



VICINITY MAP

NTS

**CBSQ46-SDS2HDG SIMPSON FASTENER**  
THE ALLOWABLE STRESS DESIGN (ASD) LOADS FOR  
CBSQ COLUMN BASE - 2500 PSI CONCRETE ARE:  
UNCRACKED UPLIFT 5,390  
CRACKED UPLIFT 4,070  
DOWNLOAD WITH Cd=1.0 is 14,420.  
MULTIPLY SEISMIC AND WIND ASD LOAD VALUES  
BY 1.43 OR 1.67 RESPECTIVELY TO OBTAIN LRFD  
CAPACITIES.  
WIND SPEED 92 MPH.  
EXPOSURE CATEGORY: C

**FENCE ANALYSIS**  
RECOMMENDED GUIDELINES FOR FENCE POST  
DEPTH IS 1/3 THE POST LENGTH.  
IF THE POST IS 8'0" LONG THE POST DEPTH IS 32".  
IF SOIL IS SANDY ADD 2".  
IF THE LOCATION IS WINDY ADD 2" MORE.  
THEREFORE, 36" IS THE RECOMMENDED DEPTH.  
THIS FENCE AT 3'0" IS PER SPECIFICATIONS.  
<https://www.perimtec.com/calculate-fence-post-hole-depth/>

