

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, 4th 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

<u>Hours</u> - 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 2nd Floor, Room 251 Van Nuys, CA 91401

Downtown 201/221 N. Figueroa Street, 4th Floor Los Angeles, CA 90012

West Los Angeles 1828 Sawtelle Boulevard, 2nd Floor West Los Angeles, CA 90025 San Pedro*
S. Beacon Street, Room 276
San Pedro, CA 90731

South Los Angeles*
8475 S. Vermont Avenue
2nd Floor
Los Angeles, CA 90044



^{*} 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 (10th 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 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: LARLYMONT VILLAGE	Council File No.: 14-0656-52
Interim Control Ordinance No.: 2.1. W 2443	Additional Interim Control Ordinance No.: O P. No. 183497
Effective Date: MARCH 25, 2015	·

Applicant (Record Owner): JESSE WILLIAMS + ARYN DIAKE-L	Telephone: EE 646-242-6664
Applicant Mailing Address 545 N. GOWER ST. VA.	Zip Code:
Applicant's Representative	Telephone:
Representative's Mailing Address:	Zip Code:

Property Address: 545 N. GOWERST. W	Lot Area (sq. ft.): 4,608 SF
Legal Description: PIN: 4 B 89894 APN: 55 230 7030	Structure/Building Construction Date:
Existing Zone (ZIMAS): P1-1 SFP	Permit History (Include Permit Numbers):
Existing Land Use Designation (From City Planning Department):	

Describe Current (Ise (Include size in square feet, height, etc.): 1/2 hath 1/53 5F, 2 bedroom, cost+sman
styl	e hone. EXISTING Ht 141-9".
For	ila residence.
	J

Note: A Master Land Use Application is not required.

D	escribe Proposed Project and Use (Include size in square feet, height, etc.):
3 .	SEE ATTACHED DRAWINGS. E COVER SHEET. 2nd Hav Craftsman addition of. 893 St. HEIGHT. 30'-1/8" TOP OF RIPG
	hy do you believe a hardship exists for which an exemption should be granted? (Attach a statement on separate sheet if necessary. An economic analysis may also be submitted.)
The state of representations of the state of	SEE ATTACHED STATEMENT.
(If ye requ	you have any ownership interest in any other parcels within 300 feet of this property? ()Yes () No es, submit a map showing the location and boundaries of the property for which an exemption is being uested, and the location of the other ownerships.)
	ddition to this form, all below items should be included with the application, unless otherwise instructed by City
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 $\frac{1}{2}$ 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.

THE FOREGOING INFORMATION IS TRUE AND COF	RRECT TO THE BEST OF MY KNOWLEDGE.
alexanogal!	4.27.15
Applicant (Record Owner)	Date
Representative	Date

Note: A Master Land Use Application is not required.

^{*} 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.

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.

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

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.

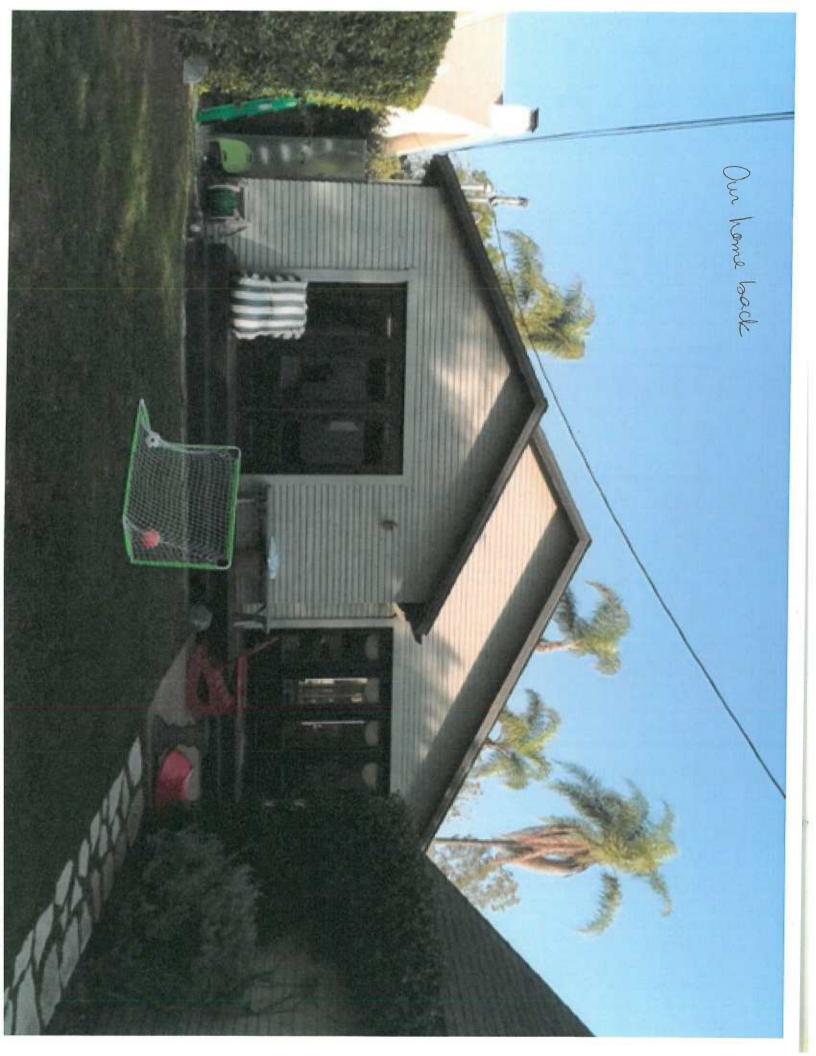
esse Williams & Aryn DrakeLee-Williams

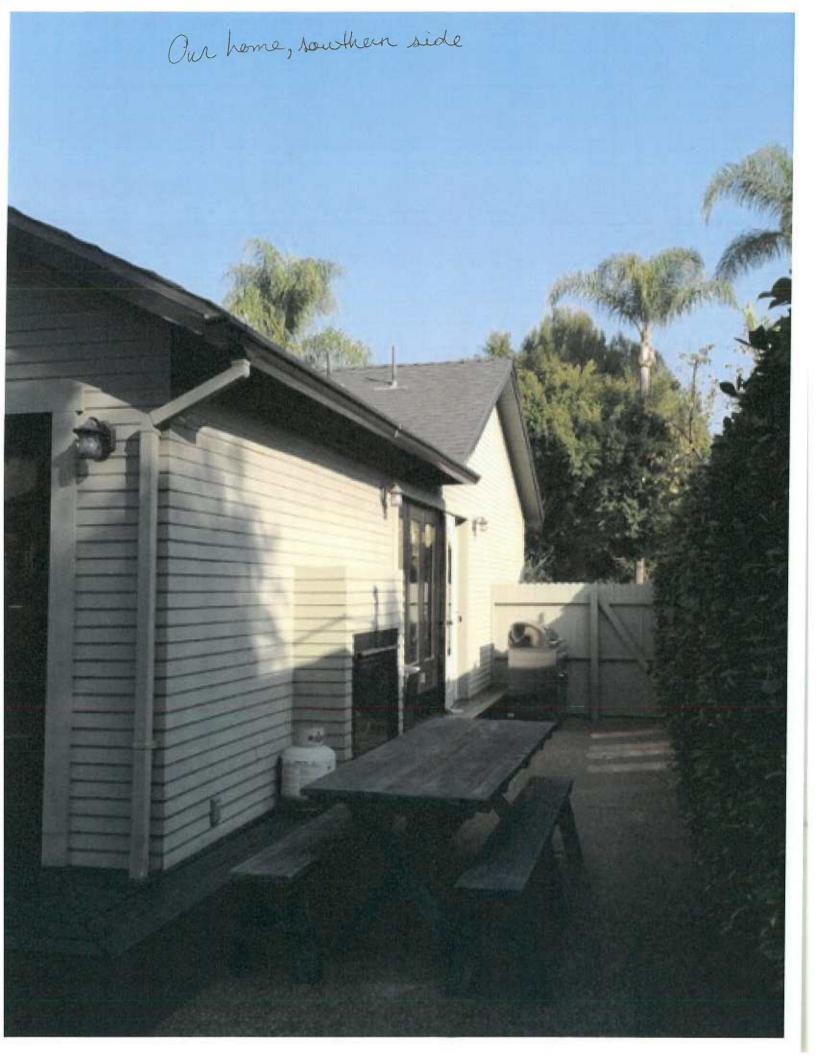
We, Steven Fader & Nalsey Tinberg of 541 N. Gower, Los Angeles, CA 90004 have reviewed the current architectural plans (dated 3/23/15) of Jesse Williams & Aryn DrakeLee-Williams' for the renovation of their 545 N. Gower St. home and we have no objection to them proceeding.

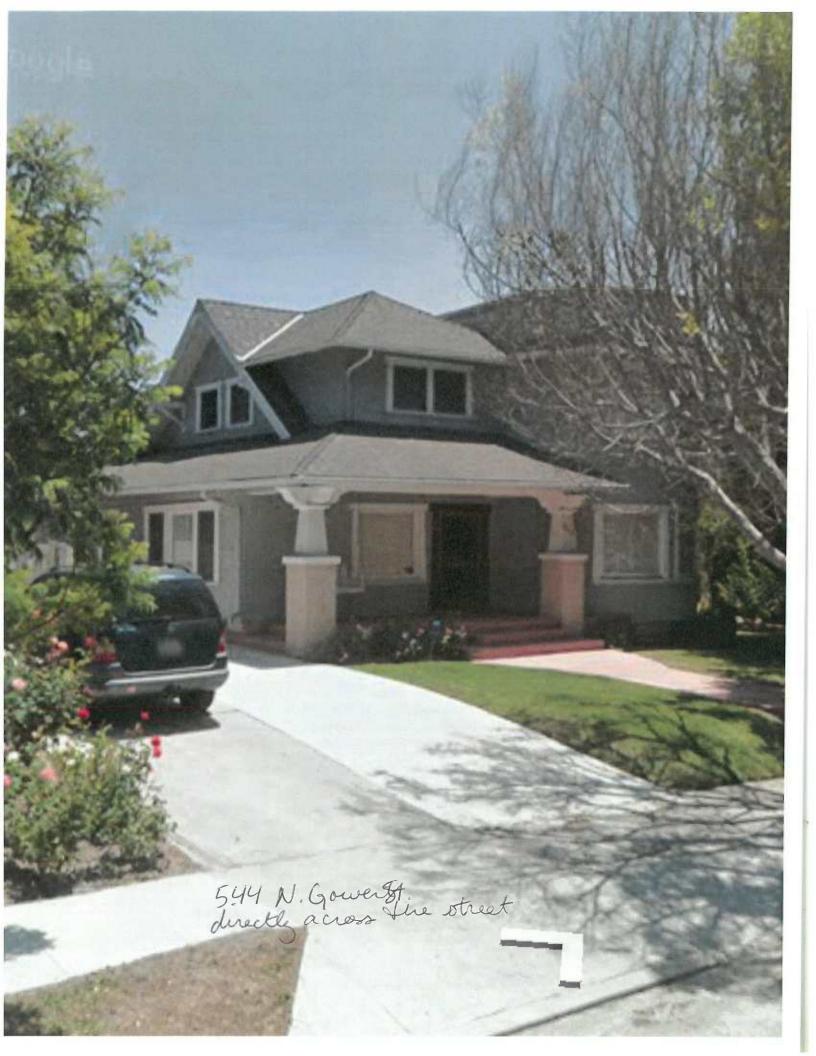
Nalsey Tinberg & Steven Fader

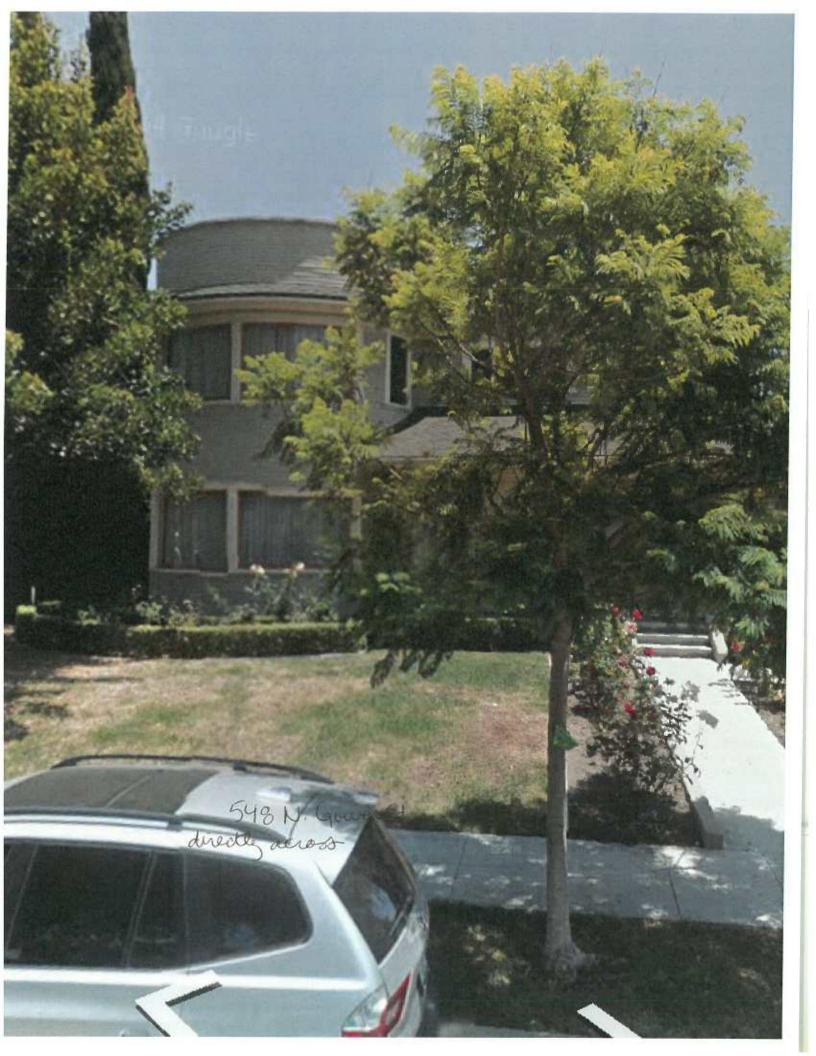
Star Fader Nahreymberg

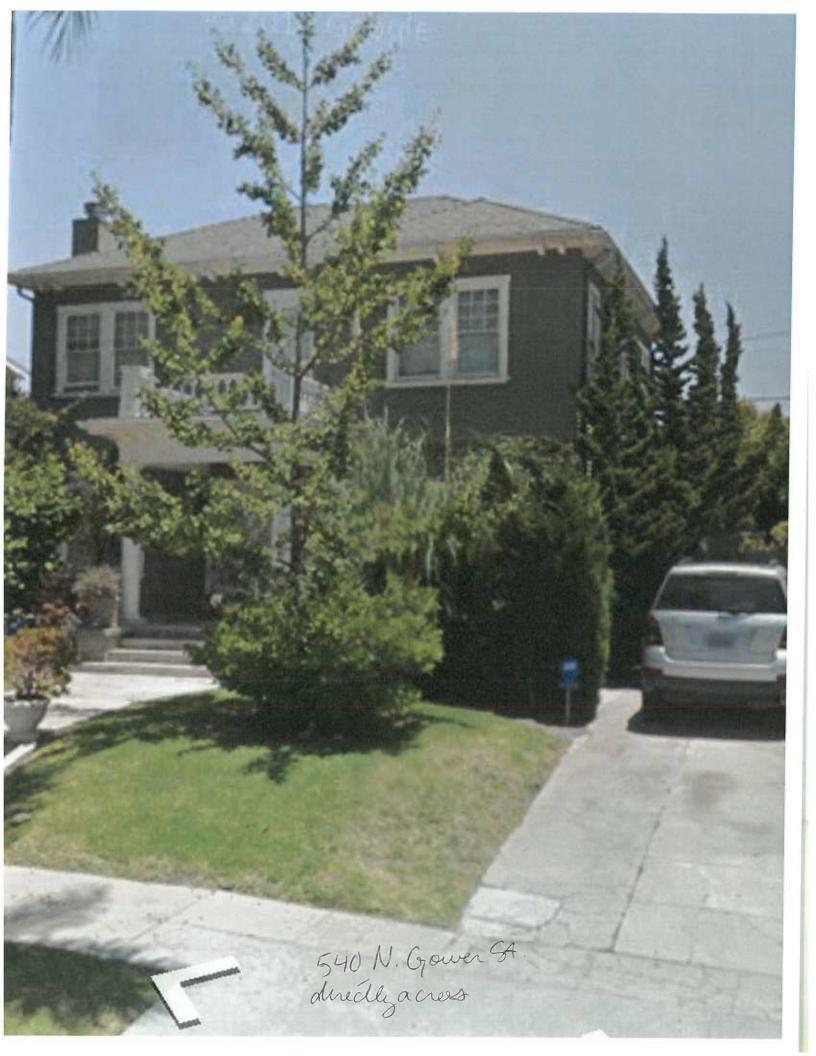


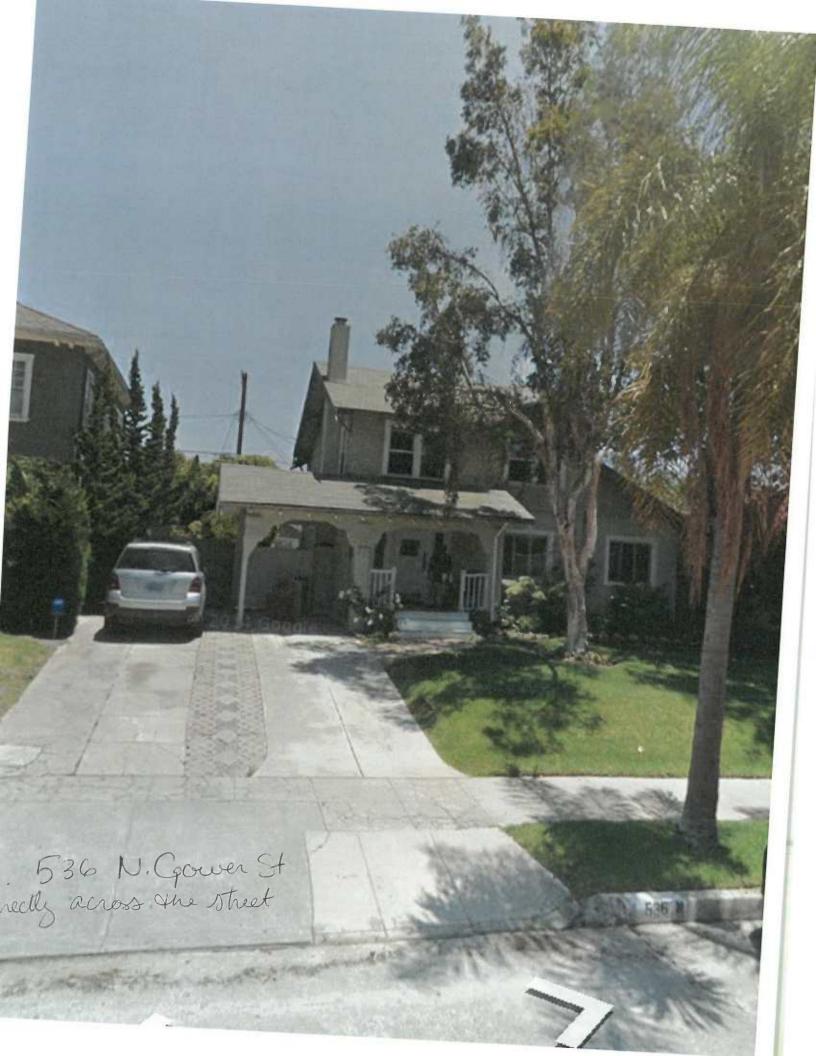




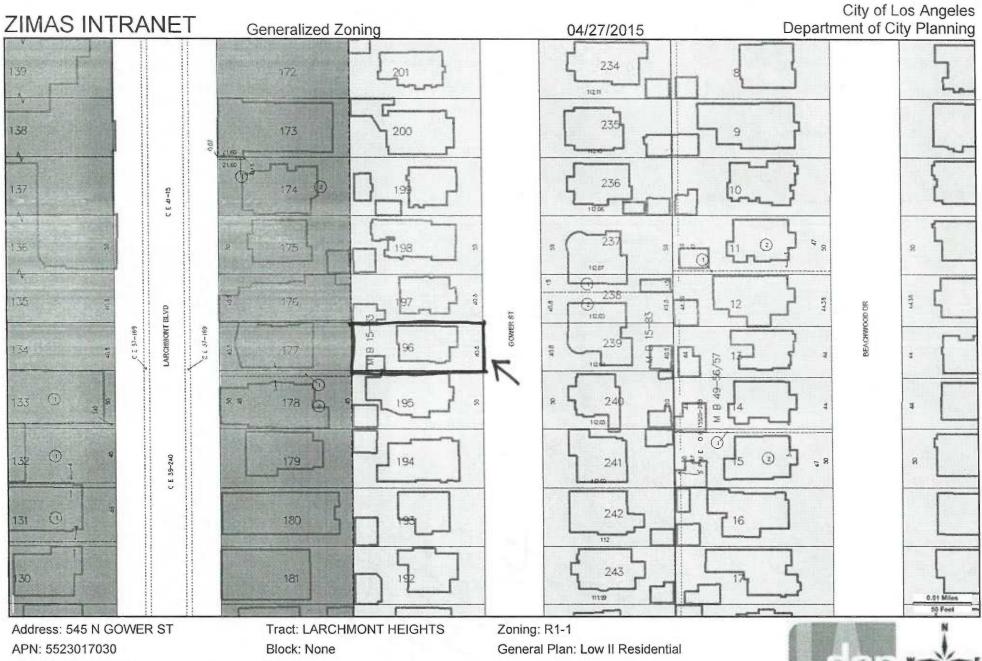












PIN #: 141B189 894

Lot: 196

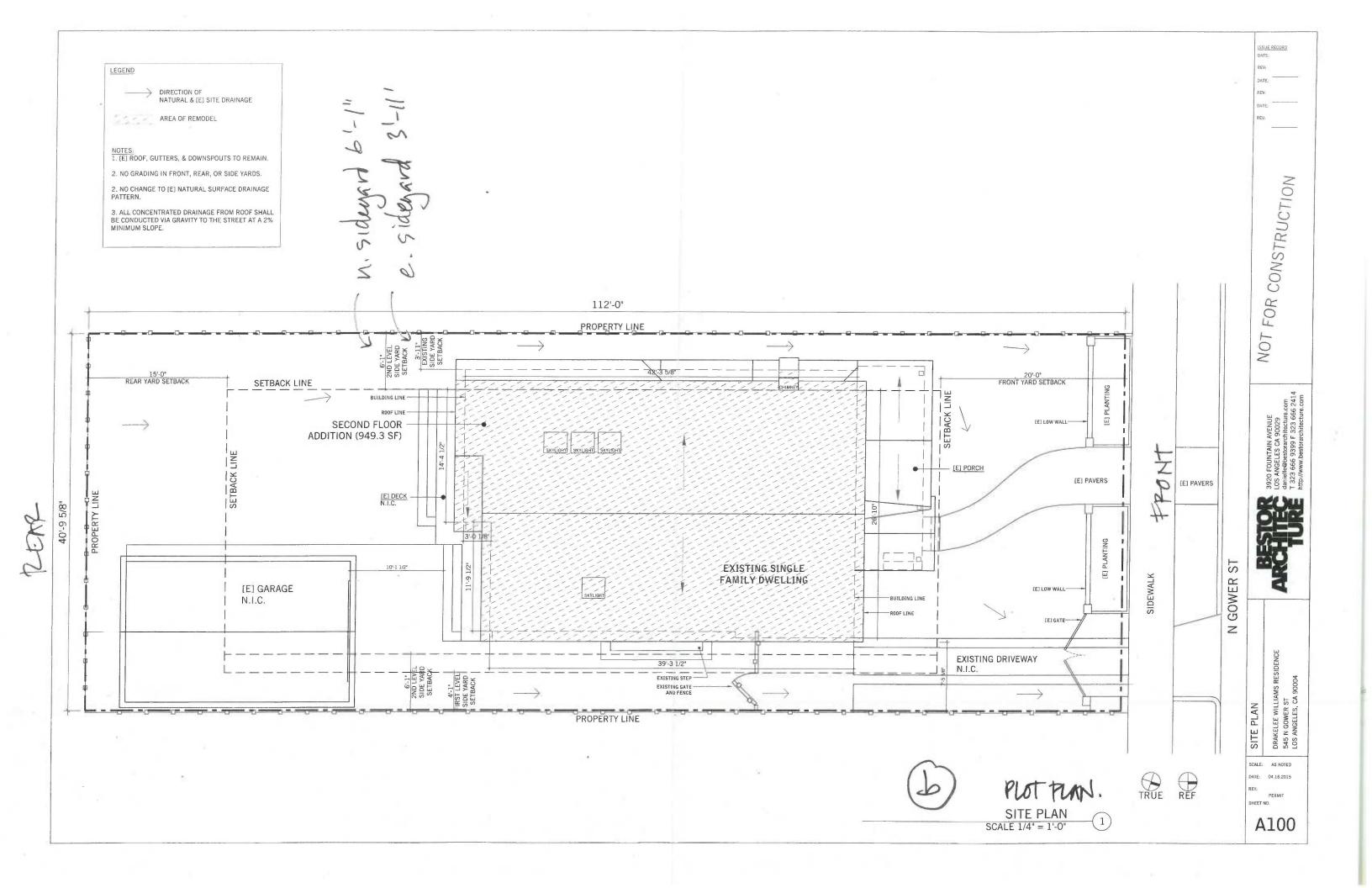
Arb: None

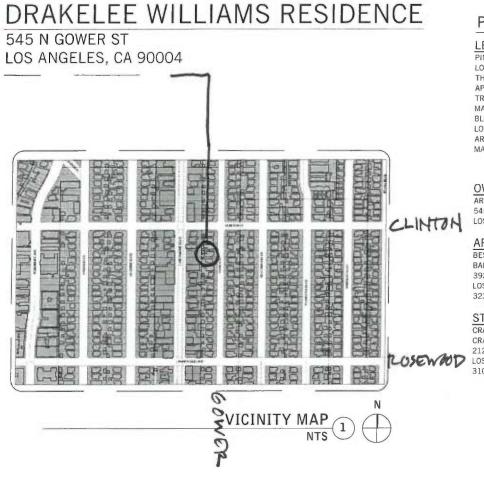


MAP



Streets Copyright (c) Thomas Brothers Maps, Inc.





