NEW SINGLE FAMILY HOME
98 PENHURST AVENUE, DALY CITY, CA

ABBREVIATIONS

@	AT
#	NUMBER
AB	ANCHOR BOLT
A/C	AIR CONDITIONER
AFF	ABOVE FINISHED FLOOR
APPROX	APPROXIMATE
ASF	ABOVE SUBFLOOR
AS	ABOVE SLAB
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
CAB	CABINET
CB	CATCH BASIN
CL	CENTERLINE
CLG	CEILING
CLST	CLOSET
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
D	DRYER
DBL	DOUBLE
DEPT	DEPARTMENT
DEG	DEGREES
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
(E)	EXISTING
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
ENG	ENGINEER
EQPT	EQUIPMENT
EXT	EXTERIOR
FAU	FORCED AIR UNIT
FAR	FLOOR AREA RATIO
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FIN	FINISH
FL	FLOOR
FLUOR	FLUORESCENT
FOUND	FOUNDATION
FP	FIREPLACE
FT	FOOT OR FEET
FTG	FOOTING
FURN	FURNACE
G	GAS
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GD	GARBAGE DISPOSAL
GL	GLASS
GR	GRADE
GYP BD	GYPSUM BOARD
HC	HANDICAP
HDR	HEADER
HDWD	HARDWOOD
HT	HEIGHT
HORIZ	HORIZONTAL
HR	HOUR
INSUL	INSULATION
INT	INTERIOR
JT	JOINT OR JOINT TRENCH
LINEN	LINEN CLOSET
LAM	LAMINATE
LAV	LAVATORY
LT	LIGHT
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLDG	MOULDING
MTD	MOUNTED
MTL	METAL
N	NORTH
(N)	NEW
N/A	NOT APPLICABLE
NA	NOT AVAILABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NR	NON-RATED
NSF	NET SQUARE FEET
NTS	NOT TO SCALE
O	OVEN
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER OR OVERFLOW DRAIN
OFF	OFFICE
OPNG	OPENING
OH	OVERHANG
O/H	OVERHEAD
OPP	OPPOSITE
PL	PLATE OR PROPERTY LINE
PLYWD	PLYWOOD
PR	PAIR
PT	POINT OR PRESSURE TREATED
R	RADIUS
RAG	RETURN AIR GRILLE
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCED OR REINFORCEMENT
REQ'D	REQUIRED
REV	REVISION
RHB	RADIANT HEATING BOILER
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT-OF-WAY
S	SOUTH
SB	SETBACK
SCHED	SCHEDULE
SD	SMOKE DETECTOR/STORM DRAIN
SF	SQUARE FEET OR SQUARE FOOT
SH	SHOWER HEAD
SHT	SHEET
SHWR	SHOWER
SHTG	SHEATHING
SIM	SIMILAR
SL	SLIDING
SPEC	SPECIFICATION
SQ	SQUARE
SS	SANITARY SEWER
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUB	SUBCONTRACTOR
SUBFLR	SUBFLOOR
SW	SHEAR WALL
SYM	SYMMETRICAL
T	TILE, TREAD, TOP, OR TRANSFORMER
T & G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
TEL	TELEPHONE
THK	THICK
TO	TOP OF
TOC	TOP OF CURB
TOP	TOP OF PLATE
TOS	TOP OF SUBFLOOR
TOW	TOP OF WALL
TP	TOP OF PAVEMENT
TV	TELEVISION
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W	WEST, WASHER, OR WATER
W/	WITH
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
W x H	WIDTH BY HEIGHT
WNDW	WINDOW
W/O	WITHOUT
WP	WATERPROOF
WR	WATER RESISTANT
WT	WEIGHT

PROJECT SCOPE

A. CONSTRUCTION OF NEW 3-STORY SING[illegible] HOME ON A VACANT LOT CONSISTING [illegible]
- 2-CAR GARAGE, ENTRY, FLEX [illegible] FIXTURE BATH ON LEVEL 1
- LIVING, DINING, KITCHEN, ENT[illegible] BEDROOMS, LAUNDRY ROOM, [illegible] 3-FIXTURE BATH ON LEVEL 2
- MASTER BEDROOM, MASTER [illegible] AND WALK-IN CLOSET ON [illegible]

B. INSTALL HEAT PUMP SYSTEM [illegible]
C. INSTALL HEAT PUMP WATER HEATER [illegible]
D. PROVIDE NEW 200-AMP ELECTR[illegible] SERVICE
E. NO GAS SERVICE PROPOSED
F. CONSTRUCTION OF SITE RETAINI[illegible] WALLS, [illegible] STAIRS, AND A WOOD ENTRY [illegible]

PLANNING DATA

PROJECT COMMON ADDRESS:
98 PENHURST AVENUE
DALY CITY, CA 94015

ASSESSOR'S PARCEL NUMBER: [illegible]091-3[illegible]510

ZONING: R-1 SINGLE FAMILY RE[illegible]NTIA[illegible]

APPLICABLE CODES

2022 CALIFORNIA RESIDENTIAL CODE	(CRC)
2022 CALIFORNIA MECHANICAL CODE	(CMC)
2022 CALIFORNIA PLUMBING CODE	(CPC)
2022 CALIFORNIA ELECTRICAL CODE	(CEC)
2022 CALIFORNIA GREEN BUILDING CODE	(CGBC)
2022 CALIFORNIA ENERGY CODE	(CEnC)
2022 CALIFORNIA FIRE CODE	(CFC)
DALY CITY MUNICIPAL CODE - CHAPTER 15	

BUILDING CODE DATA

[illegible] OCCUPANCY:	R3/U
[illegible]CTION TYPE:	V-B
[illegible] NON-BEARING [illegible] THAN 5' FROM [illegible] LINE):	1-HOUR
[illegible] NOT PERMITTED LESS THAN 3' [illegible] PROPERTY LINE	
[illegible] STORIES:	3

[illegible]NTS (FIELD REVISIONS) TO THE [illegible]TION DRAWINGS SHALL BE SUBMITTED TO [illegible]DING DIVISION FOR REVIEW AND APPROVAL [illegible] MAKING ANY CHANGES IN THE FIELD.

PROJECT DIRECTORY

SERVICE	COMPANY	CONTACT	TELEPHONE
APPLICANT / OWNER		MARK RH[illegible] LISSA ON[illegible]	
DESIGN / ENGINEER	BRIAN BRINKMAN DR[illegible]	DESIGN IN[illegible]	BRIAN BRINKMAN	(650) 922-7993
BUILDER		KA[illegible] KRAF	[illegible]888-9237
GEOTECHNICAL ENGINEER	AMERICAN SOIL TESTING & ENGINEERING	BRUCE EMAM	(408) 559-6400
STRUCTURAL ENGINEER	UNIVERSAL STRUCTURAL ENGINEERS, LLC	KEVIN O'KEEFE	(650) 312-9233
CIVIL ENGINEER	SIGMA PRIME GEOSCIENCES	CHARLES KISSICK	(650) 728-3590
TITLE 24	INFRO COMPLIANCE		(707) 237-6957

CALGREEN CONSTRUCTION REQUIREMENTS

* CONTRACTOR SHALL PROVIDE, AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL TO THE OWNER OR OCCUPANT,
ADDRESSING ITEMS 1 THROUGH 10 IN CALGREEN SECTION 4.410.1.
* PER CALGREEN SECTION 4.408.2, CONTRACTOR SHALL PROVIDE AND SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN, DIVERTING A
MINIMUM OF 65% OF WASTE GENERATED AT THE SITE TO RECYCLE OR SALVAGE, TO THE BUILDING DEPARTMENT. THE FOLLOWING INFORMATION
SHALL BE PROVIDED IN THE PLAN:
· IDENTIFY MATERIALS TO BE RECYCLED, REUSED, OR SALVAGED
· SPECIFY IF MATERIALS WILL BE SORTED ON SITE OR MIXED FOR TRANSPORTATION
· IDENTIFY THE DIVERSION FACILITY(IES) TO BE USED
· IDENTIFY CONSTRUCTION METHODS TO BE USED TO LIMIT WASTE GENERATION
· SPECIFY THAT THE AMOUNT OF MATERIALS DIVERTED ARE TO BE CALCULATED BY WEIGHT OR VOLUME
* AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED.
* PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, AND CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS.
* COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION.
* ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
* PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
* AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.
VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.
* CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
* MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.504.4.
* PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD, AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW
FORMALDEHYDE EMISSION STANDARDS.
* INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS.
* CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE.
* EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN, AND FAN MUST BE CONTROLLED BY A HUMIDITY
CONTROL.
* DUCT SYSTEMS SHALL BE SIZED, DESIGNED, AND EQUIPMENT SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED
AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.

PROJECT INFORMATION

LOT SIZE	3,798 SF
ALLOWED LOT COVERAGE 50%	2,089 SF
PROPOSED LOT COVERAGE	1,308 SF (34.44%)
PROPOSED LEVEL 1 LIVING AREA	630 SF (CONDITIONED)
PROPOSED LEVEL 2 LIVING AREA	1,157 SF (CONDITIONED)
PROPOSED LEVEL 3 LIVING AREA	402 SF (CONDITIONED)
PROPOSED TOTAL LIVING AREA	2,189 SF (CONDITIONED)
PROPOSED GARAGE AREA	503 SF (UN-CONDITIONED)

SHEET INDEX

DRAWING SYMBOLS

DETAIL 1 SIM / SHEET A4.1 — CALLOUT
1 SIM / A3.5 — SECTION
1 VIEW NUMBER / A101 1 SHEET WHICH PLACED — ELEVATION MARKER
1 — KEYNOTE (SEE KEYNOTE SCHEDULE)
0 — GRID LINE
Room name 101 — ROOM TAG
101 — DOOR TAG
1t — WINDOW TAG
1t — WALL TAG
1 — REVISION TAG
N — NORTH ARROW
LEVEL ELEVATION

PROJECT NOTES

- HERs VERIFICATION IS REQUIRED.
- FIRE SPRINKLERS REQUIRED UNDER A SEPARATE PERMIT.

DEFERRED SUBMITTALS

- PER TITLE 24 ENERGY REPORT, A MINIMUM 2.67 kWdc PHOTO VOLTAIC SYSTEM SHALL BE INSTALLED AS A PART OF THIS PROJECT. THIS SYSTEM SHALL BE DESIGNED AND PROVIDED UNDER A DEFERRED SUBMITTAL.

