



**CITY OF LOS ANGELES**  
**INTERIM CONTROL ORDINANCE**  
**HARDSHIP EXEMPTION APPLICATION**

Form Created - 7/21/04

**INSTRUCTIONS**

Hardship Exemption Applications are available at the following locations:

**Department of City Planning**

***Downtown Planning Counter***

201 N. Figueroa, 4<sup>th</sup> Floor  
Los Angeles, CA 90012  
(213) 482-7077

***Valley Planning Counter***

6262 Van Nuys Boulevard, Suite 251  
Van Nuys, CA 91401  
(818) 374-505

**Office of the City Clerk**

***Planning and Land Use Management Committee***

Room 395, City Hall  
200 North Spring Street  
Los Angeles, CA 90012  
(213) 978-1068

**Department of Building and Safety - Construction Service Centers**

**Hours** - Monday, Tuesday, Thursday, and Friday – 7:30 a.m. – 4:30 p.m.

Wednesday – 9:00 a.m. – 4:30 p.m.

***Van Nuys***

6262 Van Nuys Boulevard  
2<sup>nd</sup> Floor, Room 251  
Van Nuys, CA 91401

***San Pedro\****

S. Beacon Street, Room 276  
San Pedro, CA 90731

***Downtown***

201/221 N. Figueroa Street, 4<sup>th</sup> Floor  
Los Angeles, CA 90012

***South Los Angeles\****

8475 S. Vermont Avenue  
2<sup>nd</sup> Floor  
Los Angeles, CA 90044

***West Los Angeles***

1828 Sawtelle Boulevard, 2<sup>nd</sup> Floor  
West Los Angeles, CA 90025

BY \_\_\_\_\_  
CITY CLERK  
DEPUTY

CITY CLERK

2015 APR 27 PM 5:55

RECEIVED  
CITY CLERK'S OFFICE

\* The San Pedro and South Los Angeles offices are closed between 12:00 p.m. to 1:00 p.m. daily.

- 
1. **Complete the enclosed Hardship Exemption Application Form and include all required attachments** (refer to the application for a complete list of attachments).
  2. **File the application with the Office of the City Clerk.** There is no filing fee.

**Office of the City Clerk**

Planning and Land Use Management Committee  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, CA 90012  
(213) 978-1068

**APPLICATION PROCESS**

1. The Office of the City Clerk accepts the application materials and notifies both the relevant Council Office and the Chair of the Planning and Land Use Management Committee (PLUM) of the City Council that the application has been filed. There is no deadline in which City Council must act.
2. The Office of the City Clerk waits for the Council Office to schedule the applications for consideration by PLUM. PLUM meets on Wednesdays at 2:00 p.m. in Room 1010 (10<sup>th</sup> Floor) of City Hall, 200 N. Spring Street, Los Angeles, CA 90012. The agenda can be found on the City's website at [www.lacity.org](http://www.lacity.org) under *Council Calendar*.
3. The request for a Hardship Exemption from the Interim Control Ordinance (ICO) is scheduled for PLUM.
4. PLUM makes a recommendation and the matter is scheduled for full City Council.
5. The City Council acts on the request. City Council meets at 10:00 a.m. on Tuesdays, Wednesdays, and Fridays in the John Ferraro Council Chamber, Room 340, City Hall, 200 N. Spring Street, Los Angeles, CA 90012.

**AFTER A HARDSHIP EXEMPTION IS GRANTED**

Once a Hardship Exemption is granted from the Interim Control Ordinance, the applicant must pursue Building and Safety permits and other City Department approvals, as necessary, to complete the project.

# **HARDSHIP EXEMPTION APPLICATION**

ICO Area: <b>LARCHMONT VILLAGE</b>	Council File No.: <b>14-0656-S2</b>
Interim Control Ordinance No.: <b>Z.I. NO 2443</b>	Additional Interim Control Ordinance No.: <b>ORD. NO. 183497</b>
Effective Date: <b>MARCH 25, 2015</b>	

Applicant (Record Owner): <b>JESSE WILLIAMS + ARYN DRAKE-LEE</b>	Telephone: <b>646-242-6664</b>
Applicant Mailing Address: <b>545 N. GOWER ST. LA.</b>	Zip Code: <b>90004</b>
Applicant's Representative:	Telephone:
Representative's Mailing Address:	Zip Code:

Property Address: <b>545 N. GOWER ST. LA</b>	Lot Area (sq. ft.): <b>4,608 SF</b>
Legal Description: PIN: <b>141B189894</b> APN: <b>5523017030</b>	Structure/Building Construction Date: <b>1920</b>
Existing Zone (ZIMAS): <b>R1-1 SFR</b>	Permit History (Include Permit Numbers): <b>N/A</b>
Existing Land Use Designation (From City Planning Department):	

Describe Current Use (Include size in square feet, height, etc.): <b>SFR 1,153 SF, 1 1/2 bath, 2 bedroom, craftsman style home. EXISTING Ht 14'-9".</b>
<b>Family residence.</b>

*Note: A Master Land Use Application is not required.*

Describe Proposed Project and Use (Include size in square feet, height, etc.):

SEE ATTACHED DRAWINGS & COVER SHEET.  
2<sup>nd</sup> FLOR Craftsman addition of.  
893 SF. HEIGHT. 30'-1 1/8" TOP OF RIDGE.

Why do you believe a hardship exists for which an exemption should be granted? (Attach a statement on a separate sheet if necessary. An economic analysis may also be submitted.)

SEE ATTACHED STATEMENT.

Do you have any ownership interest in any other parcels within 300 feet of this property? ( ) Yes ( ) No  
(If yes, submit a map showing the location and boundaries of the property for which an exemption is being requested, and the location of the other ownerships.)

#### ADDITIONAL INFORMATION FILING REQUIREMENTS

In addition to this form, all below items should be included with the application, unless otherwise instructed by City Staff.

- a. Attach a map showing the location and boundaries of the property for which the exemption is being requested. (May be the same map as required in No. 7)
- b. Attach a Plot Plan showing the building footprint, parking plan, landscaping, balconies, driveways, any amenities, etc.
- c. Attach an Elevation Plan, which includes dimensions for all views.
- d. Attach Building Plans. If plans have been accepted by the Department of Building and Safety, list Plan Check No. \_\_\_\_\_ and Submittal Date \_\_\_\_\_.
- e. Submit a Project History summary that includes dates and descriptions of meetings, negotiations, expenditures, commitments, etc.
- f. Submit Photographs of the subject property and all surrounding property – not over 8 1/2 x 11 inches, but of adequate size to illustrate the condition and physical context of the property under discussion.
- g. Attach any additional information as needed.

**Note: A Master Land Use Application is not required.**



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THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

  
Applicant (Record Owner)

4.27.15  
Date

\_\_\_\_\_  
Representative

\_\_\_\_\_  
Date

\* *Proof of ownership will be required at the time of application submittal. A recorded grant deed and/or City Clerk's ownership records printout are acceptable.*

***Note: A Master Land Use Application is not required.***

We married and bought this house three years ago. We had our first child here and are months away from having our second. We love our neighborhood and our neighbors. We had our first child nearly seventeen months ago and have been toiling over plans to modestly expand our home to accommodate our growing family.

I am a member of the neighborhood babysitting coop and board member of a local nonprofit arts foundation dedicated to emboldening local artists and enriching LA as a cultural center. My husband has been working here as an actor for nearly seven years now.

Our home is a one bedroom, 1100 sq ft. and there are many, much larger, two-story homes on both sides of our street.

As long time home owners on both coasts, we truly appreciate and respect the intent of this new regulation, and write to you today in an effort to make a clear distinction between flippers/mansionization and a local, growing family, looking to tastefully and with aesthetic loyalty, expand their home to accommodate a growing family. We are hopeful that you will find our behavior evidence of community members undeserving of punishment for such investment, as we are the opposite of flippers.

As you can see, the original structure, from 1920, will remain as is, including our front porch. We are not expanding on any sides, front or rear; strictly vertical, approximately 890 sq ft.

In short, this caught us quite by surprise, and with another baby due, we find ourselves in a scary position as the unintended target.

Jesse Williams & Aryn DrakeLee-Williams

April 23, 2015

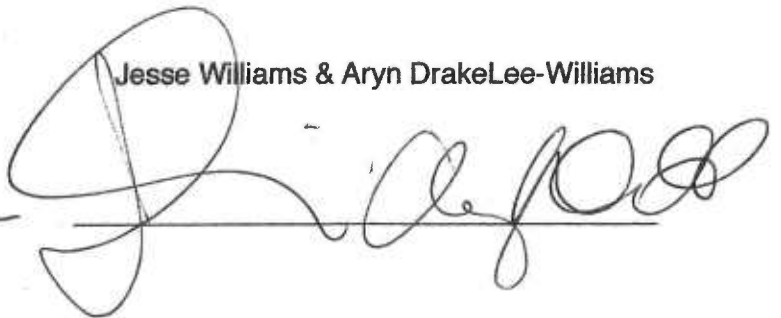
We, Jared Abrams and Susie Balaban of the neighboring 551 N. Gower, have reviewed Jesse Williams & Aryn DrakeLee-Williams' current architectural plans (dated 2/25/15) for the renovation of their 545 N. Gower St. home. We agree to the terms below and have no objection to them proceeding:

1. There will be no altercation whatsoever to our wood fence that runs along the South side of our property at 551 North Gower Street.
2. We have the option to plant privacy/shade trees along the back side of the wood fence on our side of the property.
3. Any damage to our property at 551 N. Gower Street as a result of the work performed at 545 N. Gower will be the responsibility of the owners of 545 N. Gower and will be repaired at their expense in a timely manner.
4. All work will follow LA City guidelines. No work on Sundays, etc.

Jared Abrams & Susie Balaban

Handwritten signature of Jared Abrams and Susie Balaban in cursive script.

Jesse Williams & Aryn DrakeLee-Williams

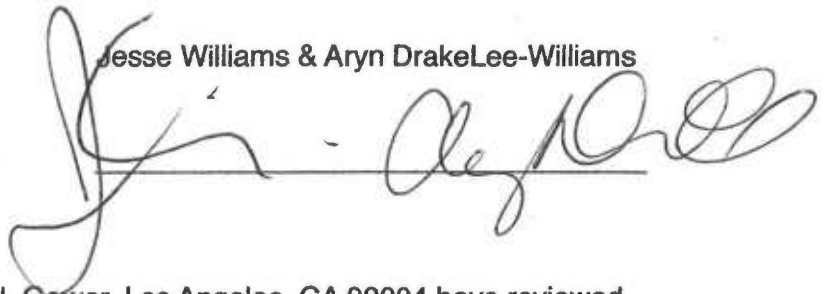
Handwritten signature of Jesse Williams and Aryn DrakeLee-Williams in cursive script.

Jesse Williams & Aryn DrakeLee-Williams

April 23, 2015

We, Jesse Williams & Aryn DrakeLee-Williams have shared accurate and current architectural plans (dated 3/23/15) for the renovation of our 545 N. Gower St. home with Steven Fader & Nalsey Tinberg of 541 N. Gower St., Los Angeles, CA 90004.

Jesse Williams & Aryn DrakeLee-Williams

A handwritten signature in black ink, appearing to be "Jesse Williams & Aryn DrakeLee-Williams", written over a horizontal line.

We, Steven Fader & Nalsey Tinberg of 541 N. Gower, Los Angeles, CA 90004 have reviewed the current architectural plans (dated 3/23/15) of Jesse Williams & Aryn DrakeLee-Williams' for the renovation of their 545 N. Gower St. home and we have no objection to them proceeding.

Nalsey Tinberg & Steven Fader

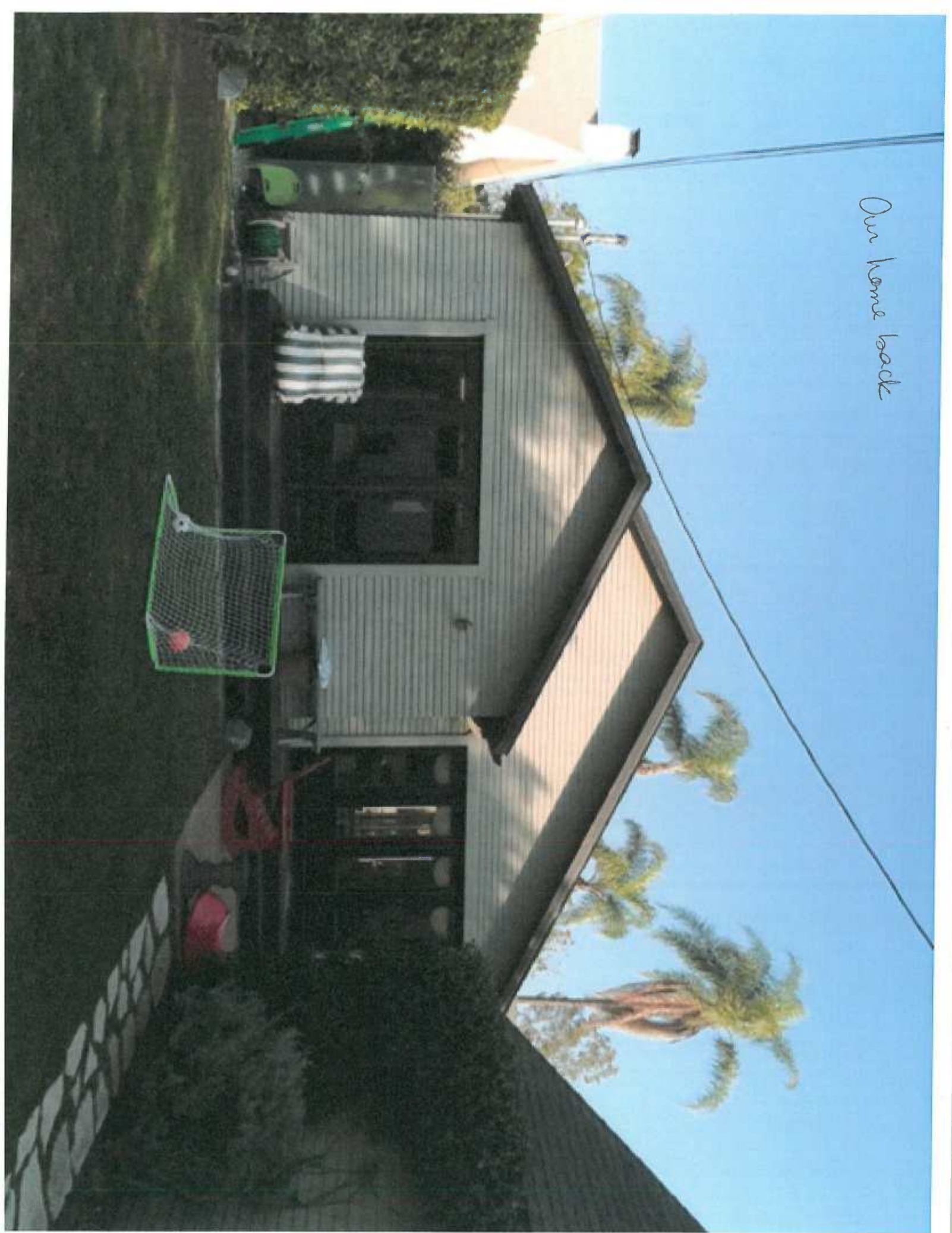
A handwritten signature in black ink, appearing to be "Steven Fader & Nalsey Tinberg", written over a horizontal line.



