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TEL: 562.713.9677



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LONG BEACH, CALIF. 90807

DRAWN
B.A.

CHECKED

DATE
11-15-2016

SCALE
AS NOTED

JOB NO.
16-905

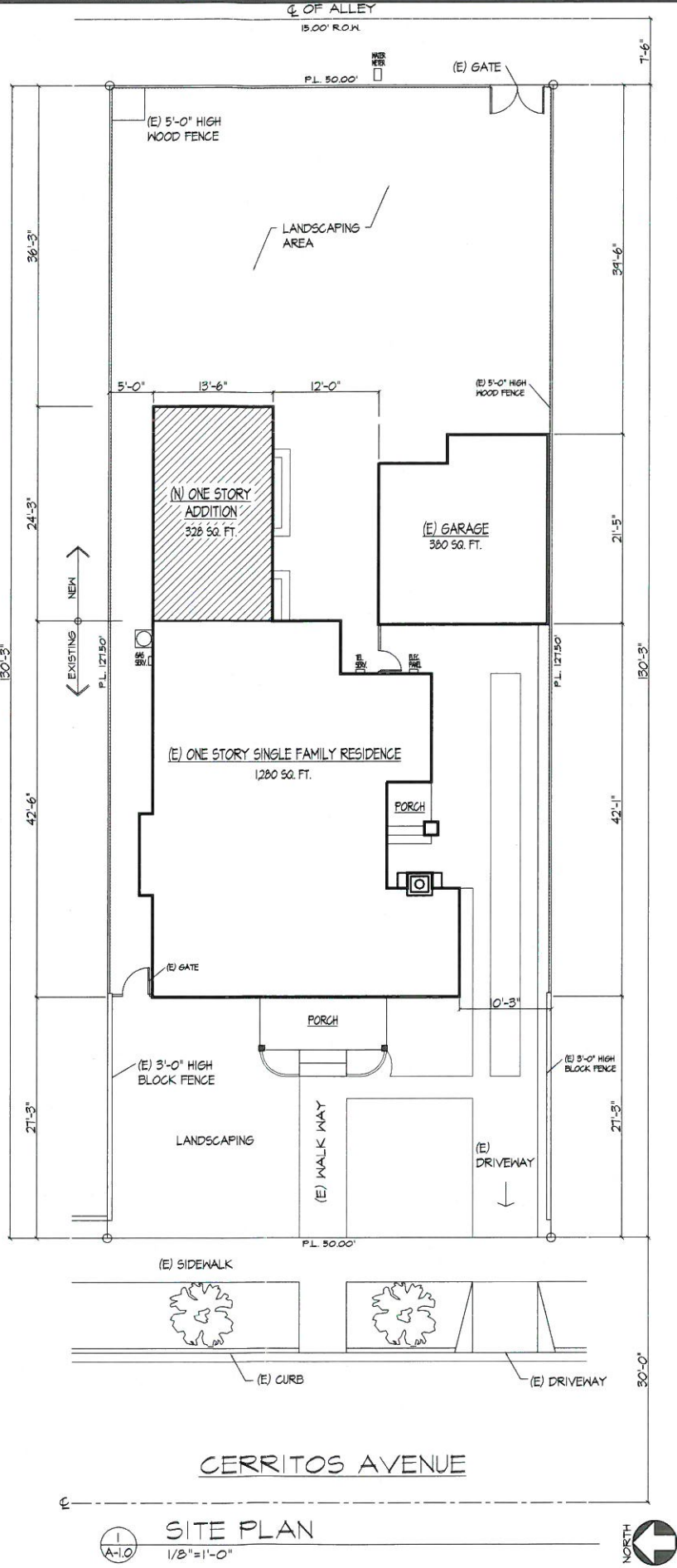
SHEET

A-1.0

OF SHEETS

NOTES:

- 1- AN APPROVED SEISMIC GAS SHUT OFF 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. (PER ORDINANCE 170.15B) SEPARATE PLUMBING PERMIT IS REQUIRED. CONTACT THE PLUMBING DIVISION OF THE MECHANICAL BUREAU FOR INFORMATION
- 2- NO CONSTRUCTION ALLOWED ON NATURAL WATERCOURSE
- 3- PROVIDE TEMPORARY TOILET FACILITIES DURING CONSTRUCTION
- 4- ALL CONC. BLOCK FENCES SHALL BE FINISHED W/ STUCCO
- 5- POOL, SPA, BOUNDARY WALLS, FENCES, TRELLIS AND PATIO COVERS REQUIRE SEPARATE PERMIT
- 6- PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY, STOVE, OR BARBEQUE
- 7- STRAP WATER HEATER TO WALL W/ APPROVED STRAP (SEC. 5013, LAPC)
- 8- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FT. CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, VAULTS, PULL BOXES, TRANSFORMERS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOD-UPS. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FT. OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAY AND/OR ADDITIONAL EXPENSES.
- 9- DUCTS IN A PRIVATE GARAGE AND DUCTS PENETRATING WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 0.019 INCH (0.48 MM) SHEET STEEL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
- 10- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
- 11- THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION
- 12- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED W/ NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SEC. R 303.1 OR SHALL BE PROVIDED WITH 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 FLOOR LEVEL (R 303.1)
- 13- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3)



GENERAL NOTES:

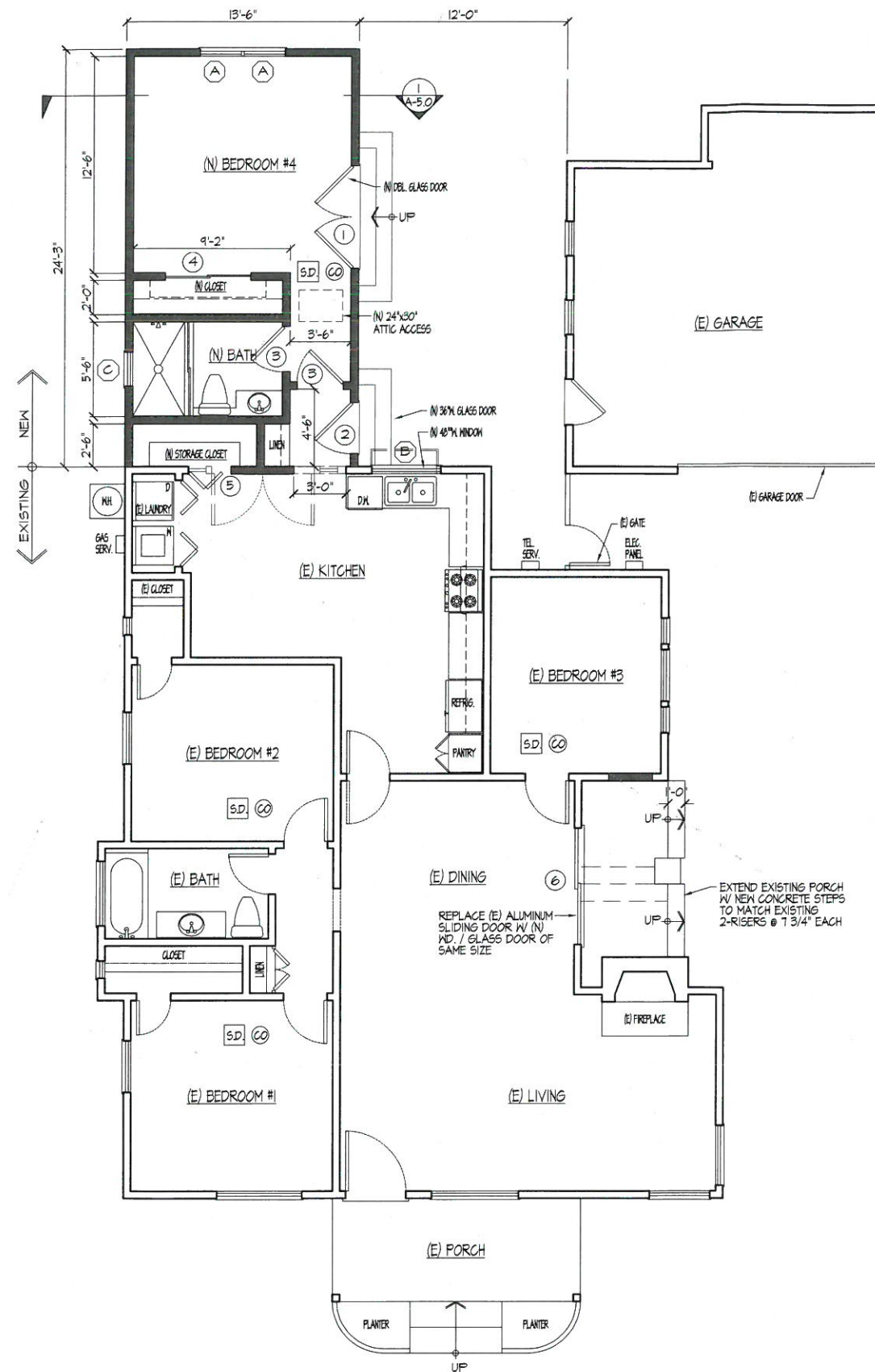
1. All dimensions on these architectural drawings are to the face of stud, to the face of masonry, to centerline of openings or as indicated. Dimensions shall take precedence over scaled drawings and specifications shall take precedence over notes on drawings. All architectural drawings shall be considered complementary.
2. Contractor shall furnish all labor, materials and services necessary to complete the work indicated on these architectural drawings and specifications.
3. Contractor shall be solely responsible for construction means, methods, scheduling and safety. Contractor shall keep site reasonably clean and secure over night and over periods of delay or work stoppage longer than 24 hours to prevent damage, theft and vandalism. Contractor shall make reasonable efforts to keep all unauthorized persons off site during construction. At the end of construction, contractor shall thoroughly clean project, including but not limited to all glazing, flooring, and all other exposed surfaces.
4. Contractor shall be solely responsible for obtaining all inspections and utility permits required by all applicable government officials. Notify architect at least 24 hours before all building inspections. All work and procedures shall conform to local building codes and regulations and to Uniform Building Code, most recent edition. Bring all conflicts, omissions, and errors discovered on these architectural drawings to the attention of the architect.
5. Contractor, sub-contractor and all of their employees shall verify all existing conditions and dimensions in the field before start of the work and shall become thoroughly familiar with these architectural drawings and specifications before submitting bids on any part of the project.
6. Erect and maintain job signage of architect as directed by architect on site and keep clean and unobstructed from view by the public.