PROJECT INFORMATION:

LEGAL DESCRIPTION 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 .: ARB (LOT CUT REFERENCE): NONE MAP SHEET: 1418189

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

PLANNING & ZONING INFORMATION

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: 15'-0" REAR YARD:

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:

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

1095 SF

REMODEL OF EXISTING POWDER ROOM AND ENTRY

- REPLACEMENT OF EXTERIOR DOORS

APPLICABLE CODES

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:

COVER SHEET GENERAL NOTES TITLE 24 COMPLIANCE A002B TITLE 24 COMPLIANCE GREEN BUILDING FORMS A003 A100 SITE PLAN DEMOLITION PLANS A101 FLOOR PLANS ROOF PLANS EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS A401 SECTIONS

DOOR & WINDOW SCHEDULES

STRUCTURAL NOTES & SPECIFICATIONS FOUNDATION PLAN ROOF AND FLOOR FRAMING PLANS STRUCTURAL DETAILS

STRUCTURAL DETAILS STRUCTURAL DETAILS STRUCTURAL DETAILS STRUCTURAL DETAILS STRUCTURAL DETAILS

(a) building plans

CONSTRUCTION FOR NOT

SSUE RECORD

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

DATE: XX.XX.2015

A000

THE "GENERAL CONTRACTOR" [G.C.] SHALL ADHERE TO ALL DESIGN AND CONSTRUCTION CRITERIA INCLUDED IN THESE CONSTRUCTION DOCUMENTS UNLESS SPECIFICALLY MODIFIED BY AN ADDENDUM OR MODIFICATIONS ISSUED PRIOR TO EXECUTION OF A

CONTRACT FOR CONSTRUCTION.
2. THE G.C. IS RESPONSIBLE FOR ALL WORK NDICATED OR INFERRED ON THESE CONSTRUCTION DOCUMENTS UNLESS SPECIFICALLY NOTED "BY OTHERS" AND/OR "N.I.C.". THE G.C. IS RESPONSIBLE FOR COORDINATING AND SCHEDULING THE WORK OF THEIR SUBCONTRACTORS AND ALL OTHER WORK NOTED "BY

OTHERS".

3. THE G.C. SHALL VERIFY DIMENSIONS OF THE S. THE GUT, SHALL VERIFF I UNIVERSIONS OF THE SETSTING SPACE AND OF ANY EXISTING CONSTRUCTION TO REMAIN BY ACTUAL MEASUREMENT BEFORE ANY WORK IS PERFORMED. THE G.C. SHALL BE RESPONSIBLE FOR CORRECTING ANY AND ALL DISCREPANCIES FOUND AFTER THE WORK IS PERFORMED AT NO ADDITIONAL EXPENSE TO THE TENANT. ALL ELEVATIONS ARE NOTED FROM FINISH FLOOR FIF FATTIONS.

FLOOR ELEVATIONS.

4. THE GC., SHOULD VERIFY ALL SITE DIMENSIONS
RELATED TO MILLWORK IN THE FIELD AFTER LAYOUT.
FIELD CONDITIONS ALTERING ANY DIMENSIONS
SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION

5. THE G.C. MUST IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS AND SHALL NOT PROCEED OR ALLOW SUBCONTRACTORS TO PROCEED WITH WORK THOSE AREAS UNTIL SAID DISCREPANCIES ARE

WHEN CHANGES ARE REQUIRED, DUE TO ANY REASON, NOTIFY THE ARCHITECT IMMEDIATELY AND PRIOR TO PERFORMING ANY OF THE WORK IN THIS AREA. CHANGES THAT ALTER THE CONTRACT AMOUN MUST BE AUTHORIZED BY ARCHITECT PRIOR TO THE COMMENCEMENT OF SUCH WORK.

THE G.C. SHALL LAYOUT ALL WORK AND BE RESPONSIBLE FOR ALL LINES, GRADES, ELEVATIONS AND MEASUREMENTS OF THE BUILDING AND VERIF ALL DIMENSIONS AND DETAILS PRIOR TO STARTING CONSTRUCTION. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.

THE G.C. SHALL PROVIDE SHOP DRAWINGS. SPECIFICATIONS, CUT SHEETS AND/OR SAMPLES TO THE ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND TO THE HIGHEST STANDARDS

OF TRADE PRACTICE. TO THE OWNER, ANY DEFECTS DUE TO FAULTY

WORKMANSHIP. 11. THE G.C. SHALL COORDINATE WORK OF VARIOUS BEFORE INSTALLATION OR WORK BY ANY TRADE

CAUSED BY MEDLET IT DO SU STAILL BE IMADE AT NO COST TO THE OWNER. THIS SHALL INCLIDE WORK PERFORMED BY ANY OWNER SUBCONTRACTOR AS WELL AS THOSE UNDER CONTRACT TO THE C.C.

12. THE G.C. IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS AND CERTIFICATES UNLESS OTHERWISE INDICATED AS "BY OWNER" AS WELL AS ALL FINAL INSPECTIONS AND THE CENTERICATE OF OCCUPANCY, AND SHALL FURNISH COPIES THEREOF TO THE OWNER.

THE G C IS DESPONSIBLE FOR ALL TEMPORARY

 THE G.C. IS RESPONSIBLE FOR ALL TEMPORA POWER AS NECESSARY.
 THE G.C. AND ALL SUBCONTRACTORS SHALL REMOVE TRASH AND DEBRIS DAILY FROM THE TEN. 14. THE G.C. AND ALL SUBCONTRACTORS SHALL
REMOVE TRASH AND DEBRIS DAILY FROM THE TENANT
PREMISES. THE G.C. WILL ARRANGE FOR DEBRIS
REMOVAL BY A LOCAL SANITARY COMPANY AND WILL NI ESS OTHERWISE NOTED. THE C.C. WIL INATE LOCATION OF THE DUMPSTER WITH LOCA DEFICIALS AND THE LANDLORD. FEES INCURRED DUETO STORAGE OF TRASH WILL BE THE RESPONSIBILITY OF

THE G.C. SHALL CLEAN THE SITE OF ALL UNNECESSARY DEBRIS PRIOR TO STARTIN CONSTRUCTION AND SHALL KEEP THE SITE NEAT AND CLEAN AT ALL TIMES. THE G.C. SHALL CLEAN ALL DOORS, WINDOW GLASS, INTERIOR AND EXTERIOR WALLS, CEILINGS AND FLOORS, AS WELL AS ALI INSTALLED ITEMS (FIXTURES) BEFORE VACATING THE PREMISES AND TENANT MOVE-IN. THE G.C. SHALL PROVIDE "WHITE GLOVE" PROFESSIONAL CLEANING. FOR THE DURATION OF THE CONSTRUCTION PERIOD THE G.C. SHALL KEEP THE WORK AREA SECURED WHEN UNATTENDED AND SHALL SUPPLY A KEY TO TENANT'S REPRESENTATIVE. THE G.C. IS SOLELY RESPONSIBLE FOR ALL MATERIALS DELIVERED TO AND STORED ON SITE AND SHALL REPLACE SAIL MATERIALS AT NO COST TO THE OWNERS IF LOST OR STOLEN.

THE G.C. SHALL PATCH AND REPAIR EXISTING SURFACES AS NECESSARY BEFORE APPLYING NEW FINISHES ALL SOFT, POROUS, FLAKING OR OTHERWISE DEFECTIVE FINISHES WILL BE REMOVED BEFORE APPLICATION OF NEW MATERIALS. OPENINGS, VOIDS, OR UNFINISHED SURFACES CREATED BY REMOVAL OR MODIFICATION OF EXISTING WORK SHALL BE FILLED OR PATCHED AND FINISHED AS NECESSARY TO MATCH EXISTING CONTINUOUS SURFACES OR NEW FINISHES

THE G.C. SHALL CUT, DRILL, ALTER, REROUTE, 16. THE S.C. SHALL COT, INITE, ATTER, REMOVE AND REPLACE EXISTING WORK AS REQUIRED FOR PERFORMANCE OF WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS.

19. THE G.C. SHALL LEAVE NO GAPS AND FILL SOLID TO PIPING AND DUCTWORK TO MAINTAIN THE STRUCTURAL INTEGRITY AND REQUIRED FIRE RATING OF DEMISSION WALLS.

O PIPING AND DUCTWORK TO MAINTAIN THE
TRUCTURAL INTEGRITY AND REQUIRED FIRE RATING
FO EMISSING WALLS.
O. THE G.C. SHALL PROVIDE AND INSTALL
DEQUATE BLOCKING AND BACKING FOR ALL
VALL-HUNG AND WALL-SUPPORTED ITEMS AND SHALL

HANGERS, CHANNELS, RODS AND OTHER URNISHED AND INSTALLED BY THE G.C. AS NECESSARY FOR PROPER SUPPORT OF SPENDED/SUPPORTED EQUIPMENT AND SHALL BE FASTENED TO STEEL, CONCRETE, OR MASONRY G.C. TO CLEAN AND REPAIR HVAC DIFFUSERS AS THE G.C. SHALL COORDINATE INSTALLATION AND

PLACEMENT OF LIGHT FIXTURES AND MILLWORK WITH

THE MILLWORK SUBCONTRACTOR. 24. THE G.C. SHALL PROVIDE CAULK JOINTS WHERE GYP, BD, MEETS THE FLOOR OR ROOF DECK ALL PAINT SHALL BE AS SPECIFIED BY ARCHITECT AND FURNISHED AND INSTALLED BY G.C. EXCEPT WHERE OTHERWISE SPECIFIED.

26. THE G.C. IS RESPONSIBLE FOR PROVIDING A OTH, CLEAN FLOOR SURFACE FOR THE INSTALLATION OF TILE FLOORING. 27. THE G.C. WILL SET ALL CEILINGS AND SOFFITS USING A LASER LEVEL TO ACHIEVE A CEILING THAT IS

PLUMB, LEVEL, AND SQUARE TO ALL WALLS AND SOFFITS. 28. ALL INTERIOR FINISHES (FLOOR, WALL &

28. "ALL INTERIOR FINISHES (FLOOR, WALL & CEILING) AND TRIM MATERIALS SHALL MEET APPLICABLE CODES FOR FLAME SPREAD RATINGS.
29. THE G.C. SHALL NOTIFY AND COORDINATE WITH FIRE MARSHAL FOR INSTALLATION OF FIRE EXTINOUISHERS AS REQUIRED.
30. ALL WORK, MATERIALS AND EQUIPMENT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR IMMINIMULAPORM DATE OF FINAL ACCEPTANCE. THE G.C. SHALL PROVIDE THE OWNER WITH ALL EQUIPMENT MANUALS, WARRANTIES AND OPERATION INSTRUCTIONS UPON FINAL ACCEPTANCE.
31. THE G.C. SHALL SUPPLY ALL MATERIALS, LABOR AND COORDINATION REQUIPE FOR THE INSTALLATION OF ALL OWNER SUPPLIED ITEMS AS DESCRIBED IN THE DRAWINGS.

THE G.C. IS RESPONSIBLE FOR ALL FLOOR AND

WALL PENETRATIONS FOR ELECTRICAL AND
MECHANICAL WORK. ALL SUCH OPENINGS SHALL BE
FRAMED AND REINFORCED. NO PENETRATIONS SHALL BE CUT WITHOUT PRIOR AUTHORIZATION BY THE THE G.C. SHALL BE RESPONSIBLE FOR

DINATION WITH SEPARATE SUBCONTRACTORS AND ENDORS TO MEET THE PROJECT SCHEDULE. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OF ITEMS REQUIRED TO PROPERL PERFORM THE WORK, SUCH AS ATTACHMENTS, BOLTS ANGERS AND OTHER FASTENING DEVICES SHALL NO RELIEVE THE G.C. FROM FURNISHING AND INSTALLIN THE SAME. IT SHALL BE THE DUTY OF THE G.C. TO ROCURE FROM THIS OFFICE ALL NECESSAR' NTERPRETATIONS OF THE DESIGN DRAWINGS AND

IT SHALL BE THE G.C.'S RESPONSIBILITY AS INATOR TO CHECK ALL DIMENSIONS AND DETAILS IN THE SHOP DRAWINGS BEFORE SUBMISSION DO NOT ABANDON ANY UTILITY OR MATERIAL HIN THE LEASE SPACE; REMOVE BACK TO SOURCE OVER RETURN AIR OPENING BEFORE AND DURING

CONSTRUCTION. 37. G.C. TO REPAINT AND/OR REPAIR LANDLORD 38. G.C. SHALL PERFORM FIRST CLASS

G.C. SHALL PREPARE A DETAILED SCHEDULE WING ALL PHASES AND SCHEDULING OF

G.C. SHALL BE RESPONSIBLE FOR ALL COSTS
OCIATED WITH PROVIDING PROFESSIONALS ASSOCIATED WITH PROVIDING PROFESSIONA CARRYING OUT ALL REQUIRED CONTROLLED SPECTIONS FOR HVAC STRUCTURAL G.C. RESPONSIBLE TO COORDINATE WITH RILLI DING MANAGEMENT ALL REDURED BLD HITDOWNS THROUGHOUT COURSE OF WORK G.C. TO INCLUDE ALL REQUIRED CONTROLLED

ION/SELF-CERTIFIED INSPECTIONS, INC ALL ELECTRICAL, PLUMBING, HVAC AND SPRINKLER WORK SHALL COMPLY, AT LEAST WITH THE MIN. REQ. OF THE BUILDING DEPARTMENT, EREFER TO ENGINEER'S SPECIFICATIONS ALL CONSTRUCTION MEANS, METHODS &

MATERIALS SHAL COMPLY AT MINIMUM WITH REQUIREMENTS OF THE BUILDING DEPARTMENT CODES/RULES AND REGULATIONS.

47. G.C. IS RESPONSIBLE FOR SETTING OUT ALL REQUIRED STATUTORY SIGNAGE THAT MEETS ALL

REGULATORY GOVERNING BODIES.
48. THE G.C. SHALL PROVIDE SUFFICIENT FRAMING FOR ALL WALL OPENINGS FOR DUCT WORK, RETURN AIR, AND GRILLE OPENINGS ABOVE AND BELOW HUNG CEILINGS. THESE ARE TO BE COORDINATED WITH HVAC DRAWINGS AND THE G.C.'S MECHANICAL CONTRACTOR'S HOP DRAWINGS. ALL OPENINGS SHALL BE PROPERLY

SEALED FOR SOUNDPROOFING, VIBRATIONS, AND FIREPROOFING. 49. G.C. TO INSTALL AND INSURE THE INTEGRITY OF

49. "GC. TO INSTALL AND INSURE THE INTEGRITY OF THE WATERPROOFING MEMBRANE IN BATHROOMS PRIOR AND DURING CONSTRUCTION.
50. G. TO EMSURE THE FLOORS MUST REMAIN IN A STATE OD ASPEC CONDITIONS WITH REGARD TO FIRE SAFETY FOR PERSONNEL WORKING.
51. ALL FINAL APPROVAL OF FINISHES SHALL BE DETERMINED BY CLIENT AND ARCHITECT. CONTRACTOR SHALL NOTIFY CLIENT'S REPRESENTATIVE OF ANY DISCREPANCIES AND SHALL PROVIDE NEW SAMPLES.
52. PAINT CONTRACTOR SHALL REPAINT OR FINISH ALL NEW AND EXISTING DOORS AND FRAMES AS REQUIRED. PAINT CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UNACCEPTABLE FLOOR FINISH WORK CAUSED BY POOR SUB-FLOOR CONDITION.
53. ALL WINDOW FRAMES TO BE CLEARED UPON COMPLETION OF THE PROJECT.
54. CONTRACTOR TO PROVIDE SAMPLES AND

CONTRACTOR TO PROVIDE SAMPLES AND DRMANCE SPEC'S OF ALL FINISHED TO ARCHITECT OR FINAL APPROVAL BEFORE COMMENCEMENT G.C. SHALL REMOVE FROM PREMISES ALL WASTE TERIAL, RUBBISH, WRAPPINGS, ETC. AS GENERATED BY FINISH MATERIALS

G.C. TO SEAL AIR RETURN AND SUPPLY WHERE SPRAY PAINTING (PROTECT SMOKE ALARMS G.C. TO PREPARE FLOOR FOR NEW FINISH. G.C. RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE LANDLORDS PROPERTY DUE TO TENANTS WORK. CONTRACTOR SHALL SUBMIT AND REVIEW DRAWINGS WITH CODE AUTHORITIES AND SHALL ROCURE AND PAY FOR ALL PERMITS FOR INSPECTION

AS REQUIRED. THE PROCEDURES TO BE USED FOR THE WORK SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS, PROTECTION OF PROPERTY WHICH IS TO REMAIN INDISTERBED AND COORDINATE WITH OTHER WORK IN PROGRESS.

G.C. SHALL INSURE THERE IS NO INTERFERENCE WITH ROADS, STREETS, DRIVEWAYS, LOADING DOCKS, AND ADJ. FACILITIES. CONTRACTOR SHALL OBTAIN AND ADJ. FACILITIES. CONTRACTOR SHALL OBTAIN PERMISSION FROM THE LANDLORD'S REP. AND BLDG. DEPT. BEFORE OBSTRUCTING ANY ROADWAYS. 62. DURING REMOVAL OPERATIONS PERSONS AND PROPERTY SHALL BE PROTECTED. THE WORK SHALL BE PROTECTED IN SUCH A MANNER TO MINIMIZE DUST, DEBRIS, AND FLYING PARTICLES SO THAT ANY RELATED EFFECTS OF DEMOLITION OR REMOVAL DO NOT INTERFERE WITH SURROUNDING EQUIPMENT, PERSONNEL OR BUILDINGS.

GENERAL REQUIREMENTS: LADBS

1. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, 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 on not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.

expenses.

An approved Seismic Gas Shutoff Valve will be installed on e rigidly connected to the exterior of the building or structure ning the fuel gas piping. (Per Ordinano ercial additions and TI work over

\$10,000.) Separate plumbing permit is required.

3. Plumbing fixtures are required to be connected to a sanitary. Primoning frixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3).
 Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and ater and connected to an approved water supply (R306.4) 5. Bathtub and shower floors, walls above bathtubs with a rhead, and shower compartments shall be finished with a onabsorbent surface. Such wall surfaces shall extend to a heigh not less than 6 feet above the floor (R307.2). Provide ultra low flush water closets for all new construction xisting shower heads and toilets must be adapted for low water

. Provide 70 inch high non-absorbent wall adjacent to shower

B. Unit Skylights shall be labeled by a LA City Approved Labeling Agency. Such label shall state the approved labeling agency name, product designation and performance grade rating (research report not required) (R308.6.9). Water heater must be strapped to wall (Sec. 507.3, LAPC). 10a. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. in accordance with DL 325. 10b. Doors between garage and the dwelling unit shall be self-

closing and self-latching, solid wood or solid or honey-comb core steel not less than 1 3/8 inches thick, or have a minimum fire protection rating of 20 minutes (4302.5.1).

11. Smoke detectors shall be provided for all dwelling units intended for human occupancy, upon the owner's application for a permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1,000). (R314.6.2).

12. Where a permit is required for alterations, repairs or additions exceeding one thousand dollars (\$1000), existing llings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon mone alarm in accordance with Section R315.1. Carbon monoxide alarms shall only be required in the specific dwelling unit o sleeping unit for which the permit was obtained. (R315.2). 13. Every space intended for human occupancy shall be provi

accordance with section 1803-16 visian 1803-16 visian 1803-16 visian artificial light that is adequate to provide an average illumination of 6 foot-candles over the area of the room at a height of 30 inches above the foor level (1803) and 130 conditions of listing shall be made available at the job site.

15. Provide electrical outlets along the walls of counter space, listed and heading according to the walls of counter space, and the state of the state o Island and peninsula counter space in kitchers at maximum spacing of 4B inches (Electrical Code, Section 210-52).

17. The lights in the new and remodeled bathrooms and kitchen shall be energy efficient types meeting minimum 40 lumens per walt, e.g., fluorescent types (CA Energy Code, Title 24, Sec.

8. All shower enclosures, regardless of shape, shall have a

18. All shower enclosures, regardless of shape, shall have a minimum finished interior area of line to a capable of less than 1024 square inches (0.66 m2) and shall be capable of encompassing a 30 lindt diameter (0.76 m) circle. The minimum area and dimensions shall be maintained to a point 70 linches (1.8 m) above the shower drain outlet. (Plumbing Code, Section 410.4).

19. A minimum 12 inch square access panel to the bathtub trap

slip joint connection is required.
(Plumbing Code, Section 45.2).
20. Provide Ground-Fault Chrunt Interrupter (GFCI) protected electrical outlets within 36 inches of the edge of each basin. The bathroom outlets shall be fed from a dedicated 20 Amp chruit at the panel. (Electrical Code, Section 210-52(d)).
21. Clothes dryer(s) located in an area that is habitable or

ontaining fuel burning appliances shall
e exhausted to the outside. (Mechanical Code Section 504.3.1). 22. A 4-inch diameter clothes dryer moisture exhaust duct is limited to a 14 feet length with two elbows from the clothes dryer to the point of termination. Reduce this length by 2 feet for every elbow in excess of 2. (Mechanical Code Sections 504.3.2

23. A/C units and water heaters are not allowed in the required ide yard and front yard. side yard and front yard. 24. Provide an approved spark arrester for the chimney of a fireplace, stove, or barbecue which uses fuel burning material (LA Fire Code, Section 20.25).

(LA Fire Code, Section 20.25). 25. For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 secs. Max.) For a single opening. The deactivation switch shall be at least 54" above the floor. P/BC 2008-014.

tioor, MBC 2008-014.

So, For a single pool on site, provide anti-entrapment cover meeting the current ASTM or ASME is required for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per the Assembly Bill (AB)No. 2977.

ARCHITECTURAL

ARCHIECTORAL

I. Written dimensions on these drawings shall take precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and the office of the rchitect shall be notified immediately in the event of an ariations from dimensions and conditions shown by these

urawings. 2. There shall be no deviations from structural design without written approval of the structural engineer. Approval by the city inspector does not constitute authority to deviate from the plans

3. All materials and workmanship shall conform to the drawings and specifications.

4. Drawings bearing the latest date after and including the contract date shall take precedence over previous ones.

5. Contractor shall be responsible for all required safety recautions and the methods, techniques or procedures required

precautions and the methods, techniques or procedures required to perform his on her work.

6. During the construction period, the contractor shall be responsible for the safety of the building. The contractor shall provide adequate shoring, bracing in accordance with all nations, state and local safety ordinances.

7. Contractor is responsible for coordinating work of all trades.

8. Shop drawings required by the specifications shall be submitted to the architect prior to fabrication.

9. Drawings indicate general and typical details of construction. Where conditions are not specifically indicated, but are of similar character to conditions shown in typical details, similar details of construction shall be used.

10. All materials and work shall conform to governing building codes and regulations.

codes and regulations.

11. All construction shall be done in such a manner that it

11. All construction shall be done in such a manner that it protects adjoining property, any existing portions of building to remain, and any vegetation stipulated to remain.
12. All surfaces to be clean, dry, smooth and dust-free before application of any finish material.
13. A permit from the Department of Public Works is required

14. Maximum eave or balcony projection into required front yard

shall meet Zoning codes. 15. All habitable rooms shall have natural light (1/10 of floor 6. In lieu of natural ventilation in bathrooms containing a bath or shower, laundry rooms and similar rooms may be equipped with a mechanical system capable of providing five air changes our and exhausting directly to the outside. Outlet min ft. from any openings

See structural drawings for main structural notes. Periodic inspections shall be performed by the structural eer as defined in Section 220 in the UBC Code, latest dition. Such observations will take place once a week or never it is necessary to assure that compliance with the lesign requirements is achieved. They shall take place until letion of the work, or until such time as the enginee the Division of Building and Safety in writing that e/she will no longer be responsible for such IBC latest edition Section 1702. "Observed de orted in writing to the owner's representative, special ector, contractor and the building official. The structural er shall submit to the building official a written statem that the site visits have been made and identifying orted deficiencies which, to the best of the structural ver's knowledge have not been resolved

1. Provise curintonians are used at shear wall specified.
2. Licensed fabricator required for structural steel.
2.2. Licensed fabricator required for structural steel.
2.3. Structural welding to be done by welder certified by the A. Building Department.
6. All insulating materials shall be installed in compliance with the flame spread rading and smoke density requirements of the UBC. LTILLE 24, Part 6, Chapter 2, Section 1183
7. If insulation is installed on an existing space conditioning duct, it shall comply with Section 605 of the CMC. LTILLE 24, Part 6, Chapter 2, Section 1183
8. Fenestration products, other than products which are removed and reinstalled, shall be certified for overall U-values and overall SHGC, and shall have a temporary label which lists the certified u-value and SHGC, and stelles that applicable air inflitration requirements are met. LTILLE 24, Part 6, Chapter 2, Section 1163
9. Doors and windows between conditioned and outside of unconditioned spaces such as garages and compartments for central air-gas furnaces shall be fully weatherstripped.
10. Joints and other openings in the building envelope that are potential sucress of air leakage shall be caulked, gasketed, weatherstripped, or otherwise sealed to limit infiltration and effiliation. LTILLE 24, Part 6, Chapter 2, Section 1171
11. Field manufactured fenestration products and exterior doors, shall be caulked. Field manufactured fenestration products and exterior door other than unframed glass doors and fire doors, shall be caulke building, shall be weatherstripped. [Title 24, Part 6, Chapter 2.