*Our home front*

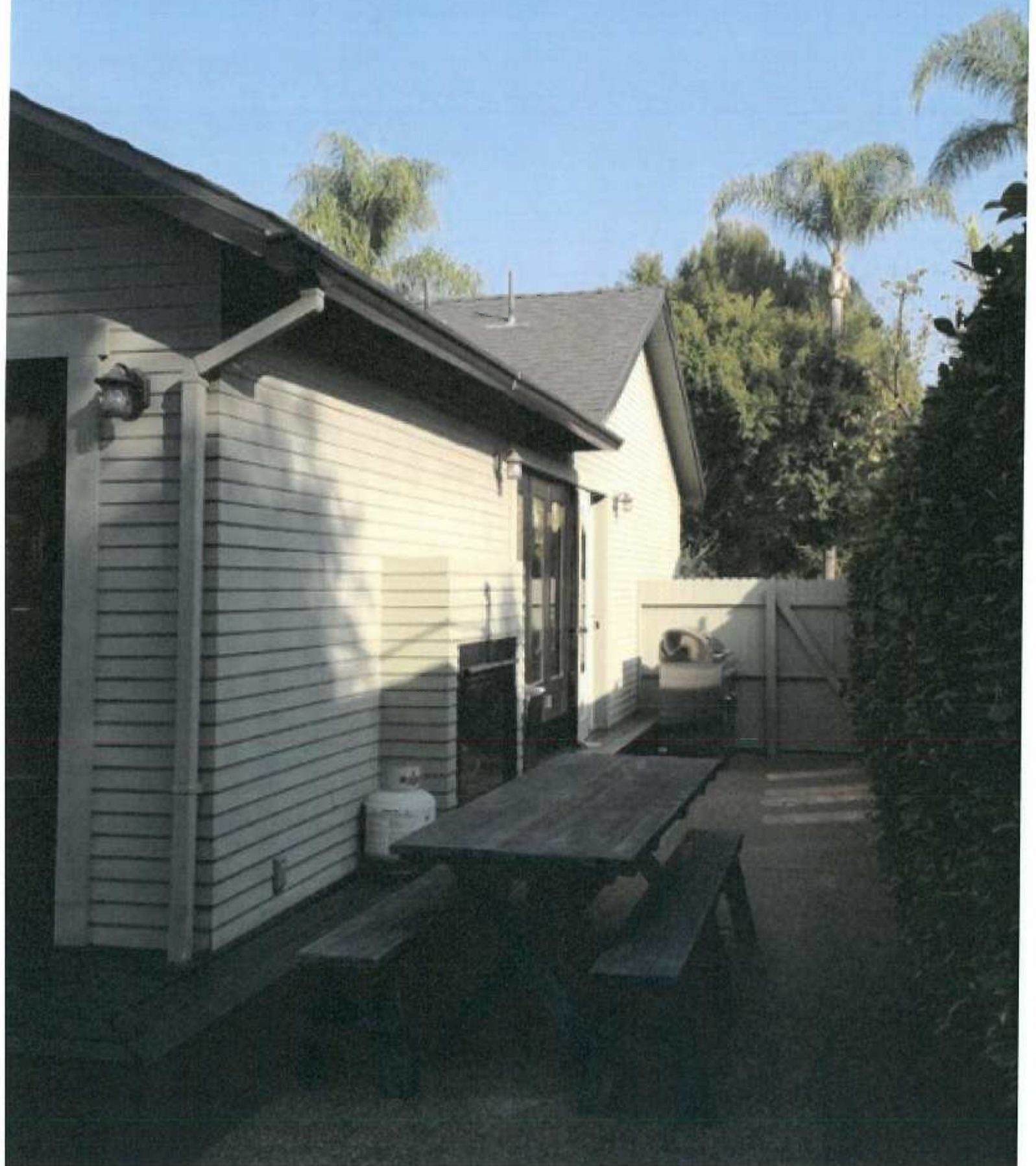


*Our home back*

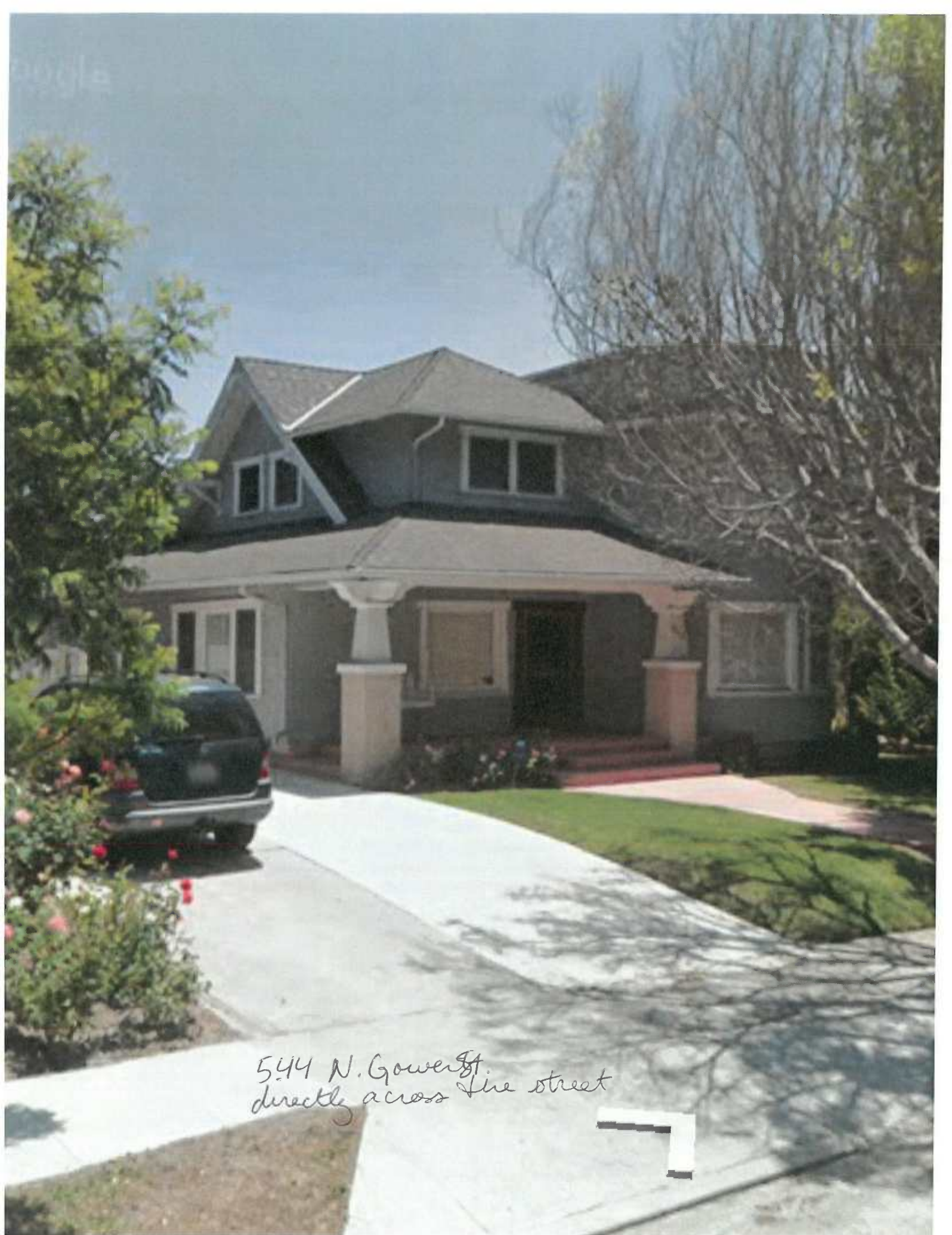




*Our home, southern side*

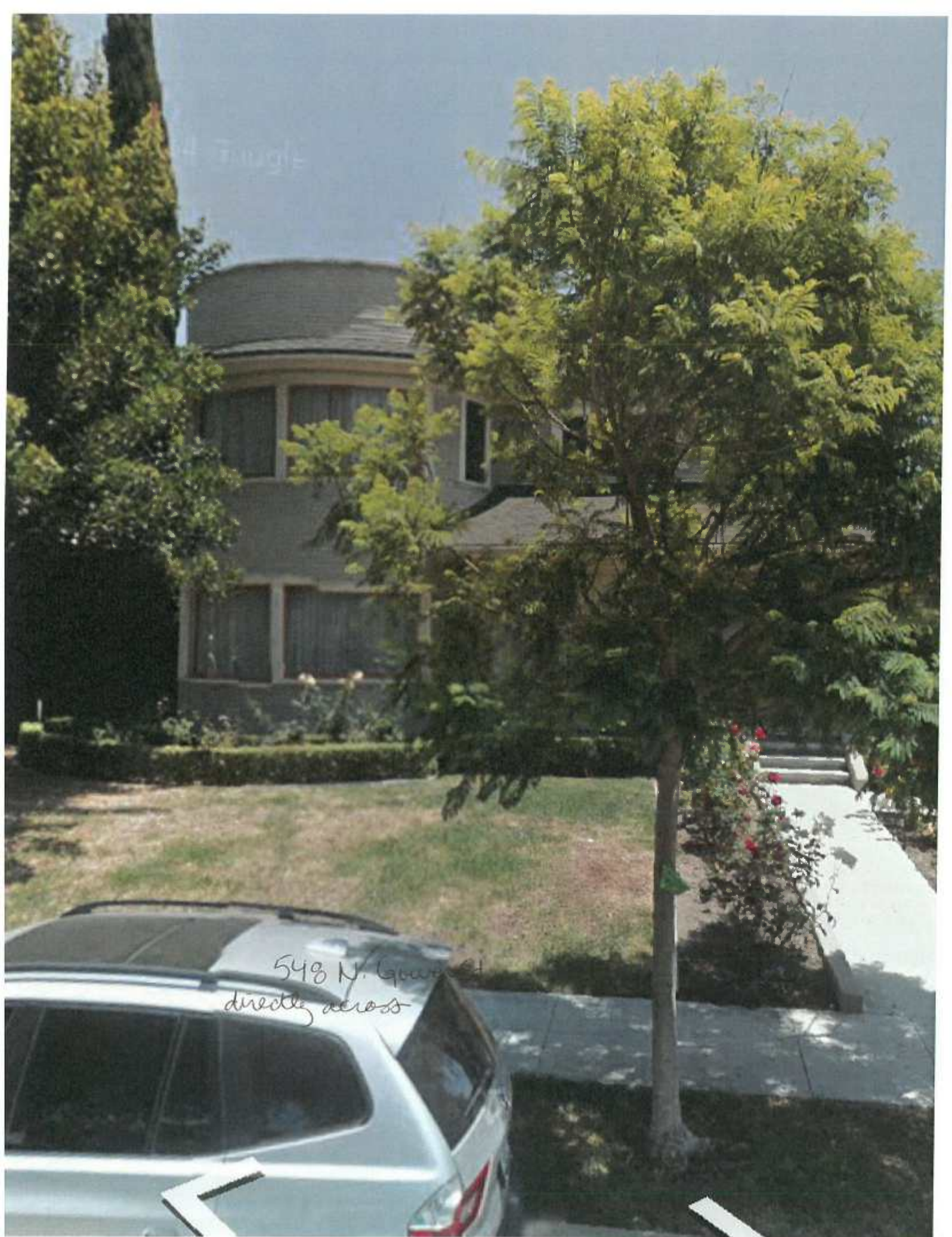






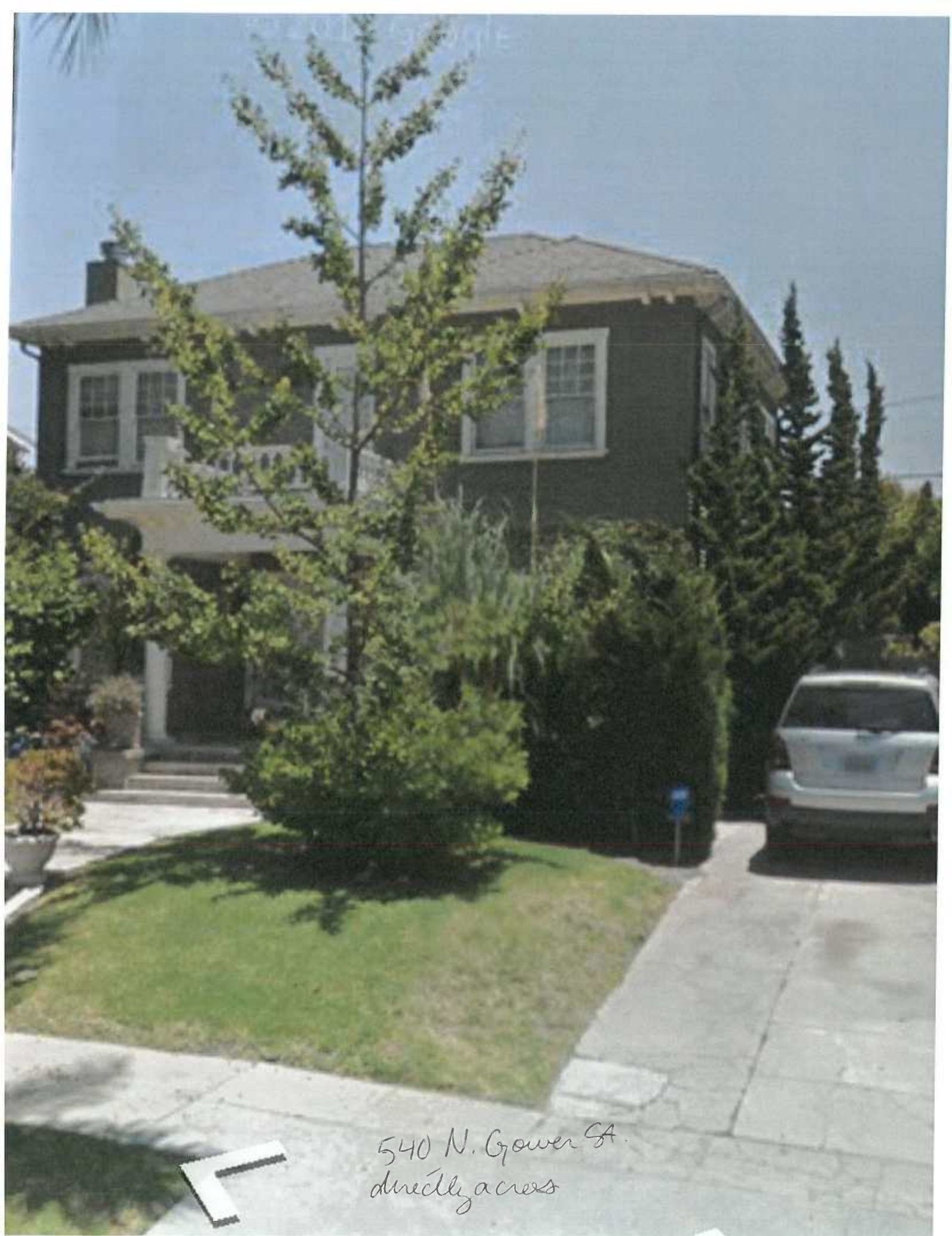
544 N. Gower St.  
directly across the street





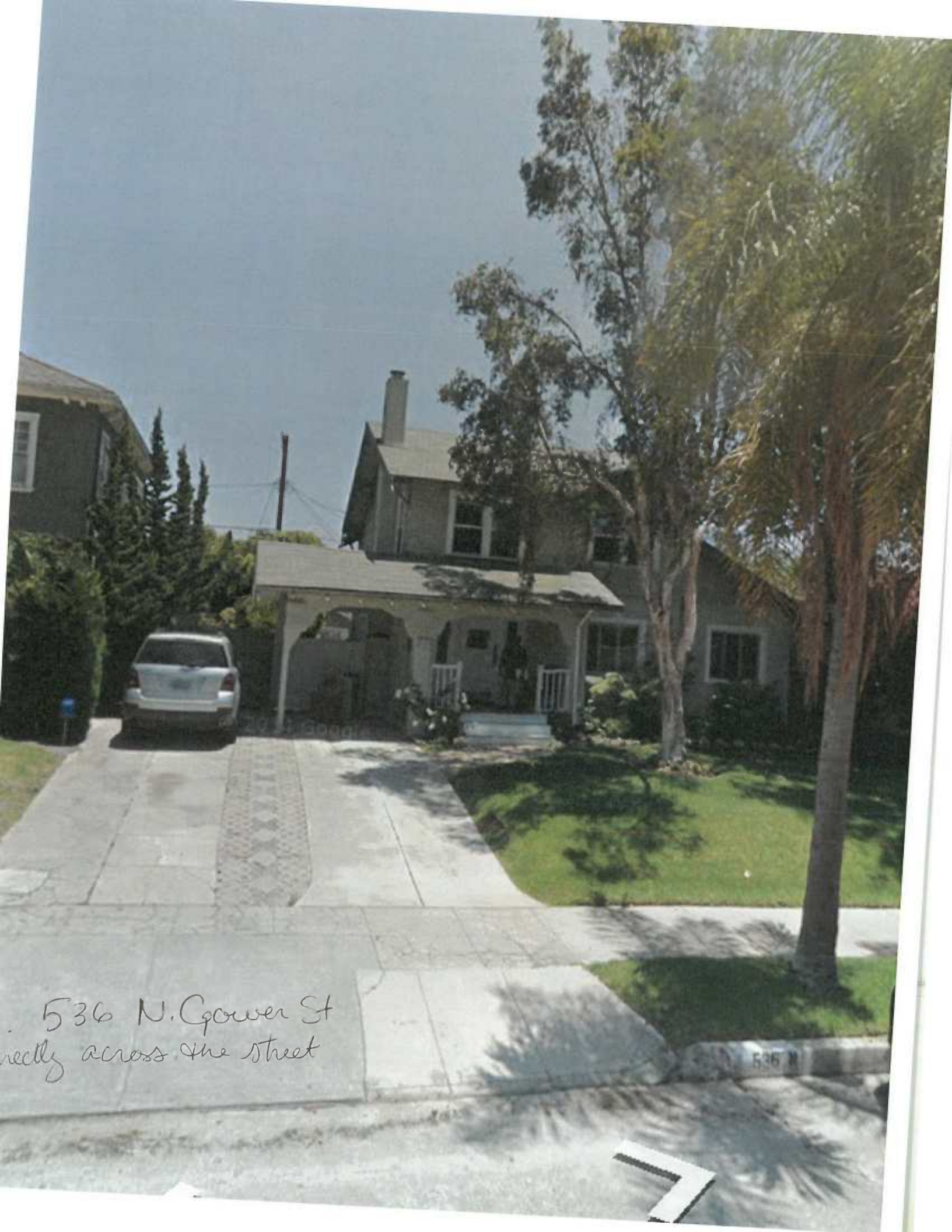
548 N. Gower St  
directly across





540 N. Gower St.  
directly across





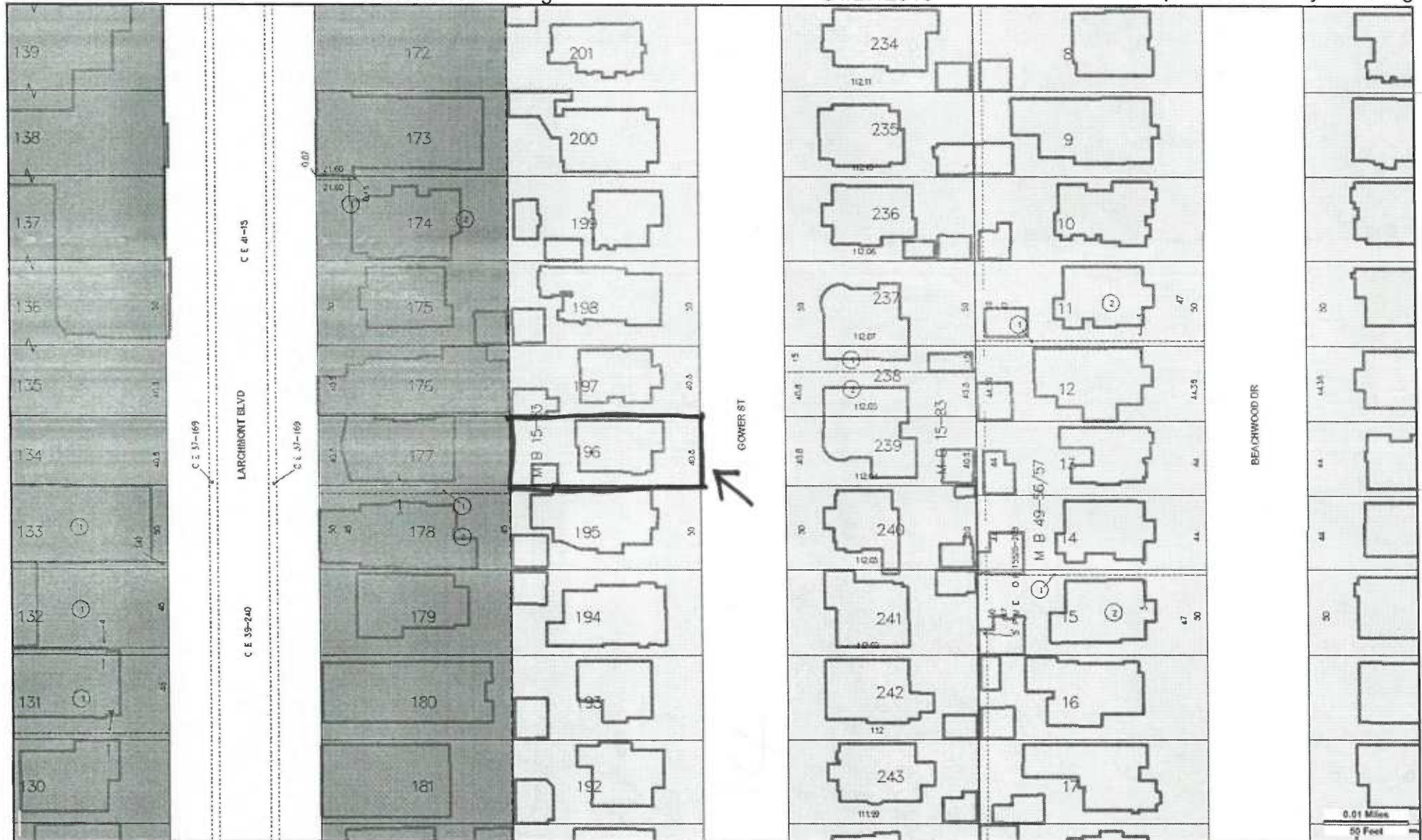
536 N. Gower St  
directly across the street

536 N





564 N. Gower St.



Address: 545 N GOWER ST  
APN: 5523017030  
PIN #: 141B189 894

Tract: LARCHMONT HEIGHTS  
Block: None  
Lot: 196  
Arb: None

Zoning: R1-1  
General Plan: Low II Residential



MAP





**LEGEND**

→ DIRECTION OF NATURAL & [E] SITE DRAINAGE

AREA OF REMODEL

**NOTES:**

1. [E] ROOF, GUTTERS, & DOWNSPOUTS TO REMAIN.

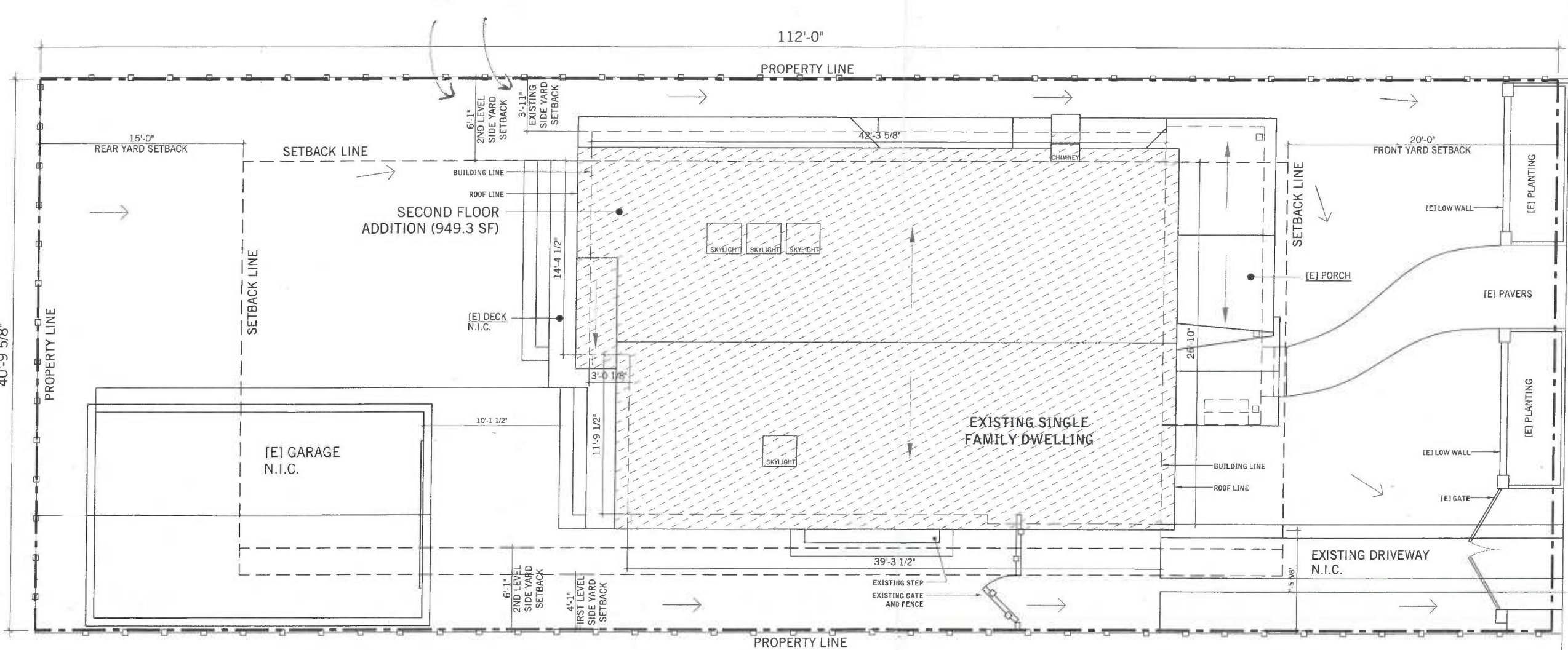
2. NO GRADING IN FRONT, REAR, OR SIDE YARDS.

2. NO CHANGE TO [E] NATURAL SURFACE DRAINAGE PATTERN.

3. ALL CONCENTRATED DRAINAGE FROM ROOF SHALL BE CONDUCTED VIA GRAVITY TO THE STREET AT A 2% MINIMUM SLOPE.

n. sideyard 6'-1"

e. sideyard 3'-11"

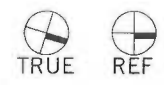


REAR

FRONT

6

Plot Plan.  
SITE PLAN  
SCALE 1/4" = 1'-0"



**ISSUE RECORD**

DATE: \_\_\_\_\_

REV: \_\_\_\_\_

DATE: \_\_\_\_\_

REV: \_\_\_\_\_

DATE: \_\_\_\_\_

REV: \_\_\_\_\_

**NOT FOR CONSTRUCTION**

**BESTOR ARCHITECTURE**

3920 FOUNTAIN AVENUE  
LOS ANGELES CA 90029  
danielle@bestorarchitecture.com  
T 323 666 9399 F 323 666 2414  
http://www.bestorarchitecture.com

**SITE PLAN**

DRAKELEE WILLIAMS RESIDENCE  
545 N GOWER ST  
LOS ANGELES, CA 90004

SCALE: AS NOTED

DATE: 04.16.2015

REV: PERMIT

SHEET NO.

**A100**



DRAKELEE WILLIAMS RESIDENCE

545 N GOWER ST  
LOS ANGELES, CA 90004



PROJECT INFORMATION:

LEGAL DESCRIPTION

PIN NO. : 141B189 894  
LOT AREA (CALCULATED): 4608.4 S.F.  
THOMAS BROTHERS GRID: PAGE 593, GRID F7  
APN: 5523017030  
TRACT: LARCHMONT HEIGHTS  
MAP REFERENCE: M B 15-83  
BLOCK: NONE  
LOT NO.: 196  
ARB (LOT CUT REFERENCE): NONE  
MAP SHEET: 141B189

OWNER:

ARYN DRAKELEE WILLIAMS AND JESSE WILLIAMS  
545 NORTH GOWER STREET  
LOS ANGELES, CA 90004

ARCHITECT:

BESTOR ARCHITECTURE  
BARBARA BESTOR  
3920 FOUNTAIN AVE.  
LOS ANGELES, CA 90029  
323.666.9399

STRUCTURAL ENGINEER:

CRAIG PHILLIPS ENGINEERING & DESIGN, INC.  
CRAIG RICHARD PHILLIPS  
2123 VESTAL AVE.  
LOS ANGELES, CA 90026  
310.625.2325

PLANNING & ZONING INFORMATION

LOT SIZE: APPROX. 40'-9" x 112'-0"  
LOT/PARCEL AREA (CALCULATED): 4608 SF  
GUARANTEED MIN. RFA: 4608 SF x 0.50 = 2304 SF  
PROPOSED TOTAL SQ.FT. 2044.3 SF  
MAX. ALLOWED BLDG. HEIGHT: 33'  
PROPOSED/EXISTING HEIGHT: 32'  
CONSTRUCTION TYPE: V B  
NUMBER OF STORIES: 2 + GARAGE  
ZONING: R1-1 SINGLE FAMILY/ RESIDENTIAL  
REQUIRED PARKING: 1 COVERED, AS PER ZONING CODE, SECTION 12.21A4(M)

STANDARD YARD REQUIREMENTS

FRONT YARD: 20'-0"  
REAR YARD: 15'-0"  
SIDE YARD: 4'-1" EXISTING FIRST LEVEL  
6'-1" NEW SECOND LEVEL (10% LOT WIDTH + 2')

SQ. FOOTAGE BREAKDOWN

EXISTING FLOOR AREA:  
TOTAL EXISTING AREA: 1,153 SF

PROPOSED FLOOR AREA:  
TOTAL PROPOSED AREA: 2,035.7 SF

EXISTING FLOOR AREA:  
INTERIOR 1095 SF  
COVERED FRONT PORCH 160 SF  
PARKING & STORAGE 368.7 SF

EXEMPTED COVERED PORCH/PATIO -160 SF  
EXEMPTED PARKING -368.7 SF

TOTAL EXISTING AREA: 1095 SF

PROPOSED FLOOR AREA:  
INTERIOR 2035 SF  
COVERED FRONT PORCH 160 SF  
COVERED UPPER DECK 52.5 SF  
PARKING & STORAGE 368.7 SF

EXEMPTED COVERED PORCH/PATIO -212.5 SF  
EXEMPTED PARKING -368.7 SF

TOTAL PROPOSED AREA: 2,035 SF

SCOPE OF WORK

INTERIOR REMODEL AND ADDITION TO EXISTING ONE-STORY SINGLE-FAMILY DWELLING TO INCLUDE:  
- SECOND-STORY ADDITION WITH MASTER BEDROOM, MASTER BATHROOM, TWO BEDROOMS, BATHROOM AND DECK  
- REMODEL OF EXISTING POWDER ROOM AND ENTRY  
- REPLACEMENT OF EXTERIOR DOORS

APPLICABLE CODES

TITLE 24  
2013 CALIFORNIA RESIDENTIAL CODE W/ LA CITY AMENDMENTS  
2013 CALIFORNIA MECHANICAL CODE (CMC) W/ LA CITY AMENDMENTS  
2013 CALIFORNIA PLUMBING CODE (CPC) W/ LA CITY AMENDMENTS  
2013 CALIFORNIA ELECTRIC CODE (CEC) W/ LA CITY AMENDMENTS  
2013 CALIFORNIA ENERGY CODE (CEnc) W/ LA CITY AMENDMENTS  
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)

SHEET INDEX:

SHEET INDEX:

A000 COVER SHEET  
A001 GENERAL NOTES  
A002A TITLE 24 COMPLIANCE  
A002B TITLE 24 COMPLIANCE  
A003 GREEN BUILDING FORMS  
A100 SITE PLAN  
A101 DEMOLITION PLANS  
A201 FLOOR PLANS  
A203 ROOF PLANS  
A301 EXTERIOR ELEVATIONS  
A302 EXTERIOR ELEVATIONS  
A401 SECTIONS  
A701 DOOR & WINDOW SCHEDULES

S-1 STRUCTURAL NOTES & SPECIFICATIONS  
S-2 FOUNDATION PLAN  
S-3 ROOF AND FLOOR FRAMING PLANS  
D-1 STRUCTURAL DETAILS  
D-2 STRUCTURAL DETAILS  
D-3 STRUCTURAL DETAILS  
D-4 STRUCTURAL DETAILS  
SSW1 STRUCTURAL DETAILS  
SSW2 STRUCTURAL DETAILS

ISSUE RECORD

DATE: \_\_\_\_\_  
REV: \_\_\_\_\_  
DATE: \_\_\_\_\_  
REV: \_\_\_\_\_  
DATE: \_\_\_\_\_  
REV: \_\_\_\_\_

NOT FOR CONSTRUCTION

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BESTOR  
ARCHITECTURE

COVER SHEET  
DRAKELEE WILLIAMS RESIDENCE  
545 N GOWER ST  
LOS ANGELES, CA 90004

SCALE: AS NOTED  
DATE: XX.XX.2015  
REV: PERMIT  
SHEET NO.

