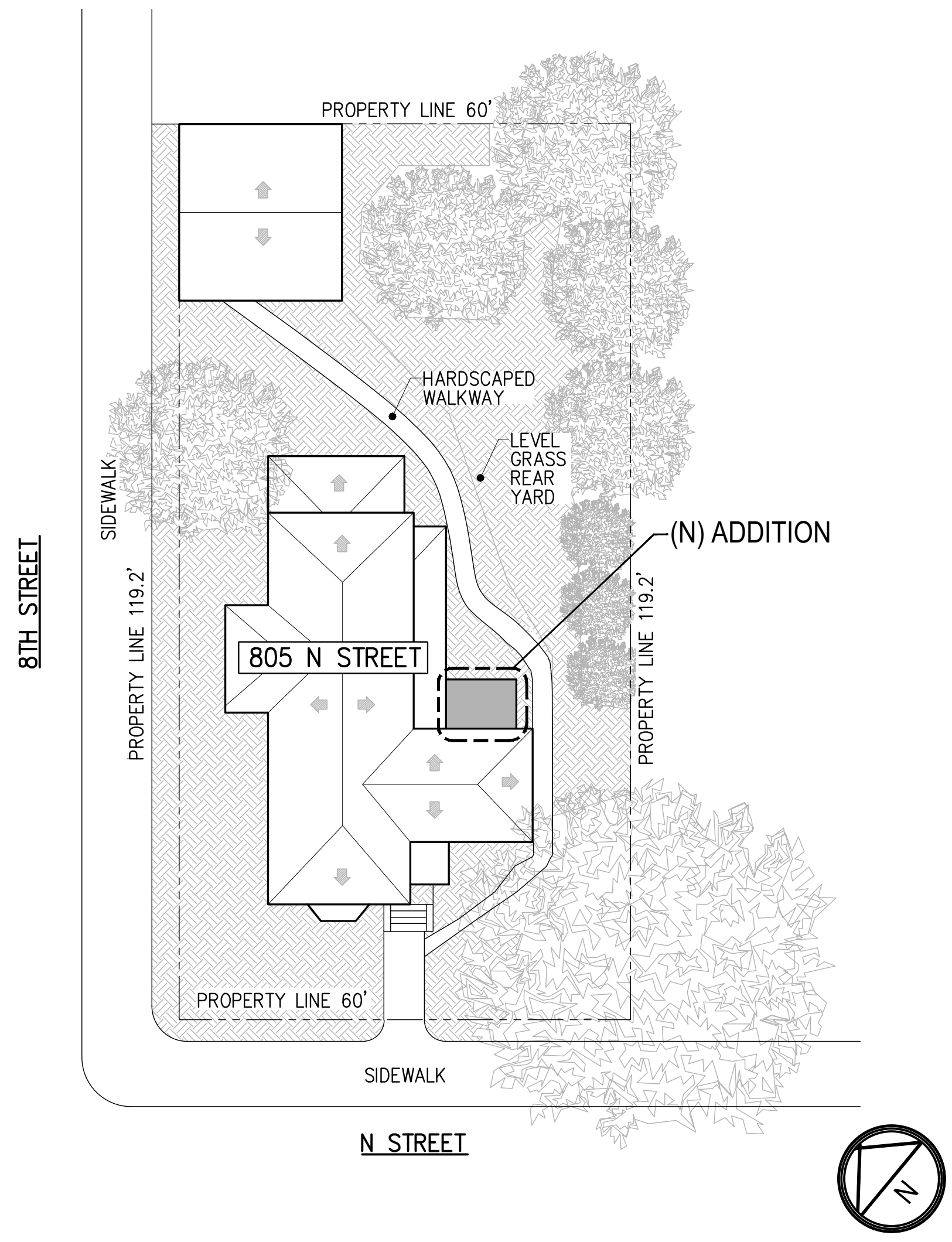
### FIRE SAFETY NOTES

- A. ALL EXITS TO BE MAINTAINED DURING & AFTER CONSTRUCTION.
- B. ALL FIRE RATINGS TO BE RESTORED AFTER CONSTRUCTION.
- C. ALL PENETRATIONS TO BE REPAIRED.
- D. MUST MAINTAIN EXISTING FIRE LIFE SAFETY SYSTEMS DURING CONSTRUCTION.

### PROJECT LOCATION



### SITE PLAN



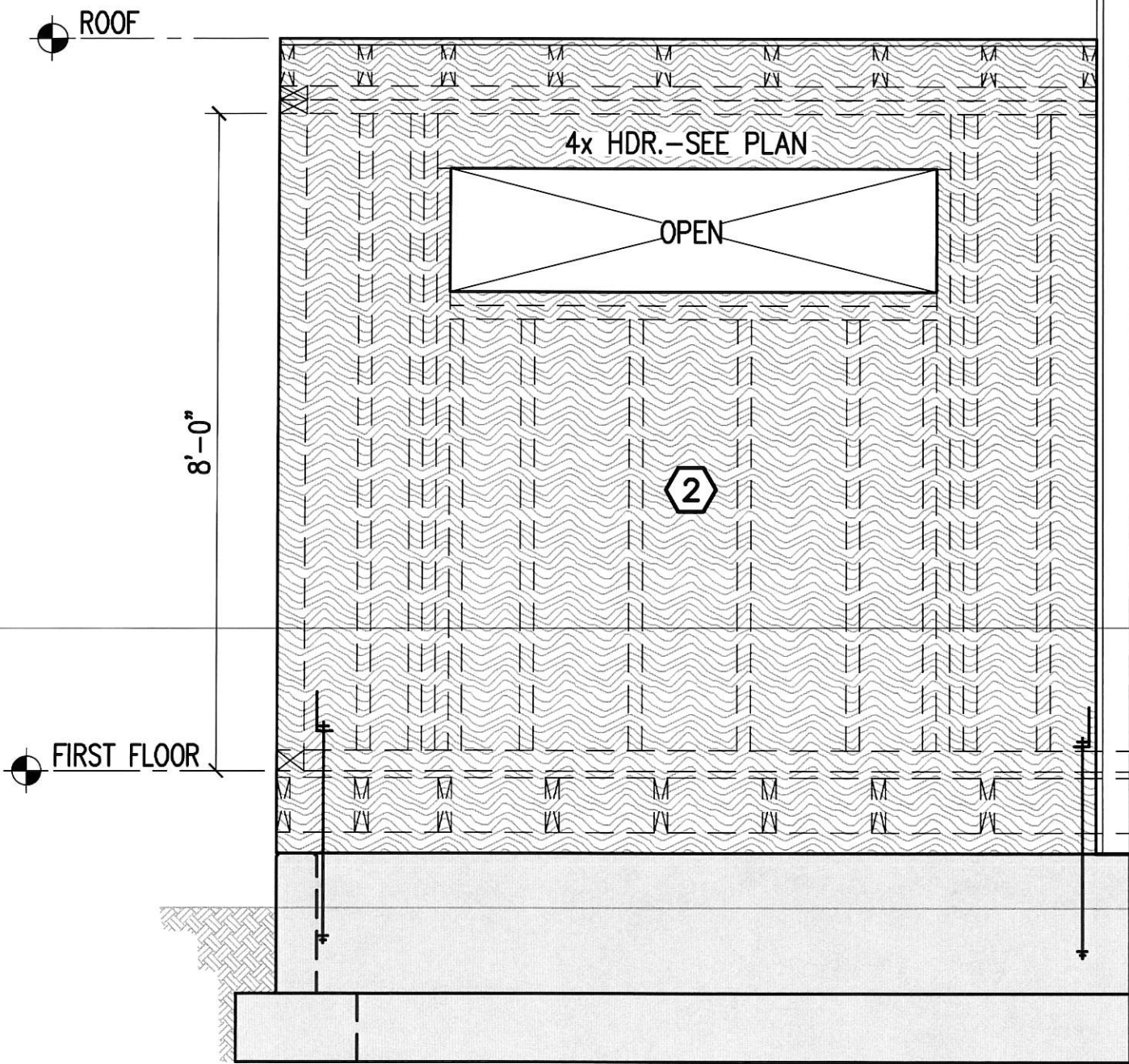
### SCOPE OF WORK

VOLUNTARY STRENGTHENING OF EXISTING CANTILEVERED DECKS.

### APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE w/EUREKA BUILDING CODE AMENDMENTS

ROOFING MATERIAL:  
CORRUGATED  
GALVANIZED STEEL



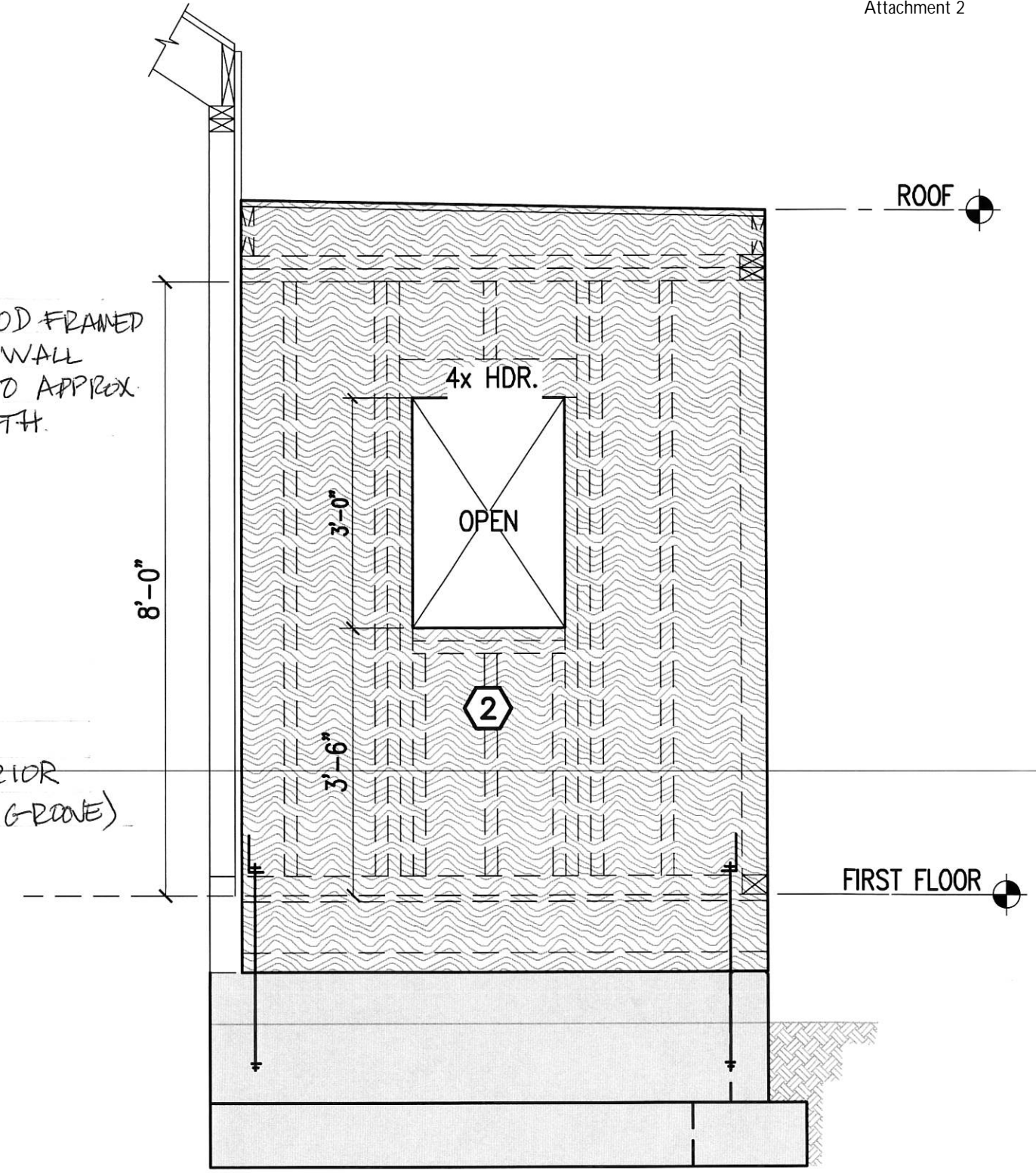
**EAST WALL ELEVATION**

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

4

WINDOWS:  
RE-CLAIMED WOOD FRAMED  
WINDOWS: EAST WALL  
ONE OR TWO TO APPROX.  
6 FT IN LENGTH.

