

GENERAL NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS AND THE APPLICABLE PROVISIONS OF THE 2022 CALIFORNIA BUILDING CODE (CBC) AND CALIFORNIA EXISTING BUILDING CODE (CEBC).
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE BEFORE STARTING WORK, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES AND TYPICAL DETAILS IN CASE OF CONFLICT.
- IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THESE STRUCTURAL DRAWINGS
- WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWINGS.
- OPENINGS, POCKETS, SLEEVES, BLOCK-OUTS, ETC SHALL NOT BE PLACED IN SLABS, BEAMS, GIRDERS, COLUMNS, WALLS, FOUNDATIONS, ETC UNLESS SPECIFICALLY DETAILED ON THESE STRUCTURAL DRAWINGS. THE ENGINEER SHALL BE NOTIFIED WHEN OTHER DRAWINGS SHOW OPENINGS, POCKETS, SLEEVES, BLOCK-OUTS, ETC THAT ARE NOT SHOWN ON THESE STRUCTURAL DRAWINGS.
- NO PIPES OR DUCTS SHALL BE PLACED IN FOUNDATION SLABS UNLESS SPECIFICALLY SHOWN OR NOTED ON THESE STRUCTURAL DRAWINGS. NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, DUCTS, ETC , UNLESS SPECIFICALLY SHOWN.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DETAILS FOR AVOIDING THE INTERFERENCE OF MATERIALS TO BE EMBEDDED IN CONCRETE INCLUDING BUT NOT LIMITED TO REINFORCING STEEL, MISCELLANEOUS STEEL AND CONDUITS. THIS IS BEST ACCOMPLISHED THROUGH CAREFUL COORDINATION OF SHOP DRAWINGS.
- PRIOR TO BEGINNING EXCAVATION, THE CONTRACTOR SHALL LOCATE EXISTING UTILITY SERVICES IN AREAS TO BE EXCAVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES IN THE WORK AREA AND SHALL REPAIR ANY DAMAGE CAUSED BY HIS OR HER OPERATIONS AT HIS OR HER OWN COST.
- MATERIALS SHALL BE EVENLY DISTRIBUTED IF PLACED ON FRAMED FLOORS AND ROOFS. LOADS SHALL NOT EXCEED ALLOWABLE LOADING FOR THE SUPPORTING MEMBERS AND THEIR CONNECTIONS.
- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE INDICATED. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR THE BUILDING, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING, SAFETY NETS, SUPPORT AND BRACING FOR CRANES AND GIN POLES, ETC. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE OR SHE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NOT CONSTITUTE INSPECTION OF THE ABOVE ITEMS.
- THIS STRUCTURE IS DEPENDENT UPON DIAPHRAGM ACTION FOR LATERAL STABILITY. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE ERECTION SHORING AND BRACING AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
- THESE STRUCTURAL DRAWINGS ILLUSTRATE THE NEW STRUCTURAL MEMBERS. REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS WHICH REQUIRED SPECIAL PROVISIONS DURING CONSTRUCTION OF THE STRUCTURAL MEMBERS.
- REFER TO ARCHITECTURAL PLANS FOR FLOOR DEPRESSIONS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, AND NON-BEARING PARTITIONS. REFER TO ELECTRICAL AND MECHANICAL PLANS FOR SLEEVES, HANGARS FOR PILES, DUCTS, AND EQUIPMENT.
- PROVIDE A LIST OF PROPOSED SUBSTITUTIONS AND MANUFACTURER'S ICC ES REPORTS TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ELEVATIONS GIVEN ON THE STRUCTURAL DRAWINGS ARE REFERENCED FROM FINISHED FLOOR.

- ALL ASTM STANDARDS LISTED HEREIN, SHALL BE OF THE ISSUE LISTED IN THE CURRENT ANNUAL BOOK OF STANDARDS OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS.
- THE SPECIAL INSPECTOR MUST BE APPROVED BY THE COUNTY OF SAN DIEGO.
- THE TESTING LABORATORY MUST BE APPROVED BY THE COUNTY OF SAN DIEGO.
- THE CONCRETE SLABS ON GRADE HAVE NOT BEEN DESIGNED TO SUPPORT CONSTRUCTION EQUIPMENT. THEREFORE THE BUILDER IS RESPONSIBLE FOR THE DESIGN OF THE SLAB WHERE CONSTRUCTION EQUIPMENT IS TO BE PLACED ALONG WITH ANY SUPPORTING STRUCTURE INCLUDING RETAINING WALLS. ANY DAMAGE TO THE CONCRETE SLAAB OR RETAINING WALLS AS A RESULT OF CONSTRUCTION EQUIPMENT IS THE RESPONSIBILITY OF THE BUILDER. IT IS THE BUILDERS RESPONSIBILITY FOR THE REPAIR OF ANY DAMAGE INCLUDING ADDITIONAL DESIGN COSTS.

