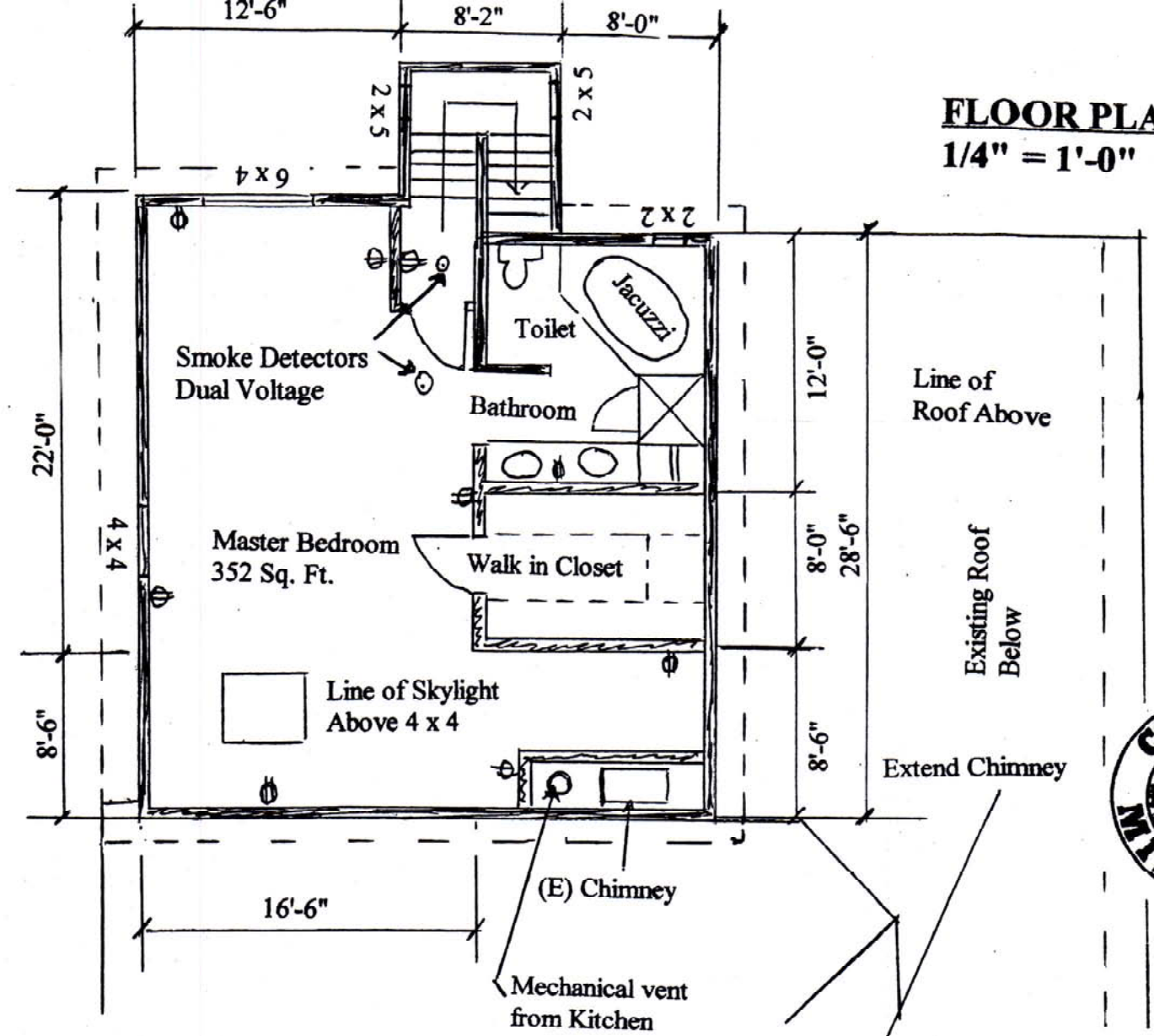