SIDING:  
T-1-11 EXTERIOR  
PLYWOOD (NO GROOVE)


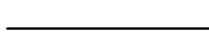





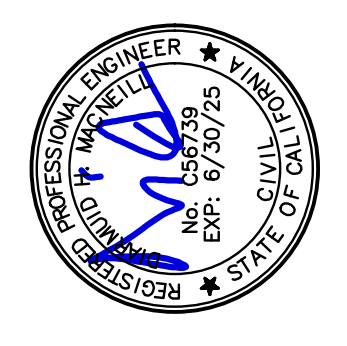
**SOUTH WALL ELEVATION**

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

5

DATE	ISSUE
03/15/24	FOR PERMIT

LEGEND	
SYMBOL	INDICATES
	(N) 2x4@16" DF-NO.2 INT. WALL TYP
	(N) 2x4@16" DF-NO.2 EXT. WALL TYP
	(E) 2x4@16" DF-NO.2 INT. WALL TYP
	(E) 2x4@16" DF-NO.2 EXT. WALL TYP
	(E) WALLS TO BE REMOVED ON THIS LEVEL

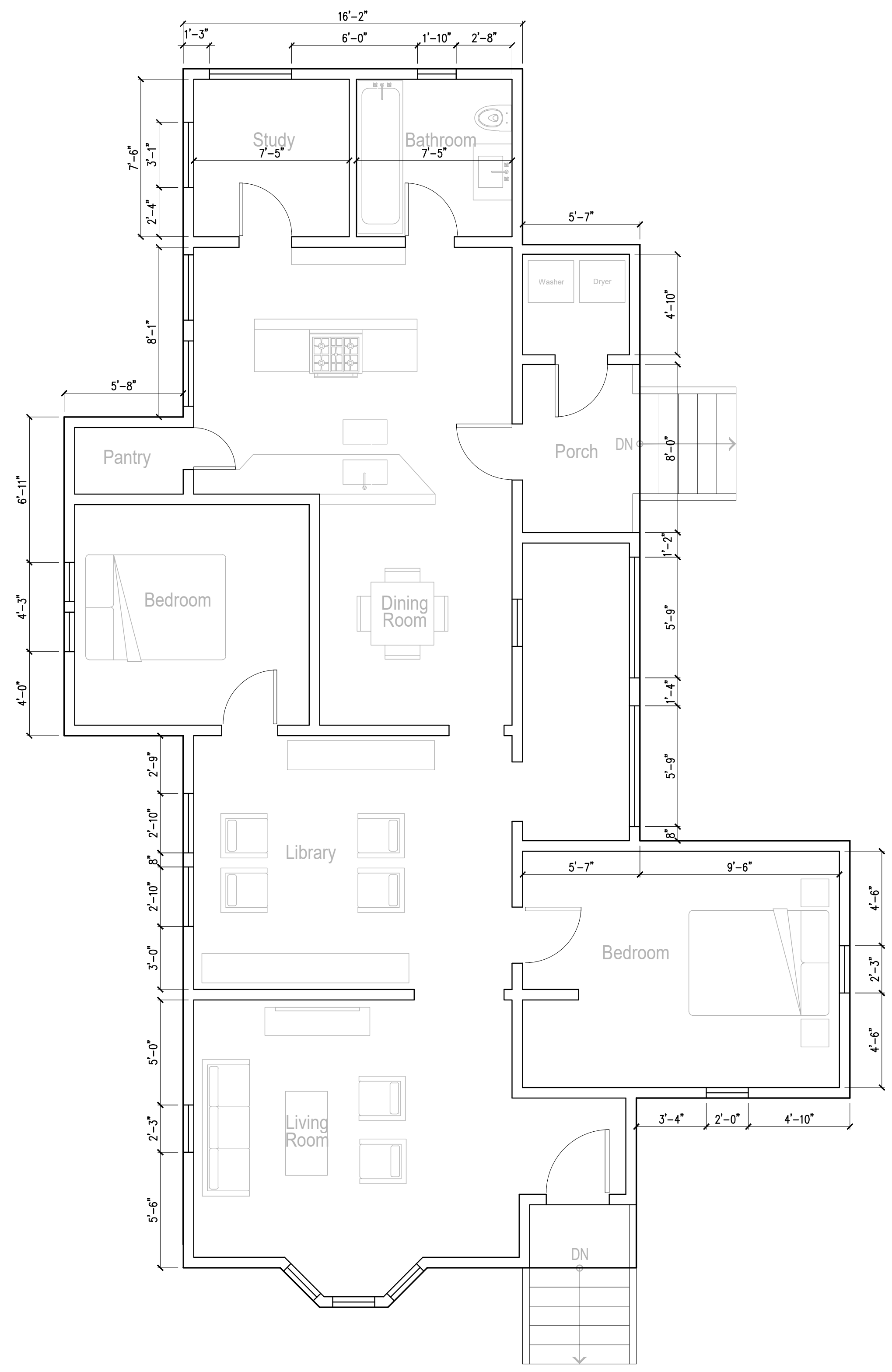


**DOLMEN**  
 Consulting Engineers Inc.  
 2694 Market Street, Suite 200  
 San Francisco, CA 94110  
 www.dolmenengineers.com

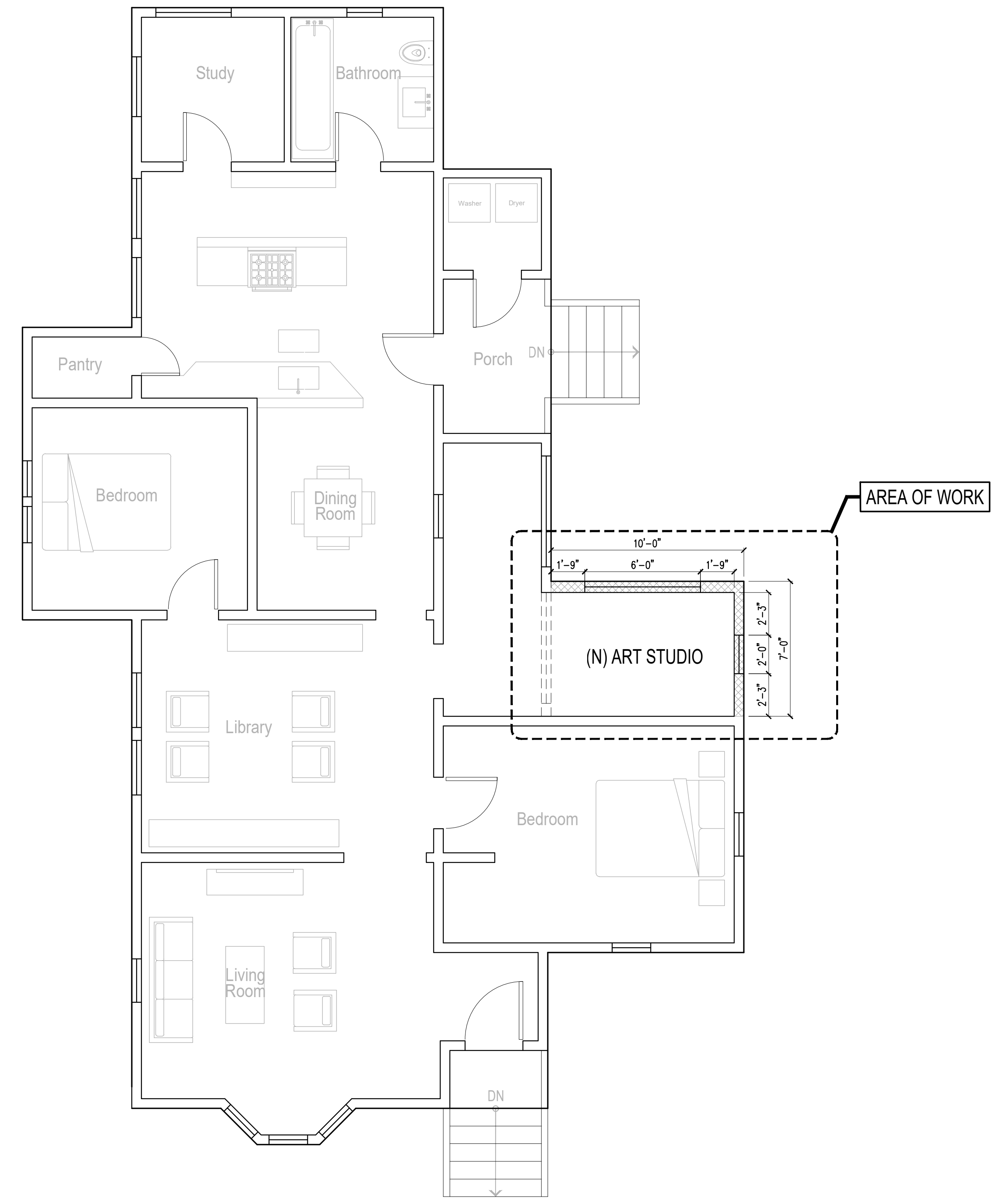
ADDITION TO:  
**805 N STREET**  
 EUREKA, CA