Section 116.1

12. Manufactured fenestration products and exterior doors shall have air infiltration rates not exceeding 0.3 cfm/sq. ft. of window area, 0.3 cfm/sq. ft. of residential door area, 0.3 cfm/sq.ft. of

nonresidential single door area, and 1.0 cfm/sq.ft. of nonresidential double door area. LTitle 24, Part 6, Chapter 2, Section 1161 13. Caulk plumbing and electrical penetrations, all window and

door frames, between wall soleplates and floors and all othe openings in the envelope. 14. A night setback thermostat shall be installed. 15. Ducts shall be constructed, installed and insulated pe

Chapter 17 of UMC latest edition. 16. 25 lumens/watt efficiency shall be provided for general lighting in kitchens and bathrooms (fluorescent lights).

17. Backdraft dampers for all exhaust and fan systems shall be

18. Service water-heating systems that have a total capacity greater than 167.000 Bulm, shall have separate remote heaters, heat exchangers, or boosters to supply higher temperature at outlest that require higher than service water temperatures as listed in the 1995 ASHRAE Handbook, LTitle 24, Part 6, Chapter 2, Section 1131

19. Controls for service water-heating systems shall limit the outlet temperature at public laxatories to 110 F. LTitle 24, Part 6, Chapter 2, Section 1130

20. Unifficat evortice water-heater storage tanks and backup tanks for solar water-heating systems shall have:

a External insulation with an installed R-vatue of at least 12. or

least 12, or

3) Internal and external insulation with a combined Rvalue of at least R-16, or

1 The heat loss of the lank surface, based on an 80 F
water-air temperature difference shall be less than 6.5
btu/n per square foot. [Title 24, Part 6, Chapter 2, Section 113]

21. Space conditioning equipment shall meet the efficiency tandards specified in Title 24, Part 6, Chapter 2, Section 114]. 22 Pilot lights shall be prohibited for:

 a.) Fan-type central furnaces
 b.) Household cooking appliances, except noted below
 except for household cooking appliancess without an electrical supply woltage connection and in which each pilot consumes less than 150 Btwhr. ETitle 24, Part 6, Chapter 2 lection 1121.

23. R-3 insulation shall be provided for the first 5 ft. of the water heater outlet pipe. 24. If external insulation is installed on an existing unfired

vater storage tank or on an existing back-up tank for a solar vater-heating system, it shall have an R-value of at least R-12, r the heat loss of the tank surface based on an 80F water-ai emperature difference shall be less than 6.5 Btu per hour per quare foot. [Title 24, Part 6, Chapter 2, Section 118] . Insulation shall be provided for water heaters as follows: Storage gas water heaters with an energy factor <
 shall be externally wrapped with insulation having an

insulated thermal resistance of R-12 or greater.
b) Unfired hot water tanks, such as storage tanks for solar water-heating systems, shall be externally wrapper with insulation having an insulated thermal resistance of R-12 or greateror have internal insulation of at least R-16 and a label on the exterior of the tank showing the insulation

value.
Piping, whether buried or unburied, for reci c) Piping, whether buried or unburied, for rectirculail sections of domestic hot water systems, piping from the heating source to the storage tank for an indirect fire domestic water-heating system and the first five feet of hot and cold water pipes from the storage tank for nomecirculating systems and cooling systems shall be thermally insulated as specified in subsection A & B. d) Solar water-heating systems and/or collectors shall be certified by the Solar Rating and Certification for Corporation. [Title 24, Part 6, Chapter 7, Section 150 (3)]

26. Service water-heating systems shall be equipped with the automatic temperature controls capable of adjustment from lowest to the highest acceptable temperature settings for the intended use as listed in Table 2, Chapter 49 of the ASHRA Handbook and HVAC apolicitation handbook. [Title 24 Part

andbook and HVAC application handbook. [Title 24, Part hapter 2, Section 113]

culating service water-heating systems shall have a when hot water is not required. CTitle 24, Part 6, Chapter 2 28. The opaque portions of framed demising walls shall have

on with an installed R-value of at least R-13 between 29. All water heating and space conditioning equipment, showe eads and faucets shall be C.E.C. certified

 A masonry or factory-built fireplace shall have the following:
 Closeable metal or glass doors covering the entire opening A combustion air intake to draw air from the outside of he building directly into the firebox, which is at least six square inches in area and is equipped with a readily accessible. rable, and tight-fitting damper or combustion-air control levice. (Exception: An outside combustion-air intake is not equired if the fireplace will be installed over concrete slab

looring and the fireplace will not be located on an exterio A flue damper with a readily accessible control [Title 24, Part 6, Chapter 7, Section 150 (e)] 31. All heating and/or cooling systems other than wood stoves shall have an automatic thermostat with a clock mechanism or her setback mechanism approved by the Executive Director of he California Energy Commission that shuts the system of uring peak periods of nonuse and that allows the building pant to automatically set back the thermostat set po

occupant to automatically set book the unermostat set joints for at least two periods within 24 hours. [Title 24, Part 6, Chapter 7, Section 150(i) & 151 (f)]

32. All steam and steam condensate return piping and all seam condensate return piping and all seam continuously circulating domestic heating or hot water piping shall be insulated as required by the Plumbing Division. systems, equipment and/or building components shall comply with the applicable manufacturer provisions and installation provisions of Title 24, Part 6, Chapter 2, Sections 111-119.

4. All appliances for which a California Standard has been

BUILDING ENVELOPE

MEANS OF EGRESS MEANS OF EGRESS

I. Landing at a door shall have a length measured in the direction of travel of no less than 36". (R311.3)

2. A landing shall be provided at the top and bottom of si Exception for top of an interior flight of stairs and stairs enclosed garage (R311.7.5)

i. The entry/exit door must open over a landing not more than 1.5" below the threshold. Exception: Providing the door does swing over the landing. Landing shall be not more than 7.75' below the threshold. Storm and screen doors a ng over all exterior stairs and landings (R311.3.1). 6. Provide 32" wide doors to all interior accessible rooms within dwelling unit (LABC, Section 6304.1). tht minimum, 20° clear width minimum, 5.7 sq. ft. minimum

8. For glass handrails and guards, the panels and their support system shall be designed to withstand the loads specified in Chapter 16 of 2011 LABC. A safety factor of four shall be used. The minimum nominal thickness of the glass shall be 1/4" (2407

INTERIOR ENVIRONMENT 1. Provide 15" min. between the center of water closet to any side wall. (Calif. Plumb. Code 407.6)

2. Provide 2" clear space in front of any water closet. (Calif. Plumb. Code 407.6)

3. Buther-end

3. Bathrooms, water closet compartments and other similar rooms shall be provided with natural ventilation or with mechanical ventilation capable of 50 cfm exhausted directly to the outside (R303,3). A. Heater shall be capable of maintaining a minimum room temperature of 69° F at a point 3 feet above the floor and 2 feet from the exterior walls in all habitable rooms at the design temperature. (R303.8)

dwelling unit shall be provided with a water clos Every dwelling unit snail be provided with a water closer, lavatory, bathtub or shower, and kitchen (R306.1 and R306.2).
 Glazing in the following locations shall be safety glazing. FIRE PROTECTION

conforming to the human impact loads of section R308.3 (see a. Fixed and operable panels of swinging, sliding and

nor assemblies. diazing in an individual fixed or operable pan adjacent to a door where the nearest vertical edge is 24-inch arc of the door in a closed position and whose tedge is less than 60 inches above the floor or walking so edge is less than 60 inches above the lloor or walking surfac.
c. Glazing in enclosures for or walls facing hot tubs,
whirlpools, saumas, steam rooms, bathfubs and showers when
the bottom edge of the glazing is less than 60 inches measur
vertically above any standing or walking surface.
d. Glazing adjacent to stairways, landings and ramps
within 36 inches horizontally of a walking surface when the

urface of the glazing is less than 60 inches above the plan the adjacent walking surface.
e. 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 inche bove the nose of the tread. above the nose of the tread.

3. Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting

property (R319). Protection of wood and wood based products from decay shall The Protection of wood and wood based products from decay shall be provided in the locations specified per Section R317.1 by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.

listed in Section 4 of AWPA U.1.

5. Provide anti-Graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors. Exceptions:
Maintenance of building affidavit is recorded by the owner to covenant and agree with the Gity of Los Angeles to remove any graffit within 7-days of the graffiti being applied. (6306)

1a. When single shower fixtures are served by more than one showerhead, the combined flow rate of all the showerheads in the combined flow rate of all the showerheads of the combined flow rate of land the maximum flow rates specified in the maximum allowable flow rate column contained in Table 9,303.2 or the shower shall be designed to only allow one showerhead to be operation at a time (9,303.2).

1b. The flow rates for all new plumbing fixtures shall comply with the maximum flow rates in Table 9,303.2.

MATERIAL CONSERVATION & RESOURCE EFFICIENCY Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls st be protected against the passage of rodents by closing such Piping prone to corrosion shall be protected in ac Section 313.0 of the Los Angeles Plumbing Code (9.406.1) Materials delivered to the construction site shall be pr from rain or other sources of moisture (9.407.4). action waste shall be reduced by 50%. Construction waste to be handled by a City of Los Angeles certified haule

5. An Operation and Maintenance Manual including, at a minimum, the items listed in Section 9.410.1, shall be and placed in the building at the time of final inspection (Form GRN 6 9 410 1)

ENVIRONMENTAL QUALITY 6. All duct and other related air distribution component of shall be covered with tape, plastic, or sheet metal until the fina startup of the heating and cooling equipment (9.504.1) Architectural paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC limits listed in Tables 9.504.1 - 9.504.3.

limits (risted in Tables 9.504.1 - 9.504.3, B. The VOC Content Verification Checklist, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all upplicable products shall be readily available at the job site and se provided to the field inspector for verification (9.504.2.4).). All new carpet installed in the building interior shall meet

9. All new carpet installed in the building interior shall meet the testing and product requirements of one of the following:

I. Carpet and Rug Institute's Green Laber Plus Program:

II. California Department of Public Health Standard Practice for the testing of VOCs (Specification 0.1350).

III. NSF/NAS1 400 at the Gold fewel viv. Scientific Certifications Systems Indoor Advantage(TMI Gold 10. All new carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program (9.504.3.).
11. 50% of the total area receiving resilient flooring shall comply with the VOC limits or be certified under the Resilient Floor Covering Institute (RFCI) Floor Score program (9.504.3.).
22. New hardwood phywood, particle board, and medium density fiberboard composite wood products used in the Interior or exterior of the building shall meet the formaldehyde limits listed in Table 9.504.5.

in Table 9.504.5.

3. The Formaldehyde Emissions Verification Checklist, Form GRN 3, shall be completed prior to final inspection approval. Th manufacturer's specifications showing formaldehyde content for all applicable wood products shall be readily available at the job site and be provided to the field inspector for verification (9 504 5 1)

FIRE NOTES

1. Maximum occupant load for this assembly occupancy is as per L.A.M.C. 57.33. Final approval of the contingent upon field inspection and obtaining Permit to operate the portion of the premises as an ass

CONSTRUCTION & FIRE SEPARATIONS

INTERIOR FINISHES AND FLAME RETARDANT Interior wall and ceiling finishes shall comply with Table 8B.
 Interior wall and ceiling finishes for assembly (classroom, dining, bar) and III areas shall not exceed a flame-spread class

5. Textile wall covering shall comply with Section 805. Any decorations shall be noncombustible or flame-retardent treated in an approved manner (curtains, drapes, shades, hangings, etc.) (L.A.M.C. 57.22)

7. Provide exit signs and directional exit signs with minimum 67 high by 34" stroke block letters no contrasting background. Spacing between signs shall not exceed 100 feet. INDICATE LOCATION 0F EXIT SIGNS 09 ARCHITECTURAL PLANS (L. A.M.C. 57.35: C.C. R. Title 24, Part 2, Chapter 10). See Whenever the buildings is occupied, exit signs shall be lighted to that they are clearly visible. (L. A.M.C. 57.33).

ON moke alarms shall be installed in each sleeping

Smoke alarms shall be interconnected so that activation of one alarm will activate all the alarms within the individual dwelling

FIRE PROTECTION FOLIPMENT

11. Provide a portable fire estinguisher with a rating of not less than 2-A or 2-A108C within 75 feet travel distance to all portions of the building on each floor; also during construction. 12. Provide fire extinguisher as required by Fire Department

VERY HIGH FIRE HAZARD SEVERITY ZONE 13. Class "A" roof covering is required for all buildings. Wood shakers and shingles are not permitted. (7207-4,1505)

14. Valley flashings shall be not less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet cage) corrosion-resistant metal installed over a minimum 36-inch-wide (914mm) underlayment onsisting of one layer on No. 72 ASTM cap sheet running the length of the valley (704A.1.3) 15. Roof gutters shall be provided with the means to prevent the

accumulation of leaves and debris in the gutter (704A.1.5) (roof)(attic)(exterior wall) vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be

flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, monombustible wire mesh with 1/4-inch (6mm) openings or its equivalent. Vents shall not be installed in eaves and comices (704.A.2.1, 704A3.2.1, 704A3.2.1, 704A3.2.1, 704A3.2.1, 704A3.2.1 are shall meet the requirements of SFM 12-7A-3 or shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside (704A.2.3) at 18. Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction

18. Exterior walls shall be approved noncombusible or ignition-resistant materia, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM12-74-1(704.3.1)

19. Exterior wall coverings shall extend from the top of foundation to the roof, and terminate at 2-incht (50.6mm) nominal solid wood blocking between rafters at all roof overthangs, or in the case of enclosed caves, terminate at tenclosure (704.0.2)

20. 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

12-74-2(7044 3 2 2)

12-7A-2/T04A.3.2.2)

2. Exterior door assemblies shall confrom to the performance requirements of standard SFM 12-7A-1 or shall be approved noncombustible construction, or solid core wood having stitules and rails not less than 1-3/8 inches thick with interior field pan thickness not less than 1-1/4 inches thick, or shall have a resistance rating of not less than 20 minutes when coording to ASTM F 2074 (Exception: poncomb (704A.3.2.3) 22. Decking, surfaces stair treads risers and landings of decks

porches, and balconies where any portion of such surfaces is within 10 feet (3048mm) of the primary structure shall be aterials per SEC.704A.4.1 23. The underside of cantilevered and overhanging appendage and floor projections shall maintain the ignition-re

integrity of exterior walls, or the projection shall be enclosed to the grade (704A.4.2.1) 24. Buildings shall have all underfloor areas completely enclosed to the grade with construction as required for exterior walls 704A.4.2.2, 7207.1)

25. All utilities, pipes, furnaces, water heaters or other mechanical devices located in an exposed under-floor area of a idential building shall be enclosed with materials as require 26. The space between the roof covering and roof decking shall be constructed to prevent the intrusion of flames and embers and be fire stopped per 704A.1.2. 27. No treflis is permitted within 10 feet of the primary

structure. 28. Trellis more than 10 feet from the primary structure shall be constructed of heavy timber or non combustible materials.

Minimum of 4 inches spacing is required between the members.

(Information bulletin NO. P/BC 2008-023)

ALL ENTRY DOORS TO DWELLING UNITS OR GUEST

IAS A VIEW OF THE AREA IMMEDIALELY UNLAWED AND WITHOUT OPENING THE DOOR SUFFOUND TO PENING THE DOOR SUFFOUND THE PARTY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE UTION TO FITH DOOR OF THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL (6706) 2. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBIN SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR SIMILAR FUNDED THE STANDARD BY THE UTILITY POLE OR SIMILAR

WOOD FLUCKTYDE DOORS SHALL BE 1 2/04 THICK 3. WOOD FLUSH-TYPE DOORS SHALL BE 1-398 THICK MINIMUM WITH SOLID CORE CONSTRUCTION, 91.6709.1DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB. (6709.4) ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM
OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS.

INGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD O THE JAMB AND THE WALL FRAMING WITH SCREWS 0 LES THAN 2-1/2* LONG. (91,6709.5, 6709.7) PROVIDE DEAD BOLTS WITH HARDENED INSERTS DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR, DOORS MUST BE OPERABLE FROM TEH ISIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR

SPECIAL EFFORT 9LATCH NOT REQUIRED IN B. F. AND S OCCUPANCIESO, (6709.2) STRAIGHT DEAD BOLTS SHALL HAVE A MIN. HROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4".

.6709.2) 7. THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEADBOLT OPERATED BY A NON-REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE

AS A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN OWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEADBOLT SHALL NOT BE SEPARATED BY MORE THAN B

JEADBOLT SHALL NO! BY SEPARALED BY IMPAIL TO SHOULD NOT HER SHALL NO! BY EXPARALED BY IMPAIL TYPE DOORS MUST HAVE PANELS AT LEAST 9/15 THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4" THICK AND INDIVIDUAL PANELS MUST 3E NO MORE THAN 300 50, IN IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2. INCHES. STILES AND RILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1.3/8 INCHES AND 3 INCHES IN WIDTH. (9),6709.1 ITEM?

SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THI MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN SLIDING GLASS DOORS SHALL BE FOLUPPED WITH

10. SCIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. METAL OR WOODEN OVERHEAD OR SLIDING DOORS

HALL BE SECURED WITH A CYLINDER LOCK, PADLOCK NITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE AND BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711 PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO RIPPING TOOLS. (6712)

GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK

WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2" IN THEIR GREATEST DIMENSIONS. (6713)

DPENING OF 2" IN THEIR GREATEST DIMENSIONS. (6713)

14. LOUVERED WINDOWS SHALL BE PROTECTED BY
METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT
LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE
CONSTRUCTED TO PRECLUDE HUMAN ENTH. (6715-3)

15. OTHER OPENABLE WINDOWS SHALL BE PROVIDED
WITH SUBSTANTIAL LOCKING DEVICES. IN B, F, M, AND
S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS,
BOLTS, CROSS-BARS, ANDOR PADLOCKS WITH MINIMUM
9/32" HARDENED STEEL SHACKLES AND BOLTED,
HARDENED STEEL HASPS. (6715-2)

16. SLIDING WINDOWS SHALL BE PROVIDED WITH A
DEVICE IN THE UPPER CHANNEL OF THE MOVING
PANEL TO PROHIBIT RAISING AND REMOVING OF THE
MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN
POSITION. 6715-1

TION. 6715.1
SLIDING WINDOWS SHALL BE EQUIPPED WITH 17. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AN INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC.

ANY RELEASE FOR METAL BARS GRILLS GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUD HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES OR IMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY IMENSION (91.6715.4)

THAN 6 INCHES IN ONE DIMENSION, (91.6716)

ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS

CTION 0 STRI CON

OR

L

ISSUE RECORD

2015.04.2

REV: 1 PLAN CHECK

10 2 241 20m 3920 FOUNTAIN AVENUE
LOS ANGELES CA 90029
danielle@bestorarchitecture.co
T 323 666 9399 F 323 666 2
http://www.bestorarchitecture.co

NOTES IUM RIVE CA S GENERAL SON WILTC

SCALE: AS NOTED DATE: 04.24.2015

JAC 120 LOS

PLAN CHECK SHEET NO

A001

FORM GRN 1

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS

COATING CATEGORY

VOC AND FORMALDEHYDE LIMITS
2014 Los Angeles Green Building Code
((Incorporate this form into the plans) 2014 Los Angeles Green Building Code (Incorporate this form into the plans)

REALANT VOC LIBET
Loss Water and Less Exempt Compounds
SEALANTS

ADHERIVE VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter
APCHITECTURAL APPLICATIONS CURRENT VOCUMET

Single-ply mot membrane Other

SEALANT PRIMERS

SUBSTRATE SPECIFIC APPLICATIONS

see South Cross At Quality Management District Rise 1168, http://www.acb.ca.gov/DRIM/SC/CARHTML/RI 168 PDF.

CURRENT VOC LIMIT

The tables below are taken from the 2014 Los Angeles Green Building Code Tables 4 504.1, 4.504.2, 4.504.3, 4.504.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5

LAGDBS **FORM GRN 11**

FORM GRN 9 2014 Los Angeles Green Building Code

MANDATORY REQUIREMENTS CHECKLIST

ADDITIONS AND ALTERATIONS TO RESIDENTIAL BUILDINGS

(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

			REFERENCE	COMMENTS				
ITEM	PROFIDENCE	REQUIREMENT	SHEET					
#	SECTION		Sheet #	(e.g. note #, detail #				
			or N/A	or reason for N/A)				
		PLANNING AND DESIGN						
1	4.106.2	Storm water drainage and retention during construction	A004	GRN 1				
2	4.106.3	Grading and paving	N/A	no grading				
3	4.106.5	Cool roof for reduction of heat island effect	N/A	no cool roof				
		WATER EFFICIENCY & CONSERVATION						
4	4.303.1	Water conserving plumbing fixtures and fittings	A004	GRN 14 #5, GRN 16				
5	4.303.13.2	Multiple showerheads serving one shower	A004	GRN 14 #5				
6	4.304.1	Irrigation controllers	N/A					
7	4.304.1.1	Irrigation design	N/A					
		MATERIAL CONSERVATION & RESOURCE 1	EFFICIENCY					
4	4.406.1	Rodent proofing	A004	GRN 14#5, GRN 16				
9	4.407.3	Flashing details	A004	cetall 1				
10	4.407.4	Material protection	_ A004	GRN 14 #10				
11	4.408.1	Construction waste reduction of at least 50 percent	A004	GRN 14 #11				
12	4.410.1	Operation and maintenance manual	A004	GRN 14 #12				
	ENVIRONMENTAL QUALITY							
13	4.503.1	Fireplaces and woodstoves	A004	GRN 14 #13				
14	4.504.1	Covering of duct openings and protection of mechanical equipment during construction	A004	GRN 14 #14				
15	4.504.2	Finish material pollutant control	A004	GRN 14 #15				
	4.504.2.1	Adhesives, scalants, caulks						
17	4.504.2.2	- Paints and coatings						
	4.504.2.3	- Aerosol paints and coatings						
19	4.504.2.4	- Verification	A004	GRN 14 #16				
20	4.504.3	Carpet systems	A004	GRN 14 #17				
2.1	4.504.3.1	Carpet cushion	A004	GRN 14 #18				
	4.504.4	Resilient flooring systems	A004	GRN 14 #19				
	4.504.5	Composite wood products	A004	GRN 14 #20				
	4.505.2.1	Capillary break	N/A	no new slab				
	4.505.3	Moisture content of building materials	A004	GRN 14 #24				
	4.506.1	Bathroom exhaust fans	A201	floor plans				
27	4.507.2	Heating and air-conditioning system design	A004	GRN 14 #27				

Page 1 of 1

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Storm Water Pollution Control Requirements for Construction Activities

Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction

Construction means constructing, clearing, grading or excavation that result in soil disturbance, Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 - Part 5: Definitions)

- 1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
- 2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- 3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
- 4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
- 5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
- 6. Trash and construction -related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
- 7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means
- 8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
- 9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

Page 1 of 1

GREEN BUILDING CODE PLAN CHECK NOTES RESIDENTIAL BUILDINGS

2014 Los Angeles Green Building Code

Revised 01-01-2014

1. For each new dwellingard revenionse, provide a minimum 1-inch The class force direction of the control of the con

2. Nº opmen within the common parling seen serving R consupracion, chall are tabele posted cause and V. CAPARECO to both the W. Caparing one and of a comprision place are the cavity ment of radyment. He described by the second systems will the variable of the companied to the second systems will the variable of the property to template and designated by spaces at full mixed amorange based on 1 event 2 EVSE. Segment effectively parent is computed.

Zond's mith (lopes < 2: 2 shall have an SEE when of at least 79 ar both a lopes volar relationation of at least 0.68 and otherwise accelerate of at anse 5.75. Review with Jope, 2.52 shall have as SEV when of a less to which a lopes volar reflectance of it steel 0.20 and a shemal contract of the less 0.75.

The required hardwarp used to reduce host visual offices skull bases solar reflectance value of at least 0.30 as determined per ASTM C1549.
 (4.05.7)
 (4.05.7)

 The flow rates for all planeling firmers chall comply with the tensimon have rates in Section 4303.1; d. When a sharest in served by more than one shorestead, the combined for one of all the shoresteads controlled for a single value shall not exceed 2.0 gallons persyment as Boyes, or this shower shall be designed to only allow not shovestead to be as operation at a time. (4.303.3.2)

Insulted automatic impairor system controller shall be weather or call-band committee. (4.8)

or projects that melium landscape versit, the Landscape Corafloration, form OREN 12, shall be completed group to find inspection approve. (Stor Assembly Bill No. 1881)

Unation spaces around jupes, efective cables combules, or other opinings in the building's correlation in control wolds that be pretented against the average of redeaths by divides quadratic promising with comment contains assumed motionity, or well a plates. Placing person to controlled while be promoted as accordingly with Section 314-5 of the Lee Augilies Phathing Code.

