

CONTACT LIST

OWNER:

ARCHITECT:

LEGAL DESCRIPTION & SCOPE OF WORK

SCOPE OF WORK:

SOFT STORY RETROFIT, GARAGE CONVERSION TO ADU'S UNDER SEPARATE PERMIT

PROJECT INFORMATION

OCCUPANCY GROUP: RESIDENTIAL

CONSTRUCTION TYPE: VB

SPRINKLERED: NO

ARCHITECTURAL SHEET LIST	
Sheet Number	Sheet Name
A-0.0	COVER SHEET / SITE PLAN
A-0.1	GENERAL NOTES AND SPECIFICATIONS
A-0.2	GREEN MEASURES
A-1.0	DEMOPROPOSED ADU1 FLOOR PLANS
A-2.0	DEMOPROPOSED ADU2 FLOOR PLANS
A-3.0	ELEVATIONS
A-4.0	BUILDING SECTIONS
A-5.0	FIRE RATED ASSEMBLIES
T24-1	ENERGY CALCS.
T24-2	ENERGY CALCS.
T24-3	ENERGY CALCS.

STRUCTURAL SHEET LIST	

PROJECT GROSS AREA TABULATION	
EXISTING BUILDING FLOOR AREA	6,536 S.F.
PROPOSED ADU 1	873 S.F.
PROPOSED ADU 2	511 S.F.
TOTAL FLOOR AREA	7,920 S.F.

TRACT: HAYS TRACT

BLOCK: C

LOT: 11

NOTE:  
SITE IS NOT A LEGAL SURVEY, ALL  
AREAS ARE APPROXIMATE AND  
DIAGRAMMATIC.



City of Los Angeles  
Department of Planning

5/3/2022  
PARCEL PROFILE REPORT

PROPERTY ADDRESSES  
150 S ALVARADO ST  
101 S MOUNTAIN VIEW AVE

ZIP CODES  
90007

RECENT ACTIVITY  
None

CASE NUMBERS  
CPC-2014-1875-2C  
CPC-1984-144D  
ORD-161116-SA33A  
ORD-120279  
ENV-2014-1875-CE

Address/Legal Information	
PAR Number	135A205 10A
Lot/Helms Area (Calculated)	6,388.3 (sq ft)
Thomas Brothers Grid	PAGE 03A - GRID C2
Assessor Parcel No. (APN)	515400009
Tract	HAYS TRACT
Map Reference	M R 25-37
Block	C
Lot	11
Art (Lot Cut Reference)	None
Map Sheet	135A205
Jurisdictional Information	
Community Plan Area	lvssano
Area Planning Commission	Central
Neighborhood Council	Westside North
Council District	CD 1 - Gilbert Cedillo
Census Tract #	2084.01
LACS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	CD-1
Zoning Information (Z)	21-5480 Local Emergency Temporary Regulations - Time Limits and Parking Hotel - LAMC 16.02.1 71-5480 Titled Privately Owned by the City of Los Angeles 21-2374 State Enterprise Zone: Los Angeles Highway Oriented Commercial
General Plan Land Use	Yes
General Plan (Housing)	None
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mile Act Contract	None
CD-1 Community Design Overlay	None
CPO: Community Plan Imp. Overlay	None
Subarea	None
CIOU: Open Up Green Up	None
HCR: Hillside Construction Regulation	No
NDO: Neighborhood Stabilization Overlay	No
PDO: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SR: Sign District	No

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(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Beach Assessment.

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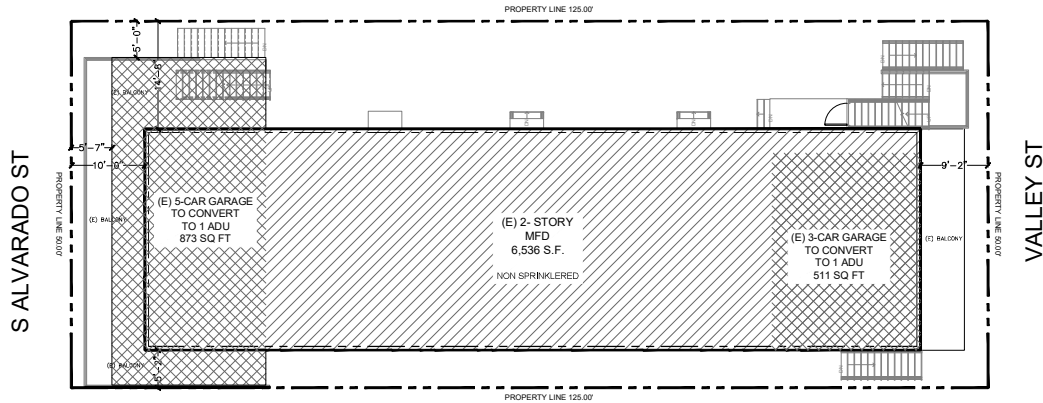
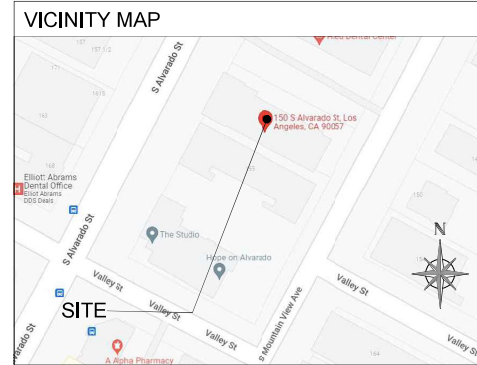
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	Medium
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Zone 2
ISPA: Redevelopment Project Area	None
Central City Parking	No
Development Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	515400009
APN Area (Co. Public Works)	0-143 (sq)
Use Code	0900 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$180,103
Assessed Improvement Val.	\$379,521
Last Owner Change	04/21/1980
Last Sale Amount	\$731,001
Tax Rule Area	67
Deed Ref No. (City Clerk)	984217
	997877
	0195633
Building 1	
Year Built	0
Number of Units	10
Number of Bedrooms	10
Number of Bathrooms	10
Building Square Footage	6,536.0 (sq ft)
Building 2	
No data for building 2	No data for building 2
Building 3	
No data for building 3	No data for building 3
Building 4	
No data for building 4	No data for building 4
Building 5	
No data for building 5	No data for building 5
Best Stabilization Ordinance (RSO)	Yes (APN: 515400009)
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A)	Yes
13772	
Veils	None
Seismic Hazards	
Active Fault Near Source Zone	
Nearest Fault (Distance in km)	1.6137636
Nearest Fault (Name)	Puente Hills Blind Thrust

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# 150 ALVARADO SOFT STORY RETROFIT

150 S ALVARADO ST  
LOS ANGELES, CA 90057



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



GENERAL REQUIREMENTS / NOTES:

1. The intent of these documents (i.e. specifications, drawings, schedules) is to include all items necessary for the proper execution and completion of the work by the Contractor. These documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with these documents and reasonably inferable from them as being necessary to produce the intended result. Contractor shall execute the work in an expeditious manner as possible. Contractor to submit construction schedule at start of project and provide monthly updates of progress and schedule.
- Approval of a substitution by the Architect shall not be construed as a check for general conformance with the design concept of the work as expressed in the contract documents. The obligation to guarantee dimensions and quantities is solely that of Contractor. All drawings/specifications are additive and complement each other with related information. Contractor to provide all trades/subcontractors all drawings and specifications and verify any discrepancies before proceeding with construction. Contract Architect immediately if any discrepancies are found.
- The following notes per minimum requirements if a more stringent specification or condition occurs on the consultant set of drawings the more stringent of the two will apply. Upon written approval by the Architect.
- Contractor shall advise Architect and Owner in writing of any recommended changes to the following notes and specifications and shall submit written confirmation to Architect of any changes and receive Architect's written approval prior to ordering or installation.
- The Architect will in no way be responsible for how the work is performed, safe to, on, or about the job site, manner and methods of performance or timeliness in the performance of the work.
2. "Contractor" refers to both the General Contractor, its agents and subcontractors. "Architect" refers to the Architect of record or its agent. Construction Documents refers to these General Requirements/Notes, Specifications, Drawings, Information/Instructions provided available to Bidders, Bid Forms and Supplements, Addenda, Contract Documents, Contract Forms, Conditions of the Contract, Modifications, and Supplemental Information and written directives provided by the Architect and Design Team/Consultants.
3. Contractor/subcontractors shall furnish and install all items necessary to complete the work in accordance with good building practice and industry standards whether specifically called for or not in the Construction Documents. Comply with all environmental control regulations in effect. Manufacturer recommendations on any product used on or in conjunction with this project shall be strictly followed unless they are in contradiction with the drawings and specifications. If this occurs notify Architect in writing immediately.
- The 2007 edition of the AIA Document A701 "Instructions to Bidders" is a part of the construction documents and shall govern the bidding and shall be binding on the Contractor. The 1987 edition of the AIA Document A201 "General Conditions of the Contract for Construction" is a part of the construction documents and shall govern the work.
4. Contractor shall provide a jobsite fax and jobsite phone which shall be available for use 24 hours each day.
5. All construction and details shall be completed in full compliance with applicable Federal, State and local codes and requirements, including current Americans with Disabilities Act (ADA), and Title 24 energy requirements. It is the Contractor's ultimate responsibility to construct the project in full per these codes.
6. Prior to finalizing contract prices, Contractor shall be responsible for reviewing and coordinating all notes and drawings to include any subcontractor requirements or information which may not be indicated on subcontractor's sheets or notes, but which are indicated elsewhere in the construction documents.
7. Contractor shall verify all works, dimensions and details and report any discrepancies to the Owner and Architect prior to commencing work. During construction, the Owner and Architect are to be advised regarding any discrepancies in dimension, location or details prior to contractor's proceeding with that portion of the work.
8. Contractor shall consult representatives of local utilities, including gas, water, power, sewer, telephone and TV where applicable concerning locations and availability of utilities prior to commencing work or connecting utilities, and shall be responsible for any damage to existing utility lines.
9. Contractor shall verify on site the locations, depth and elevations of all existing utilities and services before performing any work. Work shall include all site work and utility hookups as conditions require. Contractor shall record locations and elevations of all existing and new utility lines, mains, and meters on site plan sheets and deliver to architect on completion of construction.
10. These construction documents are based on observation and documentation of existing conditions by the Architect, Surveyor, and/or from documents provided by the Owner. The Architect makes no claim to the accuracy of such observation. Should the Contractor encounter field conditions which vary from these construction documents and which effect the intent of these drawings or the contract sum, the Architect shall be notified immediately. Contractor shall visit the site and verify all conditions, dimensions and elevations and report all discrepancies to the Architect before the commencement of work. If the Contractor fails to report any such discrepancies to the Architect the cost of any corrective work which results from this failure shall be paid for by the Contractor at no cost to the Owner and/or Architect.
11. Written dimensions shall prevail over scaled dimensions on drawings. In no event is a dimension to be scaled off the drawings without prior approval from Architect.
- Contractor/subcontractors shall be held responsible for their/her work. All dimensions shall be held verify where possible, all dimensions are to be in full of surface of concrete wall unless otherwise indicated.
12. Details are intended to show final effect of parts of construction. Minor modifications may be required to suit particular job site dimensions or conditions and shall be included within the scope of the work and Construction Contract. Any modifications required in details are to be first reviewed and confirmed with the Architect prior to construction.
13. Contractor shall keep premises secure, clean, and hazard free. Contractor shall be responsible for maintaining his equipment, materials, and work in neat, clean, orderly, and safe condition at all times.
14. Contractor shall erect and maintain temporary barricades, waterproofing, and dust-proof partitions as needed for protection against accident, and shall continuously maintain adequate protection of the work and the Owner's property from damage or loss arising in connection with construction.
15. Trades shall furnish all labor, equipment, materials and services required to perform all work necessary, indicated, reasonable inferred, or required by any work with jurisdiction to complete their scope of work for a complete proper job without interruption. All work shall be done in accordance with the best accepted standards of workmanship. All F.B.O. (furnished by owner) Contractor shall be responsible for the accuracy of the building lines, building and site elevations, and levels. The Contractor shall compare carefully the lines, elevations, and levels shown on the drawings with existing levels, grades and elevations for the location and construction of the work and shall call the Architect's attention to any discrepancies for their proceeding with the work.
- Strip and field work shall be performed by mechanics, craftsmen, and workers skilled and experienced and licensed in the building and installation of the work involved. All work on this project shall be performed in accordance with the best accepted practices and standards of the various trades involved and in accordance with the drawings, reviewed shop drawings, standards, recommendations established by applicable trade associations, and these specifications.