PROJECT INFORMATION

PROJECT ADDRESS: 3650 CERRITOS AVENUE LONG BEACH, CALIF. 90807	CONSTRUCTION TYPE: V-B
OWNER / ADDRESS: MS. ZOHREH MOOSAVI 3650 CERRITOS AVENUE LONG BEACH, CALIF. 90807	ZONING:
SCOPE OF WORK: NEW BEDROOM & BATH ADDITION TO EXISTING SINGLE FAMILY DWELLING ADDITION AREA = 328 SQ.FT.	OCCUPANCY TYPE: R-3 / U
LEGAL DESCRIPTION: LOTS 3&4, BLK. 8, TRACT 5630 W.B. 60 PG. 65/66 COUNTY OF LOS ANGELES, CALIFORNIA A.P.N. 7146-015-002	CODES: C.B.C. 2014 ED.

SHEET INDEX

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S-3.0	STRUCTURAL DETAILS
T-24.1	TITLE 24 ENERGY CERT.
T-24.2	TITLE 24 ENERGY CERT.



LEGEND

- EXIST'G WALL TO REMAIN
- EXIST'G WALL TO BE DEMOLISHED
- NEW STUD WALL (2 x - WD. STUDS @ 16" O.C. U.N.O.)
- SD HARD-WIRED SMOKE DETECTOR W/ A BATTERY BACK UP PER CODE (310.9.1)
- E ELECT. EXHAUST FAN (50 CFM MIN.) "ENERGY STAR" COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING SEE NOTES #25 & #26 ON GRN-14 SHEET A-1.4
- CO CARBON MONOXIDE DETECTOR ALARM FOR ALL ALL BEDROOMS OR AS INDICATED ON PLAN (HARDWIRED)

NOTE: DOORS & WINDOWS THAT ARE NOT NUMBERED ARE EXISTING TO REMAIN

NOTE: SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: 310.9, VOL. 1, CBC 2011 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 & HALLWAY OR AREA GIVING ACCESS TO SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.

NOTE: SMOKE DETECTORS ARE NOT TO BE LOCATED IN KITCHEN, GARAGE OR WITHIN 3 FEET FROM DOOR TO KITCHEN OR BATH ROOM OR SUPPLY AIR REGISTERS

NOTE: PROVIDE AN ARC-FAULT CIRCUIT-INTERRUPTER IN ALL SLEEPING ROOMS

* NEWLY INSTALLED BATH ROOM AXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

* NEWLY INSTALLED BATH ROOM AXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VERIFICATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.

* THE FLOW RATE OF ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1

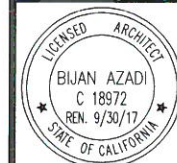
PROPOSED FLOOR PLAN
1/4"=1'-0"



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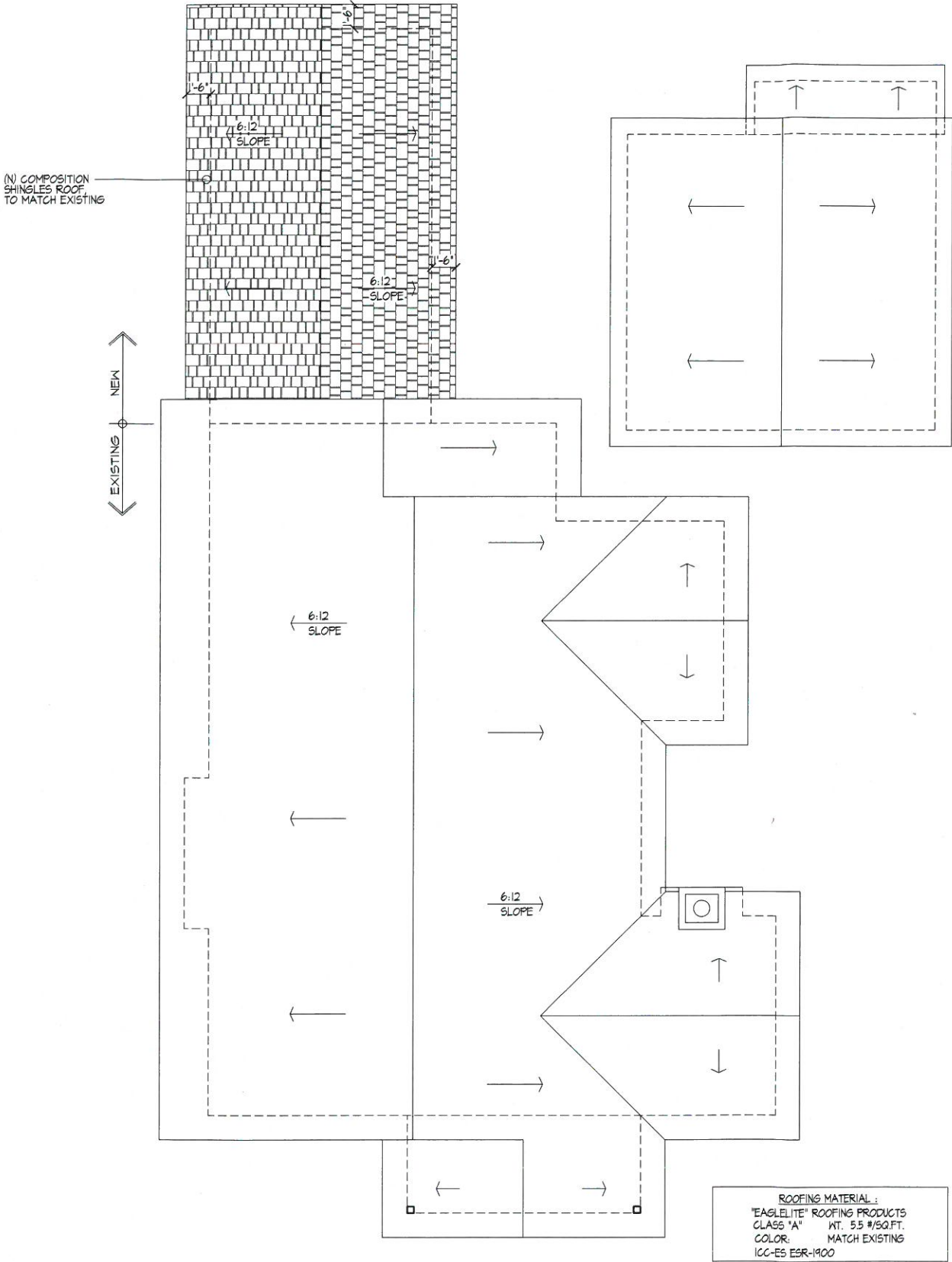
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A-2.0