1% , therefork delivered to be construction site will be protected from one or other attacks of most are. (4.407.4)

Dube a City of Los Ameles certified buttler vill be used for builing of construction waste. (4 401.1)

13. All new gas frephace, ress be direct-runt scaled combision type.
Wood huming frephaces are growbited per ACMEP Rule 445
[4 403 1 ACMED Fulr 445]

14. All short and other reducid six distribution component operatings should be asserted with tape; plastic, or short rectal and the feasi sometap of the heating, cooling and vanilating equipment. (4.304.1)

as hading at a minimum, the forms listed in Section 4.410.1, shall be comproved and placed a the building or the size of final inspectors, (4.412.1)

12, for all user assistants an Operation and Mardenance Massed

LA GID DBS

www.ladbs.org **FORM**

GRN 14

64 504.43

comply with the Volume Organic Compound (VCA') limits issued in Tubbe 4.504.1-4.504.3: 4.504.2: 4.504.2.3 16. The POC Content Verification Checkfus. Forms GRN 2, shall be corrupted and verified price or fired inspection approach. The antentive breast 's questioned showing DOC content from all applicable generates the first applicable generates that the proceeding of the proceeding to the desired by proceeding to the first beginning to the proceeding to the field inspector for verification.

17. All use cargest installed in the building intension shall meet the testing and product requirements of one if the following:

Cryst and Ding Institutes Green Label Philips Program
Crificitis Department of Public Health's Specification 01359
MSF-ANS' [All at the Grid level]
Scientific Cartifications Systems Endoor Authorappe²⁴² Cred.

19 30% of the total area receiving resilient flooring shall comply with one 19 and via the field after trouvering resistant moneyap state control, was used on created of the following:
n. VOC multi-vision literate field and the CHPS Elegi. Performance Products Datablese.
b) Products except linear with the CHPS entering correlated under the Francisco Compliance Visitable Programs.
c) Contribution under the Resistant Proor Correlate Institute (RFCI). This Score investment

Hor Score progress

d. Must the California Department of Public Health's Specification.

New Inclused physicol, posicio board, and eachius dismity fiberboard, outspecite wood products used in the building shall used the formaldehyde items fested in Fubic 4.394.5.
 (4.594.5)

21. The Permodeliny de Emezoner. Ferr@cotoox Checklet. Form QRN 1. shall be completed grize to final imposition approval. The manufactured is spacelist and solving forwards between Cotoo in a large limit to supplicable would product while the total pay and the art the job ofte and be provided to the field imposition for contribution.

24 Building statemals with smalle copies of water through shall not be installed. We'll used floor framing shall not be enclosed suntil it is impossed and formal to be satisfactory. (4.59

complant and be decred to terromore to the particle of the building.
Provide the consulationer's oil sheet for verification. (4.596.)

25. Nirwly installed bathmony exhaust fans, not functioning as a component

Revised 02-28-2014 LA P DB5

PLUMBING FIXTURE FLOW RATES

FORM

Residential Occupancies 2014 Los Angeles Green Building Code (Incorporate this form Into the plans)

FORMALDEHYDE LIMITS!

GRN 16

Revised 10-01-2014

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE				
Showerheads	2 gpm @ 80 psi				
Lavatory faucets, residental	1.5 gpm @ 60 psi				
Lavatory Faucets, nonresidential	0.4 gpm @ 60 psi				
Kitchen faucets	1.8 gpm @ 60 psi ³				
Gravity tank type water clesets	1.28 gallons'flush				
Flushometer tank water obsets	1.28 gallons/flush				
Flushometer valve water dosets	1.28 gallons flush				
Unnals	0.125 gallons/flush				

SECTION 4.303.1 FIXTURE FLOW RATES

Lavatory Faccets shall not have a flow rate less than 0.8 gpm at 20 psi.

*Richeria fausch may temporary increase favor above the maximum rate, but not above 2.2ppm @ 60psi and must defeat to a maximum flow rate of 1.8 ppm @ 60psi.

Where complying faucets are mavailable, sensors rated at 35 ppm or or other means may be used to achieve reduction.

induces single and dual flushwater closets with an effective flush of 1.29 gallons or less.

Single Flush Tollets - The effective flush volume shall not expeed 1.28 gallons (4.8 littles). The
effective Flush volume is the everage flush volume when tested in accordance with ASME
A112.19,233.2.

A112.19.233.2.

Dual Flush Tollets - The efective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume if two reduced flushes andone full flush. Flush volumes will be tested in accordance with ASMEA112.19.2 and ASMEA12.19.2 and ASME

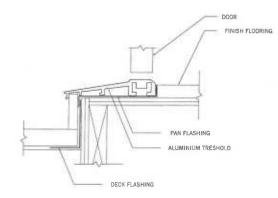
Revised 01-D1-2014

Page 1 of 1

www.adbs

4 1/2" MAX 2.197 1 1/2° BETWEEN RAILS AISI #304 SS ARKE INOY

> HANDRAIL DETAIL SCALE 3" = 1'-0"



DOOR FLASHING DETAIL SCALE 3" = 1'-0" CONSTRUCTION OR

L

10

Z

SSUE RECORD

BUILDING FORMS ST

DRAKELEE WILI 545 N GOWER S LOS ANGELES, (GREEN SCALE: AS NOTED

DATE: 04.15.2015

A003

SHEET NO

The yearing and six-conditioning systems shall be sized and be signed using MNEACCA Momania 1/2004. ANNI/ACCA NO-D-2009 or ASPIRAE busileonics and laws their equipment selected in accordance with PASI/ACCA 1/6/5 Septime 5/2004.

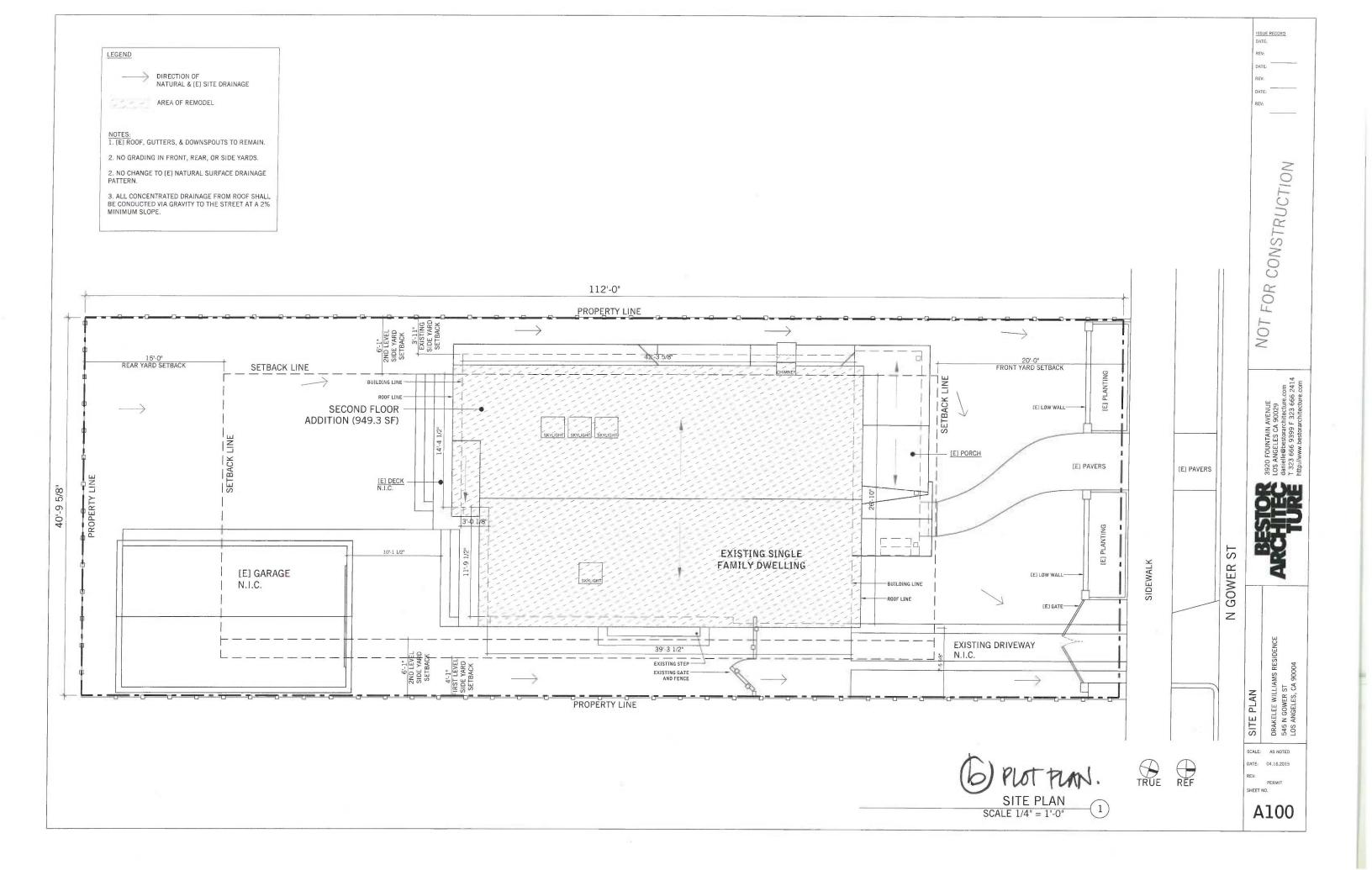
NOTE:

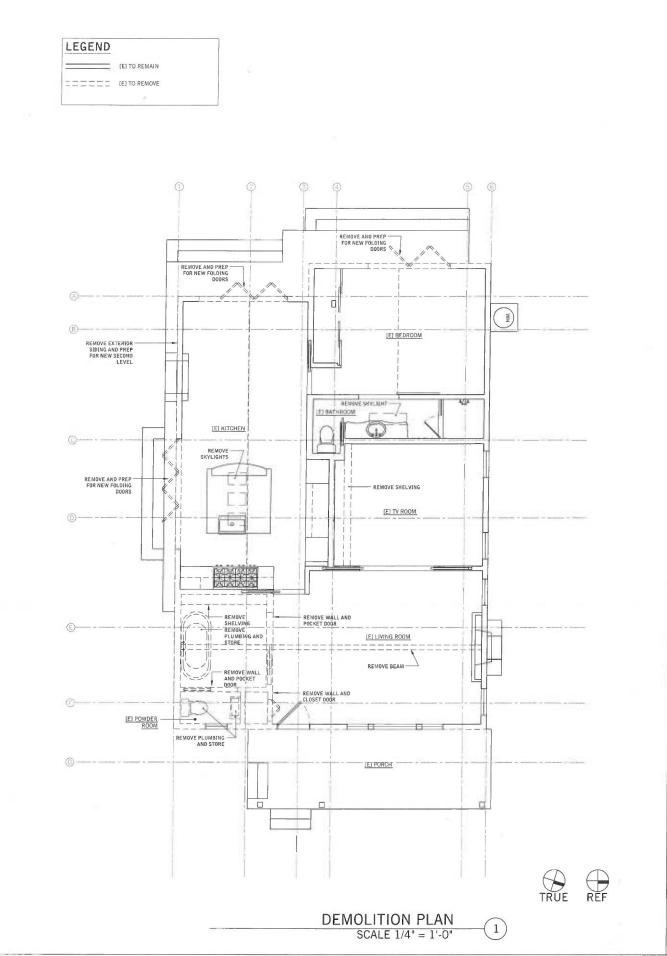
1.HANDRAIL HEIGHT SHALL BE BETWEEN
34" AND 36", MEASURED ABOVE THE TREAD
NOSING TO THE TOP OF THE RAIL AND
SHALL BE UNHFORM
2. HANDRAIL ENDS SHALL BE RETURNED
TO THE WALL OR TERMINAL POSTS
3. HANDRAIP PORTION OF HANDRAIL
SHALL NOT BE LESS THAN 1.25" AND NO
MORE THAN 2" CROSS-SECTIONAL.

DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS

. MAX. 4" CLR. SPACING OPENING 1 1/2" DIAM CLEAR COAT SOLID

HANDRAIL WALL BRACKET, CONNECTION DESIGNED TO RESIST A LINEAR LOAD OF 50 PLF AS PER LARC 1607 8 1





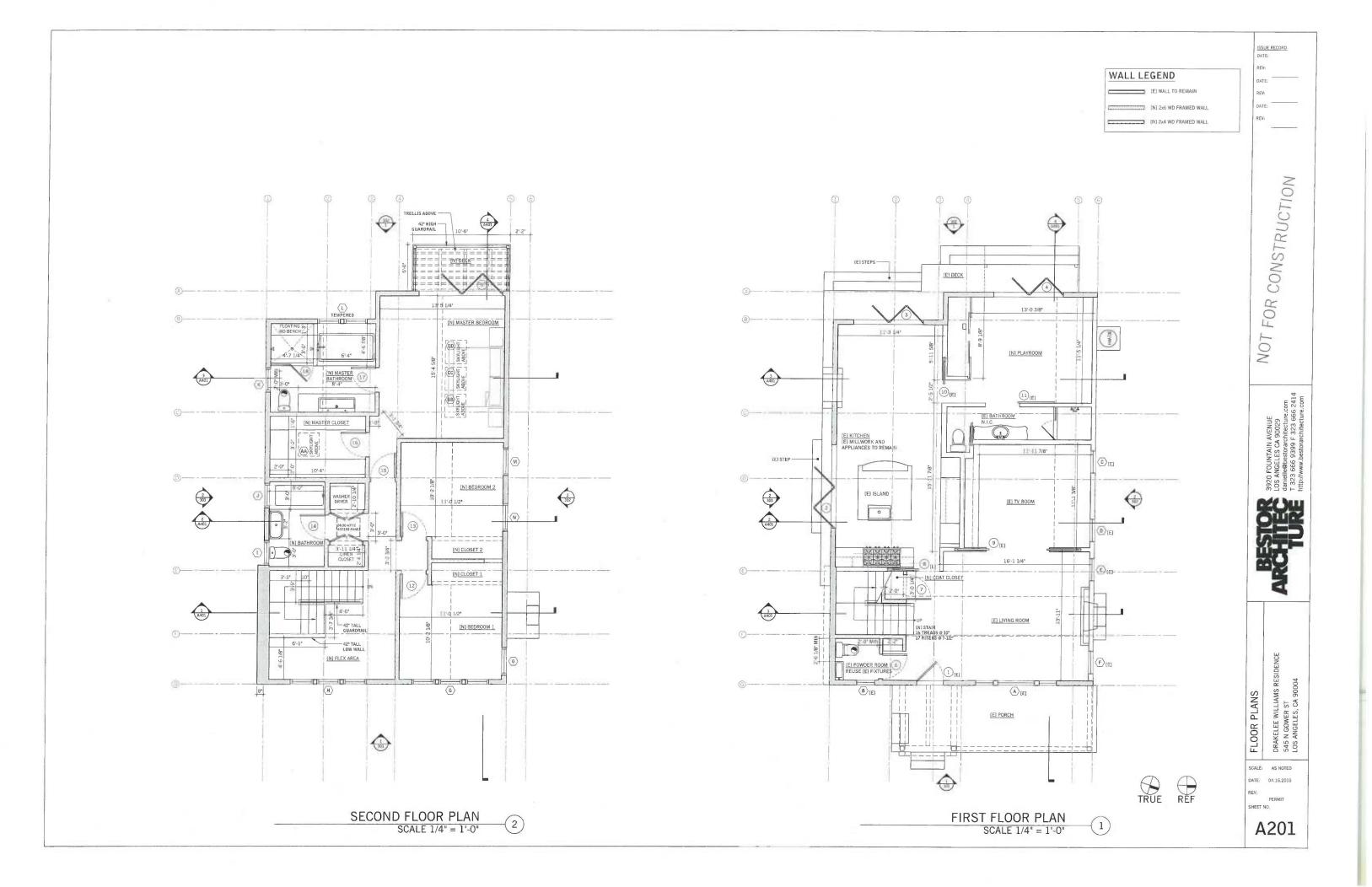
NOT FOR CONSTRUCTION

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

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

A101



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 1.2 UNITS HORIZONTAL (17% SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 1.2 UNITS HORIZONTAL (17% SLOPE) UP TO FOUR UNITS VERTICAL IN 1.2 UNITS HORIZONTAL (13.3% SLOPE). DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION 1507.2.8.

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 SEAR LABELING INDICATING COMPLANCE WITH ASTM D 315 OR A LISTING SHAN 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 ROGFING NAILS, MINIMUM 12 GAUGE [0.105 INCH (2.67 MM) SHANK WITH AN INIMUM 0.375 INCH-OLAMETER (9.5 MM) HAD, 0.16 A. LENGTH TO PERTETATE THROUGH THE ROGFING MATERIALS AND A MINIMUM 0.6 0.75 INCH (1.9.1 MM) INTO THE ROGF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN 1.75 INCH (1.9.1 MM) THICK, THE NAILS SHALL PENETARIE THROUGH THE SHEATHING. TASTEMERS SHALL COMPREY WITH ASTM F 1.667.

G. ATTACHMENT. ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUPACTURER AND SECTION 1504.1. ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUDE FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE, WHERE THE ROOF SLOPE EXCEEDS 20 UNITS VERTICAL IN 2 UNITS HORTOXTHAL LED FRECENT SLOPE, ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUPACTURERS PRINTED INSTALLATION INSTRUCTIONS FOR STEEP SLOPE FOOD PAPILACTION.

5.375:12

5.375:12 [E] SLOPE

5.875:12 [E] SLOPE

5.875:12

[E] SLOPE

1:2

[E] SLOPE [E] SLOPE

[E] SLOPE

5.375:12

5.875:12

[E] SLOPE

5.875:12

[E] SLOPE

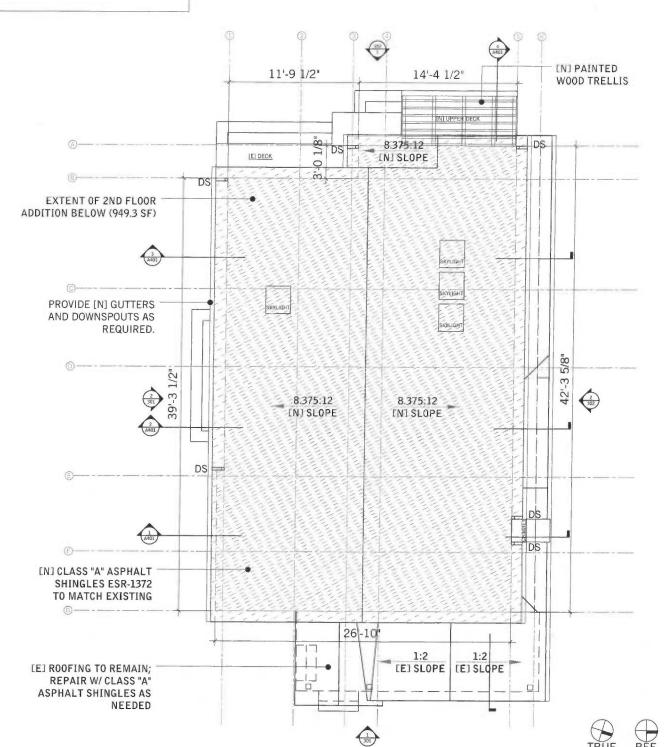
[E] SLOPE

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 (133% SLOPE), UNDERLAYMENT SHALL BE TWO LAVERS APPLIED IN THE FOLLOWING MANNER. APPLY A MINIMUM 19 INCH WIDE (483 MM) STRIP OF UNDERLAYMENT FELT PARALLEL WITH AN STARTING THE EAVE, FASTENCE SUFFICIENTLY OF UNDERLAYMENT OVERLAPPING SUCCESSIVE SHEETS OF UNDERLAYMENT OF UNDERLAYMENT

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 MANUFACTURET'S PRINTED INSTRUCTIONS.

4. ROOF ASSEMBLY SHALL BE LISTED BY AN APPROVED TESTING AGENCY.





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

1:2

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

ISSUE RECORD

CONSTRUCTION

FOR NOT

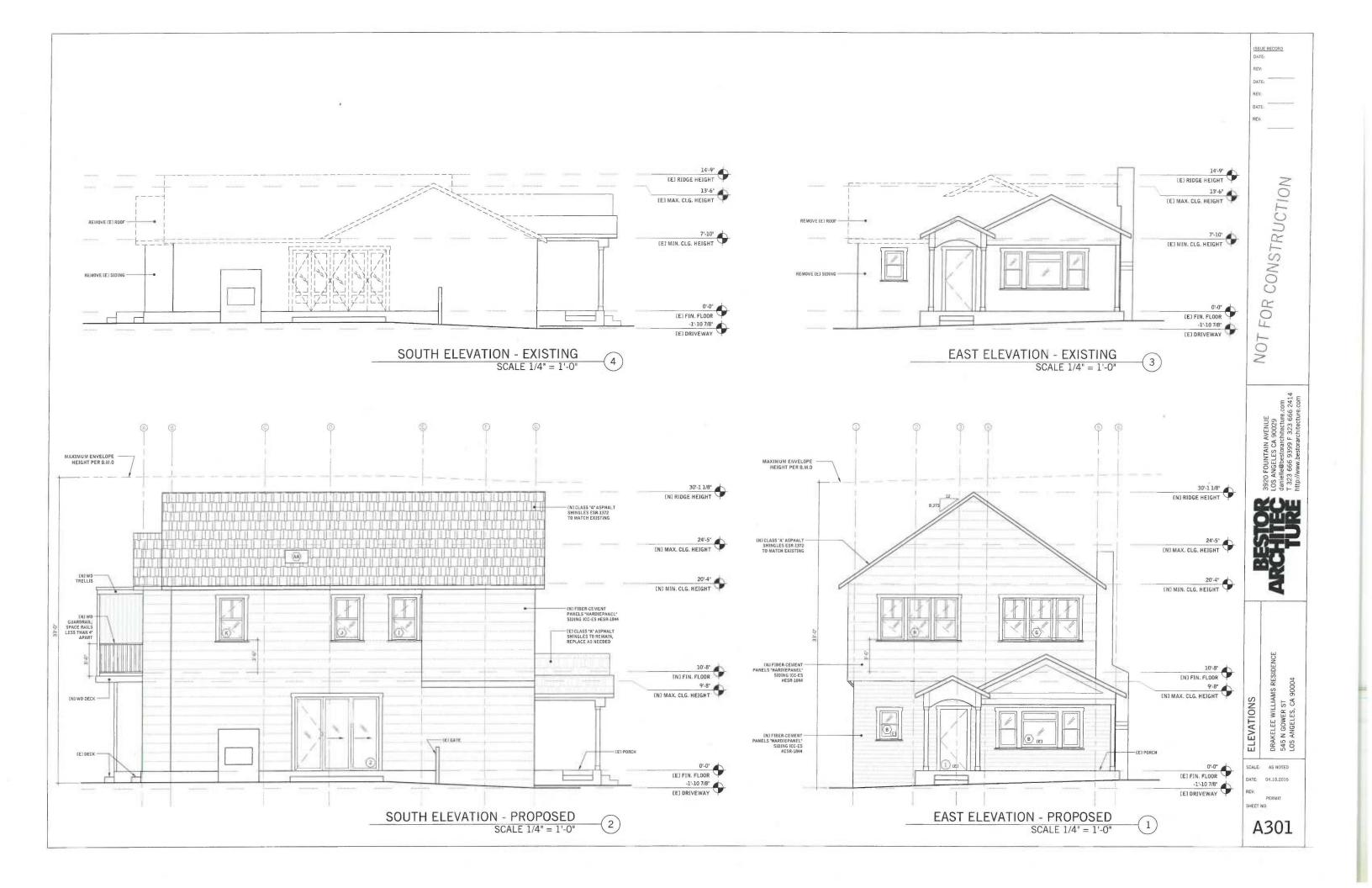
DRAKELEE WILLIAMS RESIDEN 545 N GOWER ST LOS ANGELES, CA 90004

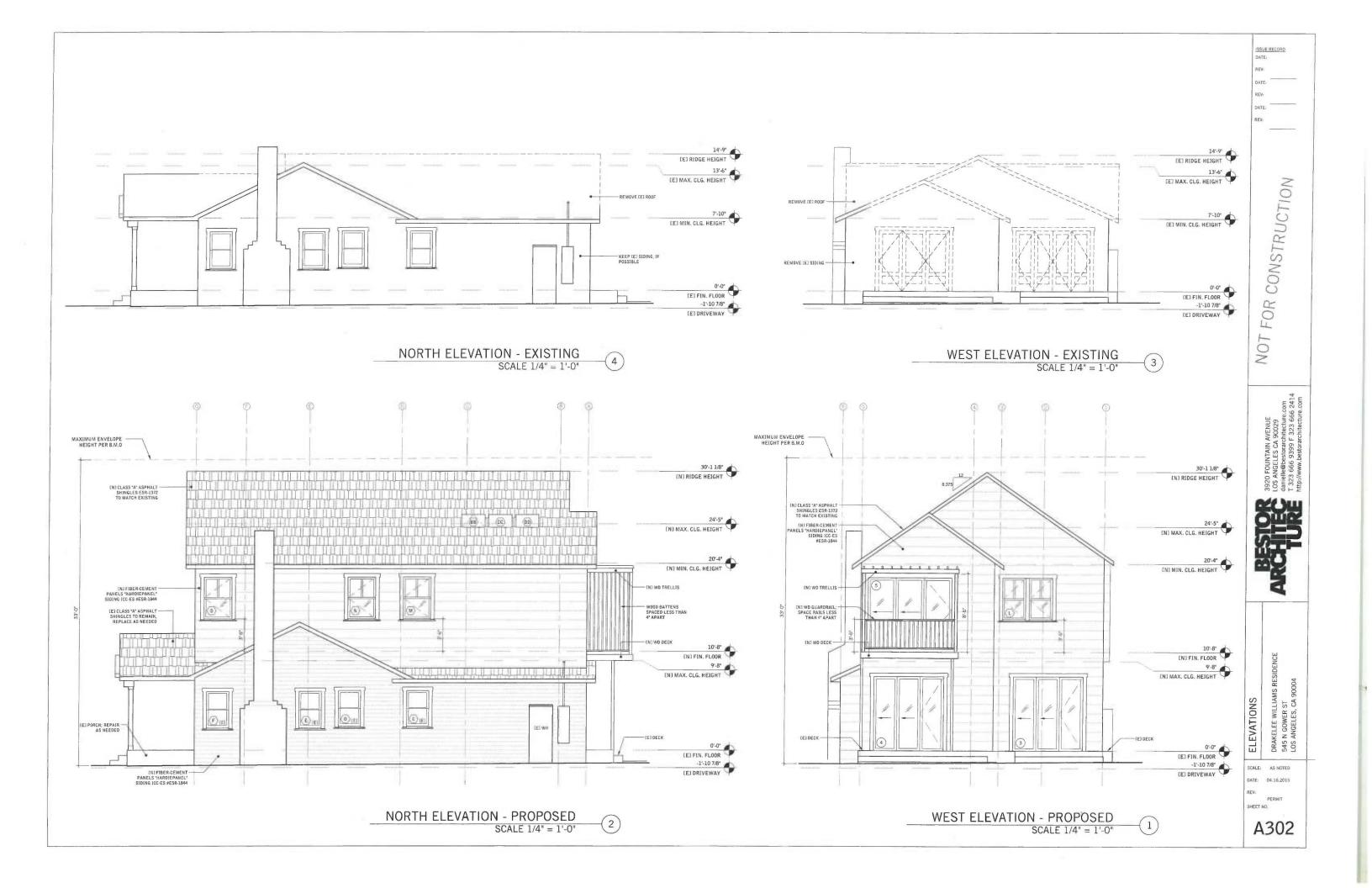
ROOF PLANS SCALE: AS NOTED

DATE: 04.16.2015 PERMIT

SHEET NO.