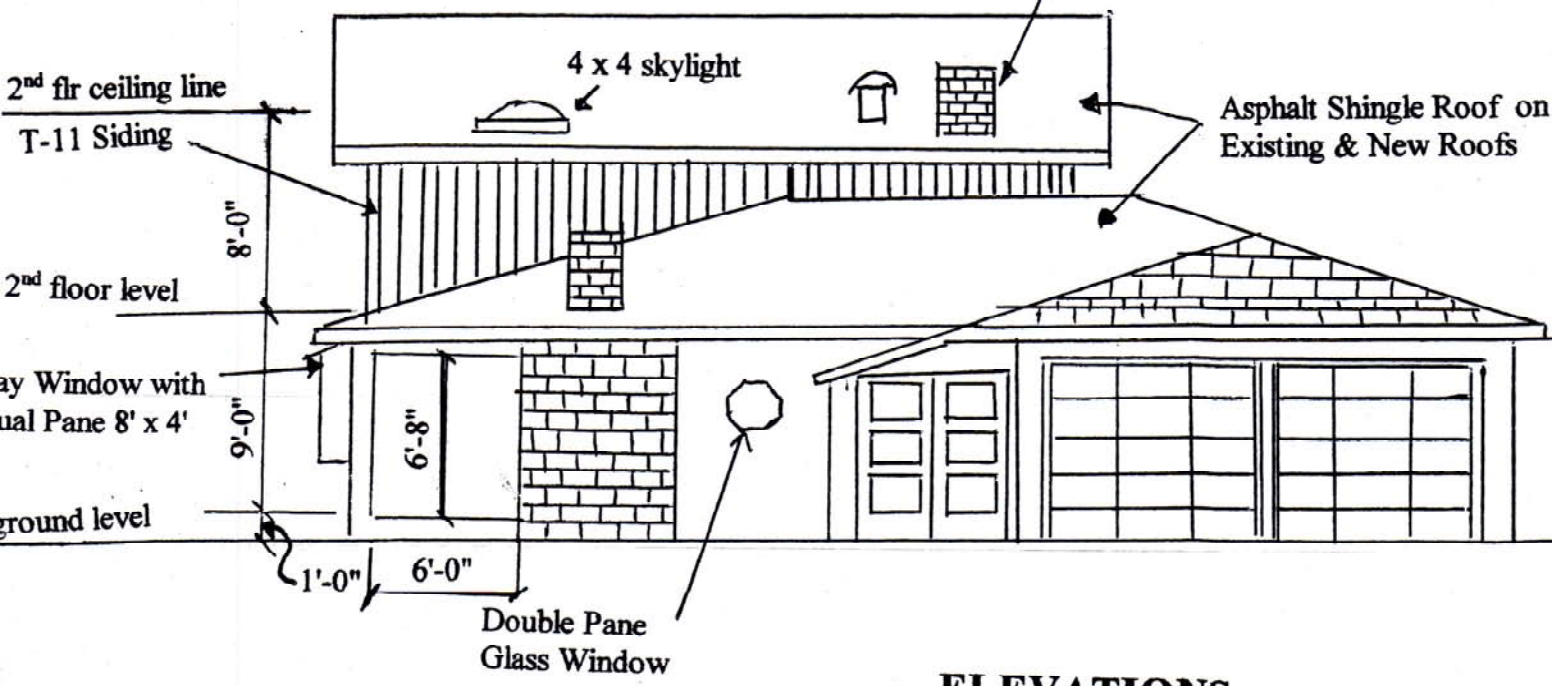
FLOOR PLAN
1/4" = 1'-0"