OF SHEETS

NOTES

- 1- ATTIC VENT OPENING SHALL HAVE CORROSION RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/8" MIN. AND 1/4" MAX. OPENING
- 2- VALLEY FLASHING SHALL BE NOT LESS THAN 0.019 INCH (No. 26 GALVANIZED SHEET GAGE) CORROSION RESISTANT METAL INSTALLED OVER A 36 INCH WIDE UNDERLAYMENT OF 12 POUND MINERAL SURFACED NON PERFORATED CAP SHEET MEETING ASTM D3909 RUNNING THE FULL LENGTH OF THE VALLEY
- 3- ROOF GUTTERS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS



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



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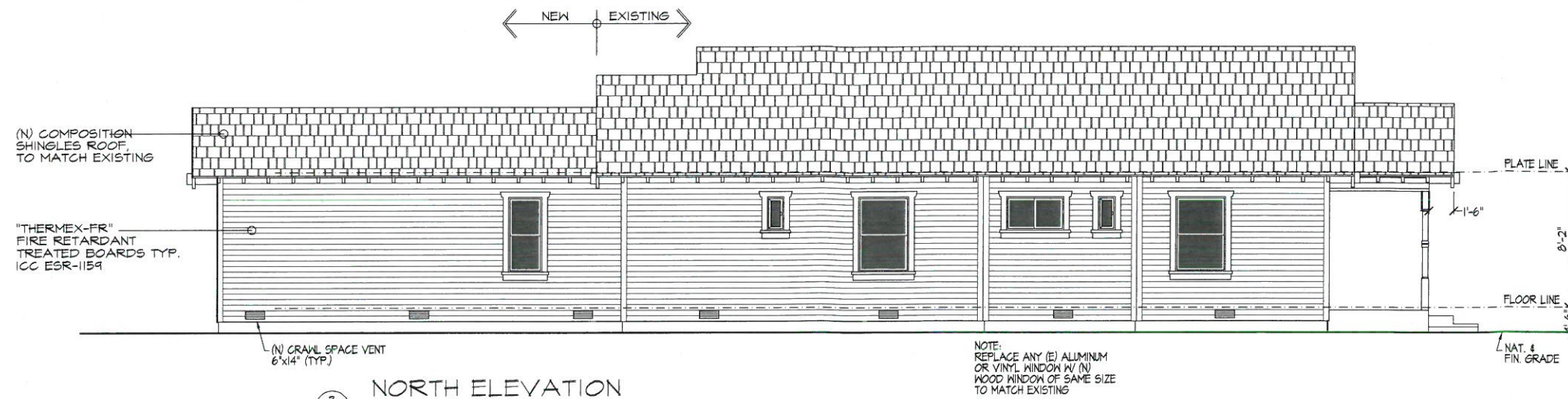
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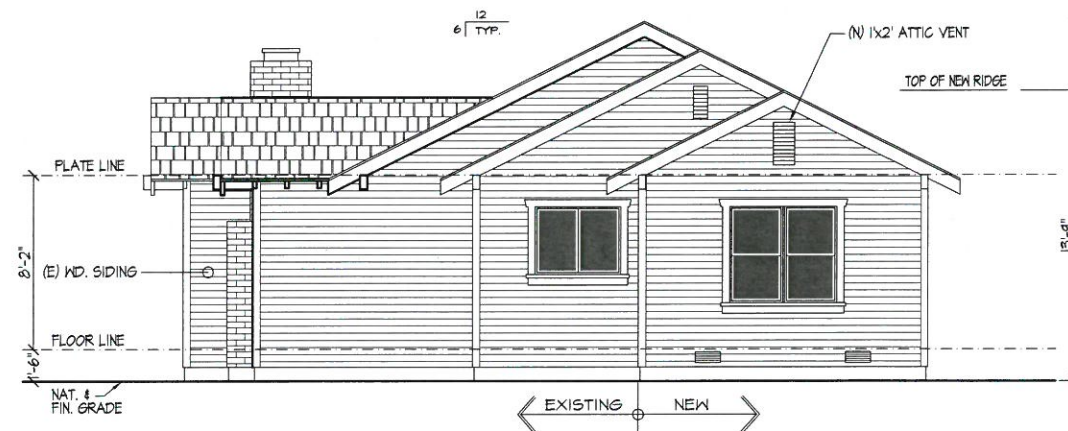
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OF SHEETS



3
A-4.0
1/4"=1'-0"

NORTH ELEVATION



2
A-4.0
1/4"=1'-0"

EAST ELEVATION

CRAWL SPACE AREA = 296 SQ.FT.
 $300 / 150 = 2.0$
 $6" \times 14" \text{ VENT} = 84 / 144 = 0.58 \text{ SQ.FT.}$
 $2.0 / 0.58 = 3.44$
 PROVIDE MIN. 4 CRAWL SPACE VENTS

NOTE:
 BUILDING 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 THE PROPERTY.



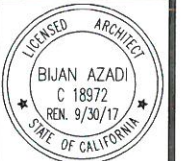
1
A-4.0
1/4"=1'-0"

SOUTH ELEVATION

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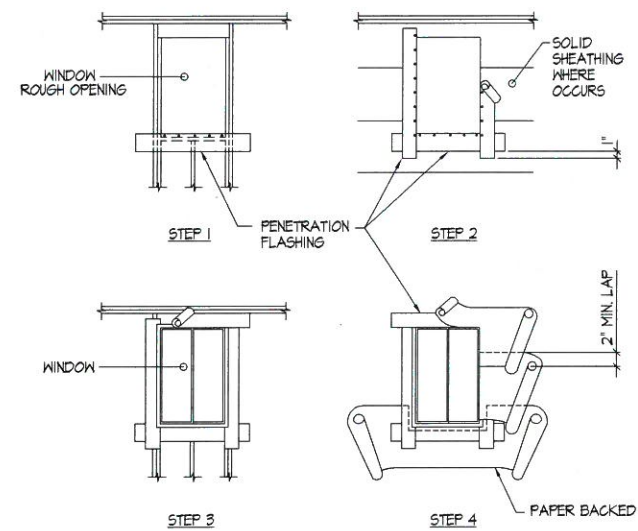


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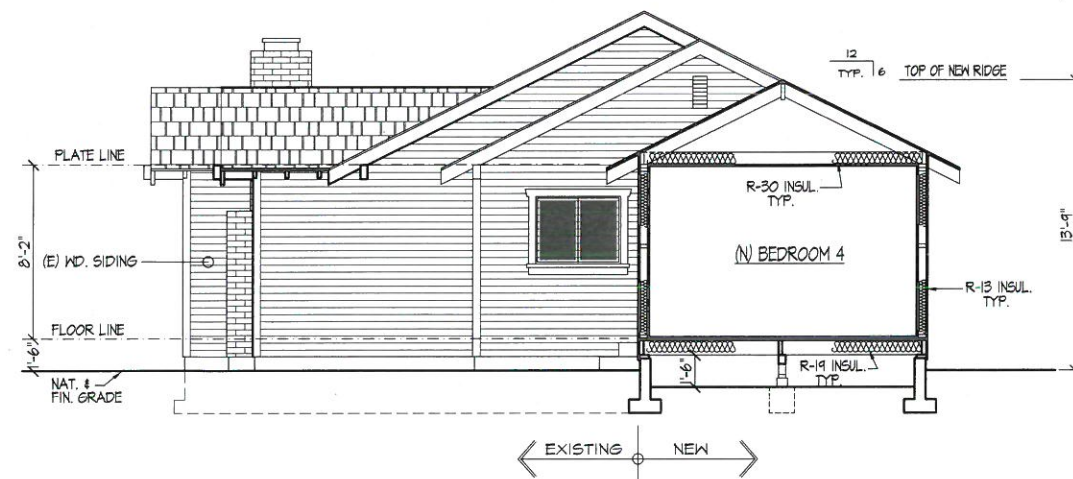
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NOTES