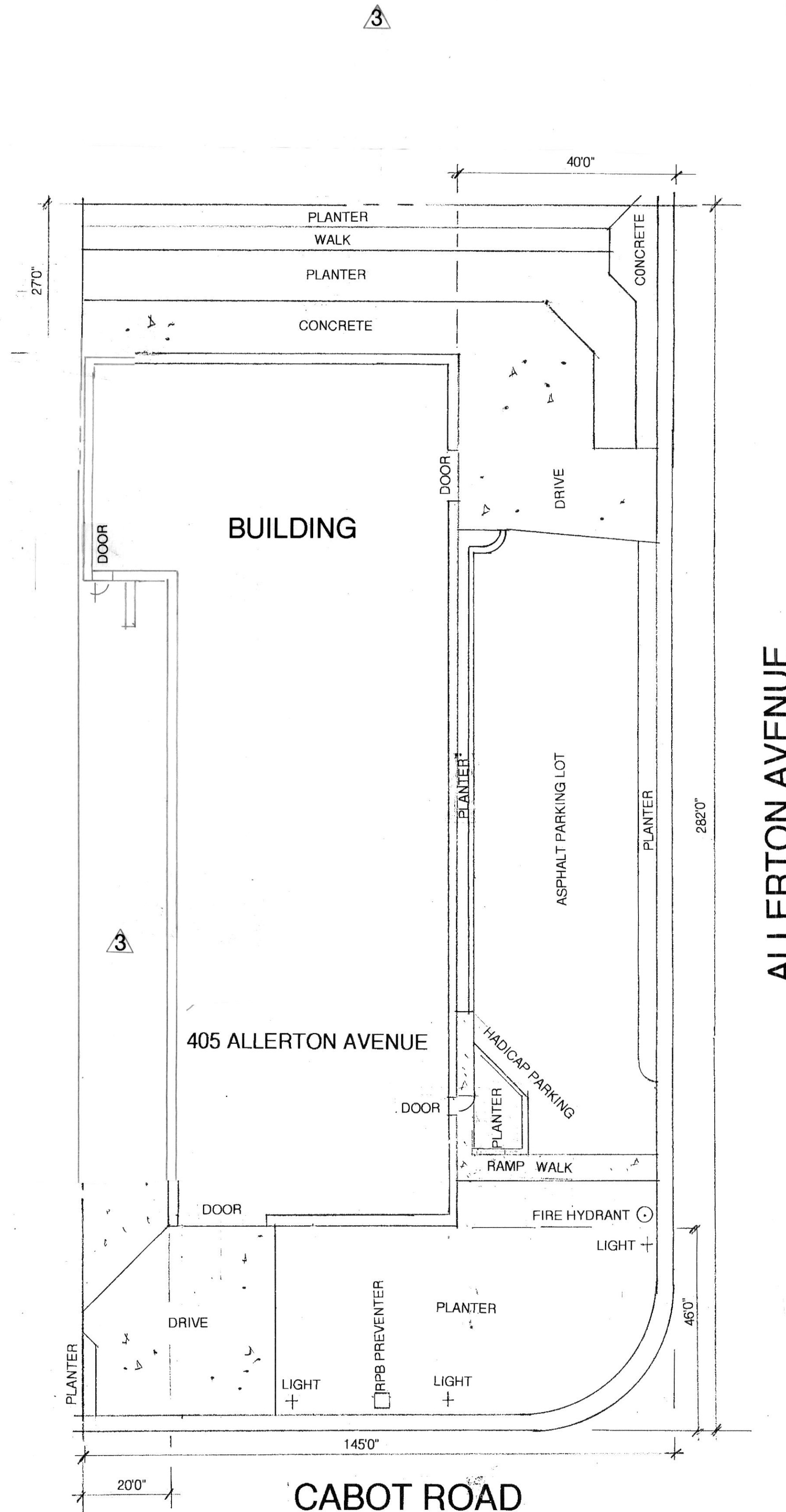
## PROJECT INFORMATION

|                                  |                                                                                                                                                                                                    |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SCOPE OF WORK                    | CONSTRUCT NEW PERGOLA &<br>MODIFY EXISTING FENCE<br>(CE231414) PARCEL #015 050 250                                                                                                                 |
| ADDRESS:                         | 405 ALLERTON AVENUE<br>SO. SAN FRANCISCO, CA                                                                                                                                                       |
| CONTRACTOR:                      | TONY HERNANDEZ<br>2742 HIDDEN LANE<br>HAYWARD, CA 94541<br>MARIO1981MH@ICLOUD.COM<br>650 346 3298                                                                                                  |
| PROJECT CONTACT:                 | ALDER LANDSCAPE ARCHITECTURE<br>3425 ALEMANY BLVD.<br>SAN FRANCISCO, CA 94132<br>408 838 9308                                                                                                      |