ELEVATIONS
1/4" = 1'-0"

Retaining walls over 3' are required to be engineered.

Floor Joist spans

2 x 6 @ 16" o. c. = 9'-9"
2 x 8 @ 16" o. c. = 10'-8"
2 x 10 @ 16" o. c. = 14'-0"
2 x 12 @ 16" o. c. = 16'-0"

2 x 6 @ 24" o. c. = 7'-11"
2 x 8 @ 24" o. c. = 9'-3"
2 x 10 @ 24" o. c. = 11'-4"
2 x 12 @ 24" o. c. = 13'-0"

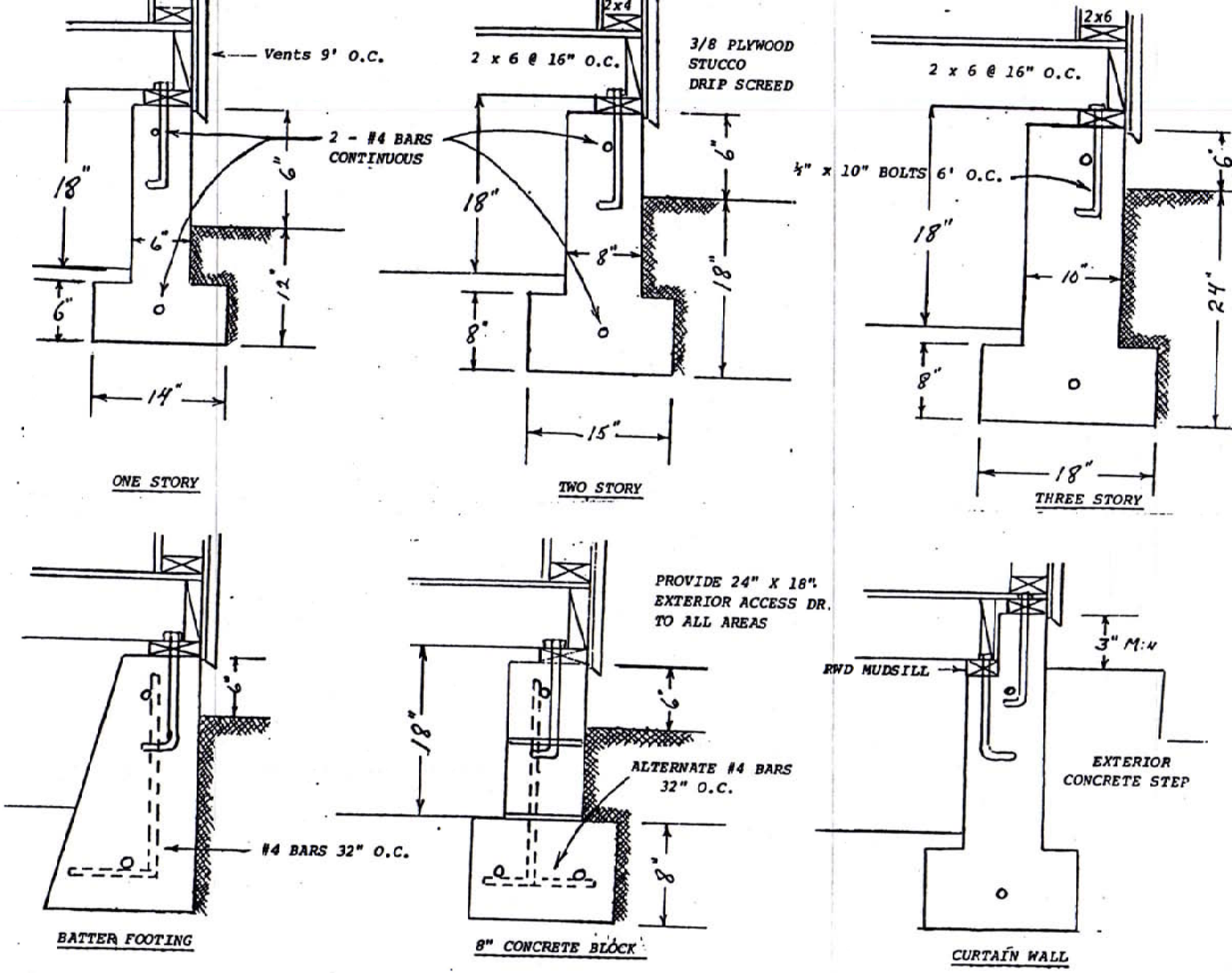
Girder Spans

4 x 6 will span 7'-0"
4 x 8 will span 9'-0"
4 x 10 will span 11'-0"
4 x 12 will span 13'-0"

Steel to be 3" minimum from earth. Ufer ground required.

Two foundation bolts minimum for each mudsill 1 within 12" of each end

Provide exterior access to all underfloor areas unless all wood is pressure treated.



Building Inspection Division
650-259-2330

Maximum allowable lot coverage by structures is 50%.