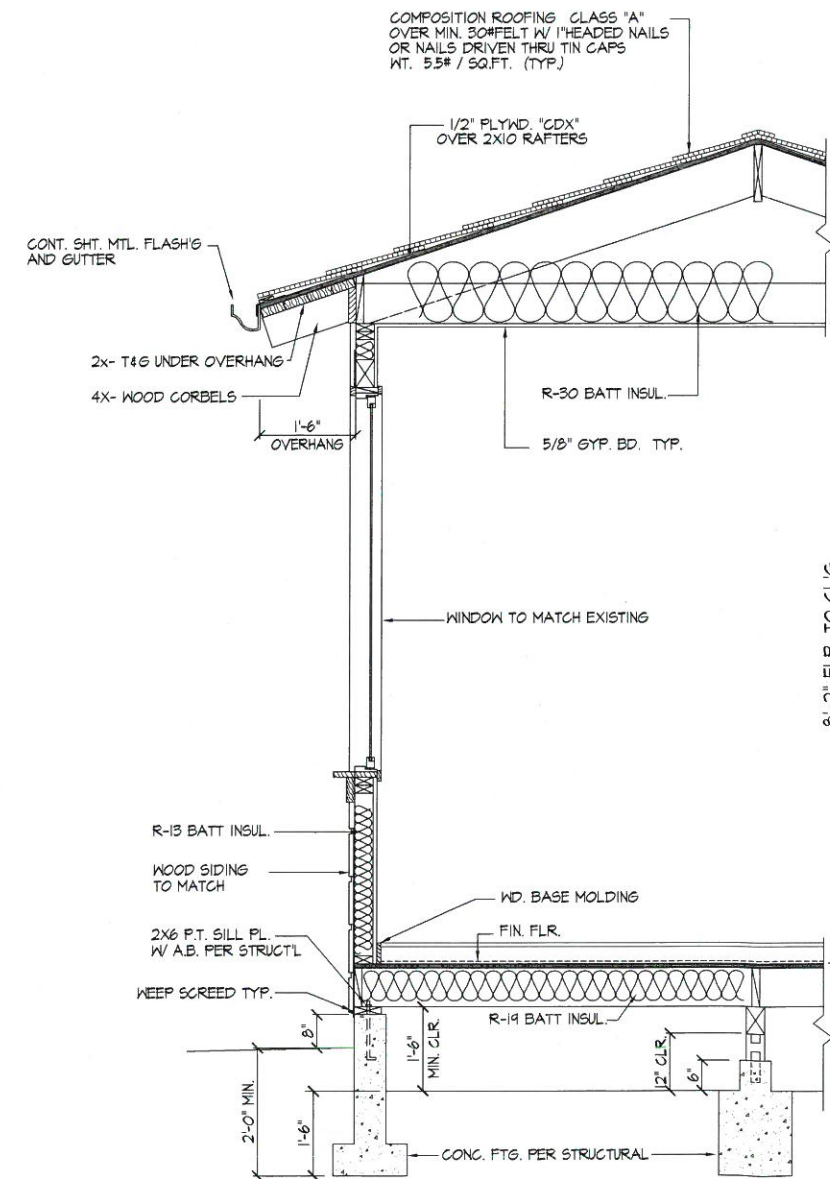
- DRAFT STOP SHALL BE PROVIDED WITHIN A CONCEALED FLOOR CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED WITH NFPA 13 SPRINKLER SYSTEM (1000 S.F. BETWEEN DRAFT STOPS)
- DRAFT STOP SHALL BE PROVIDED WITHIN ATTICS, MANGARDS, OVERHANGS AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED WITH NFPA 13 SPRINKLER SYSTEM (3000 S.F. BETWEEN DRAFT STOPS)
- HORIZONTAL OCCUPANCY SEPARATION MUST BE SUPPORTED BY A STRUCTURAL SYSTEM HAVING EQUIVALENT FIRE RESISTIVE PROTECTION (T04.1)
- DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. NO. 26 GAGE SHEET METAL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE (R 302.5.2)
- OTHER PENETRATIONS OF GARAGE / DWELLING CEILING AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R 302.11, ITEM 4 (R 302.5.3)
- IN COMBUSTIBLE CONSTRUCTION FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE (R 302.11)
- IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR / CEILING ASSEMBLY, DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQ. FEET. DRAFT STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS (R 302.12)



3
A-5.0
FLASHING AT WINDOWS (FLASHING AT DOORS SIMILAR)
1/4" = 1'-0"



1
A-5.0
SECTION
1/4" = 1'-0"

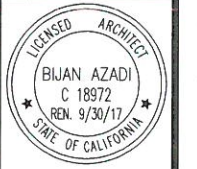


2
A-5.0
TYP. WALL SECTION
3/4" = 1'-0"

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NOTES

1. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION
2. WINDOW ABOVE BATH TUB SHALL HAVE SAFETY GLASS AS REQ'D BY SEC. 2406.4 U.B.C.
3. PROVIDE 70" HIGH MIN. NON-ABSORBENT WALL ADJ. TO SHOWERS AND APPROVED SHATTER RESISTANT MATERIAL FOR SHOWER ENCLOSURES.
4. PROVIDE FLUORESCENT LIGHTS RATED AT NOT LESS THAN 40/LUMENS PER WATT FOR GENERAL LIGHTING IN NEW BATHROOM AS PER TITLE 24.
5. ALL LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (I.C.) BY UNDERWRITERS LABORATORIES OR OTHER TESTING / RATING LABORATORIES RECOGNIZED BY INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS (ICC) AS PER TITLE 24.
6. GROUND FAULT PROTECTION IS REQUIRED FOR ALL GRADE ACCESS EXTERIOR OUTLETS, OUTLETS IN BATHROOMS, KITCHENS, BASEMENTS, CRAWL SPACES, GARAGES, WET BARS AND WITHIN 6' OF ANY WATER SOURCE.
7. PROVIDE 18" CLEARANCE ABOVE FLOOR FOR ALL PILOT LIGHTS.
8. WATER HEATER MUST BE STRAPPED TO WALL. SEC. 507.3, UPC
9. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED W/ NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED W/ 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" ABOVE FLOOR LEVEL.
10. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR AN APPROVED SEWAGE DISPOSAL SYSTEM.
11. KITCHEN SINKS, LAVATORIES, BATH TUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY.
12. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACE SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FLOOR.
13. 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)
14. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLING OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.
15. HEATER SHALL BE CAPABLE OF MAINTAINING A MIN. ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALL IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.
16. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6" WITHIN THE FIRST 10 FEET
17. DAMP PROOFING WHERE REQUIRED SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1
18. 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 ANFA VI FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SEC. 4 OF ANFA VI
19. AUTOMATIC GARAGE DOOR OPENERS SHALL BE LISTED IN ACCORDANCE WITH UL 325
20. ALL INTERIOR AND EXTERIOR STAIRS SHALL BE ILLUMINATED (R 303.6) (1 FOOT CANDLE AT TREAD RUNS MIN.)

SECURITY NOTES

1. GLASS DOORS, ADJACENT PANELS & ALL GLAZING WITHIN 18" OF THE ADJACENT FLOOR SHALL OF GLASS APPROVED FOR IMPACT HAZARD.
2. WINDOW & DOOR LIGHTS WITHIN 40" OF THE LOCKING DEVICE OF THE DOOR SHALL BE FULLY TEMPERED / APPROVED BURGLARY RESISTANT.
3. EVERY DOOR IN A SECURITY OPENING SHALL BE CONSTRUCTED, INSTALLED AND SECURED AS SET FORTH IN 2007 CBC.
4. GLAZING SHALL COMPLY WITH C.B.C.
5. ALL DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD.
6. EXIT DOORS MUST BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
7. NOTE ALSO THAT FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED.
8. LANDING AT DOOR SHALL HAVE LENGTH MEASURED IN DIRECTION OF TRAVL OF NO LESS THAN 36"
9. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED
10. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SEC. R308.3 (SEE EXCEPTIONS R308.4)
 - a. FIXED OR OPRABLE PANELS IN SLIDING, SWINGING OR BIFOLD DOOR ASSEMBLIES
 - b. GLAZING IN AN INDIVIDUAL FIXED OR OPRABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.