EXISTING & PROPOSED  
 FIRST FLOOR PLANS

Date	
Design	
Job	2414
Sheet	<b>A1</b>

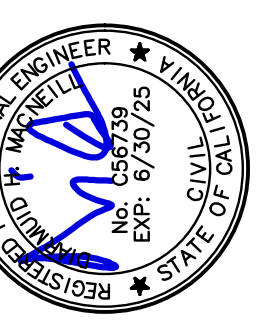


**EXISTING FIRST FLOOR PLAN**  
 SCALE: 1/4"=1'-0"  
 1



**PROPOSED FIRST FLOOR PLAN**  
 SCALE: 1/4"=1'-0"  
 2

DATE	ISSUE
03/15/24	FOR PERMIT

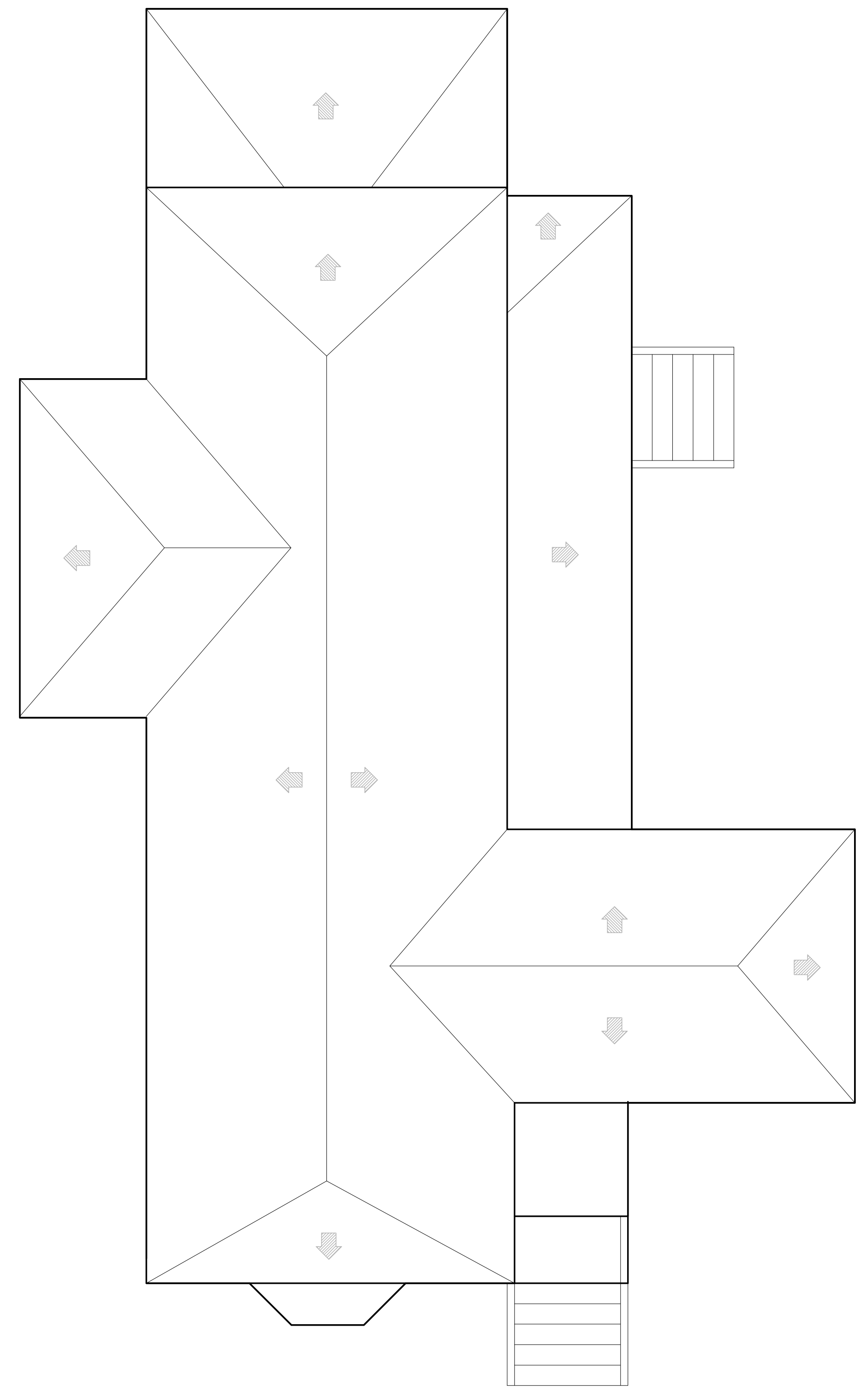


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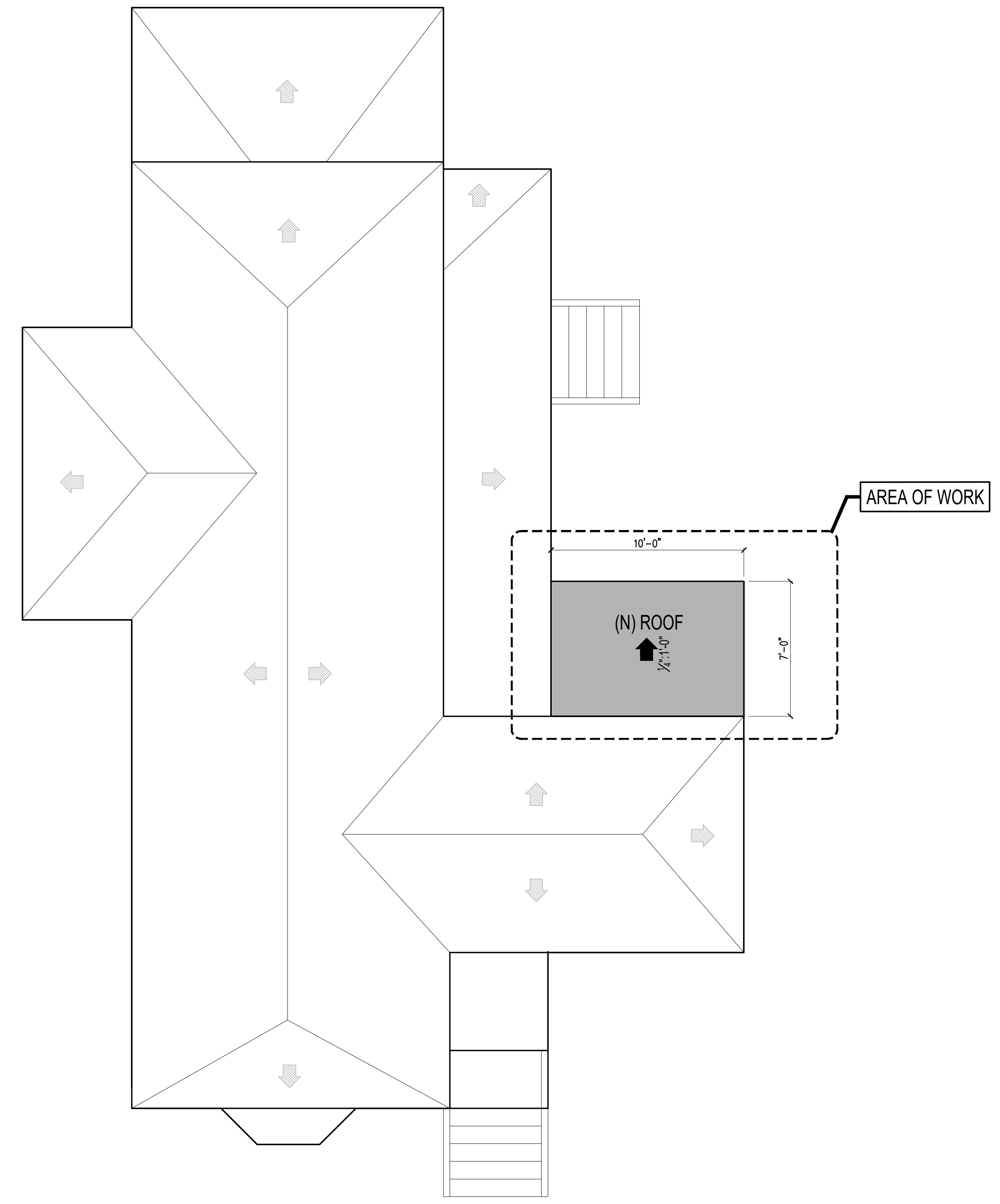
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 EUREKA, CA

EXISTING & PROPOSED ROOF PLANS

Date	
Design	
Job	2414
Sheet	<b>A2</b>

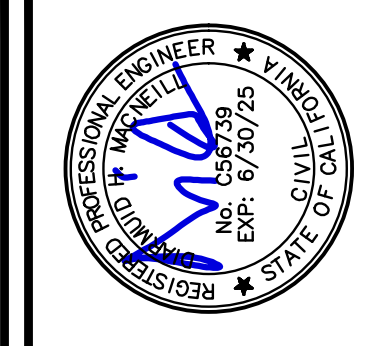


**EXISTING ROOF PLAN** 1  
 SCALE: 1/4"=1'-0"



**PROPOSED ROOF PLAN** 2  
 SCALE: 1/4"=1'-0"

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STRUCTURAL GENERAL NOTES

Date	
Design	
Job	2414
Sheet	<b>S1a</b>

## STRUCTURAL NOTES

### 1. GENERAL

- A. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED.
- B. VERIFY ALL EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT PROJECT SITE. COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER DISCIPLINE DRAWINGS BEFORE COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND DO NOT PROCEED WITH AFFECTED WORK UNTIL THEY ARE RESOLVED. DO NOT SCALE DRAWINGS.
- C. UNLESS OTHERWISE SHOWN OR NOTED ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE. ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS.
- D. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING THE SAFETY OF PERSONS AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEW OF THESE CONDITIONS. THE ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- E. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ALL DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.

### 2. TESTS AND INSPECTIONS

- A. PROVIDE TESTS AND INSPECTIONS FOR ALL ITEMS AS REQUIRED BY THE CALIFORNIA BUILDING CODE, 2022 EDITION, SECTION 1704 & 1705.
- B. THE OWNER SHALL BE RESPONSIBLE FOR RETAINING AN INDEPENDENT TESTING LAB TO PERFORM ALL REQUIRED TESTING AND INSPECTIONS.
- C. IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE SECTION 1705, THE FOLLOWING SPECIFIC ITEMS SHALL BE INSPECTED AND/OR TESTED BY THE TESTING LAB:
  - 1. PLACEMENT OF REINFORCING
  - 2. PLACEMENT OF CONCRETE
  - 3. PLACEMENT OF HOLDOWNS & ANCHOR BOLTS.
  - 4. CONCRETE SLUMP/STRENGTH
  - 5. PULL-TEST ON EPOXIED ANCHOR BOLTS (FOR SIMPSON HOLDOWNS)
- D. IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE SECTION 1704 & 1705, THE FOLLOWING SPECIFIC ITEMS SHALL BE INSPECTED BY THE ENGINEER OF RECORD:
  - 1. PLACEMENT OF REINFORCEMENT
  - 2. PLACEMENT OF HOLDOWNS AND ANCHOR BOLTS
  - 3. NAILING OF PLYWOOD DIAPHRAGMS
  - 4. ROUGH FRAMING
- E. OBSERVED DEFICIENCIES SHALL BE REPORTED TO THE OWNER, THE SPECIAL INSPECTOR, THE CONTRACTOR AND THE BUILDING OFFICIAL.
 

PRIOR TO FINAL INSPECTION, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT SITE VISITS HAVE BEEN MADE AND IDENTIFY ANY REPORTED DEFICIENCIES THAT HAVE NOT BEEN RESOLVED.
- F. THE CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO TIME OF INSPECTION

### 3. DESIGN BASIS

- A. CONSTRUCT IN ACCORDANCE WITH THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE AND ALL OTHER APPLICABLE LOCAL ORDINANCES.
 

1. LIVE LOADS(PSF)	ROOF: 20PSF FLOOR: 40PSF
2. DEAD LOADS(PSF)	ROOF: 15 PSF FLOOR: 13 PSF
2. WIND LOADS	92 MPH BASIC WIND SPEED EXPOSURE "B"
3. WOOD SHEARWALL	R=6.5, Ω=2.5, Cd=4

### 4. FOUNDATIONS

- A. EXCEPT WHERE OTHERWISE SHOWN EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT 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.
- B. 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.
- C. ALL EXCAVATIONS, FORMS AND REINFORCING ARE TO BE INSPECTED BY THE LOCAL BUILDING INSPECTOR AND ENGINEER PRIOR TO PLACING CONCRETE.

### 5. CONCRETE

- A. REINFORCE ALL CONCRETE, INSTALL ALL INSERTS, BOLTS, ANCHORS AND REINFORCING AND SECURELY TIE PRIOR TO PLACING CONCRETE.
- B. NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT.
- C. CONCRETE SHALL BE HARDROCK CONCRETE AND SHALL ATTAIN AN ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI.
- E. MAXIMUM SLUMP SHALL BE 4 INCHES UNLESS AN APPROVED WATER REDUCING AGENT HAS BEEN ADDED.
- F. MAXIMUM AGGREGATE SIZE IS 1-1/2 INCHES.
- G. CONCRETE SHALL BE CONTINUOUSLY CURED FOR 10 DAYS AFTER PLACING IN ANY APPROVED MANNER, INCLUDING CURING COMPOUND, CURING PAPER, ETC. FOOTINGS ARE EXEMPTED FROM THIS REQUIREMENT.

### 6. REINFORCING STEEL

- A. ALL REINFORCING STEEL BARS SHALL CONFORM WITH THE STANDARD SPECIFICATIONS FOR DEFORMED BILLET-STEEL FOR CONCRETE REINFORCEMENT, ASTM DESIGNATION A615-68, ALL BARS SHALL BE GRADE 60.
- B. SUITABLE DEVICES OF SOME STANDARD MANUFACTURE SHALL BE USED TO HOLD REINFORCEMENT IN ITS' TRUE POSITION. THESE DEVICES SHALL BE SUFFICIENTLY RIGID AND NUMEROUS TO PREVENT DISPLACEMENT OF THE REINFORCEMENT DURING PLACING OF CONCRETE.
- C. LAP SPLICE ALL BARS A MINIMUM OF 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED.
- D. UNLESS NOTED OTHERWISE, MAINTAIN COVERAGE TO FACE OF BARS AS FOLLOWS:
  - 1. 3 INCHES WHERE CONCRETE IS PLACED AGAINST EARTH EXCEPT SLAB-ON-GRADE.
  - 2. 2 INCHES WHERE CONCRETE IS EXPOSED TO EARTH BUT FORMED.
  - 3. 1-1/2 INCHES FOR BEAMS, COLUMNS AND EXTERIOR SURFACES.
  - 4. 3/4 INCH FOR INTERIOR SLABS, JOISTS AND WALLS.