A000

① elevation plan  
pg. A301, A302  
② building plans











LEGEND

→ DIRECTION OF  
NATURAL & [E] SITE DRAINAGE

AREA OF REMODEL

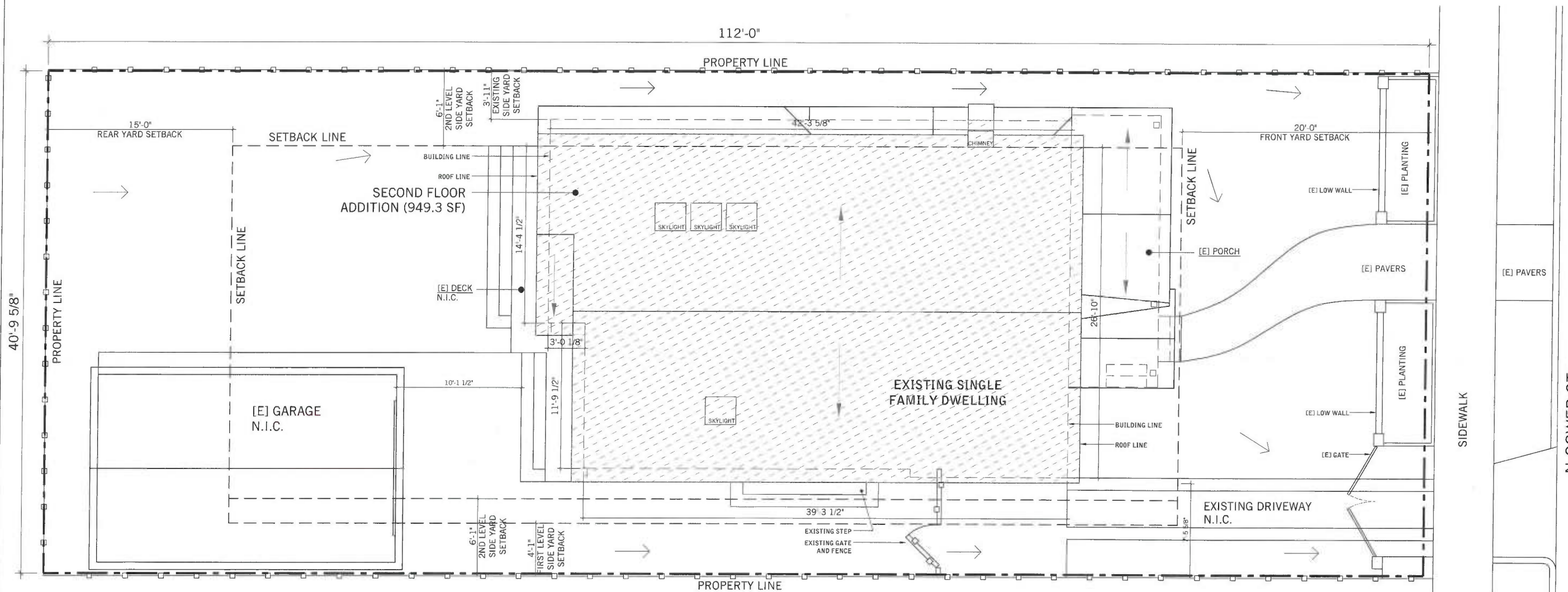
NOTES:

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2. NO GRADING IN FRONT, REAR, OR SIDE YARDS.

2. NO CHANGE TO [E] NATURAL SURFACE DRAINAGE  
PATTERN.

3. ALL CONCENTRATED DRAINAGE FROM ROOF SHALL  
BE CONDUCTED VIA GRAVITY TO THE STREET AT A 2%  
MINIMUM SLOPE.



⑥ PLOT PLAN.

SITE PLAN  
SCALE 1/4" = 1'-0"

1



TRUE

REF

ISSUE RECORD  
DATE: \_\_\_\_\_  
REV: \_\_\_\_\_  
DATE: \_\_\_\_\_  
REV: \_\_\_\_\_  
DATE: \_\_\_\_\_  
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SITE PLAN

DRAKEE WILLIAMS RESIDENCE  
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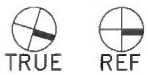
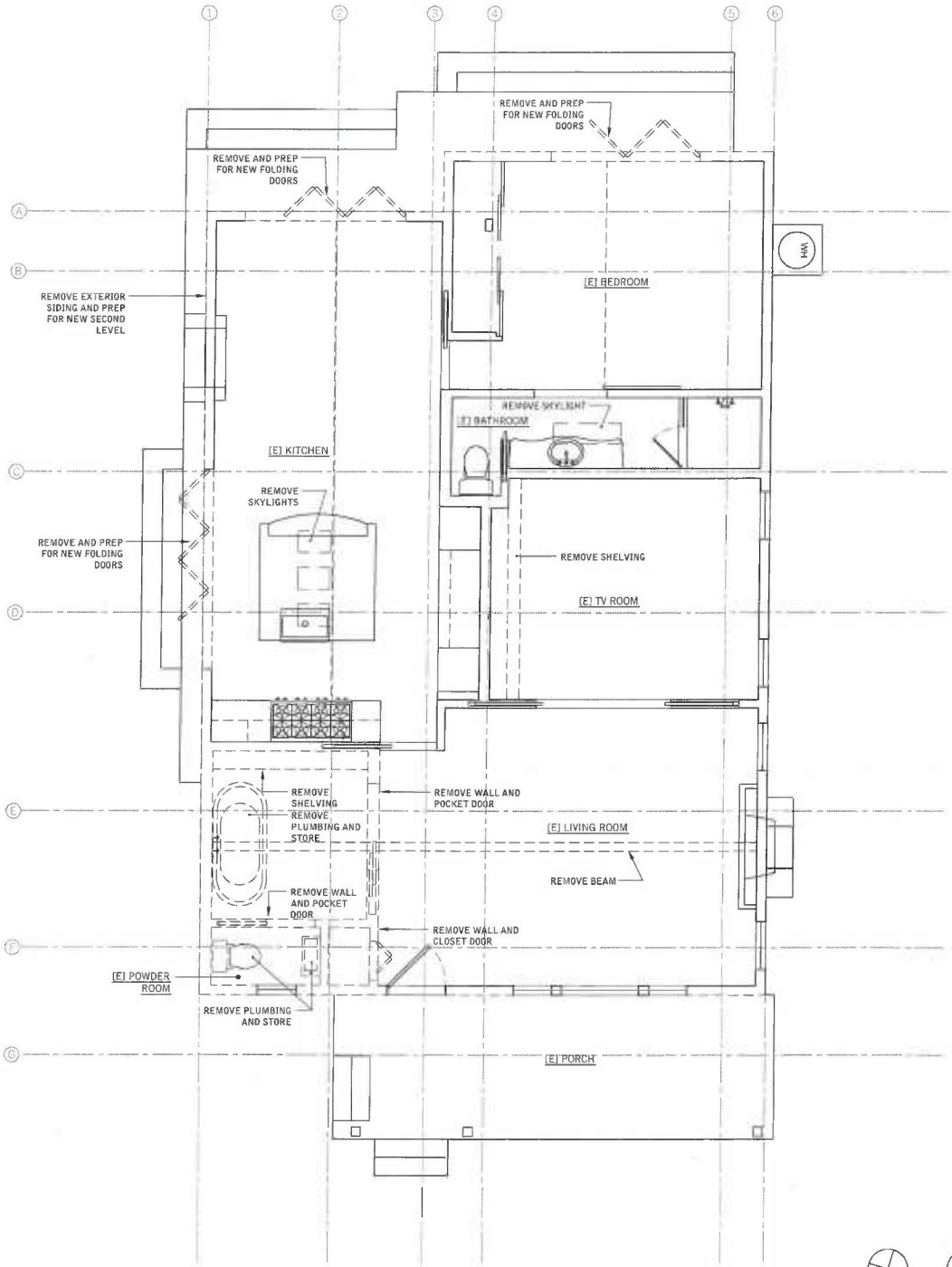
SCALE: AS NOTED  
DATE: 04.16.2015  
REV: \_\_\_\_\_  
PERMIT  
SHEET NO.

A100

LEGEND

(E) TO REMAIN

(E) TO REMOVE



DEMOLITION PLAN

SCALE 1/4" = 1'-0"

1

ISSUE RECORD

DATE: \_\_\_\_\_

REV: \_\_\_\_\_

DATE: \_\_\_\_\_

REV: \_\_\_\_\_

DATE: \_\_\_\_\_

REV: \_\_\_\_\_

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DEMOLITION PLAN

DRAKELEE WILLIAMS RESIDENCE

545 N GOWER ST

LOS ANGELES, CA 90004

SCALE: AS NOTED

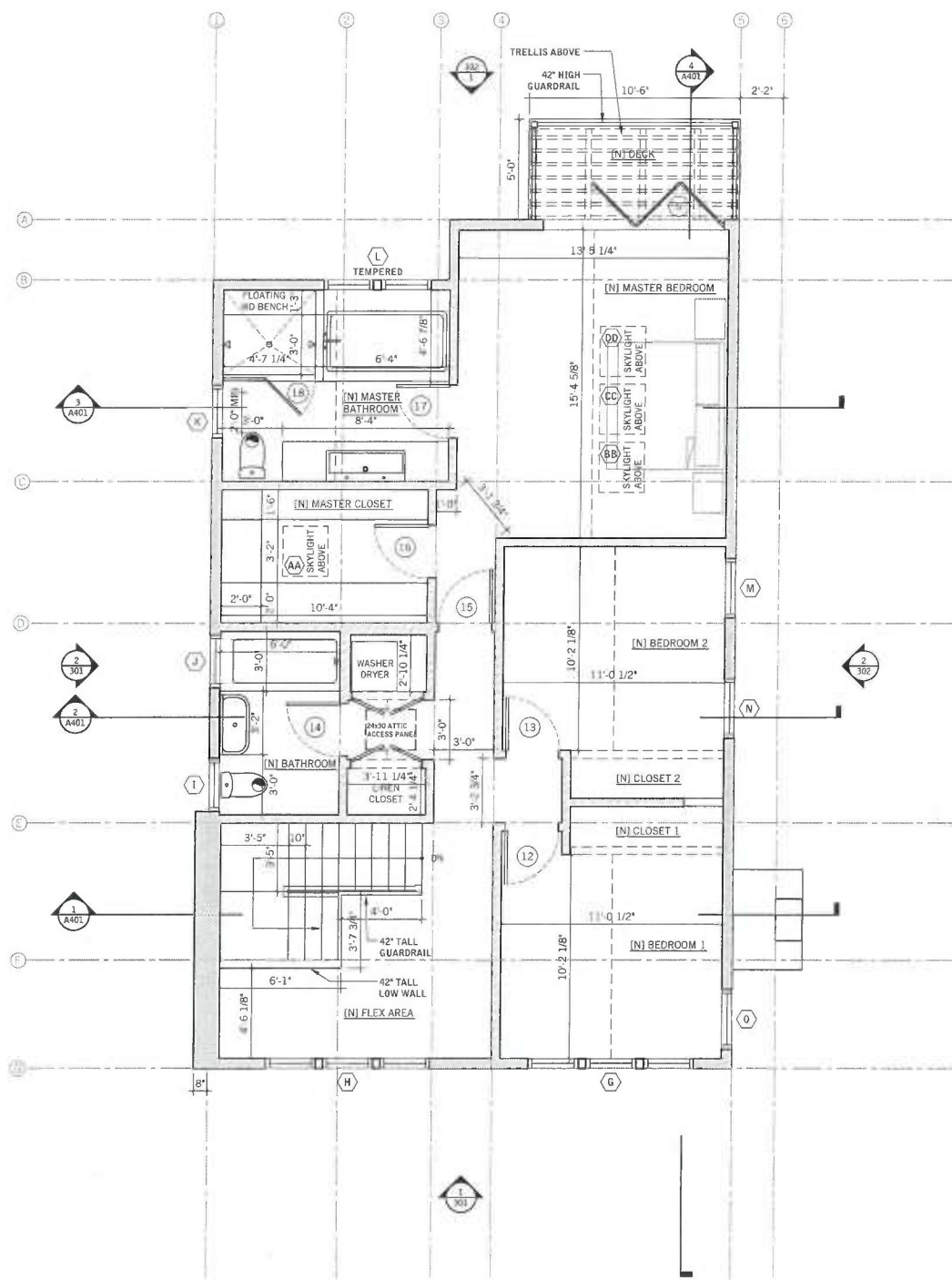
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SHEET NO.

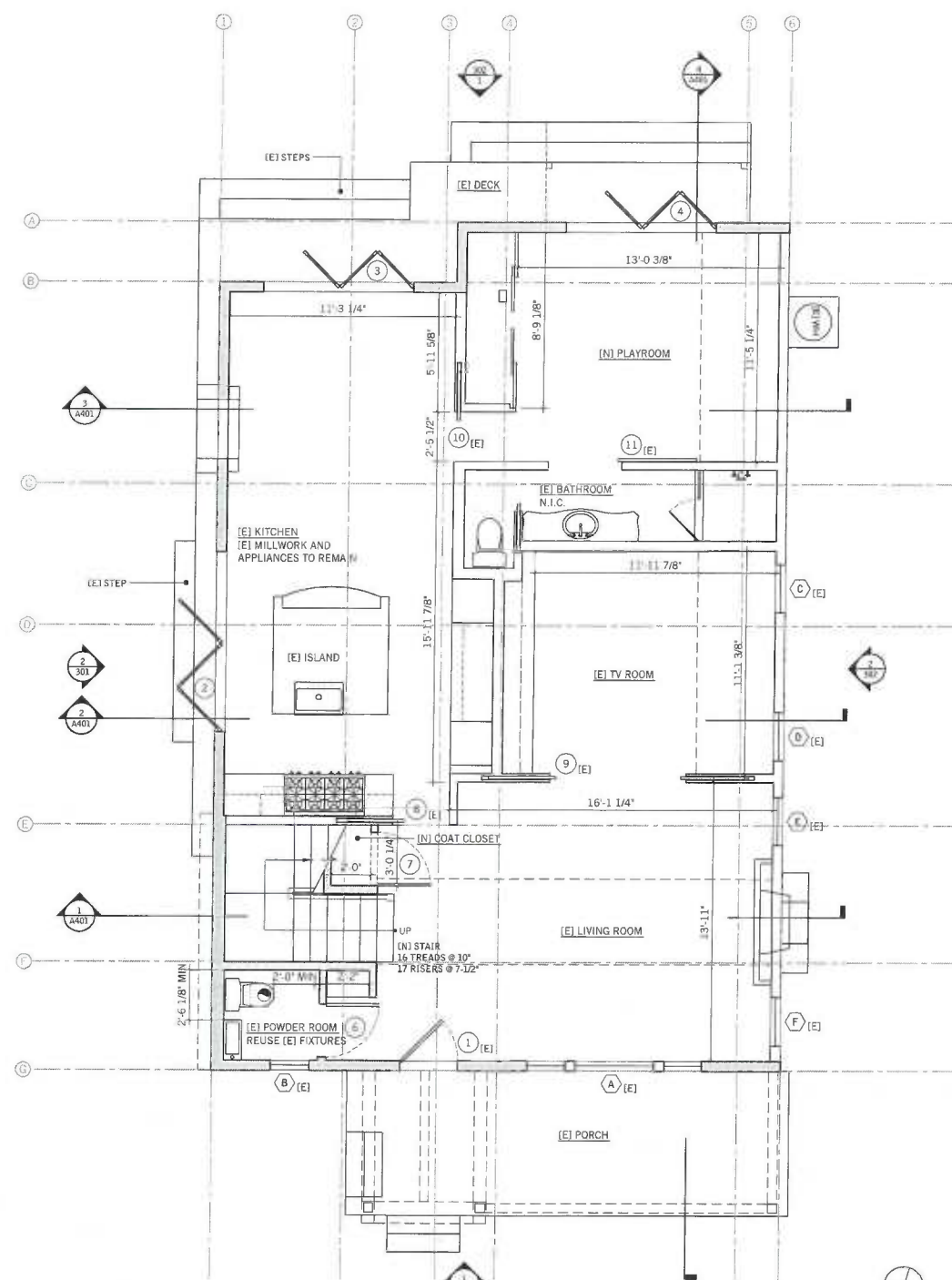
A101





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

2



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

1

FLOOR PLANS

3920 FOUNTAIN AVENUE  
LOS ANGELES CA 90029  
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NOT FOR CONSTRUCTION

SCALE: AS NOTED  
DATE: 04.16.2015  
REV: PERMIT  
SHEET NO.

A201

NOTES:

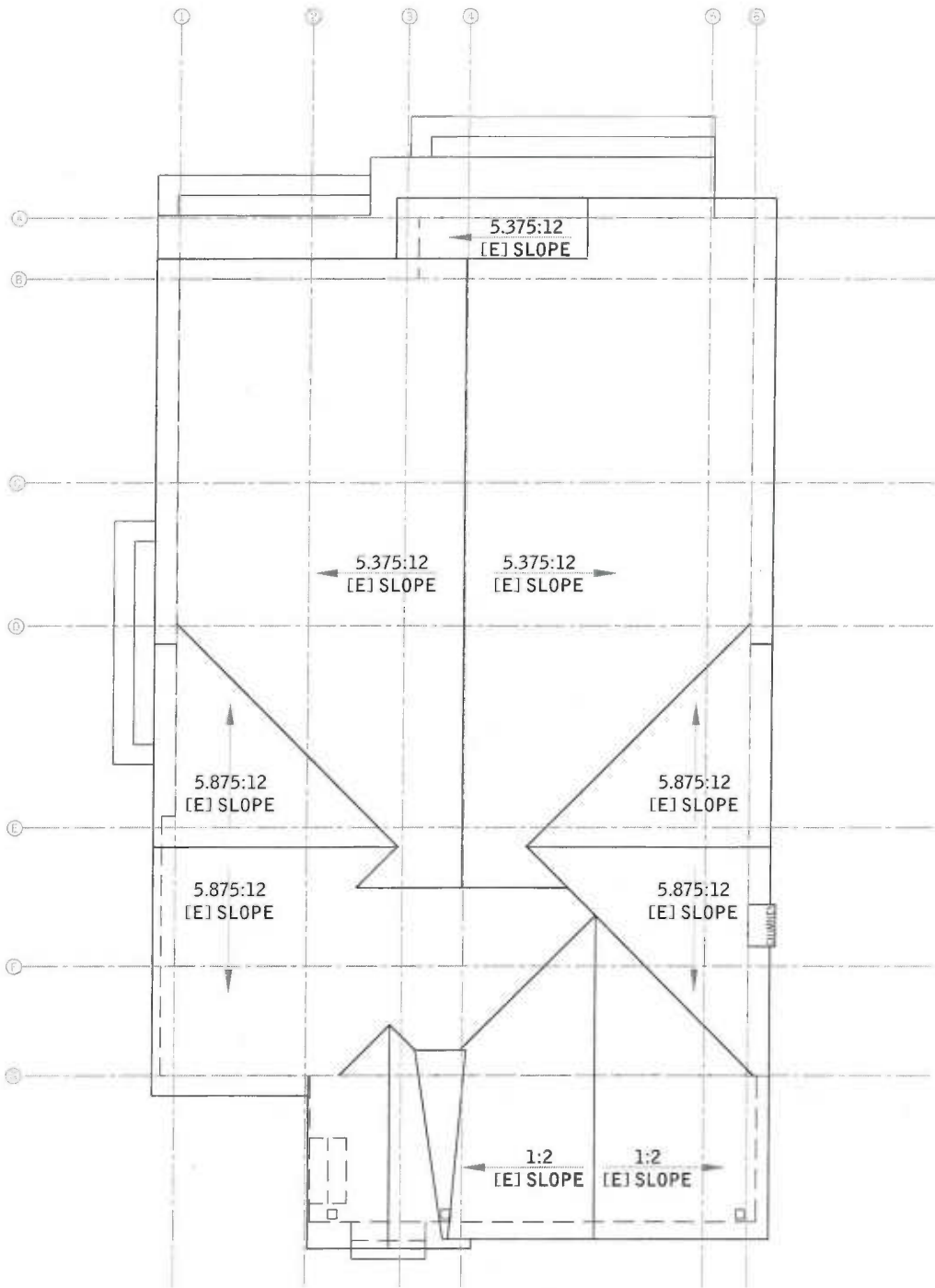
1. ROOF COVERING ASSEMBLIES SHALL BE AN ICC-ES OR UL LISTED CLASS A FIRE-RESISTIVE ROOF ASSEMBLY COMPLYING WITH ASTM E108 OR UL 790.
2. ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 1507.2.7.
- A. DECK REQUIREMENTS. ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.
- B. SLOPE. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17% SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17% SLOPE) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33% SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION 1507.2.8.
- C. UNDERLAYMENT. UNLESS OTHERWISE NOTED, REQUIRED UNDERLAYMENT SHALL CONFORM TO ASTM D226, TYPE I, ASTM D 4869, TYPE I, OR ASTM D 6757.
- D. SELF ADHERING POLYMER MODIFIED BITUMEN SHEET. SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET SHALL COMPLY WITH ASTM D 1970.

- E. ASPHALT SHINGLES. ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING AND COMPLY WITH ASTM D 225 OR ASTM D 3462. ASPHALT SHINGLE PACKAGING SHALL BEAR LABELING INDICATING COMPLIANCE WITH ASTM D 3161 OR A LISTING BY AN APPROVED TESTING AGENCY IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1609.5.2.
- F. FASTENERS. FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAUGE (0.105 INCH (2.67 MM) SHANK WITH A MINIMUM 0.375 INCH-DIAMETER (9.5MM) HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A MINIMUM OF 0.75 INCH (19.1 MM) INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN .75 INCH (19.1 MM) THICK, THE NAILS SHALL PENETRATE THROUGH THE SHEATHING. FASTENERS SHALL COMPLY WITH ASTM F 1667.
- G. ATTACHMENT. ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER AND SECTION 1504.1. ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE THE ROOF SLOPE EXCEEDS 20 UNITS VERTICAL IN 12 UNITS HORIZONTAL (166 PERCENT SLOPE), ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS FOR STEEP SLOPE ROOF APPLICATIONS.

- H. UNDERLAYMENT APPLICATION. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17% SLOPE) AND UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33% SLOPE), UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER. APPLY A MINIMUM 19 INCH WIDE (483 MM) STRIP OF UNDERLAYMENT FELT PARALLEL WITH AND STARTING THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH-WIDE (914 MM) SHEETS OF UNDERLAYMENT OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (483 MM), BY FASTENEE SUFFICIENTLY TO HOLD IN PLACE. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33% PERCENT-SLOPE) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES (51MM), FASTENED SUFFICIENTLY TO HOLD IN PLACE. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL.
3. FLASHINGS FOR ASPHALT SHINGLES SHALL COMPLY WITH SECTION 1507.2.9. FLASHINGS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 1507.2.9 AND THE ASPHALT SHINGLE MANUFACTURER'S PRINTED INSTRUCTIONS.
4. ROOF ASSEMBLY SHALL BE LISTED BY AN APPROVED TESTING AGENCY.