WINDOW SCHEDULE									
SYM.	WIDTH	HGT.	TYPE	MAT'L	FIN.	GLAZ'G	MANUF.	MODEL	REMARKS
(A)	2'-6"	4'-6"	VERT. SLIDING	WOOD	PAINT	CLEAR			MATCH EXISTING
(B)	4'-0"	3'-6"	SLIDING	WOOD	PAINT	CLEAR			
(C)	2'-0"	4'-6"	VERT. SLIDING	WOOD	PAINT	CLEAR			

- NOTES: 1- ALL NEW WINDOWS SHALL HAVE DOUBLE GLAZING
2- VERIFY WINDOW & DOOR ROUGH OPENINGS W/ MANUF.

DOOR SCHEDULE											
SYM.	NO. / OPEN'G	HGT.	WIDTH	THK.	CORE	TYPE	STYLE	MAT'L	FIN.	GLAZ'G	REMARKS
(1)	2	6'-8"	3'-0" EA.	-	-	SWING	-	WOOD / GLASS	PAINT	TEMP.	
(2)	1	6'-8"	3'-0"	-	-	SWING	-	WOOD / GLASS	PAINT	TEMP.	
(3)	1	6'-8"	2'-8"	1 3/8"	H/C	SWING	-	WOOD	PAINT	-	
(4)		6'-8"	5'-0"	3/4"	-	SLIDING	-	WOOD	PAINT	-	CLOSET
(5)	2	6'-8"	2'-6"	3/4"	-	FOLDING	-	WOOD	PAINT	-	CLOSET
(6)	2	6'-8"	7'-0"	-	-	SLIDING	-	WOOD / GLASS	PAINT	TEMP.	

NOTE: DOORS & WINDOWS THAT ARE NOT NUMBERED ARE EXISTING TO REMAIN

ENERGY NOTES

1. THE BUILDING DESIGN MEETS THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2 - 53.
2. INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND BUILDER STATING THAT THE INSTALLATION CONFORM WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2 - 53 AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2, SUBCHAPTER 4, ARTICLE 3.
3. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
4. DOORS AND WINDOWS BETWEEN CONDITIONED AND OUTSIDE OR RECONDITIONED SPACES SUCH AS GARAGES AND COMPARTMENTS FOR CENTRAL AIR GAS FURNACES SHALL BE FULLY WEATHER-STRIPPED.
5. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS LISTED IN TABLE 2 - 53V OF THE ENERGY REGULATIONS.
6. ALL FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING SHALL BE PROVIDED WITH BACK DRAFT DAMPERS.
7. CAULK AROUND ALL PLUMBING AND ELECTRICAL PENETRATIONS INTO THE BUILDING ENVELOPE.
8. CAULK AND SEAL AROUND ALL WINDOW AND DOOR FRAMES AND BETWEEN WALL SOLE PLATES AND FLOORS AND BETWEEN EXTERIOR WALL PANELS.
9. MASONRY AND FACTORY BUILT FIREPLACES SHALL HAVE THE FOLLOWING:
 - A.) TIGHT FITTING CLOSEABLE METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX.
 - B.) A COMBUSTION AIR INTAKE TO DRAW AIR FROM THE OUTSIDE OF THE BUILDING DIRECTLY INTO THE FIREBOX, WHICH IS AT LEAST SIX SQUARE INCHES IN AREA AND IS EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE AND TIGHT FITTING DAMPER.
 - C.) TIGHT FITTING FLUE DAMPER WITH READILY ACCESSIBLE CONTROL.
 - D.) CONTINUOUS BURNING PILOT LIGHTS ARE PROHIBITED.
10. DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED ACCORDING TO CHAPTER 10 OF THE 2007 UNIFORM ALL JOINTS OF THE DUCT SYSTEM SHALL BE TIGHTLY SEALED WITH MASTIC OR TAPE.
11. STORAGE TYPE WATER HEATERS AND STORAGE TANKS FOR SOLAR WATER HEATING SYSTEM SHALL BE EXTERNALLY WRAPPED WITH INSULATION OF R-12 OR GREATER, UNLESS SO INTERNALLY INSULATED.
12. PROVIDE MINIMUM R-3 INSULATION ON WATER HEATER INLET AND OUTLET PIPE FOR FIRST FIVE FEET IN RECONDITIONED SPACE.
13. INSULATE RECIRCULATING HOT WATER PIPING IN UNHEATED SPACES.
14. GAS FIRED HOUSEHOLD HEATING AND COOLING APPLIANCES, SHOWER HEADS AND FAUCETS SHALL COMPLY WITH THE APPLIANCE EFFICIENCY STANDARDS.
15. GENERAL LIGHTING IN KITCHEN AND BATHROOM SHALL HAVE AN EFFICIENCY OF NOT LESS THAN 25 LUMENS/WATTS. (SPECIFY FLUORESCENT LIGHTING).
16. THERMOSTATICALLY CONTROLLED HEATING OR COOLING SYSTEMS (EXCEPT HEAT WHICH PUMPS) SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM CAN BE MANUALLY PROGRAMMED TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST TWO PERIODS WITHIN 24 HOURS.

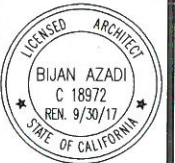
- c. GLAZING IN AN INDIVIDUAL FIXED OR OPRABLE PANEL THAT MEETS ALL THE FOLLOWING CONDITIONS:
 - 1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ.FT.
 - 2) BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR
 - 3) TOP EDGE GREATER THAN 36" ABOVE THE FLOOR
 - 4) ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING
- d. GLAZING IN RAILINGS
- e. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS & SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE
- f. GLAZING IN WALLS & FENCES ADJACENT TO INDOOR & OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A WALKING SURFACE AND WITHIN 60" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE WATER'S EDGE
- g. GLAZING ADJACENT TO STAIRWAYS, LANDINGS & RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHERE THE SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE
- h. GLAZING ADJACENT TO STAIRWAYS WITHIN 36" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE NOSE OF THE TREAD

- ii. SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SEC. R308.6 SKYLIGHT SHALL BE LABELED BY LA CITY APPROVED LABELING AGENCY SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING

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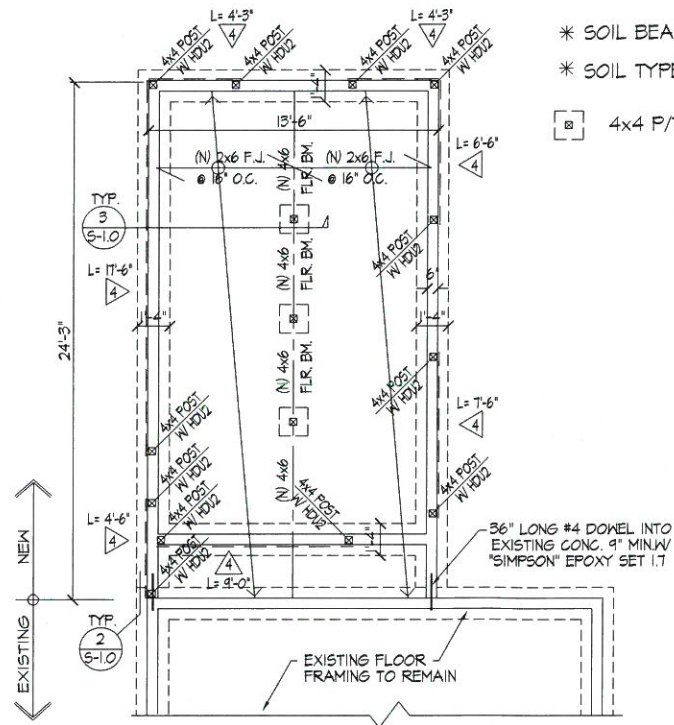
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OF SHEETS