VICINITY MAP

REGISTERED PROFESSIONAL ENGINEER
KEVIN T. O'KEEFE
Exp. 12/31/26
STRUCTURAL
STATE OF CALIFORNIA

BRIAN BRINKMAN
DRAFTING & DESIGN, INC.
1645 Olive Avenue
Celina, TX 75009
(650) 922-7993
brinkmandesign@gmail.com
brianbrinkmandraftingdesign.com

REV	DATE	DESCRIPTION
4	11/03/2023	DESIGN SET
5	03/01/2024	PROGRESS BUILDING PERMIT SET
6	06/18/2024	BUILDING PERMIT SUBMITTAL
7	12/30/2024	BUILDING PERMIT RESUBMITTAL
8	04/03/2025	BUILDING PERMIT RESUBMITTAL

PROJECT SCOPE: CONSTRUCTION OF (N) 3-STORY SINGLE FAMILY HOME WITH ATTACHED 2-CAR GARAGE ON VACANT LOT.

PROJECT NAME: NEW SINGLE FAMILY HOME RHA/ONGPIN RESIDENCE

PROJECT ADDRESS: 98 PENHURST AVE DALY CITY, CA 94015

SHEET TITLE: TITLE SHEET

SHEET: A0.0

4/2/2025 6:46:28 PM

NEW PLUMBING FIXTURE NOTES:

- MAX FLOW RATE OF SHOWERHEADS SHALL BE 1.8 GPM
- MAX FLOW RATE OF LAVATORY FAUCETS SHALL BE 1.2 GPM
- MAX FLOW RATE OF KITCHEN FAUCETS SHALL BE 1.8 GPM
- ALL TOILETS SHALL BE MAX 1.28 GPF

EGRE

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FOLL
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- MI
- SI

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- GY
DI
CO

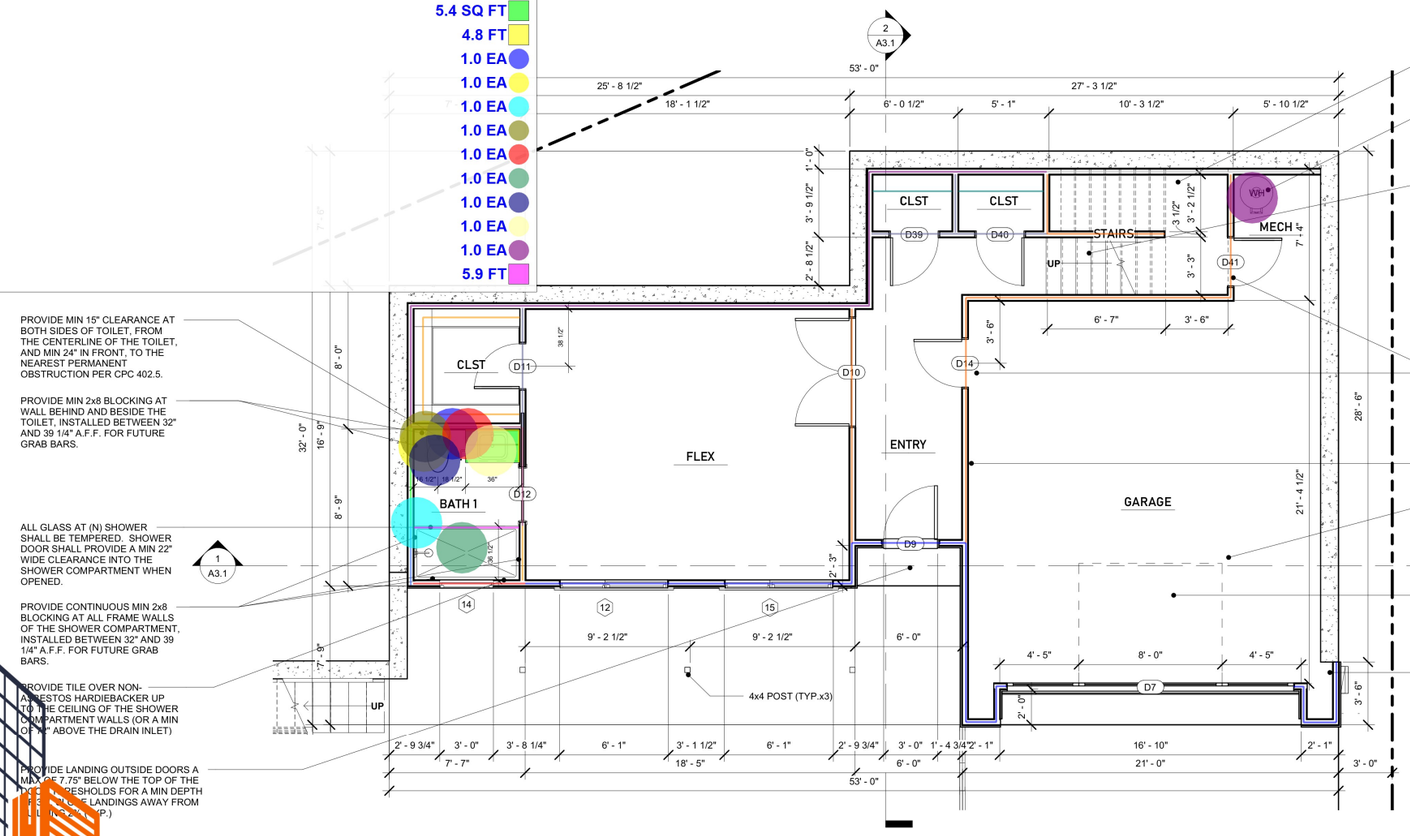
LEVEL 1 DOOR SCHEDULE

NUM	WIDTH	HEIGHT	OPERATION	COMMENTS	Level
D7	8' - 0"	6' - 8"	OVERHEAD		LEVEL 1
D9	3' - 0"	6' - 8"	SINGLE		LEVEL 1
D10	6' - 0"	6' - 8"	DOUBLE		L 1
D11	2' - 6"	6' - 8"	SINGLE		L 1
D12	3' - 0"	6' - 8"	POCKET		L 1
D14	2' - 8"	6' - 8"	SINGLE		L 1
D39	2' - 8"	6' - 8"	SINGLE		L 1
D40	2' - 8"	6' - 8"	SINGLE		L 1
		6' - 8"	SINGLE		L 1

LEVEL 1 WINDOW SCHEDULE

NUM	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	OPERATION	COMMENTS	Level
12	3' - 0"	5' - 0"	2' - 0"	7' - 0"	SINGLE HUNG / FIXED		LEVEL 1
14	3' - 0"	2' - 0"	5' - 0"	7' - 0"	AWNING	TEMPERED	LEVEL 1
15	3' - 0"	5' - 0"	2' - 0"	7' - 0"	SINGLE HUNG / FIXED		LEVEL 1

4" Thick Wood Stud Furring Wall (8'-0" H)	49.8 FT	
4" Thick Wood Stud Wall (8'-0" H)	19.7 FT	
4" Thick Wood Stud Wall W/ Insulation (8'-0" H)	58.4 FT	
4" Thick Exterior Wood Stud Wall @ Wet Area (8'-0" H)	6.3 FT	
4" Thick Exterior Wood Stud Wall (8'-0" H)	49.0 FT	
4" Thick Wood Stud Wall @ Washroom (8'-0" H)	11.7 FT	
4" Thick Wood Stud Furring Wal @ Washroom (8'-0" H)	5.6 FT	
4" Thick Wood Stud Wall @ Wet Area (8'-0" H)	3.1 FT	
4" Thick Wood Stud Furring Wal @ Shower Area (8'-0" H)	3.3 FT	
4" Thick Wood Stud Furring Wall @ Stair (8'-0" H)	15.3 FT	
2'-0" Deep Closet	9.3 FT	
1'-0" Deep Walk In Closet W/ Rod & Shelves	16.2 FT	
1'-10" Deep x 3'-0" Vanity Cabinet	3.0 FT	
Countertop @ Vanity	5.4 SQ FT	
4" H Backsplash	4.8 FT	
36" L Grab Bar	1.0 EA	
42" L Grab Bar	1.0 EA	
Towel Bar	1.0 EA	
Tissue Paper Dispenser	1.0 EA	
Soap Dispenser	1.0 EA	
3'-0" x 5'-10" Shower Compartment	1.0 EA	
Water Closet	1.0 EA	
Vanity Sink	1.0 EA	
Electric Heat Pump Water Heater	1.0 EA	
Tempered Shower Glass Enclosure	5.9 FT	



PROVIDE MIN 15" CLEARANCE AT BOTH SIDES OF TOILET, FROM THE CENTERLINE OF THE TOILET, AND MIN 24" IN FRONT, TO THE NEAREST PERMANENT OBSTRUCTION PER CPC 402.5.

PROVIDE MIN 2x8 BLOCKING AT WALL BEHIND AND BESIDE THE TOILET, INSTALLED BETWEEN 32" AND 39 1/4" A.F.F. FOR FUTURE GRAB BARS.

ALL GLASS AT (N) SHOWER SHALL BE TEMPERED. SHOWER DOOR SHALL PROVIDE A MIN 22" WIDE CLEARANCE INTO THE SHOWER COMPARTMENT WHEN OPENED.

PROVIDE CONTINUOUS MIN 2x8 BLOCKING AT ALL FRAME WALLS OF THE SHOWER COMPARTMENT, INSTALLED BETWEEN 32" AND 39 1/4" A.F.F. FOR FUTURE GRAB BARS.

PROVIDE TILE OVER NON-ASBESTOS HARDIEBACKER UP TO THE CEILING OF THE SHOWER COMPARTMENT WALLS (OR A MIN OF 72" ABOVE THE DRAIN INLET)

PROVIDE LANDING OUTSIDE DOORS A MAX OF 7.75" BELOW THE TOP OF THE DOOR THRESHOLDS FOR A MIN DEPTH OF 36" AND SLOPE LANDINGS AWAY FROM THE BUILDING. (TYP.)

PROVIDE 1/2" TYPE 'X' GYP. BOARD AT WALLS AND CEILINGS UNDER THE STAIRS, TO PROTECT THE STAIRWAY (TYP.)

50 GALLON ELECTRIC HEAT PUMP WATER HEATER TO SERVE ENTIRE HOME. PROVIDE SEISMIC STRAPPING WITHIN THE UPPER AND LOWER 1/3s OF THE APPLIANCE, MAINTAINING 4" CLEARANCE ABOVE THE CONTROLS.