### 7. ROUGH CARPENTRY

- A. ALL CONSTRUCTION SHALL COMPLY WITH GENERAL CONSTRUCTION REQUIREMENTS OF THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, SECTION 2303.
- B. CONVENTIONAL CONSTRUCTION PROVISIONS NOT SPECIFICALLY DETAILED ON THE PLANS SHALL BE IN COMPLIANCE WITH CALIFORNIA BUILDING CODE, SECTION 2306.
- C. FOR SCHEDULE OF MINIMUM NAILING SEE TABLE 2304.9.1, CALIFORNIA BUILDING CODE. 16d VINYL COATED SINKERS MAY BE SUBSTITUTED FOR 16d BOX OR COMMON NAILS FOR ROUGH FRAMING. SINKERS SHALL NOT BE USED WITH METAL CONNECTORS.
- D. 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 AT LEAST ONE FASTENER WITHIN 9 INCHES FROM EACH END OF EACH PIECE. FASTENERS SHALL BE COMPATIBLE WITH PRESSURE TREATMENT COMPOUNDS.
- E. PLACE JOISTS WITH CROWN UP.
- F. RETIGHTEN ALL BOLTS PRIOR TO CLOSING IN WALLS.
- G. USE GALVANIZED NAILS, BOLTS AND HARDWARE WHERE EXPOSED TO WEATHER AND IN ALL PRESSURE TREATED LUMBER.
- H. DOUBLE ALL JOISTS UNDER ALL PARALLEL PARTITIONS.
- I. BLOCK ALL JOISTS AT SUPPORTS AND UNDER ALL PARTITIONS WITH FULL DEPTH BLOCKING. BLOCK AND BRIDGE ROOF JOISTS AT 10 FEET AND FLOOR JOISTS AT 8 FEET UNLESS NOTED OTHERWISE.
- J. ALL TIMBER FASTENERS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE SIMPSON COMPANY'S STANDARD FASTENERS OR APPROVED EQUAL.
- K. PROVIDE MALLEABLE IRON WASHERS FOR ALL BOLTS IN BEARING CONTACT WITH WOOD.
- L. BOLT HOLES SHALL NOT BE MORE THAN 1/16 OF AN INCH LARGER THAN THE DIAMETER OF THE BOLT.

### 8. FRAMING LUMBER

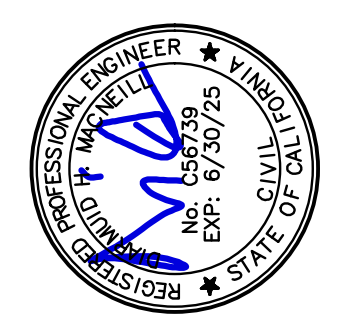
- A. ALL FRAMING LUMBER SHALL BE GRADED PER WCLIB GRADING RULES NO.16 AND SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19%.
- B. ALL POSTS AND BEAMS SHALL BE DF GRADE #1 OR TRUS JOIST PARALLEL STRAND LUMBER (2.0 E), UNLESS OTHERWISE APPROVED.
- C. ALL FLOOR, ROOF AND CEILING JOISTS OR RAFTERS SHALL BE DF GRADE #1 OR TRUS JOIST TJI 230 PRO.
- D. ALL STUDS, HEADERS, PLATES, RIM, ETC. SHALL BE DF GRADE #2 OR TRUS JOIST TIMBERSTRAND, LAMINATED STRAND LUMBER (1.5 E).
- E. ALL FRAMING EXPOSED TO WEATHER SHALL BE PRESSURE-TREATED DOUGLAS FIR OR REDWOOD UNLESS OTHERWISE NOTED ON PLANS OR DETAILS.
- F. ALL TIMBER PLACED AGAINST BRICK OR CONCRETE SHALL BE PRESSURE TREATED.
- G. MINIMUM SILL PLATE BOLTING SHALL BE 5/8" DIA. @4" o.c. MAX, WITHIN 12" OF ENDS, MIN. 2 PER PIECE WITH 7" EMBED.

### 9. WOOD STRUCTURAL PANEL

- A. EACH PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE, TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARD PS-1.
- B. PLYWOOD SHEETS SHALL BE THE THICKNESS SPECIFIED HEREIN OR AS NOTED ON THE DRAWINGS.
- C. PLYWOOD SHEETS AT FLOORS AND ROOFS SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO JOISTS AND RAFTERS.
- D. PLYWOOD SHEETS ON WALLS SHALL BE LAID WITH LONG DIMENSION VERTICAL. BLOCK ALL EDGES WITH FULL DEPTH BLOCKING.
- E. UNLESS OTHERWISE NOTED ON THE DRAWINGS TYPICAL ROOF PLYWOOD SHALL BE UNBLOCKED 5/8 INCH, 32/16 CDX WITH 10d NAILS @ 6" O.C. @ PANEL EDGES AND 10d NAILS @ 12" O.C. FIELD NAILING. PROVIDE PLYCLIPS BETWEEN JOISTS WHERE EDGES ARE NOT BLOCKED.
- F. UNLESS OTHERWISE NOTED ON THE DRAWINGS TYPICAL FLOOR PLYWOOD SHALL BE UNBLOCKED 3/4 INCH, 40/20 T&G CDX WITH 10d NAILS @ 6" O.C. @ PANEL EDGES AND 10d NAILS @ 12" O.C. FIELD NAILING.
- G. UNLESS OTHERWISE SPECIFIED IN A SHEARWALL SCHEDULE, TYPICAL SHEARWALL PLYWOOD SHALL BE 1/2 INCH, 24/0 CDX WITH 10d NAILS @ 6" O.C. @ PANEL EDGES AND 10d NAILS @ 12" O.C. FIELD NAILING IN ACCORDANCE WITH SHEARWALL TYPE 1.

### 10. SIMPSON HOLDOWNS

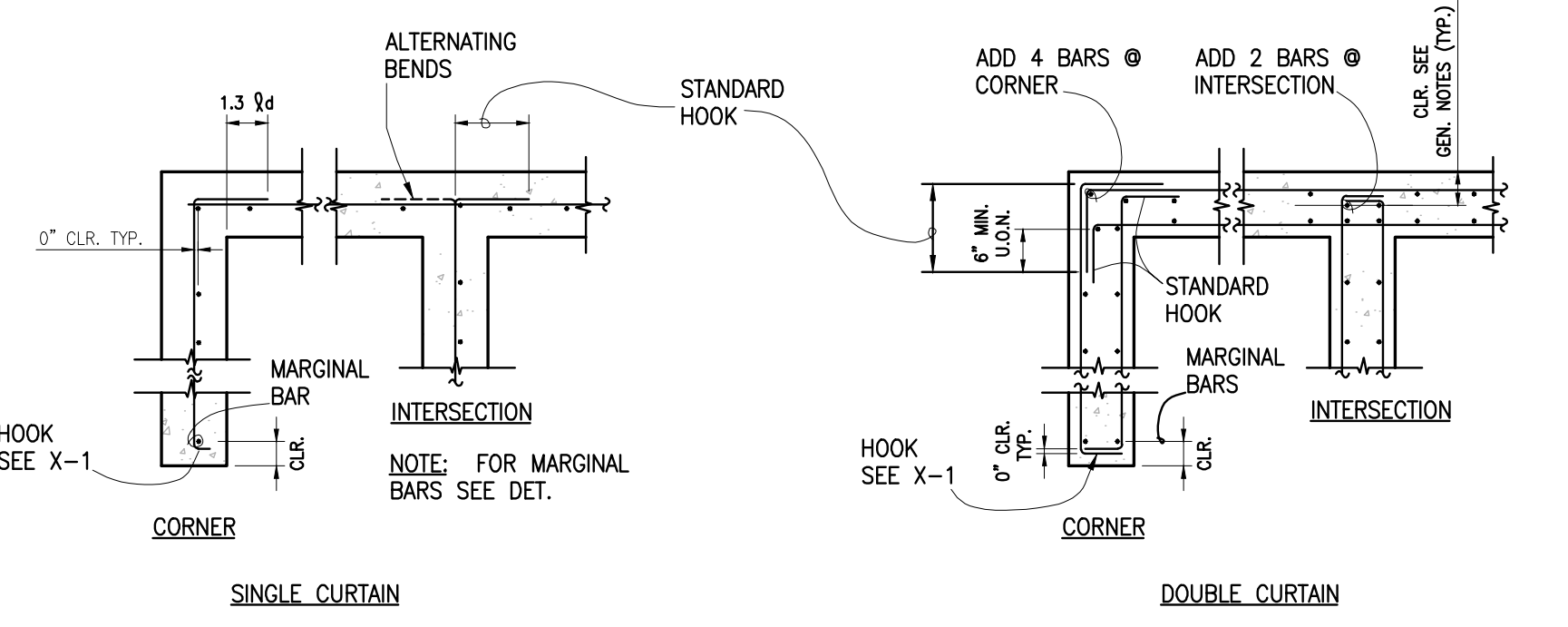
- A. HOLDOWNS PER SIMPSON STRONG TIE, REFER TO MANUFACTURER'S DETAILS AND SPECIFICATIONS.



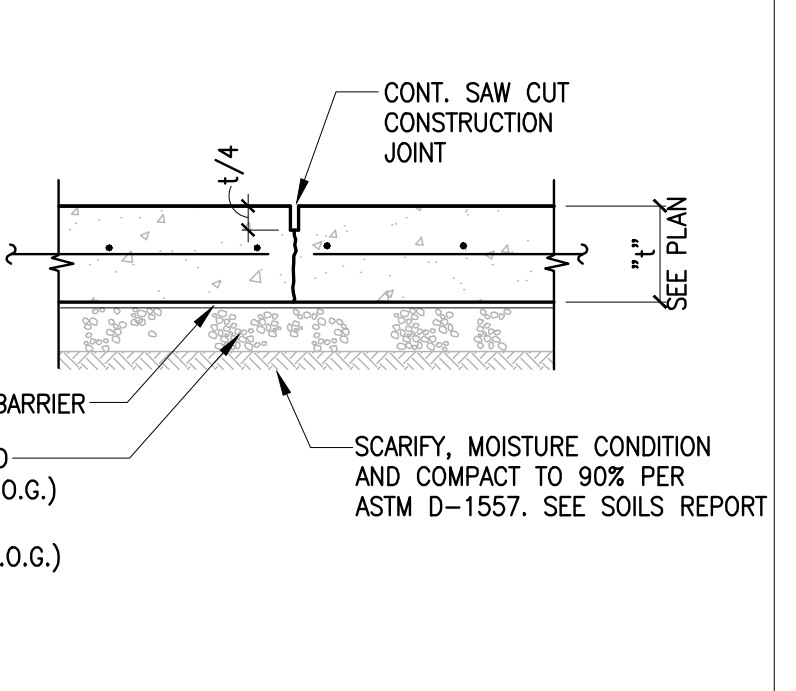
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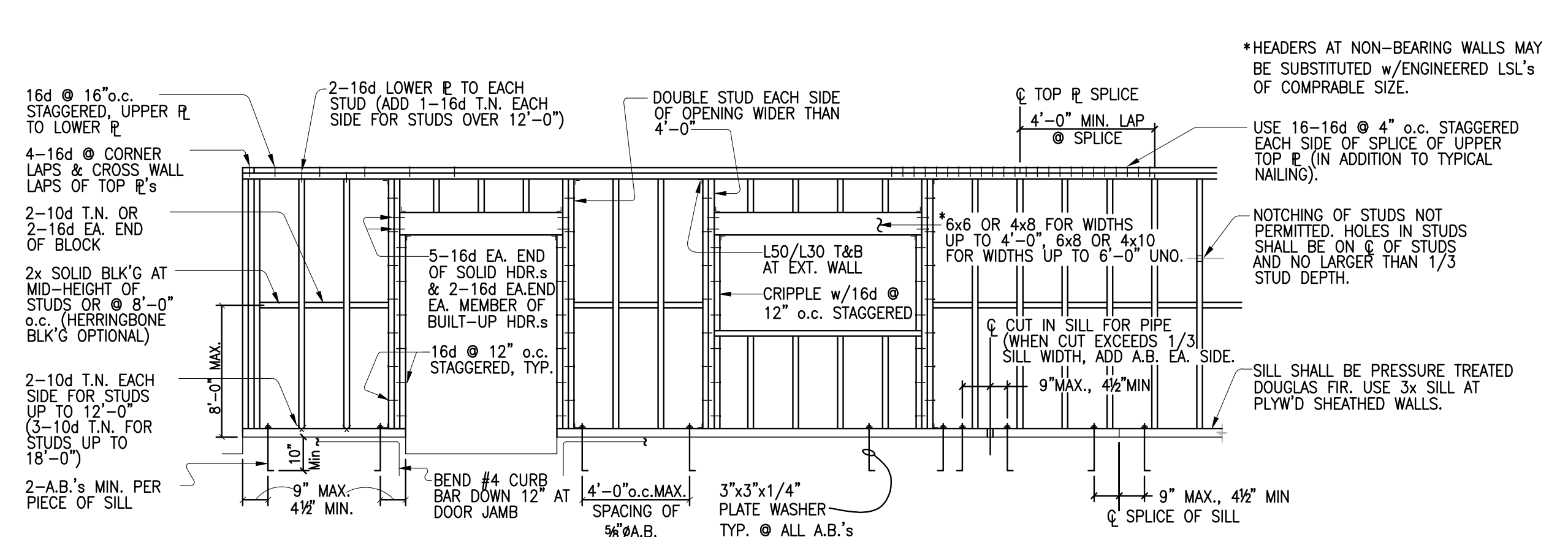
TYPICAL CONCRETE AND WOOD DETAILS