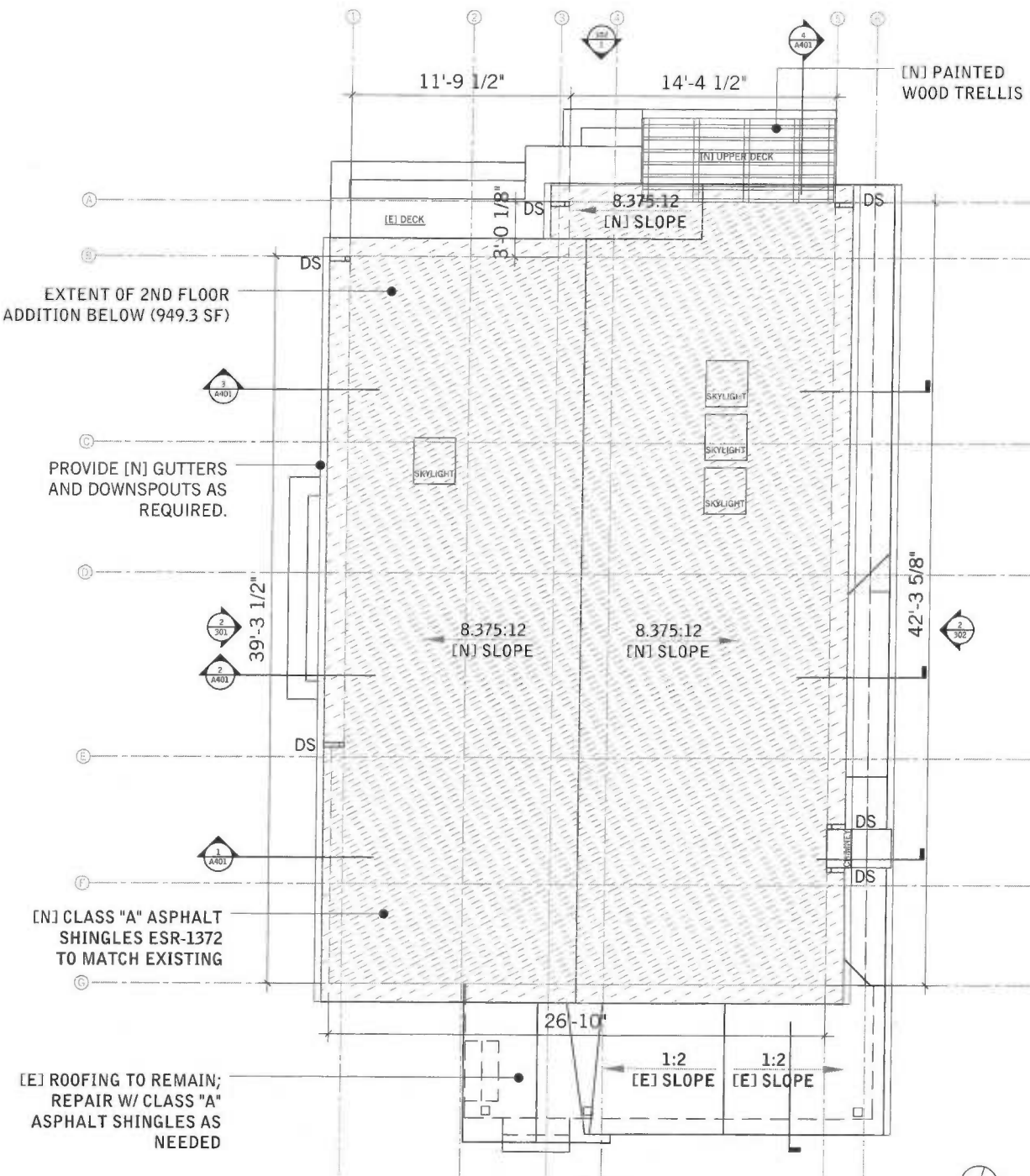
LEGEND

- (E) ROOF TO REMAIN
- BUILDING FOOTPRINT
- (N) ROOF
- EXTENT OF (N) FLOOR ADDED BELOW ROOF



ROOF PLAN - EXISTING  
SCALE 1/4" = 1'-0"

1



ROOF PLAN - PROPOSED  
SCALE 1/4" = 1'-0"

1

ISSUE RECORD

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DATE:	
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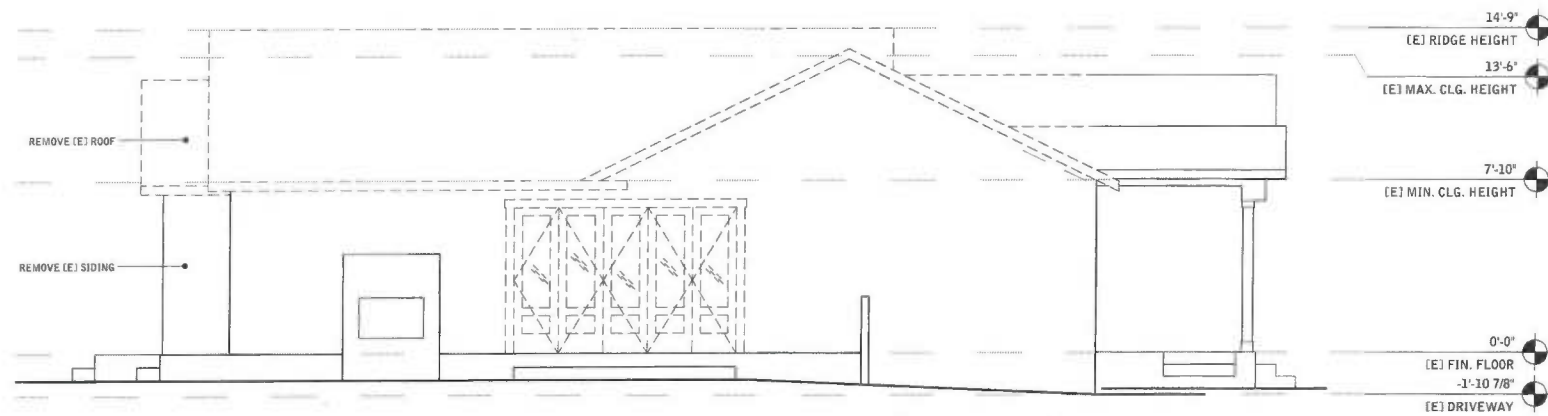
**BESTOR ARCHITECTURE**  
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ROOF PLANS  
DRAKEE WILLIAMS RESIDENCE  
545 N GOWER ST  
LOS ANGELES, CA 90004

SCALE: AS NOTED  
DATE: 04.16.2015  
REV: PERMIT  
SHEET NO:

A203





**SOUTH ELEVATION - EXISTING**  
SCALE 1/4" = 1'-0" 4



**EAST ELEVATION - EXISTING**  
SCALE 1/4" = 1'-0" 3



**SOUTH ELEVATION - PROPOSED**  
SCALE 1/4" = 1'-0" 2



**EAST ELEVATION - PROPOSED**  
SCALE 1/4" = 1'-0" 1

DATE:	REV:

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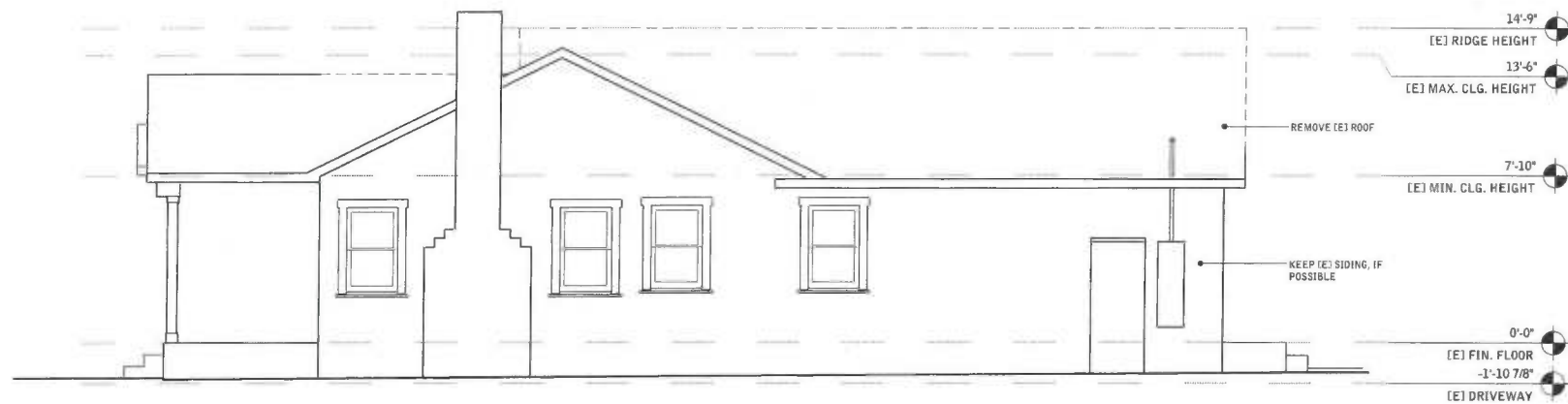
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**ELEVATIONS**  
DRAKELEE WILLIAMS RESIDENCE  
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LOS ANGELES, CA 90004

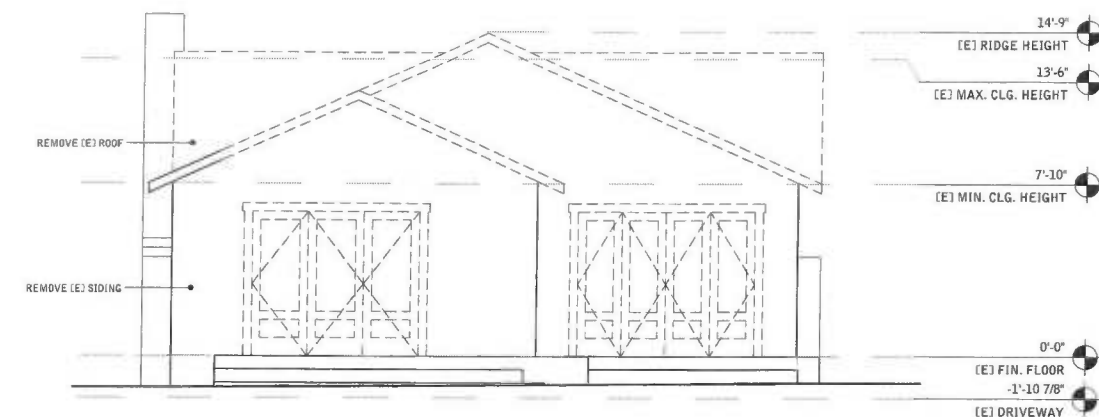
SCALE:	AS NOTED
DATE:	04.16.2015
REV:	PERMIT
SHEET NO:	

**A301**



NORTH ELEVATION - EXISTING  
SCALE 1/4" = 1'-0"

4



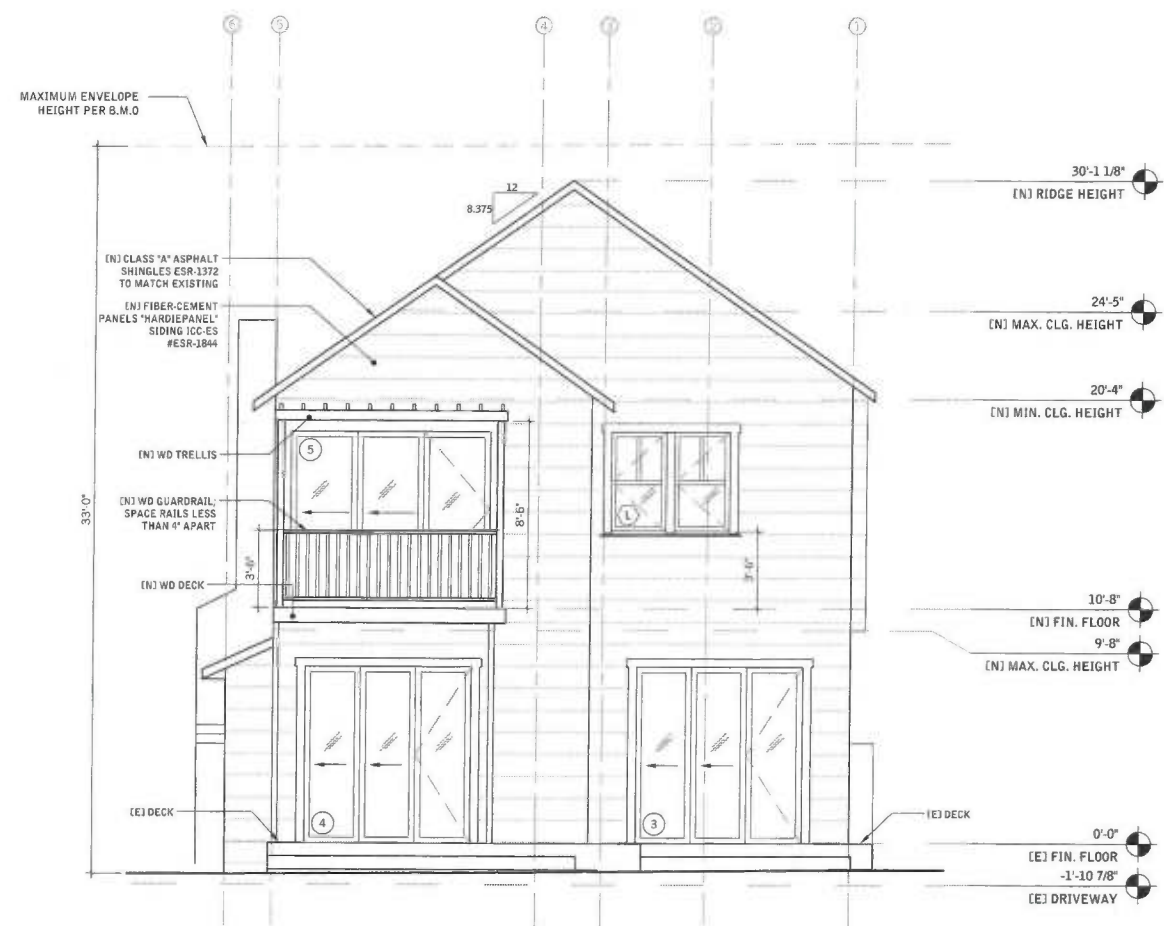
WEST ELEVATION - EXISTING  
SCALE 1/4" = 1'-0"

3



NORTH ELEVATION - PROPOSED  
SCALE 1/4" = 1'-0"

2



WEST ELEVATION - PROPOSED  
SCALE 1/4" = 1'-0"

1

ISSUE RECORD	
DATE:	
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ELEVATIONS

DRAKEE WILLIAMS RESIDENCE  
545 N GOWER ST  
LOS ANGELES, CA 90004

SCALE: AS NOTED  
DATE: 04.16.2015  
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SHEET NO.

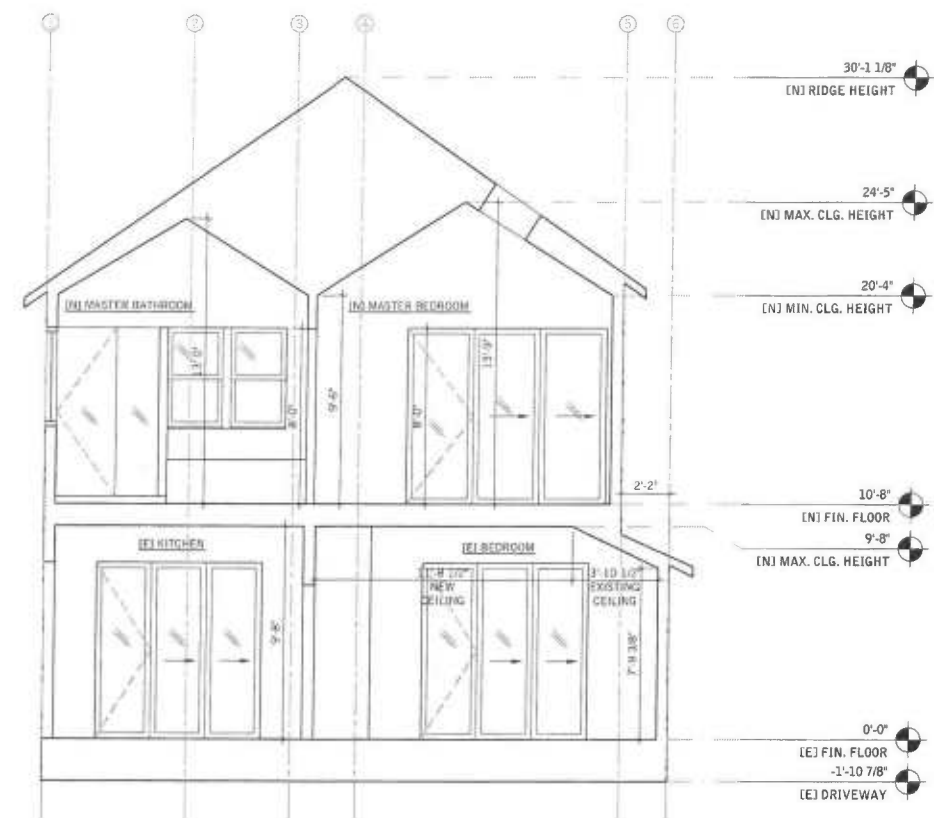
A302





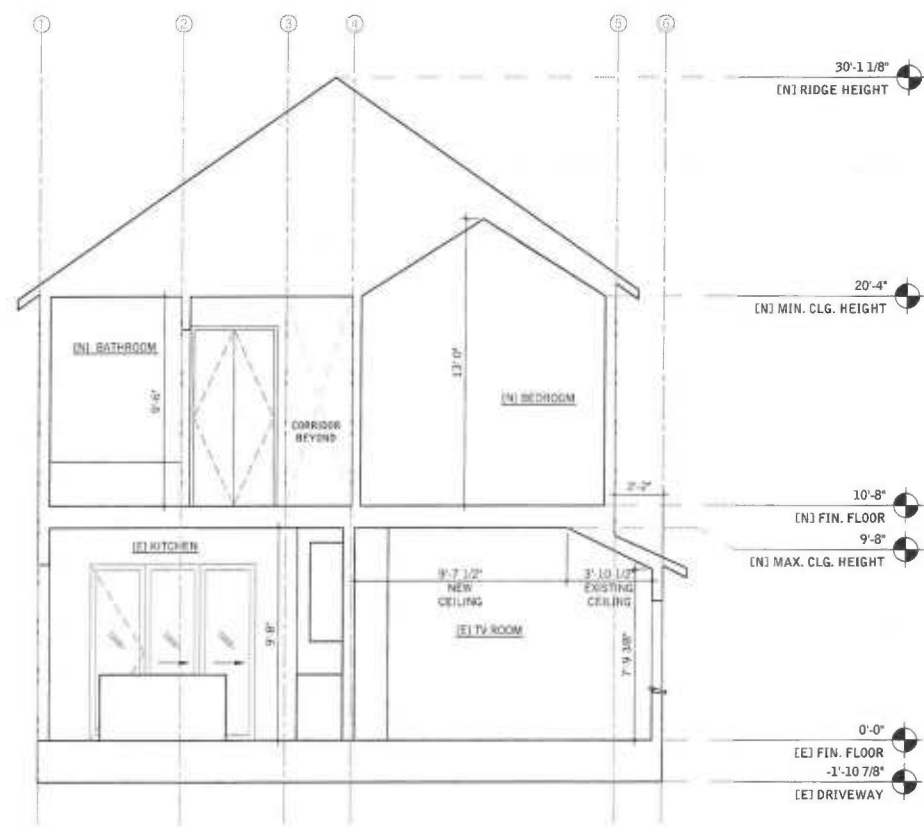
SECTION LOOKING NORTH  
SCALE 1/4" = 1'-0"

4



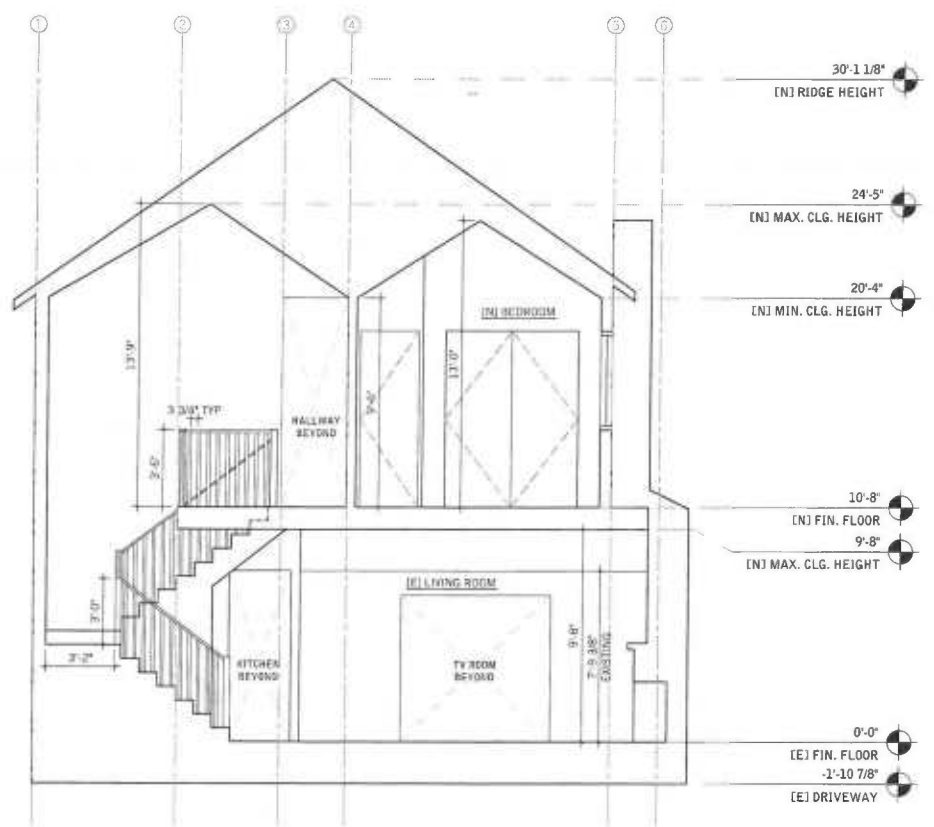
SECTION LOOKING WEST  
SCALE 1/4" = 1'-0"

3



SECTION LOOKING WEST  
SCALE 1/4" = 1'-0"

2



SECTION LOOKING WEST  
SCALE 1/4" = 1'-0"

1

ISSUE RECORD  
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REV: \_\_\_\_\_  
DATE: \_\_\_\_\_  
REV: \_\_\_\_\_

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SECTIONS

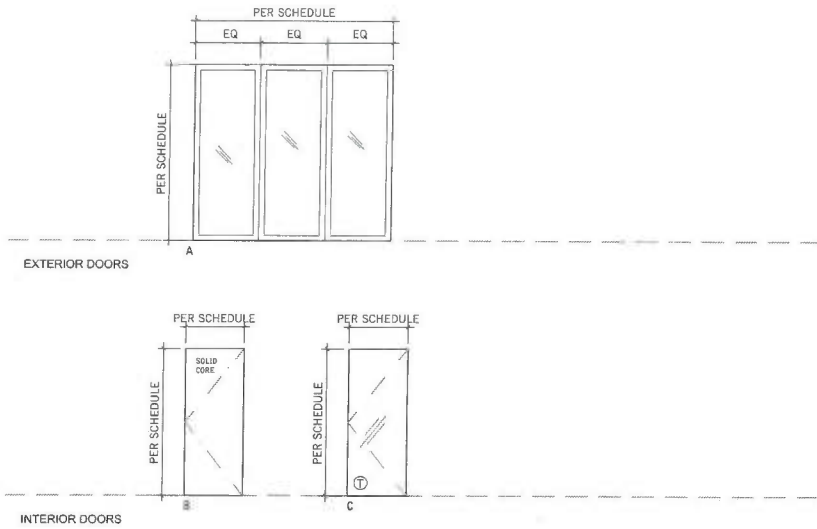
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SCALE: AS NOTED  
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REV: PERMIT  
SHEET NO.

A401

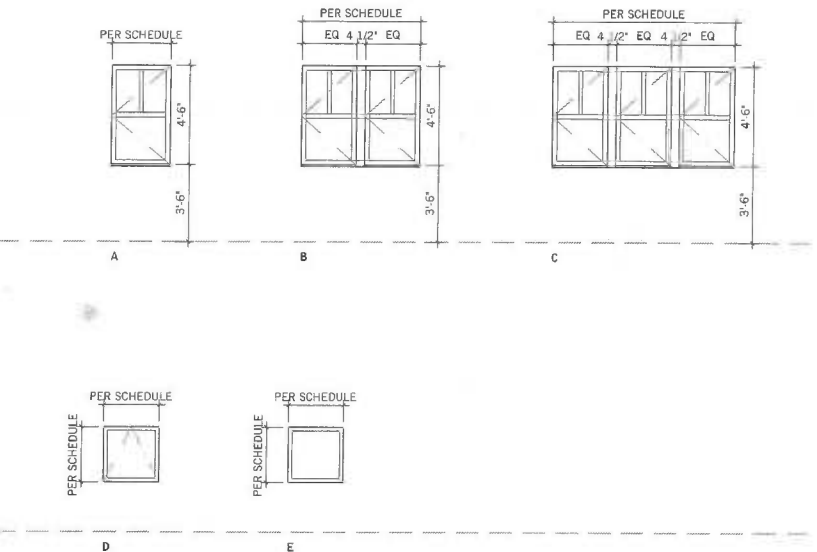


NOTES:  
FIELD VERIFY ALL ROUGH OPENINGS FOR DOORS AND WINDOWS.  
PROVIDE AND INSTALL HARDWARE.  
PROVIDE AND INSTALL SCREENS.  
HARDWARE TO BE DETERMINED BY ARCHITECT: SPECIFICATION TO BE  
APPROVED BY ARCHITECT PRIOR TO PURCHASE & INSTALLATION



DOOR SCHEDULE										
#	Location	Type	Style	Width	Height	Glass	Material	Finish	Hardware	Notes:
EXTERIOR DOORS										
1	Entry/Living Room	(E)	Swing	(E)	(E)	N/A	(E)	(E)	(E)	Re-use (E); remove & store screws; (N) paint
2	Kitchen	A	Folding	9'-0"	8'-0"	Tempered	Wood	TBD	TBD	3L folding glass door - 3 equal parts
3	Kitchen	A	Folding	7'-6"	8'-0"	Tempered				3R folding glass door - 3 equal parts
4	Bedroom	A	Folding	7'-6"	8'-0"	Tempered				3R folding glass door - 3 equal parts
5	Master Bedroom	A	Folding	9'-0"	8'-0"	Tempered	↓	↓	↓	3R folding glass door - 3 equal parts
INTERIOR DOORS										
6	Powder Room	B	Swing	2'-8"	8'-0"	N/A	Wood	Painted	TBD	
7	Coat Closet	B	Swing	2'-8"	8'-0"	N/A	Wood	Painted	TBD	
8	Kitchen	(E)	Pocket	(E)	(E)	N/A	(E)	(E)	(E)	Re-use (E); (N) paint; repair as needed
9	TV Room	(E)	Pocket	(E)	(E)	N/A	(E)	(E)	(E)	Re-use (E); (N) paint; repair as needed
10	Bedroom	(E)	Pocket	(E)	(E)	N/A	(E)	(E)	(E)	Re-use (E); (N) paint; repair as needed
11	Bathroom	(E)	Sliding	(E)	(E)	N/A	(E)	(E)	(E)	Re-use (E); (N) paint; repair as needed
12	Bedroom 1	B	Swing	2'-8"	8'-0"	N/A	Wood	Painted	TBD	
13	Bedroom 2	↓	↓	↓	↓	↓	↓	↓	↓	
14	Bathroom	↓	↓	↓	↓	↓	↓	↓	↓	
15	Master Bedroom	↓	↓	↓	↓	↓	↓	↓	↓	
16	Master Closet	↓	↓	↓	↓	↓	↓	↓	↓	
17	Master Bathroom	↓	↓	↓	↓	↓	↓	↓	↓	
18	Master Shower	C	Swing	2'-6"	↓	Tempered	Glass	N/A	↓	

- NOTES:
- Every sleeping room shall have at least one exterior door or window approved for emergency escape/rescue. The minimum required dimensions are as follows:
    - minimum net clear opening of 5.7 sq. feet
    - minimum clear opening height of 24".
    - minimum clear opening width of 20".
    - maximum finished sill height of 44".
    - minimum finished sill height of 42" unless guardrail is provided.
  - All habitable rooms shall have:
    - exterior glazed openings with an area of at least 1/10 of the floor area for light (10 sq. feet minimum).
    - operable exterior openings with an area at least 1/20 of the floor area for ventilation. (5 sq feet min.)
    - when light and ventilation is being supplied from an adjacent room, then specify 50% of the common wall to be open and have an opening of not less than 25 sq. feet or 10%.
  - All structures shall be provided with at least one 3' x 6'-8" exit door to the exterior.
  - Glazing subject to human impact shall be approved glazing material on window/door schedule or plans. (see door and window schedule).
  - at fixed, sliding or swinging type door panels.
  - at shower and bath enclosures and windows less than 60" above floor.
  - at fixed panels exceeding 9 sq feet and lower edge less than 18" above finished floor or walking surface, and where vertical edge is within 24" of a door on the same wall plane.
  - Dual glazed low-e per title 24 unless otherwise noted.
  - Very High Fire Hazard Severity Zone - Exterior windows, window walls, glazed doors, and glazed openings within exterior doors shall be insulating-glass units with a minimum of one tempered pane, or glass block units, or have a fire-resistance rating of not less than 20 min., when tested according to ASTM E 2010, or conform to the performance requirements of SFM 12-7A-2 (704A.3.2.2).
  - Very High Fire Hazard Severity Zone - Exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1, or shall be approved noncombustible construction, or solid core wood having stiles and rails not less than 1-3/8 inches thick with interior field panel thickness not less than 1-1/4 inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASTM E 2074. (Exception: noncombustible or exterior fire-retardant treated wood vehicle access doors) (704A.3.2.3)
  - Glazing in the following locations shall be safety glazing conforming to the human impact loads of section R308.3 (see exceptions) (R308.4):
    - Fixed and operable panels of swinging, sliding and bifold door assemblies.
    - Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surfaces.
    - Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
    - Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the surface of the glazing is less than 60 inches above the plane of the adjacent walking surface.
    - Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60 inches above the nose of the tread.
  - Skylights and sloped glazing shall comply with Section R308.6.
  - Dampproofing, where required, shall be installed with materials and as required in Section R406.1.
  - Provide a screen for all operable units.