Maximum Floor Area Ratio is 55%.

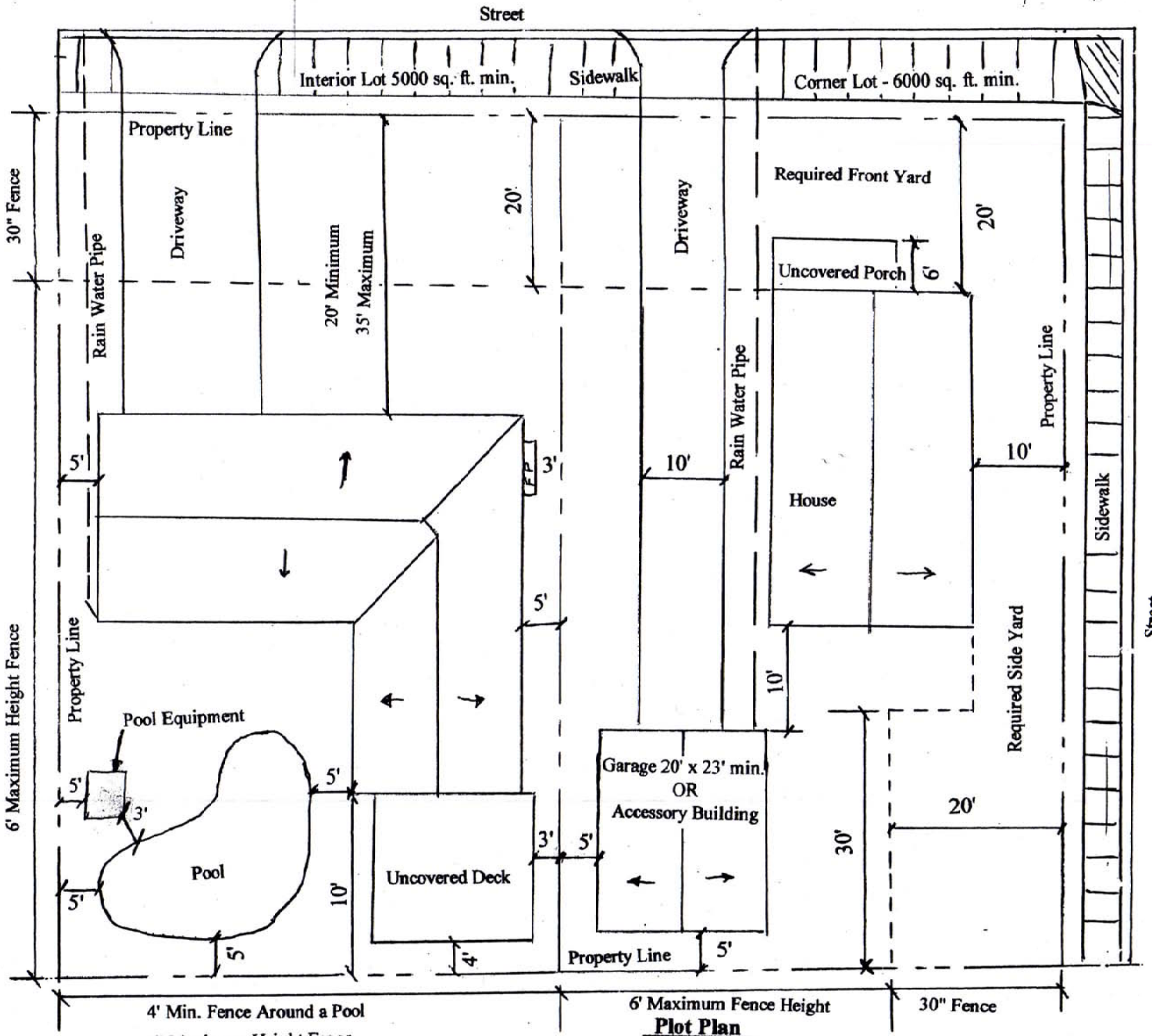
An accessory structure must be located in the rear 1/3 of the lot.

1000 sq. ft. of open space required in the rear 1/3 of the lot.