DESIGN CRITERIA:

- THE DESIGN SHALL CONFORM TO THE PROVISIONS OF THE 2022 CALIFORNIA BUILDING CODE (CBC), AND STANDARDS REFERENCED THEREIN.
- GRAVITY DESIGN LOADS:  
DEAD LOADS  
A. FLOOR LOAD ..... 25 PSF  
  
LIVE LOADS  
A. FLOOR LIVE LOAD (HOTEL, RESIDENTIAL) ..... 40 PSF

WOOD:

- ALL WOOD MEMBERS SHALL BE DOUGLAS FIR/LARCH, CONFORMING TO THE CBC 2022 USING CURRENT WPA GRADING RULES, UNLESS OTHERWISE NOTED. EACH PIECE OF LUMBER SHALL BE GRADE MARKED.  
  
HORIZONTAL FRAMING MEMBERS:  
THICKNESS 2" & 3" ..... D.F. NO. 2  
ALL OTHER HORIZONTAL MEMBERS ..... D.F. NO. 1, U.O.N.  
  
VERTICAL FRAMING MEMBERS:  
4x AND 6x POSTS ..... D.F. NO. 1  
ALL OTHER VERTICAL MEMBERS ..... D.F. NO. 2
- 2" SOLID BLOCKING SHALL BE PLACED BETWEEN ALL JOISTS AND RAFTERS AT SUPPORTS.
- LAG SCREWS: PREDRILL WITH A BIT SIZE OF 65% OF THE SHANK DIAMETER FOR THE THREADED PORTION. LEAD HOLES SHALL BE THE SAME LENGTH AS THE UNTHREADED SHANK AND THE SAME DIAMETER AS THE SHANK. SCREW ALL LAGS INTO PLACE. CUT WASHERS SHALL BE PROVIDED UNDER HEADS WHICH BEAR ON WOOD.
- BOLTS IN WOOD SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE UNLESS OTHERWISE DETAILED.
- NO CHECKS OR SPLITS ALLOWED AT AREAS TO BE BOLTED.
- ALL CONNECTORS SHALL BE BY SIMPSON STRONG-TIE COMPANY OR ICBO APPROVED EQUAL.
- FASTENERS IN PRESSURE TREATED WOOD AND FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER PER SECTION 2304.10.5 OF THE 2022 CBC, INCLUDING NAILS AND/OR ANCHOR BOLTS AND/OR SILL BOLTS.

NOTICE TO CONTRACTOR:

BY USING THIS PERMITTED SET OF CONSTRUCTION DRAWINGS FOR CONSTRUCTION AND/OR INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIALS TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

NOTICE TO OWNERS/OWNER'S AGENT:

BY USING THIS PERMITTED SET OF CONSTRUCTION DRAWINGS FOR CONSTRUCTION AND/OR INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIALS TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

STRUCTURAL OBSERVATIONS

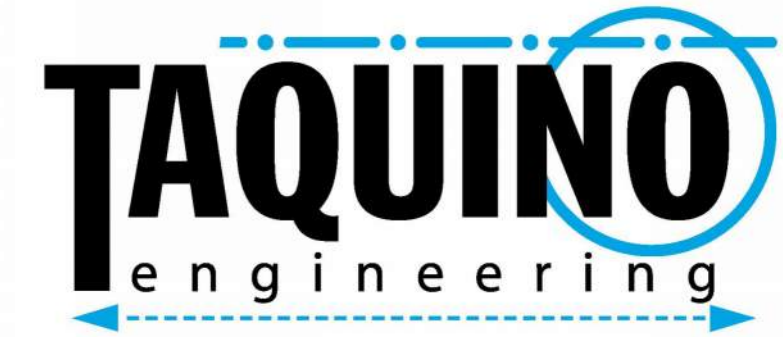
- STRUCTURAL OBSERVATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CBC.
- ON-SITE STRUCTURAL OBSERVATIONS SHALL BE PERFORMED A. AT THE COMPLETION OF DEMO, PRIOR TO ANY NEW CONSTRUCTION. B. AT COMPLETION OF FRAMING, BEFORE FINISHES INSTALLED.
- STRUCTURAL OBSERVATION SHALL BE PERFORMED BY THE STRUCTURAL ENGINEER OF RECORD OR SELECTED DELEGATE TO VERIFY GENERAL CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY AGENCY OR THE BUILDING OFFICIAL.
- STRUCTURAL OBSERVATION REPORTS, NOTING ANY DEFICIENCIES IN CONSTRUCTION, SHALL BE DELIVERED TO THE CONTRACTOR, BUILDING OFFICIAL, AND ENGINEER FOLLOWING EACH OBSERVATION. THE CONTRACTOR SHALL BE NOTIFIED ON-SITE, BY PHONE, OR EMAIL WITHIN 24 HOURS OF FINDING ANY DEFICIENCIES.
- AT THE CONCLUSION OF CONSTRUCTION, A WRITTEN STATEMENT IS REQUIRED TO BE PROVIDED BY THE PERSON(S) PROVIDING THE STRUCTURAL OBSERVATION. THIS STATEMENT SHALL VERIFY WHETHER THE NECESSARY STRUCTURAL OBSERVATION SITE VISITS WERE MADE AND WHETHER THERE REMAIN ANY STRUCTURAL DEFICIENCIES THAT HAVE NOT BEEN RESOLVED. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY INFORMATION REQUESTED BY THE STRUCTURAL OBSERVER TO MAKE THIS STATEMENT.
- THE CONTRACTOR SHALL SCHEDULE AND FACILITATE STRUCTURAL OBSERVATION FOR THE ITEMS LISTED IN THE STRUCTURAL OBSERVATION TABLE ON THIS SHEET.