GENERAL NAILING SCHEDULE (DOUGLAS FIR-LARCH FRAMING)

MARK	CONNECTION	NAIL @
1	JOIST TO SILL OR GIRDER, TO E NAIL	3-8d
2	BRIDGING TO JOIST, TO E NAIL AT EA. END	2-8d
3	SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d @ 16" O.C.
4	TOP PLATE TO STUD AT END	2-16d
5	STUD TO SOLE PLATE	2-16d END NAIL OR 4-8d TOE NAIL
6	DOUBLE STUDS, FACE NAIL	16d @ 24" O.C.
7	TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL	2-16d
8	CONTINUOUS HEADER, TWO PIECES	16d @ 16" O.C. ALONG EA. EDGE
9	CEILING JOIST TO PLATE, TO E NAIL	3-8d
10	CONTINUOUS HEADER TO STUD, TO E NAIL	3-8d
11	CEILING JOISTS, LAPS OVER WALLS, FACE NAIL	3-16d
12	CLG. JOISTS, 10 PARALLEL RAFTERS, FACE NAIL	3-16d
13	RAFTER TO PLATE, TO E NAIL	3-8d
14	1x BRACE TO EA. STUD AND PLATE, FACE NAIL	2-8d
15	BUILT UP CORNER STUDS	16d @ 24" O.C.
16	BUILT UP GIRDER AND BEAM	20d @ 32" O.C. 5-20d @ TOP & BOT. 5-20d @ ENDS

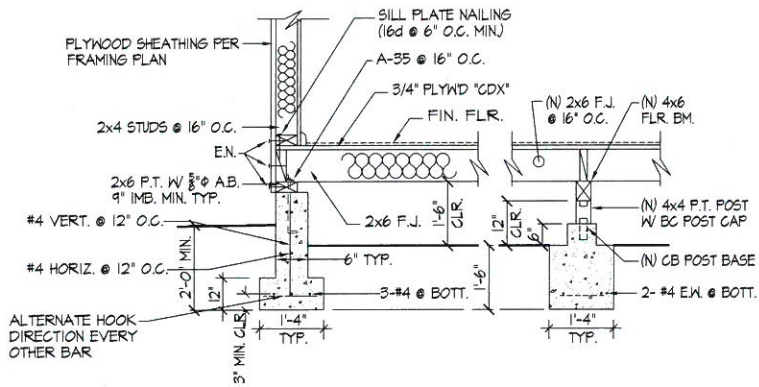
NOTE: WITH RESPECT TO THIS SCHEDULE, COMMON OR BOX NAILS MAY BE USED.



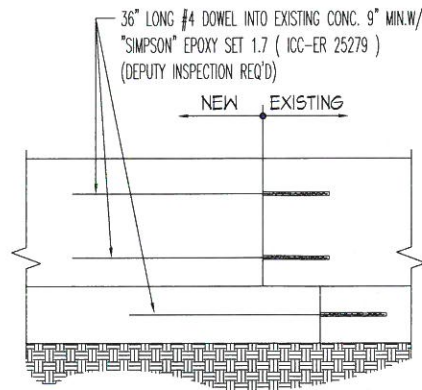
NOTE: PROVIDE DBL. FLOOR JST. OR SOLID BLOCKING UNDER ALL INTERIOR PARTITIONS

* FLOOR PLYWOOD / OSB SHALL BE 3/4" THK. "EXP-1" T&G P.I. 48/24, W/ 10d NAILS @ 4", 4", 10" O.C. (UNBLOCKED) (SPECIAL PERIODIC INSPECTION REQUIRED)

1 FOUNDATION PLAN
1/4"=1'-0"



3 FOUNDATION DETAIL
1/2"=1'-0"



2 NEW FTG. TO EXISTING
1"=1'-0"

* SOIL BEARING: 1500 P.S.F.

* SOIL TYPE: SANDY SILT

4x4 P/T/ POST W/ 16" SQ. CONC. PAD

NOTES

- ANCHOR BOLTS SHALL BE 5/8"x12" BOLTS EMBEDDED 9" MIN. INTO FTG. AND SPACED @ MAX. 4'-0" O.C. STARTING WITHIN 12" OF SILL ENDS W/ 3" SQ. X 1/4" STL. PL. WASHERS.
- FOOTINGS SHALL HAVE FULL BEARING ON THE FTG. OR MORTAR BED.
- ALL WOOD IN DIRECT CONTACT WITH MASONRY OR CONCRETE AT A POINT 48" OF THE GROUND SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE OR SHALL BE DURABLE WOOD (FDN. GRADE CALIF. RED WOOD OR FOUNDATION LUMBER WESTERN RED CEDAR).
- UNDER FLOOR AREAS SHALL BE VENTILATED BY OPENINGS IN EXTERIOR FOUNDATION WALL. PROVIDE 1 1/2 SQ. FT. PER 25 LINEAL FEET OF EXT. WALL.
- STD. FTG. CONCRETE MIX: 1 PT. CEMENT, 3 PTS. SAND, 4 PTS. @ 1" ROCK AND MAX. 8 1/2 GAL. WATER PER SACK OF CEMENT.
- ALL CONCRETE SHALL BE F'c=2500 P.S.I. CONCRETE GRADE BEAMS SHALL BE F'c=3,000 P.S.I. (DEPUTY INSPECTION REQ'D)
- ALL REINFORCING SHALL BE ASTM-A615 GRADE 40
- IN THE EVENT EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS, THE SERVICES OF A GEOTECHNICAL ENGINEER MAY BE REQUIRED.
- ALL FOOTINGS SHALL BE FOUNDED INTO NATURAL UNDIST. GROUND AS PER CODE.
- WHERE FOUNDATION WALLS EXCEED 4'-0" IN HEIGHT/DEPTH FOR ANY REASON, PROVIDE STEM WALL REINFORCING MINIMUM #4 @ 24" O.C. BOTH WAYS.
- ALL FOUNDATION EXCAVATIONS TO BEAR LIKE MATERIAL.
- A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT TO THE PLATE PER CODE
- HOLD-DOWN CONNECTOR BOLT HOLES SHALL NOT BE MORE THAN 1/16" OVERSIZED AT THE CONNECTOR OF HOLD-DOWN TO THE POST.
- HOLD-DOWN CONNECTOR SHALL BE TIGHTENED JUST PRIOR TO COVERING
- NAILING SHALL BE AS PER TABLE 2304.9.1
- THE SOIL BELOW CONCRETE SLAB SHALL BE PRE-SATURATED TO A DEPTH OF 18 INCHES PRIOR TO PLACING THE CONCRETE.
- ALLOWABLE FOUNDATION AND LATERAL PRESSURES FOR FOOTING DESIGN SHALL NOT EXCEED THE VALUES SHOWN IN TABLE 1806.2.

DESIGN CRITERIA:

LATITUDE = 33.82387 LONGITUDE = -118.17709 IMPORTANCE FACTOR = 1.0
OCCUPANCY CATEGORY = II FLOOR LIVE LOAD = 40 PSF
ROOF LIVE LOAD = 20 PSF ROOF LIVE LOAD = 20 PSF
BASIC WIND SPEED = 110 MPH EXPOSURE = C COEFF. = 0.18
SEISMIC DESIGN CATEGORY = E
SITE CLASS = D Fa = 1.0 Fv = 1.5 Cs = 0.251
Ss = 1.638g S1 = 0.607g Sms = 1.638g Sm1 = 1.911g
Sds = 1.092g Sd1 = 0.607g R = 6.5
DESIGN BASE SHEAR = 13.72 KIPS Row = 3.0
ANALYSIS PROCEDURE: EQUIVALENT FORCE PROCEDURE (ASCE 7-10, SEC. 12.8)
SPECIAL LOADS: NONE
SYSTEM OR COMPONENTS REQUIRING SPECIAL INSPECTION: SEE PLAN

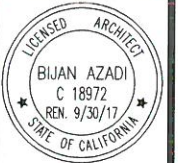
SPECIAL INSPECTIONS:

1- SHEAR WALL NAILING

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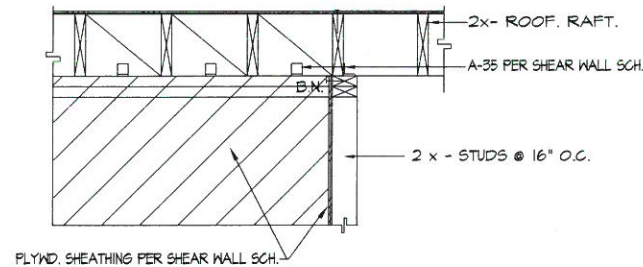


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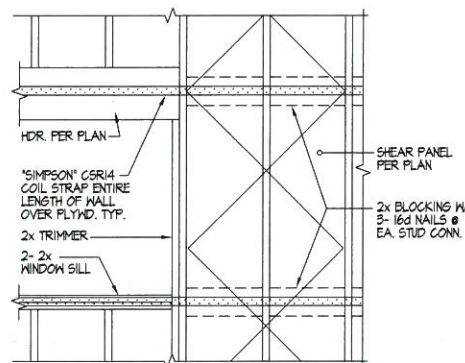
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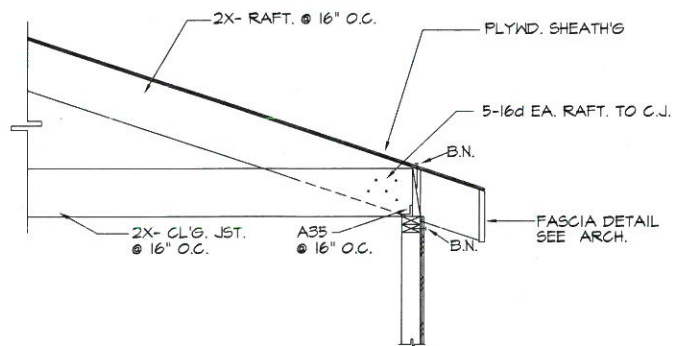
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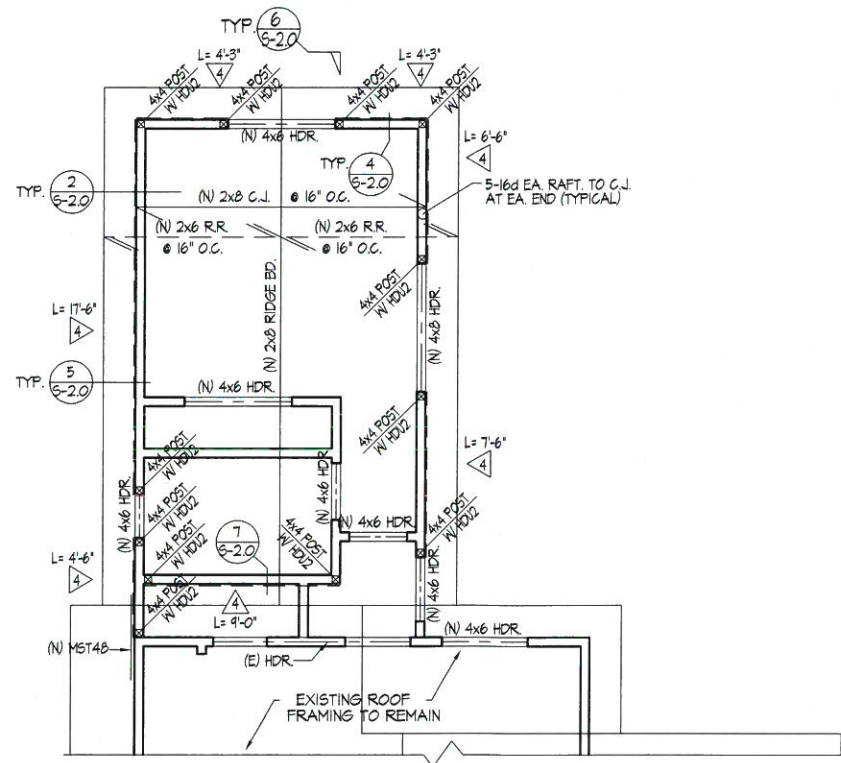
7 ROOF RAFT. TO INTERIOR SHEAR WALL
3/4"=1'-0"



6 OPENING IN SHEAR WALL
N.T.S.

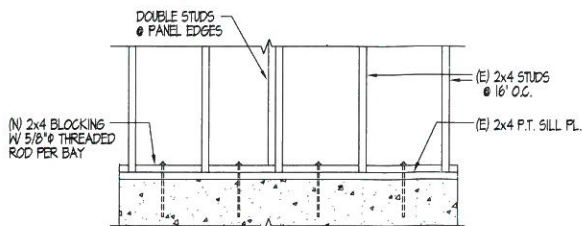


2 ROOF RAFT. TO WALL
3/4"=1'-0"

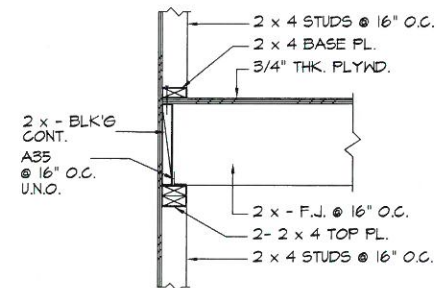


* ROOF PLYWOOD / OSB SHALL BE 5/8" THK. "CDX-1" P.I. 20/40 W/ 10d NAILS @ 4", 4", 10" O.C. (SPECIAL PERIODIC INSPECTION REQUIRED)

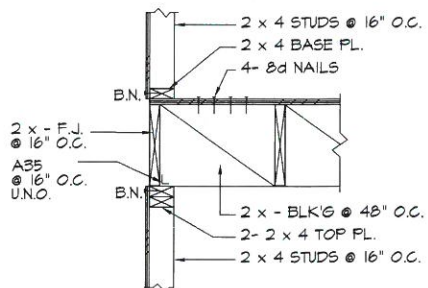
1 ROOF FRAMING PLAN
1/4"=1'-0"



3 TYPICAL SILL PLATE RETROFIT
N.T.S.



5 FLR. JST. PERPENDICULAR TO WALL
1"=1'-0"



4 FLR. JST. PARALLEL TO WALL
1"=1'-0"

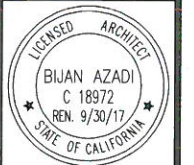
NOTES

- 1 ALL FRAMING MEMBERS SHALL BE DOUGLAS FIR- LARCH NO. 2 OR BETTER (U.N.O.)
- 2 ALL FRAMING CONNECTORS SHALL BE "SIMPSON" RR# 22086, 24818, 24947, 24949, 25064, 25074, 25076, 25119
- 3 ALL WOOD IN DIRECT CONTACT WITH MASONRY OR CONCRETE AT A POINT 48" OF THE GROUND SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE OR SHALL BE DURABLE WOOD (FDN. GRADE CALIF. RED WOOD OR FOUNDATION LUMBER WESTERN RED CEDAR).
- 4 A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT TO THE PLATE PER CODE
- 5 HOLD-DOWN CONNECTOR BOLT HOLES SHALL NOT BE MORE THAN 1/16" OVERSIZED AT THE CONNECTOR OF HOLD-DOWN TO THE POST.
- 6 HOLD-DOWN CONNECTOR SHALL BE TIGHTENED JUST PRIOR TO COVERING WALL FRAMING.
- 7 AT NEW NON-BEARING PARTITIONS OVER EXISTING CONC. SLAB ATTACH SILL PLATE TO EXISTING CONC. SLAB W/ "HILTI" SHOT PINS @ 16" O.C. AS PER MANUFACTURER'S RECOMMENDATIONS L.A.R.R.# 25675
- 8 NAILING SHALL BE AS PER TABLE 2304.9.1
- 9 PLYWOOD SHEATHING SHALL BE CONTINUOUS OVER TWO OR MORE SPANS AND FACE GRAIN PERPENDICULAR TO SUPPORTS.