A203







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

PER SCHEDULE EQ EQ EQ EXTERIOR DOORS PER SCHEDULE INTERIOR DOORS

	, PER SCHEDULE .	DED COLLEGE S
	+	PER SCHEDULE
PER SCHEDULE	EQ 4 1/2' EQ	EQ 4 /2" EQ 4 /2" EQ
4.6	4.6	3.0
3-,-6-	9.6	9-, e
A A		c

PER SCHEDULE 3 TROUBHOS STA	PER SCHEDULE			
D	E	***************************************		

	A continu	Time	0.4							
•	Location	Туре	Style	Width	Height	Glass	Material	Finish	Hardware	Notes:
ŁX	TERIOR DOORS									
1.	Entry/Living Room	[3]	Swing	LE.	(E)	N/A	DE3	103	(2)	Re-use (Ell; remove & store screen; [N] paint
2	Kitchen	A	Folding	9'-0"	8'-0"	Tempered	Wood	TBD	TBD	3L folding glass door - 3 equal parts
3	Kitchen	А	Folding	7'-6"	8'-0"	Tempered		1		3R folding glass door - 3 equal parts
4	Bedroom	0.8	Folding	7'-6"	8'-0"	Tempered				3R folding glass door - 3 equal parts
5	Master Bedroom	A	Folding	9'-0"	8'-0°	Tempered	1	1	V	3R folding glass door - 3 equal parts
7	Coat Closet	В	Swing	2'-8°	8'-0"	N/A	Wood	Painted	TBD	
IN.	Powder Room	В	Swing	2'-8"	8'-0"	N/A	Wood	Painted	TBD	
7	Coat Closet	В	Swing	2'-8°	8'-0"	N/A	Wood	Painted	TBD	
	Kitchen	(33	Pocket	CED	(E)	N/A	ILE3	CEI	(E)	Re-use [E]: [N] paint; repair as needed
ł	TV Room	(E)	Pocket Pocket	UED I E.	(E)	N/A N/A	(E)	(E)	(E)	Re-use (E.): (N) paint; repair as needed Re-use (E.): (N) paint; repair as needed
(1)	TV Room Bedroom		Pocket Pocket							
	TV Room Bedroom Bathroom	(E)	Pocket	31	(E)	N/A	(E)	(8)	(6)	Re-use (E); (N) paint; repair as needed
u	TV Room Bedroom	(E)	Pocket Pocket	ΙΕ. ΙΕ.	(E)	N/A N/A	(E)	(E)	(E)	Re-use (E); (N) paint; repair as needed Re-use LE); (N) paint; repair as needed
10	TV Room Bedroom Bathroom	(E) (E)	Pocket Pocket Stiding	E IE.	(E)	N/A N/A N/A	(E)	(E) (E)	(E)	Re-use (E); (N) paint; repair as needed Re-use LE); (N) paint; repair as needed
2	TV Room Bedroom Bathroom Bedroom 1	(E) (E)	Pocket Pocket Stiding	E IE.	(E)	N/A N/A N/A	(E)	(E) (E)	(E)	Re-use (E); (N) paint; repair as needed Re-use LE); (N) paint; repair as needed
12	TV Room Bedroom Bathroom Bedroom 1 Bedroom 2	(E) (E)	Pocket Pocket Stiding	E IE.	(E)	N/A N/A N/A	(E)	(E) (E)	(E)	Re-use (E); (N) paint; repair as needed Re-use LE); (N) paint; repair as needed
11 12 .3 .4	TV Room Bedroom Bathroom Bedroom 1 Bedroom 2 Bathroom	(E) (E)	Pocket Pocket Sliding Swing	E IE.	(E)	N/A N/A N/A	(E)	(E) (E)	(E)	Re-use (E); (N) paint; repair as needed Re-use LE); (N) paint; repair as needed
12 13	TV Room Bedroom Bathroom Bedroom 1 Bedroom 2 Bathroom Master Bedroom	(E) (E)	Pocket Pocket Stiding	E IE.	(E)	N/A N/A N/A	(E)	(E) (E)	(E)	Re-use (E); (N) paint; repair as needed Re-use LE); (N) paint; repair as needed

	Window Schedule									
N.	Location	Туре	Style	Width	Height	Head Height AFF	Material	Finish	Hardware	Notes:
	FIRST FLOOR									
Α	Living Room	(E)	(E)	(E)	1363	tea	LE., Wood	Match Existing	TE1	Re-use [E]; (N) paint; repair as needed
В	Proster Room	(E)	rei	I.E.I	(E)	LE.	(El. Wood	Match Existing	(E)	Re-use LET; LNT paint; repair as needed
C	7 ∉ Room	[E]	[8]	LES	(3)	(E)	EE1, Wood	Match Existing	[3]	Re-use LE I; [N] paint; repair as needed
D	I'd Room	(E)	DE)	[6.]	(E)	(E)	(El, Wood	Match Existing	(E)	Re-use LET; LNT paint; repair as needed
E	Limng Room	1.33	(E)	(E)	(E)	(E)	El. Wood	Match Existing	(E)	Re-use [El; [N] paint; repair as needed
F	Living Room	(E)	[8]	(E)	IEI	(E)	(E), Wood	Match Existing	131	Re-use LED; EN] paint; repair as needed
	SECOND FLOOR				-					The same party copies to the copy
G	Bedroom 1	С	Casement	8'-3"	4'-6"	8'-0"	Wood	Painted	TBD	
Н	Flex Area	С		8'-3"			1			
11	Bathroom	A		2'-8"					-	
J	Bathroom	A		2'-8"						
10	Master Bathroom	A		21-84						
L	Master Bathroom	В		5'-4 1/2"						
M	Bedroom 2	A		3'-0"						
N	Bedroom 2	A		3'-0"						
0	Bedroom 1	A		3'-0"	1	1		1	-	<u> </u>
	SKYLIGHTS									
AA	Master Closet	D	Fixed	30"	30°	N/A	Aluminum	Clear Ano.		1
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.		

CONSTRUCTION FOR NOT

ISSUE RECORD

3920 FOUNTAIN AVENUE
LOS ANGELES CA 90029
danielle@bestoarchifecture.com
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http://www.bestorarchitecture.com

DOOR AND WINDOW SCHEDULE DRAKELEE WILLIAMS RESIDEN 545 N GOWER ST LOS ANGELES, CA 90004

SCALE: AS NOTED

PERMIT SHEET NO.

A701

NOTES:

1. Every sleeping room shall have at least one exterior door or window approved for emergency escape/rescue. The minimum required dimensions are as follows:

a. minimum reclair opening of 5.7 sq. feet
b. minimum clear opening height of 20°.

c. minimum clear opening height of 20°.

d. maximum finished slil height of 42° unless guardrail is provided.

2. All habitable rooms shall height of 44°.

e. minimum finished slil height of 42° unless guardrail is provided.

2. All habitable rooms shall have:

a. exterior glazed openings with an area of at least 17.00 of the floor area for light (10 sq. feet minimum).

c. 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%.

3. All structures shall be provided with at least one 3° x 6°-8° exit door to the exterior.

4. Glazing subject to human impact shall be approved glazing material on window/door schedule or plans. (see door and window schedule).

a. at fixed, sliding or swinging type door panels.

b. at shower and bath enclosures and windows less than 60° above floor.

c. at fixed panels exceeding 9 sq feet and lower edge less than 16° above floor.

c. at fixed panels exceeding 9 sq feet and lower edge less than 16° above floor.

b. The plant of the state of the state

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.

c. Glazing in enclosures for or walls facing hot tubs, whirlpoofs, saunas, steam rooms, bathlubs and showers where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.

d. 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 when e. 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.

9. Skylights and sloped glazing shall comply with Section R308.6.

10. Damproording, where required, shall be installed with materials and as required in Section R406.1.

11. Provide a screen for all operable units.

ENGINEER OF RECORD.

ALL DIMENSIONS CONTROLLED BY EXISTING CONDITIONS SHALL BE VERIFED BY THE CONTRACTOR AT THE SITE.

- CONSTRUCTION AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE REQUIREMENTS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION ON THE PROJECT, INCLUDING ALL COUNTY AND LOCAL ORDINANCES,
- AND THE SAFETY ORDERS OF OSHA. THE GENERAL CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL GRADES, DIMENSIONS, AND CONDITIONS PRIOR TO BIDDING AND COMMENCING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK, INCLUDING THAT OF
- THE GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES FOUND WITHIN
- THE STRUCTURAL CONTRACT DOCUMENTS.

 ALL WORK PERFORMED SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT ADOPTED EDITION OF THE CBC AND ANY
- OTHER APPLICABLE BUILDING CODES OR ORDINANCES. REFER TO BUILDING DESIGN LOADS FOR ADDITIONAL INFORMA
- ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS ACCUMULATED AS A RESULT OF THEIR OPERATION, ALL SCRAP OFFICES AND OTHER EXCESS MATERIAL SHALL RE-REMOVED FROM THE BUILDING SITE. ALL STRUCTURAL MATERIALS SHALL BE FURNISHED AS SHOWN IN THESE STRUCTURAL PLANS UNLESS ALTERNATES ARE
- APPROVED IN WRITING BY THE ENGINEER. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING AND PROVIDING BRACING DURING CONSTRUCTION
- ERECTION TO SUPPORT ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED.
- SEE THE SPECIFICATIONS PACKAGE PRODUCED BY THE ARCHITECT FOR ADDITIONAL REQUIREMENTS, IF APPLICABLE. THE STRUCTURAL DRAWINGS AND STRUCTURAL SPECIFICATIONS REPRESENT THE COMPLETED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, INCLUDING, BUT NOT LIMITED TO BRACING AND SHORING. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING THE CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE SERVICED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER ARE FOR THE PURPOSE OF QUALITY CONTROL AND IN THE INTEREST OF ACHIEVING COMPLIANCE WITH THE CONTRACT DOCUMENTS. THEY DO NOT GUARANTEE THE CONTRACTORS PERFORMANCE AND SHALL NOT BE CONSTRUCTED AS CONSTRUCTION
- THE SHOP DRAWING REVIEW PROCESS BY THE ENGINEER WILL ONLY COMMENCE AFTER THE SUBMITTED FABRICATION OF SHOP DRAWINGS HAVE BEEN AS FOLLOWS:
 - INITIALLY REVIEWED AND ACCEPTED AS CONFORMING TO THE STRUCTURAL CONSTRUCTION DRAWINGS BY THE RESPONSIBLE SUPERVISOR AND DRAWING CHECKER WITH THEIR SIGNATURES.
 - APPROVED AND ACCEPTED WITH A STAMP FROM THE GENERAL CONTRACTOR AS CONFORMING TO THE CONSTRUCTION DOCUMENTS.
 - A MINIMUM OF 10 WORKING DAYS HAS BEEN ALL DICATED FOR THE REVIEW PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE SHOP DRAWING REVIEW SCHEDULE.
- 14. A COPY OF THE LOS ANGELES RESEARCH REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE

BUILDING DESIGN LOADS:

1.		GOVERNING CODE:	2013 CBC 2014 LABC	
2		VERTICAL LOADS:		
	100	ATION	DEAD LOAD	LIVELOA
	A	SHINGLE ROOF	15 PSF	16 PSF
	8.	2ND FLOOR	14 PSF	40 PSF
	C.	EXTERIOR WALLS	15 PSF	0 PSF
3.		WIND DESIGN LOADS:		
	A	WIND BASIC SPEED	110 APH	
	8.	WIND EXPOSURE	8	
	C.	RISK CATEGORY	ll .	
4.		SEISMIC DESIGN LOADS:		
	A	SITE CLASS	0	
	B	SEISMIC IMPORTANCE (I)	1,00	
	C.	SITE COEFFICIENT (Fa)	1,00	
	D.	SITE COEFFICIENT (FV)	1.50	
	E	SPECTRAL ACCELERATION (St)	2.302	
	F.	SPECTRAL ACCELERATION (S1)	800	
	G.	SEISMIC DESIGN SHORT (SOS)	1.535	
	H	SEISMIC DESIGN (SEC (SD1)	.833	
	L	SEISMIC DESIGN CATEGORY	E	
	J.	SEISMIC MODIFICATION (R)	6.5, WOOD FRAMED SHEAR WALLS	
	K	DESIGN BASE SHEAR	5.18 PSF ; 7.91 PSF	
	L	SEISMIC COEFFICIENT (Cs)	.15385	
	ML	REDUNDANCY (p)	1.3	
	N.	ANALYSIS USED:	EQUIVALENT FORCE PROCEDURE	

REQUIRED SPECIAL INSPECTIONS:

SPECIAL INSPECTION BY A DEPUTY REGISTERED INSPECTOR APPROVED BY THE BUILDING DEPARTMENT SHALL BE PROVIDED. FOR THE FOLLOWING, UNLESS NOTED OTHERWISE. REFER TO CBC SECTION 1701 FOR ADDITIONAL INFORMATION.

2 SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING WHEN CHECKED:

PLACING OF REINFORCED CONCRETE GREATER THAN Its = 2500 PS ELEMENTS

CAST IN PLACE DEEPENED FOUNDATION

SOLDIER PILES

ALL STRUCTURAL FIELD WELDING

DURING INSTALLATION OF EPOXY OR SLEEVE ANCHORS IN CINU OR CONCRETE INCLUDING CLEANOUTS AND REQUIRED TORQUE TESTS

DURING PREPARATION AND TAKING OF ANY REQUIRED PRISMS OR TEST SPECIMENS, PLACING OF ALL TO CLOSING OF CLEANOUTS) AND DURING ALL GROUTING OPERATIONS

SEISMIC SYSTEMS IN SOC C, D, E, OR F. SEE TABLES LISTED IN 2513 CBC SECTION 1704. INCLUDING WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, SHEAR PANELS WITH A MAIL SPACING OF 4" o.c. OR LESS REQUIRE DEPUTY INSPECTION.

HARDY-PANELS, HARDY-FRAMES, OR SIMPSON STRONG WALL ANCHOR HISTALLATION

- 3. ALL ELEMENTS OF CONSTRUCTION WHICH REQUIRE SPECIAL INSPECTION ARE TO BE INSPECTED BY A QUALIFIED DEPUTY INSPECTOR APPROVED BY THE BUILDING OFFICIAL.
- ALL CODE DEFICIENCIES DETECTED AND DEVIATIONS FROM THE APPROVED PLANS ARE TO BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION, AND IF NOT CORRECTED REVISED DESIGNED SHALL BE PREPARED BY THE ENGINEER OF RECORD FOR APPROVAL BY THE RUILDING OFFICIAL
- ALL CORRECTIVE WORK REQUIRED IS TO BE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, SPECIFICATIONS, AND
- A FINAL INSPECTION REPORT, SIGNED BY THE SPECIAL INSPECTOR AND THE ENGINEER OF RECORD, IS TO BE SUBMITTED TO THE BUILDING OFFICIAL UPON THE COMPLETION OF EACH ELEMENT REQUIRING SPECIAL INSPECTION. THE REPORT MUST CERTIFY THAT THE WORK WAS IN COMPLIANCE WITH APPROVED PLANS, SPECIFICATIONS AND APPLICABLE CODES INCLUDED ANY AUTHORIZED CHANGES TO THE PLANS.
- CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEMICOMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTION SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER CBC 1708.1

FOUNDATION NOTES:

- WHEN PROVIDED, THE SORS REPORT IN ITS ENTIRETY SHALL BE INCLUDED AS PART OF THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR AND CONCRETE SUB-CONTRACTOR SHALL REVIEW AND FAMILIARIZE THEMSELVES WITH THE SOLLS REPORT. WHEN A SOILS REPORT IS NOT PROVIDED, MINIMUM CBC VALUES SHALL BE USED.
- SOILS REPORT BY:
- SOIL DESIGN VALUES: A CONTINUOUS FOOTINGS 1500 PSF 8. PAD FOOTINGS 1500 PSF 200 PSF C. LATERAL PASSIVE PRESSUR D. MAXIMUM PASSIVE 2000 PSF COEFFICIENT OF FRICTION (Cf) CANTILEVERED RETAINING WALL RESTRAINED RETAINING WALL
- H. SKIN FRICTION EXCLAVATION DEPTHS FOR THE FOLIMINATIONS SHOWN ON THE DRAWNINGS ARE TO BE MEASURED FROM THE LOWEST. ADJACENT UNDISTURBED SOIL GRADE OR APPROVED COMPACTED EARTH GRADE WITH AT LEAST HIS MINIMUM HORIZONTAL DISTANCE TO DAYLIGHT AT BOTTOM OF FOUNDATION EXCAVATION, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING NECESSARY TO SUPPORT ANY CUT AND FILL BANKS DURING EXCAVATION, AND FOR FORMING AND PLACEMENT OFF CONCRETE AND DRAINAGE.
- FILLING AND BACKFILLING SHALL BE COMPACTED TO A MINIMUM DESON OR MORE IF SO NOTED, OR MAXIMUM DENSITY IN ACCORDANCE WITH THE SOILS REPORT, WHEN PROVIDED, AND ASTIN TEST METHOD D-1557-78. FLOODING OF BACKFILL IS FRAMING LUMBER NOTES: NOT PERMITTED.
- ALL FILL AND BACKFILL MATERIAL SHALL BE APPROVED BY THE PROJECT SOILS ENGINEER WHERE APPLICABLE A PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY SHALL BE OBTAINED PRIOR TO THE ISSUANCE

OF A BUILDING OR GRADING PERMIT WHEN A PERSON MUST DESCEND INTO AN EXCAVATION OR TRENCH GREATER THAN 5 TO

- WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACEMENT OF CONCRETE. CARE SHALL BE TAKEN SO AS NOT TO DRY OUT THE UNDERLYING NATURAL SOILS.
- UNLESS NOTED OTHERWISE, CURBS, GUTTERS, AND SIDEWALK AREAS OF THE SLABS MAY BE PLACED DIRECTLY ON APPROVED 90% MIN. COMPACTED FILL
- SEE FOUNDATION PLAN FOR ADDITIONAL NOTES AND INFORMATION

CONCRETE NOTES:

- ALL CONCRETE CONSTRUCTION SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE ACL CODE AND SPECIFICATIONS
- DETAILED IN ACI 318/08 / 318/R-08. THE FOLLOWING NOTES ARE PROVIDED FOR USE AS A GUIDE TO ALL REQUIREMENTS.

 THE SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE (FG) FOR EACH PORTION OF THE STRUCTURE SHALL BE DESIGNATED. BELOW, UNLESS NOTED OTHERWISE ON THE PLANS OR DETAILS. STRENGTH REQUIREMENTS SHALL BE BASED ON A 28-DAY

CONCRETE DESIGN STRENGTH (Ft)

~	FRUCTION PILES	SUCO I SI (MEN)
B.	GRADE BEAMS	3000 PSI (MIN)
C.	STRUCTURAL SLAB	3000 PSI (MIN)
D.	CONTINUOUS FOOTINGS	2500 PSI (MUN)
E	RETAINING WALL FOOTINGS	2500 PSI (MIN)

- WHERE IT IS DESIRED TO REMOVE SHORING, FORMS, OR LOAD THE CONCRETE BY OTHER MEANS PRIOR TO THE SPECIFIED 28-DAY CURING PERIOD, TESTING MUST BE DONE TO SHOW THE REQUIRED STRENGTH HAS BEEN REACHED.
- CONCRETE USED FOR EXTERIOR APPLICATIONS SHALL BE AIR-ENTRAINED. FLY ASH SHALL NOT BE USED.
- ADMIXTURES SHALL NOT BE USED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OF RECORD
- ADMIXTURES USED SHALL BE SUBJECT TO THE LINITATIONS LISTED: A. THE AMOUNT DE CALCIUM CHLORIDE SHALL NOT EXCEED 2% BY WEIGHT DE CEMENT. THE AMOUNT DE CALCIUM
- CHLORIDE SHALL BE DETERMINED BY THE METHOD DESCRIBED IN ANSAFITO T-250-78.