EGRESS STAIRWAY REQUIREMENTS
* MAX RISER HEIGHT = 7.75", MIN TREAD DEPTH = 10"
* HEADROOM THROUGHOUT STAIRWAY SHALL BE MIN 6'-8"
* NOSING PROJECTION SHALL BE BETWEEN 3/4" AND 1-1/4"
* NOSINGS AT TREADS, LANDINGS, AND FLOORS OF STAIRWAYS SHALL HAVE A RADIUS OF CURVATURE AT THE NOSING (9/16" MAX) OR BEVEL (1/2" MAX)
* A HANDRAIL SHALL BE PROVIDED ON AT LEAST 1 SIDE OF EACH FLIGHT OF STAIRS WITH AT LEAST 4 RISERS. HANDRAILS SHALL BE MOUNTED 34"-38" ABOVE THE SLOPED PLANE ADJOINING THE TREAD NOSINGS.
* HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF EACH STAIR FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
* ANY OPEN RISERS SHALL NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

DOORS SHALL BE MINIMUM 1 3/8" THICK SOLID-CORE WOOD, 1 3/8" THICK STEEL HONEYCOMB DOOR, OR 20-MINUTE FIRE-RATED DOOR EQUIPPED WITH A SELF-CLOSING AND SELF-LATCHING DEVICE PER CRC 302.5.1. THE ELEVATION CHANGE BETWEEN THE HOUSE AND GARAGE SHALL BE NO MORE THAN 7.75".

PROVIDE 1/2" TYPE 'X' GYP. BOARD AT WALLS SEPARATING GARAGE FROM LIVING SPACE, APPLIED ON THE GARAGE SIDE.

PROVIDE 5/8" TYPE 'X' GYP. BOARD AT CEILING OF GARAGE.

GARAGE DOOR OPENER SHALL BE PROVIDED WITH A BATTERY BACKUP.

PROVIDE 1/2" TYPE 'X' GYP. BOARD AT WALLS THAT SUPPORT CEILING ASSEMBLIES THAT SEPARATE THE GARAGE FROM LIVING SPACE.

1 LEVEL 1 FLOOR PLAN
scale 1/4" = 1'-0"

INFRASOL ENGINEERING
Innovate | Engineer | Deliver

REGISTERED PROFESSIONAL ENGINEER
KEVIN T. O'KEEFFE
No. S-4182
Exp. 12/31/26
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STATE OF CALIFORNIA

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PROJECT NAME:
NEW SINGLE FAMILY HOME
RHA/ONGPIN RESIDENCE

PROJECT SCOPE:
CONSTRUCTION OF (N) 3-STORY SINGLE FAMILY HOME WITH ATTACHED 2-CAR GARAGE ON VACANT LOT.

PROJECT ADDRESS:
98 PENHURST AVE
DALY CITY, CA 94015

SHEET TITLE
LEVEL 1 FLOOR PLAN

SHEET
A1.1

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NEW PLUMBING FIXTURE NOTES:

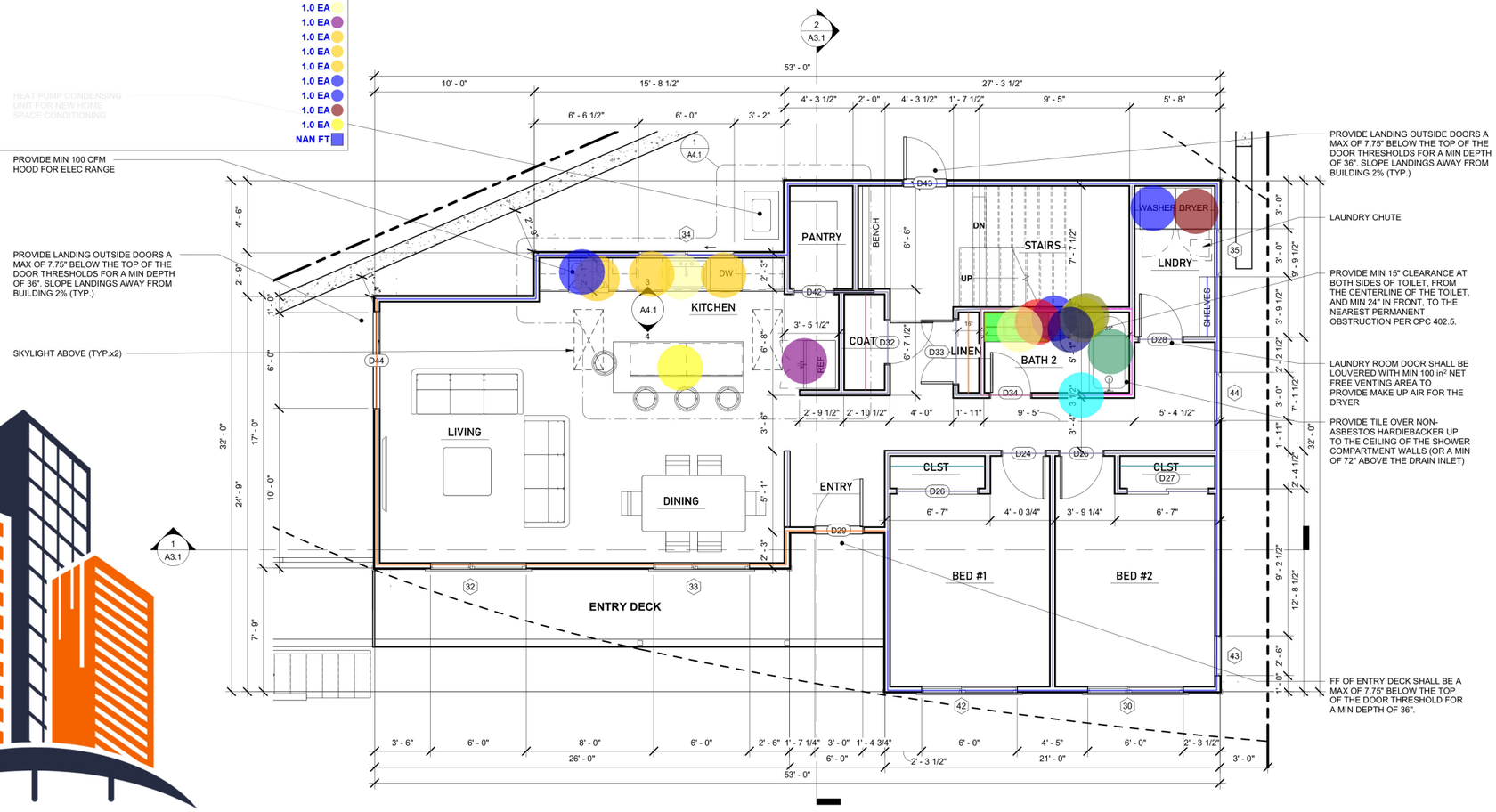
- 4" Thick Exterior Wood Stud Wall (8'-0" H) — 122.5 FT
- 4" Thick Exterior Wood Stud Wall (9'-0" H) — 50.7 FT
- 4" Thick Wood Stud Wall (8'-0" H) — 116.2 FT
- 4" Thick Wood Stud Wall @ Washroom (8'-0" H) — 18.4 FT
- 4" Thick Wood Stud Wall @ Wet Area (8'-0" H) — 11.3 FT
- 1'-9" Deep x 3'-0" Vanity Cabinet — 4.0 FT
- 1'-2" Deep Closet — 11.9 FT
- 1'-4" Deep Closet — 5.1 FT
- 2'-0" Deep Closet — 6.0 FT
- 1'-0" Deep Laundry Shelves — 3.8 FT
- Countertop @ Vanity — 7.2 SQ FT
- 4" H Backsplash — 5.8 FT
- 36" L Grab Bar — 1.0 EA
- 42" L Grab Bar — 1.0 EA
- Towel Bar — 1.0 EA
- Tissue Paper Dispenser — 1.0 EA
- Soap Dispenser — 1.0 EA
- 2'-6" x 5'-0" Bath Tub — 1.0 EA
- Water Closet — 1.0 EA
- Vanity Sink — 1.0 EA
- Kitchen Sink — 1.0 EA
- Refrigerator — 1.0 EA
- Dishwasher — 1.0 EA
- Trash Bin — 1.0 EA
- Kitchen Range — 1.0 EA
- Kitchen Range Hood — 1.0 EA
- Washer — 1.0 EA
- Dryer — 1.0 EA
- 8'-2" x 3'-2" Kitchen Island — 1.0 EA
- 42" H Wood Railing — NAN FT

LEVEL 2 DOOR SCHEDULE

NUM	WIDTH	HEIGHT	OPERATION	COMMENTS	Level
D24	2' - 8"	6' - 8"	SINGLE		LEVEL 2
D25	2' - 8"	6' - 8"	SINGLE		LEVEL 2
D26	5' - 0"	6' - 8"	SLIDING		LEVEL 2
D27	5' - 0"	6' - 8"	SLIDING		LEVEL 2
D28	2' - 8"	6' - 8"	SINGLE	LOUVERED	LEVEL 2
D29	3' - 0"	6' - 8"	SINGLE		LEVEL 2
D32	2' - 8"	6' - 8"	SINGLE		LEVEL 2
D33	4' - 0"	6' - 8"	DOUBLE		LEVEL 2
D34	2' - 6"	6' - 8"	SINGLE		LEVEL 2
D42	2' - 6"	6' - 8"	POCKET		LEVEL 2
D43	2' - 8"	6' - 8"	SINGLE		LEVEL 2
D44	6' - 0"	8' - 0"	SLIDING		LEVEL 2

LEVEL 2 WINDOW SCHEDULE

NUM	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	OPERATION	COMMENTS	Level
30	3' - 0"	5' - 0"	2' - 0"	7' - 0"	SINGLE HUNG / FIXED		LEVEL 2
32	3' - 0"	5' - 0"	3' - 0"	8' - 0"	SINGLE HUNG / FIXED		LEVEL 2
33	3' - 0"	5' - 0"	3' - 0"	8' - 0"	SINGLE HUNG / FIXED		LEVEL 2
34	6' - 0"	4' - 0"	4' - 0"	8' - 0"	SLIDER		LEVEL 2
35	3' - 0"	2' - 0"	5' - 0"	7' - 0"	AWNING		LEVEL 2
42	3' - 0"	5' - 0"	2' - 0"	7' - 0"	SINGLE HUNG / FIXED		LEVEL 2
43	2' - 6"	5' - 0"	2' - 0"	7' - 0"	FIXED		LEVEL 2
44	3' - 0"	2' - 0"	5' - 0"	7' - 0"	AWNING		LEVEL 2



1 LEVEL 2 FLOOR PLAN
scale 1/4" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
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CONSTRUCTION OF (N) 3-STORY SINGLE FAMILY HOME WITH ATTACHED 2-CAR GARAGE ON VACANT LOT.