| OCCUPANCY & BLDG.<br>INFORMATION | <p>1 CONSTRUCTION TYPE COMMERCIAL<br/>OCCUPANCY GROUP STORAGE (S-1)<br/>31B-SPRINKLERS<br/>ONE STORY TALL<br/>AREA OF WORK 3,100 SQ. FEET</p> <p>2 WIND SPEED 92 MPH.<br/>EXPOSURE CATEGORY: C</p> |

**SCOPE OF WORK: PERGOLA AND ARBOR**  
THE 2022 CALIFORNIA BUILDING, MECHANICAL,  
PLUMBING AND ELECTRICAL CODES (I.E., 2021 IBC.  
UMC, UPCAND 2020 NEC, AS AMENDED BY THE  
STATE OF CALIFORNIA), 2022 CALIFORNIA GREEN  
BUILDING STANDARDS CODE, 2022 CALIFORNIA  
EXISTING BUILDING CODE AND 2022 CALIFORNIA  
ENERGY CODE, AS APPLICABLE WERE USED AS  
THE BASIS OF THE WEST COAST CODE  
CONSULTANTS.

## SHEET INDEX

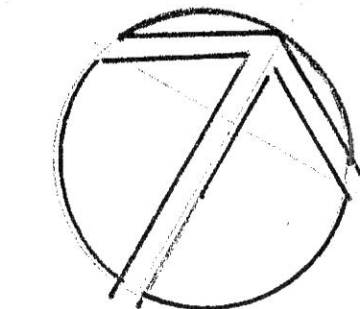
- L-1 PLOT PLAN OR EXISTING CONDITIONS  
L-2 VIOLATION REMEDY PLAN



**BUILDING REVIEW ONLY**  
BUILDING INSPECTION DEPARTMENT  
CITY OF SOUTH SAN FRANCISCO  
**APPROVED**  
BLDG. PER. NO. B23-2625  
This set of plans and specifications SHALL be  
kept intact on the job at all times for builder's use  
during construction and readily available to City  
Building Inspectors. It is unlawful to make any  
changes or alterations on same without permission  
and approval from the building inspection Division.  
Approval of these plans and specifications SHALL  
NOT be held to permit or to be an approval to  
violate any provisions of any city or state law.  
NON STRUCTURAL BY Glenn A. Rogers DATE: 2/25/2024  
STRUCTURAL BY Glenn A. Rogers DATE: 2/25/2024