Window Schedule										
#	Location	Type	Style	Width	Height	Head Height AFF	Material	Finish	Hardware	Notes:
FIRST FLOOR										
A	Living Room	(E)	(E)	(E)	(E)	(E)	(E); Wood	Match Existing	(E)	Re-use (E); (N) paint; repair as needed
B	Powder Room	(E)	(E)	(E)	(E)	(E)	(E); Wood	Match Existing	(E)	Re-use (E); (N) paint; repair as needed
C	TV Room	(E)	(E)	(E)	(E)	(E)	(E); Wood	Match Existing	(E)	Re-use (E); (N) paint; repair as needed
D	TV Room	(E)	(E)	(E)	(E)	(E)	(E); Wood	Match Existing	(E)	Re-use (E); (N) paint; repair as needed
E	Living Room	(E)	(E)	(E)	(E)	(E)	(E); Wood	Match Existing	(E)	Re-use (E); (N) paint; repair as needed
F	Living Room	(E)	(E)	(E)	(E)	(E)	(E); Wood	Match Existing	(E)	Re-use (E); (N) paint; repair as needed
SECOND FLOOR										
G	Bedroom 1	C	Casement	8'-3"	4'-6"	8'-0"	Wood	Painted	TBD	
H	Flex Area	C		8'-3"						
I	Bathroom	A		2'-8"						
J	Bathroom	A		2'-8"						
K	Master Bathroom	A		2'-8"						
L	Master Bathroom	B		5'-4 1/2"						
M	Bedroom 2	A		3'-0"						
N	Bedroom 2	A		3'-0"						
O	Bedroom 1	A		3'-0"						
SKYLIGHTS										
AA	Master Closet	D	Fixed	30"	30"	N/A	Aluminum	Clear Ano.		
BB	Master Bedroom	E	Operable	30"	30"	N/A	Aluminum	Clear Ano.		
CC	Master Bedroom	D	Fixed	30"	30"	N/A	Aluminum	Clear Ano.		
DD	Master Bedroom	D	Fixed	30"	30"	N/A	Aluminum	Clear Ano.		

ISSUE RECORD  
DATE: \_\_\_\_\_  
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DOOR AND WINDOW SCHEDULE

DRAKELEE WILLIAMS RESIDENCE  
545 N GOWER ST  
LOS ANGELES, CA 90004

SCALE: AS NOTED  
DATE: 04.19.2015  
REV: PERMIT  
SHEET NO:

A701







SHEAR WALL SCHEDULE											
WALL	MATERIAL THICKNESS	NAILING AT ALL PANEL EDGES (1) & (2)	SILL PLATE & FRAMING @ ADJOINING PANEL	ANCHOR BOLT SPACING (3) & (4)	SILL ANCHOR OPTIONS / SPACING (USE ONE)	LAGS (5)	SIMPSON SDS 14"x4" WOOD SCREWS (6)	ASS CLIP SPACING-TOP PLATE TO FRAMING (7)	CLIP SPACING-TOP PLATE TO FRAMING (8)	SEISMIC SHEARWALL CAPACITY (9)	WIND SHEARWALL CAPACITY
SINGLE SIDED SHEARWALLS											
1	15/32" STRUCTURAL 1 PLYWOOD	8d @ 8" o.c.	2x MIN.	5/8" @ 48" o.c.	16d @ 8" o.c.	3/8" @ 18" o.c.	18" o.c.	18" o.c.	18" o.c.	280 plf	280 plf
2	15/32" STRUCTURAL 1 PLYWOOD	10d @ 8" o.c.	2x MIN.	5/8" @ 48" o.c.	16d @ 3" o.c.	3/8" @ 14" o.c.	12" o.c.	18" o.c.	18" o.c.	340 plf	340 plf
3	15/32" STRUCTURAL 1 PLYWOOD	10d @ 6" o.c.	3x MIN.	5/8" @ 32" o.c.	16d @ 3" o.c.	3/8" @ 14" o.c.	12" o.c.	12" o.c.	12" o.c.	510 plf	510 plf
4	15/32" STRUCTURAL 1 PLYWOOD	10d @ 3" o.c.	3x MIN.	5/8" @ 24" o.c.	30d @ 1.5" o.c. STAGGERED	3/8" @ 7" o.c.	8" o.c.	8" o.c.	8" o.c.	665 plf	665 plf
5	15/32" STRUCTURAL 1 PLYWOOD (15)	10d @ 2" o.c.	3x MIN.	5/8" @ 18" o.c.	USE LAGS	3/8" @ 5" o.c.	4.5" o.c.	8" o.c.	8" o.c.	670 plf	670 plf
STUCCO SHEARWALLS											
6	7/8" CEMENT PLASTER	11ga @ 6" o.c.	2x MIN.	5/8" @ 48" o.c.	16d @ 8" o.c.	3/8" @ 24" o.c.	18" o.c.	48" o.c.	48" o.c.	180 plf	180 plf

SHEAR WALL FOOTNOTES:

- ALL PLYWOOD PANEL EDGE NAILING IS TO BE COMMON NAILS WITH 16d HAVING 1-1/2" MINIMUM PENETRATION, AND 8d HAVING 1-3/8" MIN PENETRATION INTO FRAMING.
- ALL WALLS ARE TO HAVE 1/2" MINIMUM EDGE DISTANCE FROM PANEL ENDS AND EDGES. DO NOT BREAK SURFACE LAM OF PLY WITH NAIL HEAD.
- SIMPSON ANCHOR 2" BOLTS x 7" MIN. INTO CONCRETE FOOTINGS. NOTE: ADDITIONAL THREAD LENGTH IS REQUIRED AT 3d SILLS.
- SDS 14"x4" WOOD SCREWS BY SIMPSON SET EPOXY IN CONCRETE FOOTINGS MAY BE USED FOR REPAIR AND RETROFIT.
- SPECIAL INSPECTION IS REQUIRED PER LARR #25281 & ICC ESR-2206.
- USE COMMON NAILS FOR CONNECTING PLATES TO JOISTS AND BLOCKING - 16d FOR 2x AND 30d FOR 2x. TABLE IS BASED ON 1/2" MAXIMUM DIAPHRAGM THICKNESS.
- USE 3x NOMINAL BLOCKING OR RIM JOIST FOR ALL SILL NAILING. WALLS SHALL BE AT LEAST 1/4" FROM ALL EDGES OF SILL AND BLOCKING. WHERE MULTIPLE ROWS ARE REQUIRED, SPACE ROWS 1/2" MIN BUT TAKE CARE NOT TO SPLIT THE WOOD. EXCEPTION: FOR TYPE S, P, & A, USE 16d COMMON NAILS w/ 3x MIN BLOCKING OR RIM BELOW.
- MIN 3x NOMINAL FRAMING SHALL BE USED AT ALL ADJOINING PANEL EDGES WHERE SHEARWALL CAPACITY EXCEEDS 350 plf IN SEISMIC DESIGN CATEGORY D, E, OR F.
- WHERE PANELS ARE APPLIED TO BOTH SIDES OF THE STUDS, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3x NOMINAL, AND ALL WALLS SHALL BE STAGGERED.
- LOAD VALUES ARE BASED ON ASD DESIGN VALUES IN TABLE 2303.3 OF THE LACSC AND LABC.
- SDS 14"x4" WOOD SCREWS BY SIMPSON SHALL BE INSTALLED PER LARR #25281 AND ICC ESR-2206.
- STAGGER NAILS WHERE NAILS SPACING IS 2" O.C. OR LESS.

GENERAL NOTES:

- ALL PLYWOOD IS TO BE STRUCTURAL 1 GRADE w/ (4) PLYS MIN, EXCEPT 3/8" PLY MAY HAVE (3) PLYS, AND SHALL BE APPLIED DIRECTLY TO FRAMING MEMBERS. PLY MAY BE APPLIED EITHER VERTICALLY OR HORIZONTALLY ACROSS STUDS.
- WHERE STUDS ARE SPACED AT 16" o.c., PLY IS TO BE NAILED TO ALL INTERMEDIATE STUDS AT 12" o.c. WHERE STUDS ARE SPACED FARTHER THAN 16" o.c., PLY IS TO BE NAILED TO ALL INTERMEDIATE STUDS AT 8" o.c.
- ALL PLYWOOD JOINT NAILING AND SILL NAILING IS TO BE STAGGERED.
- ALL ANCHOR BOLTS MUST USE 3" x 3" x 1/4" SQUARE PLATE WASHERS. NO CUT WASHERS ARE ALLOWED.
- ALL ANCHOR BOLTS ARE TO BE INSTALLED INTO 2500 psi MINIMUM CONCRETE @ 28 DAYS. SEE GENERAL NOTES FOR REQUIRED STRENGTHS.
- PROVIDE PRE-DRILLED HOLES 65-75% OF THE NAIL DIAMETER FOR NAILS LARGER THAN 20d.
- STRUCTURAL OBSERVATION IS REQUIRED FOR ALL PANELS IN LA CITY.
- PRE-DRILL PILOT HOLES FOR SILL PLATE LAG SCREWS. HOLES SHALL BE 60% OF THE THREADED SHANK DIAMETER AND THE FULL LAG DIAMETER FOR THE SMOOTH SHANK PORTION, AND TO A LENGTH AT LEAST EQUAL TO THE LENGTH OF THE THREADED PORTION. LAG INTO CENTERLINE OF RIM OR BLOCKING BELOW PLY DIAPHRAGM.
- ALL FRAMING CLIPS ARE TO BE SIMPSON LTM OR ASS PER SCHEDULE. LARR #25716 AND ICC ESR-2806.
- 8d x 1-1/2" COMMON NAILS MAY BE USED WHERE NOT APPLIED OVER PLYWOOD. 8d COMMONS WILL ACHIEVE 100% LOAD THROUGH PLYWOOD.
- CEMENT PLASTER SHALL BE APPLIED OVER EXPANDED METAL OR WOVEN WIRE LATH FASTENED WITH 11 GAUGE x 1-1/2" LONG GALVANIZED NAILS WITH 7/16" HEAD. LATH SHALL BE FURRED A MINIMUM OF 1". NAILS SHALL BE APPLIED TO ALL STUDS, TOP AND BOTTOM PLATES, AND ALL BLOCKING.
- HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS, AND HOLD-DOWNS SHALL BE TIGHTENED TO 12 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS IN ACCORDANCE WITH TABLE 2305.5 OF THE LA BUILDING CODE.

CONTINUOUS FOOTING & GRADE BEAM SCHEDULE

FTG.	SIZE	REBAR	DOWELS/TIES	NOTES
(B) CF-12	12" W x 12" D MIN	(1) #4 TOP MIN (1) #4 BOTTOM MIN		CONTRACTOR TO VERIFY (B) FOOTING DIMS. PRIOR TO CONSTRUCTION. NOTIFY E.O.R. WITH ANY VARIATIONS UNDERMIN EXISTING FOOTING PER DETAIL 40.2
CF-12-U	12" W x 12" D MIN	(1) #4 TOP (1) #4 BOTTOM		
CF-18	18" W x 18" D	(2) #4 TOP (2) #4 BOTTOM		FOOTING MUST BE A MIN. OF 18" BELOW LOWEST ADJACENT GRADE INTO NATURAL SOILS

FOR FOOTING EXCAVATION INFORMATION, REFER TO

FOR TYPICAL PIPE CLEARANCES THROUGH FOOTINGS, REFER TO

FOR ALL REBAR BEND INFO, REFER TO

FOR TYPICAL REBAR SPLICES, REFER TO

FOR TYPICAL PLACEMENT OF REBAR IN FOOTINGS, REFER TO

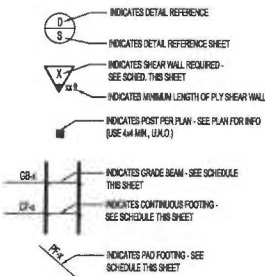
FOR TYPICAL ANCHOR BOLT & WASHER INFORMATION, REFER TO

FOR RETROFIT EPOXY AB PLACEMENT, REFER TO

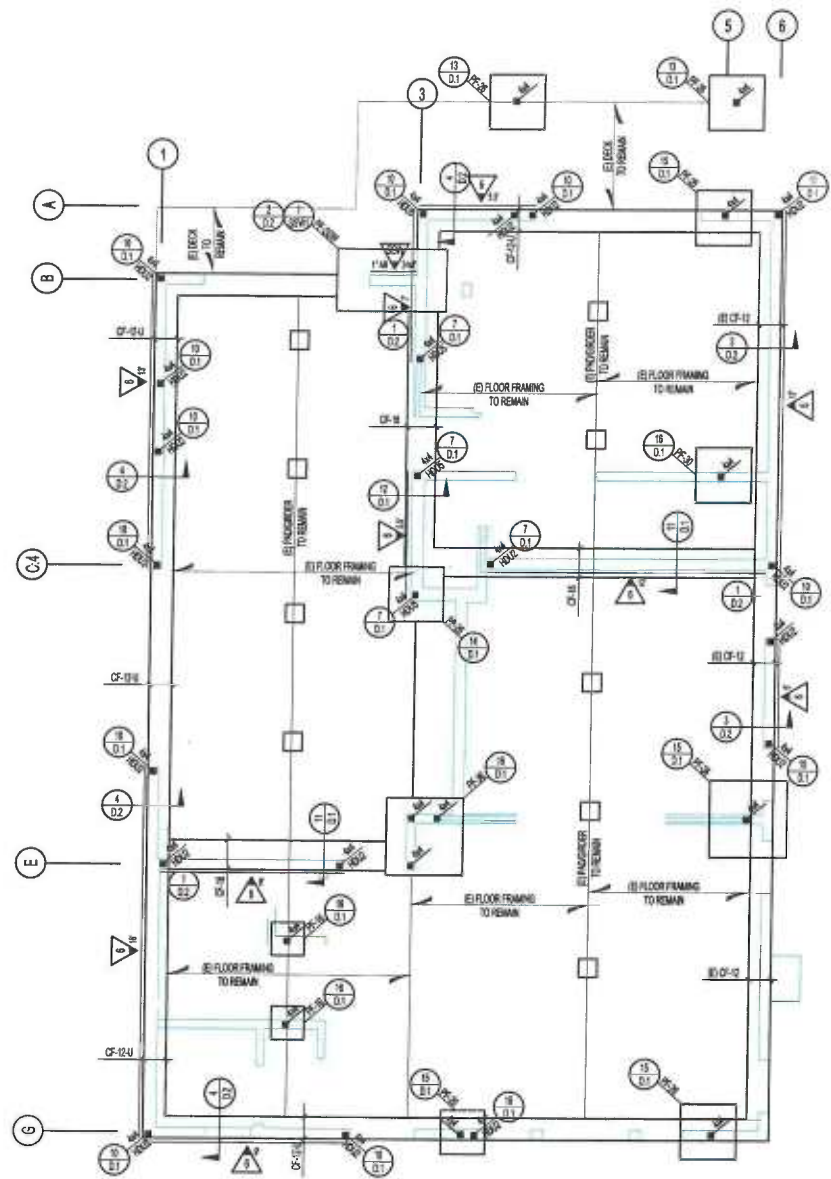
PAD FOOTING SCHEDULE

PAD	SIZE	REBAR	NOTES
PF-18	18" x 18" x 24" THK	(4) #4 EACH WAY	
PF-24	24" x 24" x 24" THK	(5) #4 EACH WAY	
PF-30	30" x 30" x 24" THK	(6) #4 EACH WAY	
PF-36	36" x 36" x 24" THK	(7) #4 EACH WAY	
PF-SSW	36" x 36" x 24" THK	(4) #4 @ 8" o.c. EACH WAY	SEE SHEET SSWY FOR ADDITIONAL DETAILING

NOTE: IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.



TYPICAL SYMBOLS



1 FOUNDATION PLAN  
SCALE: 1/4" = 1'

**DRAKELEE-WILLIAMS RESIDENCE**  
**545 NORTH GOWER STREET**  
**LOS ANGELES, CA 90004**

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Date Issue

Foundation Plan



SHEAR WALL SCHEDULE										
MARK	MATERIAL THICKNESS	NAILING AT ALL PANEL EDGES (1) & (2)	SILL PLATE & FRAMING @ ADJOINING PANEL	ANCHOR BOLT SPACING (3) & (4)	SILL ANCHOR OPTIONS / SPACING (USE ONE)	ASD CLIP SPACING-TOP PLATE TO FRAMING REV.	LTH OPT. CLIP SPACING TO FRAMING REV.	SEISMIC SHEARWALL CAPACITY (N)	WIND SHEARWALL CAPACITY	
SINGLE SIDED SHEARWALLS										
1	15/32" STRUCTURAL 1 PLYWOOD	8d @ 6" o.c.	2x MIN.	5/8" @ 48" o.c.	16d @ 6" o.c.	18" o.c.	18" o.c.	280 plf	280 plf	
2	15/32" STRUCTURAL 1 PLYWOOD	10d @ 6" o.c.	2x MIN.	5/8" @ 48" o.c.	16d @ 6" o.c.	18" o.c.	18" o.c.	340 plf	340 plf	
3	15/32" STRUCTURAL 1 PLYWOOD	10d @ 6" o.c.	3x MIN.	5/8" @ 32" o.c.	16d @ 6" o.c.	12" o.c.	12" o.c.	510 plf	510 plf	
4	15/32" STRUCTURAL 1 PLYWOOD	10d @ 3" o.c.	3x MIN.	5/8" @ 24" o.c.	30d @ 1.5' o.c.	8" o.c.	8" o.c.	865 plf	865 plf	
5	15/32" STRUCTURAL 1 PLYWOOD (12)	10d @ 2" o.c.	3x MIN.	5/8" @ 18" o.c.	USE LAGS	4.5" o.c.	8" o.c.	670 plf	670 plf	
STUCCO SHEARWALLS										
6	7/8" CEMENT PLASTER	11ga @ 6" o.c.	2x MIN.	5/8" @ 48" o.c.	16d @ 6" o.c.	18" o.c.	48" o.c.	180 plf	180 plf	

#### SHEAR WALL FOOTNOTES:

- 1) ALL PLYWOOD PANEL EDGE NAILING IS TO BE COMMON NAILS WITH 10d HAVING 1-1/2" MINIMUM PENETRATION, AND 8d HAVING 1-3/8" MIN PENETRATION INTO FRAMING.
- 2) ALL NAILS ARE TO HAVE 1/2" MINIMUM EDGE DISTANCE FROM PANEL ENDS AND EDGES. DO NOT BREAK SURFACE LAM OF PLY WITH NAIL HEAD.
- 3) 5/8" ANCHOR BOLT 7" BOLT 1/2" MIN. INTO CONCRETE FOOTINGS. NOTE: ADDITIONAL THREAD LENGTH IS REQUIRED AT 3x SILLS.
- 4) SPECIAL INSPECTION IS REQUIRED PER LARR #252116 AND ICC ESR-2808.
- 5) USE 3x NOMINAL BLOCKING OR RIM JOIST FOR ALL SILL NAILING. NAILS SHALL BE AT LEAST 1/2" FROM ALL EDGES OF SILL AND BLOCKING. WHERE MULTIPLE ROWS ARE REQUIRED, SPACE ROWS 1/2" MIN BUT TAKE CARE NOT TO SPLIT THE WOOD. EXCEPTION: FOR TYPE 3, 4, & 5, USE 16d COMMON NAILS w/ 2x MIN BLOCKING OR RIM BELOW.
- 6) MIN 3x NOMINAL FRAMING SHALL BE USED AT ALL ADJOINING PANEL EDGES WHERE SHEARWALL CAPACITY EXCEEDS 300 plf IN SEISMIC DESIGN CATEGORY D, E, OR F.
- 7) WHERE PANELS ARE APPLIED TO BOTH SIDES OF THE STUDS, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3x NOMINAL, AND ALL NAILS SHALL BE STAGGERED.
- 8) LOAD VALUES ARE BASED ON ASD DESIGN VALUES IN TABLE 2306.3 OF THE LACSC AND LABC.
- 9) SDS 1/4" WOOD SCREENS BY SIMPSON SHALL BE INSTALLED PER LARR #252116 AND ICC ESR-2208.
- 10) STAGGER NAILS WHERE NAIL SPACING IS 7" O.C. OR LESS.

#### GENERAL NOTES:

- A) ALL PLYWOOD IS TO BE STRUCTURAL 1 GRADE w/ (4) PLYS MIN, EXCEPT 3/8" PLY MAY HAVE (3) PLYS, AND SHALL BE APPLIED DIRECTLY TO FRAMING MEMBERS. PLY MAY BE APPLIED EITHER VERTICALLY OR HORIZONTALLY ACROSS STUDS.
- B) WHERE STUDS ARE SPACED AT 16" o.c., PLY IS TO BE NAILED TO ALL INTERMEDIATE STUDS AT 6" o.c. WHERE STUDS ARE SPACED FARTHER THAN 16" o.c., PLY IS TO BE NAILED TO ALL INTERMEDIATE STUDS AT 6" o.c.
- C) ALL PLYWOOD JOINT NAILING AND SILL NAILING IS TO BE STAGGERED.
- D) ALL ANCHOR BOLTS MUST USE 3" x 3" x 1/2" SQUARE PLATE WASHERS. NO CUT WASHERS ARE ALLOWED.
- E) ALL ANCHOR BOLTS ARE TO BE INSTALLED INTO 2500 psi MINIMUM CONCRETE @ 28 DAYS. SEE GENERAL NOTES FOR REQUIRED STRENGTHS.
- F) PROVIDE PRE-DRILLED HOLES 65-75% OF THE NAIL DIAMETER FOR NAILS LARGER THAN 20d.
- G) STRUCTURAL OBSERVATION IS REQUIRED FOR ALL PANELS IN LA CITY.
- H) PRE-DRILL PLOT HOLES FOR SILL PLATE LAG SCREWS. HOLES SHALL BE 65% OF THE THREADED SHANK DIAMETER AND THE FULL LAG DIAMETER FOR THE SMOOTH SHANK PORTION, AND TO A LENGTH AT LEAST EQUAL TO THE LENGTH OF THE THREADED PORTION. LAG INTO CENTERLINE OF RIM OR BLOCKING BELOW PLY DIAPHRAGM.
- I) ALL FRAMING CLIPS ARE TO BE SIMPSON LTH OR ASS PER SCHEDULE. LARR #25116 AND ICC ESR-2808.
- J) 8d x 1-1/2" COMMON NAILS MAY BE USED WHERE NOT APPLIED OVER PLYWOOD. 8d COMMONS WILL ACHIEVE 100% LOAD THROUGH PLYWOOD.
- K) CEMENT PLASTER SHALL BE APPLIED OVER EXPANDED METAL OR WOVEN WIRE LATH FASTENED WITH 11 GAUGE 1-1/2" LONG GALVANIZED NAILS WITH 7/16" HEAD. LATH SHALL BE FURRED A MINIMUM OF 1/4" NAILS SHALL BE APPLIED TO ALL STUDS, TOP AND BOTTOM PLATES, AND ALL BLOCKING.
- L) HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS, AND HOLD-DOWNS SHALL BE TIGHTENED TO 1/2" WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS IN ACCORDANCE WITH TABLE 2306.5 OF THE LA BUILDING CODE.