SHEET TITLE
LEVEL 2 FLOOR PLAN

SHEET
A1.2

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NEW PLUMBING FIXTURE NOTES:

- MAX FLOW RATE OF SHOWERHEADS SHALL BE 1.8 GPM
- MAX FLOW RATE OF LAVATORY FAUCETS SHALL BE 1.2 GPM
- MAX FLOW RATE OF KITCHEN FAUCETS SHALL BE 1.8 GPM
- ALL TOILETS SHALL BE MAX 1.28 GPF

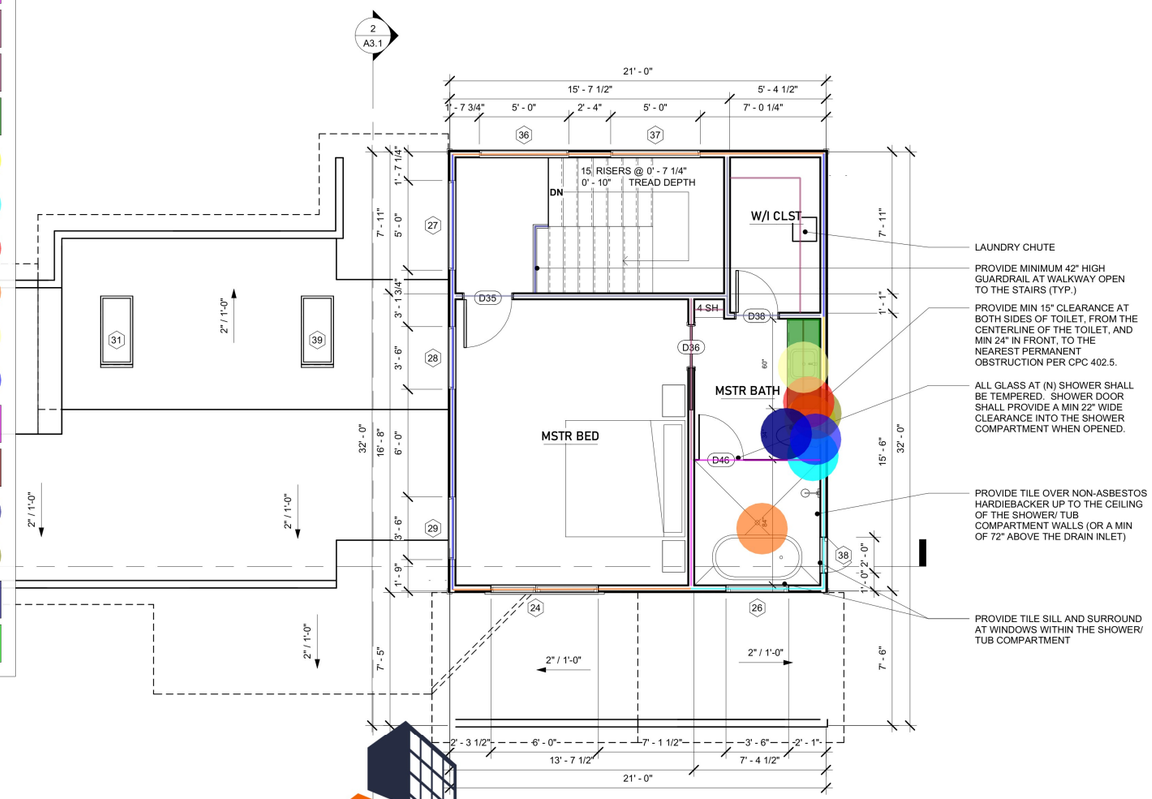
LEVEL 3 DOOR SCHEDULE

NUM	WIDTH	HEIGHT	OPERATION	COMMENTS	Level
D35	2' - 8"	6' - 8"	SINGLE		LEVEL 3
D36	2' - 4"	7' - 0"	POCKET		LEVEL 3
D38	2' - 4"	6' - 8"	SINGLE		LEVEL 3
D46	2' - 6"	6' - 8"	SINGLE		LEVEL 3

SCHEDULE

	OPERATION	COMMENTS	Level
	E HUNG / FIXED		LEVEL 3
	E HUNG	TEMPERED	LEVEL 3
			LEVEL 3
		TEMPERED	LEVEL 3
			LEVEL 3
			LEVEL 3
			LEVEL 3
	MENT	TEMPERED	LEVEL 3

4" Thick Exterior Wood Stud Wal...	33.4 FT
4" Thick Exterior Wood Stud Wall ...	8.0 FT
4" Thick Exterior Wood Stud Wal...	14.6 FT
4" Thick Exterior Wood Stud Wal...	34.0 FT
4" Thick Wood Stud Wall (8'-0" H)	29.3 FT
4" Thick Wood Stud Wall @ Was...	9.0 FT
4" Thick Wood Stud Wall @ Wet ...	7.0 FT
2'-0" Deep Walk In Closet	11.5 FT
1'-0" Deep Shelves (4 EA)	1.7 FT
Countertop @ Vanity	9.0 SQ FT
42" L Grab Bar	1.0 EA
Towel Bar	2.0 EA
Soap Dispenser	1.0 EA
Bath Tub	1.0 EA
Vanity Sink	1.0 EA
36" L Grab Bar	1.0 EA
Tempered Shower Glass Enclosure	7.0 FT
1'-9" Deep x 3'-0" Vanity Cabinet	5.0 FT
Water Closet	2.0 EA
Tissue Paper Dispenser	1.0 EA
42" H Guard Rail	4.5 FT
4" H Backsplash	6.8 FT



1 LEVEL 3 FLOOR PLAN
scale 1/4" = 1'-0"

INFRASOL ENGINEERING
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REGISTERED PROFESSIONAL ENGINEER
KEVIN T. O'KEEFE
No. S 4192
Exp. 12/31/26
STRUCTURAL
STATE OF CALIFORNIA

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1645 Olive Avenue
Celina, TX 75009
(650) 922-7993
brinkmandesign@gmail.com
brianbrinkmandraftingdesign.com

REV	DATE	DESCRIPTION
4	11/03/2023	DESIGN SET
5	03/01/2024	PROGRESS BUILDING PERMIT SET
6	06/18/2024	BUILDING PERMIT SUBMITTAL
7	12/30/2024	BUILDING PERMIT RESUBMITTAL
8	04/03/2025	BUILDING PERMIT RESUBMITTAL

PROJECT SCOPE:
CONSTRUCTION OF (N) 3-STORY SINGLE FAMILY HOME WITH ATTACHED 2-CAR GARAGE ON VACANT LOT.

PROJECT NAME:
NEW SINGLE FAMILY HOME
RHA/ONGPIN RESIDENCE

PROJECT ADDRESS:
98 PENHURST AVE
DALY CITY, CA 94015

SHEET TITLE
LEVEL 3 FLOOR PLAN

SHEET
A1.3

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ROOFING NOTE

- ROOF COVERING SHALL BE CLASS B OR BETTER WHEN TESTED IN ACCORDANCE WITH UL 790 OR ASTM E108-07a.

LOWER ROOF ATTIC VENTING

LOWER ATTIC AREA = 625 SF

625 SF / 150 = 4.16 SF NET FREE VENTING AREA REQUIRED

EAVE VENTS:
.022 SF EACH HOLE X 3 HOLES PER EAVE = .066 SF
.066 SF X 16 OCCURRENCES = 1.05 SF

RIDGE VENTS:
32 LINEAL FT OF RIDGE
18 SQ IN NET FREE VENTING AREA PER LINEAL FOOT OF RIDGE VENT
18 SQ IN = 0.125 SF NET FREE VENTING AREA
0.125 SF X 32 FEET = 4 SF

1.05 SF + 4 SF = 5.05 SF VENTING AREA PROPOSED

UPPER ROOF ATTIC VENTING

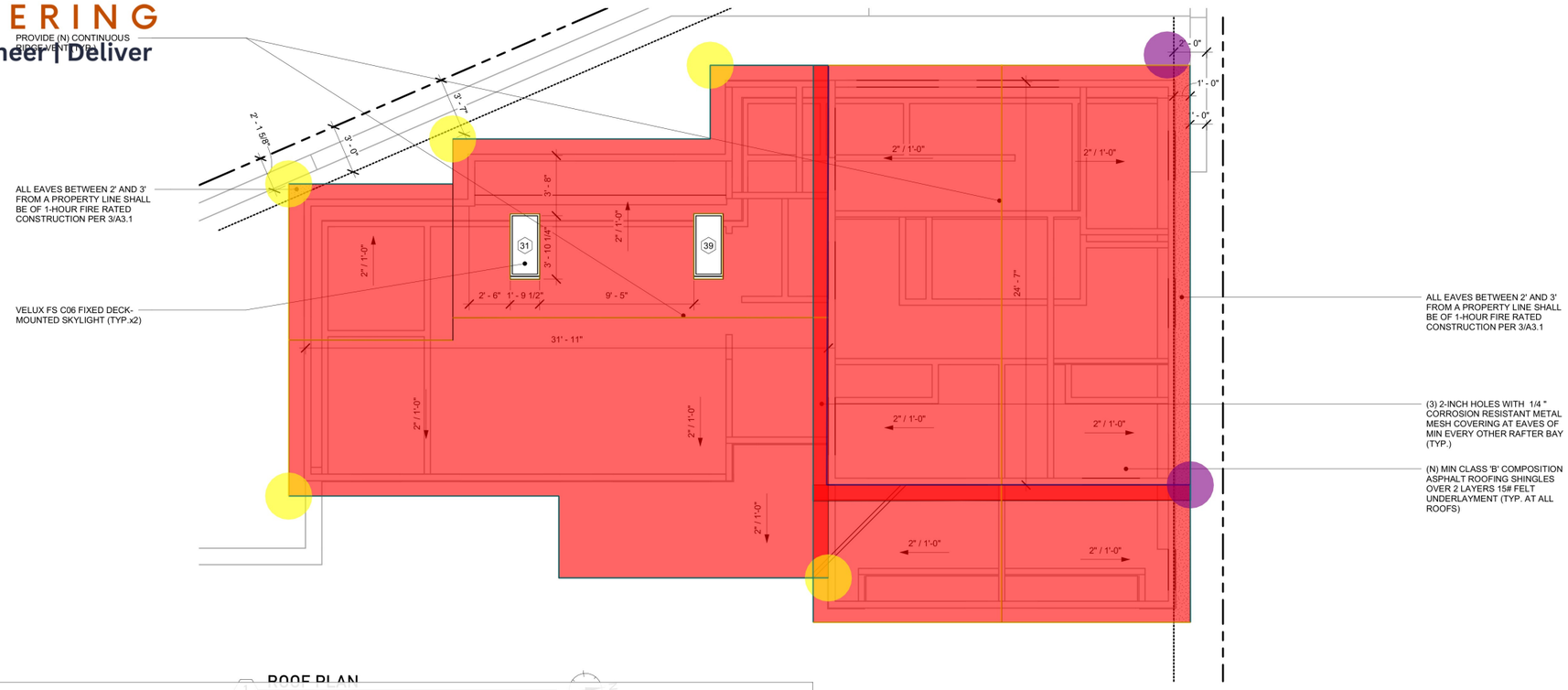
UPPER ATTIC AREA = 683 SF

683 SF / 150 = 4.55 SF NET FREE VENTING AREA REQUIRED

EAVE VENTS:
.022 SF EACH HOLE X 3 HOLES PER EAVE = .066 SF
.066 SF X 24 OCCURRENCES = 1.584 SF

RIDGE VENTS:
25 LINEAL FT OF RIDGE
18 SQ IN NET FREE VENTING AREA PER LINEAL FOOT OF RIDGE VENT
18 SQ IN = 0.125 SF NET FREE VENTING AREA
0.125 SF X 25 FEET = 3.125 SF