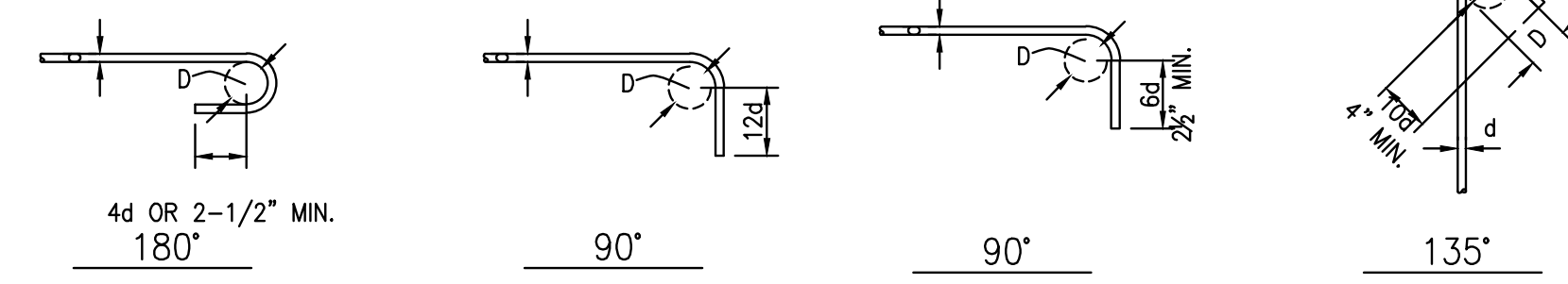
CONCRETE WALL INTERSECTIONS



TYPICAL SLAB-ON-GRADE



TYPICAL STUDWALL FRAMING ELEVATION U.O.N.



STANDARD HOOKS

PRINCIPAL REINFORCEMENT

BAR GRADE	BAR SIZE	MIN. BEND DIA. 'D'
ALL GRADES OF REINFORCEMENT	#3 THRU #8	6d
	#9 THRU #11	8d
	#14 THRU #18	10d
GRADE #40*	#3 THRU #11	5d

\* FOR 180° BEND ONLY

STIRRUPS REINFORCEMENT

BAR SIZE	MIN. BEND DIA. 'D'
#3 THRU #5	4d
ALL OTHER BARS	SEE TABLE ABOVE

CONCRETE WALL REINFORCING

WALL THICKNESS	SINGLE CURTAIN, AT CENTER OF WALL		DOUBLE CURTAIN, ONE AT EACH FACE OF WALL	
	VERT.	HORIZ.	VERT.	HORIZ.
6"	#4 @ 18"	#4 @ 16"		
8"	#4 @ 18"	#4 @ 12"		
10"	#4 @ 16"	#4 @ 10"	#4 @ 18"	#4 @ 18"
12"			#4 @ 18"	#4 @ 16"
14"			#4 @ 18"	#4 @ 14"
16"			#4 @ 18"	#4 @ 12"
18"			#4 @ 18"	#4 @ 10"

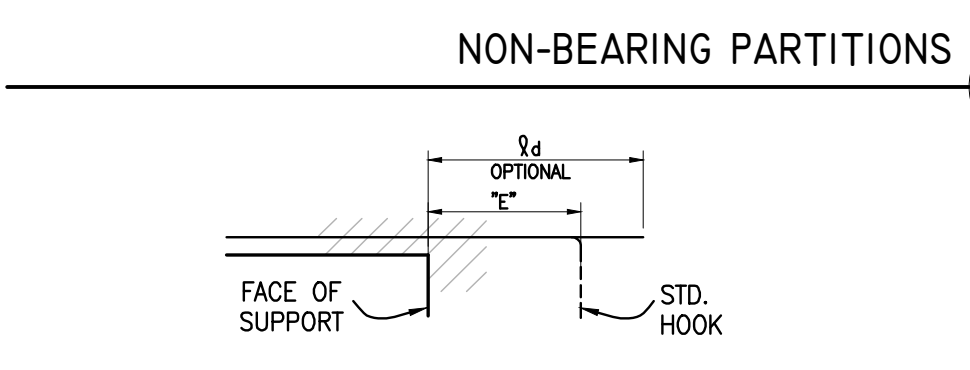
CONCRETE WALL REINFORCING

CLASS A DEVELOPMENT LENGTH (l<sub>d</sub>) (INCHES)

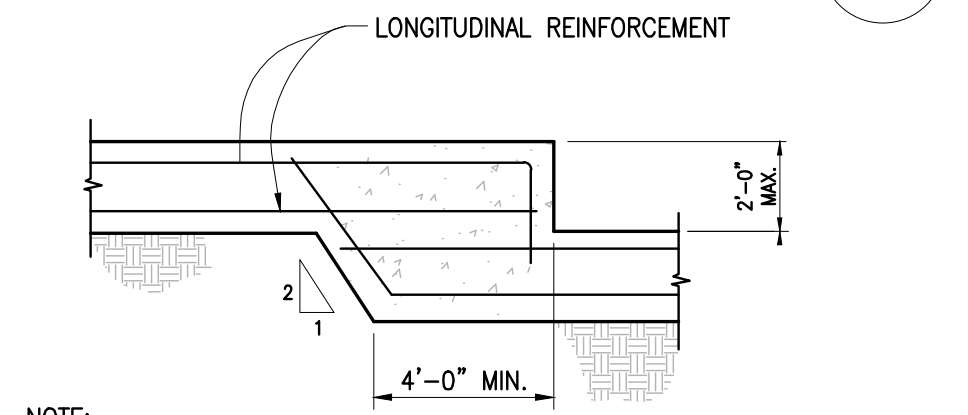
BAR SIZE	f' <sub>c</sub> = 3000 PSI		f' <sub>c</sub> = 4000 PSI		f' <sub>c</sub> = 5000 PSI	
	TOP BARS (1)	BASIC	TOP BARS (1)	BASIC	TOP BARS (1)	BASIC
#3	29	17	25	15	23	13
#4	39	22	34	19	30	17
#5	48	28	42	24	38	22
#6	58	33	50	29	45	26
#7	68	48	59	42	52	38
#8	77	55	67	48	60	43
#9	87	62	75	54	67	48
#10	96	69	83	60	75	54
#11	106	76	92	66	82	59

- TOP BARS ARE HORIZONTAL BARS SO PLACED THAT MORE THAN 12" OF CONCRETE IS CAST IN THE MEMBER BELOW THE BAR.
- FOR LIGHTWEIGHT CONCRETE USE VALUES TIMES 1.33.
- SPLICE ALL BARS WITH CLASS B SPLICES U.O.N.
- CLASS B=1.3xCLASS A
- STAGGER SPLICES IN ADJACENT WALL CURTAINS.

BAR DEVELOPMENT LENGTH



NON-BEARING PARTITIONS

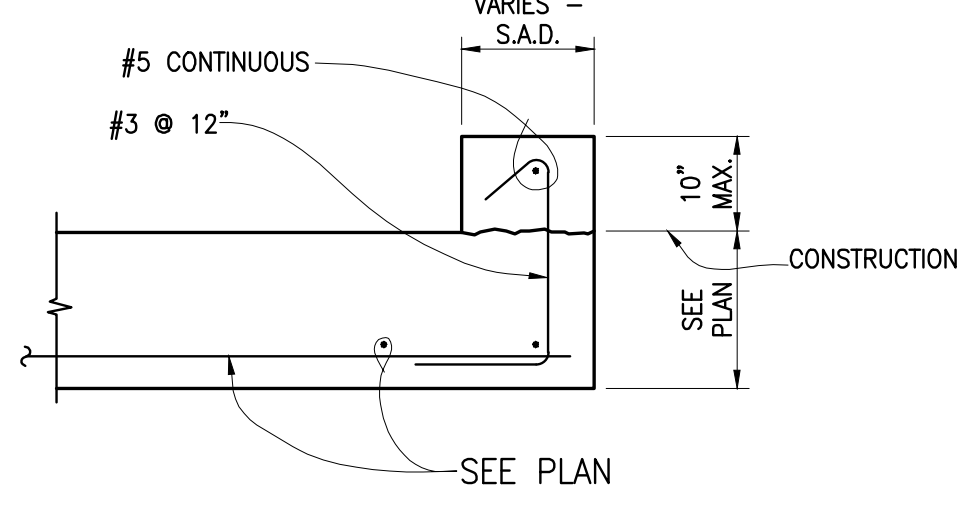


STEPPED FOOTING

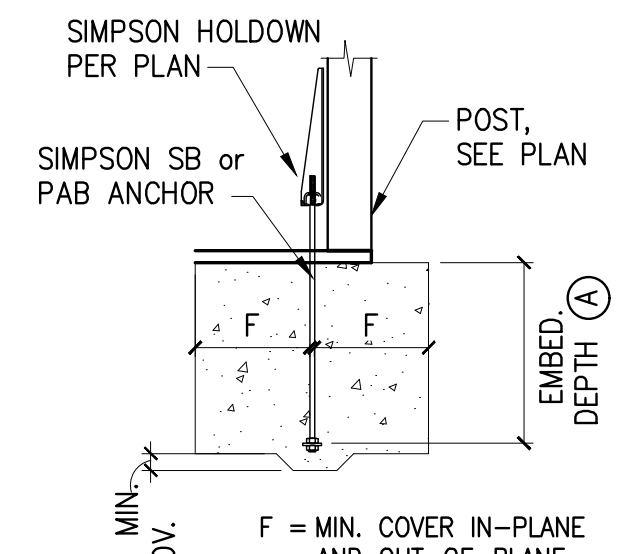
BAR EMBEDMENT "E"

BAR SIZE	f' <sub>c</sub> = 3000 PSI		f' <sub>c</sub> = 4000 PSI		f' <sub>c</sub> = 5000 PSI	
	TOP BARS (1)	BASIC	TOP BARS (1)	BASIC	TOP BARS (1)	BASIC
#3	10	7	8	6	8	6
#4	12	9	11	8	10	7
#5	15	11	13	10	12	9
#6	17	13	15	11	13	10
#7	20	15	17	13	16	12
#8	23	17	20	15	19	14
#9	25	19	23	17	20	15
#10	28	21	25	19	23	17
#11	32	24	26	20	24	18

BAR EMBEDMENT "E"