PLOT PLAN

Scale 1" = 20'0"



| REVISIONS | BY           |
|-----------|--------------|
| 1         | 1/2/2024 GAR |
| 2         | 1/3/2024 GAR |
| 3         | 1/8/2024 GAR |
|           |              |
|           |              |
|           |              |
|           |              |
|           |              |

ALDER LANDSCAPE ARCHITECTURE  
GLENN ROGERS, RLA  
3425 ALEMANY BLVD.  
SAN FRANCISCO, CA 94132  
408 838 9308

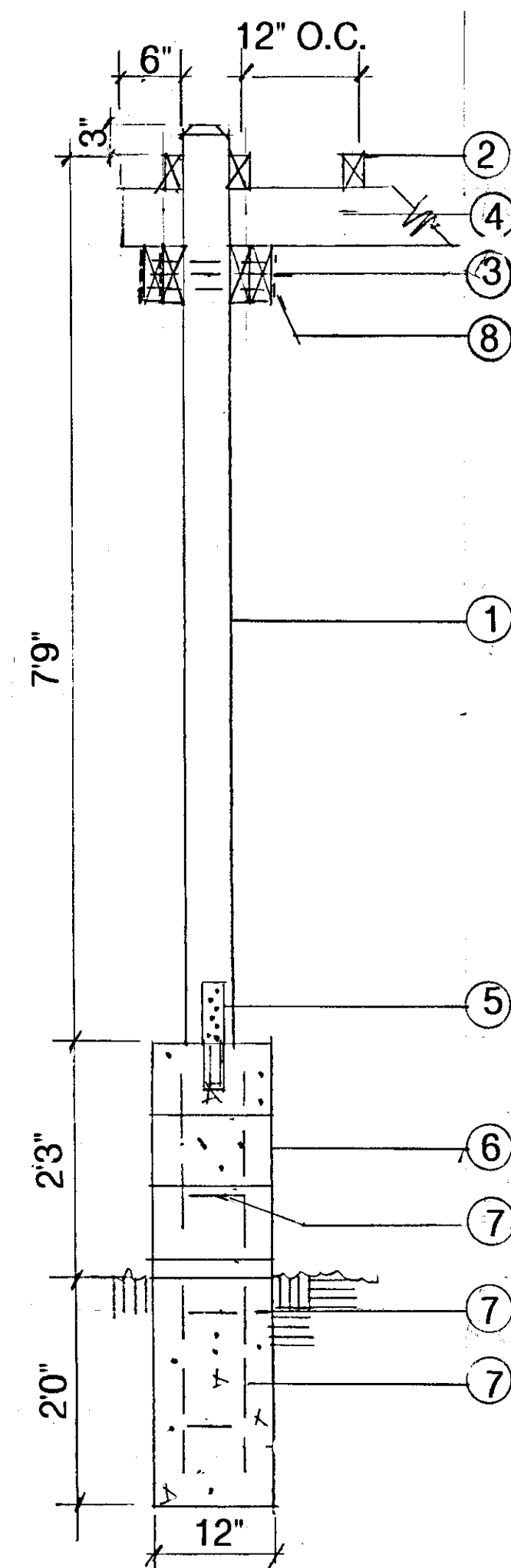
PLOT PLAN OR  
EXISTING CONDITIONS

TONY HERNANDEZ  
2742 HIDDEN LANE  
HAYWARD, CA 94541  
650 346 3298

|                   |
|-------------------|
| DRAWN<br>GAR      |
| CHECKED           |
| DATE<br>12/5/2023 |
| SCALE             |
| JOB NO.           |
| SHEET<br>L-1      |
| OF 2 SHEETS       |