1.584 SF + 3.125 SF = 4.709 SF VENTING AREA PROPOSED



ROOF PLAN

Composition Asphalt Roofing Singles Over 2 Lay...	1597.3 SQ FT
Continuous Ridge Vent/ Ridge Flashing	67.0 FT
Wall Through Flashing (2/12")	47.8 FT
Downspout (19'-0" H)	2.0 EA
Downspout (10'-0" H)	5.0 EA
Gutter	145.4 FT
Solid Soffit (2/12")	64.2 FT
Flashing / Sealant @ Skylight	23.2 FT

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PROJECT NAME:
NEW SINGLE FAMILY HOME
RHA/ONGPIN RESIDENCE

PROJECT ADDRESS:
98 PENHURST AVE
DALY CITY, CA 94015

PROJECT SCOPE:
CONSTRUCTION OF (N) 3-STORY SINGLE FAMILY HOME WITH ATTACHED 2-CAR GARAGE ON VACANT LOT.

SHEET TITLE
ROOF PLAN

SHEET
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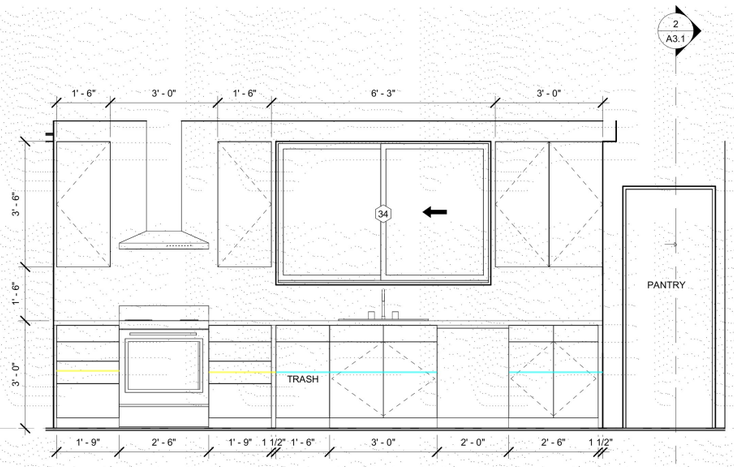
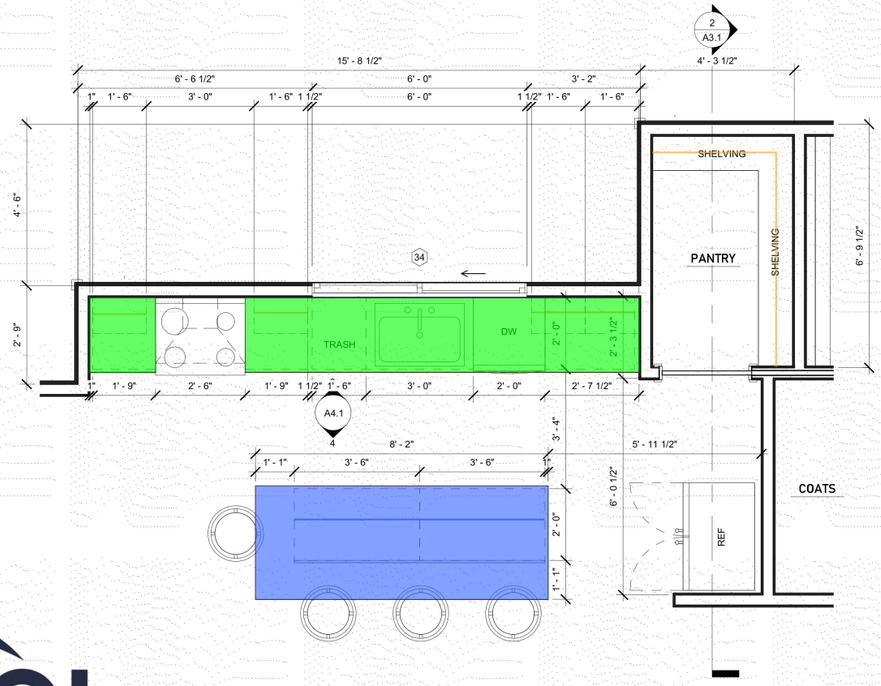
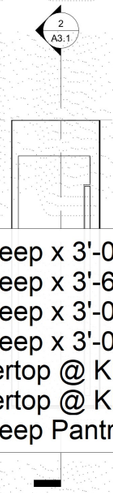


3 KITCHEN WEST WALL
scale 1/2" = 1'-0"



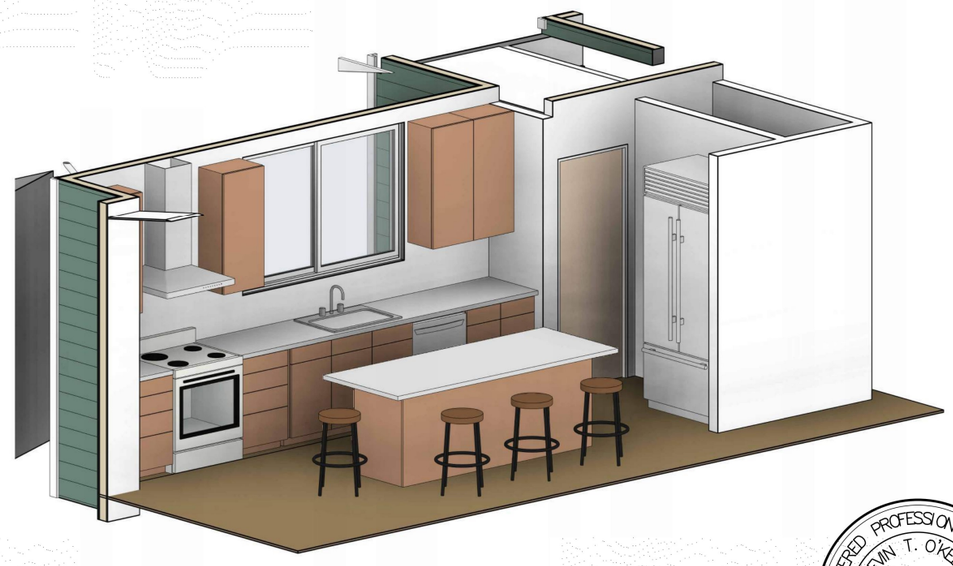
NLARGED KITCHEN PLANS
1/2" = 1'-0"



LEVEL 2 PLATE
17' - 2"

2'-0" Deep x 3'-0" Kitchen Base Cabinet	7.1 FT
1'-0" Deep x 3'-6" Kitchen Upper Cabinet	5.9 FT
2'-0" Deep x 3'-0" Kitchen Island Cabinet	7.0 FT
2'-0" Deep x 3'-0" Kitchen Base Cabinet w/ 3 Drawers	3.6 FT
Countertop @ Kitchen	26.8 SQ FT
Countertop @ Kitchen Island	26.0 SQ FT
1'-0" Deep Pantry Closet W/ 7 Shelves	9.4 FT