TYPICAL HEADERS WHERE NOT NOTED	
UP TO 4'-0"	4x4 DF #2
4'-1" TO 6'-0"	4x6 DF #2
6'-1" TO 8'-0"	4x8 DF #2
8'-1" TO 10'-0"	4x10 DF #2

FOR SHEAR PANEL LAYOUT, REFER TO

FOR TYPICAL SHEAR PANEL NAILING INFO, REFER TO

FOR TYPICAL FLOOR AND ROOF PANEL LAYOUT AND NAILING, REFER TO

FOR FLOOR & ROOF OPENING INFORMATION, REFER TO

FOR ALLOWABLE HOLES IN BEAMS, REFER TO

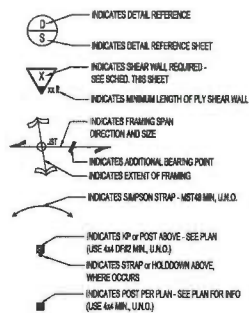
FOR ALLOWABLE NOTCHING AND BORING OF STUDS, REFER TO

FOR SILL AND TOP PLATE NOTCHING AND BORING, REFER TO

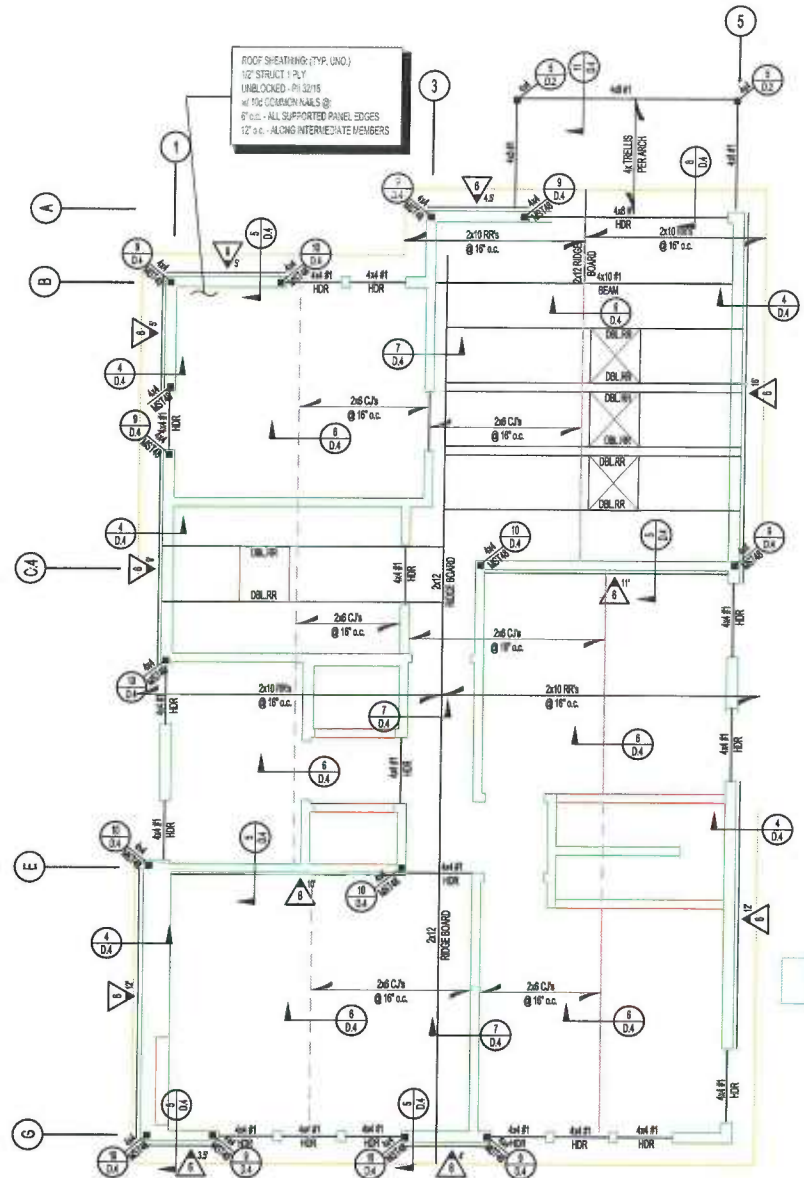
FOR TOP PLATE SPLICE INFORMATION, REFER TO

FOR SHEAR WALL INTERSECTION FRAMING, REFER TO

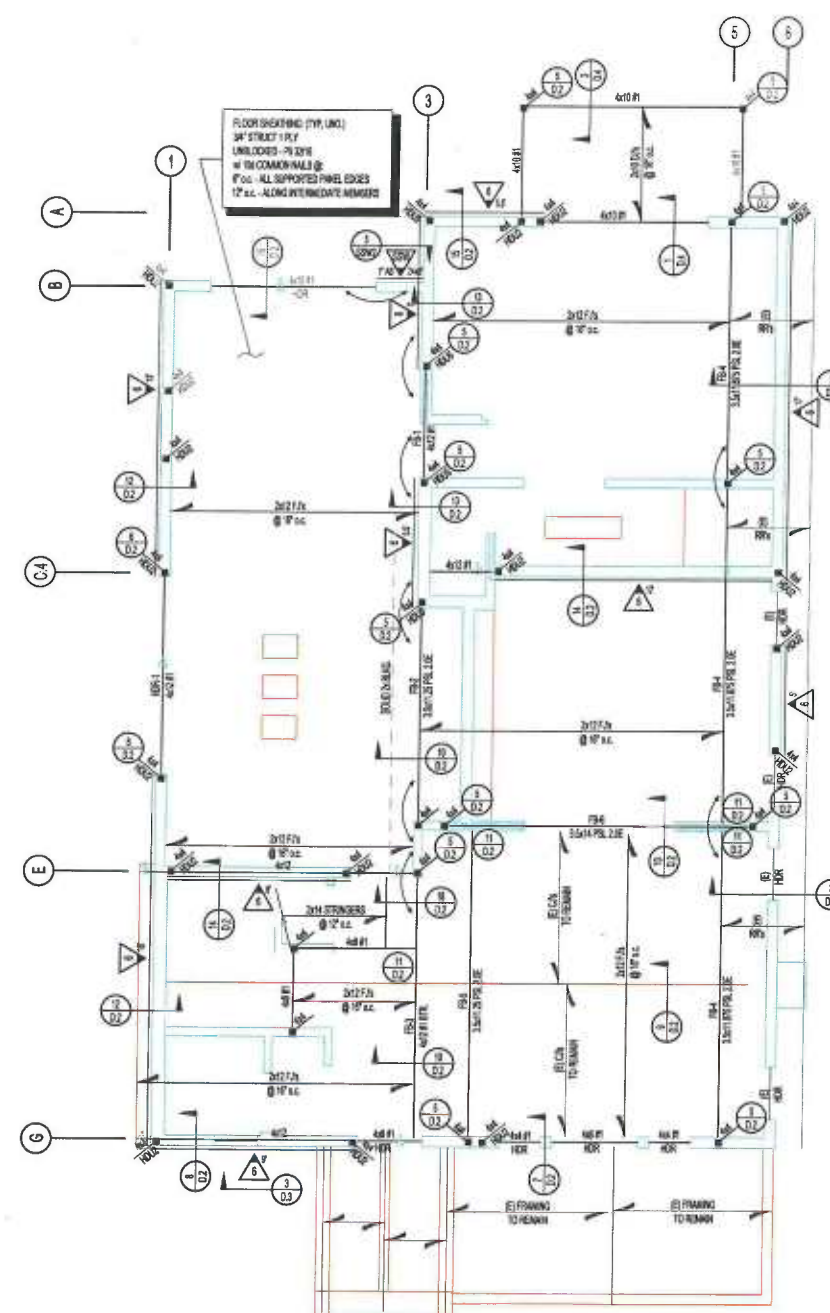
FOR TYPICAL HEADER FRAMING, REFER TO



#### TYPICAL SYMBOLS



2 ROOF FRAMING PLAN  
SCALE: 1/4"=1'



1 FLOOR FRAMING PLAN  
SCALE: 1/4"=1'

DRAKELEE-WILLIAMS RESIDENCE  
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Date	Issue

Roof and Floor  
Framing Plans





CRAIG PHILLIPS  
ENGINEERING & DESIGN  
2123 VESTAL AVE LOS ANGELES, CA 90026  
1 310 625 2325 F 866 828 9608

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Date	Issue

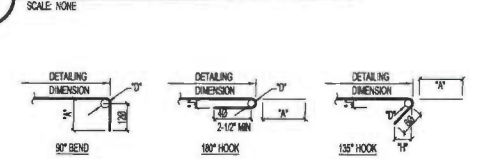
Structural Details

TYPICAL SPLICE LENGTHS ARE SHOWN IN THE TABLE BELOW U.N.O. ON THE PLANS.

1) THE TABLE LENGTHS ARE FOR CAST-IN-PLACE CONCRETE.  
2) ALL REINFORCING STEEL LAPS OR SPLICES SHALL BE AS INDICATED ON THE PLANS. WHERE LAPS OR SPLICES LOCATIONS ARE NOT SPECIFICALLY INDICATED, LAPS OR SPLICES SHALL BE STAGGERED AT LEAST 2'-0" LONG.  
3) SPLICES ARE BASED ON 14-2000 M.M. HIGHER STRENGTH CONCRETE DOES NOT REQUIRE LONGER SPLICES.  
4) WHERE MORE THAN 12" OF CONCRETE EXISTS BELOW THE REBAR, USE 1.3 X SPLICE LENGTH COLUMN IN TABLE BELOW.

BAR	EMBEDMENT	SPLICE	1.3X SPLICE
#	WITHOUT HOOK	WITH HOOK	LENGTH
#3	12"	6"	12"
#4	13-5/8"	6"	16"
#5	25-1/2"	8-7/8"	30"
#6	30-1/2"	10-3/4"	36"
#7	44-1/2"	12-1/2"	52-1/2"
#8	50-7/8"	14-1/4"	60"
#9	57-3/8"	16"	67-1/2"
#10	63-5/8"	17-7/8"	79"
#11	70"	19-5/8"	82-1/2"
#14	88"	34-5/8"	105"

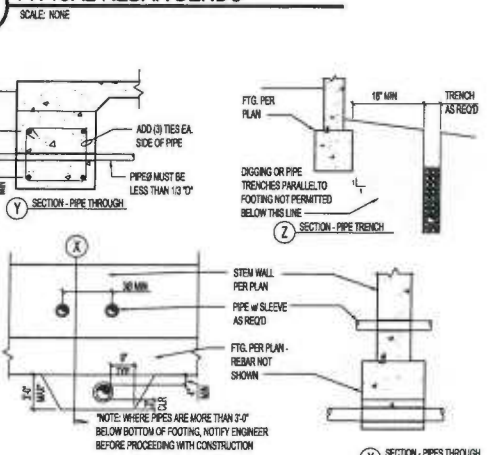
REBAR LAPS AND SPLICES



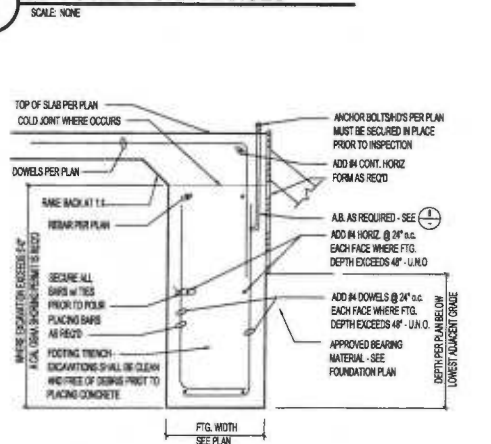
TYPICAL STEEL REINFORCEMENT BAR BENDS ARE SHOWN IN THE TABLE BELOW U.N.O. ON THE PLANS. THE ABOVE LENGTHS ARE FOR CAST-IN-PLACE CONCRETE.

BAR	"D"	"A"190	"A"180	"J"160	"D"135	"A"135	"A"135	40	60	120
#3	2-1/4"	6"	5"	3"	1-1/2"	4-1/4"	3"	1-1/2"	2-1/4"	4-1/2"
#4	3"	6"	6"	4"	2"	4-1/2"	3"	2"	3"	6"
#5	3-3/4"	10"	7"	5"	2-1/2"	5-1/2"	3-3/4"	2-1/2"	3-3/4"	7-1/2"
#6	4-1/2"	1'-0"	8"	6"	4-1/2"	8"	4-1/2"	3"	4-1/2"	9"
#7	5-1/4"	1'-2"	10"	7"	5-1/4"	9"	5-1/4"	3-1/2"	5-1/4"	10-1/2"
#8	6"	1'-4"	11"	8"	6"	10-1/2"	6"	4"	6"	12"
#9	6-1/2"	1'-7"	1'-3"	11-3/4"	N/A	N/A	N/A	4-1/2"	6-3/4"	13-1/2"
#10	10-3/4"	1'-10"	1'-5"	1'-1-1/4"	N/A	N/A	N/A	5"	7-1/2"	15"
#11	12"	2'-0"	1'-7"	1'-2-3/4"	N/A	N/A	N/A	5-1/2"	8-1/4"	16-1/2"
#14	18-1/4"	2'-7"	2'-3"	1'-9-3/4"	N/A	N/A	N/A	6"	10-1/2"	21"

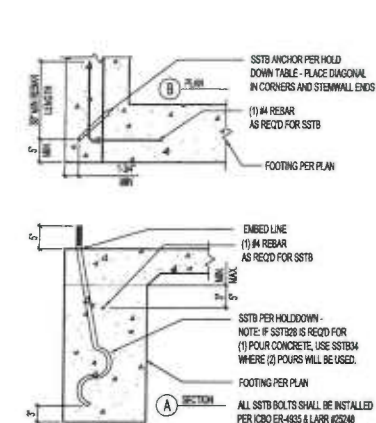
TYPICAL REBAR BENDS



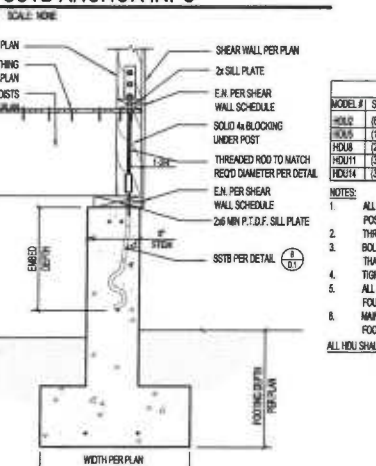
TYP. UTILITY CLEARANCES



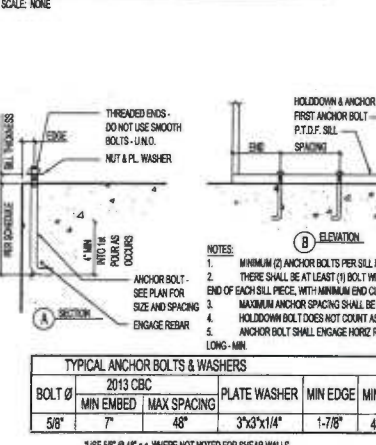
FOOTING EXCAVATIONS



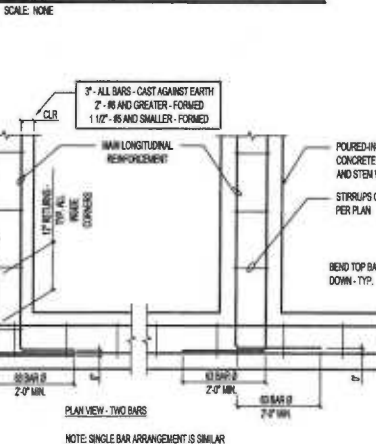
SSTB ANCHOR INFO



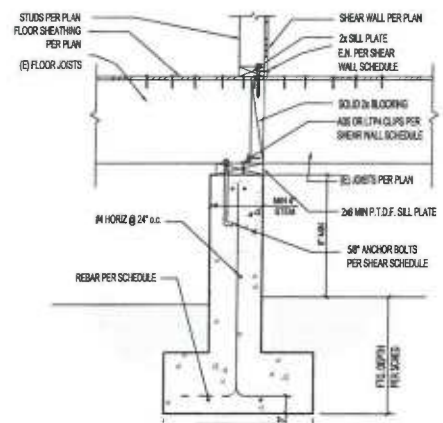
HD AT RAISED FOOTING



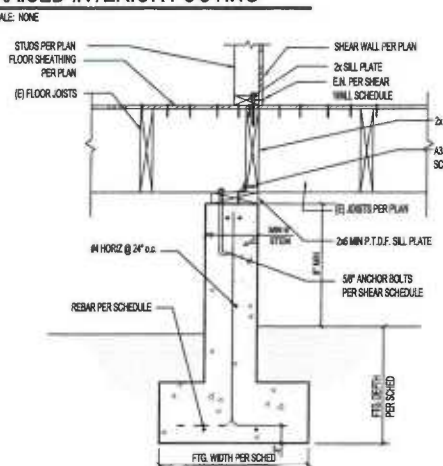
ANCHOR BOLT INFORMATION



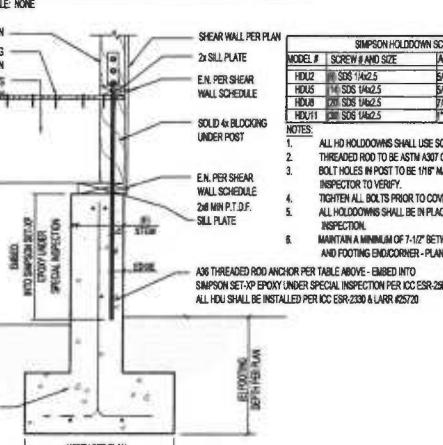
REBAR PLACEMENT GUIDE



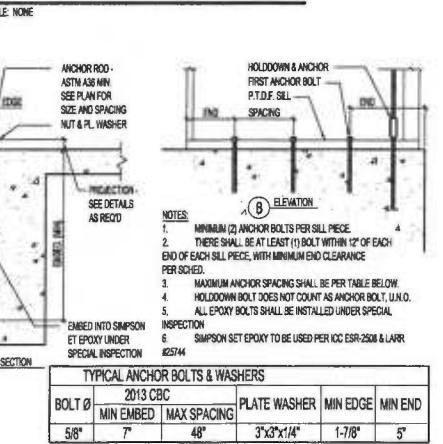
RAISED INTERIOR FOOTING



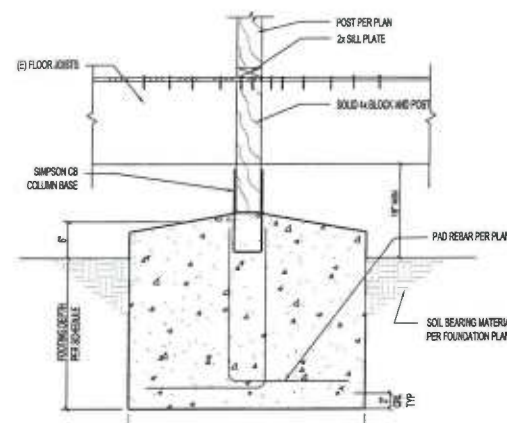
RAISED INTERIOR FOOTING



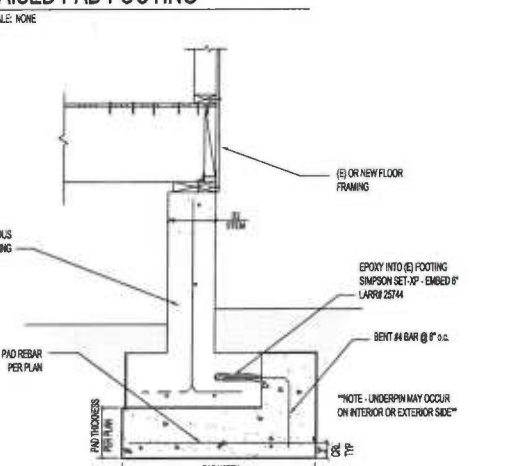
EPOXY HD AT RAISED FOOTING



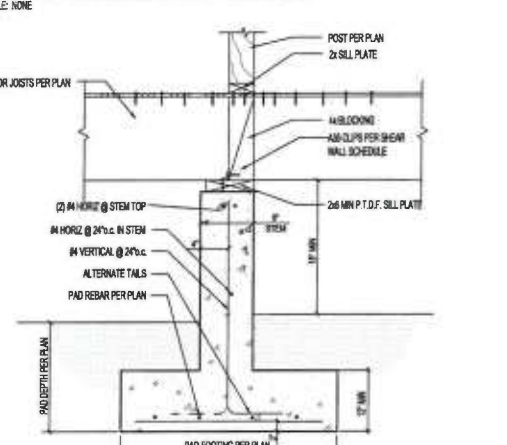
EPOXY ANCHOR BOLTS



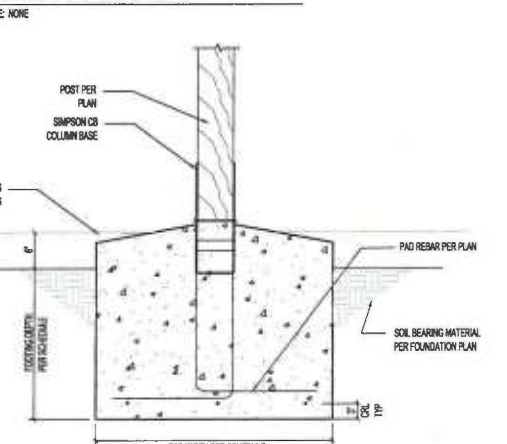
RAISED PAD FOOTING



PAD FOOTING



RAISED PAD FOOTING



EXTERIOR PAD FOOTING

16

SCALE: NONE

15

SCALE: NONE

14

SCALE: NONE

13

SCALE: NONE

12

SCALE: NONE

11

SCALE: NONE

10

SCALE: NONE

9

SCALE: NONE

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5

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4

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3

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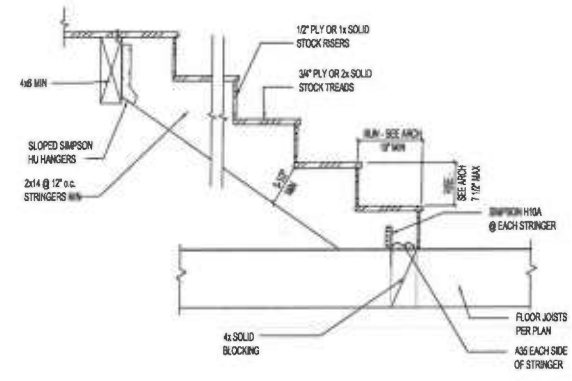
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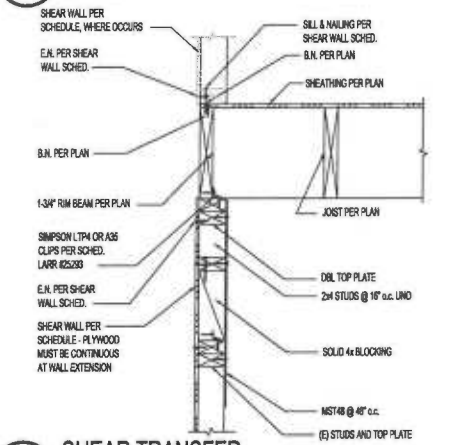
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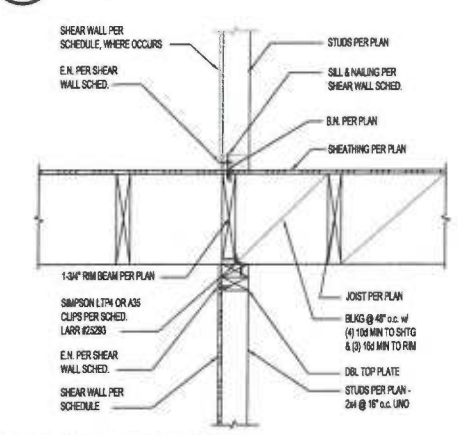