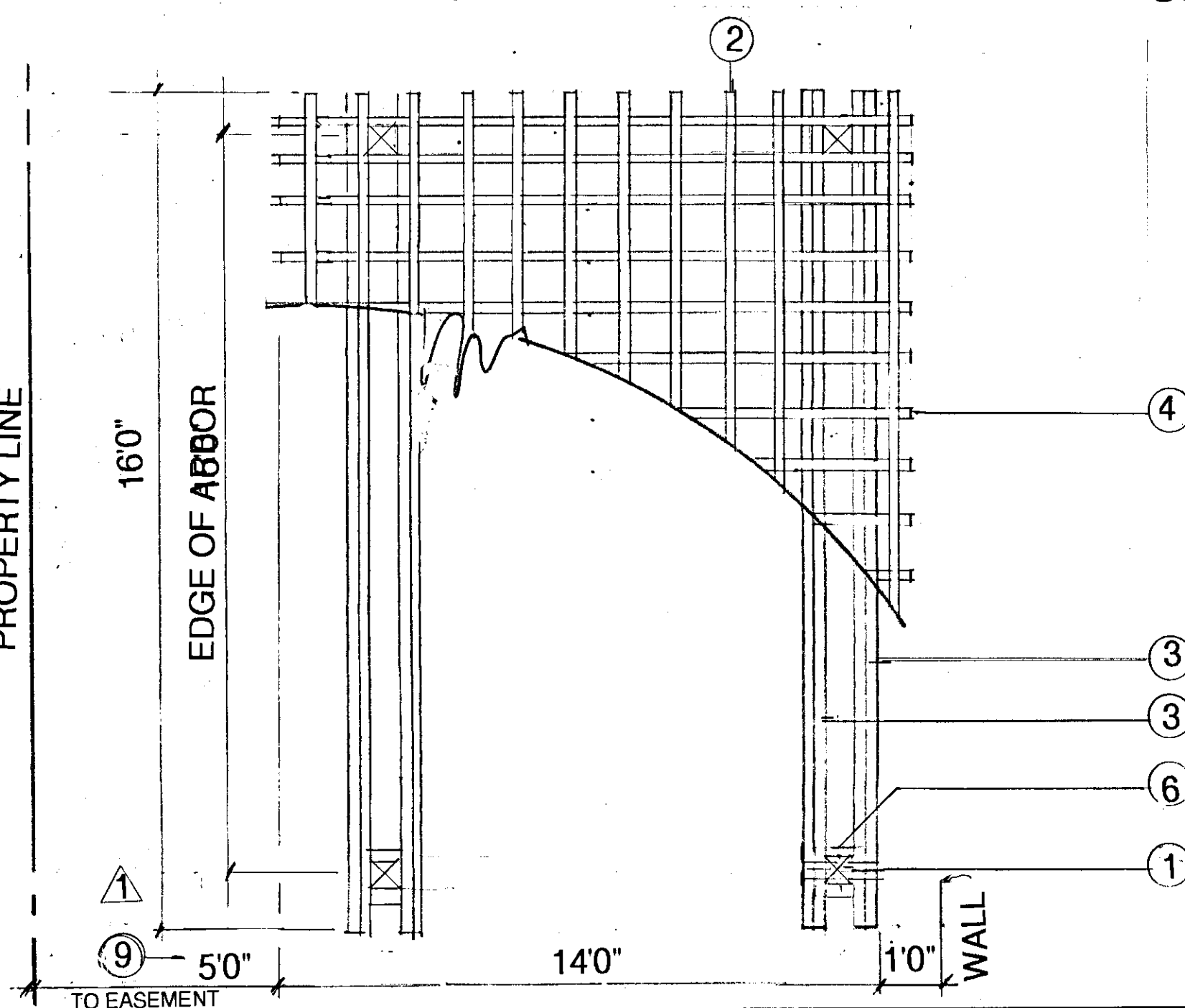
JOB COPY

1. 6"X6" PTDF POST
2. 2"X4" REDWOOD TRELLIS
3. 2-2"X6" REDWOOD BEAM
4. 2"X6" REDWOOD RAFTER 12" O.C. 
5. SIMPSON FASTENER CBSQ46-SDS2HDG
6. 12"X12" CMU FILLED WITH CONCRETE
7. 8-#4 REBAR PRESENT 
8. 3-1/4"X12" GAL. CARRIAGE BOLTS W/WASHER
9. REMOVE PORTION OF ARBOR DUE TO SETBACK