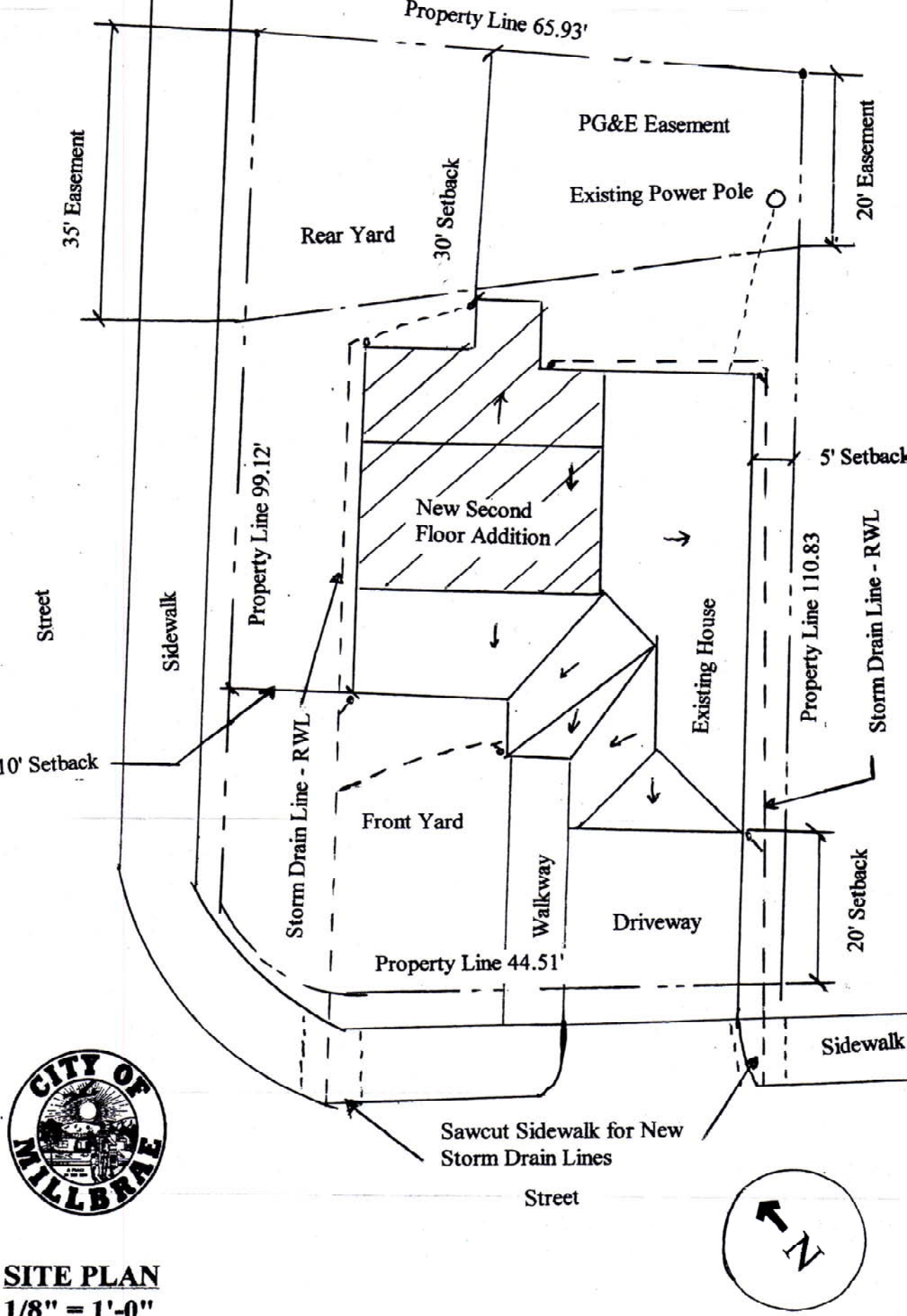
All measurements are to property line NOT back of sidewalk.

Second stories and third stories must meet Planning Design Guidelines. Contact Planning Division for information. 650-259-2341.

Maximum 40% front yard may be used for parking.



Plot Plan
1/8" = 1'-0"



SITE PLAN
1/8" = 1'-0"