

LUCHETTI RESIDENCE

213 ROSEWELL AVE., LONG BEACH, CA. 90803
 RESIDENTIAL ADDITION AND REMODEL

SYMBOL LEGEND	CODE ANALYSIS	PROJECT DIRECTORY	SHEET INDEX																																																																																																												
<p>SECTION IDENTIFICATION</p> <p>0 / A0.0</p> <p>EXTERIOR ELEVATION IDENTIFICATION</p> <p>0 / A0.0</p> <p>INTERIOR ELEVATION IDENTIFICATION</p> <p>00 / A0.0</p> <p>DETAIL IDENTIFICATION</p> <p>00 / A0.0</p> <p>ROOM NUMBER</p> <p>000</p> <p>MATCH LINE</p> <p>SHADE INDICATES DRAWING REGION BEING CONSIDERED</p> <p>DATUM POINT</p> <p>DOOR</p> <p>WINDOW</p> <p>WALL</p> <p>FINISH</p> <p>REVISION</p> <p>BULLETIN</p>	<p>NOTE: ALL NEW CONSTRUCTION SHALL COMPLY W/ THE FOLLOWING CODES: 2010 CALIFORNIA BUILDING CODE 2010 CALIFORNIA ELECTRICAL CODE 2010 CALIFORNIA MECHANICAL CODE 2010 CALIFORNIA PLUMBING CODE 2010 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS 2008 CALIFORNIA ACCESS COMPLIANCE REFERENCE MANUAL TITLE 18 LONG BEACH MUNICIPAL CODE</p> <p>BUILDING CONSTRUCTION & CLASSIFICATION:</p> <p>OCCUPANCY: R3 CONSTRUCTION TYPE: V-B NO. OF STORIES: 1 LOT SIZE: 5,842 SF RESIDENCE (B) N/A : NO WORK: 1,300 SF</p> <p>RESIDENCE (A) SIZE: 1,355 SF</p> <p>TOTAL FOR BOTH: 2,655 SF = .045% OF LOT COVERAGE</p> <p>LEGAL DESCRIPTION: N TRACT LOT 8 BLK B</p> <p>ASSESSOR'S #: 7256-012-024</p>	<p>OWNER MARIANO LUCHETTI 4130 SHAW ST. LONG BEACH, CA. 90803 CONTACT: (714) 476-4795</p> <p>DESIGN FIRM DEAN ABERNATHY ARCHITECTS 2411 W. WHITTIE BLVD. LA HABRA, CA. 90631 (562) 686-3947 ATTN: DEGO PIROMA</p> <p>STRUCTURAL ENGINEER ENGINEER 1064 AVENUE C REDONDO BEACH, CA. 90277 310-770-5538 FABIAN BUENAVENTURA</p> <p>BUILDING DEPARTMENT: CITY OF LONG BEACH BUILDING & PLANNING DEPARTMENT 353 WEST OCEAN BLVD. LONG BEACH, CA. 90802 562-570-8237</p>	<p>GENERAL</p> <p>G-01 TITLE SHEET G-02 GENERAL NOTES G-03 DISABLED ACCESS NOTES G-04 TITLE 24 ENERGY CALCULATIONS</p> <p>ARCHITECTURAL</p> <p>A-1 SITE PLAN A-2 DEMOLITION PLAN A-3 FLOOR PLAN A-4 ELECTRICAL PLAN A-5 ROOF PLAN A-6 ELEVATIONS & SECTIONS</p> <p>STRUCTURAL</p> <p>S-1 NOTES S-2 ROOF FRAMING PLAN S-3 FOUNDATION PLAN</p>																																																																																																												
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<p>NAME _____ POSITION _____ DATE _____</p>			<p>NOTES: MECHANICAL, ELE PLUMBING PERMITS SEPARATELY.</p> <p>KEY PLAN</p> <p>SUBMITTAL PLAN / BLDG I</p> <p>NO. REVISION</p> <p>Sheet Title</p> <p>TITLE</p> <p>Job No. _____ Da _____</p>																																																																																																												

H. ENTRANCES & EXITS CONTINUED

20. Maximum effort to operate doors shall not exceed 8-1/2 pounds for exterior doors and 5 pounds for interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors.

I. STAIRWAYS

1. Stairway shall have handrails on each side, and every stairway required being more than 28" in width shall be provided with not less than one intermediate handrail for each 88" of required width.