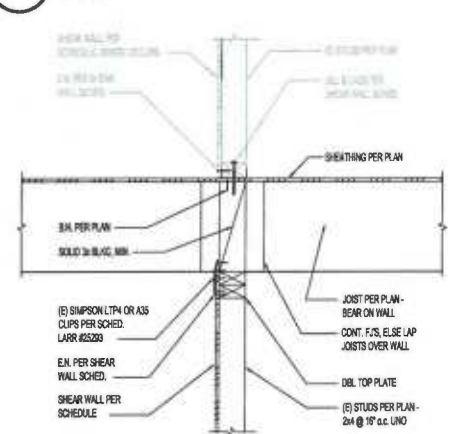
16 INTERIOR STAIRS  
SCALE: NONE



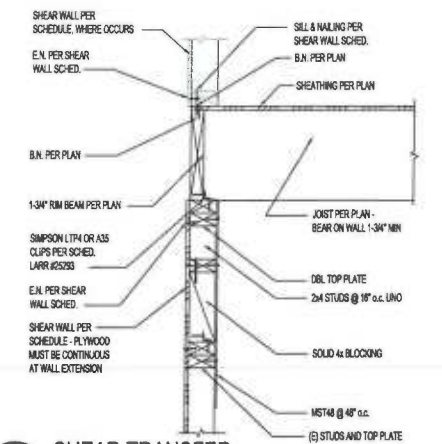
15 SHEAR TRANSFER  
SCALE: NONE



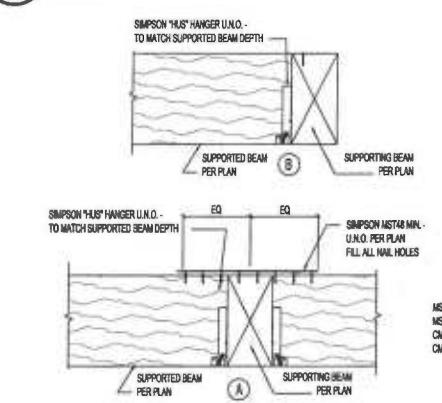
14 SHEAR TRANSFER  
SCALE: NONE



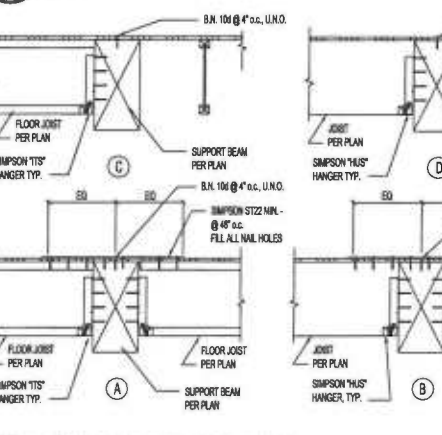
13 SHEAR TRANSFER  
SCALE: NONE



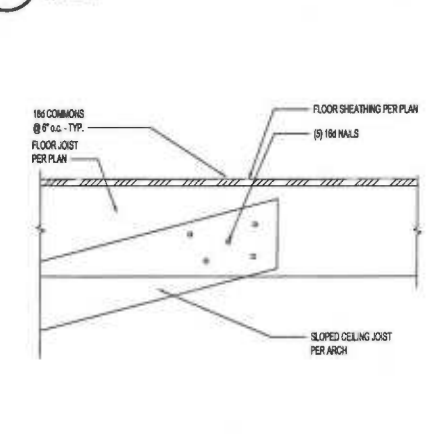
12 SHEAR TRANSFER  
SCALE: NONE



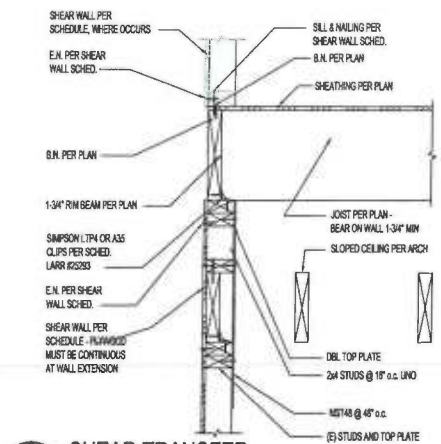
11 BEAM TO BEAM DETAIL  
SCALE: NONE



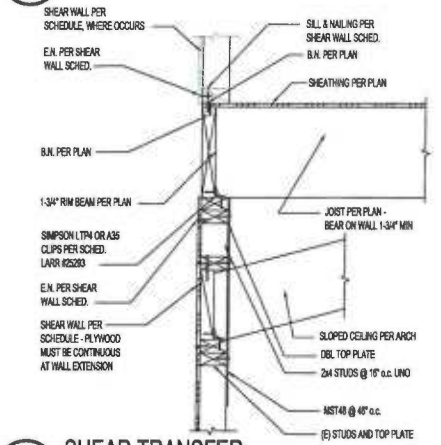
10 JOISTS TO BEAM DETAILS  
SCALE: NONE



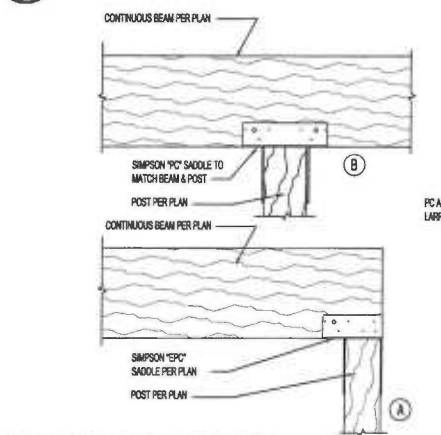
9 FRAMING DETAIL  
SCALE: NONE



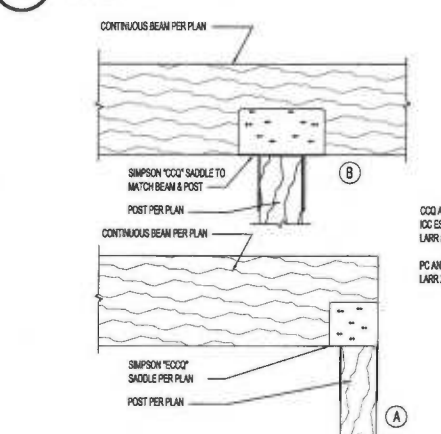
8 SHEAR TRANSFER  
SCALE: NONE



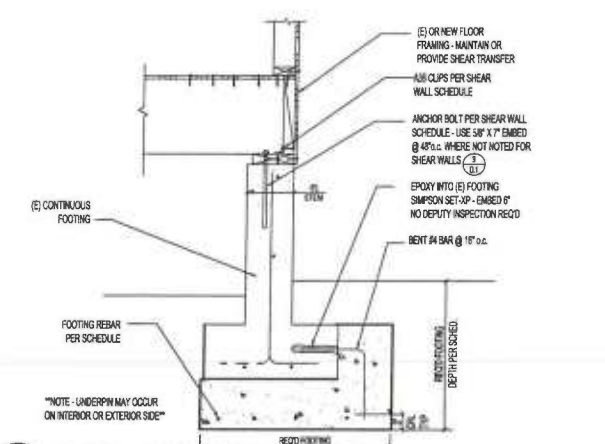
7 SHEAR TRANSFER  
SCALE: NONE



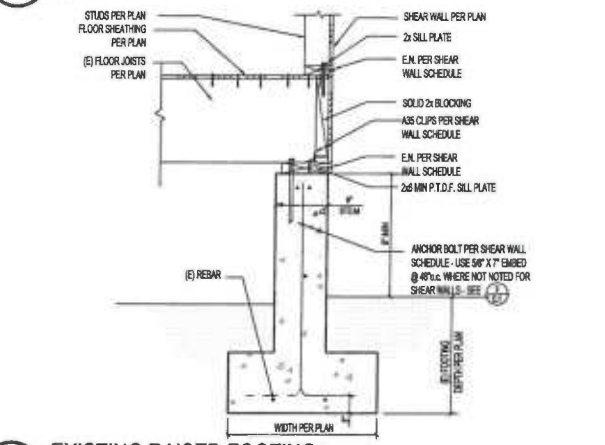
6 BEAM TO POST DETAIL  
SCALE: NONE



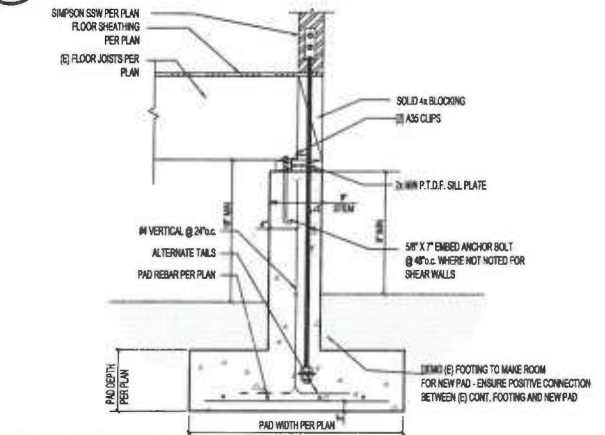
5 BEAM TO POST DETAIL  
SCALE: NONE



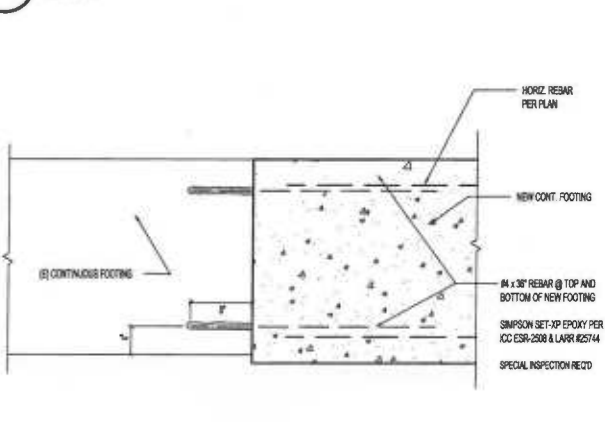
4 UNDERPIN FOOTING  
SCALE: NONE



3 EXISTING RAISED FOOTING  
SCALE: NONE



2 RAISED PAD FOOTING  
SCALE: NONE



1 NEW TO EXISTING FOOTING  
SCALE: NONE

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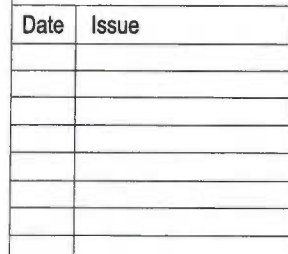
Date	Issue

**Structural Details**





All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and property of CPE+D and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of CPE+D. Written dimensions shall take precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.

Drakelee-Williams **D.3**



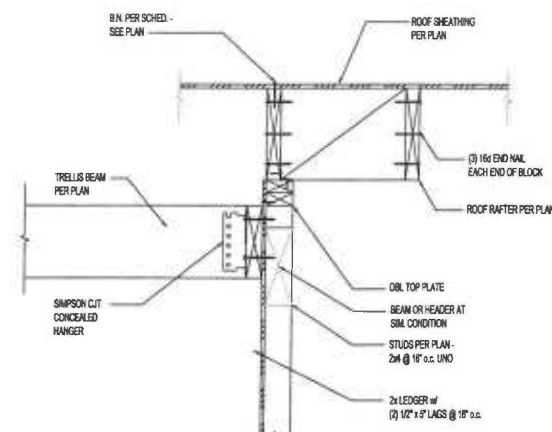
All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and property of CPE+D and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of CPE+D. Written dimensions shall take precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



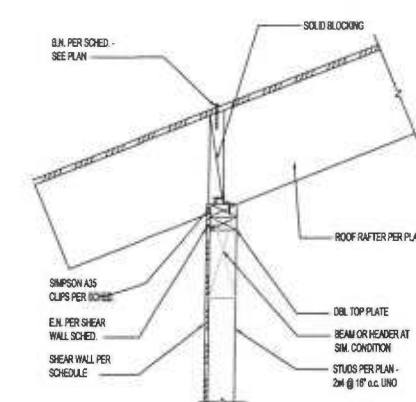
Date	Issue

## Structural Details

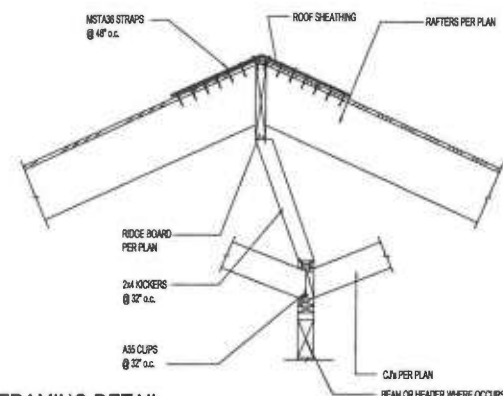
**8 FRAMING DETAIL**  
SCALE: NONE



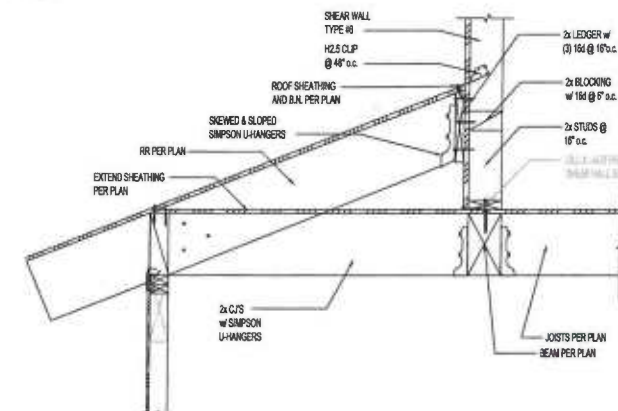
**4 FRAMING DETAIL**  
SCALE: NONE



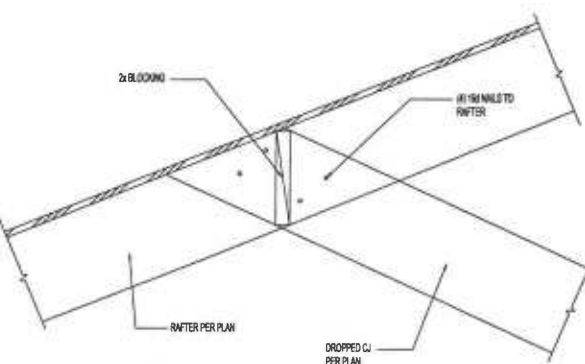
**7 FRAMING DETAIL**  
SCALE: NONE



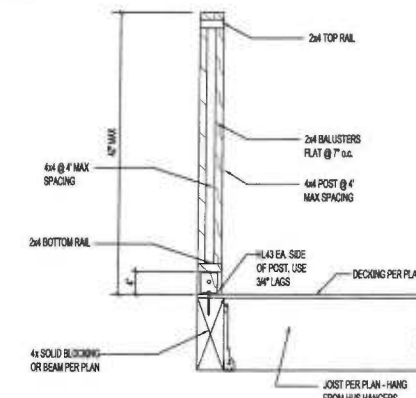
**3 FRAMING DETAIL**  
SCALE: NONE



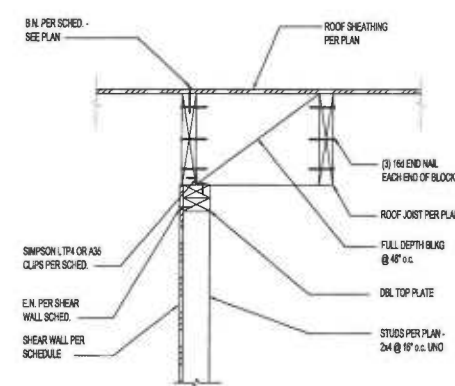
**6 FRAMING DETAIL**  
SCALE: NONE



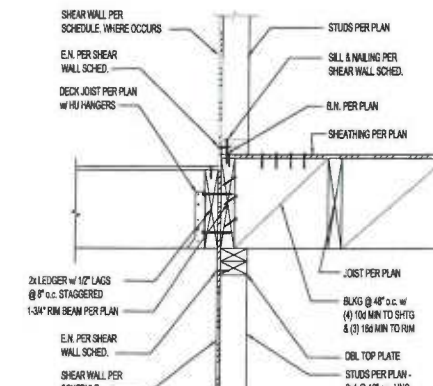
**2 RAILING DETAIL**  
SCALE: NONE



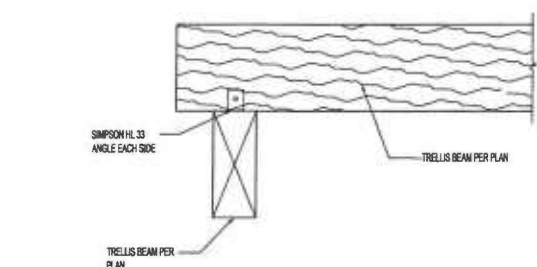
**5 FRAMING DETAIL**  
SCALE: NONE



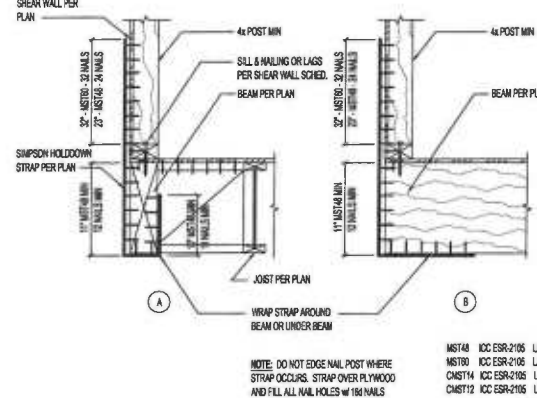
**1 SHEAR TRANSFER**  
SCALE: NONE



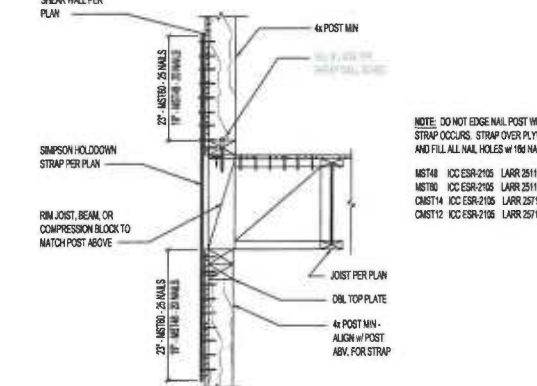
**11 TRELLIS DETAIL**  
SCALE: NONE



**10 HOLDDOWN STRAP**  
SCALE: NONE



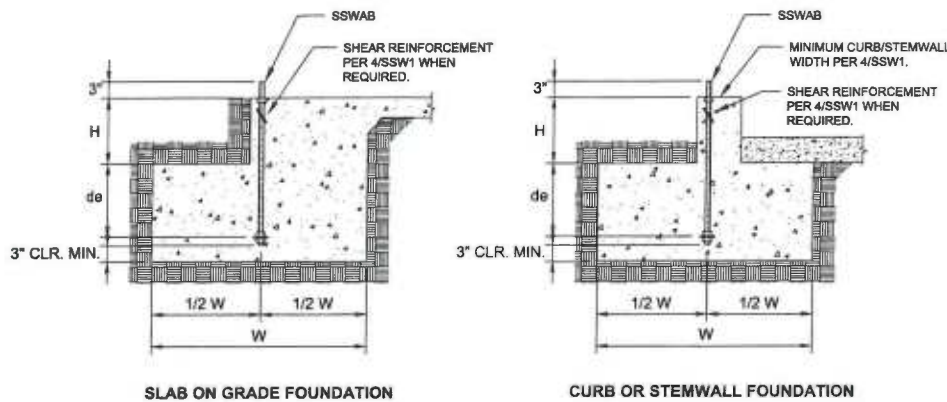
**9 HOLDDOWN STRAP**  
SCALE: NONE



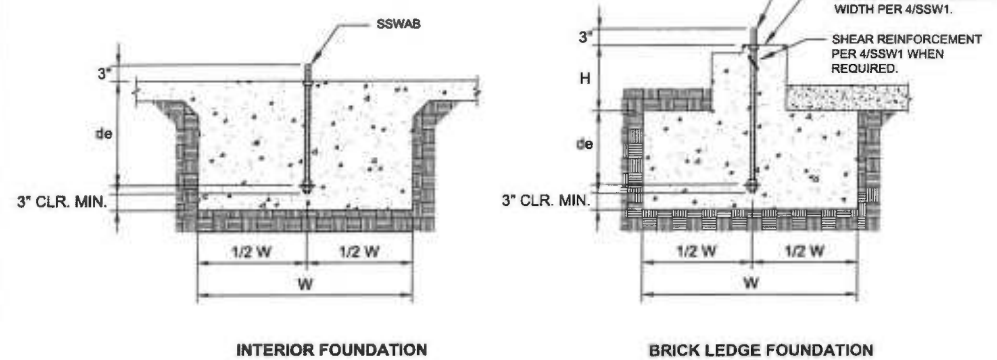
NOTE: DO NOT EDGE NAIL POST WHERE STRAP OCCURS. STRAP OVER PLYWOOD AND FULL ALL NAIL HOLES w/ 16d NAILS

MST48 ICC ESR-2105 LARR 25119  
MST80 ICC ESR-2105 LARR 25119  
CMST14 ICC ESR-2105 LARR 25113  
CMST12 ICC ESR-2105 LARR 25113





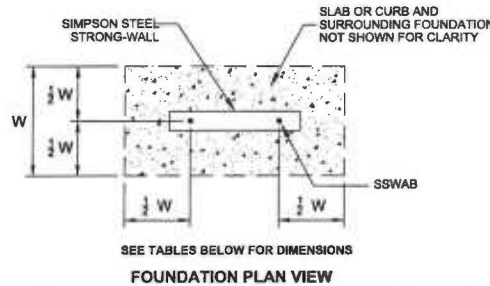
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



NOTES:  
1. SEE 2/SSW1 AND 3/SSW1 FOR DIMENSIONS AND ADDITIONAL NOTES.  
2. SEE 4/SSW1 FOR SHEAR REINFORCEMENT WHEN REQUIRED.  
3. MAXIMUM H = 18" - d<sub>e</sub>. SEE 5/SSW1 AND 6/SSW1 FOR l<sub>e</sub>.

### STEEL STRONG-WALL ANCHORAGE - TYPICAL SECTIONS

1



STEEL STRONG-WALL ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE								
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB 3/4" ANCHOR BOLT			SSWAB 1" ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d <sub>e</sub> (in)	ASD ALLOWABLE UPLIFT (lbs)	W (in)	d <sub>e</sub> (in)
SEISMIC	CRACKED	STANDARD	8,800	22	8	18,100	33	11
		HIGH STRENGTH	9,800	24	8	17,100	35	12
	UNCRAKED	STANDARD	18,500	38	12	33,000	51	17
			19,900	38	13	35,300	64	18
		HIGH STRENGTH	9,800	19	7	15,700	28	10
			18,300	31	11	32,300	44	15
WIND	CRACKED	STANDARD	19,900	33	11	35,300	47	16
			5,100	14	6	8,200	16	6
		HIGH STRENGTH	7,400	18	6	11,400	24	8
			9,800	22	8	17,100	32	11
	UNCRAKED	STANDARD	11,400	24	8	21,100	36	12
			13,800	27	9	27,300	42	14
		HIGH STRENGTH	15,900	30	10	31,800	46	16
			19,900	35	12	35,300	50	17
	UNCRAKED	STANDARD	5,000	12	6	8,400	14	6
			7,900	16	8	12,500	22	8
		HIGH STRENGTH	9,800	19	7	17,100	28	10
			12,500	22	8	21,900	32	11

NOTES:  
1. ANCHORAGE DESIGNS CONFORM TO ACI 318-11 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.  
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A449).  
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-11 SECTION D.3.3.4.  
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.  
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE REGISTERED DESIGN PROFESSIONAL MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.  
6. REFER TO 1/SSW1 FOR d<sub>e</sub>.

