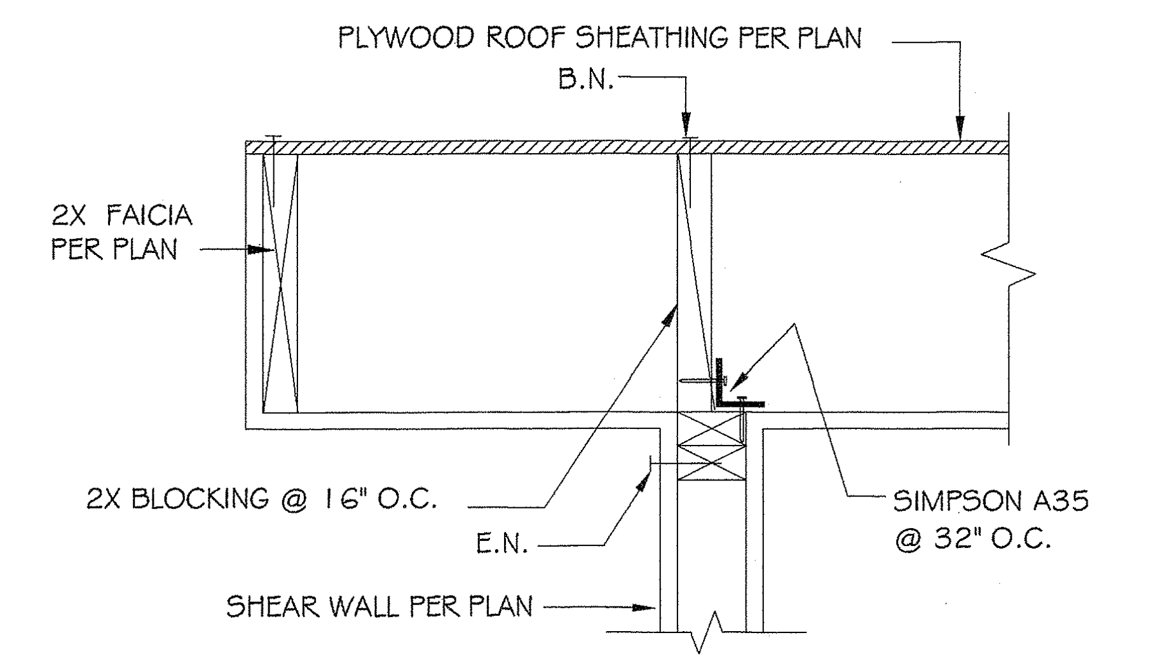

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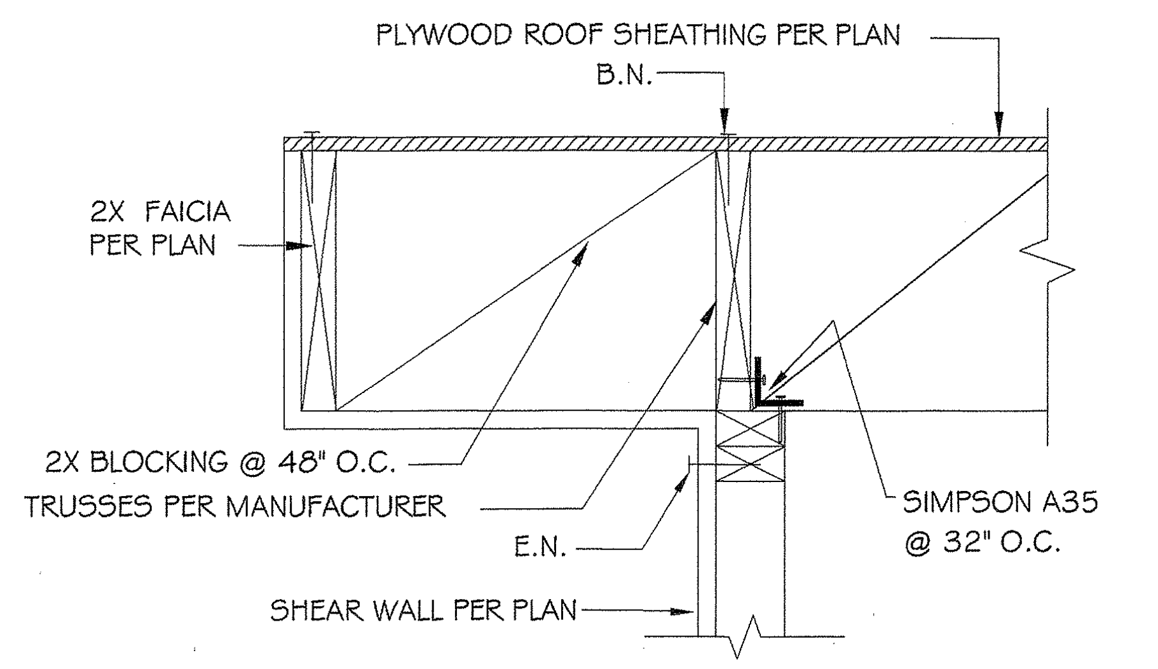

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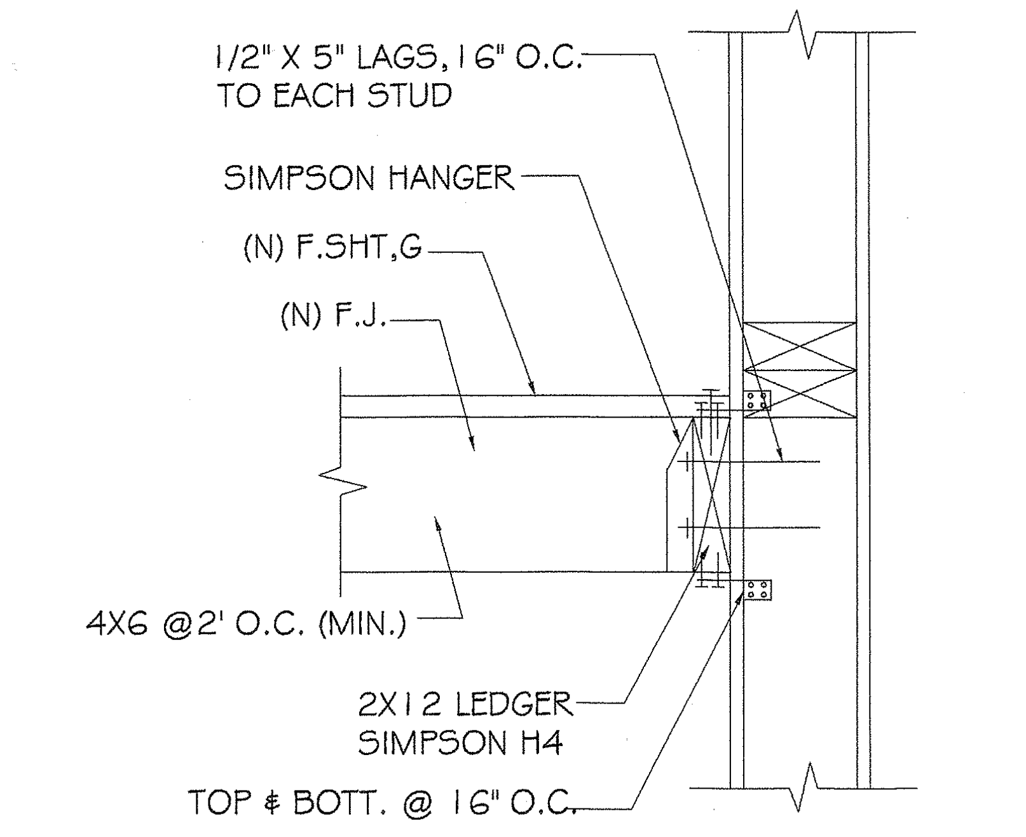

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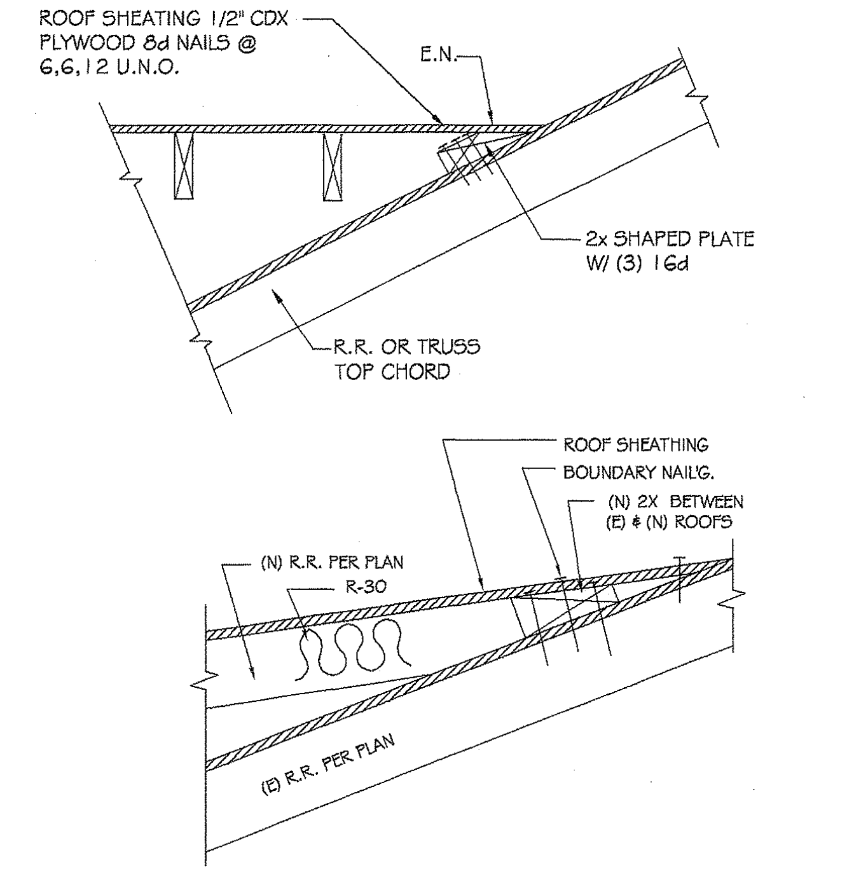

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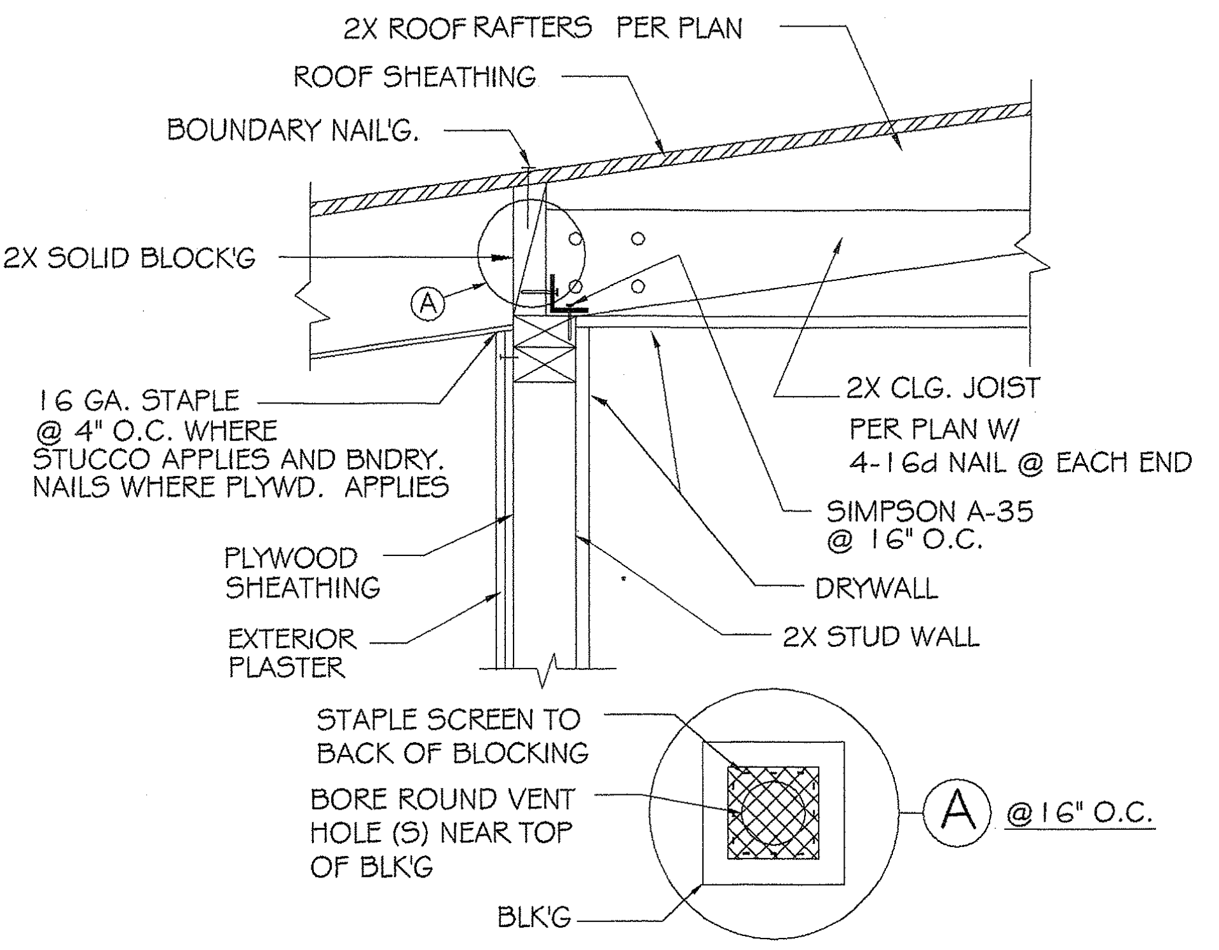