4 KITCHEN ISLAND
scale 1/2" = 1'-0"



2 KITCHEN 3D

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RHA/ONGPIN RESIDENCE

PROJECT ADDRESS:
98 PENHURST AVE
DALY CITY, CA 94015

SHEET TITLE
KITCHEN PLANS

SHEET
A4.1

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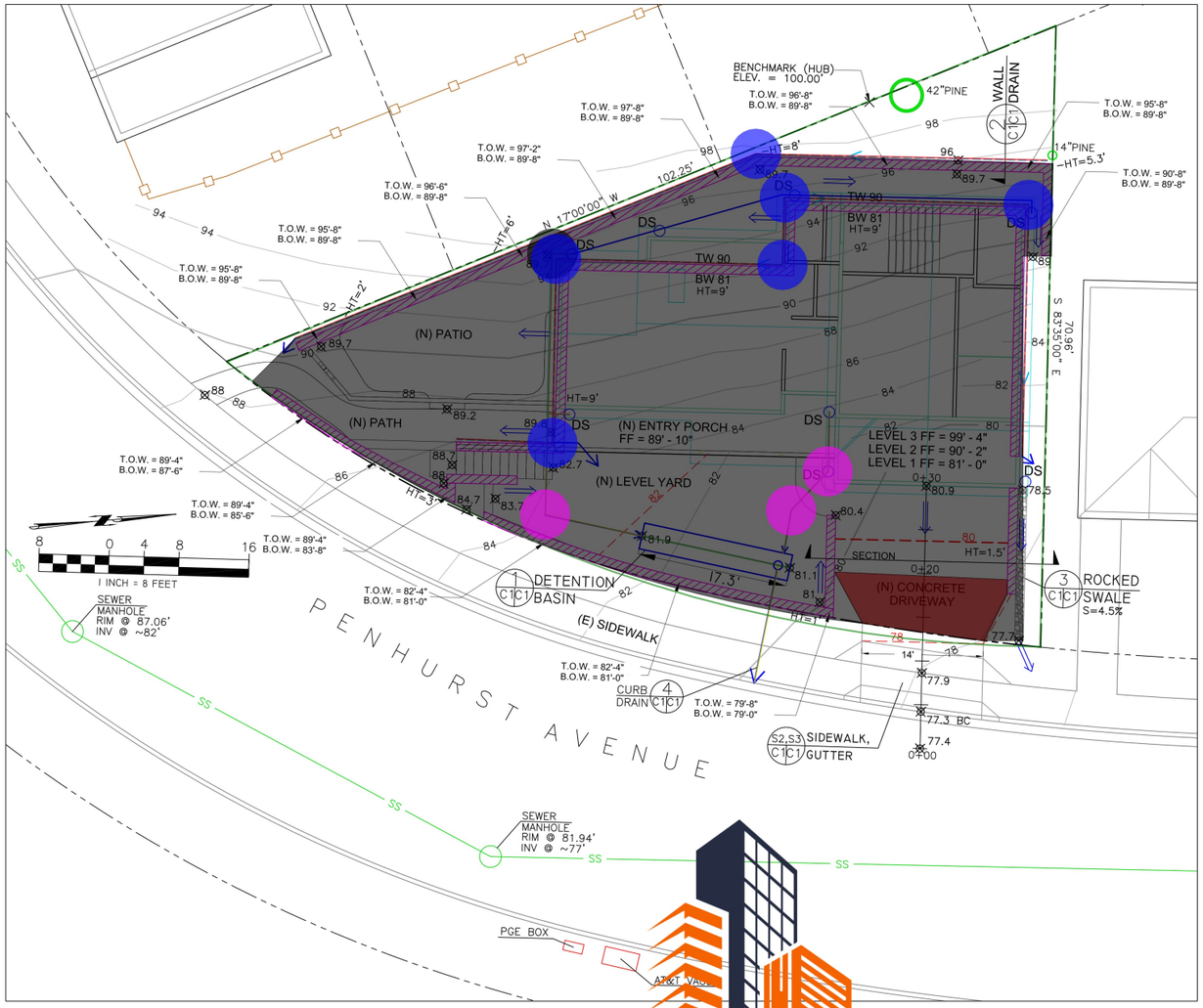
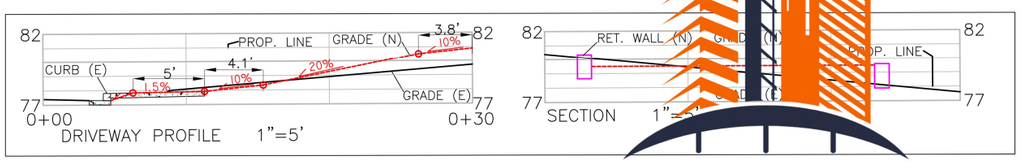
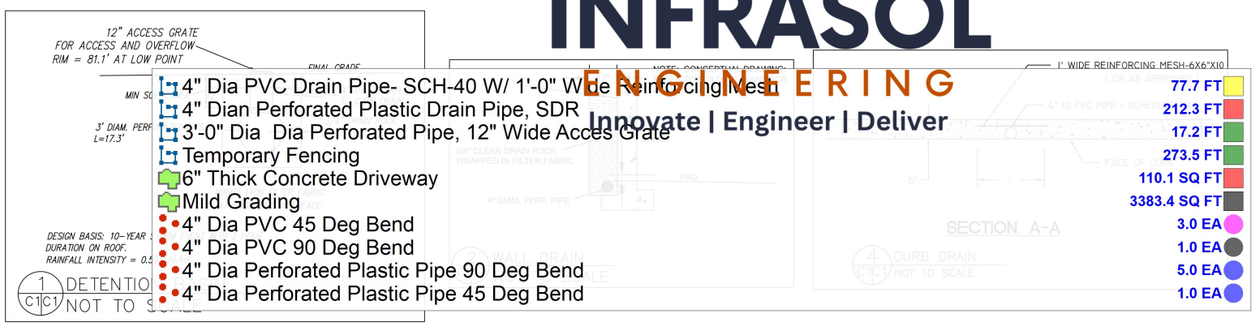
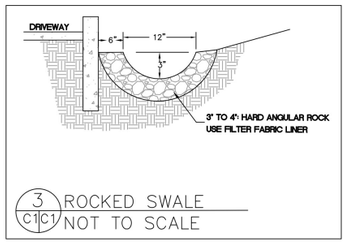








LEGEND

- EXISTING 2' CONTOURS
- PROPOSED 2' CONTOURS
- 99.6 PROPOSED SPOT ELEVATION
- DS DOWNSPOUT
- SURFACE DRAINAGE FLOW
- 4" DIAM. PVC DRAIN PIPE
- 4" PERFORATED PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE. FOR RET. WALLS RETAINING OVER 3'.
- PROPOSED RETAINING WALL HT= HEIGHT OF RETAINED SOIL

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF:
   MARC RHA, MELISSA ONGPIN, OWNERS
2. TOPOGRAPHY BY S. MICALLEF, SURVEYED 11-12-22.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM ASSUMED.
5. ENCROACHMENT PERMITS FROM THE DEPARTMENT OF PUBLIC WORKS -ENGINEERING DIVISION WILL BE REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
6. RETAINING WALLS WILL BE REVIEWED AND PERMITTED UNDER A SEPARATE BUILDING PERMIT.

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CREATE POSITIVE DRAINAGE AT THE BACK OF THE HOUSE BY DIRECTING SURFACE RUNOFF AWAY FROM THE HOUSE AND TO THE STREET.

2. ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO PROPOSED DETENTION BASIN, AS SHOWN.

GRADING NOTES

CUT VOLUME : 465 CY
FILL VOLUME: 30 CY
TOTAL: 495 CY

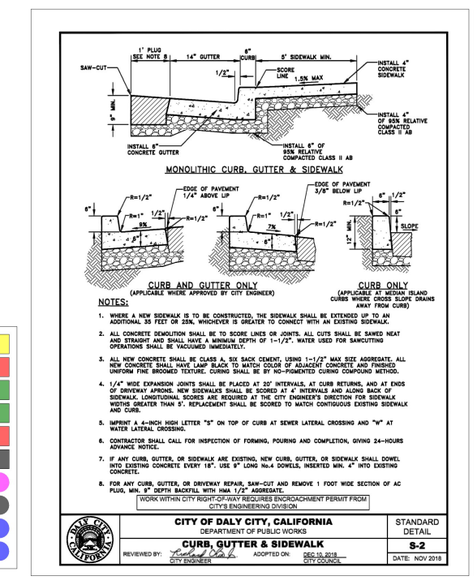
VOLUMES ABOVE ARE APPROXIMATE, ASSUMES 1-FOOT DEEP CUTS UNDER FINISH FLOOR ELEVATIONS.

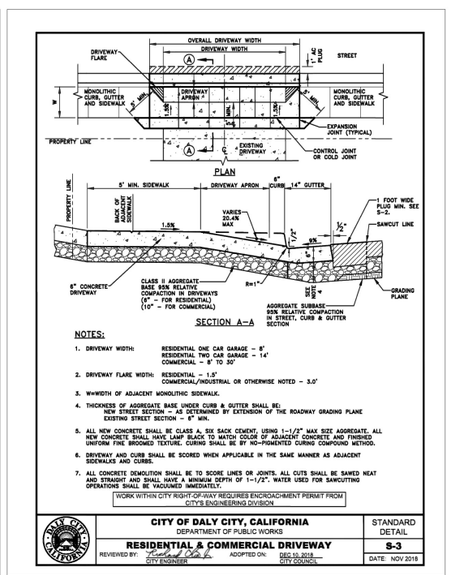
THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

SECTION AND DETAIL CONVENTION

SECTION OR DETAIL IDENTIFICATION — 1 C1C1 — REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN — REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN





4" Dia PVC Drain Pipe- SCH-40 W/ 1'-0" Wide Reinforcing Mesh	77.7 FT
4" Dian Perforated Plastic Drain Pipe, SDR	212.3 FT
3'-0" Dia Dia Perforated Pipe, 12" Wide Acces Grate	17.2 FT
Temporary Fencing	273.5 FT
6" Thick Concrete Driveway	110.1 SQ FT
Mild Grading	3383.4 SQ FT
4" Dia PVC 45 Deg Bend	3.0 EA
4" Dia PVC 90 Deg Bend	1.0 EA
4" Dia Perforated Plastic Pipe 90 Deg Bend	5.0 EA
4" Dia Perforated Plastic Pipe 45 Deg Bend	1.0 EA

REGISTERED PROFESSIONAL ENGINEER
CHARLES M. KISSICK
No. 62264
9/30/25
EXPIRES
CIVIL
STATE OF CALIFORNIA

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SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 726-3590
FAX 726-3593

DATE: 5-9-24
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: 10-7-24
REV. DATE: 3-31-25
REV. DATE:
REV. DATE:

GRADING AND DRAINAGE PLAN

96 PENHURST AVENUE
DALY CITY
APN 091-313-610

SHEET
C-1

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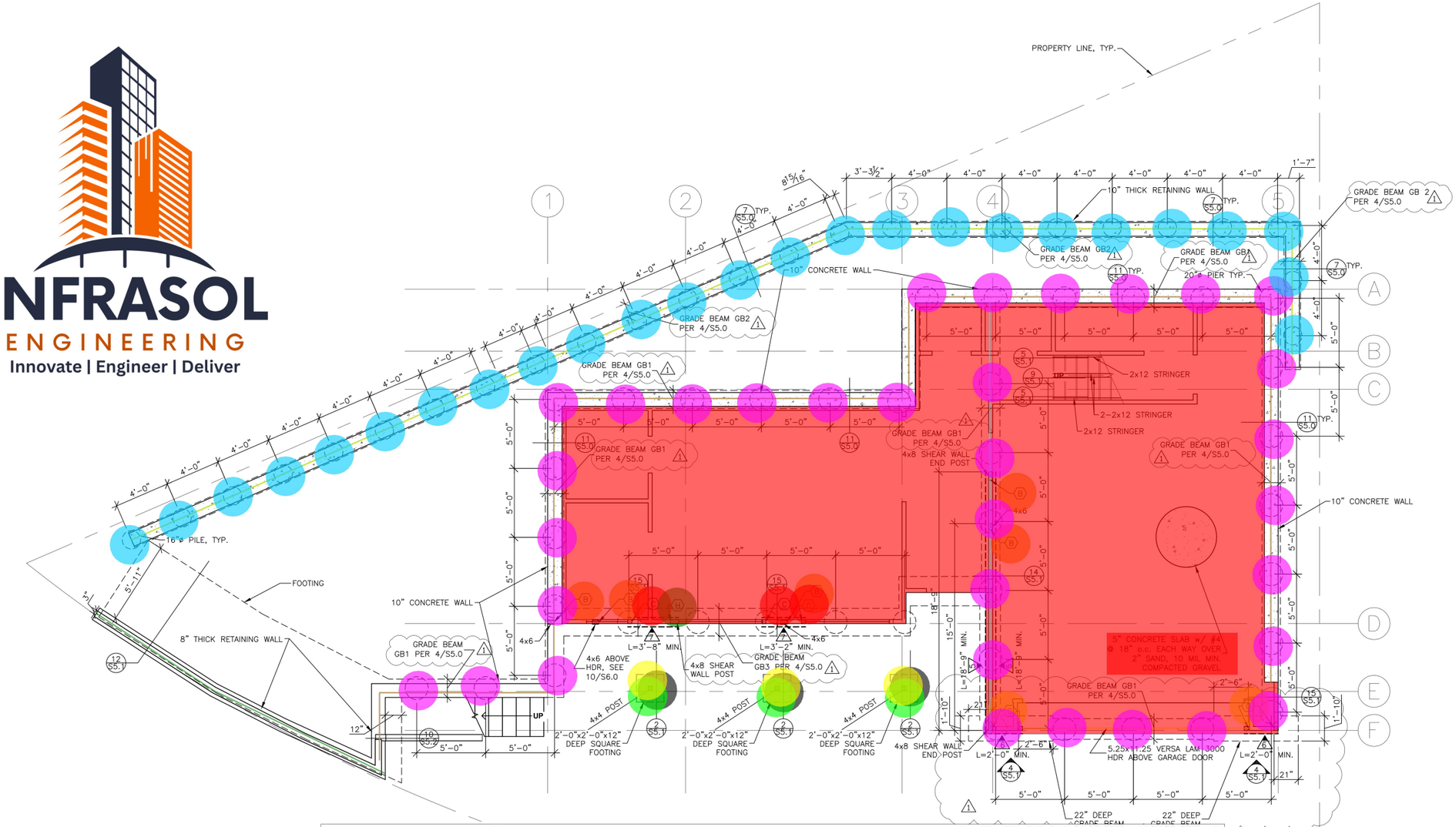