CONCRETE CURB

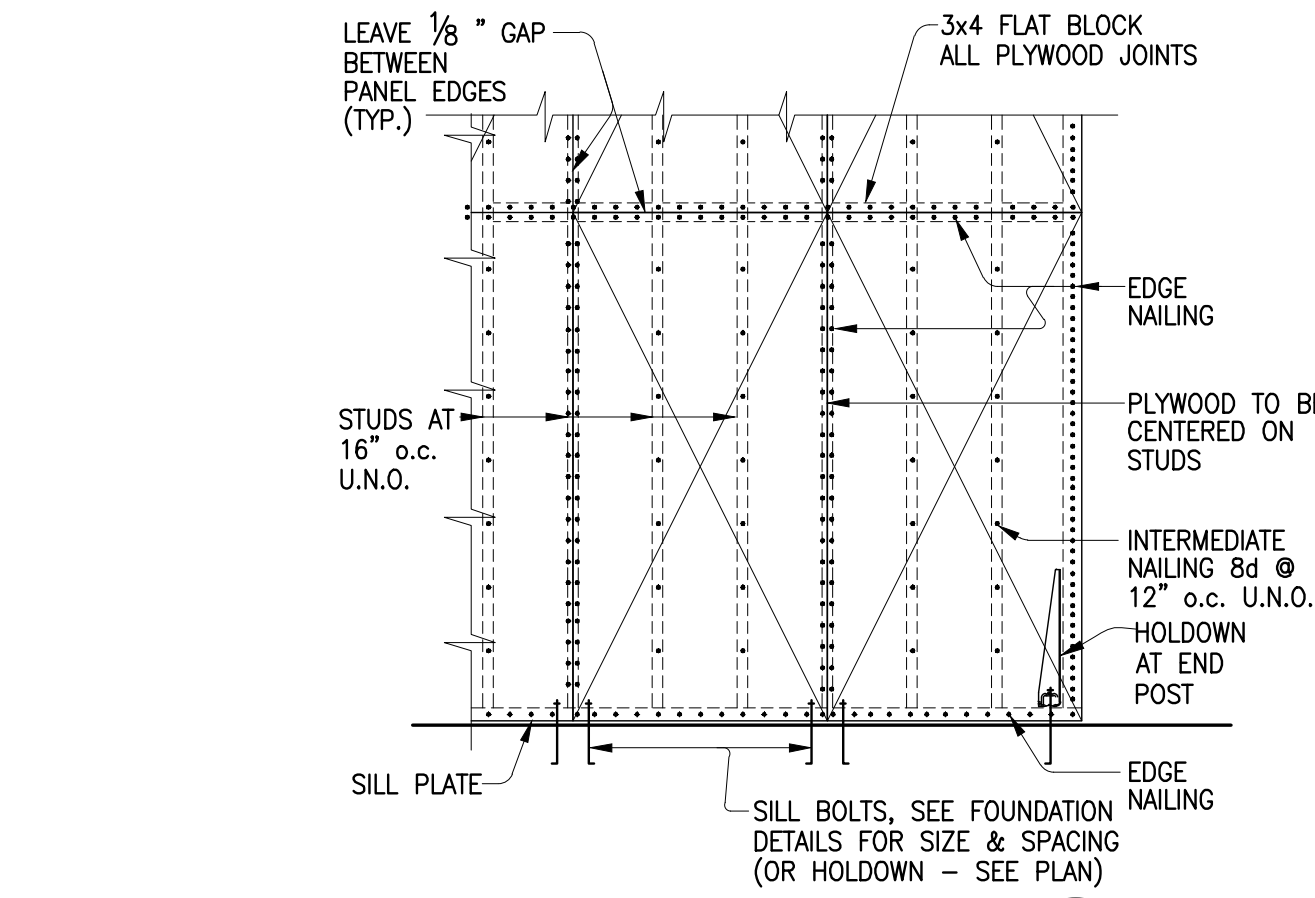


HOLDOWN SCHEDULE

TYPE	ANCHOR DIA.	CAST-IN-PLACE ANCHOR IN STEM WALL	CAST-IN-PLACE ANCHOR IN CONC SLAB		EPOXIED ANCHORS		
			MIN EMBED. (A)	MIN. F	EMBED	PULL-TEST	
HDU2	5/8"	SIMPSON SB 5/8x24	PAB5	8"	9"	10"	6,000#
HDU4	5/8"	SIMPSON SB 5/8x24	PAB5	8"	9"	10"	8,800#
HDU5	5/8"	SIMPSON SB 5/8x24	PAB5	8"	9"	10"	11,000#
HDU8	7/8"	SIMPSON SB 7/8x24	PAB7	10"	15"	16"	15,000#
HDU11	1"	SIMPSON SB 1x30	PAB8	10-1/2"	16"	16"	20,000#
HDU14	1"	SIMPSON SB 1x30	PAB8	10-1/2"	16"	18"	23,000#
HD19	-	-	PAB9	12-1/2"	19"	20"	30,000#

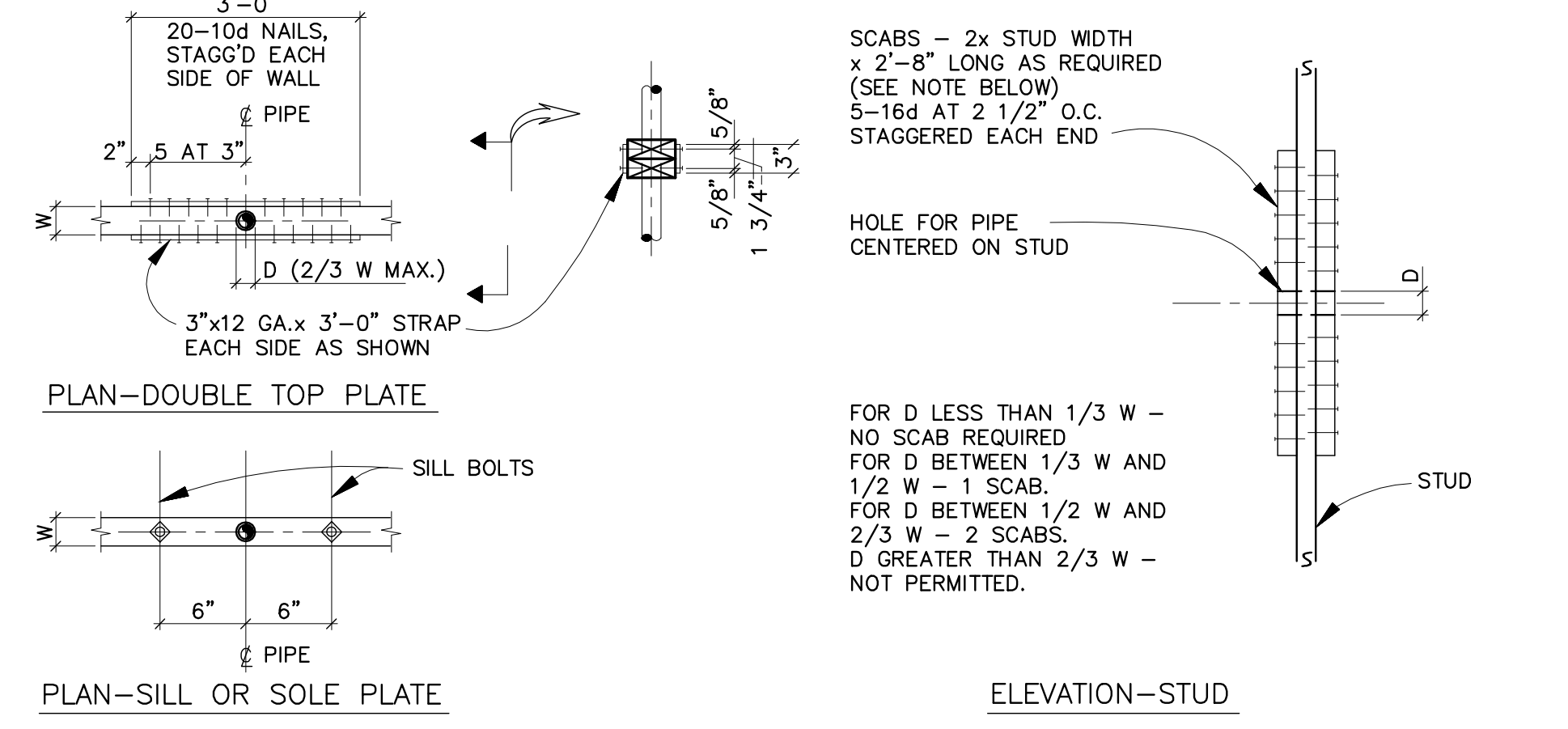
- NOTES:
- ALL SHEAR WALL ANCHORS SPECIFIED MANUFACTURED BY SIMPSON STRONG-TIE.
  - FOLLOW ALL MANUFACTURER SPECIFICATIONS FOR INSTALLATION OF ANCHORAGE. INFORMATION SHOWN TAKEN FROM 2022 SIMPSON CATALOG. REFER TO LATEST MANUFACTURER'S SPECIFICATIONS IN ANY CASE OF DISCREPANCY.
  - ALL EPOXY ANCHOR BOLTS SHALL BE PULL TESTED TO THE FORCE LEVEL SHOWN ABOVE.
  - ANCHOR REINFORCING AT C.I.P. A.B.'s SHALL BE DEVELOPED AT BOTH ENDS PER ACI-318 CH. 12.

HOLDOWN SCHEDULE N.T.S.



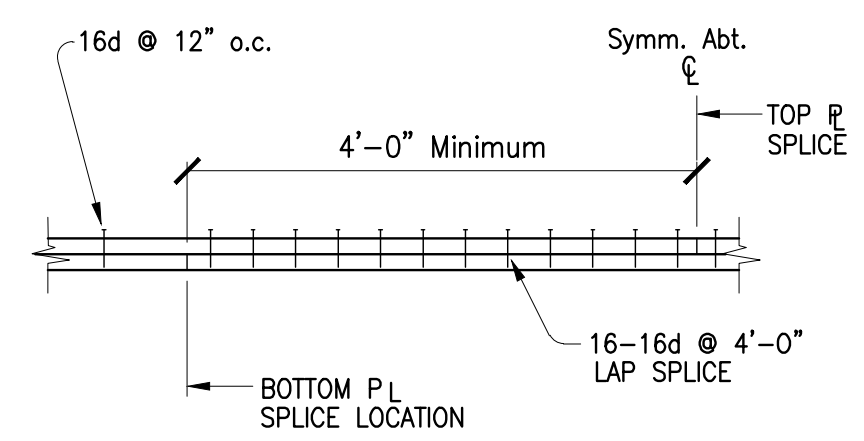
TYPICAL WALL PLYWOOD

SCALE: N.T.S.



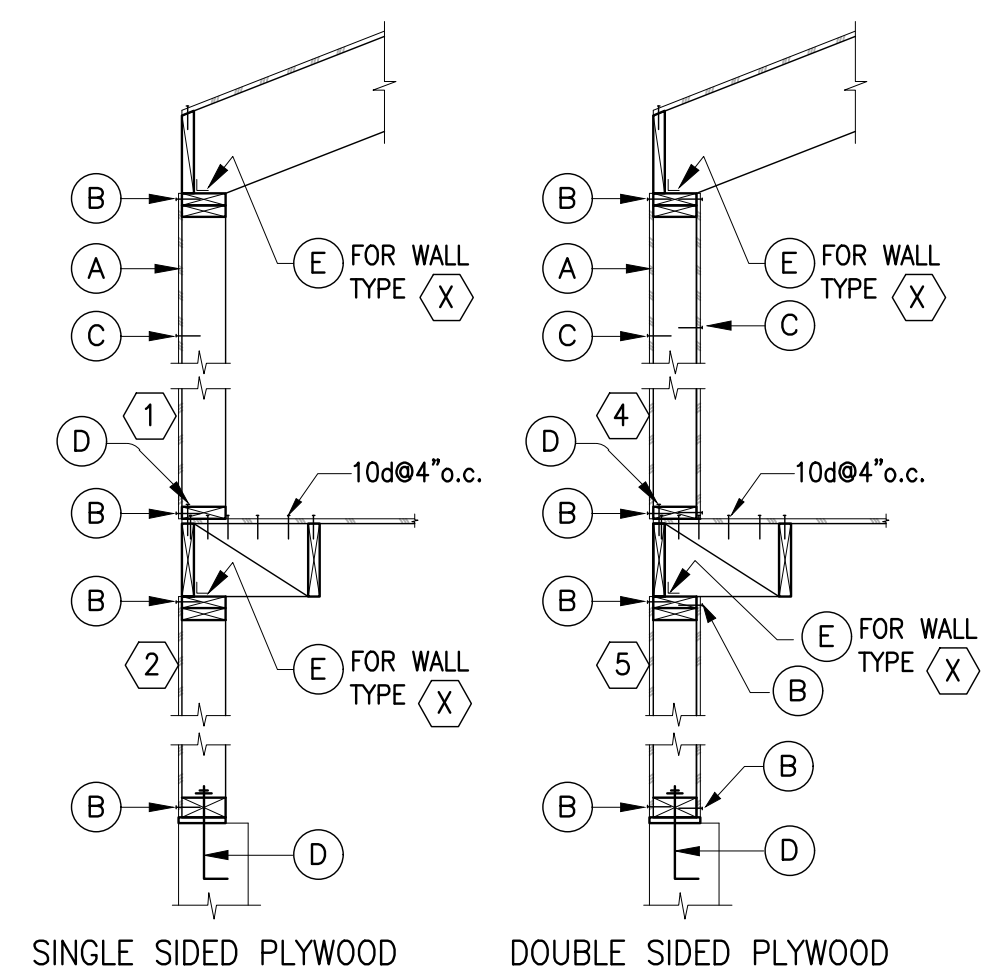
TYPICAL HOLES FOR PIPE AND CONDUIT IN BEARING OR SHEAR WALL FRAMING (NON-BEARING WALLS SIMILAR)

NO SCALE



TOP PLATE SPLICE

SCALE: N.T.S.