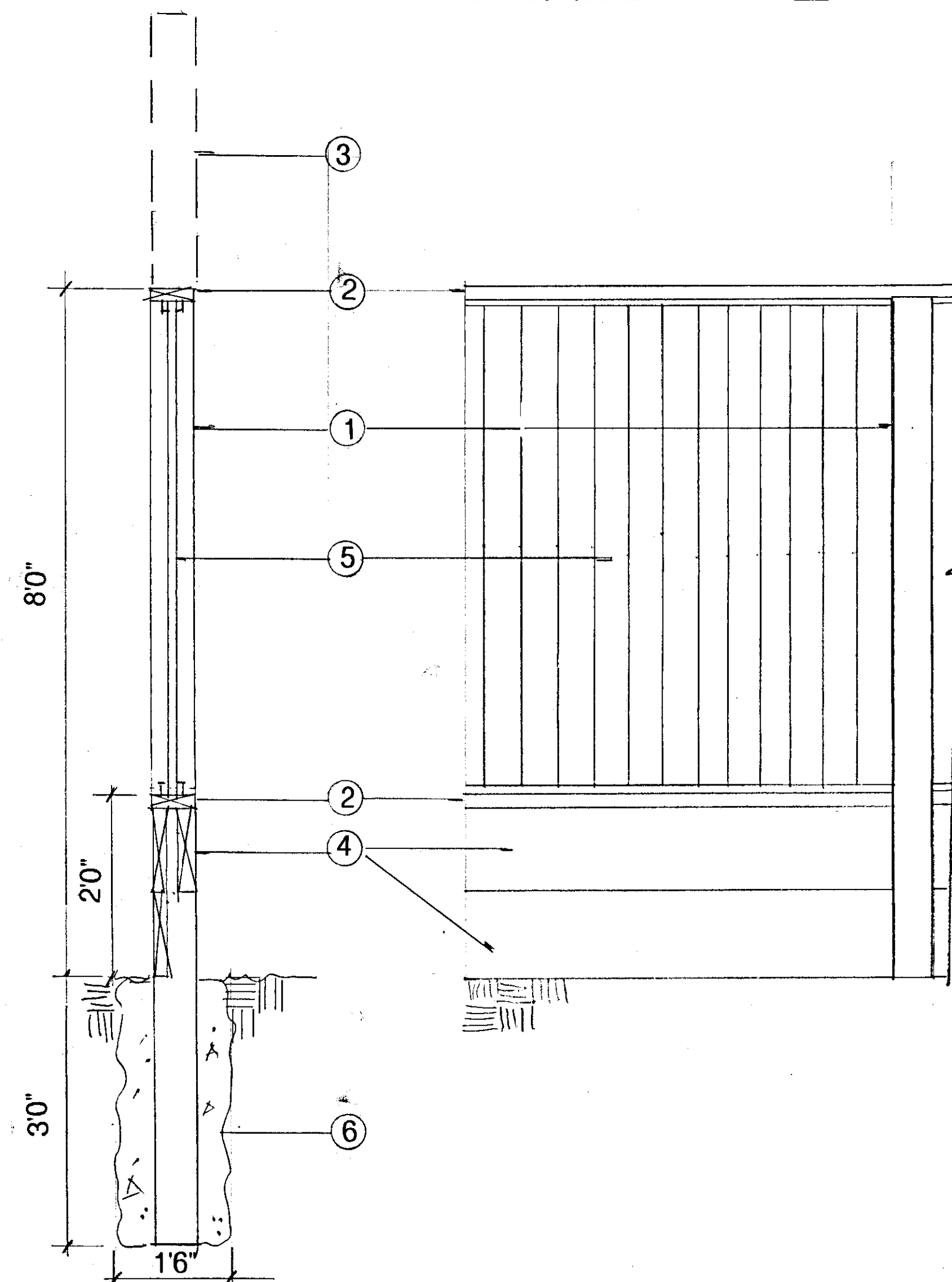


**A** COLUMN DETAIL  
Scale 3/4" - 1'0"

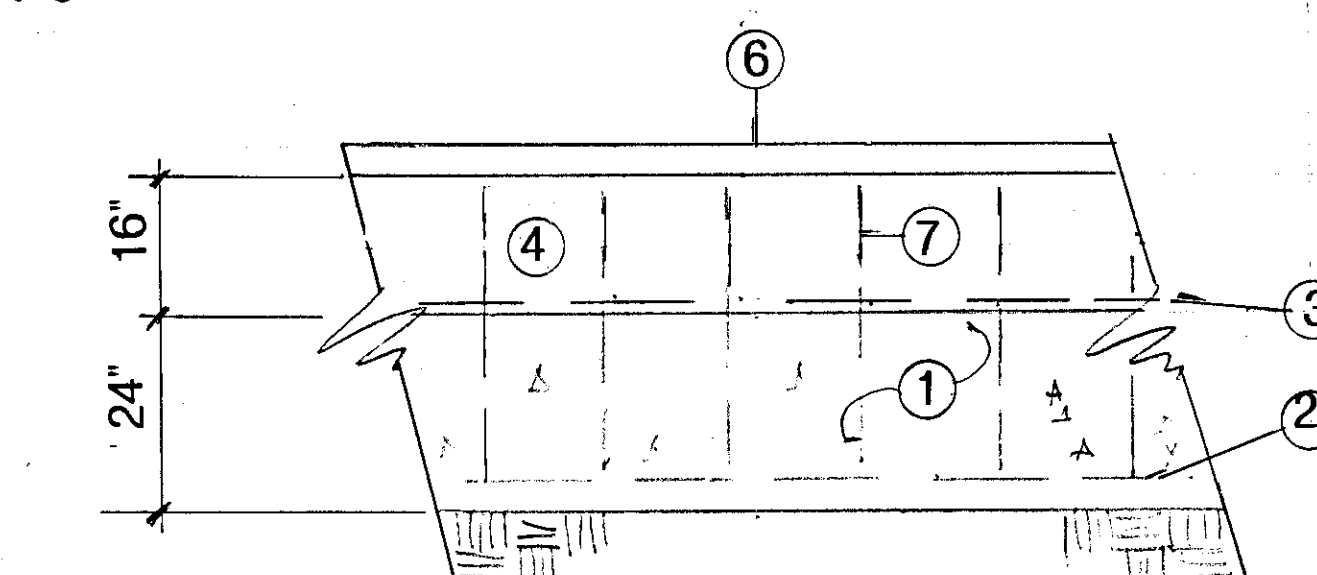
Scale 3/8"-1'0"



Scale 3/4" - 1'0"



