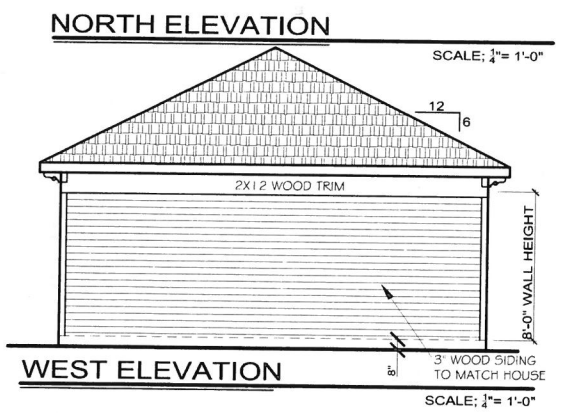
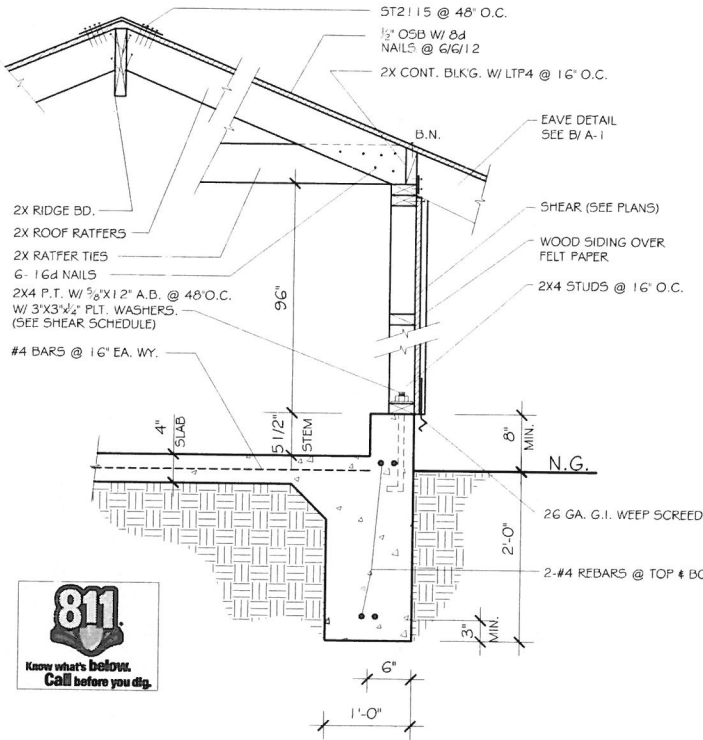
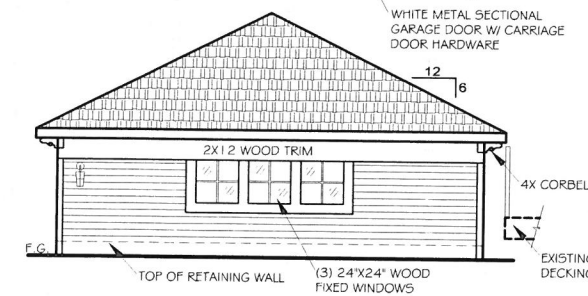