- The Architect reserves the right to reject any materials and work quality which are not considered to be up to the highest standards of the various trades involved. Such inferior material or work quality shall be repaired or replaced, as directed, at no additional cost to the Owner.
16. Contractor shall be responsible for maintaining in good condition any portions of the site to remain and shall replace or repair at his expense any portions damaged as a result of the construction process or exposure to weather.
- Prior to commencing construction, the existing site is to be cleared of all surface and subsurface concrete and debris that interferes with the structure or its work.
- Preserve and protect existing vegetation which is to remain as directed by the Owner. Do not stack any construction materials within 10' of existing trees. Excavate and rough grade site to achieve elevations shown. Store all materials or equipment in proper collection or erosion. Maintain safe conditions during entire period that excavation is open, including non work hours.
- JOBSITE SAFETY IS SOLELY THE CONTRACTOR'S RESPONSIBILITY.**
- Shoring design / shoring / demolition is the contractor's responsibility and shall be engineered if required.
17. Contractor shall provide and maintain temporary toilet facilities on the job site.
18. Contractor shall review all items noted "verify or confirm with Owner or Architect" which might effect code prior to finalizing construction contract and subcontract, and shall confirm final decisions regarding selection, materials, color finish or other specifications not yet decided regarding these items. Contractor shall include the cost of these items within the original contract price.
19. Unless items are specifically limited as not included in contract (NIC), they will be assumed to be included in the estimate or contract price.
20. Any allowance items shall be specifically identified as allowances and included in the estimate or contract price.
21. Products specified or indicated on drawings are products desired by Owner and Architect and shall be utilized unless Contractor obtains Architect's and Owner's acceptance in writing of any substitutions.
22. No product will be considered after bid time, other than which has been specified, without Architect's and Owner's approval. Contractor can request a substitution in written form no later than thirty (30) days after start of work. Contractor shall give the reasons and justifications for the request for substitution, including any adjustments to cost. Substitutions are subject to Architect's review. Contractor shall warrant that substitutions are acceptable by governing authorities.
23. The General Contractor shall reimburse Architect for labor and other costs involved in providing, research, additional drawings, details, or engineering to review substitutions or to adjust the design or construction documents due to errors, changes, or substitutions made by Contractors during construction. Such reimbursements shall not be included in the project construction cost and shall be paid by the Contractor without reimbursement from the Owner.
24. Substitutions requested on basis of delivery dates that may cause project completion date to be delayed, due to contractor's tardiness in not ordering the specified product on time, will not be considered.
25. Contractor shall immediately notify the Owner of any extra costs arising from the execution of his contract or subcontracts and shall receive Owner's written approval of same prior to doing the work.
- The Owner may order extra work or make changes by altering, adding to, or deducting from the work. The contract sum shall be adjusted accordingly. Changes or alterations, etc., shall be reviewed by the Architect prior to the start of this work. Changes not in writing will not be paid.
26. Contractor shall be responsible for supervising that all general and subcontract work is being accomplished according to the most current construction documents, including reviews.
27. The Contractor shall carry in force all needed insurance, licenses, fees, permits, taxes as required by law for the duration of the project. The Contractor shall maintain Worker's Compensation, Comprehensive Liability and Personal Injury to protect himself and hold the Owner and the Architect harmless from any and all claims for damages, for personal bodily injury or death, or property damage, during the course of this contract. They days written notice of cancellation shall be provided to the Owner on each of the above policies. (Fire insurance shall be maintained by the Owner). \$1,000,000 liability insurance required. All of the above policies shall list Contractor as primary to any insurance carried by Owner and Architect.
- Unless other arrangements are made, Owner shall provide adequate property and liability insurance in addition to Contractor's insurance to cover all new work. Its insurance shall include the interests of the Owner and Contractor in the work, but shall not relieve Contractor of his responsibilities under the contract or as itemized above.
28. Contractor shall not use any potentially hazardous materials or products in the construction, and shall advise Owner of any potentially hazardous materials or products recommended, selected or specified prior to purchasing or installing.
29. Contractor shall provide proper ventilation, clearances and fire protection for all new fireplaces, ovens, hot water heaters, furnaces, vents and fans as required by the drawings, specifications and code.
30. Contractor is totally responsible for delivering a waterproof/watertight project. All details and conditions on plans shall be reviewed by Contractor before construction. Architect shall be notified of any conditions that may present a waterproofing problem.
31. All demolition shall be done safely and in a manner appropriate to anticipate construction. All demolition shall be done in a manner which protects adjoining property. During demolition no materials shall be stored on any floor in excess of the allowable live load for that floor. During demolition all debris shall be sufficiently wet at the time of handling to prevent dust from arising. Materials classified as demolition shall be removed from the site by Contractor. Remove all existing obsolete electrical, security, telephone equipment and wiring. Provide shoring system during demolition and construction as required to protect workers, materials, remaining buildings/improvements, other properties, and the public.
32. Contractor shall provide for all necessary permits and inspections other than Plan Check and Building Permit fees which are to be provided by the Owner. Subcontractors are to pay for subtrade permits in their contracts.
33. Contractor shall provide sufficient means for protecting existing exposed interior and exterior finishes, new and existing construction and materials from damage by other trades, weather, or products for the course of the project. The cost of such protection shall be included in the bid. Subcontractors and Contractor are to assume responsibility until Owner takes possession of Property.
- Contractor shall provide all barricades, fences, and other items required by local ordinances and codes.
34. Products shall be delivered in manufacturer's original containers or packaging, with identifying labels in the event of damage, immediately make repairs/replacements as necessary to the approval of the Architect and no additional cost to the Owner. Store products in accordance to the manufacturer's instructions, with seals and labels intact and legible. Product products from damage by the elements, condensation, temperature changes, etc. Fabricated products shall be stored above the ground. Arrange storage to provide easy access for inspection. Do not overload building or any part.

- of the work under construction, or existing structures.
- Contractor is responsible for protecting the work and property during rain at no additional cost to the Owner.
35. Deputy Inspectors are by Code the responsibility of the Owner. The Contractor shall not employ Deputy Inspectors. Including but not limited to: Field welding / High Strength Bolting / Cast in place concrete / 2,500 PSI or greater / Retaining Walls.
36. Contractor shall provide the Owner with record drawings including all architectural, structural and dimensional changes and indicating the location and size of all underground changes and the locations of all underground installations not covered in original drawings, change orders, supplemental drawings or in shop drawings. The Contractor shall submit completed record drawings to the Architect for his review. Such review shall not relieve Contractor of his responsibilities for the accuracy or completeness of the information recorded.
37. All waterproofing subcontractors must provide warranty in writing for no less than 10 years.
38. All waterproofing performed on the project must be inspected by factory certification of such inspection must be provided to the general contractor.
- IN GEOGRAPHICAL AREAS WHERE HAZARD OF TERMITES DAMAGE IS KNOWN TO BE VERY HEAVY, WOOD FLOOR FRAMING SHALL BE OF NATURALLY DURABLE SPECIES (TERMITE RESISTANT) OR PRESERVATIVE TREATED IN ACCORDANCE WITH ANPA U1 FOR THE SPECIES, PRODUCT PRESERVATIVE AND END USE OR PROVIDED WITH APPEVED METHODS OF TERMITES PROTECTION.

- SITE PROTECTION:**
- Contractor to provide protection ramp over residence when there is any chance of rain, to protect surfaces.
- New floors to be covered and protected during construction.
- Contractor is responsible for replacing damaged existing items or surfaces at no additional cost to Owner.

- FOOTINGS & BASEMENTS:**
- Contractor is to verify existence of high levels of sulfur or alkalinity in soil. If such conditions exist, use type x concrete in all applications where concrete is on top of, next to, or surrounded by soil. All footings, stems, walls, and retaining walls to receive waterproofing, footings and retaining wall to be waterproofing with roll-on membrane. Stem walls to be waterproofed with prior to top of stem wall.
- Basement wall to be waterproofed with bitumene w.r. grade 3000 with hydro dust 2 or approved equal. Footings at basements to be completely waterproofed including under-footing area.
- Concrete shall be finished in a manner suitable to receive waterproofing; strictly follow recommendations of membrane manufacturer for surface preparation and use of products.

- For projects with a submerged basement, near ocean conditions, or under a lagging situation, Temco Paraseal SW is to be used, consisting of a layer of Succosothel (Type Sheet) and two layers of Paraseal Salt Water Membranes. Install per manufacturer's recommendations.

- CONCRETE UNDER SLAB WATERPROOFING:**
- Where concrete walls abutting exterior or interfaces with a wood stud framed wall provide interfacing joint metal expansion joint to minimize damage to finish materials due to differential settlement.
- Concrete slab on grade shall be installed over american cool-side/control "velux" bentonite geotextile waterproofing membrane. Install per manufacturer's recommendations, but as alternate, install concrete slab on grade over 1 layer of 2" min. compacted sand, over 1 layer of 10 mil visqueen vapor barrier or over 1 layer of 27 mil. of compacted sand. See structural for reinforcing.
- Control joints: provide control joints at 10'-0" o.c. areas of slab delimited by control joints shall not exceed a maximum length to width ratio of 1 to 1.

- For projects with a submerged basement, near ocean conditions, or under a lagging situation, Temco Paraseal SW is to be used, consisting of a layer of Succosothel (Type Sheet) and two layers of Paraseal Salt Water Membranes. Install per manufacturer's recommendations.

- CONCRETE EXTERIOR:**
- Morture Barrier: Exterior slabs shall be poured over one 2" layer of compacted sand, over 10 mil visqueen, over one 2" layer of compacted sand; see structural for concrete slab specifications.

- BUILDING INSULATION:**
- Provide sound insulation at all interior roof and plumbing drains.
- See Section 1500 R-30 Bat insulation typical all ceiling/roofing. R-19 Bat insulation typical all walls.
- R-30 Bat insulation typical all exterior.
- Expanded foam sealer at window and door joints.
- Verify per Title 24, Part 6 Calculations.

- GRACE FLASHING & CRACKING:**
- Grace "Ice and Water Shield" by W.R. Grace Co. All seal openings to be wrapped at head, jamb/sill. Create sill pan. Provide 3 layers of material at curb, lay site flashing over site Flashing under an exterior store veneer w/ 3" overlap @ cement plaster system.

- GUTTERS AND DOWN SPOUTS:**
- Per client approval.

- ROOF UNDERLAYMENT:**
- 10 layers 60 lb roll, one 30# and one 40# Class 'A' material with jiffy seal w/ R.R. Grace bitumene per details.
- Installation shall comply with code requirements, and with all standards, recommendations and requirements of N.R.C.A.
- All roofing installations shall include underlayment.
- Roll membrane down at vertical surfaces at edges of roof a min. of 3'.

- ROOF, ROOF FLASHING & DRAINAGE:**
1. All roofs to be min. Class A, 15 psf bondable, meeting code and specifications requirements. Confirm specifications with Owner & Architect. See drawings.
2. General Contractor and Roofing, Membrane, and Flashing Contractors shall each furnish an unconditional written guarantee to Owner covering all materials and installation of all new roofing, flashings and water-proof membranes for a period of 10 years following that completion of construction.

- ENERGY INSULATION-CALIFORNIA STATE DESIGN STANDARDS:**
1. All new and existing exterior wall that are opened during the course of construction shall be insulated with blanket type mineral or glass fiber insulation conforming to Federal Specification ASTM C-666, Type I, Class C for Kraft-Faced Thermal Batts, with a minimum thermal resistance of not less than R-13.
2. Insulation thickness and thermal resistance shall conform to Title 24 regulations for climate zone of job site. Confirm insulation type and thickness with Owner and Architect prior to finalizing general construction contract.
- DOOR WINDOWS:**
1. All doors and windows design and manufacturer to be approved by client, provide shop drawings for type installation reqs. install, test and waterproof per manufacturer recommendations.
2. Prior to installation, all painted wood door and window frames shall be primed with an approved primer compatible with finish paint specifications, including back sides of frames, frame bucks and end grain cuts. Stained wood frames shall be back-primed as not to show in finish.