ABBREVIATIONS

&	AND
@	AT
A.B.	ANCHOR BOLT
ABV	ABOVE
ADDL	ADDITIONAL
ALT	ALTERNATE
APPROX	APPROXIMATE
BLDG	BUILDING
BLK	BLOCK(ING)
BLKD	BLOCKED
BLW	BELOW
BM	BEAM
B.N.	BOUNDARY NAILING
B.O.F.	BOTTOM OF FOOTING
BTM(B)	BOTTOM
C.I.P.	CAST IN PLACE
C.J.	CONSTRUCTION JOINT
C.L. ( )	CENTER LINE
CLG	CEILING
CLR	CLEAR(ANCE)
CNTR	CENTER(ED)
COL	COLUMN
CONC	CONCRETE
CONN	CONNECT(ION)(OR)
CONST	CONSTRUCT(ION)
CSK	COUNTERSINK
C.Y.	CUBIC YARD(S)
d	PENNY(NAILS)
(D)	DEMOLISH
DBL	DOUBLE
DEPT	DEPARTMENT
DIA ( )	DIAMETER
DWG	DRAWING(S)
DWL	DOWEL(S)
(E)	EXISTING
EA	EACH
E.F.	EACH FACE
E.J.	EXPANSION JOINT
EL	ELEVATION
EMBED	EMBED(ED)(MENT)
E.N.	EDGE NAILING
EQ	EQUAL
E.S.	EACH SIDE
E.W.	EACH WAY
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FDN	FOUNDATION
FLR	FLOOR
F.N.	FIELD NAILING
F.P.	FULL PENETRATION
FRMG	FRAMING
FT	FOOT(FEET)
FTG	FOOTING
F.V.	FIELD VERIFY
GA	GAUGE(GAGE)
GALV	GALVANIZE(D)
G.L.	GLUE LAMINATE
G.L.B.	GLUE LAMINATED BEAM
GRD	GRADE
GYP	GYP SUM
HD	HOLDOWN
H.D.G.	HOT DIPPED GALVANIZED
HDR	HEADER
HGR	HANGER
HORIZ(H)	HORIZONTAL
H.S.B.	HIGH STRENGTH BOLT
HT	HEIGHT
IN	INCH(ES)

ABBREVIATIONS

JST	JOIST
JT	JOINT
L	LONG(LENGTH)
LB	POUND(S)
LONGIT	LONGITUDINAL
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
(N)	NEW
NLG	NAILING
No. (#)	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
PC	PIECE
PL	PLATE
PLYWD	PLYWOOD
P.L.F.	POUNDS PER LINEAR FOOT
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
REF	REFERENCE
REINF	REINFORCE(ING)(MENT)
REQD	REQUIRED
SECT	SECTION
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
S.O.G.	SLAB ON GRADE
SPCG	SPACING
SQ	SQUARE
STD	STANDARD
STGR	STAGGER(ED)
STIFF	STIFFEN(ER)
STIR	STIRRUP(S)
STL	STEEL
T	TOP
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
THK	THICK(NESS)
THRD	THREAD(ED)
T.N.	TOE NAIL(ING)
T.O.	TOP OF
TOT	TOTAL
T.O.W.	TOP OF WALL
TRANS	TRANSVERSE
TYP	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
UNBLKD.	UNBLOCKED
U.O.N.	UNLESS OTHERWISE NOTED
VERT(V)	VERTICAL
W/	WITH
WD	WOOD
W/O	WITHOUT
WT	WEIGHT



Stamp:

The contractor and subcontractor shall check and verify all dimensions and report all errors and omissions to this office prior to commencing work. These drawings are not to be scaled

Owner::

HILL SD, LLC

402 W. BROADWAY  
SUITE 1050  
SAN DIEGO, CA 92101

Project:

6th. and F  
RESIDENTIAL  
HOTEL

OSHPD Number:

Facility Number:

OSHPD Building Number:

Project Number: W0094.00

Issue Date: MARCH 12, 2024

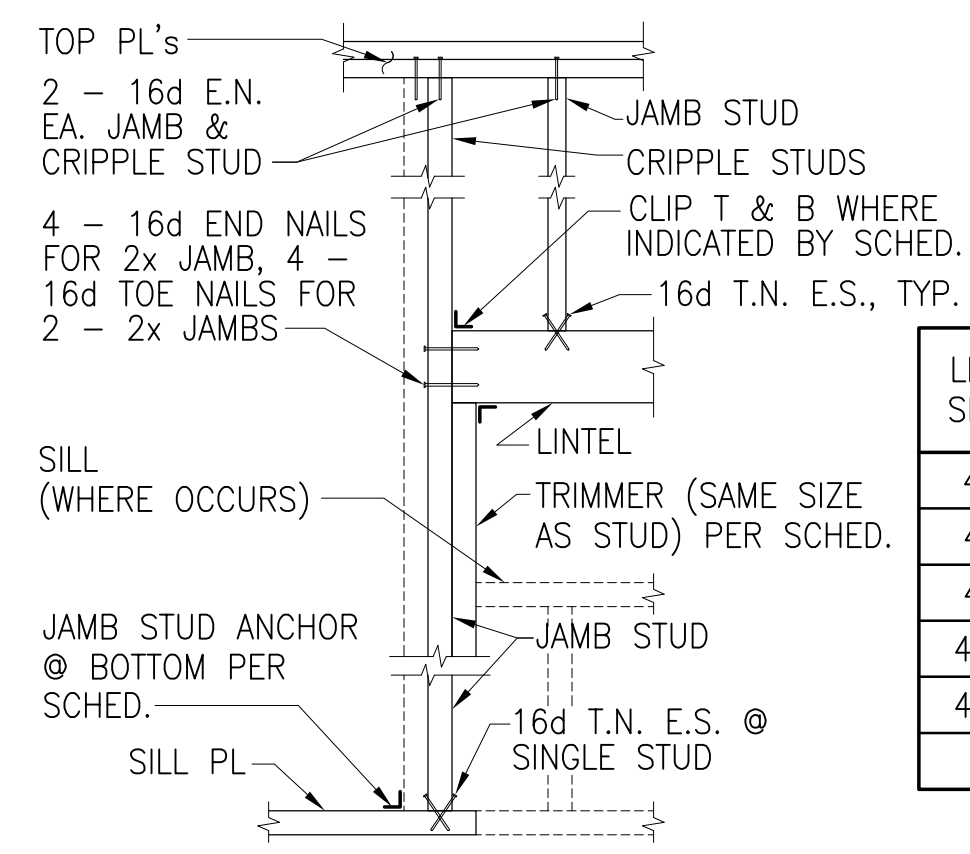
Sheet Title:

GENERAL NOTES

Sheet Number:

S1.0





LINTEL SIZE	JAMB STUD	TRIMMER	JAMB STUD ANCHOR @ BTM.	LINTEL CLIPS	REMARKS
4X4	2-2X	2x	2-16d	A34	
4X6	2-2X	2x	2-16d	A34	
4X8	2-2X	2-2X	2-16d	A34	
4X10	3-2X	2-2X	2-16d	A34	
4X12	3-2X	2-2X	2-16d	A34	