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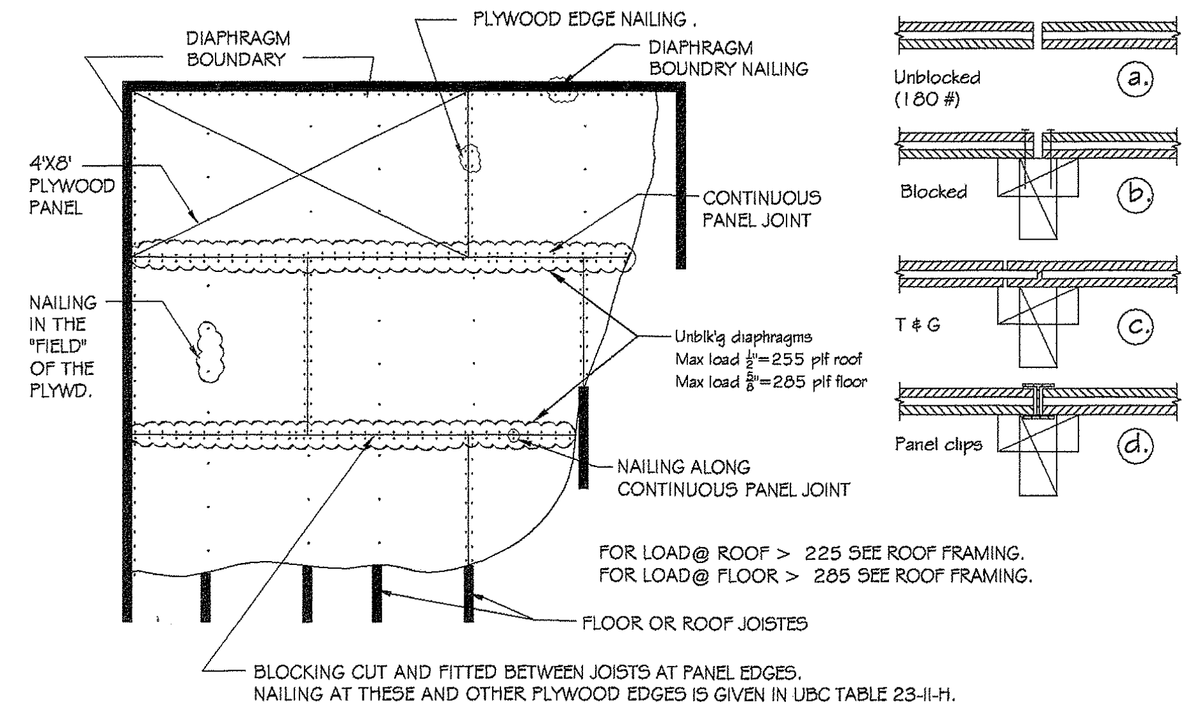
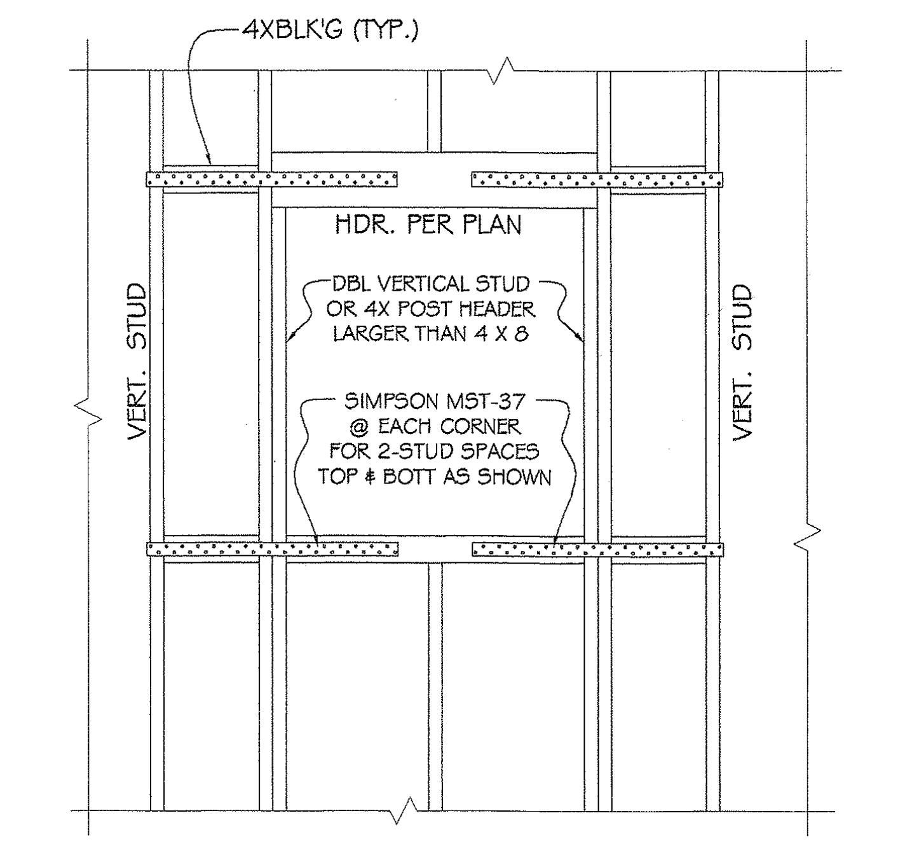


PLYWOOD:PRODUCT STANDARD PS 1-83,DOUGLAS FIR-LARCH,STRUCTURAL I OR CDX.
ROOF SHEETING 1/2" CDX W/ 10d @ 4,6,12 O.C. U.N.O. PER ROOF FRAMING. 24/0 INDEX.
FLOOR SHEETING 3/4" OR 5/8" CDX W/ 10d @ 4,6,10 O.C. U.N.O. PER ROOF FRAMING. 24/20 INDEX.

⑥



USE THIS DETAIL FOR SHEAR WALL PANELS $< \frac{H}{D} = 2$

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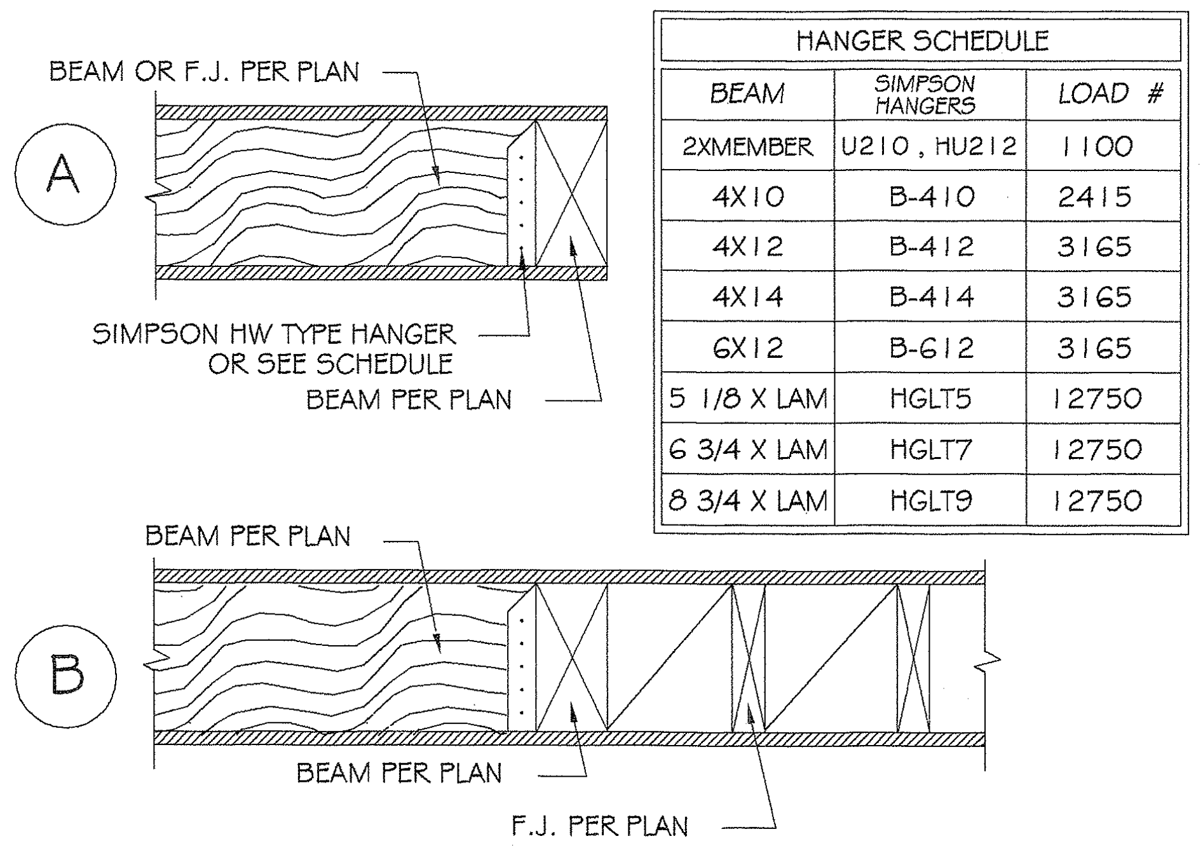
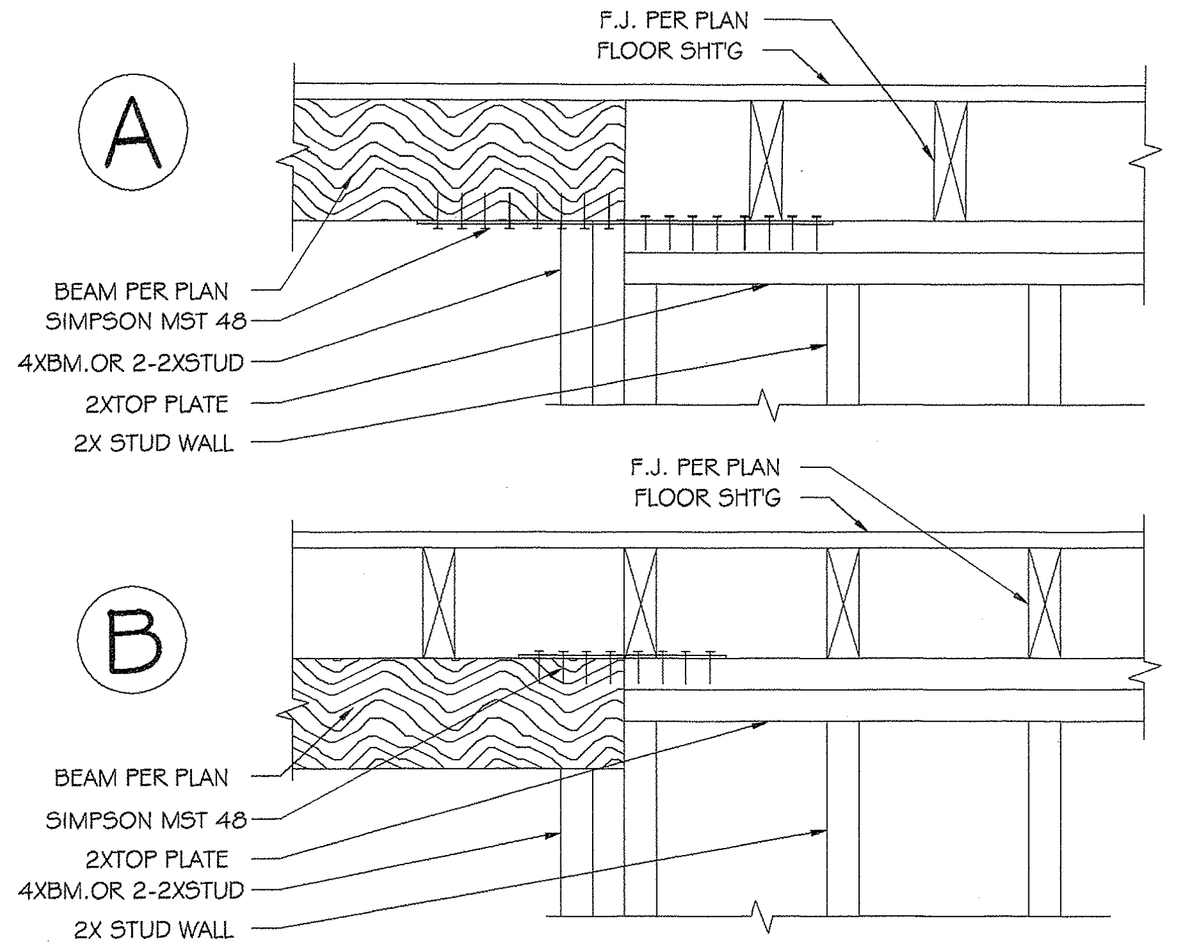


HANGER SCHEDULE		
BEAM	SIMPSON HANGERS	LOAD #
2XMEMBER	U210 , HU212	1100
4X10	B-410	2415
4X12	B-412	3165
4X14	B-414	3165
6X12	B-612	3165
5 1/8 X LAM	HGLT5	12750
6 3/4 X LAM	HGLT7	12750
8 3/4 X LAM	HGLT9	12750

NOTE: FOR ANGEL BEAM TO BEAM USE HW SKEWED HANGER

⑧



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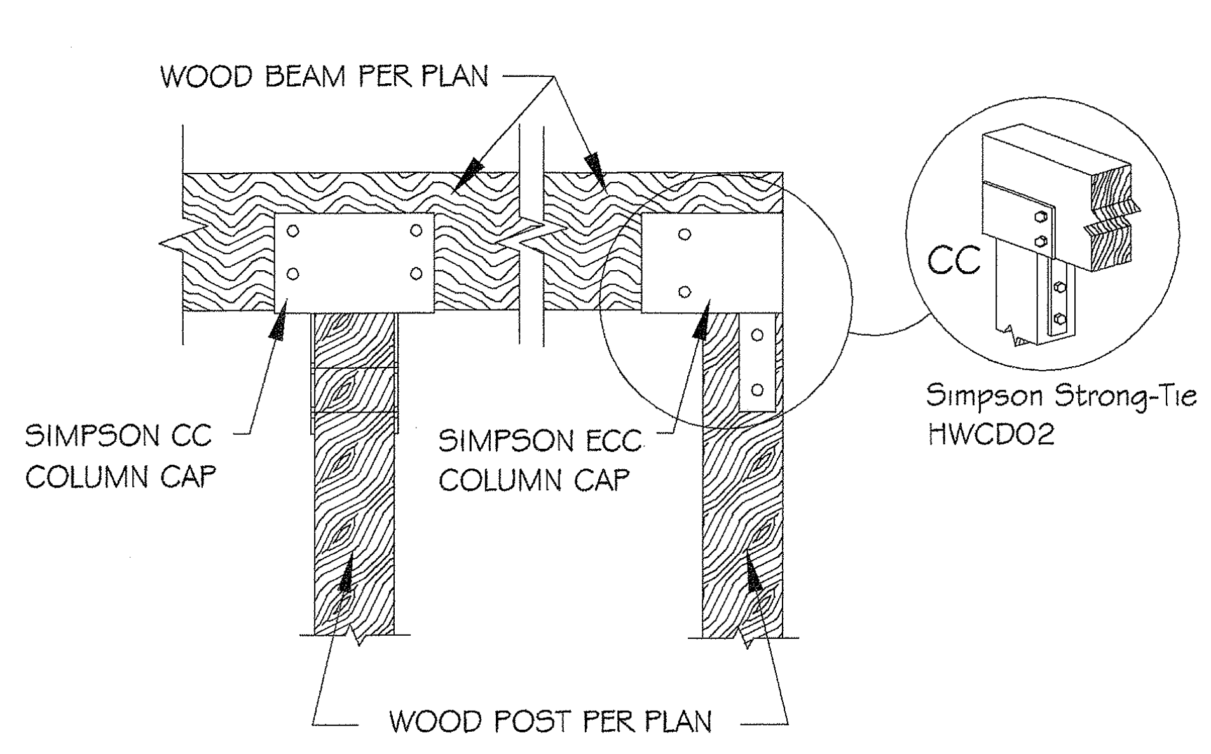

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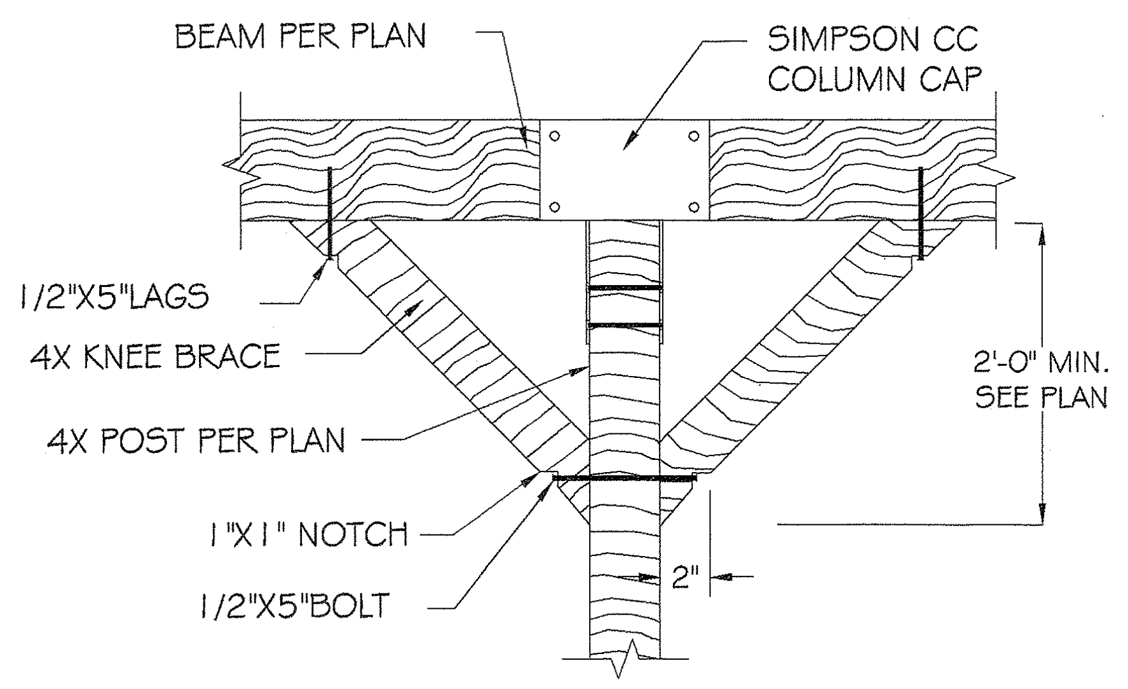