BUILDING NOTES:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNRESTRICTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES, WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN EXTERIOR END OF THE UTILITY SERVICE. THE CONTRACTOR SHALL PROVIDE THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING, (E.G. PER CODES 171.158 AND 186.073) IN ACCORDANCE WITH COMMERCIAL ADDITIONS AND T1 WORK OVER \$10,000 SEPARATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. PROVIDE (70) (72) INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE. ( @ 1210.2.3, 2406.4.5, R307.2, R308.4)
5. WATER HEATER MUST BE TO WALL. (See 507.3 & LAPC)
6. SPRINKLER SYSTEM MUST BE APPROVED BY THE MECHANICAL DIVISION PRIOR TO INSTALLATION.
7. A FIRE ALARM (VISUAL AND AUDIBLE) SYSTEM IS REQUIRED. THE ALARM SYSTEM MUST BE APPROVED BY THE FIRE DEPARTMENT AND ELECTRICAL PLAN CHECK PRIOR TO INSTALLATION (LAPC 37.122)
8. CARBON MONOXIDE ALARM IS REQUIRED PER (SEC 406.8, R315)
9. PROVIDE MIN. 7'-4" CEILING @ MEANS OF EGRESS.
10. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM.
11. KITCHEN SINKS, LAVATOIRES, BATHUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINES SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY.
12. BATHTUB AND SHOWER FLOORS: WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH TRENCO PARASEAL SW IN ACCORDANCE WITH THE SPECIFICATIONS. SUCH FINISHES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
13. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNERS APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS AND ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS.
14. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1 CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION.
15. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE.
16. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68deg at A POINT 1 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.
17. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
18. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENING SIN ACCORDANCE WITH SECTION R301.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 3 FOOT-CANDELS OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.
19. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE A ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE (BEDROOMS) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
20. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN A NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL.
21. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.
22. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R311.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH FEDERAL SPECIFICATION ASTM C-666, Type I, Class C for Kraft-Faced Thermal Batts, with a minimum thermal resistance of not less than R-13.

APPLICABLE CODES, STANDARDS AND GUIDELINES:

- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC)
- 2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
- 2020 CITY OF LOS ANGELES MUNICIPAL CODE







DEMOLITION NOTES:

1. FOLLOW ALL CURRENT BUILDING ELECTRICAL, PLUMBING, AND MECHANICAL CODES.
2. CONTRACTOR TO PROVIDE ALL REQUIRED SHORING AND BRACING PRIOR TO AND DURING ANY DEMOLITION.
3. CONTRACTOR TO PROVIDE ALL REQUIRED WATER PROTECTION FROM THE ELEMENTS PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION. PROVIDE PROTECTION OF ADJACENT FINISH SURFACES AND ADJOINING SPACES DURING CONSTRUCTION. ALL AREAS NOT IMPACTED BY CONSTRUCTION SHALL BE LEFT IN SAME CONDITION FOUND PRIOR TO START OF CONSTRUCTION.
4. ALL DEMOLITION WORK SHALL AT ALL TIMES BE UNDER THE IMMEDIATE SUPERVISION OF A PERSON WITH PROPER EXPERIENCE, TRAINING, AND AUTHORITY.
5. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN WRITING, OF ANY CONFLICTS BETWEEN THE DEMOLITION PLAN AND THE REWINDABLE WORK OF THE DOCUMENTS HEREIN. CONTAINED. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR ANY AND ALL DEMOLITION WHICH IS IN CONFLICT AND HAS NOT BEEN BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO DEMOLITION.
6. ALL REMOVED BUILDING MATERIALS AND FIXTURES MAY BE SALVAGED AT THE OWNER'S DISCRETION. VERIFY WITH OWNER AND REMOVE WITH CARE.
7. ALL EXISTING FLOORING AND SUBFLOORING SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION. FLOORS SHALL BE LEFT CLEAN AND DEBRIS FREE.
8. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A DUST-FREE BARRIER BETWEEN ALL WORK AREAS AS REQUIRED TO PROTECT FRESH WORK. THESE BARRIERS SHALL BE LEFT UP DURING ALL PHASES OF CONSTRUCTION.
9. THE CONTRACTOR SHALL REDIRECT/RECONNECT ANY ACTIVE EXISTING UTILITY, DRAINAGE, AND/OR SPRINKLER LINES WHICH MAY BE DISTURBED BY DEMOLITION, AND CAP ALL ABANDONED LINES.
10. EXISTING SIDEWALK & ADJACENT PROPERTY WALLS, WALKS AND FENCES SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION, UNLESS OTHERWISE NOTED.
11. EXISTING SIDEWALK & ADJACENT PROPERTY WALLS, WALKS AND FENCES SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION, UNLESS OTHERWISE NOTED.
12. PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, RENOVATION AND DEMOLITION ACTIVITIES AS REQUIRED BY COUNTY OF LOS ANGELES BUILDING CODE CHAPTER 33.

NOTE:  
FIELD VERIFY ALL EXISTING CONDITIONS, FLOOR TO PLATE AND ROOF HEIGHTS, EXISTING STRUCTURAL WALLS AND DETAILING, CONDITIONS, VERIFY DOORS, WINDOWS, HVAC, ELECTRICAL, ALL FLOOR AND CEILING SYSTEMS, ROOFING, WATERPROOFING SYSTEM AND EXISTING BUILDING FOUNDATION SYSTEM AT NEW CONSTRUCTION. REPLACE AS REQUIRED AND INSTALL PER MANUFACTURER'S RECOMMENDATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES, BRACE AND SUPPORT EXISTING STRUCTURE DURING DEMOLITION AND RENOVATION AS NECESSARY IN THE FIELD.

PLAN LEGEND

PROPOSED WALLS	
EXISTING WALLS TO BE DEMOLISHED	
EXISTING WALLS TO REMAIN	
1-HR FIRE RATED WALL MIN. 50 STC RATING	
EXISTING WINDOWS TO REMAIN	
EXISTING WINDOWS TO BE DEMOLISHED	
PROPOSED WINDOWS	
EXISTING DOOR TO BE DEMOLISHED	
PROPOSED DOOR	

MEP NOTES / LEGEND:

- ① HARDWARE SMOKE DETECTORS W/ BATTERY BACK-UP. UL 217 RATED SMOKE ALARMS AND INTERCONNECTED. SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- ② CARBON MONOXIDE ALARM (UL 2684 / 2075 RATED) INTERCONNECTED HARDWIRED W/ BATTERY BACK-UP.
- ③ VENTILATION FAN PROVIDING VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE. EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF BUILDING. EXHAUST FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.

DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE.

OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS ARE TO BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.6.3).

IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPPING SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.

ARC-FAULT CIRCUIT INTERRUPTION SHALL BE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

TAMPER-RESISTANT RECEPTACLES SHALL BE INSTALLED IN ALL AREAS SPECIFIED IN FIG. 32. ALL NON-LOOKING-TYPE 120-VOLT, 15-AMP AND 20-AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

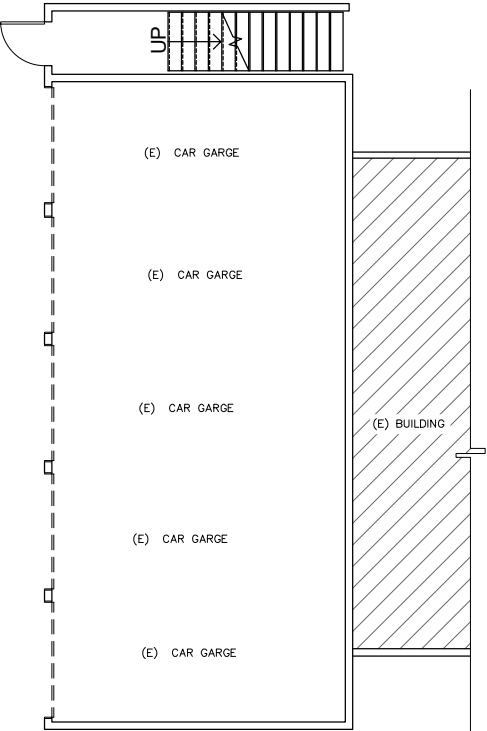
ANNUAL SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENING IN SOLE-BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS.

DOOR SCHEDULE

MARK	COUNT	SIZE (W x H)	OPERATION	FINISH	DIRECTION	LOCATION	REMARKS
(01)	2	36" x 84"	SWING	MTL / WD			SOLID
(02)	7	34" x 80"	SWING	WD			
(03)	3	24" x 80"	BI-FOLD	WD			
(04)	2	60" x 80"	SLIDING	WD			
(05)	1	90" x 80"	SLIDING	WD			

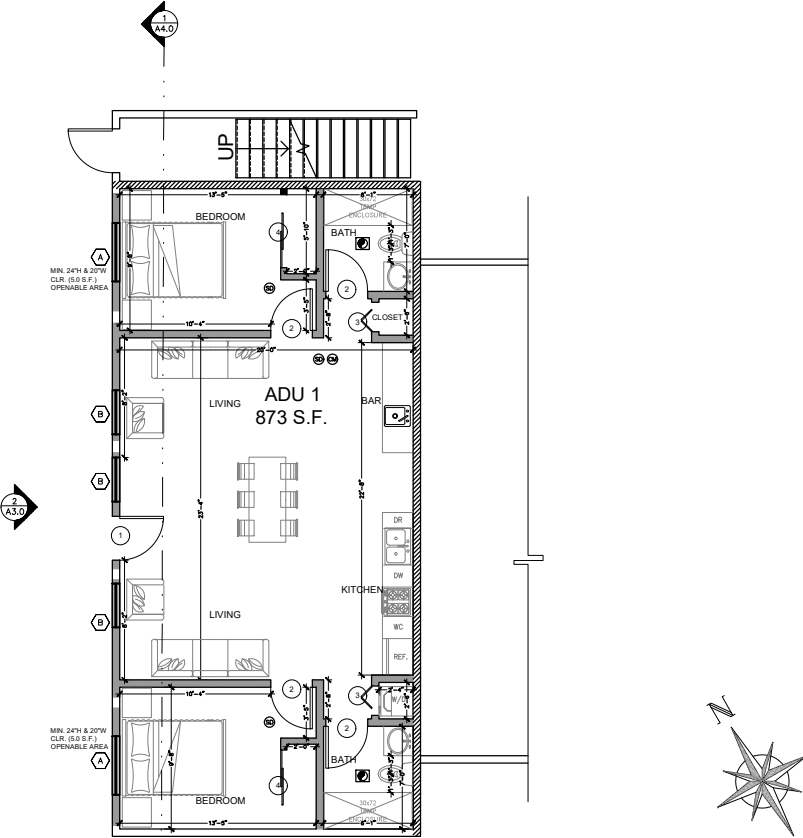
WINDOW SCHEDULE

MARK	COUNT	SIZE (W x H)	HEAD	OPERATION	FINISH	LOCATION	REMARKS
(A)	5	60" x 48"	7'-0"	SLIDING	VINYL / GL		EGRESS/TEMP.
(B)	6	36" x 48"	7'-0"	SLIDING	VINYL / GL		



DEMO FLOOR PLAN (FRONT)

SCALE: 1/4"=1'-0"



PROPOSED FLOOR PLAN (FRONT)

SCALE: 1/4"=1'-0"



DEMOLITION NOTES:

1. FOLLOW ALL CURRENT BUILDING ELECTRICAL, PLUMBING, AND MECHANICAL CODES.
2. CONTRACTOR TO PROVIDE ALL REQUIRED SHORING AND BRACING PRIOR TO AND DURING ANY DEMOLITION.
3. CONTRACTOR TO PROVIDE ALL REQUIRED WATER PROTECTION FROM THE ELEMENTS PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION. PROVIDE PROTECTION OF ADJACENT FINISH SURFACES AND ADJOINING SPACES DURING CONSTRUCTION. ALL AREAS NOT IMPACTED BY CONSTRUCTION SHALL BE LEFT IN SAME CONDITION FOUND PRIOR TO START OF CONSTRUCTION.
4. ALL DEMOLITION WORK SHALL AT ALL TIMES BE UNDER THE IMMEDIATE SUPERVISION OF A PERSON WITH PROPER EXPERIENCE, TRAINING, AND AUTHORITY.
5. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN WRITING, OF ANY CONFLICTS BETWEEN THE DEMOLITION PLAN AND THE NEW/REMODELED WORK OF THE DOCUMENTS HERewith CONTAINED. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR ANY AND ALL DEMOLITION WHICH IS IN CONFLICT AND HAS NOT BEEN BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO DEMOLITION.
6. ALL REMOVED BUILDING MATERIALS AND FIXTURES MAY BE SALVAGED AT THE OWNER'S DISCRETION. VERIFY WITH OWNER AND REMOVE WITH CARE.
7. ALL EXISTING FLOORING AND SUBFLOORING SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION. FLOORS SHALL BE LEFT CLEAN AND DEBRIS FREE.
8. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A DUST-FREE BARRIER BETWEEN ALL WORK AREAS AS REQUIRED TO PROTECT FINISH WORK. THESE BARRIERS SHALL BE LEFT UP DURING ALL PHASES OF CONSTRUCTION.
9. THE CONTRACTOR SHALL RECONNECT/RECONNECT ANY ACTIVE EXISTING UTILITY, DRAINAGE, AND/OR SPRINKLER LINES WHICH MAY BE DISTURBED BY DEMOLITION, AND CAP ALL ABANDONED LINES.
10. EXISTING SIDEWALKS ADJACENT PROPERTY WALLS, WALKS AND FENCES SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION, UNLESS OTHERWISE NOTED.
11. EXISTING SIDEWALKS ADJACENT PROPERTY WALLS, WALKS AND FENCES SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION, UNLESS OTHERWISE NOTED.
12. PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY COUNTY OF LOS ANGELES BUILDING CODE CHAPTER 33.