**WALL LEGEND**

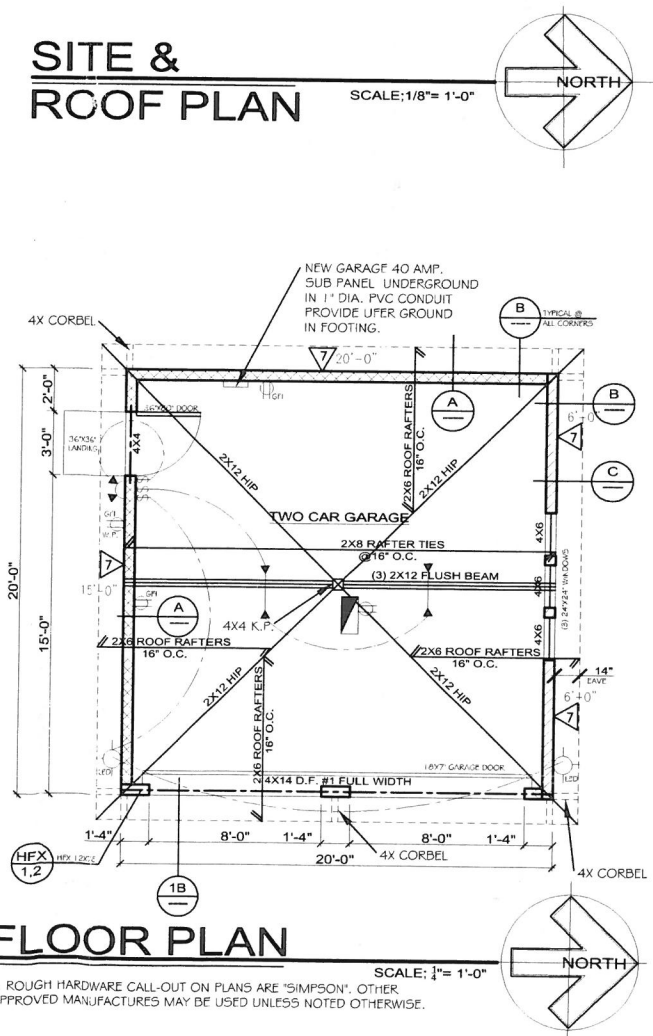
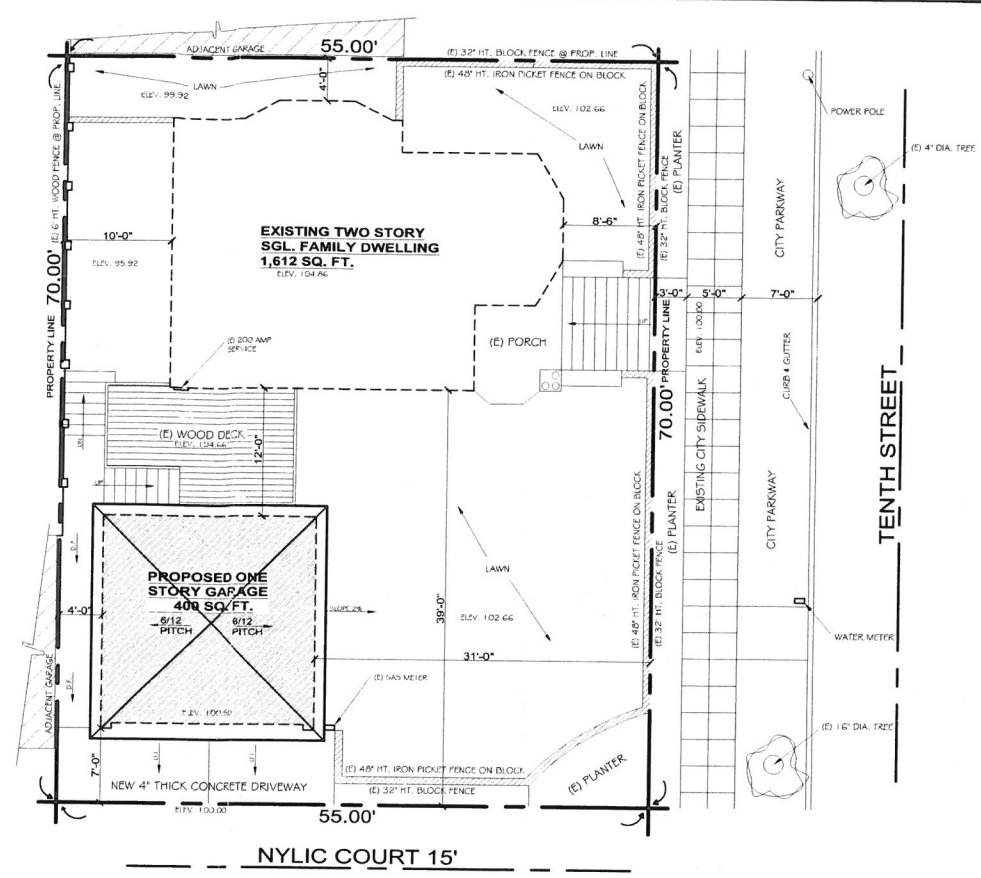
	EXISTING WALLS TO REMAIN
	DEMO EXISTING WALLS
	PROPOSED 2X4 STUD WALLS



**SHEAR WALL SCHEDULE**

MARK	CD	PLYWOOD	NAIL	SPACING	SILL NAIL	SILL BOLTS	REMARK
200	3/8"	CDX	8d	4" x 4"	160#4" O.C.	5/8" @ 32" O.C.	
280	15/32"	CDX	8d	6" x 6"	160#3" O.C.	5/8" @ 28" O.C.	
380	15/32"	CDX	8d	4" x 4"	3/8"x5"L LAGS @ 14" O.C.	5/8" @ 24" O.C.	SEE #2
480	15/32"	CDX	8d	3" x 3"	3/8"x5"L LAGS @ 10" O.C.	5/8" @ 16" O.C.	SEE #2
640	15/32"	CDX	8d	2" x 2"	3/8"x5"L LAGS @ 6" O.C.	5/8" @ 12" O.C.	SEE #2