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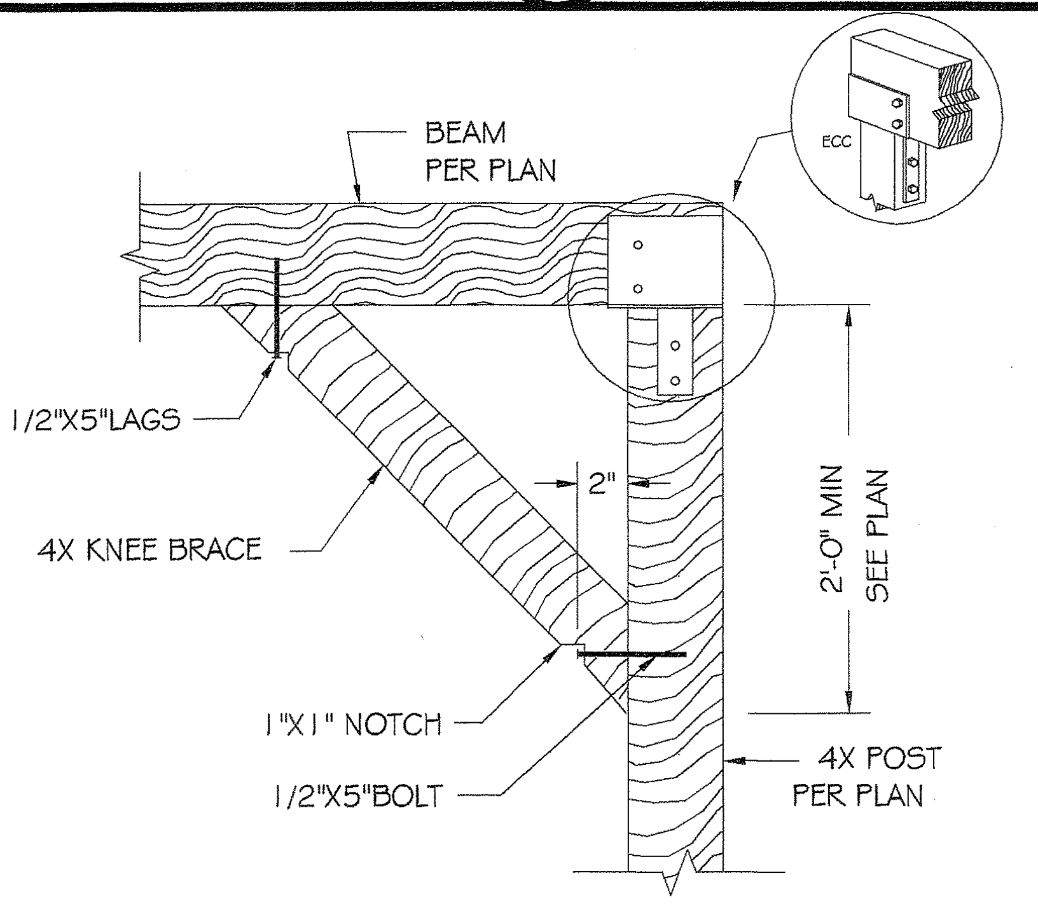

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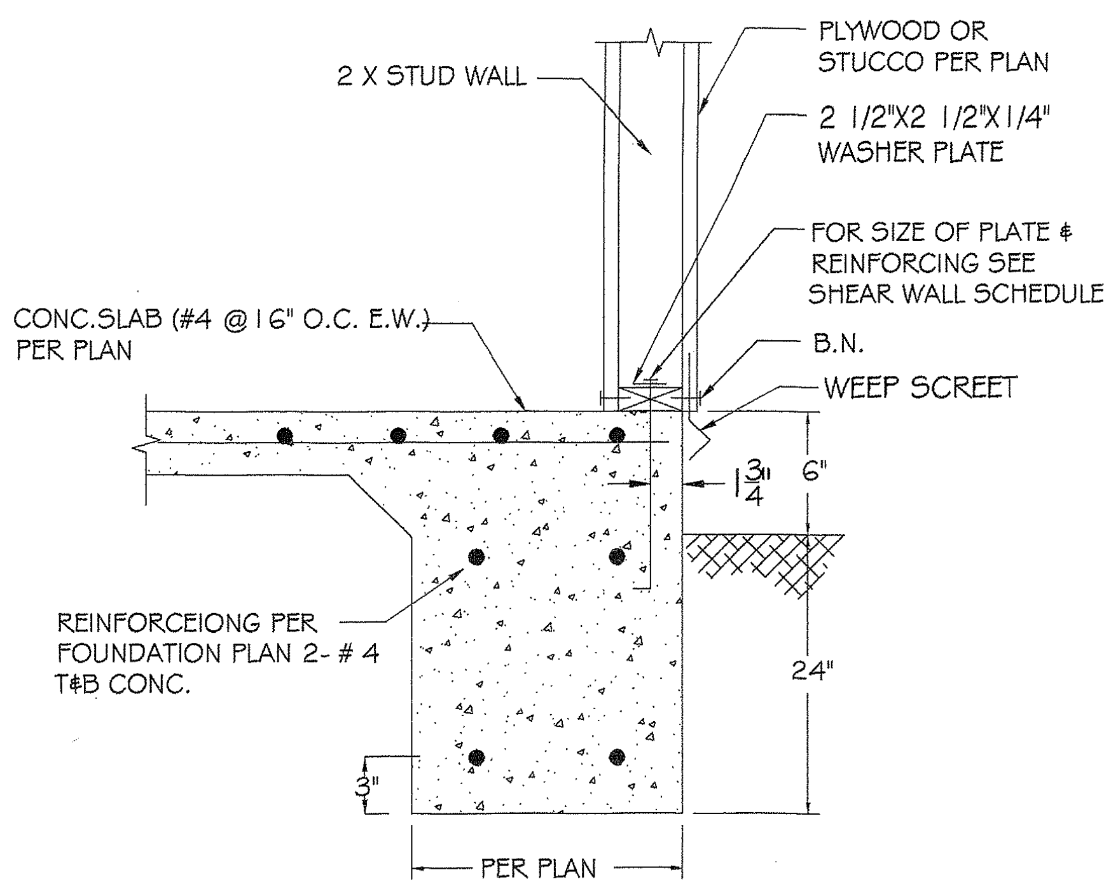

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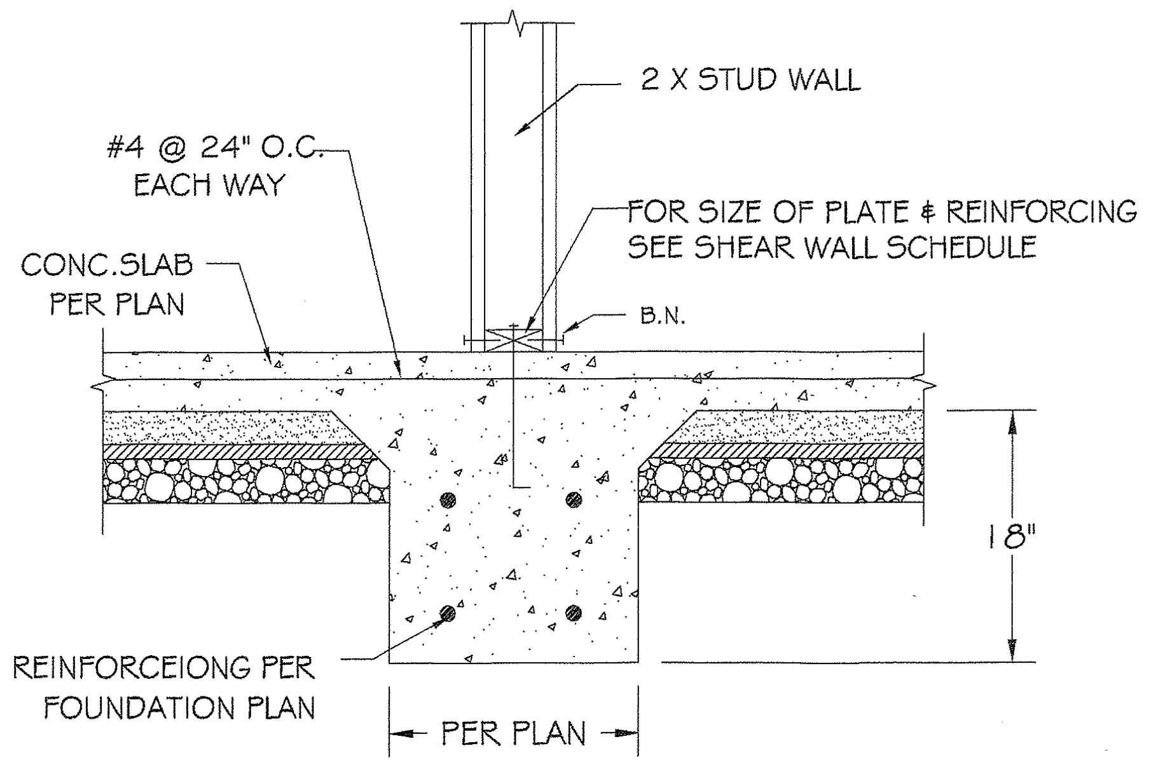

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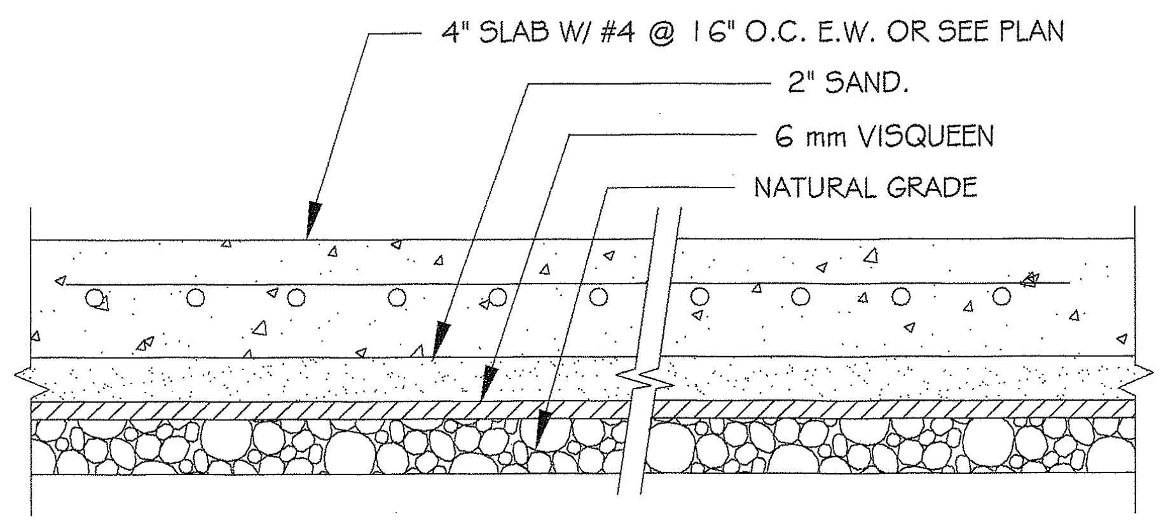

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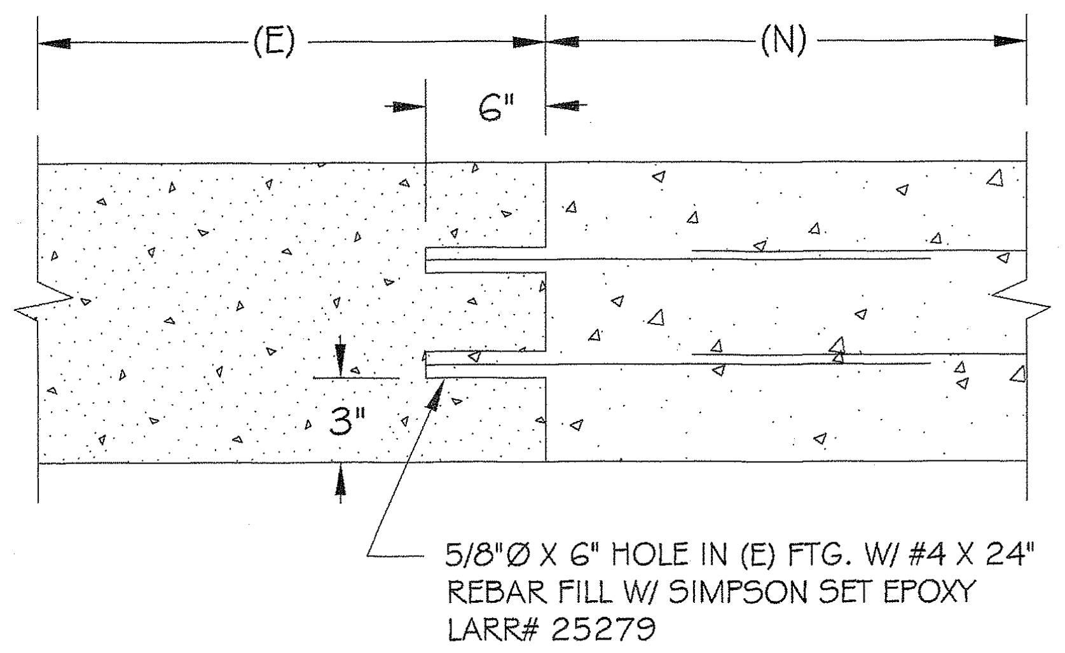