NOTE:  
FIELD VERIFY ALL EXISTING CONDITIONS, FLOOR TO PLATE AND ROOF HEIGHTS, EXISTING STRUCTURAL WALLS AND DETAILING CONDITIONS. VERIFY DOORS, WINDOWS, HVAC, ELECTRICAL, ALL FLOOR AND CEILING SYSTEMS, ROOFING, WATERPROOFING SYSTEM AND EXISTING BUILDING FOUNDATION SYSTEM AT NEW CONSTRUCTION. REPLACE AS REQUIRED AND INSTALL PER MANUFACTURER'S RECOMMENDATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES. BRACE AND SUPPORT EXISTING STRUCTURE DURING DEMOLITION AND RENOVATION AS NECESSARY IN THE FIELD.

PLAN LEGEND	
PROPOSED WALLS	
EXISTING WALLS TO BE DEMOLISHED	
EXISTING WALLS TO REMAIN	
1-HR FIRE RATED WALL MIN. 50 STC RATING	
EXISTING WINDOWS TO REMAIN	
EXISTING WINDOWS TO BE DEMOLISHED	
PROPOSED WINDOWS	
EXISTING DOOR TO BE DEMOLISHED	
PROPOSED DOOR	

MEP NOTES / LEGEND:

- ① HARDWARE SMOKE DETECTORS (W/ BATTERY BACK UP, UL 217 RATED SMOKE ALARMS AND INTERCONNECTED, SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- ② CARBON MONOXIDE ALARM UL 2004 / 2015 RATED INTERCONNECTED HARDWIRED W/ BATTERY BACKUP.
- ③ ENTILATION FAN PROVIDING VENTILATION CAPABLE OF 50 CFM EXHAUST DIRECTLY TO THE OUTSIDE. EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF BUILDING. EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.

DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAUGE SHEET STEEL, OR OTHER APPROVED MATERIAL, AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE.

OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS ARE TO BE PROTECTED AS REQUIRED BY SECTION R0202.11, ITEM 4 (R0202.5.3).

IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCCING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.

ARC-FAULT CIRCUIT INTERRUPTION SHALL BE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

TAMPER-RESISTANT RECEPTACLES SHALL BE INSTALLED IN ALL AREAS SPECIFIED IN 210.52. ALL NON-LOOKING-TYPE 125-VOLT, 15-AMP AND 20-AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.

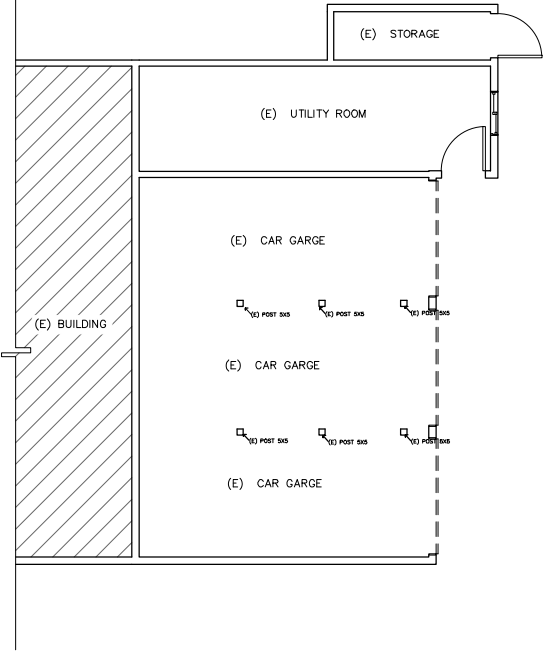
ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENING IN SOLID BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS.

DOOR SCHEDULE

MARK	COUNT	SIZE (W x H)	OPERATION	FINISH	DIRECTION	LOCATION	REMARKS
01	2	36" x 84"	SWING	MTL / WD			SOLID
02	7	34" x 80"	SWING	WD			
03	3	24" x 80"	BI-FOLD	WD			
04	2	60" x 80"	SLIDING	WD			
05	1	60" x 80"	SLIDING	WD			

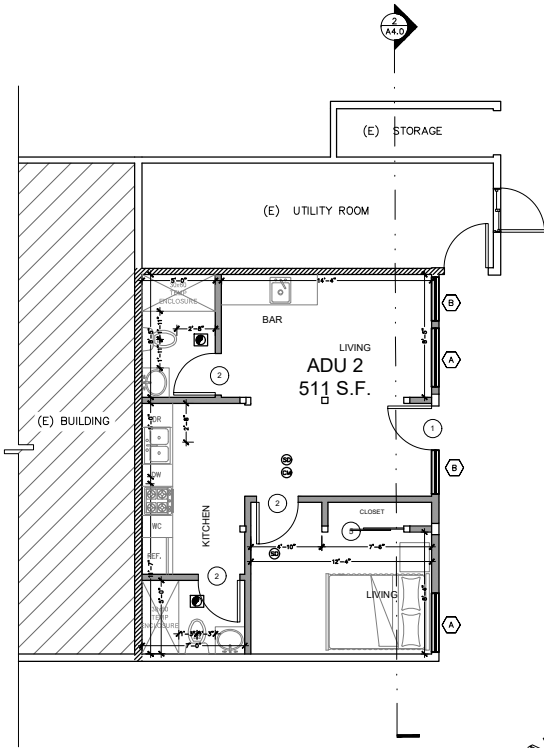
WINDOW SCHEDULE

MARK	COUNT	SIZE (W x H)	HEAD	OPERATION	FINISH	LOCATION	REMARKS
A	5	60" x 48"	7'-0"	SLIDING	VINYL / GL		EGRESS TEMP.
B	6	36" x 48"	7'-0"	SLIDING	VINYL / GL		



DEMO FLOOR PLAN (BACK)

SCALE: 1/4"=1'-0"



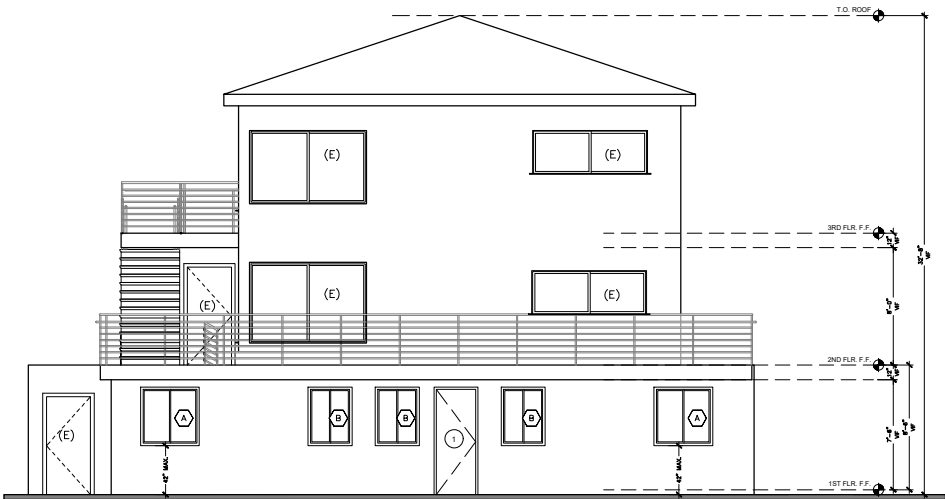
PROPOSED FLOOR PLAN (BACK)

SCALE: 1/4"=1'-0"



ELEVATION NOTES:

- 1. ALL EXPOSED TRIMS, ROOF SHEATHING, BEAMS SHALL BE RESAWN AND FREE OF LOOSE KNOTS, SAPS AND SPLITS WHEN POSSIBLE.
- 2. STUCCO TO BE TROWELED LIGHT LACE TEXTURE OVER #18 FELT PAPER BACKED METAL LATH. STUCCO SHALL MATCH EXISTING.
- 3. GALVANIZED IRON FLASHING AND COUNTER FLASHING WITH CAULKING AT ALL INTERSECTIONS OF ROOF TO WALLS.
- 4. GALVANIZED IRON WEEP SCREENED W/ WEEP HOLES 4" ABOVE GRADE.
- 5. PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET.

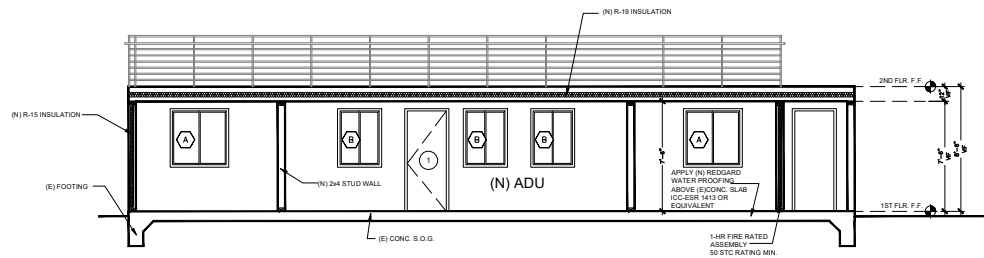


2 WEST ELEVATION  
SCALE: 1/4"=1'-0"



2 EAST ELEVATION  
SCALE: 1/4"=1'-0"





**1 BUILDING SECTION**  
SCALE: 1/4"=1'-0"



**2 BUILDING SECTION**  
SCALE: 1/4"=1'-0"



- 1) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION.
- 2) ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN, SECTIONS AND DETAILS
- 3) NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES, AND TYPICAL DETAILS
- 4) ALL DIMENSIONS OF WORK TO CONFORM TO THE MINIMUM STANDARDS OF **THE 2019 CBC**.
- 5) SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING :
  - \* DOOR AND WINDOW OPENINGS
  - \* INTERIOR NONSLIP PARTITIONS
  - \* CONCRETE CURBS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, ETC.
  - \* FLOOR AND ROOF OPENINGS AND SCUPPERS
  - \* STAIR FRAMING DETAILS
- 6) THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINAL STRUCTURE, UNLESS OTHERWISE INDICATED. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN OR EQUIPMENT DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT IS NOT BE LIMITED TO BRACING, SHORING, SCAFFOLDING, SAFETY PRECAUTIONS, FLAGGING, TRENCHES, ETC.
- 7) ALL SUBSTITUTIONS OF MATERIALS SPECIFIED MUST BE APPROVED BY STRUCTURAL ENGINEER.
- 8) CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM / COMPONENT LISTING IN THE STATEMENT OF SPECIAL INSPECTION SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING DEPARTMENT OFFICIAL, PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC 1704.4
- 9) A COPY OF THE LOS ANGELES RESEARCH REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- 10) GAS PIPES NOT ALLOWED TO GRADE BENEATH UNLESS APPROVAL IS OBTAINED FROM GAS COMPANY.

IN ADDITION TO REGULAR INSPECTIONS, THE FOLLOWING ITEMS WILL ALSO REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH SECTION 1704 OF CALIFORNIA BUILDING CODE.