- 7/8" STUCCO OVER PAPER BACKED LATH W/ 16 GA. X 3/4" LEE STAPLES @ 6" O.C.
- T & B PLATE EDGE & FIELD (16d SILL NAILS @ 6" O.C.)
- HOLD DOWN HARDWARE SECURED IN PLACE PRIOR TO CALLING INSPECTION.
- SILL P.L.T. & STUDS @ EDGE OF PLYWOOD FOR SHEAR WALLS WITH LATERAL LOADS GREATER THAN 350 #/FT. REQUIRE A 3" NOMINAL OR GREATER MEMBER. THE BOUNDARY NAIL SHALL BE STAGGERED TYPICAL.
- TIGHTEN ALL HARDWARE JUST PRIOR TO CONCRETE WALLS.
- ALL BOLT HOLES SHALL BE DRILLED A MAX. OF 1/16" OVERSIZED.
- 4 1/2" EDGE DISTANCE FOR PLYWOOD BOUNDARY NAILING.



**SYMBOLS**

	DETAIL NUMBER
	PAGE NUMBER
	SHEAR PANEL
	SMOKE DETECTOR HARDWARE TOGETHER W/ BATT. BACK-UP
	CARBON MONOXIDE ALARM
	CEILING FAN
	FLUORESCENT SURFACE FIXTURE
	FLUORESCENT SHOP LIGHT
	FLUORESCENT RECESSED CAN. L.
	INCANDESCENT RECESSED CAN. L.
	FLOOD LIGHT W/ PHOTOCELL
	INCANDESCENT FIXTURE
	WALL SWITCH
	OCCUPANCY SENSOR
	DIMMER SWITCH
	3-WAY SWITCH
	TIMER SWITCH
	DUPLEX RECEPTACLE
	HOT RECEPTACLE
	WATERPROOF RECEPTACLE
	RECEPTACLE W/ GROUND FAULT INTERRUPTER CIRCUIT
	RECEPTACLE W/ ARC FAULT INTERRUPTER CIRCUIT
	THERMOSTAT
	TELEPHONE OUTLET
	TELEVISION OUTLET
	NATURAL GAS
	WATER HOSE BIB
	CALIFORNIA APPROVED GARAGE DOOR OPENER
	EXHAUST FAN TO OUTSIDE AIR (50 CFM INTAKE/TENT OR 25 CFM CONTINUOUS)
	CENTRAL VAC. OUTLET

**DRAWING INDEX**

A-1	SITE & FLOOR PLAN & ELEVATIONS
	FRAMING AND DETAILS
SWP	STRONG WALL DETAILS

LONG BEACH BUILDING DEPT.  
333 W. OCEAN BLVD. #3  
LONG BEACH, CA 90802  
(562) 570-5237

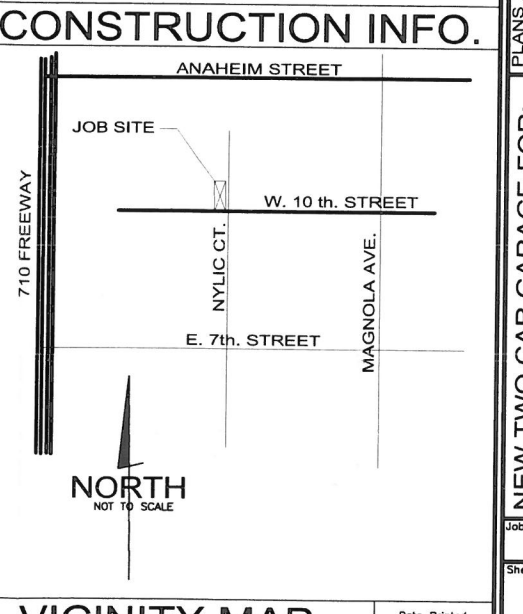
LAND AREA	3,850 SQ. FT.
NEW GARAGE AREA	400 SQ. FT.
EXISTING LIVING BUILDING FOOTPRINT	1,612 SQ. FT.
LOT COVERAGE	31.7 %
TOTAL COVERAGE	1,220 SQ. FT.
OPEN SPACE	2,630 SQ. FT.

**AREA TABULATIONS**

LIA JAY  
628 W. 10 TH. STREET  
LONG BEACH, CA 90813  
(310) 913-9803

**PROPERTY OWNER**

APN.# 7271-021-041  
ZONE: R-1  
OCCUPANCY: R-3 / U  
CONST. TYPE: V-B



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**REVISIONS**

Mark	Date	Remarks

PLANS PREPARED BY:  
JOSEPH JOHN RAPPA  
11082 VIOLET DRIVE  
GARDEN GROVE, CA 92840  
(562) 925-9317  
JRAPPO@GMAIL.COM

**NEW TWO CAR GARAGE FOR:**  
LIA JAY @  
628 W. 10 TH. STREET  
LONG BEACH, CA 90813

Date: APRIL 2015  
Drawn: J.R.  
Job Number: 239  
Sheet Number: A-1  
of 1 sheets