**LINTEL / JAMB @ OPENINGS**

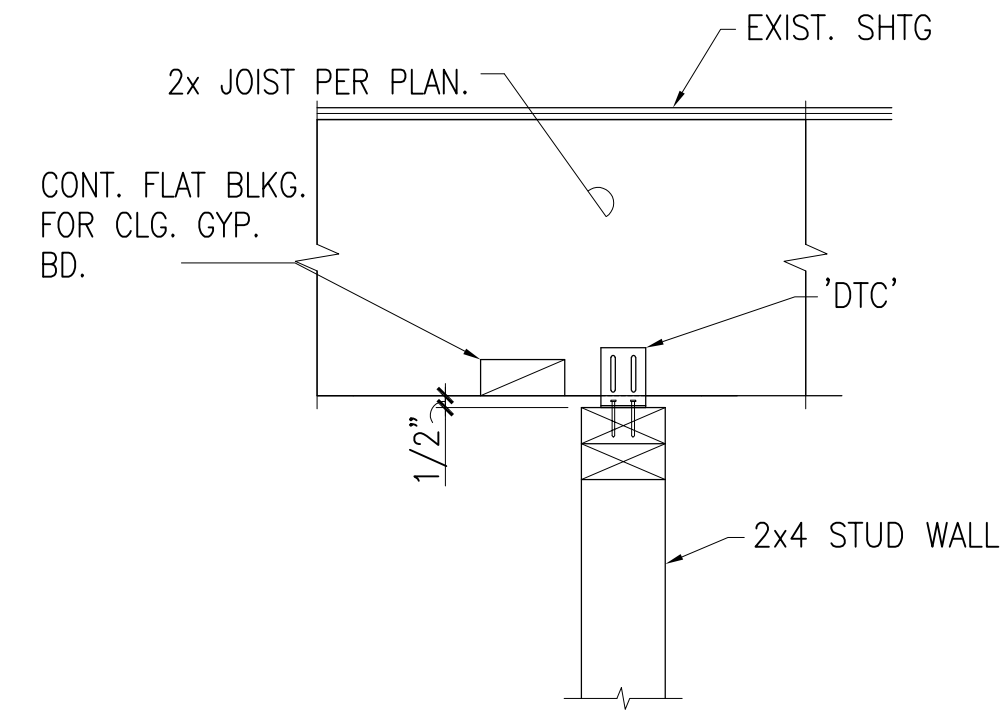
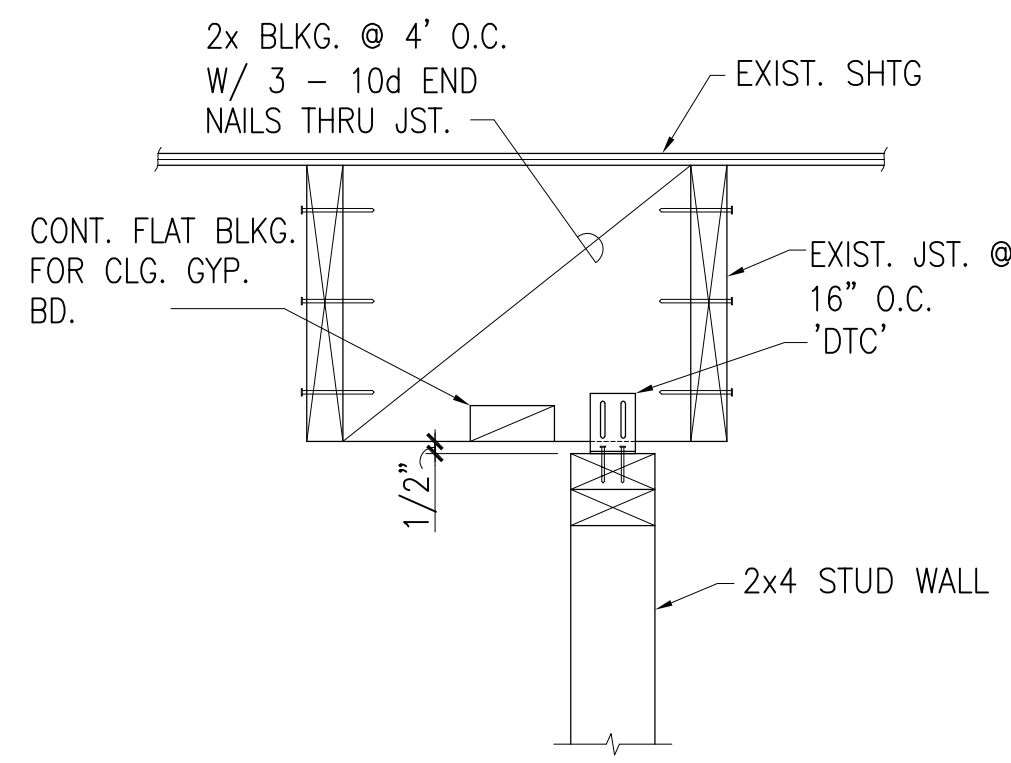
SCALE: NTS