- 1) STRUCTURAL CONCRETE OVER 2500 P.S.I. (EXCLUDING SLABS ON GRADE ).
- 2) ALL FIELD WELDING.
- 3) SOILS COMPLIANCE PRIOR TO FOUNDATION INSPECTION
- 4) HIGH-STRENGTH BOLTS
- 5) ~~EPoxy WORK~~
- 6) THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS.
- 7) HIGH LOAD WOOD DIAPHRAGMS
- 8) ~~SPRAYED ON FIREPROOFING~~

1) THE OWNER SHALL EMPLOY THE ENGINEER OF RECORD OR ARCHITECT OF RECORD REGISTERED / LICENSED IN THE STATE OF CALIFORNIA WHO IS RESPONSIBLE FOR THE STRUCTURAL DESIGN, TO DO STRUCTURAL OBSERVATION.

DESIGNATED  
NAME: EMIL HANNA LICENSE #: C63602

- 2) THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL OBSERVATION, THE CONTRACTOR, AND THE APPROPRIATE SUBCONTRACTORS SHALL HOLD A PRE-CONSTRUCTION MEETING TO REVIEW THE DETAILS OF THE STRUCTURAL SYSTEM TO BE OBSERVED.
- 3) THE ENGINEER / ARCHITECT OF RECORD SHALL PERFORM THE FOLLOWING OBSERVATIONS:
- A) FOUNDATION

1) THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WAIBA F. WAIBA  
ENGINEERING INC WHO IS RESPONSIBLE FOR REVIEWING AND COORDINATING  
SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING PHASED AND DEFERRED  
SUBMITTAL ITEMS, ALSO REVIEWING REPORTS FROM OTHER ENGINEERS, INSPECTORS  
AND TESTING AGENCIES REQUIRED IN CHAPTER 17 FOR COMPATIBILITY WITH THE  
DESIGN OF THE BUILDING AND COORDINATING THEIR SUBMITTAL TO THE BUILDING  
OFFICIAL.

- 2) THE BUILDING OFFICIAL SHALL BE NOTIFIED IN WRITING BY THE OWNER IF THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE IS CHANGED OR IS UNABLE TO CONTINUE TO PERFORM THE DUTIES.

- 1) ALL PLYWOOD SHALL BE #4 OR 5 PLY 1/2" GRADE MARKED DOUGLAS FIR BEARING STAMP C-D STRUCTURAL. (D) WITH EXTERIOR GLUE SHEATHING BY (APA) OR (TECO) PER PS 1409.
- 2) "JOIST SYSTEM" AREA PLYWOOD SHEETS SHALL BE LAID WITH THE LONG DIMENSION AND FACE GRAIN PERPENDICULAR TO THE PURLINS. EACH SHEET HAVE A MIN. OF 8 SQ. FT. EXTENSION FOR THREE BEARINGS AND HAVE A 2" FT. MIN. DIMENSION.
- 3) JOIST GUILLS SHALL BE USED FOR ALL DIAPHRAGM AND SHEAR WALL SAILING.
- 4) PLYWOOD DIAPHRAGMS: PRODUCT STANDARD PS 1405, DOUGLAS FIR-LARCH, STRUCTURAL I.

1) ALL LUMBER SHALL BE GRADE MARKED DOUGLAS FIR GRADE  
AS FOLLOWS U.N.O.:

4 x -----	No. 1 OR BETTER.
2 x -----	No. 1 OR BETTER
STUDS -----	No. 1 OR BETTER

- 1) FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE - TREATED WOOD (CBC 2304.12.1.4)
- 2) PROVIDE LEAD HOLE 40% TO 70% OF THREADED SPINDLE DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION. (NDS-50)
- 3) ALL BOLT HOLES SHALL BE DRILLED  $\frac{1}{8}$ " TO  $\frac{1}{4}$ " OVERSIZED (NDS-50 SECTION 11.1.2.2)
- 4) HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING. (CBC 2308.6.5.2)
- 5) DRILL HOLE FOR LEAD INTO STUDS TO BE USED FOR ANCHORAGE IN CONCRETE. (NDS-50)
- 6) ROOF DIAPHRAGMS NAILING TO BE INSPECTED BEFORE COVERING. STRENGTH AXIS OF WOOD STRUCTURAL PANEL SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR DIAPHRAGMS SHALL BE TONGUE AND GROOVE OR HAVE BLOCKED PANEL EDGES. WOOD STRUCTURAL PANEL SPANS SHALL BE EXPRESSED.
- 7) FASTENERS IN PRESERVATIVE TREATED WOOD OR FIRE-RETARDANT TREATED WOOD SHALL BE HOT DIPPED GALVANIZED STEEL OR STAINLESS STEEL. (CBC 2304.10.5)
- 8) MECHANICALLY DRIVEN NAILS USED IN WOOD STRUCTURAL PANEL SHEAR WALLS SHALL MEET THE FOLLOWING REQUIREMENTS: (1) NAIL DRIVERS, INCLUDING DIAMETER MIN. LENGTH AND MIN. HEAD DIAMETER CLIPPED HEAD OR BOX NAILS ARE NOT ACCEPTABLE. (LARCP 2.24(3))
- 9) ENGINEERED WOOD PRODUCTS SUCH AS PREFABRICATED WOOD JOISTS, STRUCTURAL GLUED-LAMINATED TIMBER STRUCTURAL COMPOSITE LUMBER AND DESIGN TRUSSES SHALL NOT BE NOTCHED OR DRILLED EXCEPT WHERE PERMITTED BY THE MANUFACTURERS RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY THE MANUFACTURER. (CBC 2304.10.5)
- 10) THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF  $\frac{1}{4}$ " TO  $\frac{1}{2}$ " LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED  $\frac{1}{2}$ " PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT (CBC 2306.3)
- 11) DRILLING AND NOTCHING AND DRILLED HOLES IN PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWP A 44
- 12) PROVIDE DOUBLE TOP PLATE WITH MINIMUM 48" LAP SPICES AND (8) 16d LAP SPICE NAILING.

1) ALL LUMBER SHALL BE GRADE MARKED DOUGLAS FIR GRADE  
AS FOLLOWS U.N.O.:

4 x -----	No. 1 OR BETTER.
2 x -----	No. 1 OR BETTER
STUDS-----	No. 1 OR BETTER

2) ALL FOOTINGS SHALL BE FOUNDED A MINIMUM OF 18" BELOW LOWEST ADJACENT FINAL COMPACTED SUB GRADE .

1) ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE A.C.I. BUILDING CODE (A.C.I. 318) AND C.B.C. ( 2019)

- 2) CONCRETE USED SHALL HAVE THE FOLLOWING 28-DAY COMPRESSIVE STRENGTHS :
  - A) FOOTINGS - ..... 3,000 P.S.I.
  - B) SLABS ON GRADE ..... 2,500 P.S.I.
  - C) GRADE BEAM ..... 3,000 P.S.I.
- 3) CEMENT TO CONFORM TO ASTM C-150, TYPE V WITH MINIMUM OF 5 SACKS PER YARD U.O.C.
- 4) MAX. AGGREGATE SIZE IS 1-1/2" @ FOOTINGS, 1-1/2" @ SLABS, TILT-UP PANELS AND 1/2" @ LT.WT.CONC.
- 5) VIBRATE ALL CONCRETE WITH A MECHANICAL VIBRATOR USED BY EXPERIENCED PERSONS.
- 6) MAXIMUM SLUMP NOT TO EXCEED 5" FOR FOOTINGS & 4" FOR SLABS AND PANELS.
- 7) CONTINUOUS INSPECTION REQUIRED AS PER C. B. C. 1701 FOR ALL EMBEDMENTS.
- 8) MAXIMUM WATER-CEMENTITIOUS MATERIALS RATIO, BY WEIGHT IS 0.45.
- 9) CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR SHALL BE REQUIRED FOR THE STRUCTURAL WALLS.

\* NON-SHRINK GROUT TO BE SURE-GRIP HIGH PERFORMANCE GROUT BY DAYTON SUPERIOR.

- 1) FOLLOW MANUFACTURER RECOMMENDATIONS
- 2) CONTINUOUS INSPECTION REQUIRED.
- 3) USE SIMPSON "AT-XP" EPOXY ER-263 U.N.O.

1) ALL NAILS USED ARE TO BE COMMON NAILS U.N.O.  
2) HARDWARE IS TO BE BY SIMPSON STRONG TIE OR  
APPROVED EQUIVALENT.

SEISMIC DESIGN CATEGORY	D
SITE CLASS	D
MAXIMUM SPECTRAL RESPONSE ACCELERATION	S <sub>s</sub> : 2.005 g S <sub>1</sub> : 0.715 g
SITE COEFFICIENTS	F <sub>a</sub> : 1.2 F <sub>v</sub> : 1.7
ADJUSTED MAXIMUM ACCELERATION	SMS : 2.406 g SM1 : 1.250 g
DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS	SDS : 1.604 g SD1 : 0.833 g

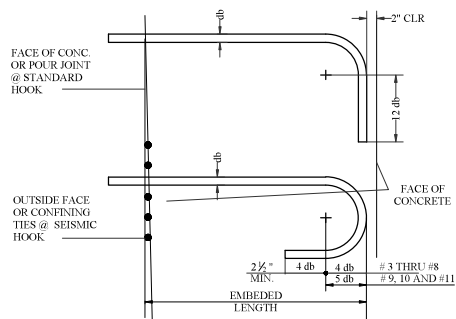
BASIC SEISMIC • FORCE • RESISTING SYSTEMS :  
 \*LIGHT FRAMED SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR  
 RESISTANCE OR STEEL SHEETS  
 DESIGN BASE SHEAR =  $C_s W$   
 SEISMIC RESPONSE COEFFICIENT(S)  $C_s = 0.3444$   
 RESPONSE MODIFICATION FACTOR(S)  $R = 3.5$   
 ANALYSIS PROCEDURE USED EQUIVALENT LATERAL FORCE PROCEDURE  
 REDUNDANCY FACTOR USED - 1.3

1) FOOTINGS & SLABS -----ASTM A-615 GRADE 60  
2) TIES -----ASTM A-615 GRADE 40  
3) CHORD BARS -----ASTM A-706 GRADE 60

- 4) MINIMUM CONCRETE COVER UNLESS NOTED OTHERWISE :
- |  |        |
|--|--------|
| A) CONCRETE CAST AND PERMANENTLY EXPOSED TO EARTH      | 3"     |
| B) CONCRETE EXPOSED TO EARTH OR WEATHER #5 AND SMALLER | 1-1/2" |
| C) CONCRETE NOT EXPOSED TO WEATHER OR GROUND, COLUMNS  | 2"     |
| WALLS  | 1-1/2" |
|  | 3/4"   |
- 5) WELDING SHALL COMPLY WITH AWS/A5 D1.1 AND DONE BY A CERTIFIED WELDER OR REINFORCING STEEL AND APPROVED BY THE LOCAL AUTHORITY.
- 6) REINFORCING BARS IN WALLS, FOUNDATIONS & BEAMS SHALL BE CONTINUOUS AROUND CORNERS.
- 7) REINFORCING BAR SPLICES SHALL BE CLASS B TENSION LAP SPLICES. HOOKS TO BE ACI STANDARD.
- 8) REINFORCING BARS USED IN SHEAR WALLS SHALL COMPLY WITH ACI 318-08.