 B. FOR PRE-STRESSED CONCRETE AND FOR ALL CONCRETE WHICH WILL CONTAIN ENGENMENTS OF, OR REMAIN IN CONTACT WITH ALMINIMUM OR GALVANIZED METAL, IT SHALL BE DENONSTRATED BY TESTS THAT THE MIXING WATER OF THE CONCRETE, INCLIDING THAT CONTRIBUTED BY THE AGGREGATES AND ANY ADMIXTURES USED, WILL NOT CONTAIN A DELETERIOUS AMOUNT OF CHLORIDE KIN. PROTECTIVE MEASURES MUST BE SUBMITTED TO THE ENGINEER FOR
- 9. ALL ADMIXTURES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS IN ADDITION TO WHAT IS SPECIFIED IN
- 10. UNLESS NOTED OTHERWISE, CEMENT SHALL BE TYPE II (ASTIN C-150).
- PORTLAND CEMENT SHALL COMPLY WITH "SPECIFICATIONS FOR PORTLAND CEMENT" (ASTM C-685). PORTLAND BLAST-FURNACE SLAG CENENT OR PORTLAND-POZZOLAN CEMENT SHALL COMPLY WITH "SPECIFICATIONS FOR BLENDED HYDRAULIC CEMENTS" (ASTN C-595).
- MIXING WATER FOR CONCRETE SHALL CONFORM TO THE REQUIREMENTS FO WATER SPECIFIED IN ASTH C.44. AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO "SPECIFICATIONS FOR CONCRETE AGGREGATES" (ASTM.
- 14. AGGREGATES FOR LIGHTWEIGHT CONCRETE SHALL CONFORM TO "SPECIFICATIONS FOR LIGHTWEIGHT AGGREGATES FOR STRUCTURAL CONCRETE (ASTN G-330):
- FINE AND COARSE AGGREGATES SHALL BE REGARDED SEPARATELY. EACH SUZE OF COARSE AGGREGATE, AS WELL AS THE COMBINATION OF SIZES WHIEN TWO OR MORE ARE USED, SHALL CONFORM TO THE APPROPRIATE GRACING REGUREMENTS OF
- THE APPLICABLE ASTM SPECIFICATIONS.
 THE NOMINAL MAXIMUM SIZE OF THE AGGREGATE SHALL NOT BE MORE THAN ONE-FIFTH OF THE NARROWEST DIMENSION. BETWEEN THE SIDES OF THE FORMS, ONE-THIRD OF THE THICKNESS OF SLABS NOR THREE-FOURTHS OF THE MINIMUM CLEAR SPACING BETWEEN THE REINFORCING BARS, UNLESS NOTED OTHERWISE.
- 17. CONCRETE FOR ALL PARTS OF THE WORK SHALL BE CAPABLE OF BEING PLACED WITHOUT EXCESSIVE SEGREGATION AND WHEN HARDENED, SHALL BE CAPABLE OF DEVELOPING ALL THE CHARACTERISTICS REQUIRED BY THESE SPECIFICATIONS AND CONTRACT DOCUMENTS.
- THE PROPORTIONS OF INCREDIENTS SHALL PRODUCE A CONCRETE MIXTURE THAT IS CAPABLE OF BEING WORKED INTO THE CORNERS AND ANGLES OF THE FORMS AND AROUND ALL REINFORCING BARS BY PLACING AND CONSCLIDATION, WITHOUT
- PERMITTING THE MATERIALS TO SEGREGATE OR ALLOW EXCESSIVE WATER TO COLLECT ON THE SURFACE ALL CONCRETE SHALL BE PROPORTIONED TO HAVE A SLUMP WITH A MAXIMUM OF 4 INCHES IF CONSCLIDATION IS TO BE BY
- VIRRATION METHODS. WHERE VIRRATION IS NOT USED FOR CONSOLIDATION. THE SLUMP MAY BE A MAXIBILIA CE S INCHES ALL REINFORCING STEEL, WIRE MESH, ANCHOR BOLTS, HOLDDOWNS, AND OTHER INSERTS SHALL BE SECURED 1970 POSITION
- AND INSPECTED BY THE BUILDING OFFICIAL PRIOR TO PLACEMENT OF CONCRETE. CONCRETE FLOOR SLARS ON GRADE SHALL BE A MINIMUM OF 4 INCHES THICK, UNLESS NOTED OTHERWAS 22. SLAB CONTROL JOINTS SHALL NOT BE SPACED FARTHER APART THAN 38 TIMES THE THICKNESS OF THE SLAB IN ANY DIRECTION.
- CONTROL JOINTS SHALL BE PROVIDED WHERE THE AREA OF CONCRETE PLACED EXCEEDS 400 SQUARE FEET. THE HAXBURN RATIO OF LONG SIDES TO SHORT SIDES OF THE CONTROLLED AREA SHALL NOT EXCEED 1.5 TO 1. 23. SLASS WHICH ARE TO RECEIVE CARPET OR RESILIENT FLOORING, OR DESIGNATED TO REMAIN EXPOSED SHALL BE TROWIELED
- 24. CONCRETE FLOOR AND SLAB CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE "GUIDE FOR CONCRETE FLOOR
- AND SLAB CONSTRUCTION" (ACLIBOZ). FLATNESS LEVELNESS SHALL CONFORM TO THE REQUIREMENTS OF AST A Endos BASED CA

1	HE FOLLOWING VALUES:			
\T	EGORY	AREA USE	MIN. FLATNESS	AW
۷	ELNESS			
	SPECIAL USE FLOORS	STUDIOS, RINKS	F7 = 100	FI = 1/8
	COMMERCIAL/INDUSTRIAL	OFFICES, AISLES	Ff = 30	FI = 25
	COMMERCIAL/INDUSTRIAL	MANUFACTURING	FI = 20	F) = 17
	SUB-FLOORS W/ THIN COVER	PAINT, CARPETING	Ff = 20	FI = 17
	SUB-FLOORS W/THICK COVER	TILE, STONE	Ff = 15	F(x 13

REINFORCING STEEL NOTES: TYPICAL TIMBER NAILING SCHEDULE:

- MAIN REINFORCING STEEL SHALL BE GRADE 80 AND CONFORM TO ASTM A-615 SPECIFICATIONS UNLESS NOTED OTHERWISE. ALL REINFORCING SHALL BE FROM IDENTIFIED STOCK WITH MILL ANALYSIS SUPPLIED.
- ALL BARS AND DOWELS \$4 AND SMALLER SHALL BE GRADE 40 HIMMUN AND SHALL CONFORM TO ASTM A 615 SPECIFICATION UNLESS
- ALL FIELD WELDED REINFORCING STEEL SHALL BE GRADE 80 AND CONFORM TO ASTM A-706 SPECIFICATIONS
- WELDING SHALL BE PERFORMED USING ELECTRODES AS SPECIFIED IN THE STRUCTURAL WELDING CODE FOR REINFORCING STEEL. ANSWAYS D1 4-92. THE REBAR MILL ANALYSIS SHALL INCLUDE THE CARBON FOUNAL ENCE TO ESTABLISH WELDARLITY. NO WELDING SHALL BE DONE AT THE BEND IN A BAR. WELDING OF CROSS BARS (TACK WELDING) SHALL NOT BE PERMITTED UNLESS NOTED
- ALL FIELD WELDING OF REINFORCING STEEL SHALL BE CONTINUOUSLY INSPECTED BY A REGISTERED DEPUTY INSPECTOR.
- DOWELS SHALL BE PROVIDED AT CONSTRUCTION JOINTS AND SHALL BE THE SAME SIZE AND SPACING AS THE REINFORCEMENT
- SHOWN FOR THE SUBSEQUENT CONCRETE CONSTRUCTION, UNLESS NOTED OTHERWISE.
 REINFORCING STEEL SHALL HAVE A MINIMUM CONCRETE COVER AS LISTED IN SECTION 7 OF ACI 318-42, LINLESS NOTED OTHERWISE. RARS SHALL REICLEAN OF RUST CREASE OR OTHER MATERIAL LIKELY TO IMPAIR CONCRETE BOWDING
- ALL REINFORCING STEEL LAPS AND SPLICES SHALL BE AS INDICATED ON THE PLANS. LAP OF MILITIPLE BARS IN ALL SPLICES SHALL BE STAGGERED.
- CONTINUOUS INSPECTION OF CONCRETE SHALL BE SCHEDULED SUCH THAT REINFORCING STEEL, CONDUIT, SLEEVES, AND EMBEDDED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GRIDS OR REINFORCING STEEL

- ALL FRAMING LUMBER SHALL CONFORM TO "STANDARD GRADING AND DRESSING RULES NO. 16 OF THE WEST COAST LUMBER INSPECTION BUREAU (NICLIB). EACH PIECE SHALL BEAR THE GRADE STAMP OF AN APPROVED GRADING AGENCY, EXCEPT EXPOSED LUMBER SHALL BEAR NO MARKING WHICH WILL BE VISIBLE AFTER INSTALLATION.
- FRAMING LUMBER SHALL BE DOUGLAS FIR. SAS, UNLESS NOTED OTHERWISEWITH MC LESS THAN 19%, "S-DRY".

TYPICAL NINI	MUM LUMBER GRADE:	
A.	STUDS 2" THICK X 4" WIDE, BY 6" 1" MAX HEIGHT	NO. 2 OR BETTER
B.	STUDS 2" THICK X 4" - 8" WIDE	NO. 2 OR BETTER
C.	LIGHT FRAMING 2" - 4" THICK X 2" - 4" WIDE	NO. 2
D.	JOISTS 2" - 4" THICK X 6" AND WIDER	NO. 2
E	BEAMS AND STRINGERS 5" AND THICKER X 6" AND WIDER	NO. 1
£.	POSTS 5" X 5" AND LARGER	NO. f
MAXIBIUM LAT	ERALLY UNSUPPORTED STUD HEIGHT:	
A	HON-BEARING 2 X 4 STUDS @ 10" O.C.	14:0"
В.	MON-SEARING 2 X 6 STUDS @ 24" D.C.	20'-0"
C.	BEARING STUDS @ 24" D.E. SUPPORTING ONE ROOF	10'-0"
D.	BEARING STUDS & 18" a.c. SUPPORTING ONE FLOOR & ROOF	10"-0"

- 2 X 6 STUDS @ 18" o.c. SUPPORTING TWO FLOORS AND ROOF PLYWOOD SHALL CONFORM TO PRODUCT STANDARD PS-1-95. PLYWOOD SHALL BE APA GRADE STAMPED, INCLUDING THE PANEL INDEX NUMBER. SEE THE SHEAR WALL SCHEDULE FOR SHEAR PANEL SHEATHING SIZES. SEE THE DIAPHRAGM SCHEDULE FOR ALL FLOOR AND ROOF SHEATHING SIZES. OSB SHALL CONFORM TO PRODUCT STANDARD PS-2402 OSB SHALL BE APA GRADE STAMPED INCLUDING THE PANEL INDEX NUMBER
- STRUCT 1 IS REQUIRED FOR ALL STRUCTURAL APPLICATIONS. DO NOT USE FOR EXTERIOR DECK SHEATHING
- ALL SHEATHING AND SHEAR PANELS SHALL BE IN PLACE AND INSPECTED BY THE BUILDING OFFICIAL PRIOR TO COVERING. INSTALL ALL SHEATHING WITH THE FACE GRAIN ACROSS THE FRAMING SUPPORTS AND BLOCK ALL EDGES EXCEPT WHERE NOTED ON THE PLANS, ROOF DIAPHRAGIN NALING TO BE INSPECTED PRIOR TO COVERING, FLOOR SHALL HAVE BLOCKED PANEL EDGES OR TYG.
- THE PERIMETER OF ALL OPENING THROUGH ROOFS AND FLOORS SHALL BE SUPPORTED AND BE NAILED PER THE REQUIRED. BOUNDARY NAILING AS LISTED IN THE DIAPHRAGM SCHEDULE.
- ALL HALLS USED FOR SHEATHING SHALL BE COMMON HALLS AS SPECIFIED ON THE SHEAR WALL SCHEDULE AND FLOOR AND ROOF DIAMPRIAGN SCHEDULES. FASTEHERS IN PRESERVATIVE TREATED WOOD SHALL BE HOT DIPPED ZINC COATED GALVANIZED. FRAMING HARDWARE SHALL BE SINFSON STRONG-TIE CONNECTORS OR EQUAL. ALL SUBSTITUTES SHALL BE SINFSON STRONG-TIE CONNECTORS OR EQUAL. ALL SUBSTITUTES SHALL BEAR CURRENT ICC
- APPROVAL, AND IF REQUIRED BY THE BUILDING OFF CULL, HAVE ADDITIONAL APPROVED RESEARCH REPORTS.
 ALL BOLTS THROUGH WOOD SHALL HAVE STANDARD WASHERS EXCEPT WHERE METAL SIDE PLATES ARE SPECIFIED. BOLT HOLES
- SHALL RE NOT MORE THAN 1416 INCH LARGER THAN THE ROLT DIAMETER LINLESS NOTED OTHERWISE
- PROVIDE BLOCKING FOR ALL ROOF JOISTS AND RAFTERS AT 19-0" O.C. MAX, AND FOR ALL FLOOR JOISTS AT 8-0" O.C. MAX, PROVIDE 2X SOLID BLOCKING AT ALL SEARING LOCATIONS WHERE THE LOAD ABOVE LIES ACROSS THE JOIST, UNLESS NOTED OTHERWISE.
- FOR DIAPHRAGM NAILING, WHERE BY NAILS ARE SPACED 2 15" O.C. OR TOU NAILS ARE SPACED 3" O.C. AND HAVE A MINIMUM PENETRATION OF 158" INTO THE SUPPORTING MEMBER, THE SUPPORTING MEMBER SHALL BE 3X NOMINAL AND NAILS SHALL BE STAGGERED. THE ROOF DESIGN LOADS GIVEN IN THE GENERAL NOTES ARE MINIMUM DESIGN LOADS. MECHANICAL FOLIPMENT NOT SHOWN ON
- THESE DRAWINGS AND ANY FIRE SPRINGLER MAIN OR DRAINAGE PIPES PROPOSED TO BE SUPPORTED BY THE TIMBER ROOF STRUCTURE SHALL BE SUBMITTED AS SHOP DRAWINGS AND SUBJECT TO REVIEW BY THE ENGINEER OF RECORD. MINISHUM FIRE BLOCKING CONFORMING TO THE IBC AND LABC SHALL BE PROVIDED AS NECESSARY IN ALL WALLS, FLOCHS, AND ROOF
- FOUNDATION SILLS SHALL BE MATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
- PROVIDE LEAD HOLE 40% TO 70% OF THREADED SHANK DIA, AND FULL DIA, FOR SMOOTH SHANK PORTION.



STRUCTURAL OBSERVER PERMIT APPL. NO...

Footing, Stem Walls, Piers Concrete Steet Moment Frame sson, Piles, Grade Beams E Wood

ARATION BY OWNER

declare that the above tisted firm or individual is hired by me to be the

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (required if the Structural Obsidiated from the Architect of Record) I, the Architect or Engineer of record for the project, declare that the above listed firm or individual is designated by the to be responsible for the Structural Observation.

NAUNG

1.	JOIST TO SILL OR GIRDER, TOENAL	(3) 8d
2	BRIDGING TO JOIST, TOENAIL EACH END	(2) 8d
3.	1 X 6 SUBFLOOR OR LESS TO EACH JOIST, FACE MAIL	(2) 86
4.	WIDER THAN 1 X 6 SUBFLOOR TO EACH JOIST, FACE NAIL	(3) 8d
5.	2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	(2) 16d
6.	SOIL PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d @ 15° a.c.
7.	SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	(3) 16d PER 16"
8.	TOP PLATE TO STUD, END NAIL	(2) 16d
9.	STUD TO SOLE PLATE, TOENAIL	(4) 8d OR (2) 16
10.	DOUBLE STUDS, FACE NAIL	16d @ 24" o.c.
11.	DOUBLED TOP PLATES, FACE NAIL	16d @ 16" o.c.
12	DOUBLED TOP PLATES, LAP SPLICE	(8) 16d
13.	BLOCKING BETWEEN JOIST OR RAFTERS, TOENAIL	(3) 8d
14.	RIM JOIST TO TOP PLATE, TOENAIL	8d @ 5" o.c.
15.	TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	(2) 16d
16.	TWO PIECE CONTINUOUS HEADER, NAILING ALONG EACH EDGE	16d @16" o.c.
17.	CELLING JOIST TO PLATE, TOENAIL	(3) 8d
18.	CONTINUOUS HEADER TO STUD, TOENAIL	(4) 8d
19.	CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
29.	CEILING JOIST OT PARALLEL RAFTERS, FACE NAIL	(3) 16d
21.	RAFTER TO PLATE, TOLENAL	(3) 80
22	1" BRACE TO EACH STUD AND PLATE, FACE NAIL	(2) 8d
23.	1 X 8 SHEATHING OR LESS TO EACH BEARING, FACE NAIL	(3) 8d
24.	WIDER THAN 1 X 8 SHEATHING TO EACH BEARING, FACE NAIL	(3) 8d
25.	BUILT-UP CORNER STUDS	16d @ 24" a.c.
26.	BUILT-UP GIRDER AND BEAMS, TOP AND BOTTOM	20d @ 32" a.c.
27.	BUILT-UP GIRDER AND BEAMS, STAGGERED AT ENDS AND SPUCES	(2) 20d
28.	2" PLANKS, EACH BEARING	(2) 18d
29.	COLLAR TIE TO RAFTER, FACE NAIL	(3) 10d
30.	JACK RAFTER TO HIP, TOE NAIL	(3) 10d
31.	JACK RAFTER TO HIP, FACE NAIL	(2) 18d
32	RAFTER TO 2x RIDGE BOARD, TOE OR FACE NAIL	(2) 16d
33.	JOIST TO BAND JOIST, FACE NAIL	(3) 16d
34.	LEDGER STRIP, FACE HAIL	(3) 16d
35.	PANEL SIDING TO FRAMING	6d FOR 1/2", 8d FI

MANUFACTURED WOOD BEAMS:

- ALL PARALLAM (PSL), TIMBERSTRAND (LSL), AND MICROLAM (LVL) BEAMS ARE TO BE FROM WEYERHALISER OR APPROVED EQUIVALENT. PARALLAMS (PSL) SHALL CONFORM TO ACC ESR-1387 AND HAVE AN ELASTIC MODULUS E = 2,000,000 PSI OR GREATER.
- TIMBERSTRAND (LSL) BEAMS SHALL CONFORM TO ICC ESR-1387 AND HAVE AN ELASTIC MODULUS E = 1,500,000 PSI FOR SIZES 4 X 14 AND LARGER AND E = 1,300,000 PSI FOR SIZES 4 X 12 AND SMALLER.

 MICROLAM (I.V.) LAMINATED VENEER LIJNIBER SHALL CONFORM TO ICC ESR-1387 AND HAVE AN ELASTIC MODULUS E =
- 1,900,000 PSI OR GREATER. ALL PSIL LVIL, AND LSIL BEAMS SHALL CONFORM TO LARR #25202.

MANUFACTURED WOOD JOIST NOTES:

- ALL PLYWOOD WEB JOISTS SHOWN ON THE STRUCTURAL PLANS SHALL BE AS SPECIFIED AND MANUFACTURED BY THE FOLLOWING: WEYERHAUSER
 THE MARUFACTURED PLYMOOD WEB JOISTS SHALL HAVE A CURRENT ICOO NUMBER AND OTHER APPROVED
- RESEARCH REPORTS AS FOLLOWS: LARR #23664 (TJI), LARR #22614 (TJL), ICC ESR-1153 ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO THE APPROVAL OF THE ARCHITECT AND THE ENGINEER THE CONTRACTOR SHALL PROVIDE ALL NECESSARY INFORMATION TO THE ARCHITECT OR ENGINEER FOR
- THE MANUFACTURER SHALL PROVIDE CALCULATIONS AND SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR
- REVIEW AND TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION, ALL CALCILLATIONS AND SHOP DRAWNINGS WALL BE SIGNED BY A REGISTERED PROFESSIONAL ENGINEER. SHOP DRAWNINGS WALL SHOW ALL CRITICAL DIMENSIONS FOR DETERMINING FIT TO THE BUILDING AND ALL LOADS THE JUISTS ARE DESIGNED TO SUPPORT, ALLOW 10 WORKING DAYS FOR REVIEW.
 IT SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER TO OBTAIN BUILDING DEPARTMENT APPROVAL OF
- CALCULATIONS AND SHOP DRAWINGS PRIOR TO FABRICATION. JOISTS SHALL SE DESIGNED AND FABRICATED TO SAFELY SUPPORT ALL SUPERIMPOSED DEAD, LIVE, AND LATERAL
- LOADS, SPECIAL LOADING SUCH AS NECHANICAL EQUIPMENT, AND TO ACCOMMODATED ALL SPECIAL FRAMING CONSTITUTE SPANS AS INDICATED OR REQUIRED 7 DEFLECTIONS SHALL BE LIMITED TO THE FOLLOWING: A ROCF JOISTS B. FLOOR JOISTS
- C. PLOOR JOISTS DI PILISTI CROSS BRIDGING ANDIOR BRACING SHALL BE PROVIDED AND DETALED AS REQUIRED TO ADEQUATELY BRACE ALL JOISTS. BRIDGING SHOULD BE INSTALLED AS ERECTION PROCEEDS, AND TEMPORARY BRACING INSTALLED TO
- MAINTAIN AL GINENT AND PREVENT LATERAL MOVEMENT.
 TEXPORABLY REMOVING WEB MEMBERS AND DRILLING OR CUTTING CHORDS IS NOT PERMITTED. SHEATHING SHALL BE SECURELY FASTENED TO THE TOP CHORD. THE NAILING PATTERN SHALL BE STAGGERED TO
- AVOID SPLITTING AND TO ASSURE NALING INTO EACH CHORD MEMBER. DRAWAYS FOR THE LOCATIONS AND WEIGHTS OF MECHANICAL FOURMENT SHALL BE COORDINATED WITH THE
- ENGINEERING FOR MEMBER DESIGN PRIOR TO FABRICATION
- STRUCTURAL STEEL:
- ALL STRUCTURAL STEEL SHALL BE ASTN A36 (36 KSI) or A992 (50 KSI) UNLESS NOTED OTHERWISE. THE STEEL PARRICATOR/ERECTOR SHALL SUBMIT ONE COPY OF MILL CERTIFICATES TO GENERAL CONTRACTOR ALL BOLTS, MUTS, AND WASHERS DESIGNATED AS HIGH STRENGTH SHALL CONFORM TO ASTM A325F. ALL OTHER MACHINE SCLTS SHALL CONFORM TO ASTM A307.
- 3 ALL ARLDING SHALL BE PREFORMED BY QUALIFIED CERTIFIED WELDERS AND SHALL CONFORM TO THE AWS "CODE FOR ARC AND SAS WELDING IN BUILDING CONSTRUCTION", LATEST ADDITION ALL WELDING ELECTRODES SHALL BE ETXIX. ANCHOR BOLTS FOR ALL COLUMNS SHALL RESET ACCURATELY WITH TEMPLATES ALL WELDS NOT SPECIFIED SHALL BE CONTINUOUS FILLET WIELDS, USING NOT LESS THAN THE MINIMUM SIZE BASED
- ON THICKNESS OF THE THINNER PART JOINED PER ASCIANS, AND IN NO CASE LESS THAN 1/4". STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM AS3. GRADE B STRUCTURAL STEEL TUBE SHALL CONFORM TO ASTIM ASOO, GRADE B.
- A 750ROUGH MATERIAL ID AND MILL CERTIFICATION REVIEW SHALL BE PRESENTED FOR ALL STRUCTURAL TUBE STEEL PRIOR TO ERECTION. CONTRACTOR SHALL PERFORM A CAREFUL VISUAL EXAMINATION OF ALL SEAN WELDS ON BOTH THE INSIDE AND OUTSIDE OF HSS PRODUCTS. 9. IF THE PROJECT IS IN CITY OF LA, ALL STEEL SHALL BE FABRICATED BY LA CITY LICENSED FABRICATORS, AND ALL
- WELDING (INCLUDING FIELD WELDING) SHALL BE PERFONED BY LA CITY LICENSED WELDERS. THE USE OF ROLLED STEEL SECTION, BOLTS, AND/OR REBA MANUFACTURED OUTSIDE THE US WILL REQUIRE

GLUE-LAMINATED TIMBER NOTES:

- ALL SINGLE SPAN GLUE-LAMINATED MEMBERS SHALL BE COMBINATION 24F-VALUEUESS NOTED OTHERWISE ALL CANTILEVERED OR CONTINUOUS MEMBERS SHALL BE 24F-V8, UNLESS NOTED OTHERWISE
- ALL CLUE-LAMINATED MEMBERS SHALL BE MANUFACTURED BY A FABRICATOR LICENSED BY THE LOCAL GOVERNING BUILDING AGENCY AS FOLLOWS: FABRICATORS TO BE LICENSED BY CITY OF LA ALL FABRICATION AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE STANDARD
- SPECIFICATIONS FOR STRUCTURAL CLUE LAMINATED DOUGLAS FIR (COAST REGION) LIMBER BY THE AMERICAN INSTITUTE OF
- FINISH OF THE MEMBER SHALL BE INDUSTRIAL APPEARANCE GRADE IN CONFORMANCE WITH THE STANDARD APPEARANCE. GRADES OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, UNLESS NOTED OTHERWISE ALL MEMBERS SHOWN ARE FOR DRY USE ONLY.