### SSWAB TENSION ANCHORAGE SCHEDULE 2500 PSI

2

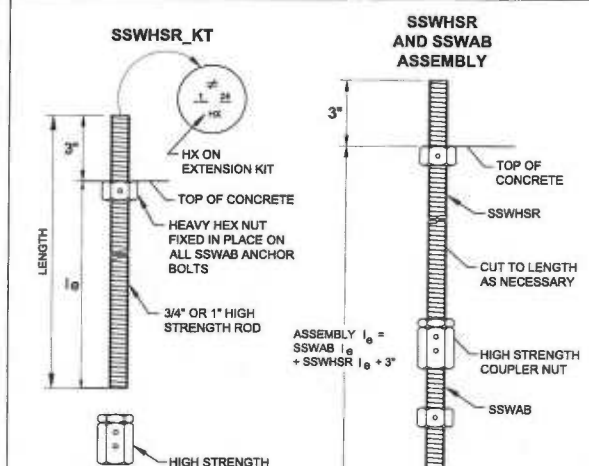
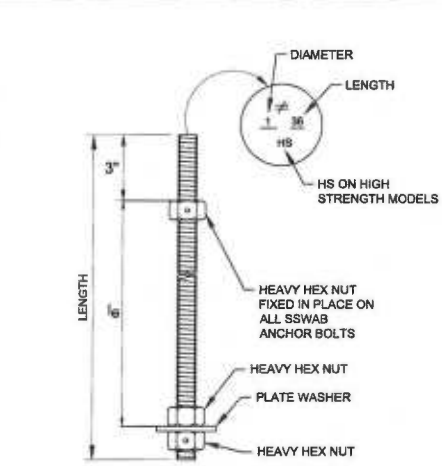
### SSW ANCHOR BOLTS

5

STEEL STRONG-WALL WIDTH	MODEL NO.	DIAMETER	LENGTH	l <sub>e</sub>
12" MODEL	SSWAB3/4x24	3/4"	24"	19"
	SSWAB3/4x24HS	3/4"	24"	19"
	SSWAB3/4x30	3/4"	30"	25"
	SSWAB3/4x30HS	3/4"	30"	25"
	SSWAB3/4x36HS	3/4"	36"	31"
	SSWAB1x24	1"	24"	19"
15", 18", 21 AND 24" MODELS	SSWAB1x24HS	1"	24"	19"
	SSWAB1x30	1"	30"	25"
	SSWAB1x30HS	1"	30"	25"
	SSWAB1x36HS	1"	36"	31"

### STEEL STRONG-WALL ANCHOR BOLT SHEAR ANCHORAGE

4



SSW WIDTH	MODEL NO.	DIAMETER	TOTAL LENGTH	l <sub>e</sub>
12" MODEL	SSWHSR3/4-2KT	3/4"	24"	21"
	SSWHSR3/4-3KT	3/4"	36"	33"
15", 18", 21 AND 24" MODELS	SSWHSR1-2KT	1"	24"	21"
	SSWHSR1-3KT	1"	36"	33"

### SSW ANCHOR BOLT EXTENSION

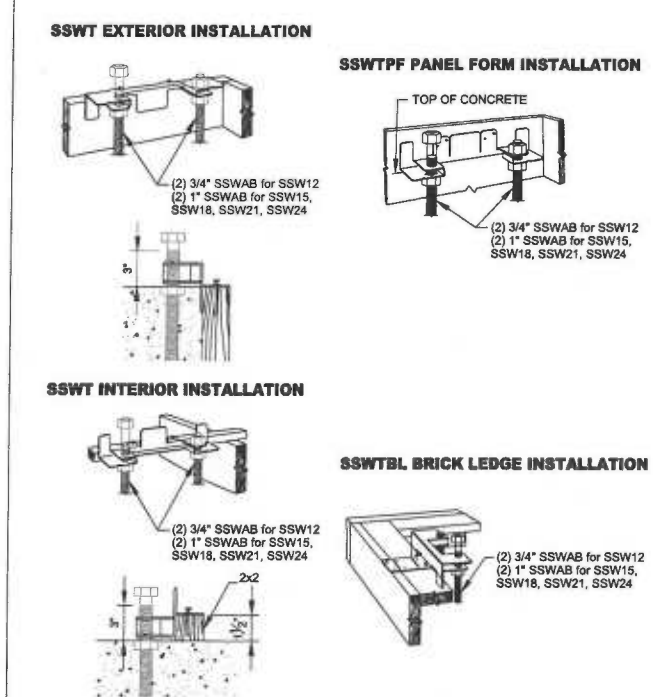
6

### SSW ANCHOR BOLT TEMPLATES

7

STEEL STRONG-WALL SHEAR ANCHORAGE									
MODEL	L <sub>e</sub> OR L <sub>h</sub> (in.)	SEISMIC <sup>3</sup> SHEAR REINFORCEMENT	MIN. CURB / STEMWALL WIDTH (in.)	SHEAR REINFORCEMENT	MIN. CURB / STEMWALL WIDTH (in.)	ASD ALLOWABLE SHEAR LOAD V (lbs.) <sup>2</sup>			
						6" MIN CURB / STEMWALL		8" MIN CURB / STEMWALL	
						UNCRAKED	CRACKED	UNCRAKED	CRACKED
SSW12	9	(1) #3 TIE	6	NONE REQUIRED	-	1230	880	1440	1030
SSW15	12	(2) #3 TIES	6	NONE REQUIRED	-	1590	1135	1810	1295
SSW18	14	(1) #3 HAIRPIN	8 <sup>5</sup>	(1) #3 HAIRPIN	6	HAIRPIN REINFORCEMENT ACHIEVES MAXIMUM ALLOWABLE SHEAR LOAD OF THE STEEL STRONG-WALL PANEL			
SSW21	15	(2) #3 HAIRPIN	8 <sup>5</sup>	(1) #3 HAIRPIN	8				
SSW24	17	(2) #3 HAIRPIN	8 <sup>5</sup>	(1) #3 HAIRPIN	8				

NOTES:  
1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-11 AND ASSUME MINIMUM f<sub>c</sub> = 2,500 PSI CONCRETE. SEE DETAILS 1/SSW1 TO 3/SSW1 FOR TENSION ANCHORAGE.  
2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR PANELS INSTALLED ON A WOOD FLOOR, INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.  
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS.  
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.  
5. MINIMUM CURB/STEMWALL WIDTH IS 6" WHEN STANDARD STRENGTH SSWAB IS USED.  
6. USE (1) #3 TIE FOR SSW12 AND SSW15 WHEN THE STEEL STRONG-WALL PANEL DESIGN SHEAR FORCE EXCEEDS THE TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.  
7. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318-11 D.8.2.



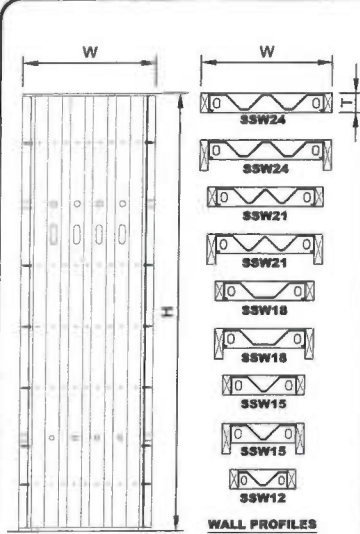
**SIMPSON STRONG-TIE COMPANY, INC.**  
HOME OFFICE: POSTAS BLVD.  
5956 W. LAS PLEASANT, CA 94568  
TEL: (800) 999-5099

**STEEL STRONG-WALL ANCHORAGE DETAILS ENGINEERED DESIGNS**

**SIMPSON Strong-Tie**

NAME \_\_\_\_\_  
DATE 4-16-2014  
SCALE N.T.S.  
CHECKED \_\_\_\_\_  
SHEET \_\_\_\_\_  
**SSW1**  
LARR #25625  
OF SHEETS  
JOB NO. \_\_\_\_\_

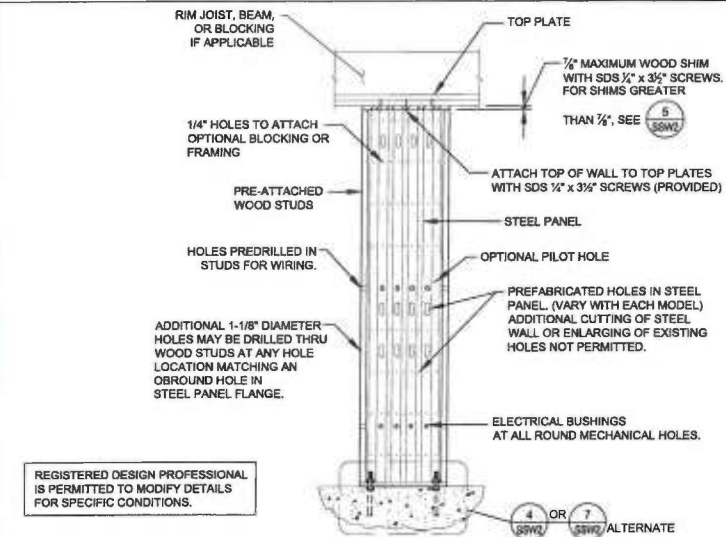




STD. WALL MODEL NO.	STK WALL MODEL NO.	H (in)	T (in)	HOLD-DOWN ANCHOR BOLTS	QTY. OF TOP OF WALL SCREWS
SSW12x7		80	3 1/2	(2) 3/4"	4
SSW15x7		80	3 1/2	(2) 1"	6
SSW18x7		80	3 1/2	(2) 1"	9
SSW21x7		80	3 1/2	(2) 1"	12
SSW24x7		80	3 1/2	(2) 1"	14
SSW12x7.4		85 1/2	3 1/2	(2) 3/4"	4
SSW15x7.4		85 1/2	3 1/2	(2) 1"	6
SSW18x7.4		85 1/2	3 1/2	(2) 1"	9
SSW21x7.4		85 1/2	3 1/2	(2) 1"	12
SSW24x7.4		85 1/2	3 1/2	(2) 1"	14
SSW12x8		93 1/4	3 1/2	(2) 3/4"	4
SSW15x8	SSW15x8-STK	93 1/4	3 1/2	(2) 1"	6
SSW18x8	SSW18x8-STK	93 1/4	3 1/2	(2) 1"	9
SSW21x8	SSW21x8-STK	93 1/4	3 1/2	(2) 1"	12
SSW24x8	SSW24x8-STK	93 1/4	3 1/2	(2) 1"	14
SSW12x9		105 1/4	3 1/2	(2) 3/4"	4
SSW15x9	SSW15x9-STK	105 1/4	3 1/2	(2) 1"	6
SSW18x9	SSW18x9-STK	105 1/4	3 1/2	(2) 1"	9
SSW21x9	SSW21x9-STK	105 1/4	3 1/2	(2) 1"	12
SSW24x9	SSW24x9-STK	105 1/4	3 1/2	(2) 1"	14
SSW12x10		117 1/4	3 1/2	(2) 3/4"	4
SSW15x10	SSW15x10-STK	117 1/4	3 1/2	(2) 1"	6
SSW18x10	SSW18x10-STK	117 1/4	3 1/2	(2) 1"	9
SSW21x10	SSW21x10-STK	117 1/4	3 1/2	(2) 1"	12
SSW24x10	SSW24x10-STK	117 1/4	3 1/2	(2) 1"	14
SSW15x11	SSW15x11-STK	129 1/4	5 1/2	(2) 1"	6
SSW18x11	SSW18x11-STK	129 1/4	5 1/2	(2) 1"	9
SSW21x11	SSW21x11-STK	129 1/4	5 1/2	(2) 1"	12
SSW24x11	SSW24x11-STK	129 1/4	5 1/2	(2) 1"	14
SSW15x12	SSW15x12-STK	141 1/4	5 1/2	(2) 1"	6
SSW18x12	SSW18x12-STK	141 1/4	5 1/2	(2) 1"	9
SSW21x12	SSW21x12-STK	141 1/4	5 1/2	(2) 1"	12
SSW24x12	SSW24x12-STK	141 1/4	5 1/2	(2) 1"	14
SSW18x13	SSW18x13-STK	153 1/4	5 1/2	(2) 1"	9
SSW21x13	SSW21x13-STK	153 1/4	5 1/2	(2) 1"	12
SSW24x13	SSW24x13-STK	153 1/4	5 1/2	(2) 1"	14

TABLE NOTES:  
1. SDS 1/2" x 3/8" SCREWS PROVIDED WITH WALL.  
2. SEE SHEET SSW1 FOR ANCHORAGE SOLUTIONS.

## STEEL STRONG-WALL MODELS



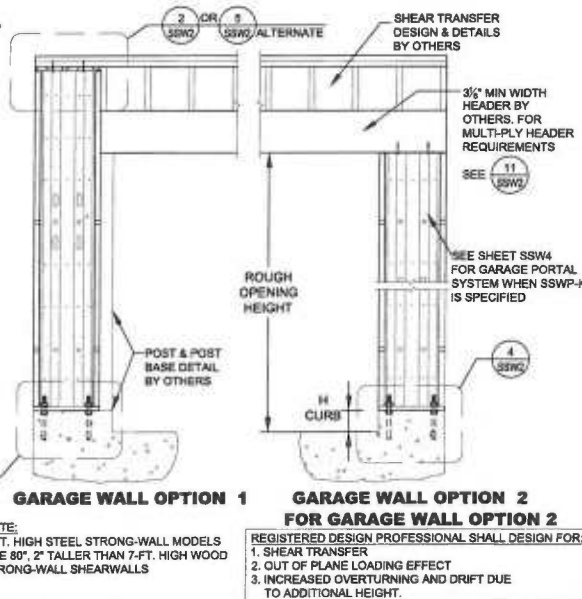
## SINGLE-STORY SSW ON CONCRETE

### GARAGE HEADER ROUGH OPENING HEIGHT

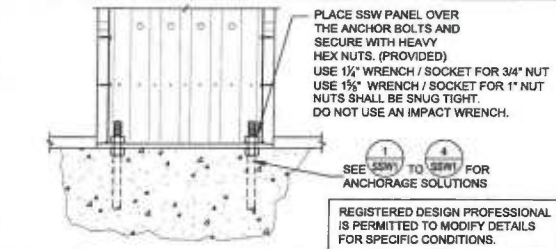
MODEL NO.	H CURB	ROUGH OPENING HEIGHT
SSW12x7	5 1/2"	7' - 1 1/2"
SSW15x7	6"	7' - 2"
SSW18x7	6"	7' - 2"
SSW21x7	6"	7' - 2"
SSW24x7	6"	7' - 2"
SSW12x8	5 1/2"	8' - 2 1/4"
SSW15x8	6"	8' - 3 1/4"
SSW18x8	6"	8' - 3 1/4"
SSW21x8	6"	8' - 3 1/4"
SSW24x8	6"	8' - 3 1/4"

- THE HEIGHT OF THE GARAGE CURB ABOVE THE GARAGE SLAB IS CRITICAL FOR THE ROUGH HEADER OPENING AT GARAGE RETURN WALLS.
- SHIMS ARE NOT PROVIDED WITH STEEL STRONG-WALL.
- FURRING ON UNDERSIDE OF GARAGE HEADER MAY BE NECESSARY FOR LESSER ROUGH OPENING HEIGHTS.

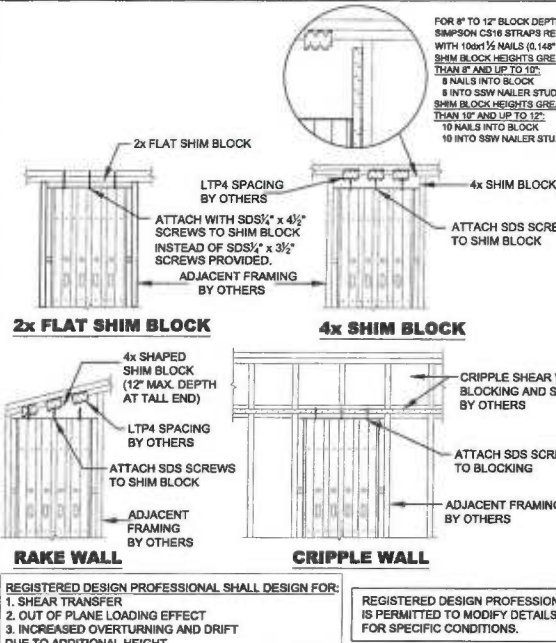
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



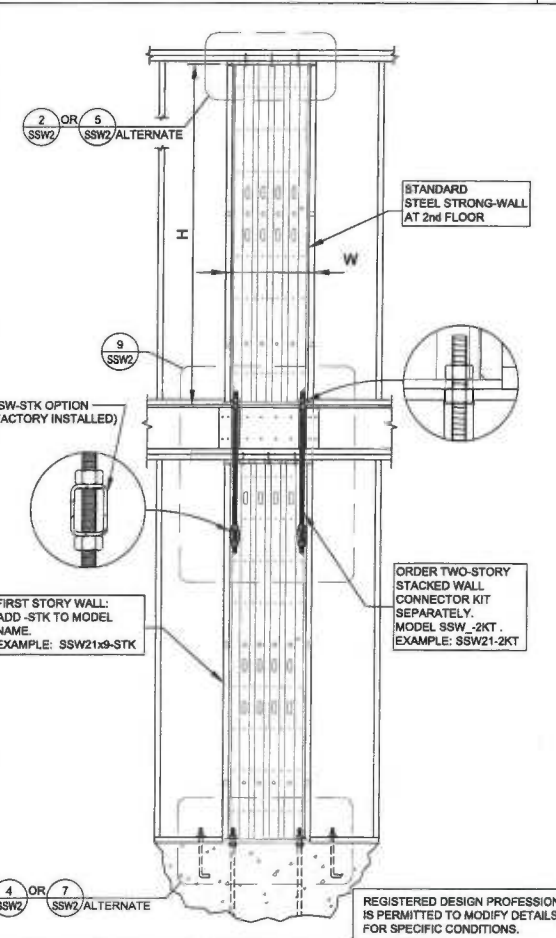
## ALTERNATE GARAGE WALL OPTIONS



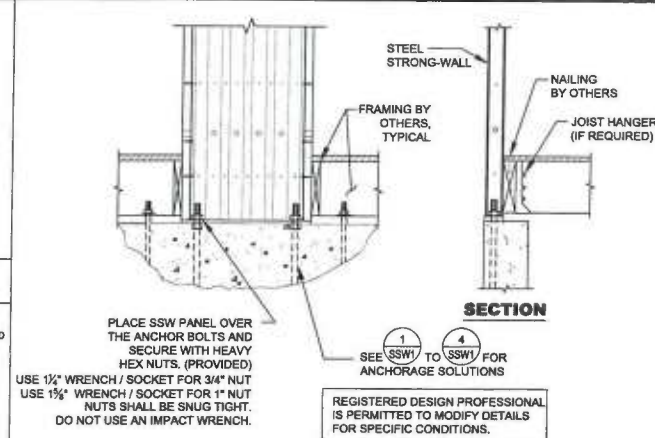
## STRONG-WALL ON CONCRETE



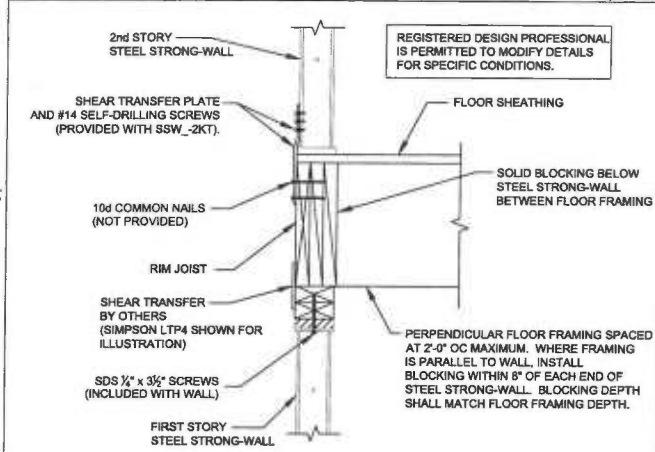
## TOP OF WALL HEIGHT ADJUSTMENTS



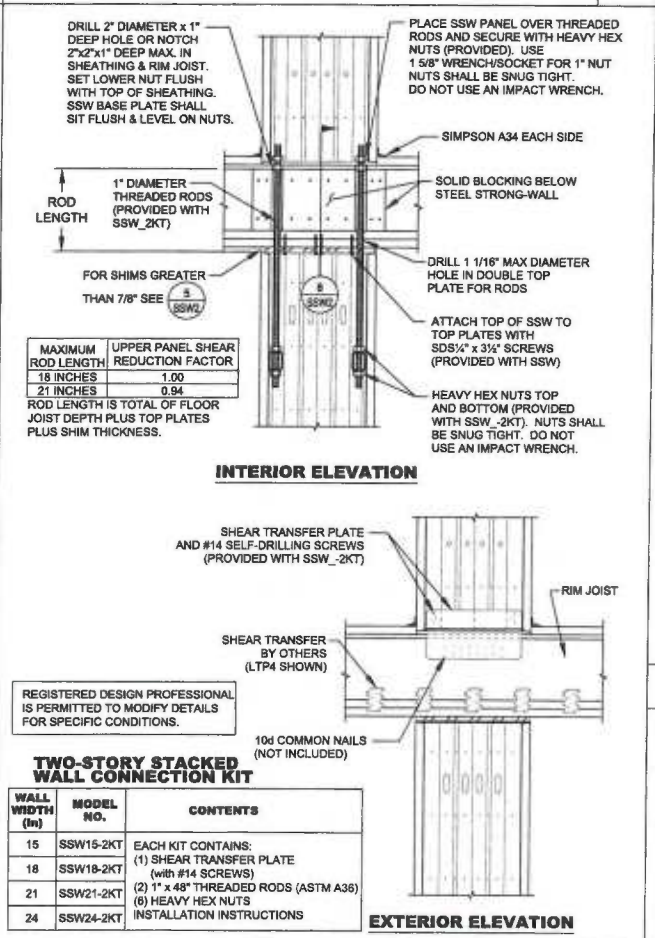
## TWO-STORY STACKED



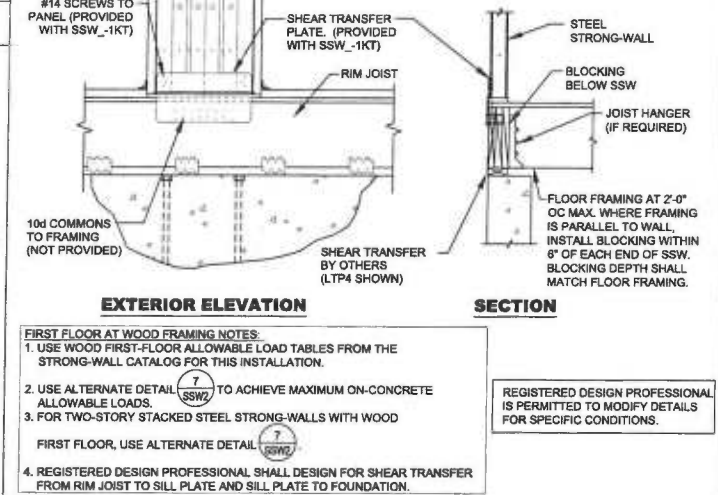
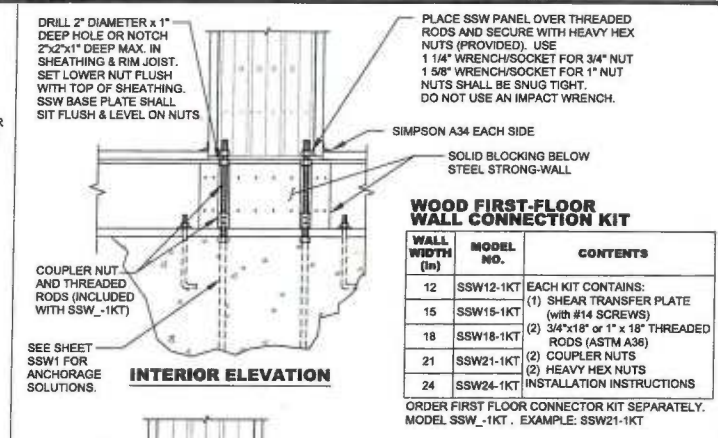
## ALTERNATE 1ST FLOOR WOOD FRAMING



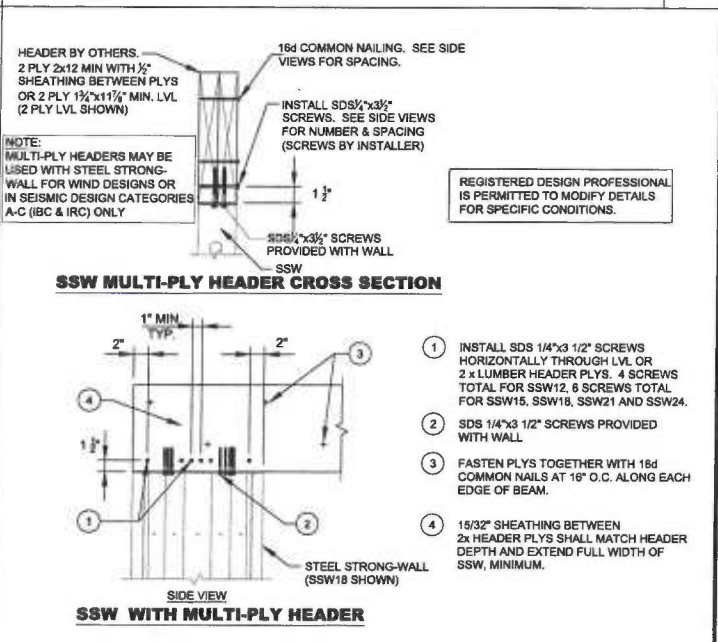
## TWO-STORY STACKED FLOOR SECTION



## TWO-STORY STACKED FLOOR FRAMING



## FIRST FLOOR AT WOOD FRAMING



## MULTI-PLY HEADERS

- STEEL STRONG-WALL SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY, INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 998-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY, INC." IS AN ISO 9001 REGISTERED COMPANY.
- USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
- THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE SPECIFIER.
- ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STEEL STRONG-WALL SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
- INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE SPECIFIER.
- SIMPSON STRONG-TIE COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
- ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.

## NOTES

NO.	DATE	REVISIONS
1	9/21/2009	2006 IBC REVISIONS
2	4/16/2014	2012 IBC REVISIONS

**SIMPSON STRONG-TIE COMPANY, INC.**  
HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588  
TEL: (800) 998-5099

**STEEL STRONG-WALL**  
FRAMING DETAILS  
ENGINEERED DESIGNS

NAME	DATE
SCALE	4-16-2014
CHECKED	N.T.S.
SHEET	
<b>SSW2</b>	
LARR #25625	
OF SHEETS	
JOB NO.	