INFORMATION BULLETIN / PUBLIC - BUILDING CODE		Effective: 01-01-2017
REFERENCE NO.: LAHC 1003.3.3		Revised:
DOCUMENT NO.: PABC 2017-116		
Previously based on: PBC 2012-116		
<h2>FOUNDATION DESIGN FOR EXPANSIVE SOILS</h2>		
<p>Foundation systems for buildings on expansive soils that be designed and constructed in a manner that minimizes damage to the structure from movement of the soil. The following guidelines are intended to provide the required information.</p>		
<h3>NEW CONSTRUCTION</h3>		
<p>In order to mitigate the potential for expansion of soils, either a soils report shall be submitted to the Grading Division for review and inspection or the building footings shall be designed in accordance with the following requirements:</p>		
<ol style="list-style-type: none"><li>1. Depth of footings below the natural and finish grades shall not be less than 24 inches for exterior and 18 inches to interior footings.</li><li>2. Exterior walls and interior bearing walls shall be supported on continuous footings.</li><li>3. Footings shall be reinforced with #4 rebar-minimum diameter 3/8" minimum. Reinforcing bars. Two bars shall be placed within 4 inches of the bottom of the footing and two bars within 4 inches of the top of the footing with a minimum concrete cover per ACI 318 Section 201.6.3.</li><li>4. Footings shall be reinforced with #4 rebar-minimum diameter 3/8" minimum. Reinforcing bars. Two bars shall be placed within 4 inches of the bottom of the footing and two bars within 4 inches of the top of the footing with a minimum concrete cover per ACI 318 Section 201.6.3.</li><li>5. On a 2-inch sand bed over a moisture bearing membrane. The slabs shall be at least 3 1/2 inches thick and shall be reinforced with #4 rebar-minimum diameter 3/8" minimum. Reinforcing bars. Two bars shall be spaced at intervals exceeding 16 inches every 4 feet.</li><li>6. The soil below an interior concrete slab shall be pre-saturated to a depth of 18 inches prior to placing the concrete.</li><li>7. All drainage adjacent to footings shall be conducted away from the structure by a minimum 3/8" slope with drains sloped no less than 2 percent and draining into an approved non-expansive drainage system.</li><li>8. Alternative foundation and lateral resistance for footing design shall be reviewed and approved by the Grading Division.</li></ol>		
<p>Construction in accordance with these requirements does not prevent the building/grading inspector from requiring a soils report at any time, based upon site conditions.</p>		
<h3>II. SLAB-ON-GRADE FOUNDATIONS</h3>		
<p>Slab-on-grade foundations shall, as a pre-fabricated mat or raft will require a soils report and they shall be designed in accordance with Code Section 1003.8.2.</p>		





#### NOTES

1. ALL HOOKED BARS SHALL EXTEND AS FAR AS POSSIBLE TO THE OPPOSITE FACE WITH A MINIMUM 2" END COVER AND EMBEDMENT NOT LESS THAN THE SCHEDULE
2. MINIMUM SIDE COVER = 2 1/2"

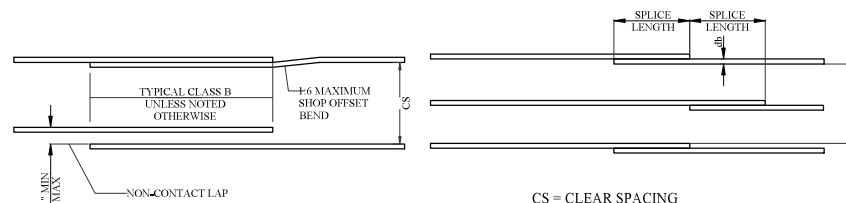
#### REINFORCING EMBEDMENT NOTES

1. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS
2. BOTTOM BARS ARE ALL VERTICAL BARS AND HORIZONTAL BARS WITH LESS THAN 12" OF CONCRETE CAST BELOW HORIZONTAL BARS

#### STANDARD HOOK DETAILS

BAR			AREA (SQ. IN.)	0.11		0.20		0.31		0.44		0.60		0.79		1.00		1.27		1.56	
			DIAMETER db	0.375		0.500		0.625		0.750		0.875		1.000		1.128		1.270		1.410	
DEVELOPMENT TYPE	CATEGORY	DESCRIPTION	NORMAL WEIGHT CONCRETE f'c PSI	# 3		# 4		# 5		# 6		# 7		# 8		# 9		# 10		# 11	
				TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT
STRAIGHT TENSION EMBEDMENT	1	COVER ≥ 3db AND CLEAR SPACING ≥ 4 db	3000	16	12	18	14	22	17	26	20	38	29	43	33	49	38	55	42	61	47
			4000	16	12	16	12	19	15	23	18	33	25	37	29	42	33	47	37	53	41
	2	ALL OTHERS	3000	22	17	29	22	36	28	43	33	63	48	72	55	81	62	91	70	101	78
			4000	19	15	25	19	31	24	37	29	54	42	62	48	70	54	79	61	87	67
	3	COVER ≥ 4db OR CLEAR SPACING ≤ 2 db	3000					54	41	64	50	94	72	107	83	121	93	136	105	151	116
			4000					47	36	56	43	81	63	93	72	105	81	118	94	131	101
HOOK EMBED- MENT	STANDARD	ALL OTHERS	3000	6		8		10		12		14		16		18		20			
			4000	6		7		9		10		12		14		15		17			

#### TYPICAL STRAIGHT AND HOOKED EMBEDDED LENGTH SCHEDULE



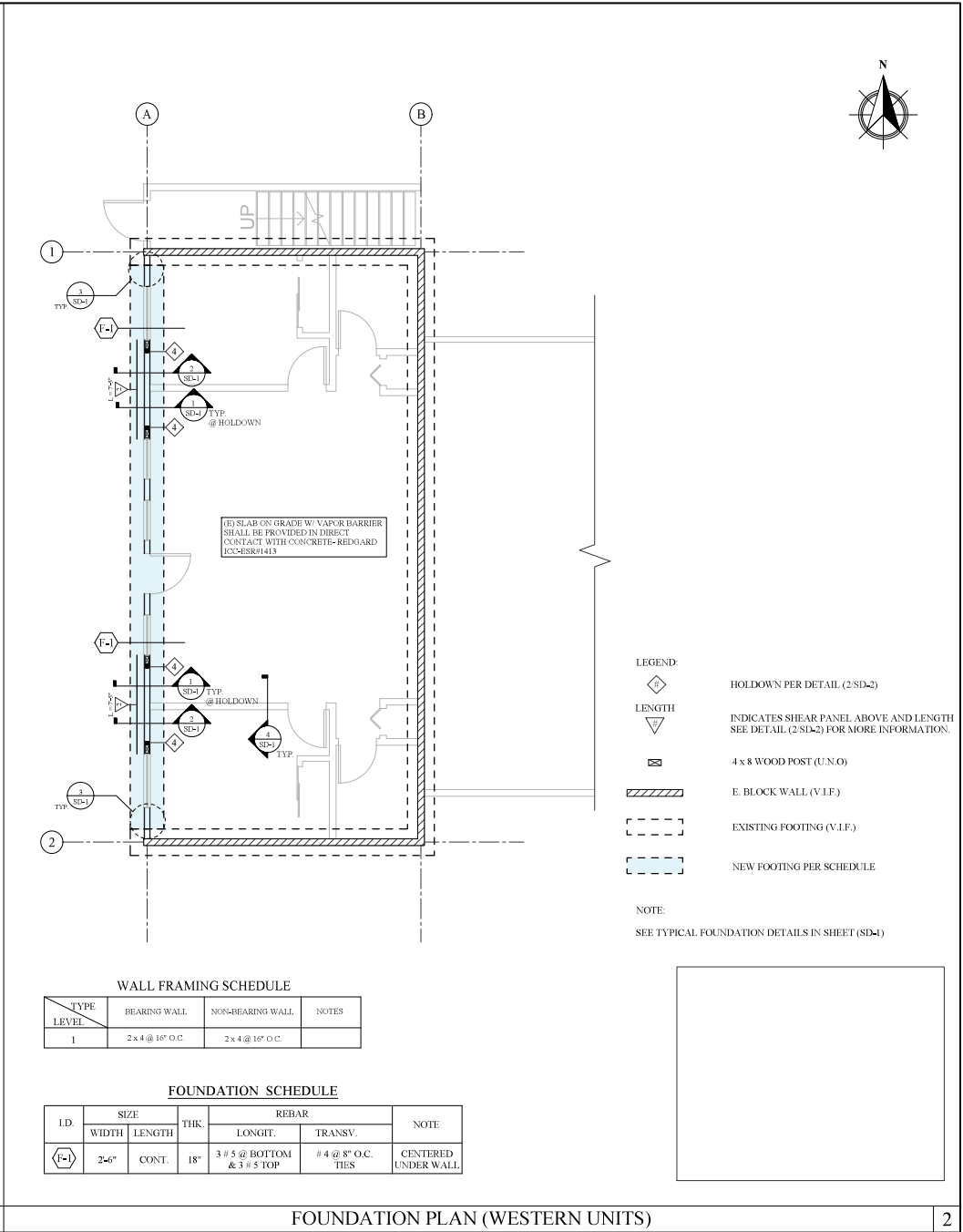
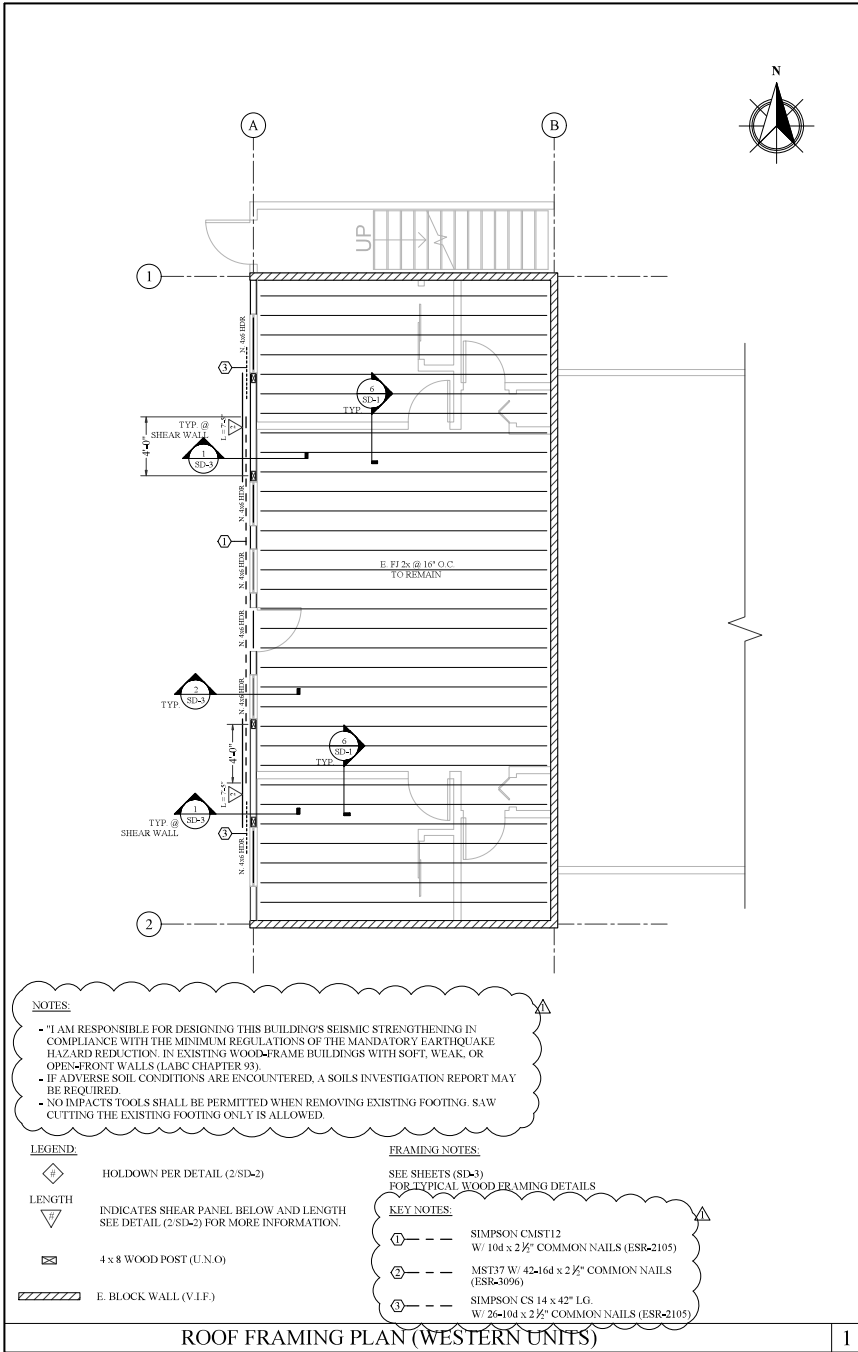
#### TYPICAL LAP SPLICES