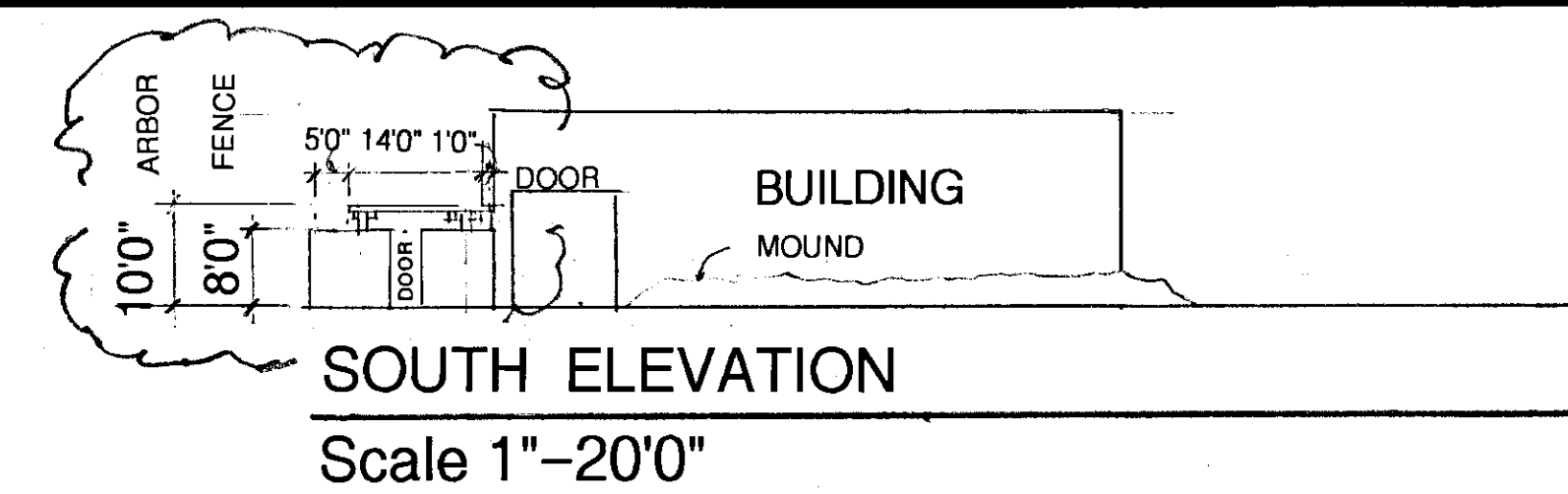
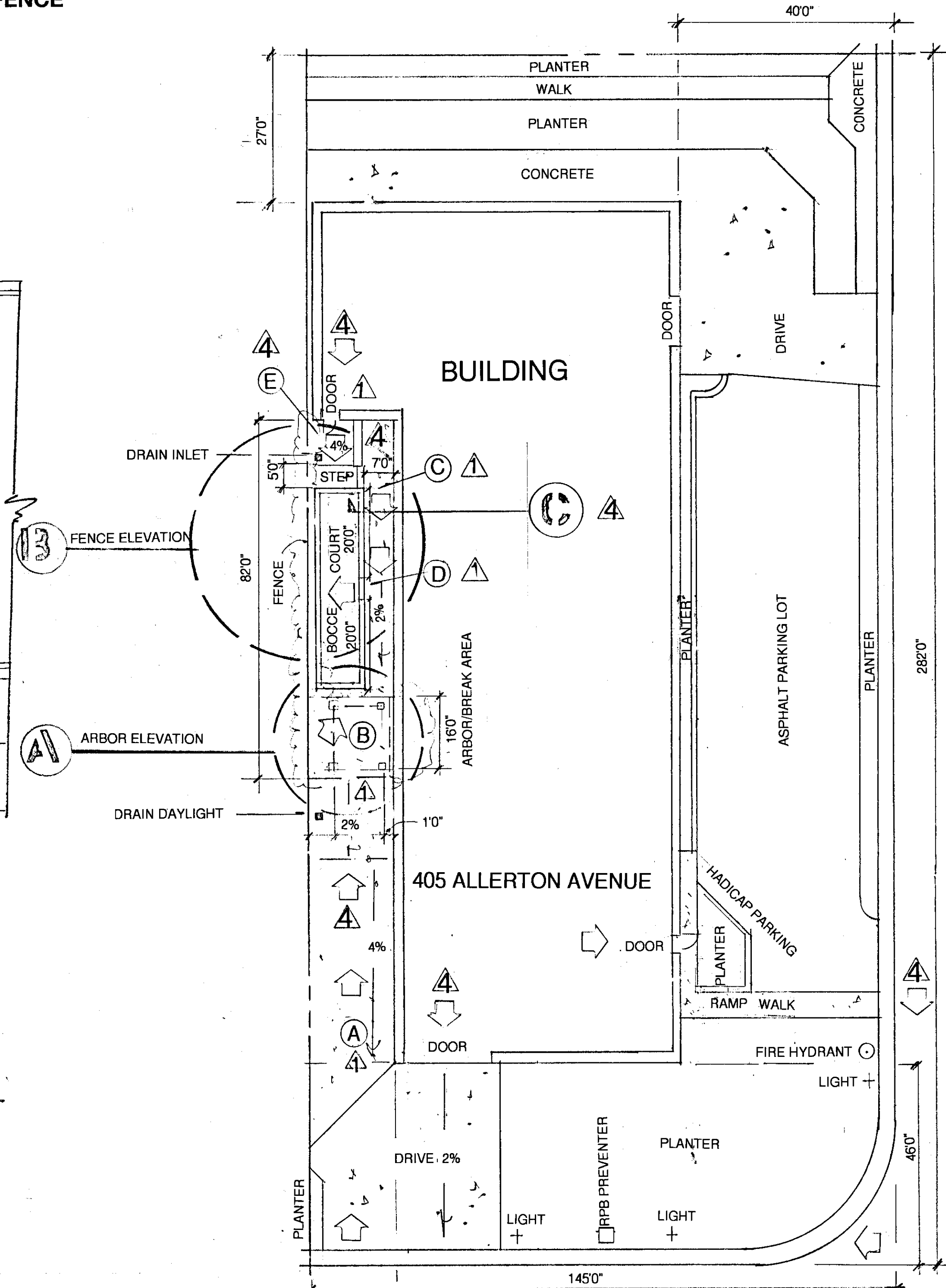
Scale 3/4" - 1'0"