2

**NON-BEARING WOOD PARTITION**

SCALE: NTS

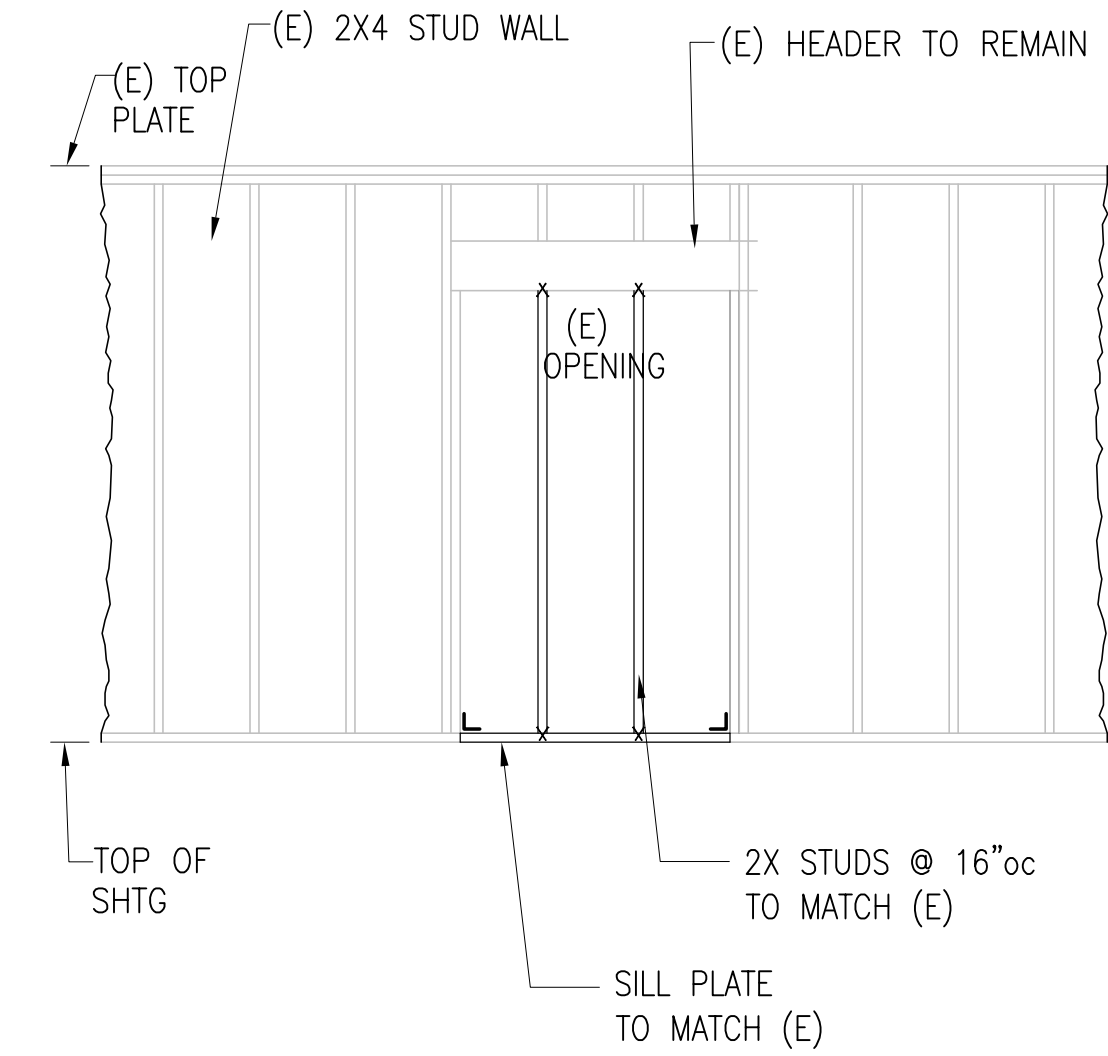
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**NON-BEARING WOOD PARTITION**

SCALE: NTS

4



- NOTES:
1. 2-16d TN EACH STUD TO (E) HEADER.
  2. 2-16d TN EACH STUD TO (N) SILL PLATE.
  3. 16d @ 16" SILL TO (E) FRAMING.
  4. A34 SILL TO (E) TRIMMER STUD.

**INFILL (E) OPENING**

N.T.S.

10

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Project:

**6th. and F  
RESIDENTIAL  
HOTEL**

OSHPD Number: \_\_\_\_\_

Facility Number: \_\_\_\_\_

OSHPD Building Number: \_\_\_\_\_

Project Number: W0094.00

Issue Date: MARCH 12, 2024

Sheet Title:

**TYPICAL DETAILS**

Sheet Number:

**S1.1**



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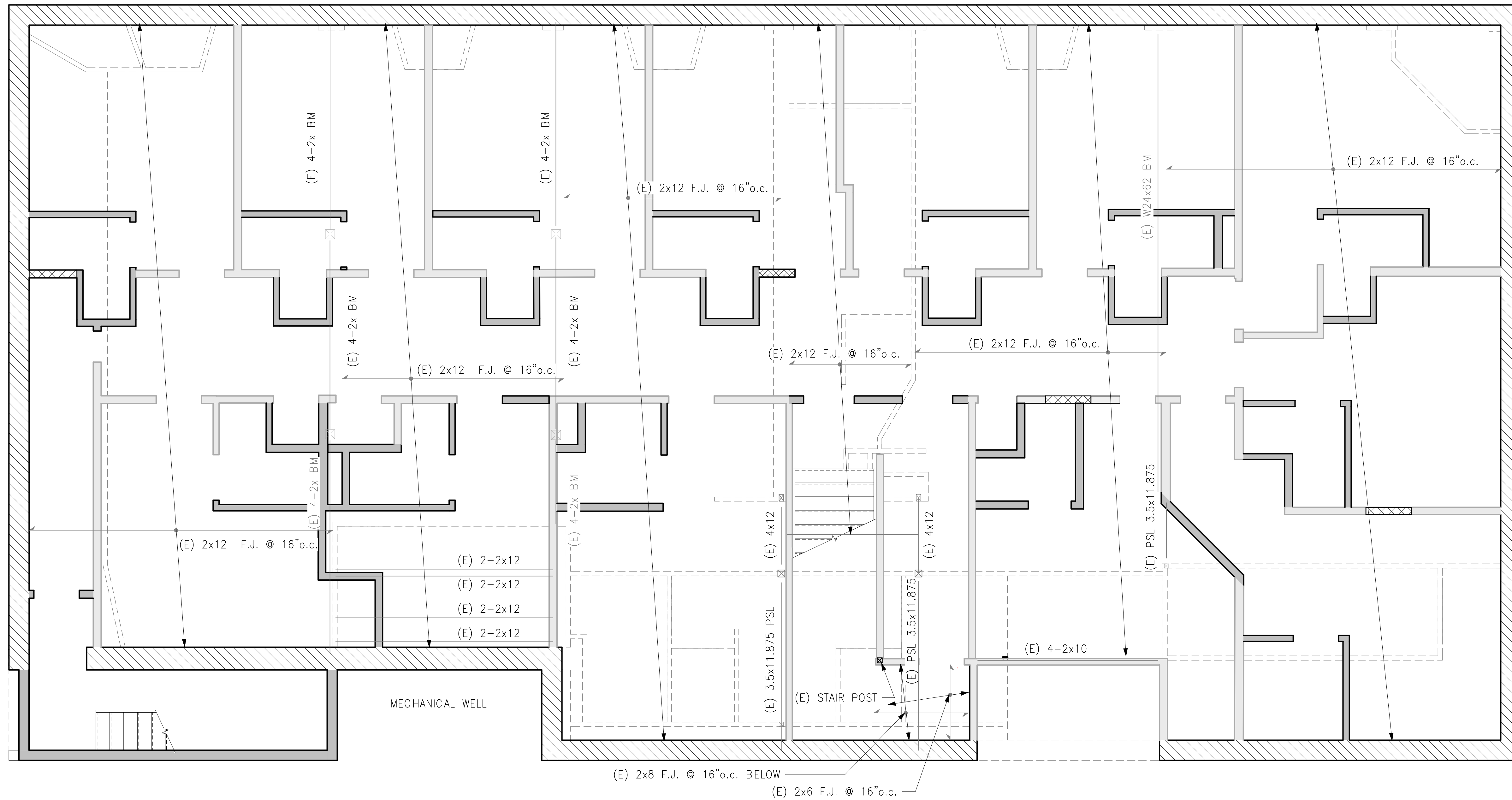
Owner:  
**HILL SD, LLC**  
 402 W. BROADWAY  
 SUITE 1050  
 SAN DIEGO, CA 92101

Project:  
**6th. and F  
 RESIDENTIAL  
 HOTEL**

OSHPD Number: \_\_\_\_\_  
 Facility Number: \_\_\_\_\_  
 OSHPD Building Number: \_\_\_\_\_  
 Project Number: **W0094.00**  
 Issue Date: **MARCH 12, 2024**

Sheet Title:  
**SECOND FLOOR  
 FRAMING PLAN**

Sheet Number:



**LEGEND:**

- (E) BRICK WALL TO REMAIN
- (N) INTERIOR NON-BEARING WALLS PER 3/S1.1 AND 4/S1.1
- (E) 2x WALLS TO REMAIN
- (E) WALLS BELOW
- INFILL (E) BEARING WALL PER 10/S1.1
- (E) POST BELOW
- EXISTING FRAMING SPAN DIRECTION
- EXISTING EXTENT OF FRAMING
- HEADER PER 2/S1.1.

**SHEET NOTES:**

1. CONTRACTOR TO FIELD VERIFY ALL (E) FRAMING, NOTIFY ENGINEER OF DISCREPANCIES IMMEDIATELY.
2. IF ANY SIZES ARE DIFFERENT THAT WHAT IS SHOWN ON DRAWINGS, ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
3. INTERIOR NON-BEARING WALLS SHALL HAVE 4x6 HEADERS UNO