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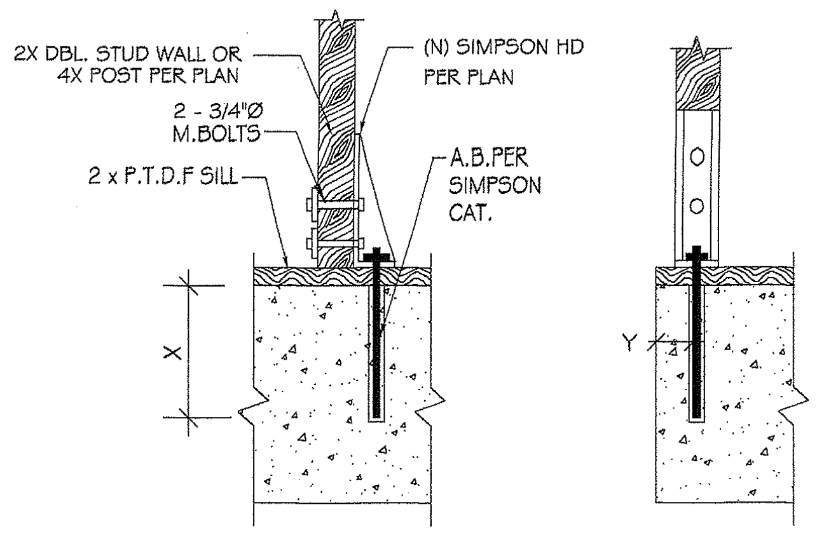
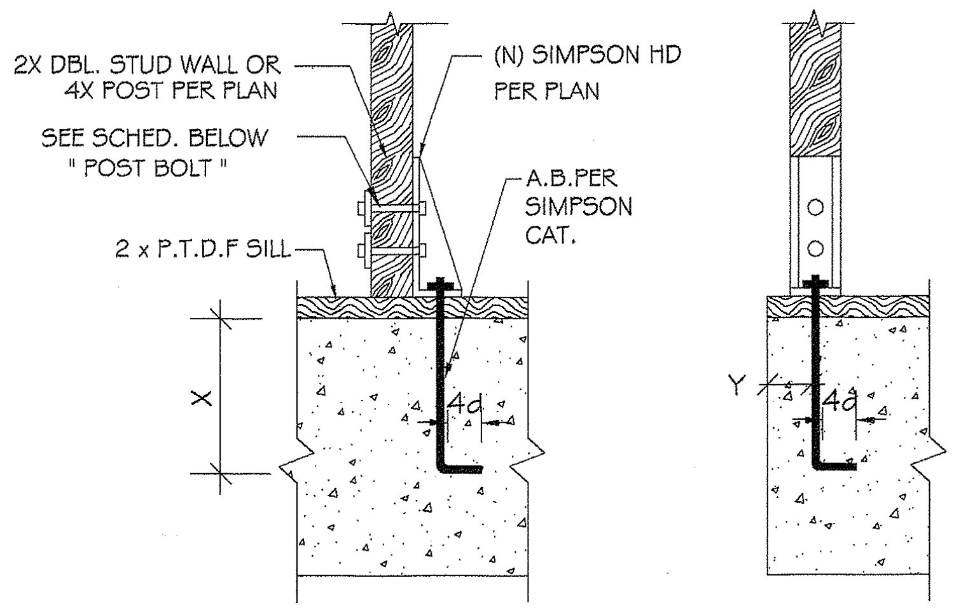


HOLDOWN MODEL NO.	ANCHOR DIA. (in.)	EPOXY ANCHOR DIA. (in.)	MIN. EDGE DIST (in.) "Y"	MIN. EMBED. DEPTH	
				ET22	SET
HD2A	5/8	5/8	1 3/4	-	10
	5/8	5/8	3 3/4	5	5
HD5A	5/8	5/8	1 3/4	-	10
	5/8	5/8	3 3/4	5	5
	5/8	5/8	7 1/2	-	5
	3/4	3/4	1 3/4	-	6 3/4
	3/4	3/4	5	6 3/4	6 3/4
	3/4	3/4	10 1/8	-	6 3/4
HD6A	7/8	7/8	1 3/4	-	15
	7/8	7/8	5 5/8	7 1/2	7 3/4
	7/8	7/8	11 5/8	-	7 3/4
HD8A	7/8	7/8	1 3/4	-	15
	7/8	7/8	5 5/8	7 1/2	7 3/4
	7/8	7/8	11 5/8	-	7 3/4
HD10A	7/8	7/8	1 3/4	-	15
	7/8	7/8	5 5/8	7 1/2	7 1/2
HD20A	1 1/4	1	13 1/2	-	9

⑰



HD'S	'Y' MIN. EDGE DIST.	'X' DISTANCE	WASHER PLATE TO POST	BOLTING	
				BASE	POST
HD2A	$2\frac{3}{4}$"	20"	2 1/2" SQX1/4"	1- 5/8" Ø A.B.	2- 5/8" Ø M.B.
HD5A	$2\frac{3}{4}$"	20"	2 3/4" SQX5/16"	1- 3/4" Ø A.B.	2- 3/4" Ø M.B.
HD6A	$2\frac{3}{4}$"	20"	2 3/4" SQX5/16"	1- 7/8" Ø A.B.	3- 7/8" Ø M.B.
HD8A	$2\frac{3}{4}$"	20"	3" SQX5/16"	1- 7/8" Ø A.B.	3- 7/8" Ø M.B.
HD10A	$2\frac{3}{4}$"	20"	3" SQX5/16"	1- 7/8" Ø A.B.	4- 7/8" Ø M.B.
HD20A	$2\frac{3}{4}$"	24"	3" SQX5/16"	1- 1 1/4" Ø A.B.	4- 7/8" Ø M.B.

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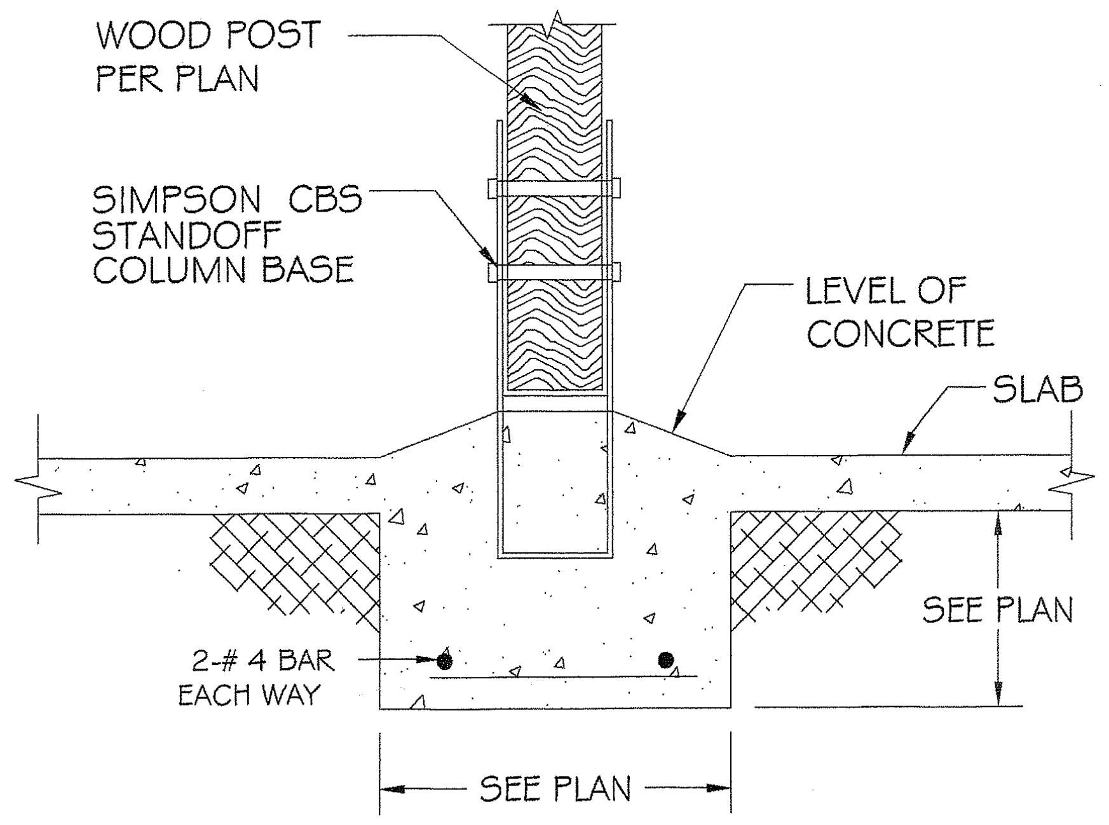

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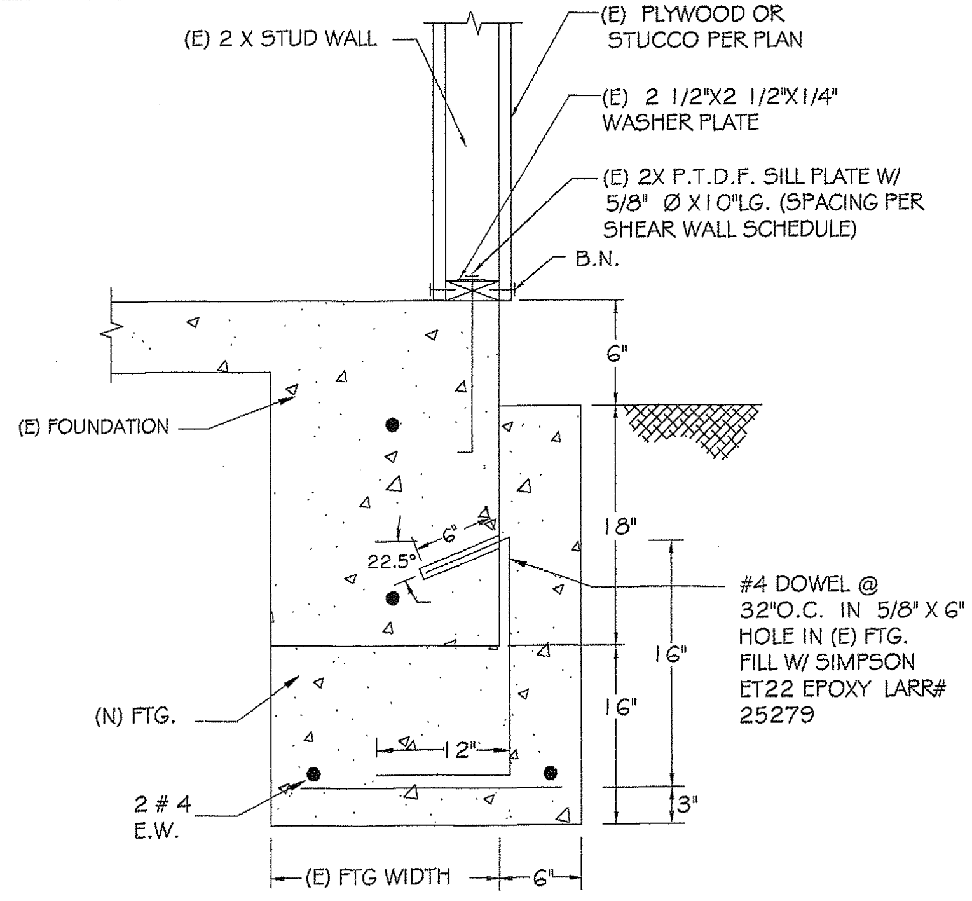


PAD FT'G (UNDERPIN)

⑳

★ APPROVED PLANS BY THE BUILDING DEPT. SHALL BE CONSTRUCTED BY A LICENCED CONTRACTOR. ★ PLANS WITHOUT BUILDING DEPARTMENT APPROVAL STAMPS ARE NOT VALID FOR CONSTRUCTION. ★ PLEASE READ ALL GENERAL NOTES AND SPECIFICATIONS ON THIS SHEET , IF THERE IS ANY MISTAKE FROM GENERAL CONTRACTOR THAT MISTAKE IS ALL HIS RESPONSIBILITY ★

REVISIONS	BY

JOB ADDRESS:
10429 PEACH ST.
MISSION HILLS, CA.

ASA - STRUCTURAL DESIGN SERVICES
6320 VAN NUYS BLVD.
VAN NUYS,CA. 91401.
TELL: (818) 997-1030
FAX: (818) 997-1063
EMAIL : ASADESIGN@MSN.COM

DATE : / /03
SCALE : AS SHOWN
DRAWN : A.K.
CHECKED : A.A.
JOB NO. : 04003
INDEX :

SHEET
D1
1 OF SHEETS

GENERAL

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE AND NOTIFY THE ARCHITECT OF ALL DISCREPANCIES.
2. SEE ARCHITECTURAL DRAWINGS FOR DOORS, WINDOWS, NON BEARING INTERIOR AND EXTERIOR WALLS, ELEVATIONS, SLOPES, STAIRS, CURBS, DRAINS, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES, ETC.
3. ALL WORKMANSHIP AND MATERIALS SHALL BE GOOD QUALITY. WHERE NOT SHOWN ON THE PLANS THE CONTRACTOR SHALL MEET INDUSTRY STANDARDS AND LOCAL CODES.
4. THE NOTES ON THIS SHEET SHALL BE USED WHEREVER APPLICABLE UNLESS OTHERWISE NOTED ON THE DRAWINGS; NOTES & DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES & TYPICAL DETAILS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY & PROTECTION IN AND AROUND JOB SITE & OR ADJACENT PROPERTIES.
6. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVE SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
7. ALL CONCRETE AND REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH GOOD QUALITY STANDARD PRACTICE. CONCRETE AND MASONRY SHALL BE ADEQUATELY CURED BEFORE REMOVING SHORING.
8. CONTRACTOR TO VERIFY ALL CONDITIONS BUT NOT LIMITED TO FOUNDATION AND FRAMING PRIOR TO OR DURING THE CONSTRUCTION AND NOTIFY ***ASADESIGN*** IMMEDIATELY OF ANY DISCREPANCY.

FOUNDATIONS

1. ☒ NO SOILS REPORT PROVIDED BY OWNER BEARING VALUE 1000 PSF.
   ☐ SOILS REPORT IS PROVIDED BY OWNER, BEARING VALUE .... PSF.

SOIL ENGINEER INFORMATION
NAME: ....
ADDRESS: ....
TELL & FAX: ....
N/A

2. ALL BACK-FILL SHALL BE COMPACTED TO A MINIMUM OF 90 % OF MAXIMUM RELATIVE DENSITY.
3. TEMPORARY EXCAVATION SLOPES IN THE GRANITE MAY BE MADE NEAR VERTICAL FOR CUTS OF LESS THAN 10 FEET. FOR DEEPER CUTS, TEMPORARY EXCAVATION SLOPES SHALL BE MADE NO STEEPER THAN 1:3 , OR CUT IN "A" , "B" SLOT CUTS AS SHOWN: ON FOUNDATION PLAN.
4. IF SOIL IS FOUND TO BE EXPANSIVE, THE FOOTINGS MUST MEET THE FOLLOWING MINIMUM REQUIREMENTS. 1804.4
5. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED. 1804.2
6. SINCE EXISTING FOUNDATION AND FRAMING PLAN IS NOT AVAILABLE, CONTRACTOR MUST NOTIFY ANY DISCREPANCY ON FOUNDATION LAYOUT, AND PROVIDE NEW FOUNDATION FOR THE AREA WHICH FOOTING IS MISSING.