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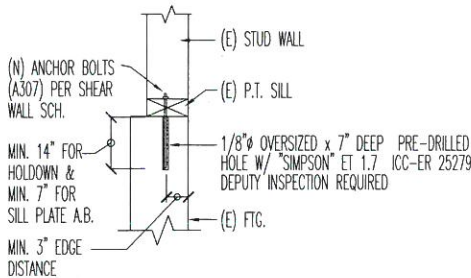
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SHEAR WALL NOTES:

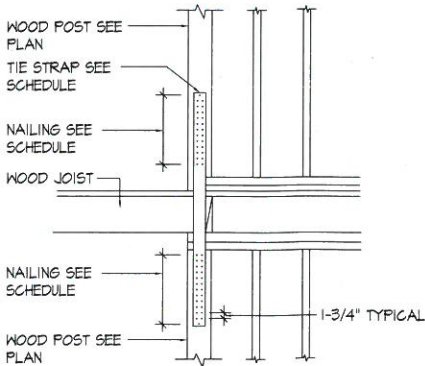
- 1- SEE SHEAR WALL PLANS FOR HOLDOWN LOCATION
- 2- ALL PERIMETER WALL EXTERIOR SHEATH'S OTHER THAN SHEAR WALLS SHALL BE 7/16" O.S.B. W/ 8d COMMON NAILS @ 6:12
- 3- USE 4X4 POST FOR ALL HOLDDOWNS AND STRAPS
- 4- FOR CEMENT PLASTER USE NO. 11 GAUGE 1 1/2" LONG 7/16" HEAD @ 16" O.C.
- 5- COMMON NAILS ONLY TO BE USED FOR SHEAR WALLS AND ROOF DIAPHRAGM
- 6- PROVIDE 2-2X4 POST AT ALL DOOR AND WINDOW OPENINGS
- 7- PROVIDE 3" X 3" X 5/16" STEEL PLATE WASHER\$FOR ALL ANCHOR BOLTS
- 8- PROVIDE DBL. FLOOR JSTS. OR SOLID BLOCKING UNDER SECOND FLOOR WALLS
- 9- FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL IN ACCORDANCE WITH ASTM A153
- 10- SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALLS
- 11- PRIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4" ON CENTER OR LESS

GENERAL NOTES :

- 1- CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN "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 SEC. 1709.1
- 2- CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH $f_c > 2500$ PSI, HIGH STRENGTH BOLTING, SPRAYED-ON FIRE PROOFING, ENGINEERED MASONRY, HIGH LIFT GROUTING, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT RESISTING CONCRETE FRAMES.
- 3- FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
- 4- IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOIL INVESTIGATION REPORT MAY BE REQUIRED.
- 5- ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED.
- 6- HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- 7- HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS, AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS IN ACCORDANCE WITH TABLE 2305.5 OF THE L.A. BUILDING CODE.
- 8- ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.7
- 9- ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
- 10- FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY "LADBS" FOR STRUTURAL STEEL CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED
- 11- SHOP WELDS MUST BE PERFORMED IN A "LADBS" LICENSED FABRICATOR SHOP
- 12- LADBS LICENSED FABRICATOR IS REQUIRED FOR STRUCTURAL STEEL
- 13- GLU LAM BEAMS MUST BE ABRICATED IN A "LADBS" LICENSED SHOP. IDENTIFY GRADE SYMBOL AND LAMINATION SPECIES PER 2012 NDS SUPPLEMENT TABLE 5-A
- 14- PROVIDE LEAD HOLES 40%-70% OF THREADED SHANK DIA. FOR SMOOTH SHANK PORTION
- 15- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE



3 NEW A.B. TO (E) FTG.
6-3.0 1"=1'-0"



STRAP	TOTAL NUMBER OF NAILS
MST48	40
MST60	52
MST72	62

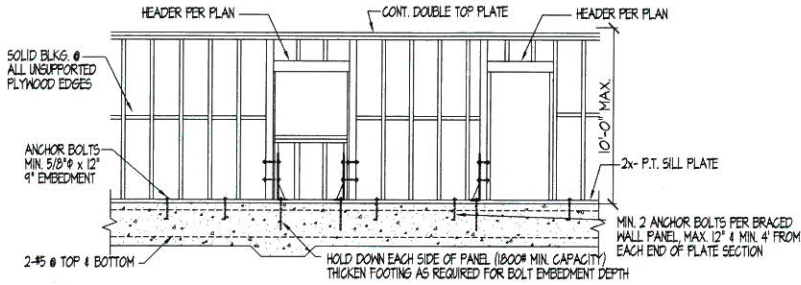
NOTE:
ALL END POST FOR STRAP
CONNECTION SHALL BE 4X4 MIN.

2 VERT. STRAP AT SHEAR WALL ENDS (TYPICAL)
6-3.0 N.T.S

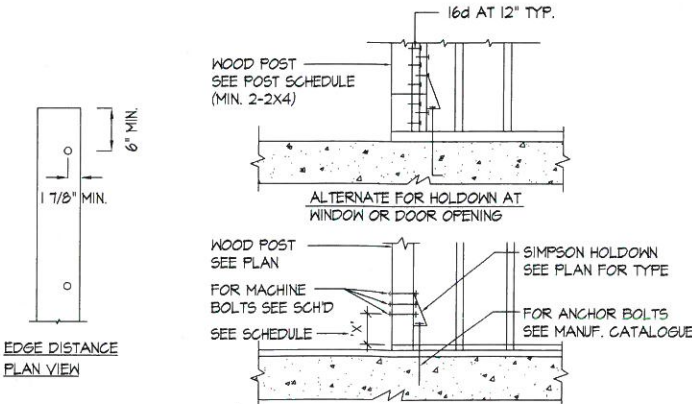
SHEAR WALL SCHEDULE					
SYM.	SHEAR PANEL	BASE ANCHOR	TOP PL. CONN.	HOLDOWN	MAX. SHEAR
1	1/2" DRYWALL W/ 5d COOLER NAILS @ 1" O.C. (TYPICAL)	5/8" X 16" AB @ 12" O.C. W/ 3.0X3.0X5/16" STL. PL. WASHER 16d NAILS @ 16" O.C. AT SILL PL.	A 35 @ 12" O.C.	SEE PLAN	30 #/'
2	7/8" EXPANDED METAL OR WOVEN WIRE LATH AND PORTLAND CEMENT PLASTER	5/8" X 16" AB @ 12" O.C. W/ 3.0X3.0X5/16" STL. PL. WASHER 16d NAILS @ 12" O.C. AT SILL PL.	A 35 @ 48" O.C.	SEE PLAN	90 #/'
3	1/2" STRUCT. I W/ 8d @ 6" X 12" W/ 3X- SILL	5/8" X 16" AB @ 48" O.C. W/ 3.0X3.0X5/16" STL. PL. WASHER 16d NAILS @ 8" O.C. AT SILL PL.	A 35 @ 24" O.C.	SEE PLAN	207 #/'
4	1/2" STRUCT. I W/ 8d @ 4" X 12" W/ 3X- SILL	5/8" X 16" AB @ 40" O.C. W/ 3.0X3.0X5/16" STL. PL. WASHER 16d NAILS @ 6" O.C. AT SILL PL.	A 35 @ 16" O.C.	SEE PLAN	245 #/'
* 5	1/2" STRUCT. I W/ 10d @ 4" X 12" W/ 3X- SILL	5/8" X 16" AB @ 36" O.C. W/ 2.75X2.75X5/16" STL. PL. WASHER 3/8" LAG SCREWS	A 35 @ 12" O.C.	SEE PLAN	380 #/'

* SHEAR WALLS W/ SHEAR VALUE GREATER THAN 300# SHALL HAVE THE FOLLOWING:

- a) 3X- SILL PLATE THAT REST ON CONCRETE OR MASONRY
- b) 3X- STUDS AND BLOCKS BETWEEN ADJ. PANELS
- c) 1/2" EDGE DISTANCE FOR PLYWOOD BOUNDARY NAILING
- d) SQUARE PLATE WASHERS SHALL BE USED W/ ALL ANCHOR BOLTS
1/2" BOLT-3X3X3/16 3/4" BOLT-3X3X5/16
5/8" BOLT-3X3X1/4 7/8" BOLT-3X3X3/8



4 TYPICAL WALL FRAMING
6-3.0 1/4"=1'-0"



* "SIMPSON" HDU HOLDOWN L.A.R.R. #25720 ICC-ESR-2330

1 HOLDDOWN TO SLAB OR FOOTING (TYPICAL)
6-3.0 N.T.S

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