**SECOND FLOOR FRAMING PLAN** ①  
 1/4" = 1'-0"

Stamp:  
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Owner:  
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402 W. BROADWAY  
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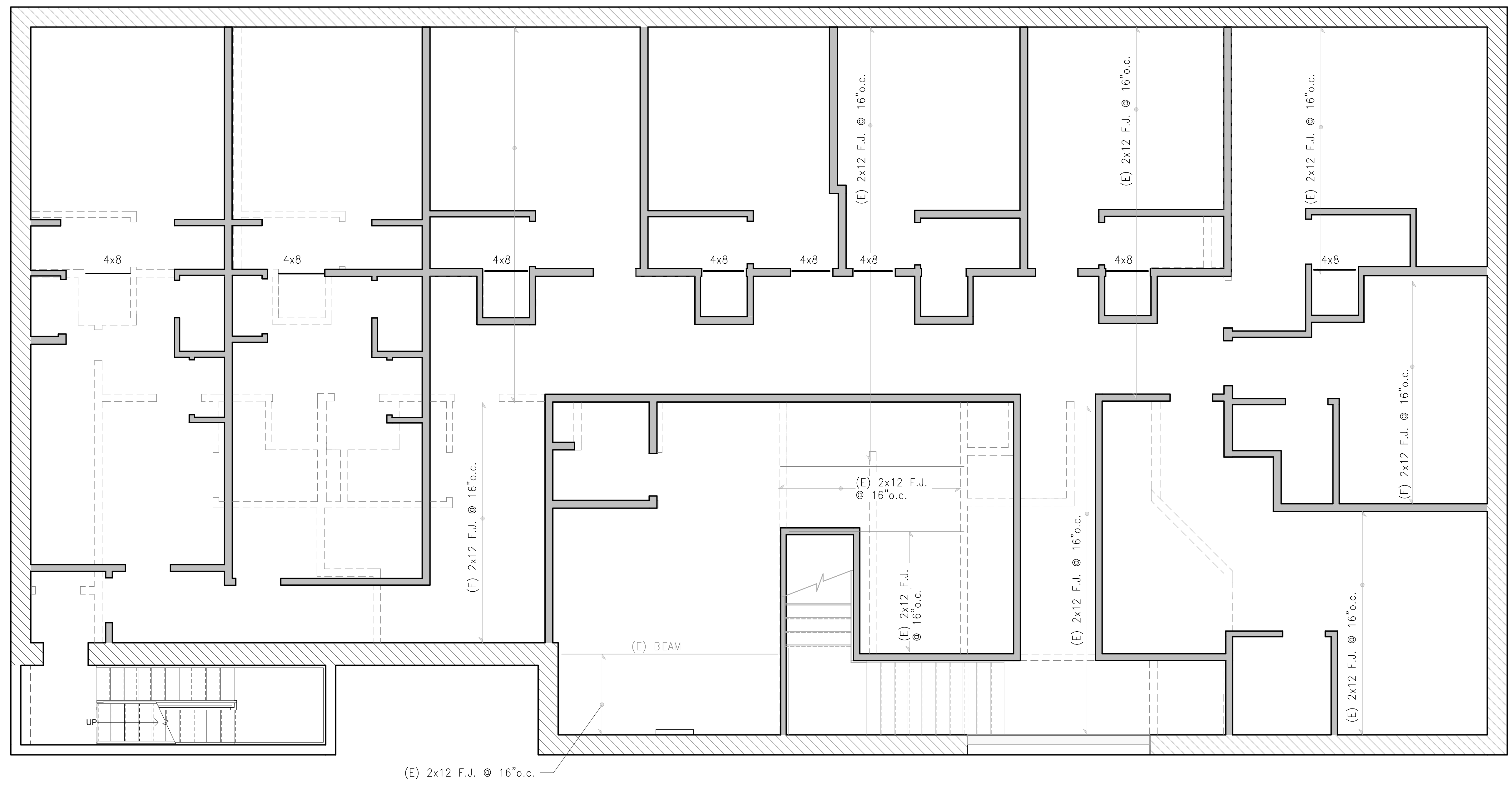
Project:  
**6th. and F  
RESIDENTIAL  
HOTEL**

OSHPD Number:  
Facility Number:  
OSHPD Building Number:  
Project Number: W0094.00  
Issue Date: MARCH 12, 2024

Sheet Title:  
**THIRD FLOOR  
FRAMING PLAN**

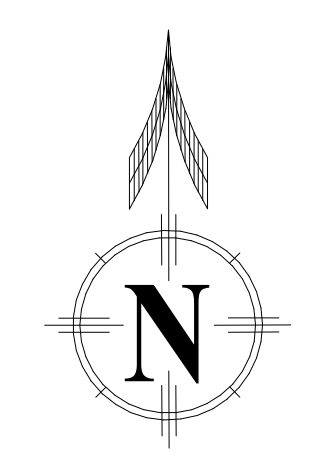
Sheet Number:

## S2.1



- LEGEND:**
- (E) BRICK WALL TO REMAIN
  - (N) INTERIOR NON-BEARING WALLS PER 3/S1.1 AND 4/S1.1
  - (E) 2x WALLS TO REMAIN
  - (E) WALLS BELOW
  - INFILL (E) BEARING WALL PER 10/S1.1
  - (E) POST BELOW
  - EXISTING FRAMING SPAN DIRECTION
  - EXISTING EXTENT OF FRAMING
  - HEADER PER 2/S1.1.

- SHEET NOTES:**
1. CONTRACTOR TO FIELD VERIFY ALL (E) FRAMING, NOTIFY ENGINEER OF DISCREPANCIES IMMEDIATELY.
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  3. INTERIOR NON-BEARING WALLS SHALL HAVE 4x6 HEADERS UNO



**THIRD FLOOR FRAMING PLAN**  
1/4" = 1'-0"

1