1ST FLOOR FRAMING AND FOUNDATION PLAN

NOTES:
1. SEE S0.1 FOR GENERAL NOTES.
2. SEE 3/S5.0 FOR FOUNDATION NOTES.
   INDICATES SHEAR WALL PANEL.
3. INDICATES SHEAR WALL TYPE, PER SCHEDULE ON 2/S4.0.
4. INDICATES HOLDOWN, PER SCHEDULE ON 5/S4.0.
5. SEE 4/S6.0 FOR FLOOR FRAMING NOTES.
6. ALL EXTERIOR WALL ADN ANY INTERIOR WALLS WHERE SHEAR WALLS OCCUR SHALL BE 2X6 ST
7. USE DOUGLAS FIR-LARCH NO. 1 GRADE FOR ALL 2-2x TOP PLATES.
8. GRADE BEAMS, GB, ARE PER SCHEDULE 8/S5.0.
9. INDICATES PER SCHEDULE 12/S5.0.

5" Thick Concrete Slab w/ #4 @ 18" O.C Each Way Over 2" Sand, 10 Mil Vapour Barrie...	1144.4 SQ FT
2'-0" x 2'-0" x 1'-0" Pad Footing 2/S5.1	3.0 EA
4 x 4 Post w/ CBS44	3.0 EA
GB1: 1'-4" x 2'-0" Grade Beam 11/S5.0	126.2 FT
GB1: 1'-4" x 2'-0" Grade Beam 14/S5.1	31.3 FT
GB2: 1'-2" x 1'-8" Grade Beam 11/S5.0	99.1 FT
10" Wide x 8'-0" H Concrete Wall 11/S5.0	126.2 FT
10" Wide x 7'-0" H Concrete Retaining Wall 7/S5.0	99.1 FT
P1: 20" Dia Concrete Pier (18'-0" H)12/S5.0	33.0 EA
P2: 16" Dia Concrete Pier (15'-0" H)12/S5.0	25.0 EA
8" Thick Retaining Wall w/ Foundation 12/S-5.1	24.0 FT
Versa Lam 5.25 x 11.25 Header	17.5 FT
G: 4x 4 (8'-0" H) w/ 1-1/8" Dia HS	2.0 EA
4x4 Post (8'-3" H) 2/S5.1	3.0 EA
B: 4x 6 (8'-0" H) w/ HDU5-SDS2.5	5.0 EA
C: 4x 4 (8'-0" H) w/ HDU8-SDS2.5	3.0 EA
H: 4x 8 (8'-0" H) w/ HDU14-SDS2.5	1.0 EA

REVISIONS	DELTA
PLAN CHECK	1

REGISTERED PROFESSIONAL ENGINEER KEVIN T. OKEREKE No. S 4192 Exp. 12/31/26 STRUCTURAL STATE OF CALIFORNIA

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DRAWN	M.M.
CHECKED	KTO
DATE	11/15/2023
SCALE	AS SHOWN
JOB NO.	2023156

FOUNDATION PLAN

SHEET
S1.0

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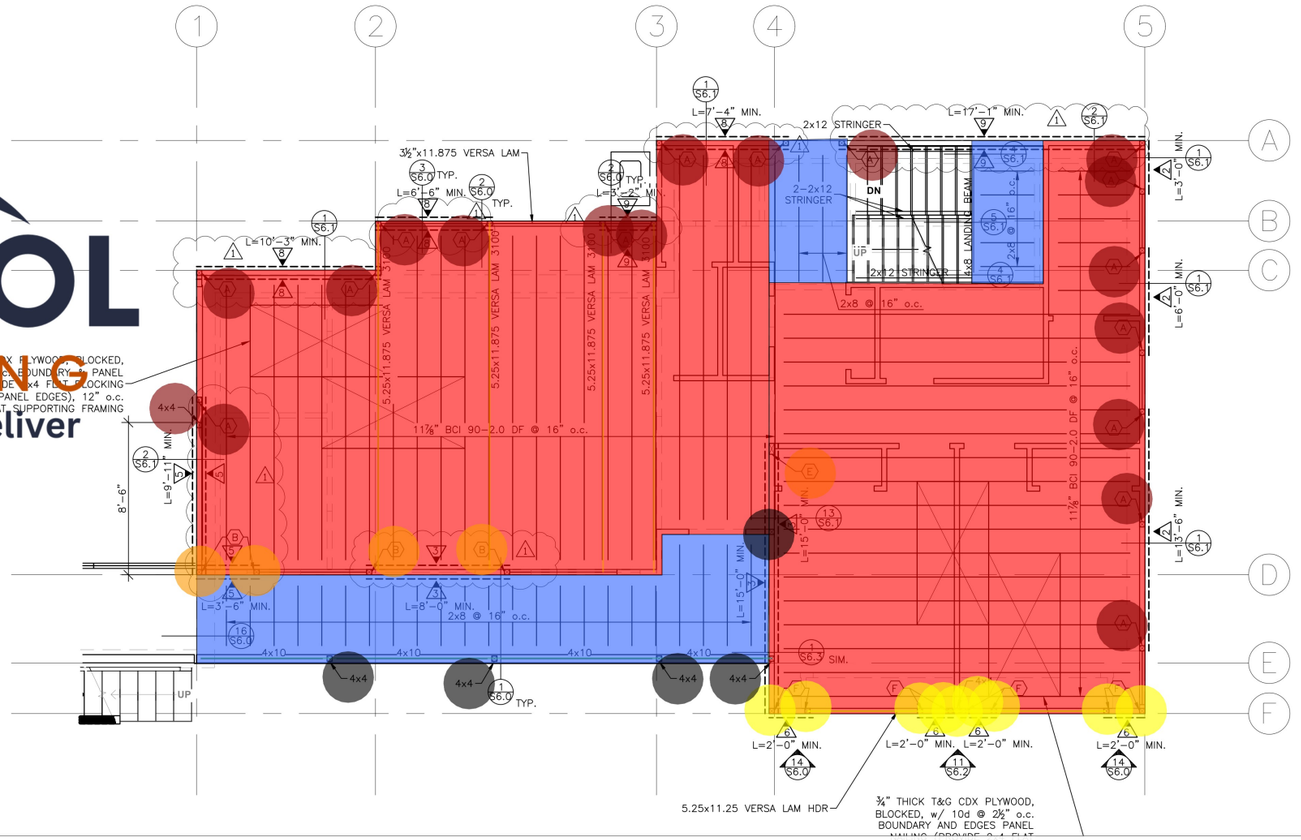

11-7/8" BCI 90-2.0 DF @ 16" O.C (3/4" Thick T&G CDX Plywood Sheathing)	1170.3 SQ FT
2 x 8 @ 16" O.C (3/4" Thick T&G CDX Plywood Sheathing)	237.6 SQ FT
Versa Lam 3100 5.25 x 11.875 Beam	77.8 FT
4 x 10 Beam 1/S6.0	32.0 FT
Versa Lam 5.25 x 11.25 Header	16.7 FT
F: 4x 4 (8'-0" H) w/ 1-1/8" Dia STD	9.0 EA
A: 4x 4 (8'-0" H) w/ HDU2-SDS2.5	18.0 EA
B: 4x 4 (8'-0" H) w/ HDU5-SDS2.5	4.0 EA
E: 4x 6 (8'-0" H) w/ CMST12	1.0 EA
4x4 Post	5.0 EA

SECOND FLOOR FRAMING PLAN

SCALE: ¼" = 1'-0"

1. SEE S0.1 FOR GENERAL NOTES.
2. INDICATES SHEAR WALL PANEL.
3. INDICATES SHEAR WALL TYPE, PER SCHEDULE ON 2/S4.0.
4. (A) INDICATES HOLDOWN PER SCHEDULE ON 5/S4.0.
5. SEE 4/S6.0 FOR FLOOR FRAMING NOTES.
6. ALL EXTERIOR WALL AON ANY INTERIOR WALLS WHERE SHEAR WALLS OCCUR SHALL BE 2X6 STUDS.
7. SEE 4/S6.0 FOR FLOOR FRAMING NOTES.
8. USE DOUGLAS FIR-LARCH NO. 1 GRADE FOR ALL 2-2x TOP PLATES.
9. SEE DETAIL 10/S6.1 AND 16/S5.2 FOR TYP. SILL PLATE AT INT. NON-STRUCTURAL WALL TO FLOOR JOIST.
10. SEE DETAIL 15/S4.0 FOR TYPICAL TOP PLATE SPLICE.
11. SEE DETAIL 7/S4.0 FOR TOP PLATE SPLICE @ GRID LINE 4 AND GRID LINE F.
12. SEE 12/S6.1 FOR BCI JOIST GENERAL NOTES AND STIFFENER.