FRAMING

1. ALL LUMBER SHALL BE DOUGLAS FIR GRADED PER GRADING RULE 16, W.C.L.I.B. , SIZES AS DEFINED IN P.S. 2070. UNLESS OTHERWISE NOTED ON PLANS, THE FOLLOWING

MINIMUM SHALL APPLY:
A. CATEGORY GRADE LIGHT FRAMING STANDARD STRUCTURAL LIGHT FRAMING #2, STRUCTURAL JOISTS & PLANKS (BEAMS 4" WIDE) #2 BEAMS OVER 4" WIDE & STRINGERS #1, POSTS AND TIMBERS #1.
B. ALL PLYWOOD SHALL CONFORM TO P.S. 1-95 AND SHALL BE OF GRADE, INDEX NUMBER, AND THICKNESS CALLED ON PLANS. ALL PLYWOOD SHALL BE BONDED WITH EXTERIOR GLUE. ALL PLYWOOD DIRECTLY EXPOSED TO THE WEATHER SHALL BE EXTERIOR TYPE PLYWOOD. UNLESS OTHERWISE NOTED ON THE PLANS, THE FOLLOWING MINIMUM STANDARDS SHALL APPLY:
C. GLUE LAM: DOUGLAS FIR FB=2400 E=1.8X106 ALSO MUST BE FABRICATED BY L.A. CITY BLDG. DEPT.
LICENSED SHOP IDENTIFY GRADE SYMBOL & LAMINATION SPECIES PER TABLE 5-A , 1997 NDS SUPPORT.
2. UNLESS OTHERWISE NOTED ON PLANS ALL EXTERIOR WALLS, INTERIOR BEARING WALLS AND MAIN CROSS WALLS SHALL BE BRACED BY ONE OF THE FOLLOWING METHODS:
A. WHERE INTERIOR WALL COVERING IS 1/2" GYPSUM BOARD, NAIL WITH 5D COOLER NAILS AT 7" O.C. AT ALL STUDS AND AT TOP AND BOTTOM PLATES. NO EDGE BLOCKING REQUIRED.
B. 1X6 CONTINUOUS DIAGONAL BRACE LET INTO THE STUDS AT SUCH AN ANGLE SO AS TO CROSS A MINIMUM OF 4 STUD SPACES. NAIL AT STUDS & PLATES PER NAILING SCHEDULE.
C. MINIMUM 5/16" PLYWOOD NAILED AT STUDS AND PLATES WITH ED NAILS AT 6" O.C. PANEL SHALL BE MINIMUM 4' WIDE AND AT 25' MAXIMUM INTERVALS.
3. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
4. ALL POSTS IN WALLS SHALL HAVE POSTS IN WALLS BELOW CONTINUOUSLY TO FOUNDATION.
5. UNLESS OTHERWISE NOTED ON PLANS, FLOOR JOISTS SHALL BE DOUBLED UNDER ALL PARALLEL PARTITIONS.
6. BLOCKING SHALL BE PROVIDED PER LOCAL CODES.
8. PRIOR TO COVERING, ALL NAILING OF ROOF OR FLOOR SHEATHING SHALL BE INSPECTED AND APPROVED BY THE BUILDING INSPECTOR. WHERE USED AS SHEATHING FOR SHEAR WALLS PER SHEAR WALL SCHEDULE OR AS WALL BRACING PER NOTE NUMBER 2B THIS SECTION, THE NAILING OF ALL GYPSUM BOARD SHALL BE INSPECTED AND APPROVED PRIOR TO TAPING OF JOISTS.
9. A CERTIFICATE OF INSPECTION SHALL BE GIVEN TO BUILDING & SAFETY PRIOR TO ERECTION OF GLUE LAMINATED TIMBER.
10. LAG BOLTS: PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIA. FOR SMOOTH SHANK PORTION. 97NDS
11. GRADE AND SPECIES OF ALL LUMBER. "MUST BE GRADE MARKED".
12. LA CITY BLDG. DEPT. LICENSED FABRICATOR IS REQUIRED FOR (GLULAM BEAMS)(TRUSS)(STRUCTURAL STEEL)
13. PROVIDE DOUBLE JOISTS UNDER PARALLEL BEARING PARTITIONS.
14. ALL BOLT HOLES SHALL BE DRILLED $\frac{1}{32}$" TO $\frac{1}{16}$" OVERSIZED. ENGINEER MUST INCLUDE IN STRUCTURAL OBSERVATION NOTES. 8.1.2.1.97 NDS
15. A CORROSION RESISTANT WEEP SCREED IS REQUIRED BELOW THE STUCCO A MIN. OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREA.

ROOF SHEATHING

1. 1/2 " OSB OR CDX PLYWD. MIN. WITH 1OD NAILS AT 4" BOUNDARY,6" EDGE, AND 12" FIELD W/ EDGE BLOCKING REQUIRED.
2. PROVIDE "A" CLASS "A" , "B" OR "C" FIRE-RETARDANT ROOF COVERING OTHER THAN WOOD- AND SHOW ROOF PITCH (2 % MIN. SLOP).

FLAT ROOF SLOPE

ALL FLAT ROOF CONSTRUCTION MUST HAVE MIN. $\frac{1}{2}$" SLOPE PER FT.
SLOPE ROOF RAFTERS WITH STRIPING 2X MEMBERS TO CREATE SUFFICIENT SLOPE

FLOOR SHEATHING

5/8" CDX PLYWOOD OR 3/4" OSB OR 5/8" T. & G. NAILED WITH 1Od NAILS AT 4" BOUNDARY, 6" EDGE, AND 1Od FIELD W/ EDGE BLOCKING REQUIRED.

CONCRETE

1. MINIMUM CONCRETE STRENGTH SHALL BE: (SEE #7)
A. CONTINUOUS FOOTINGS, PADS, SLABS ON GRADE : ***2500 PSI*** B. GRADE BEAMS : ***3000 PSI*** C. CAISSONS : ***3000 PSI***
D. STRUCTURAL SLABS, BEAMS, GIRDERS : ***3000 PSI*** E. COLUMNS : ***3000 PSI*** F. WALLS : ***2500 PSI***
(REQUIRED SPECIAL INSPECTION BY A DEPUTY INSPECTOR)

2. CEMENT SHALL CONFORM TO ASTM C150. TYPE I,II, OR III PORTLAND CEMENT.
3. HARD-ROCK AGGREGATES SHALL CONFORM TO ASTM C33. THEIR MAXIMUM SIZE SHALL BE 1 1/2 INCHES FOR FOOTINGS, CAISSONS, AND GRADE BEAMS AND 1 INCH FOR ALL OTHER WORK.
4. LIGHTWEIGHT AGGREGATES (CONFORM TO ASTM C330) SHALL BE APPROVED AND THEIR MAXIMUM SIZE SHALL BE 1/2 INCH. O
5. BEFORE CONCRETE IS POURED, CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC. RELATING TO WORK.
6. ONLY ONE GRADE OF CONCRETE SHALL BE POURED ON THE JOB AT ONE TIME.
7. CONTINUOUS INSPECTION IS REQUIRED FOR ALL CONCRETE IN EXCESS OF 2500 PSI.
8. ALL SLEEVES NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE LOCATED BY THE TRADES INVOLVED AND SHALL BE APPROVED BY THE ENGINEER.
9. CONCRETE COVER OVER REINFORCING SHALL BE AS FOLLOWS. A. POURED AGAINST EARTH 3 INCHES. B. EXPOSED TO EARTH, BUT POURED AGAINST FORMS 2 INCHES. C. MAIN BARS IN COLUMN & BEAMS 2 INCHES. D. STRUCTURAL SLAB 1 INCH.
10. CONCRETE GROUT SHALL BE NON-SHRINKING WITH SUFFICIENT WATER TO ALLOW POURING. ULTIMATE COMPRESSIVE STRENGTH F'C AT 28 DAYS SHALL BE 2000 PSI .
11. CONCRETE STRUCTURAL MEMBERS (SLABS, BEAMS, ETA) SHALL NOT BE STRIPPED UNTIL THE CONCRETE HAS REACHED ITS DESIGN STRENGTH.
12. STRUCTURAL SLABS SHOULD REMAIN SHORED FOR 28 DAYS. SHORINGS COULD BE REPLACED AND RE-SHORED IMMEDIATELY AT MID-SPANS AFTER 7 DAYS.

BLOCK MASONRY

1. UNITS SHALL BE MEDIUM WEIGHT CONCRETE BLOCK, GRADE N. CONFORMING TO ASTM C90 WITH AN ULTIMATE COMPRESSIVE STRENGTH F'M=1,500 PSI.
2. GROUT SHALL BE OF FLUID CONSISTENCY. GROUT MIX SHALL BE ONE PART CEMENT, THREE PARTS SAND AND MAY CONTAIN AN ADDITIONAL TWO PARTS PEA GRAVEL IF GROUT SPACES ARE 4 INCHES OR MORE IN EVERY DIRECTION. F'C-2,000 AT 28 DAYS. MINIMUM SLUMP SHALL BE 8" TO 1 1 ".
3. MORTAR SHALL CONFORM TO ASTM C270. MORTAR SHALL BE ONE PART CEMENT, THREE PARTS SANDS, 1/4 PART LIME PUTTY OR HYDRATED LIME. F'C-2,000 PSI AT 28 DAYS. TYPES "S".
4. ALL CELLS CONTAINING GROUT SHALL BE CONSOLIDATED BY PUDDLING OR VIBRATING DURING PLACING AND RECONSOLIDATED AFTER EXCESS MOISTURE HAS BEEN ABSORBED BUT BEFORE PLASTICITY IS LOST.
5. REINFORCING SHALL HAVE A MINIMUM LAP OF 40 BARS DIAMETERS OR 2'-0" WHICHEVER IS LARGER.
6.CEMED CELLS CONTAINING REINFORCEMENT SHALL BE GROUTED SOLID AND POURS SHALL BE STOPPED 1 1/2" BELOW THE TOP OF A COURSE TO FORM A KEY AT POUR JOINTS.
7. ALL BLOCK WALLS TO BE RUNNING BOND UNLESS NOTED OTHERWISE.

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS CONFORMING TO ASTM A615 AS FOLLOWS UNLESS OTHERWISE SHOWN:
A. (CONTINUOUS FOOTINGS, PADS, SLABS GRADE 40.) B. (GRADE BEAMS & CAISSONS GRADE 40) C. (STRUCTURAL SLABS, BEAMS, GIRDERS GRADE 60) D. (COLUMNS GRADE 60) E. (WALLS GRADE 40)
2. ALL BARS SHALL BE FREE OF LOOSE FLAKY RUST AND SCALE, GREASE, OR OTHER MATERIAL WHICH MIGHT AFFECT OR IMPAIR BOND.
3. WELDING OF REINFORCING STEEL: FIELD WELDING OF REINFORCING STEEL SHALL BE PERFORMED BY WELDERS SPECIFICALLY CERTIFIED FOR REINFORCING STEEL. PRIOR TO WELDING, THE "CARBON EQUIVALENT (CE) OF STEEL SHALL BE DETERMINED. REINFORCING STEEL WHOSE "CE" % SHALL NOT BE WELDED. EXCEPT FOR REINFORCING STEEL CONFORMING TO ASTM CANNOT BE IDENTIFIED OR WHOSE "CE" EXCEEDS 0.75 A-706 REINFORCING STEEL SHALL NOT BE PREHEATED AS SHOWN IN TABLE 1, RGA 3-77. IN ADDITION, STEEL WITH "CE" BETWEEN 0.66 AND 0.75 % SHALL BE WELDED ONLY WHEN PRIOR QUALIFICATIONS TESTS VERIFY A ACCEPTABLE WELDABILITY.
4. ALL BENDS TO BE MADE COLD.
5. DO NOT WELD GRADE 60 REINFORCING UNLESS SPECIAL APPROVAL IS OBTAINED FROM STRUCTURAL ENGINEER.

STRUCTURAL STEEL

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST AISC STANDARD PRACTICES.
2. STRUCTURAL STEEL MEMBERS SHALL CONFORM TO ASTM A36 & REINFORCING BARS ASTM A615.
3. PIPE COLUMNS SHALL CONFORM TO ASTM A53 FOR GRADE B , TUBING ASTM A501.
4. BOLTED CONNECTIONS USED SHALL CONSIST OF UNFINISHED BOLTS CONFORMING TO ASTM A307, UNLESS OTHERWISE NOTED. BOLTS SHALL BE $\frac{3}{4}$" DIAMETER, UNLESS NOTED OTHERWISE.
5. ALL FABRICATIONS SHALL BE DONE IN THE SHOP OF A LICENSED FABRICATOR OR UNDER CONTINUOUS INSPECTION.
6. WELDING SHALL BE DONE BY CERTIFIED WELDERS USING E60 ELECTRODES. CONTINUOUS INSPECTION REQUIRED FOR FIELD WELDING ONLY , UNLESS NOTED OTHERWISE ON THE PLANS.
7. WELDING TO BE DONE BY WELDERS CERTIFIED BY THE L.A. CITY OR LOCAL BUILDING DEPARTMENT.

☞NEW NOTES-(1999 UBC CODE)

1-✎ SMOKE DETECTORS SHALL BE PROVIDE AS FOLLOWS:
a) IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.SMOKE
DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM,AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.
b) IN EXISTING CONSTRUCTION SMOKE DETECTORS MAY BE BATTERY OPERATED,INSTALLED IN LOCATION AS SPECIFIED IN A) ABOVE.

2-✎ AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING."(PER ORDINANCE 171,874-FOR WORK OVER $10,000.)

3-✎ WATER HEATER MUST BE STRAPPED TO WALL." SEC.507.3,UPC.

4-✎ EVERY STAIRWAY SHALL HAVE A HEADROOM OF NOT LESS THAN 6'-8" MEASURED VERTICALLY FROM A PLANE PARALLEL AND TANGENT TO THE STAIRWAY TREAD NOSING.1003.3.3.4

5-✎ PROVIDE LOW CONSUMPTION WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

6-✎ ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX." T32-II-I-1

7-✎ PLATE WASHERS ARE REQUIRED FOR ALL HOLD DOWNS." 2315.5.6

8-✎ PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET. 7013.9

9-✎ SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS.

10-✎ STUCCO SHEAR WALLS SHALL UTILIZE FURRING, GALVANIZED NAILS (HAVING A MINIMUM 11 GA., 1-1/2" LONG, 7/16" DIAMETER HEAD, AND FURRED OUT A MIN. OF 1/4") TO ATTACH THE LATH TO THE STUDS. STAPLES SHALL NOT BE USED.

11-✎ "PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY OF A FIREPLACE, STOVE, OR BARBECUE."(L.A.M.C.57.20.25)

12-✎ "PROVIDE 70 INCH HIGH NONABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE"91.807.1.3

13-✎ "HOLD-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING."2315.5.6.

14-✎ PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN.-24" CLEAR ht, 20" CLEAR WITH, 5.7 sq.ft MIN. AREA & 44" MAX. TO SILL. 91.310.4

15-✎ ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 sq. in. FOR EACH 10 sq.ft. OF ATTIC AREA) IS REQUIRED. 91.1505.3

16-✎ ENCLOSED USEABLE SPACE UNDER INTERIOR STAIRS REQUIRES ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON ENCLOSED SIDE.

17-✎ ATTIC (WITH OVER30" HEADROOM) MUST HAVE ACCESS OPENING (22"X30" MIN.). 91.1505.1

18-✎ ACORROSION RESISTANT WEEP SCREED IS REQUIRED BELOW THE STUCCO A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREA.

19-✎ SITE DRAINAGE: CONCENTRATED DRAINAGE IS BEING CONVEYED TO THE STREET VIA NON-EROSIVE DEVICES. 7013.10~

20-✎ IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED,A SOILS INVESTIGATION REPORT MAY BE REQUIRED. 1804.2~

21-✎ SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS. " 2320.11.3~

22-✎ PROVIDE DAMP-PROOFING FOR ALL WALLS BELOW GRADE THAT ENCLOSE USEABLE SPACE (91.1402.4) LARR # 24380

23-✎ "LAG BOLTS: PROVIDE LEAD HOLE 40%-70% OFTHREADED SHANK DIA. FOR SMOOTH SHANK PORTION."

24-✎ GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.:
a.) INGRESS AND EGRESS DOORS. b.) IN WALL ENCLOSING STAIRWAY LANDING.
c.) PANELS IN SLIDING OR SWINGING DOORS.
d.) DOORS AND ENCLOSURE FOR HOT TUB, BATH TUB (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE).
e.) IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF STANDING SURFACE.

25-✎ 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 SEC.
WHEN THE DOOR IS OPENED IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SEC. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR.