#### STAGGERED SPLICING

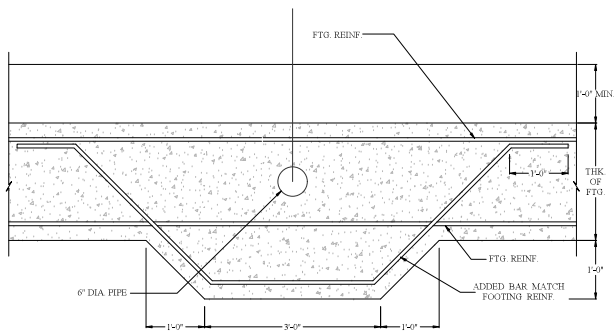
BAR			AREA sq. in.	0.11		0.20		0.31		0.44		0.60		0.79		1.00		1.27		1.56	
			DIAMETER db	0.375		0.500		0.625		0.750		0.875		1.000		1.128		1.270		1.410	
LAP CLASS	CATEGORY	DESCRIPTION	NORMAL WEIGHT CONCRETE f'c PSI	# 3		# 4		# 5		# 6		# 7		# 8		# 9		# 10		# 11	
				TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT
CLASS B	1	COVER ≥ 3db AND CLEAR SPACING ≥ 4 db	3000	21	16	23	18	28	22	34	26	49	38	56	43	63	49	71	55	79	61
			4000	21	16	21	16	25	19	29	23	43	33	49	37	55	42	62	47	68	53
	2	ALL OTHERS	3000	28	22	38	29	47	36	56	43	81	63	93	72	105	81	118	91	131	101
			4000	25	19	33	25	41	31	49	37	71	54	81	62	91	70	102	79	114	87
	3	COVER ≥ 4db OR CLEAR SPACING ≤ 2 db	3000					70	54	84	64	122	94	139	107	157	121	177	136	196	151
			4000					61	47	73	56	106	81	121	93	136	105	153	118	170	131

#### TYPICAL REINFORCING GRADE 60 SPLICE SCHEDULE



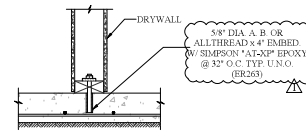






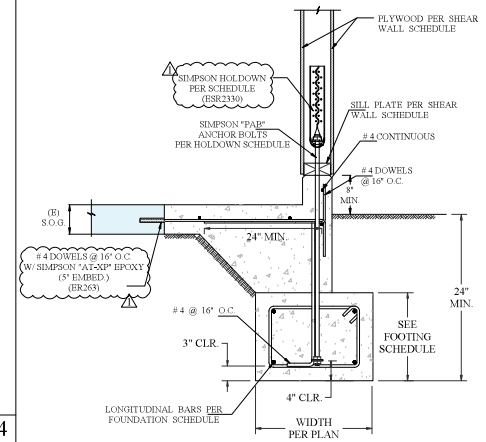
PIPE LOCATION ANYWHERE IN THE FOUNDATION

5



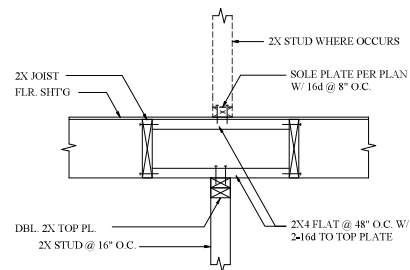
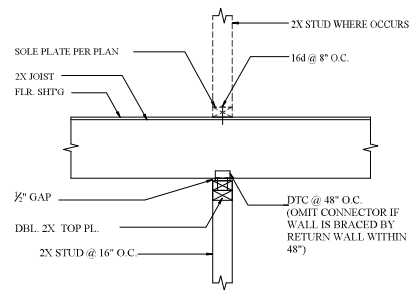
NON-BEARING WALL DETAIL

4



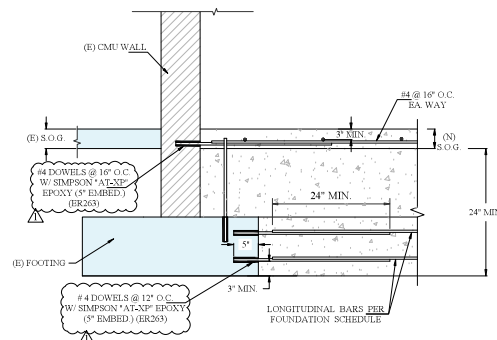
HOLDOWN AT END OF SHEAR WALL

1



F.J. TO NON-STRUCTURAL WALL

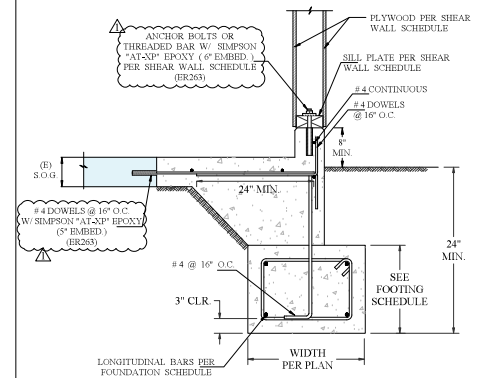
6



NOTE : NEW FOUNDATION BOTTOM TO MATCH EXISTING BOTTOM

NEW FOOTING TO EXISTING FOOTING DETAIL

3



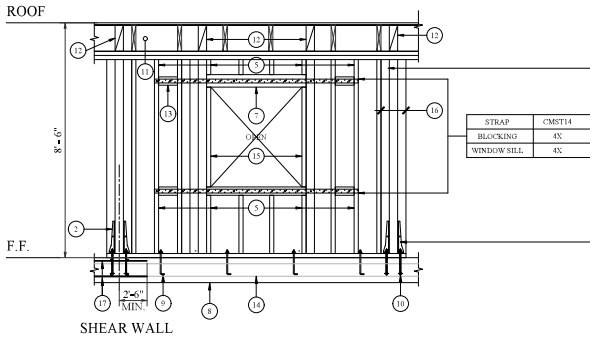
EXTERIOR SHEAR WALL DETAIL

2



ROOF

F.F.



ID	HOLD-DOWN @ 2ND FLOOR (BSR-2300)	HOLD-DOWNS CAPACITY	75% OF HOLD-DOWNS CAPACITY	BOLT SIZE (EMBED IN CONC.)
1	DBL. SIMPSON HDU11 W/ 20-SDS 1/2" x 36" EA. HDU W/ 6 x 6 POST EA. END	18,070#	14,002#	1" Ø (11")
2	DBL. SIMPSON HDU5 W/ 14-SDS 1/2" x 36" W/ 6 x 6 POST EA. END	11,290 #	8,467#	3/4" Ø (11")
3	SIMPSON HDU11 W/ 30-SDS 1/2" x 36" W/ 6 x 6 POST EA. END	9,335 #	7,001#	1" Ø (11")
4	SIMPSON HDU5 W/ 20-SDS 1/2" x 36" W/ 4 x 6 POST EA. END	7,870 #	5,902#	3/4" Ø (11")
5	SIMPSON HDU5 W/ 14-SDS 1/2" x 36" W/ MIN 4 x 4 POST EA. END	5,645 #	4,233#	3/4" Ø (11")
6	SIMPSON HDU4 W/ 10-SDS 1/2" x 36" W/ MIN 4 x 4 POST EA. END	4,565 #	3,424#	3/4" Ø (11")
7	SIMPSON HDU2 W/ 6-SDS 1/2" x 36" W/ MIN 4 x 4 POST EA. END	3,075 #	2,306#	3/4" Ø (11")

- NOTES:
- USE MINIMUM 3x MEMBER BEHIND ADJOINING PANEL JOINTS AND STAGGER EDGE NAILING.
  - INSTALL CONNECTOR WITH LONG DIRECTION PARALLEL TO PLATES.
  - STAGGER IN ROWS OFFSET BY 1/2".
  - SQUARE PLATE WASHER IS REQUIRED FOR ALL ANCHOR BOLTS.
- | ANCHOR BOLT | SQUARE PLATE WASHER |
|-------------|---------------------|
| 5/8"        | 3"x3"x1/4"          |
| 3/4"        | 3"x3"x1/4"          |
| 7/8"        | 3"x3"x5/16"         |
| 1"          | 3 1/2"x3 1/2"x3/8"  |
- NOTES:
- THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/8 IN. LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1 3/4 IN. PROVIDED STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
- MINIMUM 2" (3 1/2" AT FIRST TWO LEVELS) PENETRATION INTO BLOCKING/TOP PLATE.
  - OFFSET PANEL JOINT AT OPPOSING FACES OF WALL SO THAT JOINTS DO NOT LAND ON ONE COMMON STUD.
  - FOR INTERIOR NON-STRUCTURAL WALLS USE SHOT PINS @ 24" O.C.
  - INSTALL & STAGGER SHEAR CONNECTORS ON EACH SIDE OF BLOCKING/TOP PLATE.
  - IF CONNECTOR IS APPLIED OVER SHEATHING, USE 8d x 2 1/2" NAIL.
  - ALL FIELD NAILING @ 12" O.C.
  - CAPACITY PER 2016 C.B.C. TABLE 2306.3

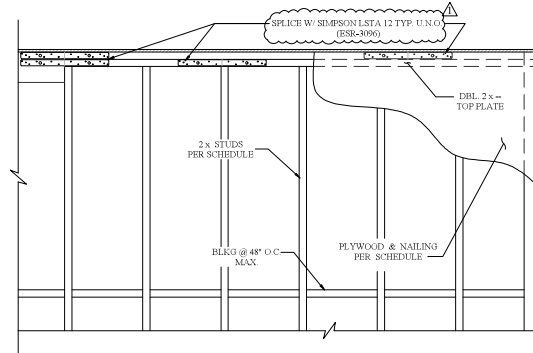
#### KEY NOTES:

- FLOOR/ROOF ASSEMBLY, CONT. DBL. TOP PLATE REQUIRED OVER SHEAR WALL W/OPENING.
- HOLD-DOWN BY SIMPSON. SEE SCHEDULE.
- SIMPSON HOLD-DOWN SEE SCHEDULE.
- FLOOR OR ROOF SHEATHING.
- STUD WALL PER PLAN.
- SHEAR TRANSFER CONNECTOR PER SHEAR WALL SCHEDULE & 1/SD-2.
- HEADER AT OPENING.
- CONCRETE SLAB PER PLAN.
- ANCHOR BOLT AND SILL PLATE PER SHEAR WALL SCHEDULE.
- HOLD-DOWN ANCHOR PER SCHEDULE & EMBEDMENT.
- 3X MIN. CONT. RIM OR 3X BLOCKING, EXTENDED FROM EDGE TO EDGE OF SHEAR WALL.
- ADDED BLOCKS TO MATCH POSTS ABOVE & BELOW.
- STRAP ABOVE & BELOW EACH WINDOW PER TABLE. EXTEND STRAP MIN. 36" PAST OPENING OR TO END OF SHEAR WALL. REQUIRED ON BOTH SIDES @ DOUBLE-SIDED SHEAR WALLS.
- REBAR PER SLAB PLAN.
- TRIMMER PER PLAN.
- NO HOLES ARE ALLOWED IN THIS AREA. TYPICAL ALL LEVELS.
- ADD 2 #6 x 5'-0" LG. EA. WAY @ TOP & BOTTOM @ HD'S.