SHEARWALL NAILING SCHEDULE

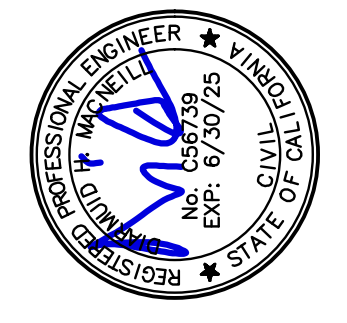
SCALE: N.T.S.

SHEARWALL NAILING SCHEDULE

MARK	PLYWOOD (A)	EDGE NAILING (B)	SILL PLATE CONNECTION (D)		FRAMING CLIP RIM OR BLK'G TO TOP PLATE OF WALL (E)	WIDTH OF FRAMING MEMBERS RECEIVING EDGE NAILING AT ABUTTING PANELS	ALLOW. SHEAR CAP. (PLF)
			TO CONCRETE OR SIL.	TO WOOD			
1	1/2"	10d @ 6" o.c.	3/4" @ 4'-0"	16d @ 6" o.c.	A35 @ 16" o.c.	2x	310
2	1/2"	10d @ 4" o.c.	3/4" @ 4'-0"	16d @ 4" o.c.	A35 @ 12" o.c.	3x	460
3	1/2"	10d @ 3" o.c.	3/4" @ 3'-0"	16d @ 3" o.c. OR SDSx6 @ 6"	A35 @ 9" o.c.	3x	600
4	1/2" EA. SIDE	10d @ 4" o.c.	3/4" @ 2'-0"	SDSx6 @ 4"	A35 @ 8" o.c.	3x	920
5	1/2" EA. SIDE	10d @ 3" o.c.	3/4" @ 1'-6"	SDSx6 @ 3"	A35 @ 6" o.c.	3x	1200
6	SUREBOARD 200W EA. SIDE	10d @ 2" o.c. STAGGERED	3/4" @ 1'-6"	SDSx6 @ 2.5"	HGA10KT @ 8" o.c.	4x	1827
7	SIMPSON STRONG-WALL WOOD SHEARWALL (WSW18x9)						

- NOTES:
- ALL SHEATHING IS TO BE 1/2" PLYWOOD OR OSB. ALL FIELD NAILING (C) IS TO BE AT 10d@12" o.c. TYP. 10d@6" o.c. FOR SUREBOARD 200W. BLOCK ALL EDGES TO MATCH REQ'D STUD THICKNESS AT ALL UNSUPPORTED EDGES OF SHEATHING.
  - COMMON NAILS ONLY - NO SINKERS ALLOWED.
  - ALL STUDS @ 16" o.c. UNO.
  - FOUNDATION SILL PLATES SHALL BE 3x PT - WHERE FASTENERS CAUSE FRAMING TO SPLIT, PRE-DRILL TO 75% OF THE FASTENER Ø.
  - STAGGER PANEL EDGE NAILING AT ADJOINING PANEL EDGES.
  - PROVIDE 1/2" GAP BETWEEN HORIZONTAL ADJOINING PANEL EDGES.
  - FOR 6" SHEARWALLS, PROVIDE 1/2" MAX GAP BTWN PL WASHER & SHEATHING.
  - FOR SIMPSON STRONG-WALL WOOD SHEARWALLS, REFER TO MANUFACTURER'S INSTALLATION DETAILS.