26-✎ THE ENTRANCE DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1" BELOW THE THRESHOLD.
EXCEPTION: PROVIDING THE DOOR DOSE NOT SWING OVER THE LANDING, LANDING SHALL BE NOT MORE THAN 8" BELOW THE THRESHOLD.

27-✎ 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 OR NOT THE LINES ARE LOCATED ON THE PROPERTY.
FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

SHEARWALL SCHEDULE (PLEASE READ ALL NOTES BELOW)

LENGTH OF SHEAR WALL IN FEET
TYPE OF SHEAR WALL PER TABLE BELOW

TYPE	MATERIAL (1) (4-PLY PLYWD. TYP.)	NAILNG (2)	A.B.'S (3)	SILLS (4)	NOTES	CAPACITY (5,9)	OSB	A-35 @
1	1/2" STRUC-1 PLYWOOD, ONE SIDE.	10d COMMON @ 6 : 12	5/8" @ 48	16d @ 3"	(8)	255 (PLF)	230 (PLF)	16" O.C.
2	1/2" STRUC-1 PLYWOOD, ONE SIDE.	10d COMMON @ 4 : 12	5/8" @ 40	20d @ 3"	(8),(9),(12),(7)	370 (PLF)	345 (PLF)	16" O.C.
3	1/2" STRUC-1 PLYWOOD, ONE SIDE.	10d COMMON @ 3 : 12	5/8" @ 32	30d @ 3"	(8),(9),(12),(7)	495 (PLF)	450 (PLF)	12" O.C.
4	1/2" STRUC-1 PLYWOOD, ONE SIDE.	10d COMMON @ 2 :12	5/8" @ 24	LAGS @ 12" PRE DRILL	(3),(6),(7),(9)	650 (PLF)	580 (PLF)	8" O.C.
5	1/2" STRUC-1 PLYWOOD, TWO SIDE.	10d COMMON @ 4 : 12	5/8" @ 18	LAGS @ 12" PRE DRILL	(3),(6),(7),(9)	740 (PLF)	690 (PLF)	8" O.C.
6	1/2" STRUC-1 PLYWOOD, TWO SIDE.	10d COMMON @ 3 : 12	5/8" @ 16	LAGS @ 8" PRE DRILL	(3),(6),(7),(9)	990 (PLF)	900 (PLF)	6" O.C.
7	1/2" STRUC-1 PLYWOOD, TWO SIDE.	10d COMMON @ 2 : 12	5/8" @ 12	LAGS @ 6" PRE DRILL	(3),(6),(7),(9)	1300 (PLF)	1160 (PLF)	4" O.C.
8	USE STEEL FRAME,CONC. BLOCK OR HARDY FRAME. (SEE PLAN)							

NOTE: SHEARWALL PANEL OSB STRUCTURAL ONE CAN BE USED IN LIEU OF 1/2" STRUCTURAL ONE BASE ON LOADING.

1- USE EXTERIOR GRADE PLYWOOD FOR EXTERIOR SHEAR WALLS.
2- INCHES 0N CENTER @ BOUNDARIES: EDGES: FIELD. (1/2" EDGE DISTANCE FOR PLYWOOD BOUNDRY NAIL'G)
3- 5/8" Ø A.B. 12" LONG W/ 10" EMBEDMENT . OR 4" (MIN.) INTO FIRST POUR OF TWO POUR FOUNDATION SLAB SYSTEM.
4- SILL TO WOOD FLOOR ASSEMBLY ON RAISED FTN. OR MULTISTORY COMMON NAILS OR $\frac{3}{8}$"Ø LAG X 6" LONG @ INCHES ON CENTER. (PRE DRILL)
5- POUNDS PER LINER FOOT OF SHEAR WALL.
6- STUDS SHALL BE PLACED @ 16 " O.C. MAXIMUM. USE 2X6 STUDS FOR WALLS OVER 10'-0". (BEARING WALLS)
7- STUDS, SILL AND TOP PLATE SHALL BE 3". (NOM.) OR WIDER AND NAILS SHALL BE STAGGERED. LAG SCREWS SHALL BE PRE-DRILLED.
8- 11 gd GALV. NAILS. 1.5L , $\frac{7}{16}$" DIAM. HEAD W/ LATH FURRED $\frac{1}{4}$".
9- ALL SHEAR WALLS EXCEEDING 300 POUNDS PER LINEAL FOOT (PLF) REQUIRE 3 X SILLS AND STUDS AT THE PANEL EDGES. & BLOCKS BETWEEN ADJ. PANELS OWNER SHALL EMPLOY ENGINEER OF RECORD (OR LICENSED REPRESENTATIVE) TO REVIEW THE CONSTRUCTION IN QUESTION FOR GENERAL CONFORMANCE TO THE PLANS PER NOTES 1-4 (ATTACHED IF APPLIES). FOR MAY BE SPLICED ON USING 16D NAILS, AN THE SAME SPACING AS THE SHEAR WALL PANEL EDGE. THE EDGE NAILING SHALL BE STAGGERED ACROSS THE 2-2x STUDS AND SILL.
10- ONLY COMMON NAILS CAN BE USED PER TECHNICAL BULLETIN #1 DATED JUNE 20,1994. ANY SUBSTITUTION REQUIRES A MODIFICATION FOR ALTERNATE METOD OF CONSTRUCTION AND A STRUCTURAL ANALYSIS TO SUPPORT THE SUBSTITUTION (E.G. BOX /SINKER NAILS OR SCREWS).
11- PER DEPARTMENT MEMO DATED NOVEMBER 30-1994 , THE MAXIMUM ALLOWABLE SHEAR FOR 3-PLY PLYWOOD IS 200 PLF .
12- PREDRILLED HOLE DIAM. SHALL NOT EXCEED 70 % OF NAIL DIAM.
13- REDUCED DESIGN LOADS ARE USED FOR THIS SCHEDULE.
14- PLATE WASHERS FOR SILL PLATE ANCHOR BOLTS AND HOLDOWN CONNECTIONS BOLTS @ SHEAR WALLS.

(A. $\frac{5}{8}$" DIA. BOLT: $\frac{1}{4}$" x $2\frac{1}{2}$" x $2\frac{1}{2}$") ; (B. $\frac{3}{4}$" DIA. BOLT: $\frac{5}{16}$" x $2\frac{3}{4}$" x $2\frac{3}{4}$") ; (C. $\frac{7}{8}$" DIA. BOLT: $\frac{5}{16}$" x 3" x 3") ; (D. 1" DIA. BOLT: $\frac{3}{8}$" x $3\frac{1}{2}$" x $3\frac{1}{2}$")

HARDY FRAME SCHEDULE (LARR#:25391)

HARDY FRAME	MODEL NUMBER	HEIGHT (IN)	LENGTH (IN)	HOLD-DOWN BOLT	SILL BOLTS MINIMUM NUMBER	ALLOWABLE SHEAR V (LBS.)
1	HF78-18	78	18	7/8" Ø	2-3/4" Ø	2850
2	HF78-18	78	18	1 1/8" Ø	2-3/4" Ø	4709
3	HF818	92.25	18	7/8" Ø	2-3/4" Ø	2410
4	HF818	92.25	18	1 1/8" Ø	2-3/4" Ø	3982
5	HF918	104.25	18	7/8" Ø	2-3/4" Ø	2132
6	HF918	104.25	18	1 1/8" Ø	2-3/4" Ø	3523
7	HF1018	116.25	18	7/8" Ø	2-3/4" Ø	1912
8	HF1018	116.25	18	1 1/8" Ø	2-3/4" Ø	3159
9	HF832	92.25	32	7/8" Ø	2-3/4" Ø	4050
10	HF848	92.25	48	7/8" Ø	3-3/4" Ø	5800
11	HF864	92.25	64	7/8" Ø	3-3/4" Ø	7020
12	HF880	92.25	80	7/8" Ø	4-3/4" Ø	7700
13	HF932	104.25	32	7/8" Ø	2-3/4" Ø	3390
14	HF948	104.25	48	7/8" Ø	3-3/4" Ø	4920
15	HF964	104.25	64	7/8" Ø	3-3/4" Ø	6000
16	HF980	104.25	80	7/8" Ø	4-3/4" Ø	6680

CONNECTION	NAILING
POST TO PIER PAD; TOE NAIL	3-16 d OR 4-8d
GIRDER TO POST,TOE NAIL	3-16 d OR 4-8d
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d
BRIDGING TO JOIST,TOE NAIL EACH END	2-8d
JOISTS TO BLOCKING, AND NAIL	16d TOP AND BOTT. OF EACH JOIST
RIMJOIST TO JOISTS, END NAIL	16d TOP AND BOTT. OF EACH JOIST
RIM JOIST TO SILL, TOE NAIL	16d @ 16" O.C.
FLOOR JOIST LAP @ BEARING, FACE NAIL	2-16d
1" X 6" OR NARROWER SUB FLOOR SHEATHING TO EACH JOIST, FACE NAIL	2-8d
WIDER THAN 1" X 6" SUB FLOOR SHEARING TO EACH JOIST, FACE NAIL	3-8d
2" SUB FLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLOCKING NAIL	16d @ 16" O.C.
TOP PLATE TO SOLE PLATE TO STUD,END NAIL	2-16d
STUD TO SOLE PLATE	2-16d END NAIL. OR 4-8d TOE NAIL
DOUBLE STUDS, FACE NAIL	16d @ 24" O.C.
DOUBLE TOP PLATES, FACE NAIL	16d @ 16" O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES SET ON EDGE	16d @ 16" O.C. ALONG EACH EDGE
CEILING JOIST TO PLATE, TOE NAIL	3-8d
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d
CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOIST TO PARALLEL RAFTER,FACE NAIL	3-16d
RAFTER TO RIDGE	3-8d
RAFTER TIES,2" LUMBER, FACE NAIL	3-16d
RAFTER TIES,1" LUMBER, FACE NAIL	5-8d
RAFTER TO PLATE NAIL	3-8d
1" X 4" MIN. BRACE TO EACH STUD AND PLATE,FACE NAIL	2-8d
1" X 8" OR NARROWER SHEATHING TO EACH BEARING, FACE NAIL	2-8d
WIDER THAN 1" X8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
BUILT-UP CORNER STUDS	16d @ 24" O.C.

* COMMON OR GALVANIZED BOX NAILS

SIMPSON SCHEDULE

SIMPSON HOLDOWNS SCHEDULE (HD) LARR# 24818

	MODEL #	ALLOWABLE LOADS		M.B. TO POST	A.B. TO FTG.	A.B. LENGTH	REMARKS
		ORIGINAL	X 0.75				
1	HD2A	2775	2082	5/8"	5/8"	-	W/ 4 X POST
2	HD5A	4010	3008	3/4"	3/4"	-	W/ 4 X POST
3	HD6A	5105	3829	7/8"	7/8"	-	W/ 4 X POST
4	HD8A	7460	5595	7/8"	7/8"	-	W/ 4 X POST
5	HD10A	9540	7155	7/8"	7/8"	-	W/ 4 X POST
6	HD14A	11080	8310	1"	1"	-	W/ 4 X POST
7	HD20A	11080	8310	1 1/4"	1 1/4"	-	W/ 4 X POST
8	HD15	15305	11479	1 1/4"	1 1/4"	-	W/ 6 X POST

SIMPSON HOLDOWNS SCHEDULE (PHD) LARR# 25300

	MODEL #	ALLOWABLE LOADS		M.B. TO POST	A.B. TO FTG.	A.B. LENGTH	REMARKS
		ORIGINAL	X 0.75				
9	PHD2-SDS3	3610	2708	1	1	1	W/ 4 X STUD
10	PHD5-SDS3	4685	3514	1	1	1	W/ 4 X STUD
11	PHD6-SDS3	5860	4395	1	1	1	W/ 4 X STUD
12	PHD8-SDS3	6730	5048	1	1	1	W/ 4 X STUD

SIMPSON HOLDOWNS SCHEDULE (MST) LARR# 25293

	MODEL #	ALLOWABLE LOADS		-	-	-	REMARKS
		ORIGINAL	X 0.75				
13	MSTC37	2860	2145	-	-	-	W/ 4 X MEMBER
14	MSTC48	3345	2500	-	-	-	W/ 4 X MEMBER
15	MSTC60	4350	3262	-	-	-	W/ 4 X MEMBER
16	MSTC72	4350	3262	-	-	-	W/ 4 X MEMBER

SIMPSON HOLDOWNS SCHEDULE (–) LARR# ——

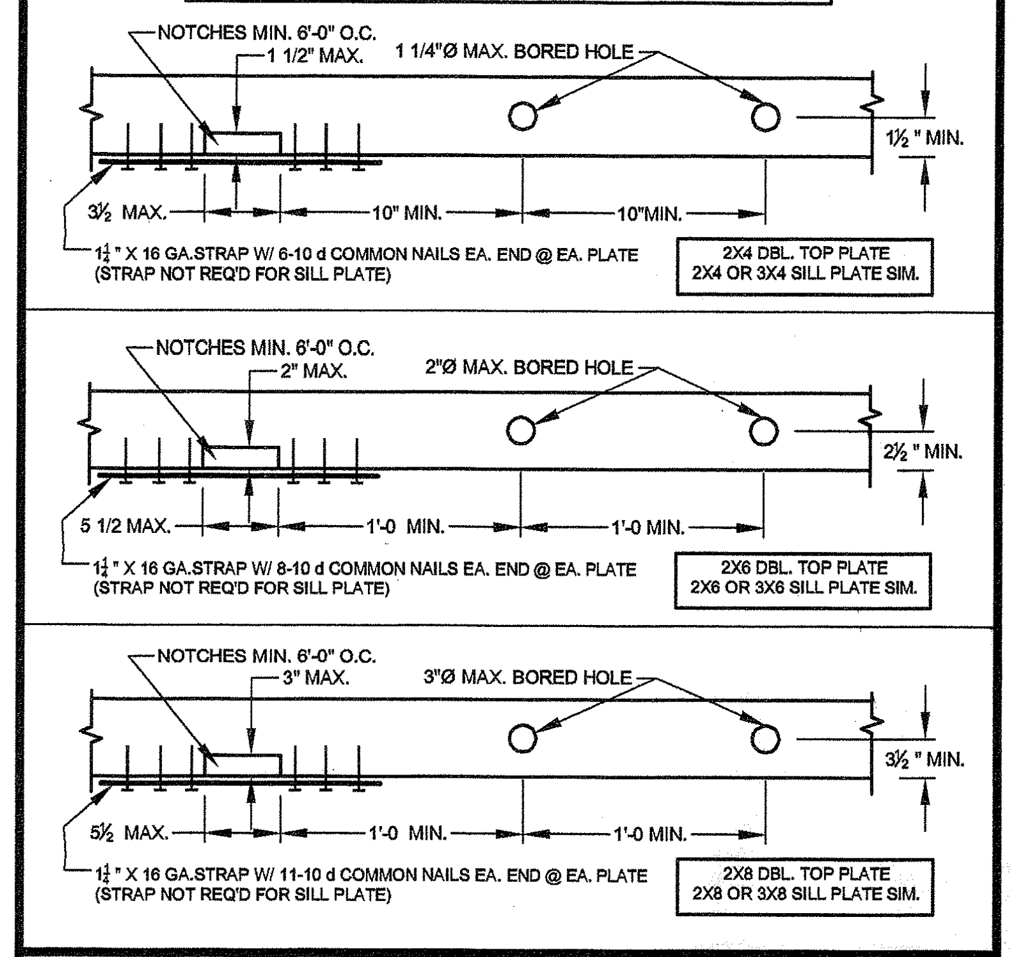
	MODEL #	ALLOWABLE LOADS		-	-	-	REMARKS
		ORIGINAL	X 0.75				
17	-	-	-	-	-	-	-
18	-	-	-	-	-	-	-
19	-	-	-	-	-	-	-