MANUFACTURED WOOD TRUSSES:

ALL ROOF TRUSSES, JACK TRUSSES, GROER TRUSSES, AND DRAG TRUSSES SHALL BE PER THE TRUSS MANUFACTURER

LIGHT WEIGHT

- ALL BLOCKING, BRIDGING, HANGERS, AND SHORING FOR TRUSSES SHALL BE BY THE TRUSS MANUFACTURER.
- LA CITY BUILDING DEPARTMENT LICENSED FABRICATOR IS REQUIRED FOR TRUSSES

STRUCTURAL PLAN ABBREVIATIONS:

ANCHOR BOLT

	AUV.	ABUVE	LSL	LAMINATED STRAND LUI
	AIC	AIR CONDITIONING	LVL	LAMINATED VENEER LUI
	AFF.	ABOVE FINISHED FLOOR		
	ALT.	ALTERNATE	M. M.B.	A307 MACHINE BOLT
	ARCH		MAX	MAXIMUM
	PRIORE	AMMILLOI	MECH.	MECHANICAL
0	8.G.	BELOW GRADE	MIN.	MINIMUM
	BLK.	BLOCK		
			MISC.	MISCELLANEOUS
	BLKG.	BLOCKING	M.	MICRO-LAM
	BM	BEAM	MTL	METAL
	B.N	BOUNDARY NAILING		
			N. N.G.	NATURAL GRADE
C.	CL,	CENTERLINE	N.T.S.	NOT TO SCALE
	CJ.	CONTROL JOINT		
	CJ.	CEILING JOIST	O. of	OVER
	CMB.	CAMBER	a.c.	ON CENTER
	CMU.	CONCRETE MASONRY UNIT	OPING.	OPENING
	COL	COLUMN	0.110	0.000
	CONC.	CONCRETE	P. P.C.	PIPE COLUMN
	CONT.	CONTINUOUS	PCF.	POUNDS PER CUBIC FOOT
	CONT.	COMINOCOS		
-			PL.	PLATE
D.	Φ	DIAMETER	PRLLM	PARALLAM BEAM
	d	NAIL PENNY	PSF.	POUNDS PER SQUARE FO
	D	DEPTH	PSL	PARALLEL STRAND LUMBS
	DBL	DOUBLE	P.T.D.F.	PRESSURE TREATED DOU
	O.F.	DOUGLAS FIR		FIR LUMBER
	do	REPEAT FRAMING		
			R. REINF.	REINFORCEMENT
F	(E)	EXISTING	RET.	RETAINING
_	EF.	EACH FACE	REQ'D	REQUIRED
	EAWY.	EACH WAY	R.O.	ROUGH OPENING
	ELEV.	ELEVATION .		
			RR	ROOF RAFTER
	E.N.	EDGE NAIL		
	EQ.	EQUAL	S. SHTG.	SHEATHING
	EQUIP.	EQUIPMENT	SIM	SINILAR
	EXT.	EXTERIOR	SMS	SHEET METAL SCREW
			SPECS.	SPECIFICATIONS
F.	F.F.	FINISH FLOOR	90	SQUARE
	F.G.	FINISH GRADE	S.S.	STAINLESS STEEL
	FJ.	FLOOR JOIST	STD.	STANDARD
	FLR	FLOOR	STL	STEEL.
	F.O.B.	FACE OF BUILDING	0,4	
	F.O.S.	FACE OF STUD	T. TAB	TOP AND BOTTOM
	FRMG.	FRAMING	T&G	TONGUE AND GROOVE
	FT.	FEET	TJI	TRUS JOIST TJI JOIST
	FTG.	FOOTING	T.O.P.	TOP OF PARAPET
			7.O.S.	TOP OF SHEATHING
G.	GA	GAGE OR GALIGE	T.O.W.	TOP OF WALL
	GALV.	GALVANIZED	T.S.	TUBE STEEL,
	GLB.	GLUE-LAMINATED BEAM	TSTR.	THIBERSTRAND
			TYP.	TYPICAL
H.	HDR.	HEADER		
16	HORIZ.	HORIZONTAL	U. UBC	UNIFORM BUILDING CODE
	H.S.B.	A325 HIGH STRENGTH BOLT		UNLESS NOTED OTHERWIS
	H.5.6.	ASZO MIGH STRENG IN BULT	U.N.O.	UMLESS MUTED UTHERWIS
1.		INCHES	V. VERT.	VERTICAL
	INSUL	INSULATION		
	INSP.	INSPECTION	W. W	WIDE OR WIDTH
	INT.	INTERIOR	nd .	WITH
			W.W.F.	WELDED WIRE FABRIC
1	JST.	JOIST		
K	kios	X 1000 fbs		

MASONRY NOTES:

MASONRY UNITS FOR LIGHTWEIGHT HOLLOW UNIT MASONRY CONSTRUCTION SHALL BE GRADE "N" UNITS

CONFORMING TO ASTN-90 MASONRY DESIGN STRENGTH A. CONCRETE MASONRY UNITS A MORTAR - TYPE S fic = 2000psi (MIN G. GROUT fo = 2000psi (MIN)

- MASONRY COMPRESSIVE STRENGTH MORTAR SHALL BE FRESHLY PREPARED AND UNIFORMLY MIXED OF 1 PART PORTLAND CEMENT, 1/4 MIN TO 1/2 MAX PARTS LINE PUTTY OR HYDRATED LINE, AND 2:14 TO 3 PARTS CLEAN WASHED SAND, MORTAR TO BE TYPE "S". GROUT SHALL BE PROPORTIONED BY VOLUME AND SHALL HAVE SUFFICIENT WATER ADDED TO PRODUCE
- CONSISTENCY FOR POURING WITHOUT SEGREGATION, FINE GROUT, FOR USE IN SPACES 4 INCHES OR LESS IN BOTH KORIZONTAL DINS, SHALL BE COMPOSED OF 1 PART PORTLAND CEMENT, TO WHICH MAY BE ADDED NOT MORE THAN 1/10 PARTS HYDRATED LIME OR LIME PUTTY, AND 2-1M TO 3 PARTS SAND, AND NOT MORE THAN 2 PARTS PEA GRAVE GROUT ALL CELLS SOLID, UNO. ALL ISOLATED BOLTS EMBEDDED IN MASONRY SHALL BE SOLID GROUTED IN PLACE
- WITH A MINIMUM OF 2 INCHES OF GROUT SURROUNDING EACH BOLT. PROVIDE 1/2" DIAMETER ANCHOR BOLTS AT 2-0" d.c. VERTICALLY WHERE WOOD STUDS AND MASONRY WALLS
- ALL REBAR ANCHOR BOLTS. HOLD-DOWN ANCHORS AND OTHER INSERTS SHALL BE SECURED IN POSITION PRIOR



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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 Notes

		NAILING AT ALL	SILL PLATE &	ANCHOR BOLT	SILL ANCHOR OF			A35 CLIP	LTP4 OPT.	SEISMIC	WND
MARK	MATERIAL THICKNESS	PANEL EDGES (1.) & (2.)	FRAMING () ADJOINING PANEL	SPAGNG (3.) & (4.)	NAILS FOR 34" MAX SHTG. (5.)	SCREWS 6" LONG	SMPSON SDS 1/4"%6" WOOD SCREWS (9.)	SPACING-TOP PLATE TO FRAMIG ABV.	TOP PLATE TO FRANCE ABV.	SHEARWALL CAPACITY (8.)	SHEARWALL
SUNGLE SIDI	ED SHEARWALLS										
∇	15/32" STRUCTURAL 1 PLYWOOD	30 6 0E	2x MIN.	56° 9 @ 48° 0.c.	164 9 8" a.c.	36" Ø @ 18" o.c.	16° o.c.	16° a.c.	16° a.c.	280 pf	280 plf
V	15/32" STRUCTURAL 1 PLYWOOD	101 @ 6" 0.c.	2x MIN.	58° 9 @ 48° a.c.	166 @ 3" o.c.	38° Ø @ 14" o.c.	12°0.c.	16° a.c.	16° o.c.	340 ptf	340 pif
∇	15/32" STRUCTURAL 1 PLYWDOD	20°49 b01	3x MIN.	567 Ø Q 32°0.c.	18d @ 3" o.c.	38"Ø@	12" a.c.	12° a.c.	12" o.c.	510 plf	510 pif
V	15/32" STRUCTURAL 1 PLYWOOD	10d @ 3° a.c.	3x MIN.	56" Ø @ 24" o.c.	30d @ 1.5" o.c. STAGGERED	38°56 7°00	6°0.c.	5°0.c.	8° 0.0.	665 plf	665 plf
V	15/32° STRUCTURAL 1 PLYWOOD (10.)	10d @ 2" a.c.	3x MIN.	58° Ø @ 16° a.c.	USELAGS	38.06 2.0°C	4.5° a.c.	8° a.c.	8° a.c.	870 plf	870 pif
STUCCO SHI	EARWALLS										
ST	7/8" CEMENT PLASTER	11ga. @ 5° a.c.	2x MIN.	50 0 0 48 oc	16d @ 6" o.c.	36"Ø@	16°0.c.	48° o.c.	48° a.c.	180 plf	180 pif

SHEAR WALL FOOTNOTES:

- ALL PLYMOOD PARE, EDGE MALING IS TO SE COMINCH NALS WITH 168 HAVING 1-12" INMIRILAN EPICETATION, AND AS HAVING 1-38" NIM PENETRATION INTO FRAMING. ALL PLYMOOD PARE, EDGE MAD INTO REPORT STATE OF THE PROPERTY OF THE PROPERT
- BELOW.
 MINS IN MAINAL FRAINING SHALL BE LISED AT ALL ADLORING PARIEL EDGES WHERE SHEARWALL CAPACITY EXCEEDS 300 pil in SESMIC DESCIN CATEGORY (), E, OR F.
 WHERE PARELS ARE APPLIED TO BOTH SIDES OF THE STIDS, PARIEL, CONTIS SHALL BE OFFSET TO FALL ON DIFFERENT FRAINING MEMBERS, OR FRAINING SHALL BE SA
 NORMAL ARIO ALL MAS SHALL BE STROOGERED.
 LIQUA VALUES ARE SHESD ON AS DIFFIGURATION, BALE 2003 OF THE LACIC MOLARC.
 SIS ING! WOOD STEEMS BY SURPOIN SHALL BE INSTALLED PER LARR BESSEN AND DIC ESPREZOB.
 STROOGERMANS INFERE MAIS SPACING SO OF CIRLESS
 STROOGERMANS INFERE MAIS SPACING SO OF CIRLESS

GENERAL NOTES:

- ALL PLYMOOD IS TO BE STRUCTURAL I GRADE W/G PLES NIN, EXCEPT SID FLY MAY HAVE (3) PLUS, AND SHALL BE APPLIED DIRECTLY TO FRAMING MEMBERS.
 PLY MAY BE APPLIED THEM STRICKLEY OR PROZEDIONALLY ACROSS STUDS.
 WHERE STUDS ARE SPORD AT 16 to A.P. 15 TO BE WHALD TO ALL INTERMEDIATE STUDS AT 12 to A.P. WHERE STUDS ARE SPACE FAITHER THAN 16" CC., PLY'S TO BE MALED TO ALL INTERMEDIATE STUDS AT 15" CC.
 ALL PLY MODOL ON MALING STUDS AT 16" CC.
 ALL PLY MODOL ON MALING ST 10 BE STAGERED.
 ALL MOORR BOLTS MIST TIES 1" ST "A" SQUARE PLATE WASHERS. NO COLT WASHERS ARE ALLOWED.
 ALL MOORR BOLTS MIST TIES 1" ST "A" SQUARE PLATE WASHERS. NO COLT WASHERS ARE ALLOWED.
 ALL MOORR BOLTS MIST TIES 1" ST "A" SQUARE PLATE WASHERS. NO COLT WASHERS ARE ALLOWED.
 ALL MOORR BOLTS MET DES 1" ST "A SQUARE MALE TO THE MIST MONETER FOR MIST SLAGER THAN 20.

 STRUCTURAL ORDERSTATION IS FORGED FOR ALL PAURS STORM LOTT.

- TRUCTURA, DOSENATION IS REQUIRED FOR ALL PANES IN LCOTY.

 PRE-DRILL PLOT FILES FOR SIL, LYTILL US STORES INCLES SHALL GE 16% OF THE THE-DRED SWAK DIAMETER AND THE FILL LAG DAMETER FOR THE SHOOTH

 PRE-DRILL PLOT FILES FOR SIL, LYTILL US STORES INCLES SHALL GE 16% OF THE THE-DRED FORTON. LOS RITO CENTERURE OF RIN OR BLOCKING SELOW RY'Y

 SWAKE PORTON, AND OR LEMENTA TESTS DUILL TO THE LEMENT OF THE THE-DRED FORTON. LOS RITO CENTERURE OF RIN OR BLOCKING SELOW RY'Y

- SAMPLE FOR LOAD, WILL OF A CHARLES COURT, OT THE CONSTITUTE IN THE PROPERTY FOR LINE AND INTO CENTERLINE OF YOUR ACCOUNTS SELLOW REST.

 ALL FRAMENIC CLIPS ARE TO BE SIMPSON LITH OR ALS PER SCHEDULE LAPR (25716) AND ICE SER: 2009

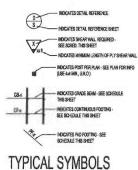
 ALL FRAMENIC CLIPS AND THE CONSTRUCTION OF A CONSTRU

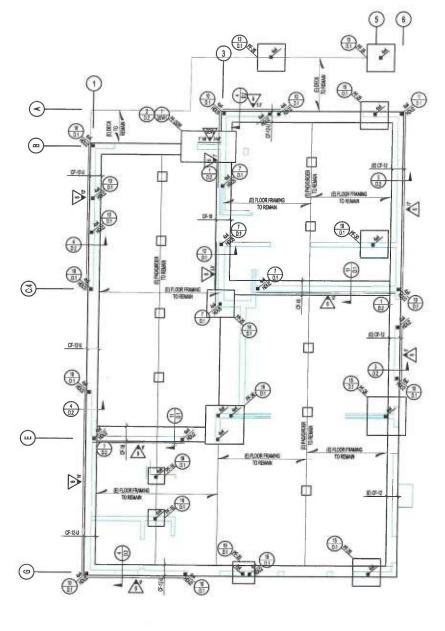
FTG.	SIZE	REBAR	DOWELS/TIES	NOTES
(E) CF-12	12" W x 12" D MIN	(1) #4 TOP MIN (1) #4 BOTTOM MIN		CONTRACTOR TO VERIFY (E) FOOTING DINS. PRIOR TO CONSTRUCTION. NOTIFY E.O.R. WITH ANY VARIATIONS
CF-12-U	12" W x 12" D MIN	(1) #4 TOP (1) #4 SOTTOM		UNDERPIN EXISTING FOOTING PER DETAIL 4D.2
CF-16	16" W x 18" 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	(0.1)
FOR TYPICAL PIPE CLEARANCES THROUGH FOOTINGS, REFER TO	(1)
FOR ALL REBAR BEND INFO, REFER TO	(i)
FOR TYPICAL REBAR SPLICES, REFER TO	(1)
FOR TYPICAL PLACEMENT OF REBAR IN FOOTINGS, REFER TO	(1)
FOR TYPICAL ANCHOR BOLT & WASHER INFORMATION, REFER TO	
FOR RETROFIT EPOXY AB PLACEMENT, REFER TO	9 X 10

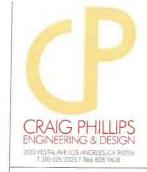
INDIC	OOTING SCHEDULE		
PAD	SIZE	REBAR	NOTES
PF-16	1'-8" x 1'-6" x 24" THK	(4) #4 EACH WAY	
19-28	2-6" x 2-6" x 24" THK	(5) #4 EACH WAY	
不遵	3-0"x3-0"x21"THK	(8) #4 EACH WAY	
将值	3-8" x 3-8" x 24" THK	(7) #4 EACH WAY	
PF-SSW	34° x 80" x 24° THK	#4 @ 6" D.C. EACH WAY	SEE SHEET SSW1 FOR ADDITIONAL DETAILING

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









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

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Date	Issue	
	<u> </u>	
1		

Foundation Plan

		NALING AT ALL	SILL PLATE &	SPACING	SILL ANCHOR OPTIONS / SPACING (USE ONE)			A35 CLIP	LTP4 OPT.	SEISMIC	WIND
MARK MATERIAL THICKNESS	MATERIAL THICKNESS	PANEL EDGES (1.) & (2.)	FRAMING @ ADJOINING PANEL		NAILS FOR 34° MAX SHTG. (5.)	SCREWS 6° LONG	SIMPSON SDS 1/4"x6" WOOD SCREWS (9.1)	PLATE TO FRANCE ABV.	TOP PLATE TO FRAME ABY.	SHEARWALL CAPACITY (B.)	SHEARWALL
SINGLE SID	ED SHEARWALLS					-					
V	1502" STRUCTURAL 1 PLYWOOD	80 6 oc	2x MPL	58° Ø @ 48° o.c.	18d @ 8" a.c.	38" Ø @ 18" o.c.	18° e.c.	18° a.c.	16°0.c.	280 pif	280 plf
\checkmark	15/32" STRUCTURAL 1 PLYWOOD	101 @ 6" o.c.	2x MIN.	58° 9 @ 48° o.c.	18d @ 3° o.c.	36" Ø @ 14" o.c.	12° a.c.	16° a.c.	16° a.c.	340 plf	340 plf
\checkmark	15/32" STRUCTURAL 1 PLYWOOD	100 @4° o.c.	3x MEN.	58" 8 @ 32" o.c.	16d @ 3" o.c.	38° Ø @	12°0.0	12° a.c.	12°0.c.	510 piř	510 plf
3	15/32" STRUCTURAL 1 PLYWOOD	10d @ 3" o.c.	3x MiH.	56" Ø @ 21" a.c.	30d @ 1.5" a.c. STAGGERED	36 0 g	6° o.c.	8°a.c.	8° a.c.	965 plf	665 plf
V	15/32" STRUCTURAL 1 PLYWOOD (10.)	100 @ Z o.c.	3x MIN.	58° Ø @ 16° a.c.	USELAGS	38° Ø @ 5° 0.0.	4.5° a.c.	6° a.c.	8°ac	870 plf	870 plf
STUCCO SHI	EARWALLS										
ST	7.8° CEMENT PLASTER	11ga @6°ac.	2x MRN.	58 9 @ 48 o.c.	186 @ 5° a.c.	36" Ø @	16° a.c.	48° a.c.	48° o.c.	180 pif	180 plf

SHEAR WALL FOOTNOTES:

- ALL RY WOOD PAVEL EDGE NALING IS TO BE COMICH NALIS WITH 10H HAWING 1-1/2* INNIMAL PENETRATION, AND 8H HAWING 1-38° NIM PENETRATION INTO FRAMING.
 ALL NALIS ARE TO INVES 5" MINIMAL PEDGE DISTANCE FROM PAVEL BIOS AND EDGES DO NOT BEENE SUBFACE LANGE RY WITH HAVE INSED.
 AT STAN AND AND AND "FOUR TO SET AN IN INCOCKRETE FORDING NOTE ADDITIONAL PRIBED LICENTINE SEQUENCE AT 25 SILLS
 SATIN AST THEOLOGO PROS 1 5" MINIM EDGED INTO SURPSON SET EPOLY IN CONCRETE FOOTINGS MAY BE USED FOR REPURLAND RETROFT.
 SPECIAL INSEPCTION SEQUENCE PIEM RESPONS AND EDGES POLY AND AND EDGES AND SEQUENCE PIEM RESPONS AND EDGES.
 LASS COMMON MALE FOR CORNECTING PLATES TO JOSTS AND BODOWING- HE FOR ZE AND SO THE TABLE SEASED ON \$** WAXBAMAD DEPIFHENDED HAVE SEASED AND SECRETARY AND SET ADDITIONAL BODOWING AND SHOULD AND SEASED AND SECRETARY HAVE SHOWN AND SEASED AND SECRETARY HAVE SHOWN AND SEASED AND SECRETARY WAS REPORTED. SPECE ROWS 5" NON BUT TWEE CARE HOT TO SPLIT THE WOOD. EXCEPTION FOR THY S. P. B. B. 4. USE 150 COMMON MALE W 25 MIN BLOOGING OR RIM
 BELOW.
- SELOW. MIN SENING SHALL BE USED AT ALL ADJOINING PANEL EDGES WHERE SHEARWALL CAPACITY EXCEEDS 300 HI IN SESSING DESIGN CATEGORY (), 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 SK
 MONRIAN, AND ALL MAS SHALL BESTSCHOOL SHALL SH
- SDS X"36" WOOD SCREWS BY SIMPSON SHALL BE INSTALLED PER LARR (IZS28) AND ICC ESR-2236. STAGGER NAILS WHERE NAILS SPACING IS 2" O.C. OR LESS

GENERAL NOTES:

- A) ALL RYYMOD IS TO BE STRUCTURAL TORACE W/G PLES MIX, EXCEPT SET RY MAY HAVE (B) PLES, AND SHALL BE APPLIED DIRECTLY TO FRAMING MEMBERS.
 RY MAY BE APPLIED DIRECT VERTICALLY OR HOROCONTALLY ACROSS STUDS.

 3. WHERE STUDS ARE SPACED AT 8°C D.R. IN TO BE MAILED TO ALL INTERMEDIATE STUDS AT 12°C. WHERE STUDS ARE SPACE FAITHER THAN 16°C., PLY IS TO BE MAILED TO ALL INTERMEDIATE STUDS AT 12°C. WHERE STUDS ARE SPACE FAITHER THAN 16°C., PLY IS TO BE MAILED TO ALL INTERMEDIATE STUDS AT 12°C. WHERE STUDS ARE SPACE FAITHER THAN 16°C., PLY IS TO BE MAILED TO ALL INTERMEDIATE STUDS AND SPACE FAITHER THAN 16°C., PLY IS TO BE MAILED TO ALL INTERMEDIATE STUDS AND SPACE FAITHER THAN 16°C.

 3. ALL ANCHOR DOLT SHE TO BE INSTALLED THOS ZERO IN MINIMAL MONICRETE (3'D DAYS, SEE CEMERAL HOTES FOR REQUIRED STRENGTHS.

 4. ALL ANCHOR BOLTS ARE TO BE INSTALLED THOS ZERO IN MINIMAL MONICRETE (3'D DAYS, SEE CEMERAL HOTES FOR REQUIRED STRENGTHS.

 5. PROVIDE REPORTED LICE AND SEPACE OF THE NUMBER TOR MAILS AND SEET HAN 2004.

 6. STRUCTURAL DESERVATION IS REQUIRED FOR ALL PARES SHILADLY.

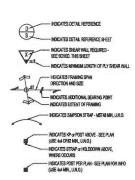
 7. PRE-PORT LICE AND THAT LEGGED FOR ALL PARES SHILADLY.

 8. PRE-PORT LICE AND THAT LEGGED FOR ALL SHE SHILL BE SHOWN THE THREADED SHAKK DAMETER AND THE FULL LAG DAMETER FOR THE SMOOTH SHAKK PORTION, AND TO A LENGTH AT LEGST EQUAL TO THE LENGTH OF THE THREADED PORTION. LAG INTO CENTERLIES OF RIM OR SLOOCKING BELOW PLY DAMPHROM.

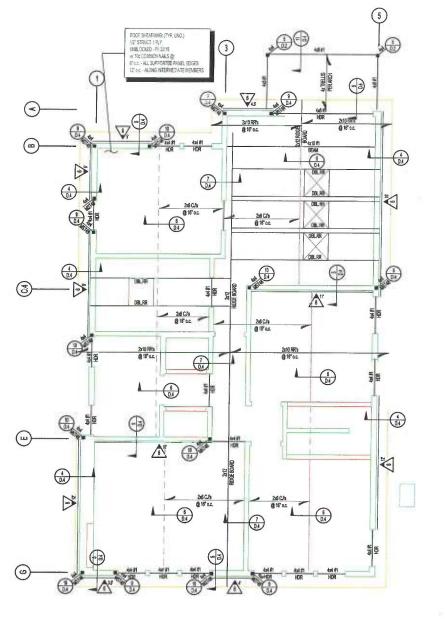
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TYPICAL HEADERS Y	WHERE NOT NOTED
UP TO 4'-0"	4x4 DF #2
4'-1" TO 6'-0"	4x6 DF #2
6'-1" TO 8'-0"	4x8 DF #2
8"-1" TO 10"-0"	4x10 DF #2

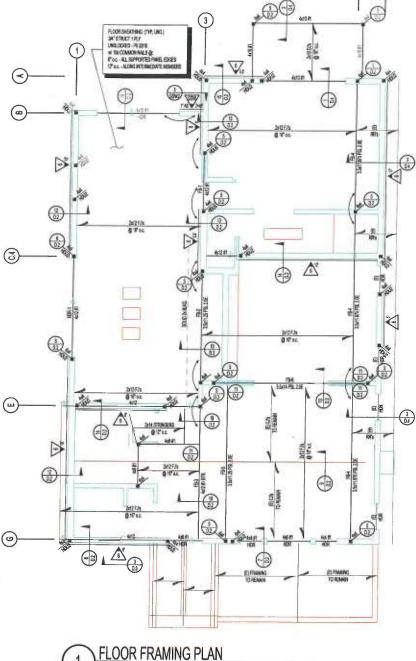
FOR SHEAR PANEL LAYOUT, REFER TO	G
FOR TYPICAL SHEAR PANEL NAILING INFO, R	EFER TO
FOR TYPICAL FLOOR AND ROOF PANEL LAYO	OUT AND NAILING, REFER TO
FOR FLOOR & ROOF OPENING INFORMATION	, REFER TO
FOR ALLOWABLE HOLES IN BEAMS, REFER TO	• (4
FOR ALLOWABLE NOTCHING AND BORING OF	STUDS, REFER TO
FOR SILL AND TOP PLATE NOTCHING AND BO	ORING, REFER TO 8 9 03 03
FOR TOP PLATE SPLICE INFORMATION, REFE	R TO
FOR SHEAR WALL INTERSECTION FRAMING, I	REFER TO
FOR TYPICAL HEADER FRAMING, REFER TO	(3

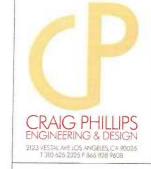


TYPICAL SYMBOLS









5

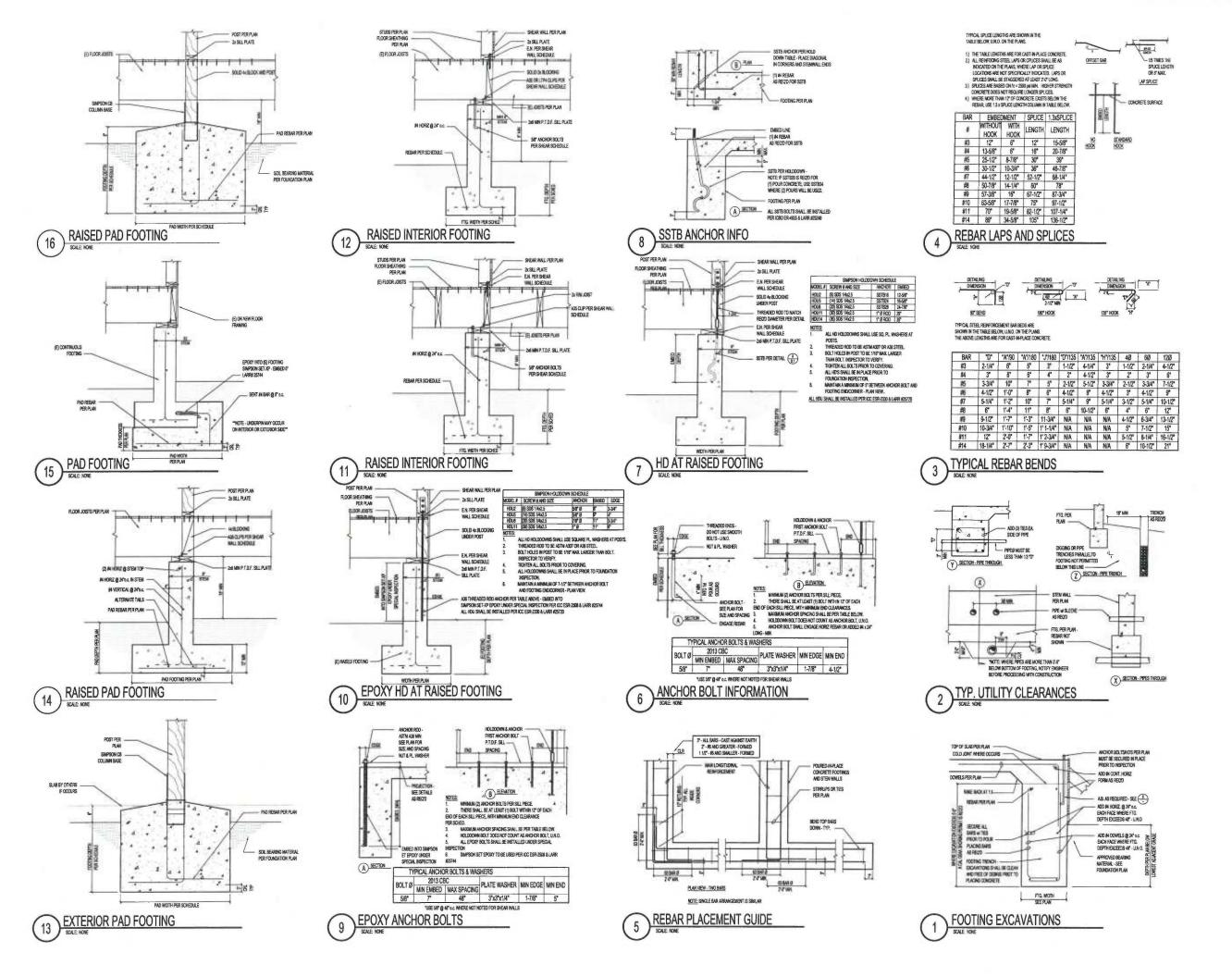
DRAKELEE-WILLIAMS RESIDENCE 545 NORTH GOWER STREET LOS ANGELES, CA 90004

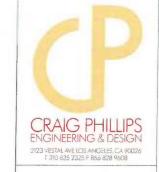
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Date	Issue	