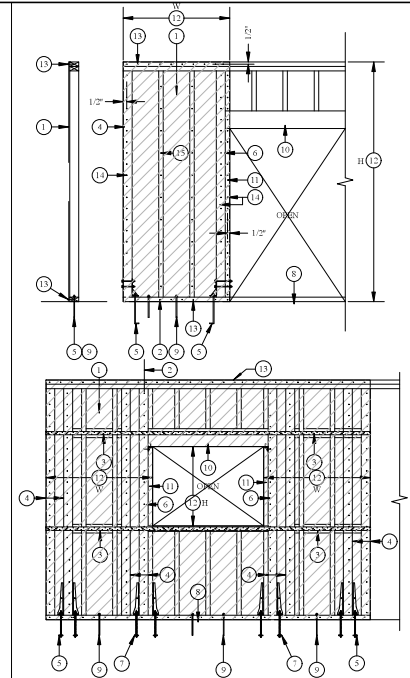
#### SHEAR WALL SCHEDULE

BLOCK ALL PLYWOOD EDGES

ID	PLYWOOD & NAILING	SHEAR WALL CAPACITY	SILL PLATE & ANCHORAGE	SILL PLATE @ FLOORS	NOTES
1	1/2" THK. STRUCT. 1 W/ 10-4 COMMON NAILS @ 2" O.C. TWO SIDE	1740 #/R	3 x 6 SILL PL. W/ 5/8" DIA. A.B. @ 16" O.C. W/ 3" SQ. x 1/2" THK. WASHERS (6" EMBED)	3 x 6 SILL PL. W/ SIMPSON SDS 1/2" x 6" LG. @ 6" O.C.	
2	1/2" THK. STRUCT. 1 W/ 10-4 COMMON NAILS @ 3" O.C. TWO SIDE	1330 #/R	3 x 6 SILL PL. W/ 5/8" DIA. A.B. @ 16" O.C. W/ 3" SQ. x 1/2" THK. WASHERS (6" EMBED)	3 x 6 SILL PL. W/ SIMPSON SDS 1/2" x 6" LG. @ 6" O.C.	
3	1/2" THK. STRUCT. 1 W/ 10-4 COMMON NAILS @ 4" O.C. TWO SIDE	1020 #/R	3 x 6 SILL PL. W/ 5/8" DIA. A.B. @ 16" O.C. W/ 3" SQ. x 1/2" THK. WASHERS (6" EMBED)	3 x 6 SILL PL. W/ SIMPSON SDS 1/2" x 6" LG. @ 6" O.C.	
4	1/2" THK. STRUCT. 1 W/ 10-4 COMMON NAILS @ 2" O.C. ONE SIDE	870 #/R	3 x 6 SILL PL. W/ 5/8" DIA. A.B. @ 16" O.C. W/ 3" SQ. x 1/2" THK. WASHERS (6" EMBED)	3 x 6 SILL PL. W/ SIMPSON SDS 1/2" x 6" LG. @ 6" O.C.	2 x 6 STUDS @ 16" O.C. (3 x 6 STUDS @ PANEL JOINTS)
5	1/2" THK. STRUCT. 1 W/ 10-4 COMMON NAILS @ 3" O.C. ONE SIDE	665 #/R	3 x 6 SILL PL. W/ 5/8" DIA. A.B. @ 16" O.C. W/ 3" SQ. x 1/2" THK. WASHERS (6" EMBED)	3 x 6 SILL PL. W/ SIMPSON SDS 1/2" x 6" LG. @ 6" O.C.	
6	1/2" THK. STRUCT. 1 W/ 10-4 COMMON NAILS @ 4" O.C. ONE SIDE	510 #/R	3 x 6 SILL PL. W/ 5/8" DIA. A.B. @ 16" O.C. W/ 3" SQ. x 1/2" THK. WASHERS (6" EMBED)	3 x 6 SILL PL. W/ SIMPSON SDS 1/2" x 6" LG. @ 6" O.C.	
7	1/2" THK. STRUCT. 1 W/ 10-4 COMMON NAILS @ 6" O.C. ONE SIDE	340 #/R	3 x 6 SILL PL. W/ 5/8" DIA. A.B. @ 16" O.C. W/ 3" SQ. x 1/2" THK. WASHERS (6" EMBED)	3 x 6 SILL PL. W/ SIMPSON SDS 1/2" x 6" LG. @ 6" O.C.	



#### A TOP PLATE SPLICE / CHORD DETAIL



- KEY NOTES:
- RATED STRUCTURAL PANEL PER PLAN & S.W. SCHEDULE. SHEATHING TO BE FLUSH FROM BOTTOM OF SILL/SOLE PLATE TO TOP OF DOUBLE TOP PLATES. 1" SHORTER SHEATHING (EX. 9'60" SHTG W/9'4" PLATES) MAY BE USED IF DOUBLE TOP PLATES STITCH NAILED W/16ds AT B.N. SPACING W/SHTG FLUSH TO BOTTOM OF SILL.
  - LOCATE PANEL JOINTS AT COMMON STUD OR POST. IF LOCATED ON TRIMMER, STITCH NAIL TRIMMER TO KING STUD OR HOLD-DOWN POST W/16d @ B.N. SPACING.
  - STRAP (CS 16 MIN.) OVER B.L.G. (3X MIN.) W/ NAILS @ EVERY HOLE PER SCHEDULE ON SHEAR WALL ELEVATION (2SD-2).
  - B.N. @ ALL HOLD-DOWN POSTS. SEE THE-DOWN SHOP DRAWINGS.
  - HOLD-DOWN PER PLANS.
  - KING POST / HOLD-DOWN POST PER PLAN.
  - INSIDE HOLD-DOWN PER PLANS.
  - CONCRETE SLAB.
  - ANCHOR BOLT TO CONCRETE SLAB OR SOLE PLATE CONNECTION @ UPPER SHEAR WALL. SIZE & SPACING PER SHEAR WALL SCHEDULE.
  - HEADER PER PLAN.
  - DBL. 2X TRIMMER UNO. (MAY BE 2-2X, 4X OR 6X PER PLAN).
  - MINIMUM HEIGHT TO WIDTH RATIO:  $H/W \leq$
  - BOUNDARY NAILING (B.N.) @ TOP PLATE AND SILL PLATE.
  - BOUNDARY NAILING (B.N.) @ EDGE OF SHEAR WALL.
  - FIELD NAILING FROM PANEL FIELD TO STUD OR EDGE NAILING FROM PANEL EDGE TO STUD. (NOTE: MINIMUM SHEATHING WIDTH IS 24")

#### TYPICAL SHEAR WALL DETAIL

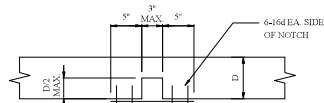
1

#### TYPICAL SHEAR WALL DETAIL

2

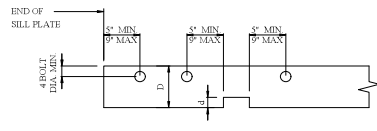


## B STUD WALLS - STRUCTURAL AND EXTERIOR



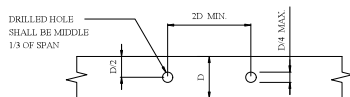
NOTE: WHERE DEPTH OF NOTCH IS GREATER THAN 1" PROVIDE  
0.058"x1-1/2" STRAP W/ 6-16d NAILS AT EACH SIDE OF NOTCH

**C** DOUBLE TOP PLATE



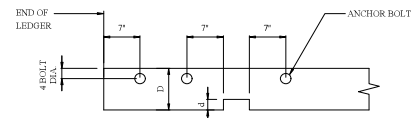
NOTE: WHERE DEPTH OF NOTCH IS GREATER THAN D/5 PROVIDE ANCHOR BOLT EA. SIDE OF NOTCH AS SHOWN.

**D SILL PLATE**



NOTE: NOTCHING OF JOISTS, RAFTERS  
& BEAMS IS NOT ALLOWED.

## E JOIST & RAFTER



NOTE: WHERE DEPTH OF NOTCH (d) IS GREATER THAN D/5 PROVIDE ANCHOR BOLT EA. SIDE OF NOTCH AS SHOWN.

**F** **LEDGER**



## TYPICAL NOTCHES AND HOLES

(B) STUD WALL

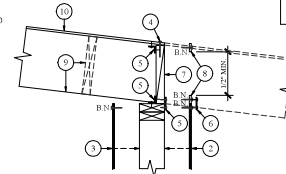
1/2" THK. STRUCT. 1 PLYWOOD  
W/ 104 COMMON NAILS @ 8" O.C. FIELD  
& 6" O.C. EDGES

WALL @ CANTILEVER FLOOR

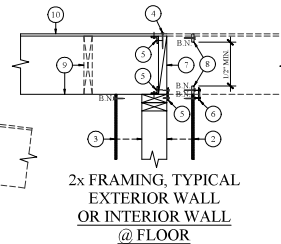
### SHEAR TRANSFER HARDWARE SCHEDULE

SHEAR WALL ID.	SIMP. SHR. CONN. (IN LIEU OF NAIL OR SCREW) (IN O.C.)		SHEAR WALL CAPACITY
	A35 ER-112	LTP4 ER-112	
	4.5	4.5	1740 @R
	4.5	4.5	1330 @R

**NOTES:**  
1. INSTALL CONNECTOR WITH LONG DIRECTION PARALLEL TO PLATES.  
2. IF CONNECTOR IS APPLIED OVER SHEATHING, USE 8d x 2 1/2" NAIL.



2x FRAMING, TYPICAL  
EXTERIOR WALL  
OR INTERIOR WALL  
@ ROOF



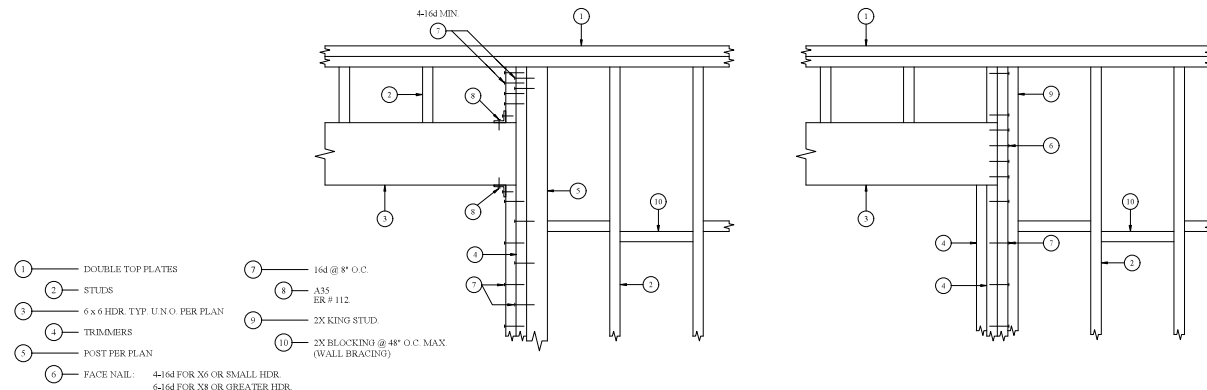
2x FRAMING, TYPICAL  
EXTERIOR WALL  
OR INTERIOR WALL  
@ FLOOR

## KEY NOTES

- ① SHEAR TRANSFER CONTINUOUS RIM, SEE SHEAR WALL SCHED. FOR MINIMUM WIDTH.
- ② SHEAR PANEL ON ONE SIDE OF WALL.
- ③ SHEAR PANEL ON SECOND SIDE OF WALL WHERE OCCURS
- ④ SHEAR TRANSFER NAILING SCREWS PER SHEAR WALL SCHEDULE, STAGGER AS REQ'D. PROVIDE MINIMUM 3" EDGE DISTANCE
- ⑤ LOCATION OF SHEAR TRANSFER HARDWARE SPACING PER SCHED
- ⑥ SOME SHEAR TRANSFER HARDWARE MAY BE APPLIED OVER SHEATHING WITH LONGER NAIL. SEE SCHED
- ⑦ 2" DEPTH OF FLOOR JOISTS SHEAR TRANSFER RIM OR BLOCKING U.S.D.
- ⑧ EXTERIOR FACE OF SHEAR PANEL MAY BE EXTENDED 2" MINIMUM TO RIM IN ORDER TO OMIT SHEAR TRANSFER NAILING FOR SINGLE SIDED SHEAR WALL. REDUCE 50% SHEAR TRANSFER NAILING FOR DOUBLE-SIDED SHEAR WALL.
- ⑨ FRAMING PERPENDICULAR OR PARALLEL TO SHEAR WALL.
- ⑩ HORIZONTAL DIAPHRAGM.
- ⑪ (N) 2" ALL STRUCTION 1 PLYWOOD  
 (P) 2" COMMON NAILING 8" O.C. FIELD  
 & 2" O.C. ALL EDGES PER DETAIL (C) (D) (S) (D)

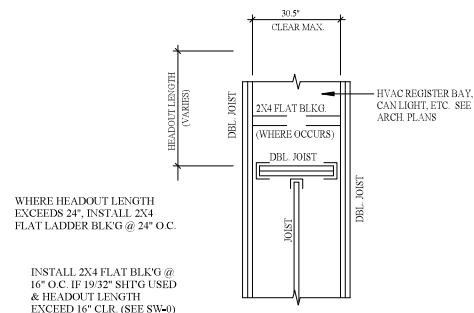
## SHEAR TRANSFER DETAIL

1
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## TYPICAL WALL FRAMING

2
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WHERE HEADOUT LENGTH  
EXCEEDS 24", INSTALL 2X4  
FLAT LADDER BLK'G @ 24" O.C.

INSTALL 2X4 FLAT BLK'G @  
16" O.C. IF 19/32" SHT'G USED  
& HEADOUT LENGTH  
EXCEED 16" CLR. (SEE SW-0)

## TYPICAL HEADOUTS

	3
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