REVISIONS	DELTA
PLAN CHECK	1

REGISTERED PROFESSIONAL ENGINEER
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DRAWN	M.M.
CHECKED	KTO
DATE	11/15/2023
SCALE	AS SHOWN
JOB NO.	2023156

SECOND FLOOR FRAMING PLAN

SHEET S2.0

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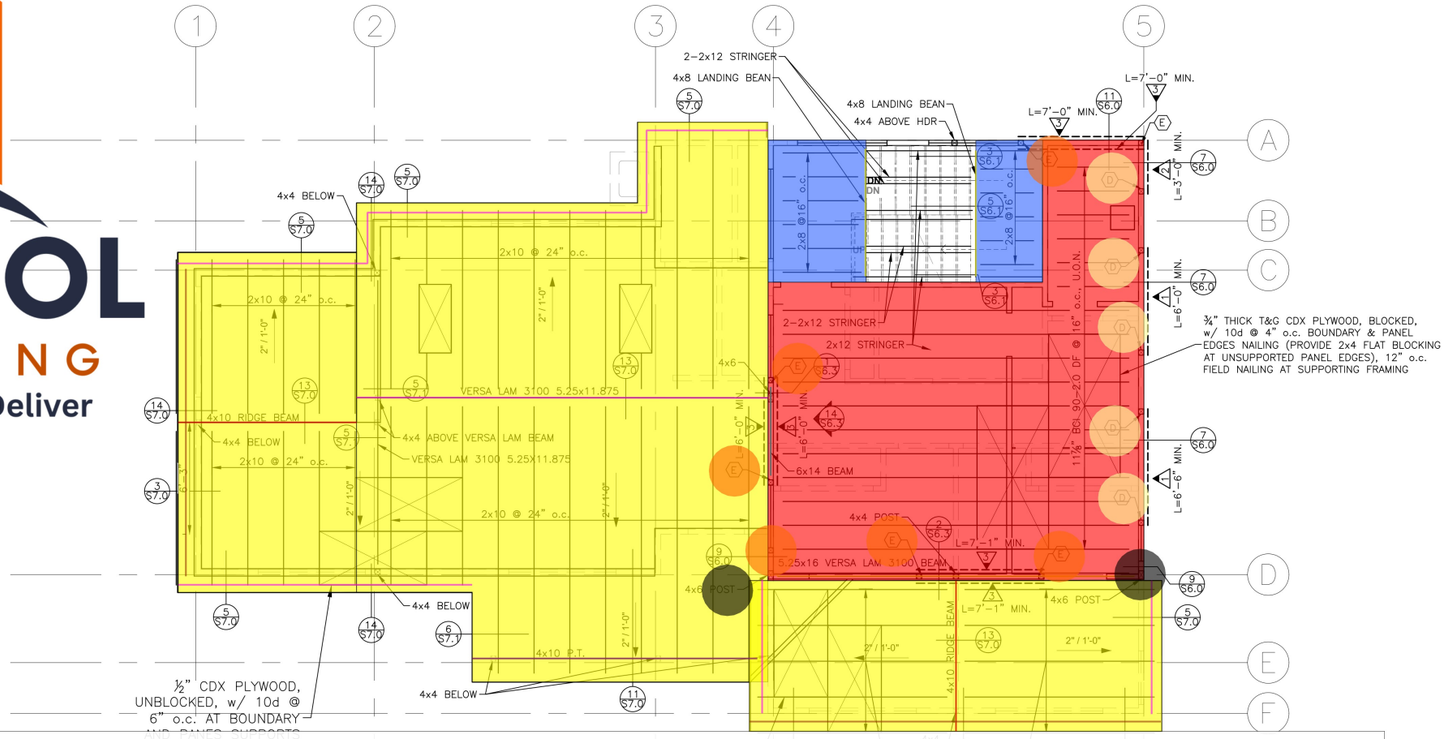

2 x10 Roof Rafters @ 24" O.C (1/2" CDX Plywood Sheathing)	998.2 SQ FT
11-7/8" BCI 90-2.0 DF @ 16" O.C (3/4" Thick T7G Plywood Sheathing)	394.7 SQ FT
2 x 8 @ 16" O.C (3/4" Thick T7G Plywood Sheathing)	73.0 SQ FT
3/S7.0 (2/12")	40.2 FT
Versa Lam 3100 5.25 x 16 Beam	20.0 FT
5/S7.0	71.8 FT
Versa Lam 3100 5.25 x 11.875 Ridge Beam 13/S7.0	23.0 FT
4 x 10 Ridge Beam 13/S7.0	18.4 FT
4 x 10 P.T Beam 11/S7.0	15.9 FT
4 x 8 Landing Beam	14.2 FT
6 x 14 Landing Beam	5.0 FT
D: 4x 4 (8'-0" H) w/ ST6224	5.0 EA
E: 4x 4 (8'-0" H) w/ CMST12	6.0 EA
4x 6 (8'-0" H) w/ ECCQ64 - SDS2.5	2.0 EA

THIRD FLOOR FRAMING PLAN

SCALE: ¼" = 1'-0"

1. SEE S0.1 FOR GENERAL NOTES.
2. INDICATES SHEAR WALL PANEL.
3. INDICATES SHEAR WALL TYPE PER SCHEDULE ON 2/S4.0.
4. (A) INDICATES HOLDOWN PER SCHEDULE ON 5/S4.0.
5. SEE 4/S6.0 FOR FLOOR FRAMING NOTES.
6. ALL EXTERIOR WALL ADN ANY INTERIOR WALLS WHERE SHEAR WALLS OCCUR SHALL BE 2X6 STUDS.
7. SEE 4/S6.0 FOR FLOOR FRAMING NOTES.
8. USE DOUGLAS FIR-LARCH NO. 1 GRADE FOR ALL 2-2x TOP PLATES
9. SEE DETAIL 10/S6.1 AND 16/S5.2 FOR TYP. SILL PLATE AT INT. NON-STRUCTURAL WALL TO FLOOR JOIST.
10. SEE DETAIL 15/S4.0 FOR TYP. TOP PLATE SPLICE.
11. SEE DETAIL 7/S4.0 FOR TOP PLATE SPLICE @ GRID LINE 4 AND GRID LINE F.
12. SEE 12/S6.1 FOR BCI JOIST GENERAL NOTES AND STIFFENER.
13. SEE 8/S7.0 FOR ROOF OPENING OR SKYLIGHTS DETAIL, TYP.

REVISIONS	DELTA
PLAN CHECK	1

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DRAWN	M.M.
CHECKED	KTO
DATE	11/15/2023
SCALE	AS SHOWN
JOB NO.	2023156

THIRD FLOOR FRAMING PLAN

SHEET S2.1

INFRASOL ENGINEERING
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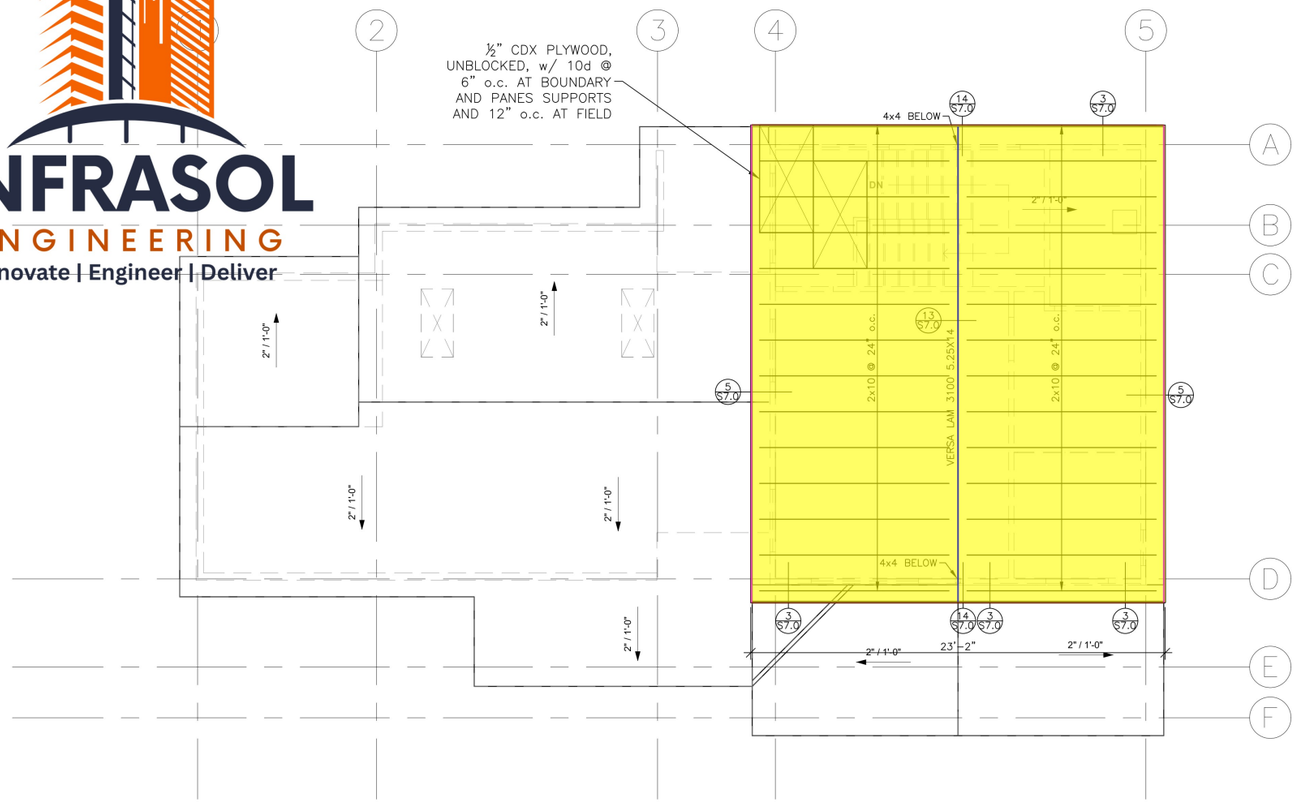

ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

1. SEE S0.1 FOR GENERAL NOTES.
2. SEE 4/S7.0 FOR ROOF FRAMING NOTES.
3. SEE S2.0 & S2.1 FOR ADDITIONAL INFORMATION OF BELOW FRAMINGS.

2 x10 Roof Rafters @ 24" O.C (1/2" CDX Plywood Sheathing)	618.2 SQ FT
Versa Lam 3100 5.25 x 14 Ridge Beam 13/S7.0	26.6 FT
5/S7.0	53.4 FT
3/S7.0 (2/12")	46.1 FT

REVISIONS	DELTA
PLAN CHECK	1

REGISTERED PROFESSIONAL ENGINEER KEVIN T. OKEEFE No. S 4180 Exp. 12/31/26 STRUCTURAL STATE OF CALIFORNIA

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ROOF FRAMING PLAN

SHEET S3.0