Roof and Floor Framing Plans





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

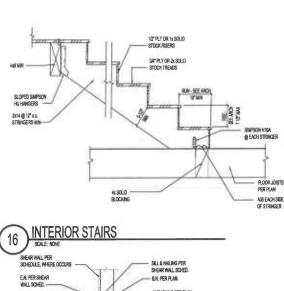
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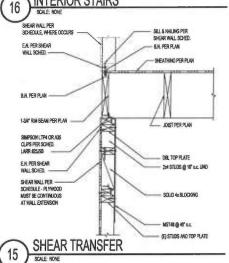


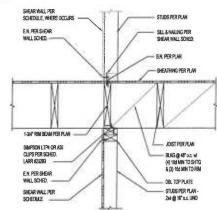
Date	Issue	
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Structural Details

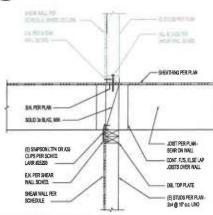
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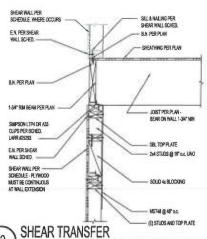






SHEAR TRANSFER

SOLE: NONE



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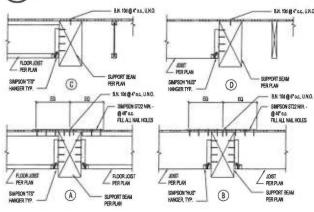
ASTER DOC ESR-2105 LARR 25713

CONSTITUTO COESR-2105 LARR 25713

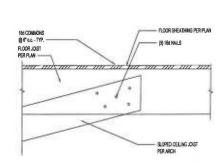
SUPPORTING #EAN PER PLAN

BEAM TO BEAM DETAIL

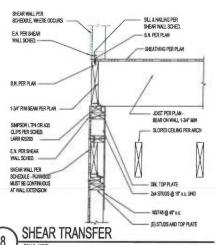
SUPPORTED BEAM
PER PLAN



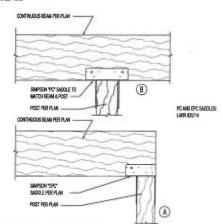
JOISTS TO BEAM DETAILS



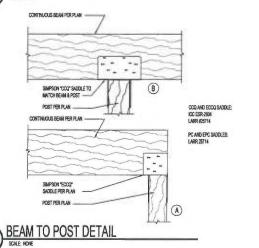
9 FRAMING DETAIL
SCALE HONE



SCALE: NONE SHEAR WALL PER SCHEDULE, WHERE OCCURS SILL & NAILING PER SHEAR WALL SCHED. B.N. PER PLAN - SHEATHING PER PLAN B.N. PER PLAN 1-34° RIM BEAN PER PLAN JOIST PER PLAN -BEAR ON WALL 1-34" MIN SIMPSON LTP4 OR A35 CLIPS PER SCHED. LARR #25283 E.N. PER SHEAR WALL SCHED. SHEAR WALL PER -SCHEDULE - PLYWO MUST BE CONTINUO AT WALL EXTENSION SLOPED CEILING PER ARCH DBL TOP PLATE - 214 STUDS @ 16" O.C. UNO MST48 @ 45" a.c. (E) STUDS AND TOP PLATE SHEAR TRANSFER



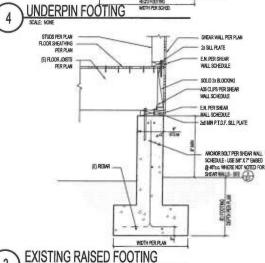
6 BEAM TO POST DETAIL

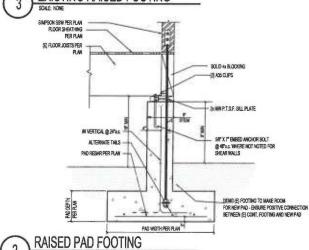


(E) CONTINUOUS

FOOTING REBAR

FOOTI





HORZ RESMR
PERILAN

NEW CONT. FOOTING

MEW CONT. FOOTING

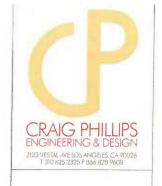
MEW CONT. FOOTING

MAY RESMR & TOP AND
SOTTON OF NEW FOOTING

SAMPSON SET. AP FPONY PER
CC SSN-2008 ALMAN RESM

SPECIAL INSPECTION RECTO

NEW TO EXISTING FOOTING
SOLE NONE



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

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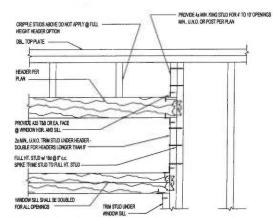
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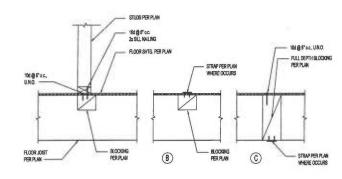
Date	Issue	

Structural Details

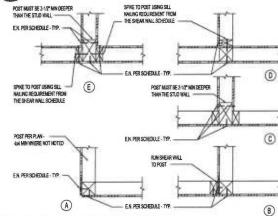
D.2



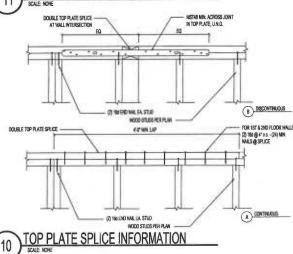
TYPICAL HEADER INFORMATION 13

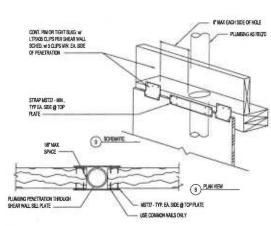




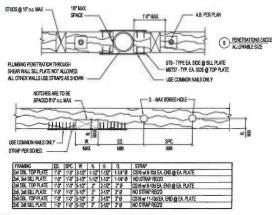


SHEAR WALL INTERSECTIONS

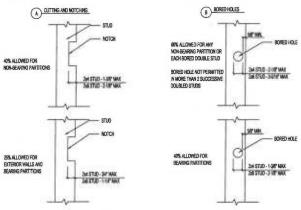


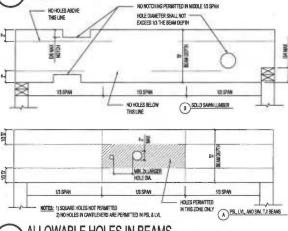


LOWABLE HOLES IN TOP PLATE

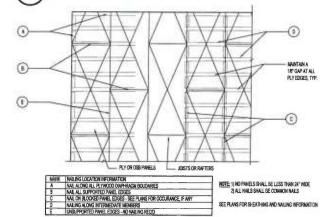


ALLOWABLE PLATE NOTCHING

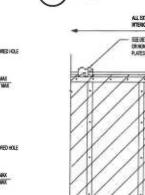




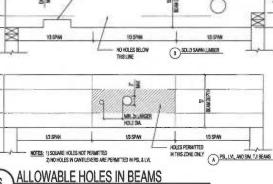
SEE PLAN FOR LOCATIONS OF REQUIRED BLOCKS AND STRAPS AROUND OPENINGS SEE PLAN FOR BEAM SIZES AT LARGER OPENINGS SEE PLAN FOR HANGERS ON LARGER OPENINGS FOR 4x WHERE NOT NOTED, USE "HUTF" HANGERS NAIL AROUND PERIMETER WITH BLM. PER PLAN OPENING PER ARCH TRUSSES DRI RAFTERS DRI JOISTS OR BEAMS PER PLAN TYP. U26-2 HANGERS MIN. FOR DOUBLED FRAMING - SEE NOTE BELOW NOTE: DRIL RAFTER OR JOIST TO MATCH FRANKING FOR SMALL OPENINGS - SEE PLAN



ROOF & FLOOR NAILING INFO



ALLOWABLE HOLES IN STUDS

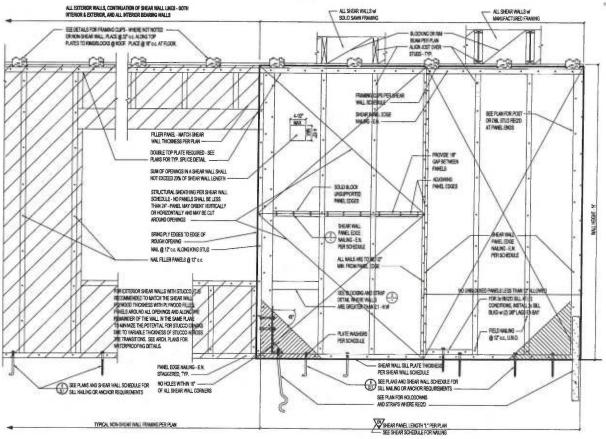


SHEAR WALL PER PLAN - ADD MATCHING SHEATHING AND MAILING ASV. & BELL OPENING HEADER PER PLAN CPENING PER PLAY DAY FER DIEAR WALSO ED DISTIN STAW SEL WHERE OCCUPS FO ALL MAN HOLDS TRUE DBL SILL PLATE - SPIKED w (2) 160 gt 8" a.c. SOUD 4x BLOCK TO MATCH HOR AND SILL LOCATIONS ABY, AND BELL OPENINGS NOTE: USE CHIST14 STRUP WHEN NOT

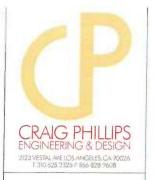
SHEAR WALL OPENINGS 3

NAE, HEADS SHALL NOT BREAK THE SURFACE LAN OF PLYWOOD OR OSB SEE PLAN AND SCHEDU FOR SHEAR WALL NAIL SPACING ALONG EACH PANEL EDGE SHEATHING BOUNDARY ALL NAILS ARE TO BE 1/2" NIN. FROM PANEL EDGE STANDARTH A FRONT VIEW A SIDE VIEW FRAMER NOTE: EXCESSIVE AMOUNTS OF OVERDRIVEN NAILS ON REQUIRED SHEAR PANELS WILL VOID THE SHEAR WALL. STRUCTURAL SHEATHING, BACKING STUDS, AND BLOCKING MAY BE REQUIRED TO BE REPLACED.

SHEAR WALL NAIL INFO



TYPICAL SHEAR WALL



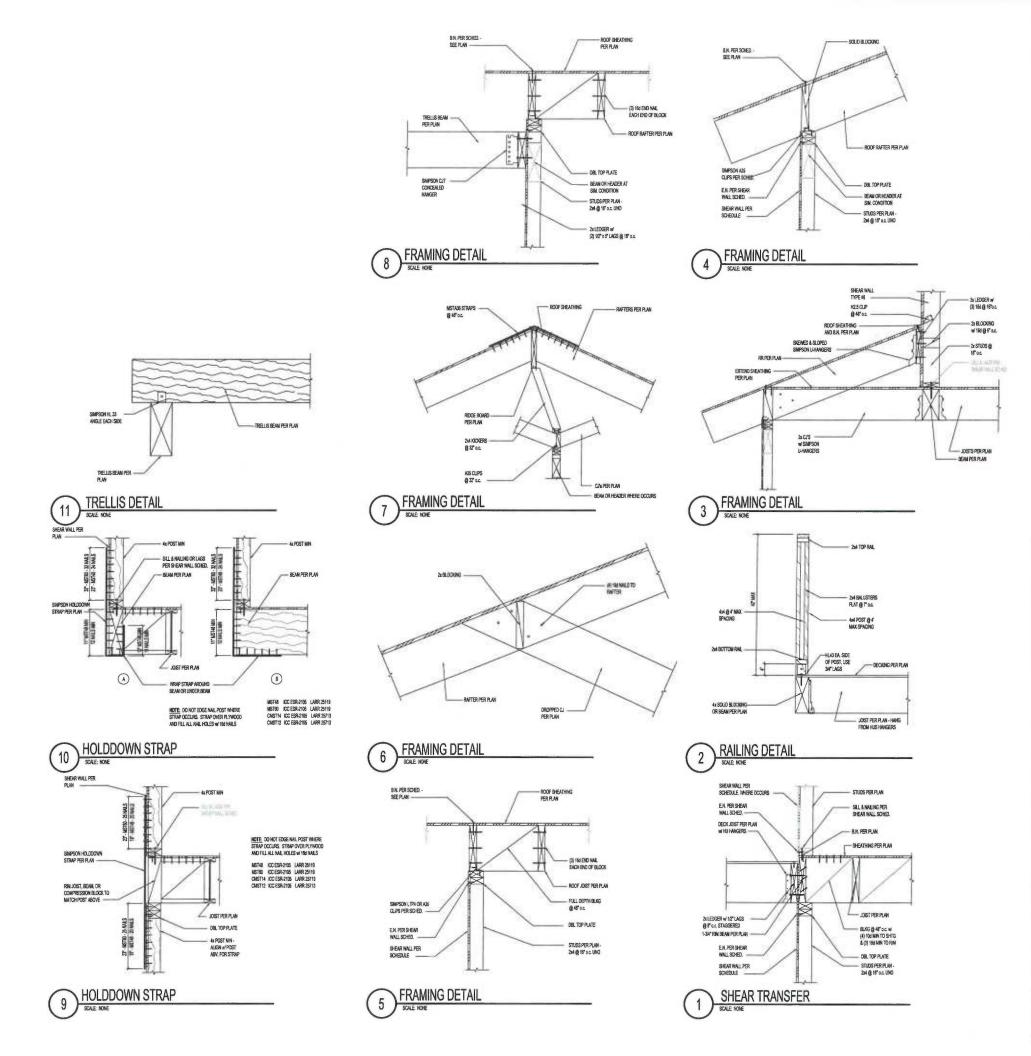
DRAKELEE-WILLIAMS RESIDENCE 545 NORTH GOWER STREET LOS ANGELES, CA 90004

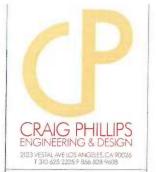
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Typical Framing Details





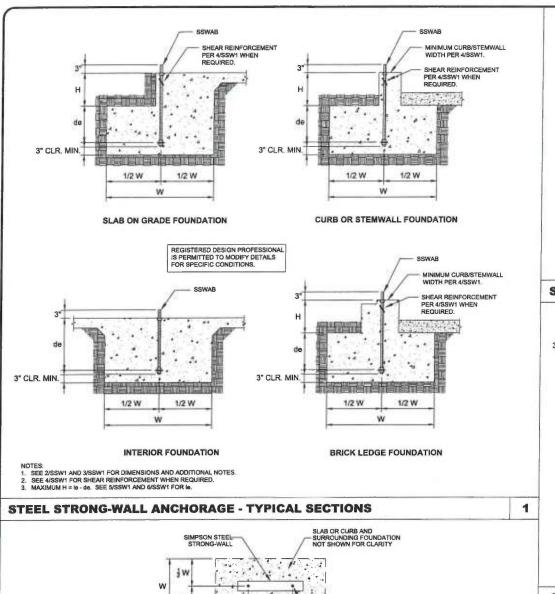
DRAKELEE-WILLIAMS RESIDENCE 545 NORTH GOWER STREET LOS ANGELES, CA 90004

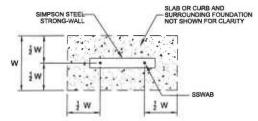
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Date	Issue	
Date	ISSUE	

Structural Details





SEE TABLES BELOW FOR DIMENSIONS **FOUNDATION PLAN VIEW**

			SSWAB 3/4	" ANCHOR	BOLT	SSWAB 1"	ANCHOR E	BOLT
DESIGN CRITERIA	CONCRETE	ANCHOR STRENGTH	ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)	ASD ALLOWABLE UPLIFT (Ibs)	W (in)	de (in)
			8,800	22	8	16,100	33	11
		STANDARD	9,600	24	8	17,100	35	12
SEISMIC	CRACKED		18,500	36	12	33,000	51	17
		HIGH STRENGTH	19,900	38	13	35,300	54	18
	LINCO A CIVED	STANDARD	8,800	19	7	15,700	28	10
			9,600	21	7	17,100	30	10
	UNCRACKED	HIGH STRENGTH	18,300	31	11	32,300	44	15
			19,900	33	- 11	35,300	47	16
_		STANDARD	5,100	14	6	6,200	16	6
			7,400	18	6	11,400	24	8
			9,600	22	8	17,100	32	11
	CRACKED	CRACKED HIGH STRENGTH	11,400	24	8	21,100	36	12
			13,600	27	9	27,300	42	14
			15,900	30	10	31,800	46	16
			19,900	35	12	35,300	50	17
WIND			5,000	12	8	6,400	14	6
		STANDARD	7,800	18	6	12,500	22	8
			9,600	19	7	17,100	28	10
	UNCRACKED		12,500	22	8	21,900	32	11
		CTDENOTI	14,300	24	8	26,400	36	12
		HIGH STRENGTH	17,000	27	9	31,500	40	14
			19,900	30	10	35,300	43	15

- 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

- ANCHOR STRENGTH (NIS) (ASTM A449).
 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.
 WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
 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.
 REFER TO 1/SSW1 FOR de.

			SSWAB 3/4	4° ANCHOR	BOLT	SSWAB 1"	ANCHOR	BOLT
DESIGN CRITERIA	CONCRETE	ANCHOR STRENGTH	ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)	ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)
		STANDARD	9,000	20	7	15,700	29	10
SEISMIC	CRACKED	STANDARD	9,600	21	7	17,100	31	11
	CRACKED	HIGH STOPNOTH	18,200	32	11	33,000	46	16
		HIGH STRENGTH	19,900	34	12	35,300	48	16
	UNCRACKED	STANDARD	8,800	17	6	15,700	25	9
		STANDARD	9,600	19	7	17,100	27	9
		HIGH STRENGTH	18,600	28	10	32,600	40	14
			19,900	30	10	35,300	42	14
	CRACKED	STANDARD	8,000	14	6	7,300	16	8
			7,300	16	6	13,500	24	8
			9,600	20	7	17,100	29	10
		HIGH STRENGTH	11,800	22	8	22,700	34	12
			13,500	24	8	27,400	38	13
			17,000	28	10	32,300	42	14
WIND			19,900	32	11	35,300	45	15
ANIND		STANDARD	6,000	12	6	7,500	14	6
			7,500	14	6	12,800	20	7
			9,600	17	6	17,100	25	9
	UNCRACKED		12,800	20	7	21,300	28	10
			14,800	22	8	26,000	32	11
111		HIGH STRENGTH	16,900	24	8	31,300	36	12
			19,900	27	9	35,300	39	13

			SSWAB 3/4	I" ANCHO	R BOLT	SSWAB 1" ANCHOR BOLT		
DESIGN CRITERIA	CONCRETE	ANCHOR STRENGTH	ASD ALLOWABLE UPLIFT (lbs)	W (In)	de (in)	ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)
		STANDARD	8,700	18	6	16,000	27	9
	CRACKED	STANDARD	9,600	20	7	17,100	29	10
	CHACKED	DICH STRENCTH	17,800	29	10	32,100	42	14
PEIRMIC		HIGH STRENGTH	19,900	32	11	35,300	45	15
SEISMIC		STANDARD	9,100	16	6	15,700	23	8
	UNCRACKED		9,600	17	8	17,100	25	9
		HIGH STRENGTH	17,800	25	9	32,500	37	13
			19,900	27	9	35,300	39	1:
	CRACKED	STANDARD	5,400	12	8	6,800	14	6
			8,300	16	6	11,600	20	7
			9,600	18	8	17,100	26	9
		HIGH STRENGTH	11,600	20	7	21,400	30	10
			13,400	22	8	25,800	34	12
			17,300	26	9	31,000	38	13
WIND			19,900	29	10	35,300	42	14
AAIND			6,800	12	6	6,800	12	6
		STANDARD	8,500	14	6	12,400	18	6
			9,600	16	8	17,100	23	8
	UNCRACKED		12,400	18	- 8	21,600	26	9
		LUCU OTDENOTA	14,500	20	7	26,700	30	10
		HIGH STRENGTH	16,800	22	8	32,200	34	12
			19,900	25	9	35,300	36	12

- OTES:

 ANCHORAGE DESIGNS CONFORM TO ACI 318-11 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.

 ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM FISS GRADE 38) OR HIGH STRENGTH (HS) (ASTM A449).

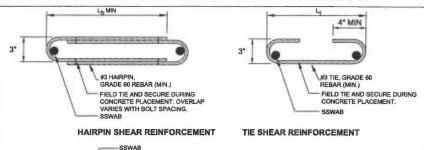
 SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWILLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-11 SECTION D.3.3.4.

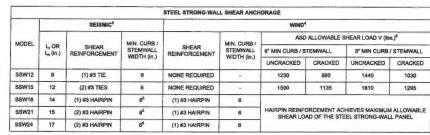
 WIND INCLUDES SEISMIC DESIGN CATEGORY AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.

 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.

 SEE 1/SSW1 AND 2/SSW1 FOR W AND do.

SSWAB TENSION ANCHORAGE SCHEDULE 3500/4500 PSI





#3 HAIRPIN (#3 TIE SIMILAR). SEE TABLE FOR REQUIRED QUANTITY. 1½" CLR 11/2" CLR - 1½° SPACING

SECTION A-A

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

- NOTES:

 SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-11 AND ASSUME MINIMUM fc=2,500 PSI CONCRETE. SEE DETAILS 1/SSW1 TO 3/SSW1 FOR TENSION ANCHORAGE.

 SHEAR REINFORCEMENT IS NOT REQUIRED FOR PANELS INSTALLED ON A WOOD FLOOR, INTERIOR FOUNDATION APPLICATIONS (PAREL INSTALLED A WAY) FROM EDGE OF CONCRETE, OR BRACED WALL PANEL APPLICATIONS.

 SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY ISSE WINTO ANCHORAGE SOLUTIONS.

- USE WIND ANCHORAGE SOLUTIONS.

 4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.

 5. MINIMUM CURBISTEMWALL WIDTH IS 6" WHEN STANDARD STRENGTH SSWAB IS USED.

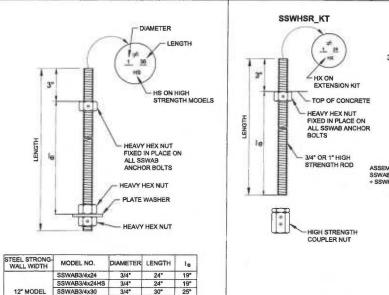
 6. USE (1) #3 TIE FOR SSW12 AND SSW15 WHEN THE STEELS ITRONG-WALL PANEL DESIGN SHEAR FORCE EXCEEDS THE TABILLATED ANCHORAGE ALLOWABLE SHEAR LOAD.
- 7. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318-11 D.8.2.

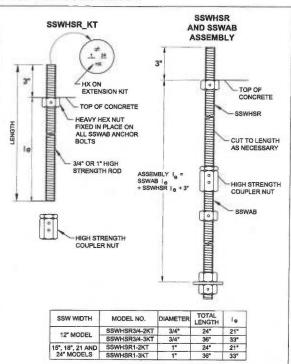
SSWT EXTERIOR INSTALLATION

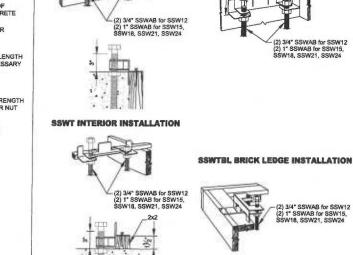
STEEL STRONG-WALL ANCHOR BOLT SHEAR ANCHORAGE

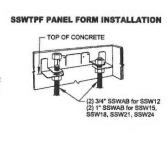
HAIRPIN INSTALLATION

(GARAGE CURB SHOWN, OTHER FOOTING TYPES SIMILAR.)











EEL STRONG-WA
ANCHORAGE DETAILS
ENGINEERED DESIGNS

3

SIMPSON STRONG-TIE COMPANY,

HOME OFFICE: 5956 W. LAS POSITAS BLVI PLEASANTON, CA 94588 TEL: (800) 999-5099



4-16-2014 N.T.S. SHEET

SSW1 LARR #25625 OF SHEETS

7

-(2) 3/4" SSWAB for SSW12

SSWAB TENSION ANCHORAGE SCHEDULE 2500 PSI

2 SSW ANCHOR BOLTS

SSWAB1x24HS

SSWAB1x30HS

6 SSW ANCHOR BOLT TEMPLATES

5 SSW ANCHOR BOLT EXTENSION