4 (C) BOCCE COURT SEAT WALL  
Scale 1/2"-1'0"

1. 24" CONCRETE FOOTING.
2. 3-#4 REBAR AT BOTTOM OF FOOTING.
3. 1-#4 REBAR IN MIDDLE OF WALL.
4. CONCRETE BLOCK (CMU).
5. FILL ALL CELLS WITH CONCRETE.
6. CONCRETE MASONRY CAP.
7. PROVIDE #4- REBAR 16" O.C..
8. PROVIDE STUCCO VENEER.

1. 6"x6" PTDF POST 8'0" O.C. 
2. 2"x6" PTDF RAILINGS
3. REMOVE 3'0" EXTRA FENCE
4. 2"x12" PTDF KICKBOARD
5. REDWOOD GOOD NEIGHBOR FENCE
6. CONCRETE FOOTING
7. NO GATE AT FENCE 



**NOTES**   **CABOT ROAD**

- A. ASPHALT DRIVEWAY INSTALLED.**
- B. PAVER COURTYARD USING MANUFACTURERS SPECIFICATIONS.**
- C. COURTYARD TO DRAIN TO OPENING AT 2% WITH CROSS SLOPE OF .5%.**
- D. PROVIDE AN OPENING TO BOCCI COURT.**
- E. INSTALL WOODEN RAMP NOT TO EXCEED 4% TO MEET GRADE HERE.**

**BUILDING REVIEW ONLY**

**BUILDING INSPECTION DEPARTMENT**  
CITY OF SOUTH SAN FRANCISCO

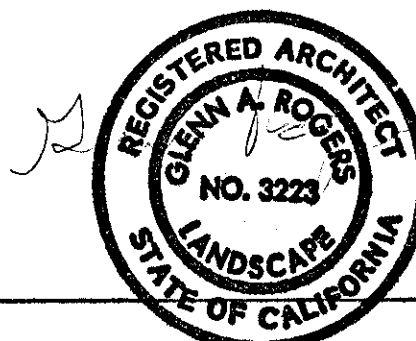
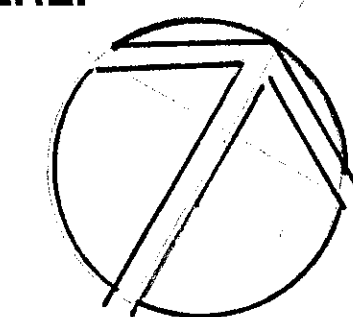
**APPROVE** [ ]

BLOG, PER NO. 2623-2625

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provide any provisions of any city or state law.

NON STRUCTURAL, by Eric Schneider  
STRUCTURAL by Francine Chen DATE: 05/26/2024

PLOT PLAN  
Scale 1" - 20'0"



| REVISIONS |            | BY  |
|-----------|------------|-----|
|           | 11/28/2023 | GAR |
| 1         | 1/2/2024   | GAR |
| 2         | 1/3/2024   | GAR |
| 4         | 1/22/2024  | GAR |
|           |            |     |
|           |            |     |
|           |            |     |
|           |            |     |

**ALDER LANDSCAPE ARCHITECTURE**  
**GLENN ROGERS, RLA**  
**3425 ALEMANY BLVD.**  
**SAN FRANCISCO, CA 94132**  
**408 838 9308**

# VIOLATION REMEDY PLAN

**TONY HERNANDEZ  
2742 HIDDEN LANE  
HAYWARD, CA 94541  
650 346 3298**

|           |          |
|-----------|----------|
| DRAWN     |          |
| GAR       |          |
| CHECKED   |          |
| DATE      |          |
| 1/21/2023 |          |
| SCALE     |          |
| JOB NO.   |          |
| SHEET     |          |
| L-2       |          |
| OF        | 2 SHEETS |