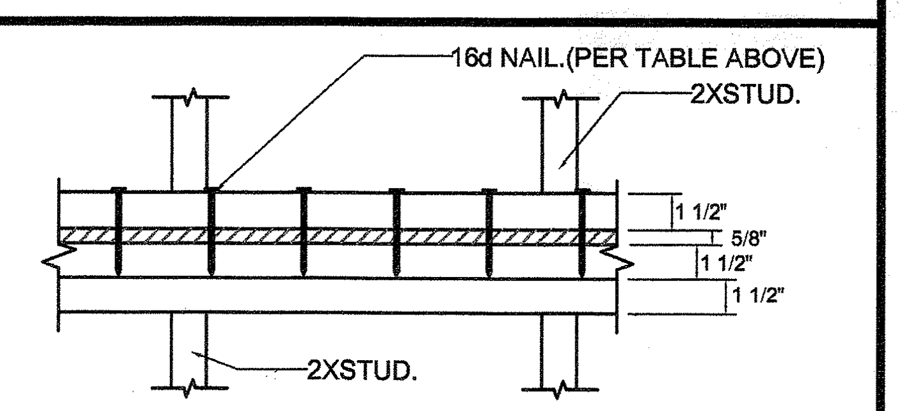
SIMPSON STRONG-WALL (SHEARWALL) SCHEDULE

STRONG-WALL SIMPSON X	Model No.	W (in)	H (in)	T (in)	Number Of Fasteners in Top Wall	Number of Mudsill Anchors[3]	Holdoun[2] Anchor Bolts	Allowable Shear V Load (lb)	Drift at Allowable Shear V(in)	Allowable Shear V Load (lb/ft)	Wall Weight (lbs)
1	SW18x8	18	93 1/4	3 1/2	9-SDS 1/4x6	2 5/8	2-SSTB28	1150	.317	763	85
2	SW24x8	24	93 1/4	3 1/2	12-SDS 1/4x6	2 5/8	2-SSTB28	1610	.389	804	91
3	SW32x8	32	93 1/4	3 1/2	16-SDS 1/4x6	2 5/8	2-SSTB28	2865	.377	1074	116
4	SW48x8	48	93 1/4	3 1/2	48-SDS 1/4x6	3 5/8	2-SSTB28	4545	.380	1136	149
5	SW18x9	18	105 1/4	3 1/2	9-SDS 1/4x6	2 5/8	2-SSTB28	1080	.371	722	94
6	SW24x9	24	105 1/4	3 1/2	12-SDS 1/4x6	2 5/8	2-SSTB28	1585	.396	793	101
7	SW32x9	32	105 1/4	3 1/2	16-SDS 1/4x6	2 5/8	2-SSTB28	2600	.427	975	128
8	SW48x9	48	105 1/4	3 1/2	48-SDS 1/4x6	3 5/8	2-SSTB28	4370	.439	1093	165
9	SW24x10	24	117 1/4	3 1/2	12-SDS 1/4x6	2 5/8	2-SSTB28	1590	.446	797	111
10	SW32x10	32	117 1/4	3 1/2	16-SDS 1/4x6	2 5/8	2-SSTB28	2460	.453	923	134
11	SW48x10	48	117 1/4	3 1/2	24-SDS 1/4x6	3 5/8	2-SSTB28	4095	.435	1024	171
12	SW24x12x6	24	141 1/4	5 1/2	12-SDS 1/4x6	2 5/8	2-SSTB28	1260	.543	629	167
13	SW32x12x6	32	141 1/4	5 1/2	16-SDS 1/4x6	2 5/8	2-SSTB28	2150	.581	807	201
14	SW48x12x6	48	141 1/4	5 1/2	24-SDS 1/4x6	3 5/8	2-SSTB28	3695	.521	924	256

1. FOR PLYWOOD SHEAR PANEL, ADD "P" TO MODEL NAME (E.G. SW24X8P), AND MULTIPLY THE TABLE LOADS BY 0.88.
2. FOR TWO-POUR APPLICATIONS, USE THE SSTB34. FOR STANDARD WALL, WITH A SECOND STORY INSTALLED ABOVE,ENGINEER OF RECORD MUST SPECIFY IF HIGH STRENGTH ANCHORAGE IS REQUIRED,DEPENDING ON LOAD.
3. RECOMMENDED MINIMUM $\frac{5}{8}$" X 12" MUDSILL ANCHOR.

USE THE FOLLOWING DETAILS WHEN SILL OR TOP PLATES MUST BE CUTTED BY PLUMBING , HEATING OR OTHER PIPES





SHEAR TRANSFER @2ND FLOOR

COMMON NAIL	LENGTH (INCHS)	REQUIRED PENETRATION	LOAD PER NIL. (lbs)	LATERAL STRENGTH OF NAIL (PLF)			
16d	3.5"	1.94"	105	SPACING (inch on center)			
FRAMING THICKNESS	DIAPHRAGM THICKNESS	ACTUAL PENETRATION	REDUCTION	12"	6"	4"	3"
1.5	1 / 2 "	1-1 / 2"	0.77	81	162	244	325
	5 / 8 "	1- 3 / 8 "	0.71	74	149	223	298
	3 / 4 "	1 - 1 / 4 "	0.64	68	135	203	271

LARR # AND ICBO #

SIMPSON PRODUCT LARR#
POST BASE=24818 : POST CAP=22086 : HD'S=25293 : STRAP=25281
ET 22 EPOXY=25185 & 25120 (SPECIAL INSPECTION IS REQUIRED)

WOOD MEMBER SPECIFICATIONS

MEMBERS	GRADE (DFL)	(Fb)psi	(Fv)psi	(E)ksi
2 X MEMBERS	NO.-2	875	95	1600
4 X MEMBERS	NO.-1	1000	95	1700
6 OR MORE X MEMBERS	NO.-1	1350	675	1600
G.L.B.	24F-V8	2400	190	1800

NOTE: USE ABOVE SPECIFICATION FOR ALL MEMBERS (U.N.O.)

NOTE TO CONTRACTOR

CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS INCLUDING APPLICABLE BUILDING AND ZONING CODES PRIOR TO THE START OF THE CONSTRUCTION AND NOTIFY THE ARCHITECT BEHZAD KHAVARANI AND ASA ENGINEERING DESIGN SERVICES AT 818-997-1030 IMMEDIATELY OF ANY DISCREPANCY.

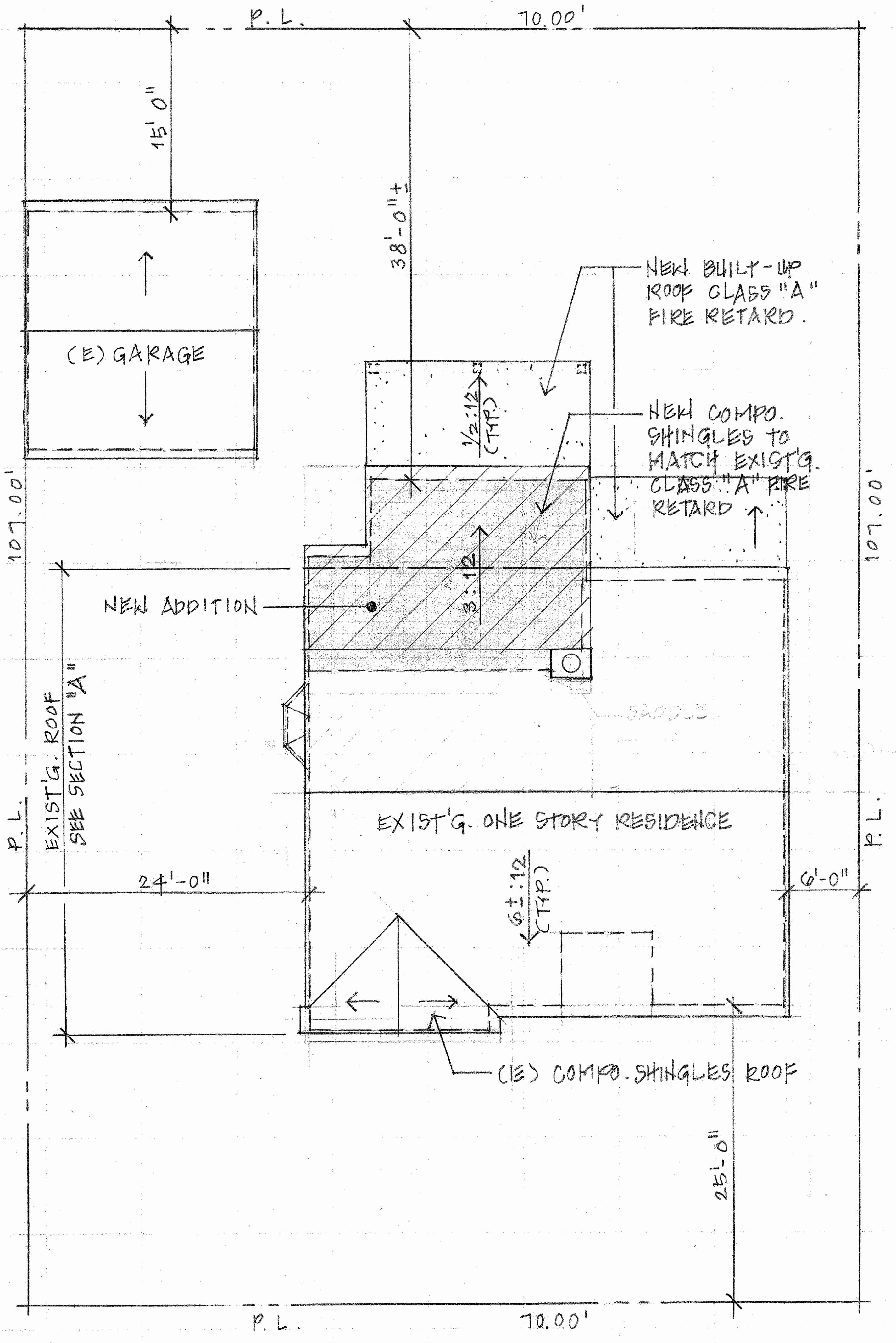
REVISIONS	BY

PROJECT NAME:
PROJECT ADDRESS:

STRUCTURAL DESIGN SERVICES
6320 VAN NUYS BLVD.
VAN NUYS, CA. 91401.
TELL: (818) 997-1030
FAX: (818) 997-1063
E-MAIL: ASADESIGN@MSN.COM

DATE : / /03
SCALE : AS SHOWN
DRAWN : A.K.
CHECKED : A.A.
JOB NO. :
INDEX :
SHEET
S-1
1 OF SHEETS

★ APPROVED PLANS BY THE BUILDING DEPT. SHALL BE CONSTRUCTED BY A LICENCED CONTRACTOR. ★ PLANS WITHOUT BUILDING DEPARTMENT APPROVAL STAMPS ARE NOT VALID FOR CONSTRUCTION. ★ PLEASE READ ALL GENERAL NOTES AND SPECIFICATIONS ON THIS SHEET , IF THERE IS ANY MISTAKE FROM GENERAL CONTRACTOR THAT MISTAKE IS ALL HIS RESPONSIBILITY ★



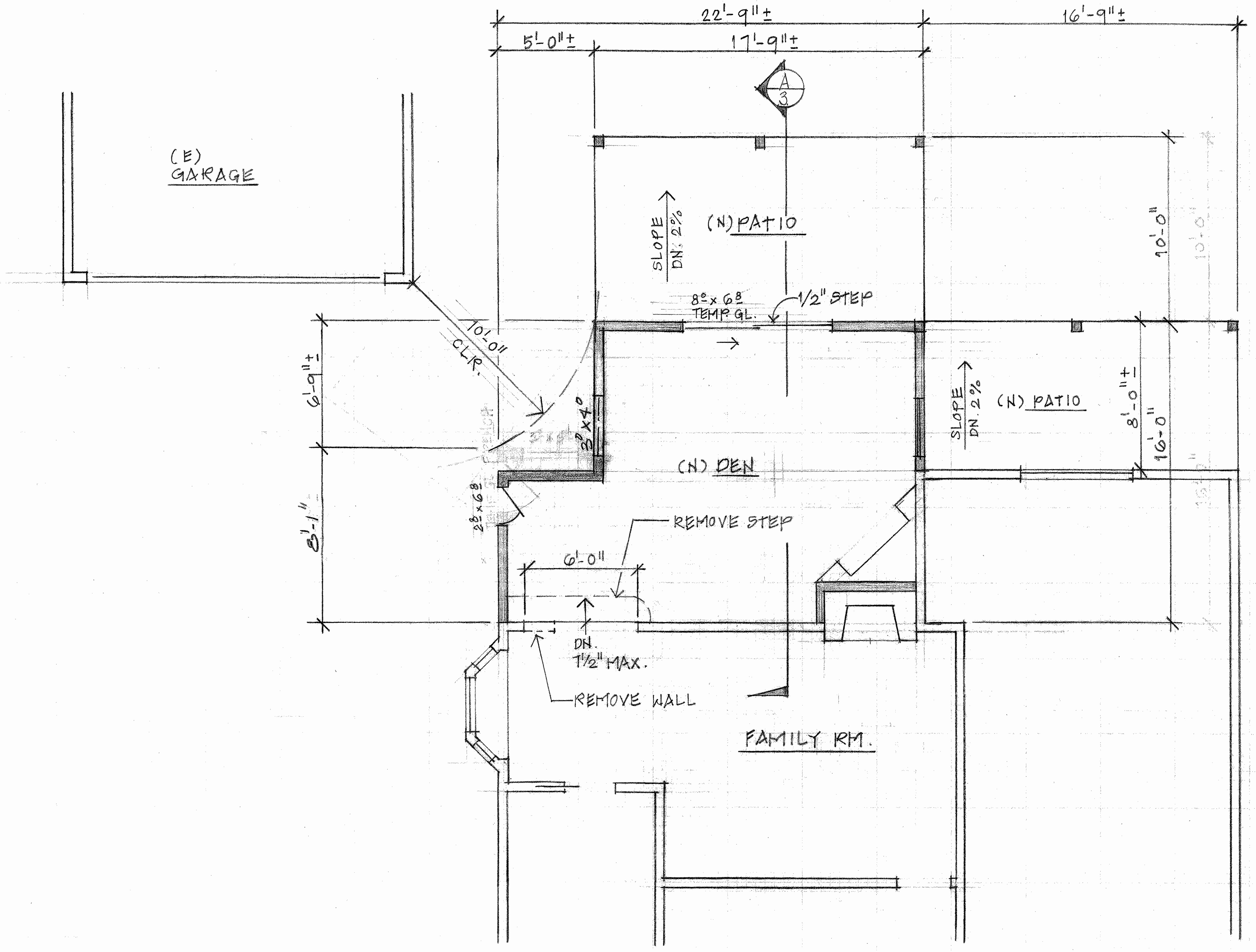
SITE PLAN / ROOF PLAN

1/8" = 1'-0"

EXISTING : 1,243 S.F.

ADDITION : 318 S.F.

TOTAL : 1,561 S.F.