DATE	ISSUE
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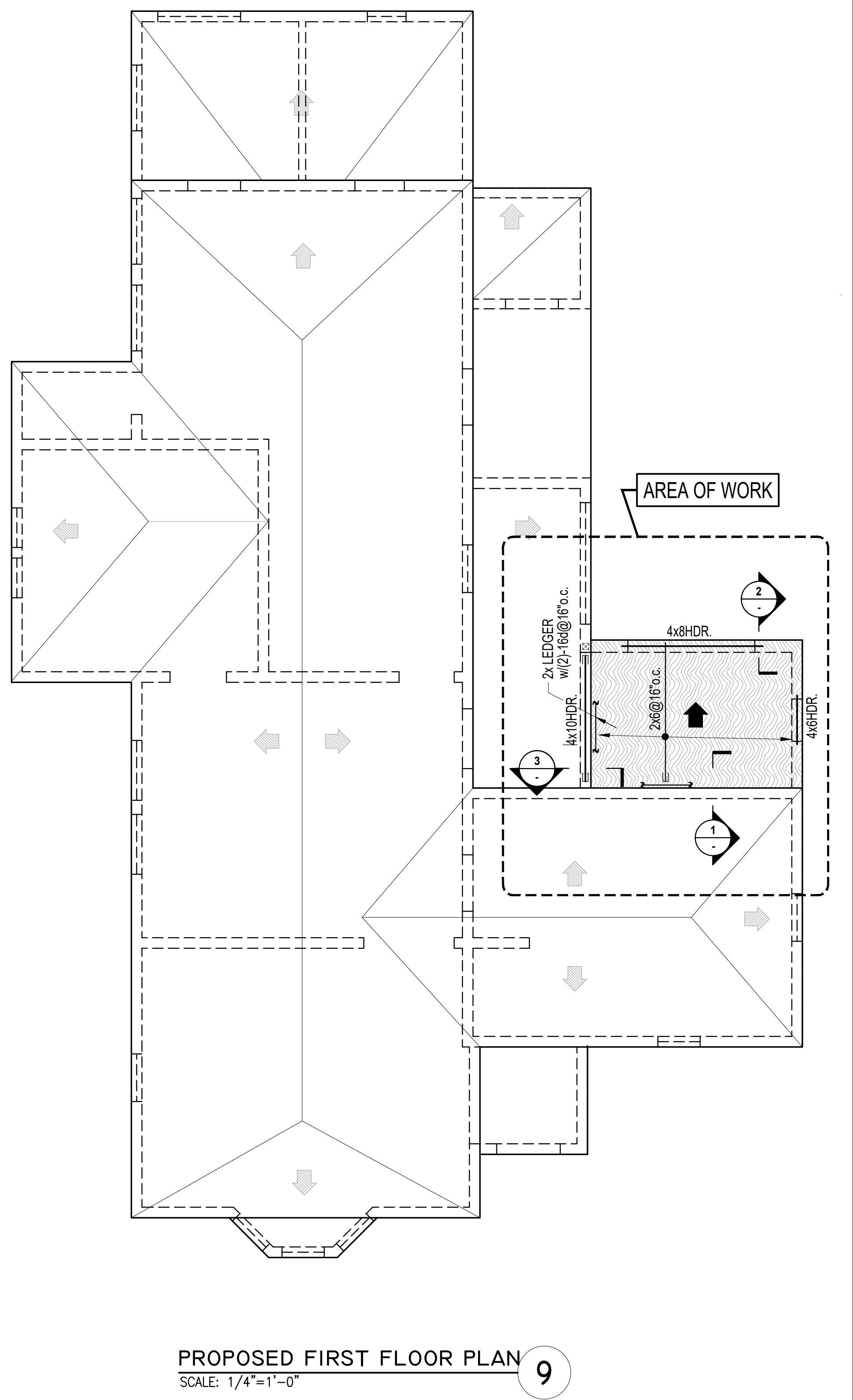
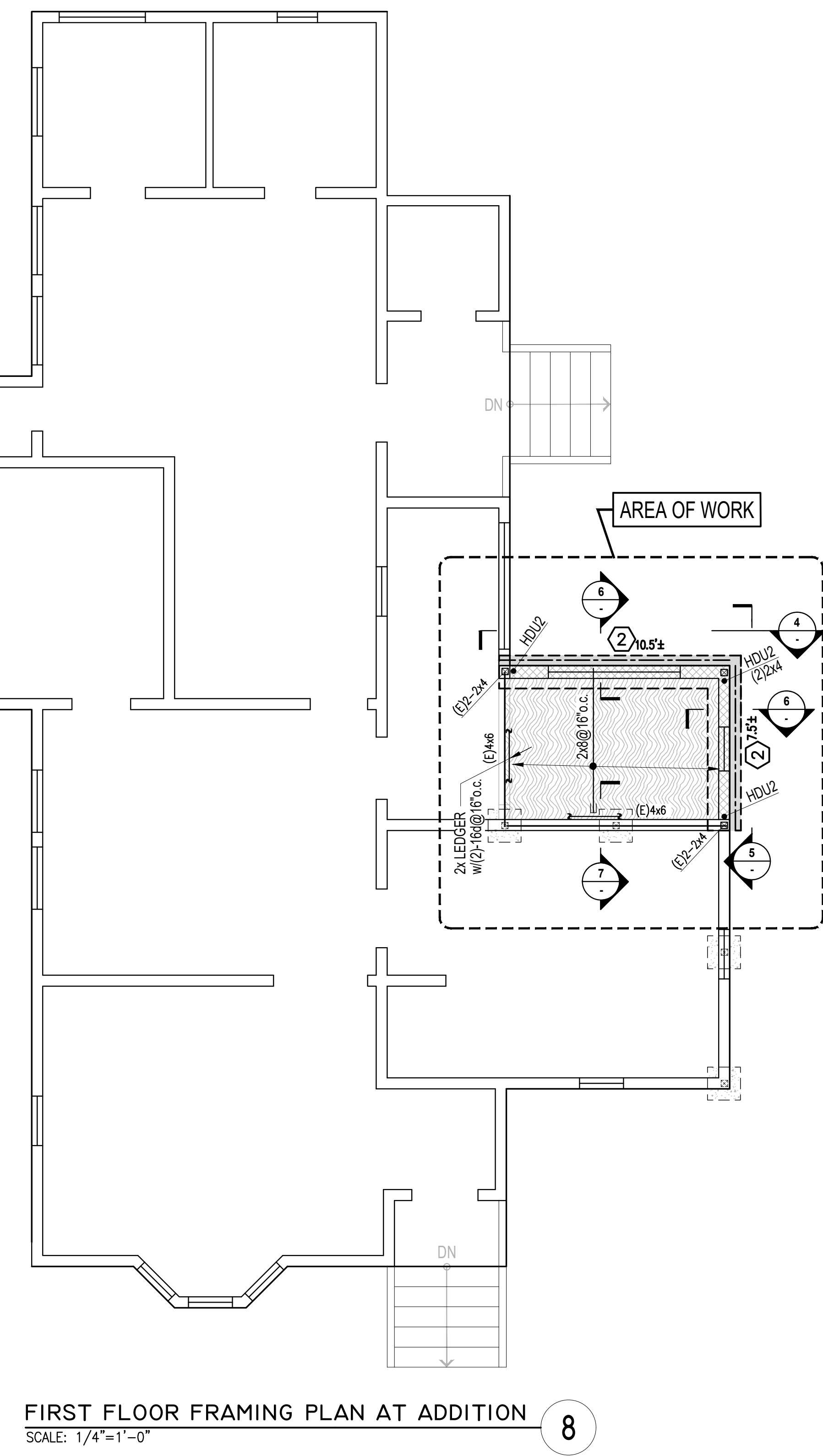
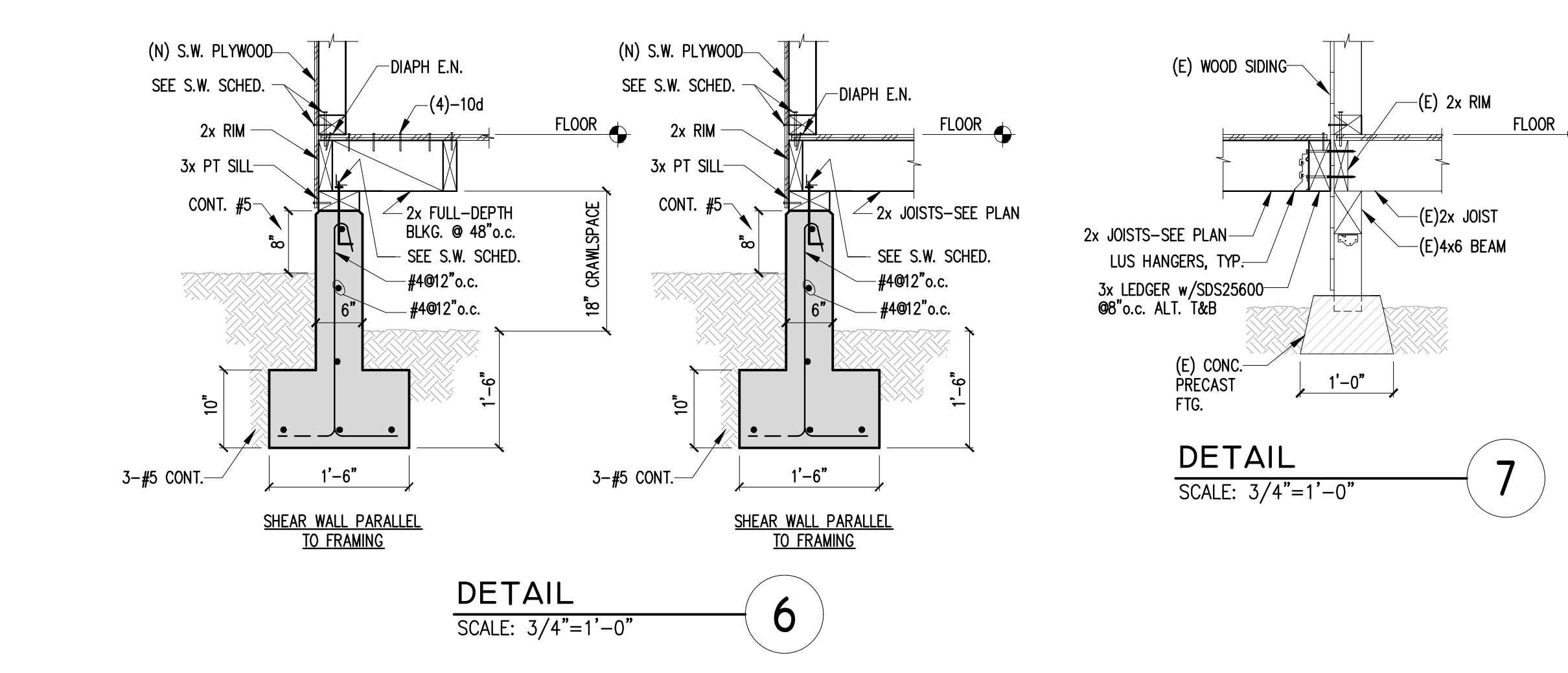
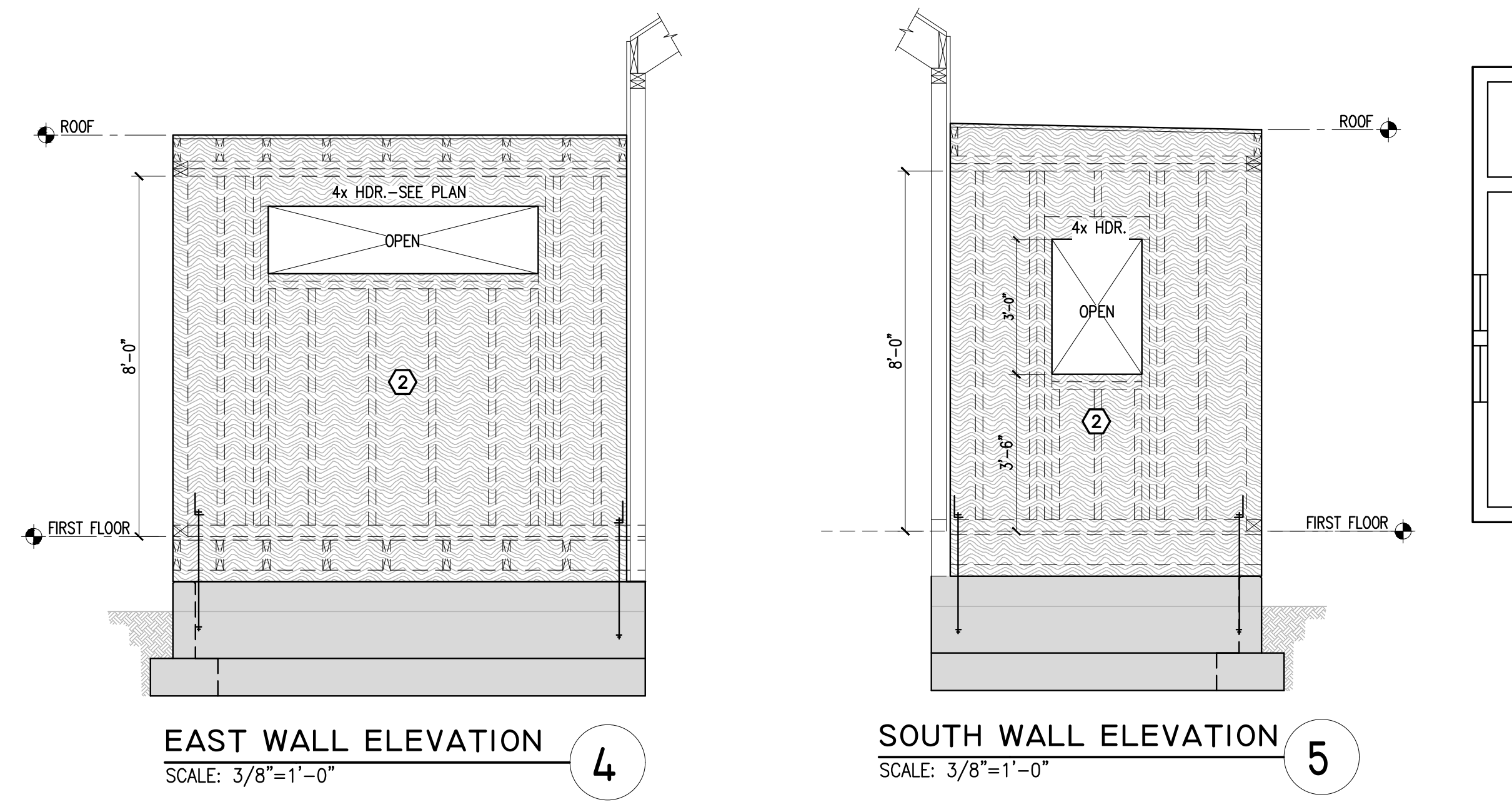
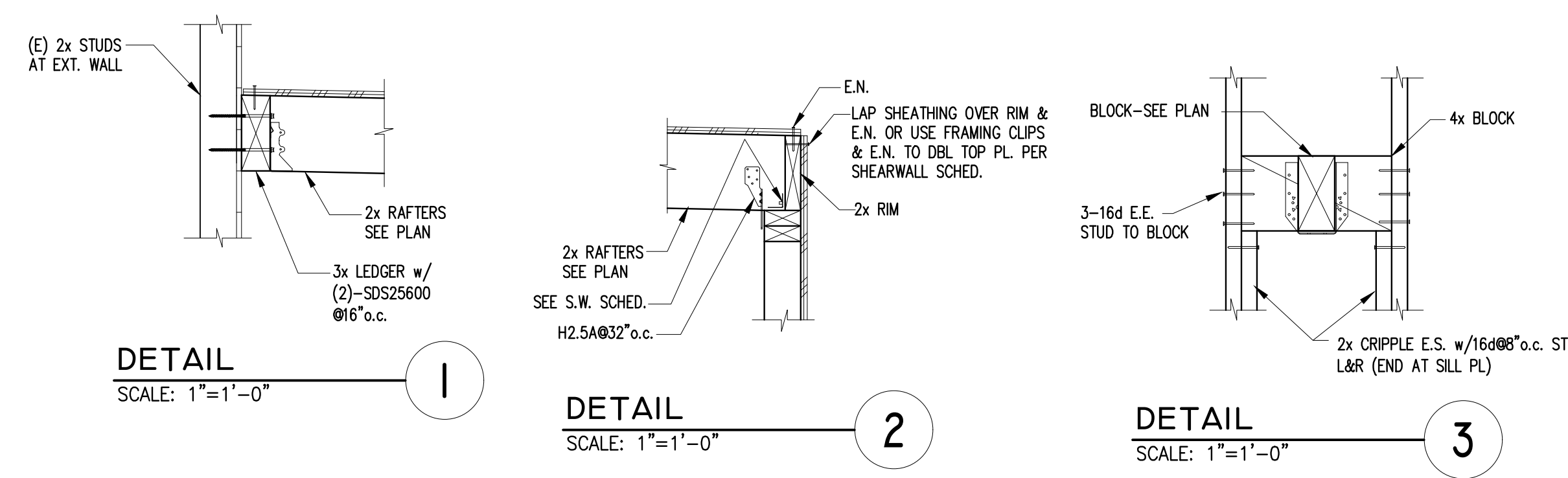
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FRAMING PLANS & DETAILS

Date	
Design	
Job	2414
Sheet	<b>S2</b>

NOTES	LEGEND																																				
<ol style="list-style-type: none"> <li>SEE GENERAL NOTES AND TYP DETAILS ON S1a &amp; S1b.</li> <li>VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DWGS.</li> <li>ROOF/FLOOR BEAM DEPTH TO MATCH CORRESPONDING JOIST DEPTH, U.O.N.</li> <li>INTERIOR BEARING WALLS WITH NO PLYWOOD SHEATHING TO GET BLOCKING AT MID HEIGHT.</li> <li>ALL (N) INTERIOR WALLS ARE 2x4@16" o.c. DF-NO.2 U.O.N.</li> <li>ALL (N) EXTERIOR WALLS ARE 2x4@16" o.c. DF-NO.2 U.O.N.</li> </ol>	<table border="0"> <tr> <td><b>SYMBOL</b></td> <td><b>INDICATES</b></td> <td><b>SYMBOL</b></td> <td><b>INDICATES</b></td> <td><b>SYMBOL</b></td> <td><b>INDICATES</b></td> </tr> <tr> <td></td> <td>(N) STUD WALL</td> <td></td> <td>BOLD SIGNIFIES (N) FRAMING</td> <td></td> <td>(N) CONCRETE FOUNDATION</td> </tr> <tr> <td></td> <td>(E) STUD WALL TO REMAIN</td> <td></td> <td>SIMP IUS HANGERS TYP @ TJ JOISTS U.O.N. SIMP LUS HANGERS TYP @ SOLID SAWN JOISTS U.O.N.</td> <td></td> <td>(E) FOUNDATION</td> </tr> <tr> <td></td> <td>(E) WALLS TO BE REMOVED ON THIS LEVEL</td> <td></td> <td>BOLD SIGNIFIES (N) FRAMING FLUSH BEAM/DAG BEAM SIMP HU/HUC HANGERS TYP @ BEAMS U.O.N.</td> <td></td> <td></td> </tr> <tr> <td></td> <td>(E) WALLS TO BE REMOVED ON LEVEL BELOW</td> <td></td> <td>SIMP CS14 STRAP (MIN END LENGTH=20") BLK AS REQ'D</td> <td></td> <td></td> </tr> <tr> <td></td> <td>(N) PLYWOOD DIAPHRAGM SEE S1 FOR SIZE &amp; NAILING</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	<b>SYMBOL</b>	<b>INDICATES</b>	<b>SYMBOL</b>	<b>INDICATES</b>	<b>SYMBOL</b>	<b>INDICATES</b>		(N) STUD WALL		BOLD SIGNIFIES (N) FRAMING		(N) CONCRETE FOUNDATION		(E) STUD WALL TO REMAIN		SIMP IUS HANGERS TYP @ TJ JOISTS U.O.N. SIMP LUS HANGERS TYP @ SOLID SAWN JOISTS U.O.N.		(E) FOUNDATION		(E) WALLS TO BE REMOVED ON THIS LEVEL		BOLD SIGNIFIES (N) FRAMING FLUSH BEAM/DAG BEAM SIMP HU/HUC HANGERS TYP @ BEAMS U.O.N.				(E) WALLS TO BE REMOVED ON LEVEL BELOW		SIMP CS14 STRAP (MIN END LENGTH=20") BLK AS REQ'D				(N) PLYWOOD DIAPHRAGM SEE S1 FOR SIZE & NAILING				
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