FLOOR PLAN

1/4" = 1'-0"

LEGEND:

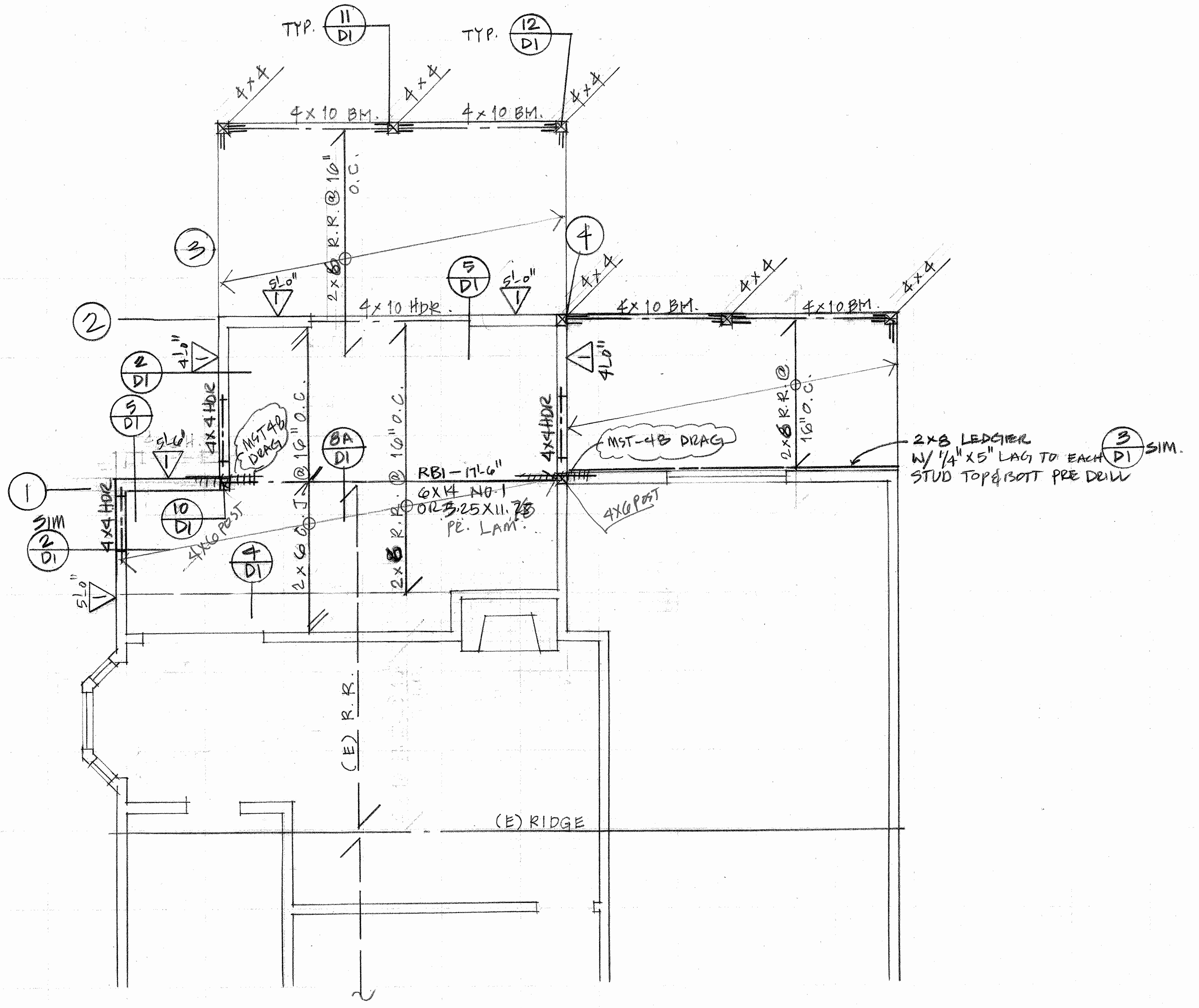
═	EXIST'G. WALL
▬	NEW WALL W/ FINISH TO MATCH EXIST'G.

REVISIONS	BY

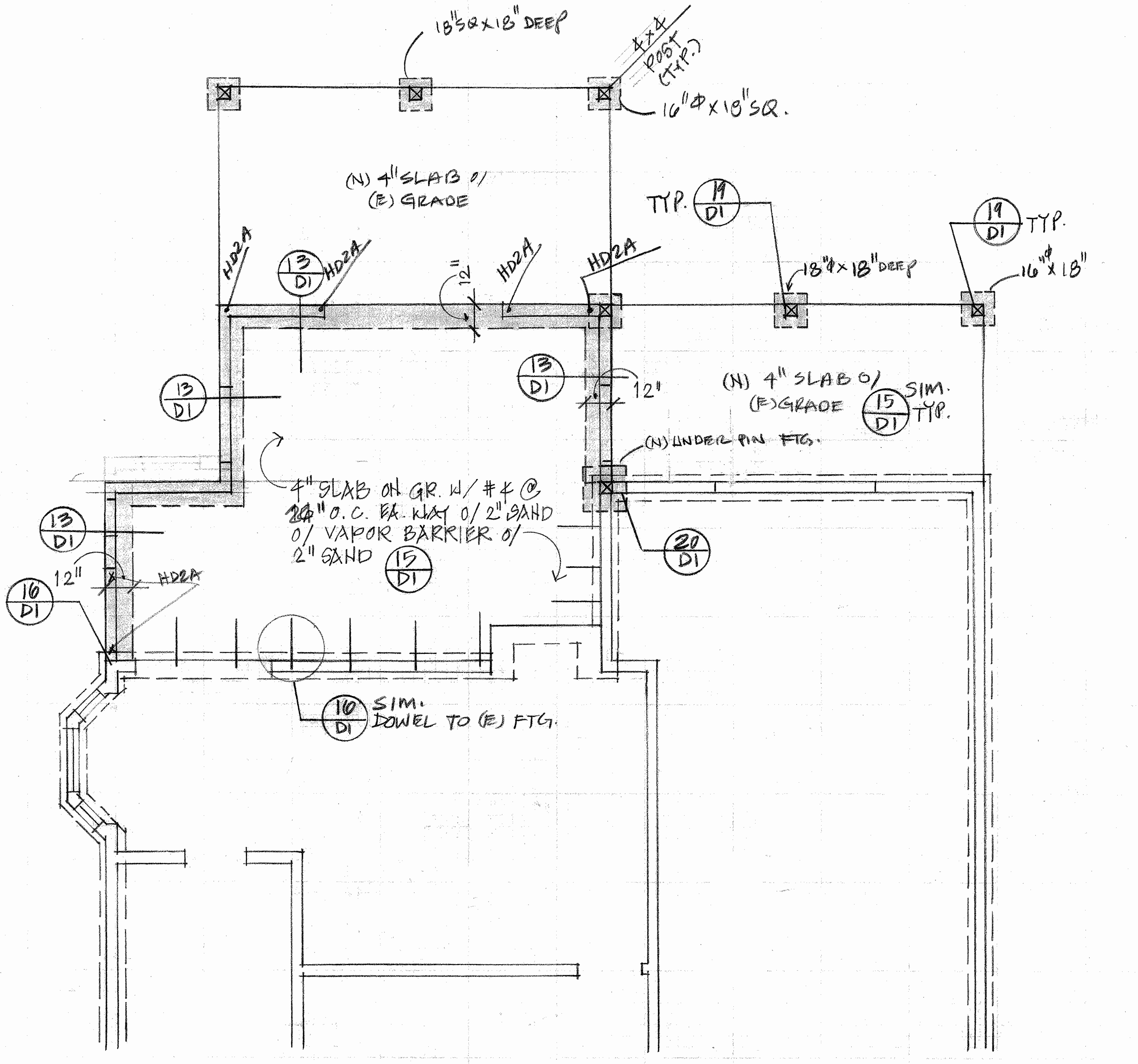
RESIDENCE REMODELING
10429 PEACH STREET
MISSION HILLS, CA.

DATE	
SCALE	AS NOTED
DRAWN	
JOB	04-003
SHEET	1
OF 3 SHEETS	

REVISIONS	BY



ROOF FRAMING PLAN



FOUNDATION PLAN

LEGEND:

– – – – – EXIST'G. FTG.

▨ NEW FTG.

DATE

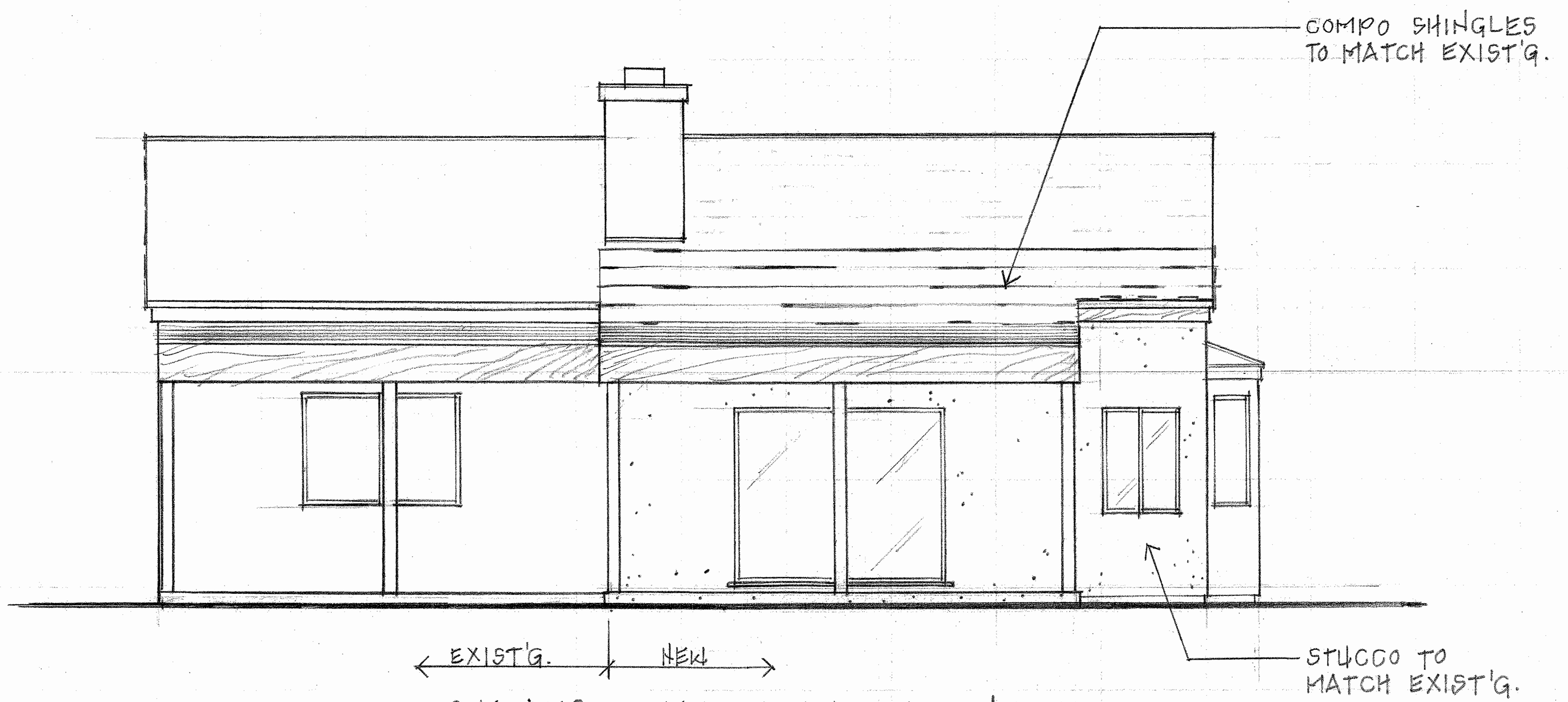
SCALE 1/4"=1'-0"

DRAWN

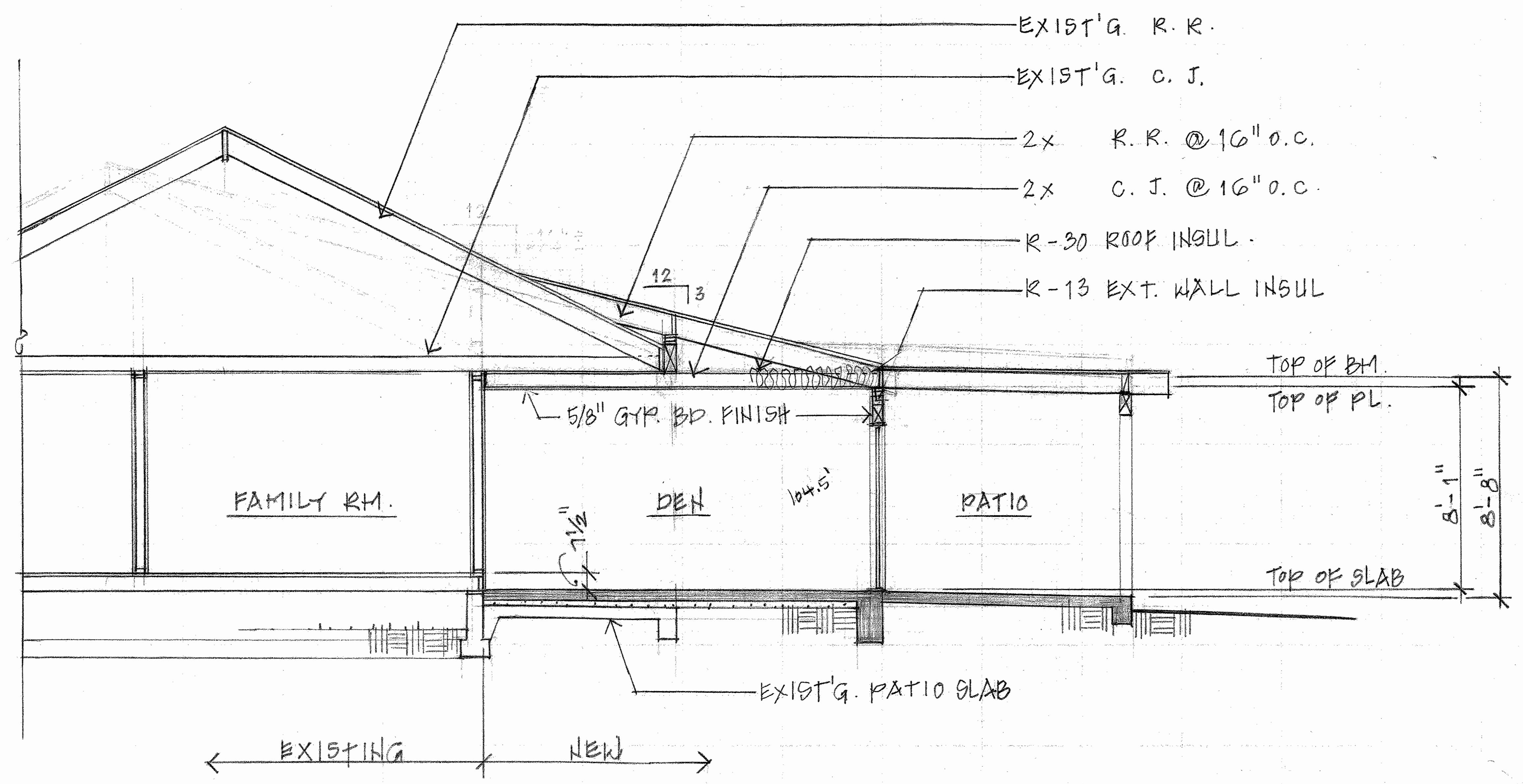
JOB 04-003

SHEET 2

OF 3 SHEETS



REAR ELEVATION



SECTION "A"

REVISIONS	BY

DATE
SCALE 1/4" = 1'-0"
DRAWN
JOB
SHEET 3
OF 3 SHEETS

DATAPRINT CORP. 700 SO. CLAREMONT ST. SAN MATEO, CA. 94402

STOCKDRAFTING FORM NO. 101-55