J. SPECIAL ACCESS (WHEELCHAIR) LIFTS

Note: Special Access (Wheelchair) Lifts may be provided between levels, in lieu of passenger elevators, when the vertical distance between landings, structural design, and safeguards are as allowed by the State of California, Division of the State Architect, Access Compliance Section, the Department of Industrial Relations, Division of Occupational Safety and Health, and any applicable safety regulations of either administrative authorities having jurisdiction.

11. A pit may be provided to permit the platform to stop finish with the bottom landing level (which shall be protected by a runway enclosure that extends a minimum of 42" above the top landing level).

K. CORRIDORS AND AISLES

Note: For the purpose of Title 24, the term Corridor shall include exterior exit balconies and any covered or enclosed exit passageway, including walkways, tunnels, and malls.

L. FLOORS AND LEVELS

Note: Level Area is defined as a specified surface that does not have a slope in any direction exceeding 1/4 inch in one foot from the horizontal (2.08396 gradient).

M. SANITARY FACILITIES (GENERAL)

Note: Fully dimension all sanitary facilities and fixtures. Including fixture dimensions and fixture elevation dimension.

N. SINGLE ACCOMMODATION AND SANITARY FACILITIES

Note: Single Accommodation Sanitary Facility is defined as "a room that has not more than one of each type or sanitary fixture, intended for use by only one person at a time, has no partition around the toilet, and has a door that can be locked on the inside by the room occupant."

O. MULTIPLE ACCOMMODATION AND SANITARY FACILITIES

Note: Multiple Accommodation Sanitary Facility is defined as "a room that has not more than one of each type or sanitary fixture, intended for use by only one person at a time, and which usually is provided with privacy compartments or screens shielding some fixtures from view."

2. A water closet fixture located in a compartment shall provide minimum 28" wide clear space from a fixture or minimum 32" wide clear space from the wall at one side of the water closet.

F. SANITARY FACILITY FIXTURE AND ACCESSORIES

1. The height of accessible water closets shall be minimum of 17" and a maximum of 19" measured to the top of a maximum 2" high toilet seat, except that 3" seats shall be permitted only in alterations where the existing fixture is less than 15" high.

b. Shear stress induced in a grab bar or seat by the application of a 250 pound point load shall be less than the allowable shear stress for the material of the grab bar or seat.

R. BATHING FACILITIES AND LOCKERS

1. Where facilities for bathing are provided for the public, clients, or employees, including showers, bathtubs or lockers, at least one such facility, and not less than 1% of all facilities shall be made accessible.

10. Threshold or recessed drops at compartment showers shall be a maximum of 1/2" in height and shall be beveled or sloped at an angle not exceeding 45 degrees from the horizontal.

14. A flexible hand-held shower unit with a hose at least 60" long shall be provided with a head mounting of 48" ± 1" maximum above the shower floor.

19. Where open showers are provided the shower for persons with disabilities shall be located in a corner with an L-shaped grab bar extending along two adjacent walls or with two grab bars.

DEAN ARCHITECTURE
2411 W. WHITTIE LA HABRA, CA
AMCOR
6600 VALLEY BUENA PARK

NOTES:
MECHANICAL, EL PLUMBING PERM SEPARATELY.

KEY PLAN

SUBMITTAL
PLAN / BLDG

Table with 2 columns: NO. and REVISION. Contains revision symbols and numbers.

Access No
Job No. Dc

CERTIFICATE OF COMPLIANCE: Residential										
Project Name: Addition for LUCHETTI Building Type: Single Family Date: 04/2011										
ADDRESS FOR LUCHETTI Building Type: Single Family Date: 04/2011										
ANNUAL ENERGY USE SUMMARY										
TOV (kBtu/ft ² /yr)	24.7	21.03	1.64							
Space Heating	19.1	16.11	3.07							
Space Cooling	4.6	4.92	-0.32							
Domestic Hot Water	0.60	0.90	-0.30							
Lighting	0.40	0.10	0.30							
Total	26.10	22.03	4.07							
Percent Better Than Standard	17.5%	19.1%	-1.4%							
BUILDING COMPLIES - NO MERRIFICATION REQUIRED										
Building Front Orientation	100.0%	100.0%	0.0%							
Number of Dwelling Units	1.00	1.00	0.00							
Fuel Available at Site	1.00	1.00	0.00							
Rated Floor Area	1,350	1,350	0.00							
Shed on On-site Area	0	0	0.00							
Average Ceiling Height	8.9	8.9	0.00							
Fenestration	Average U Factor: 0.32	Average SHGC: 0.20	Fenestration/TA Ratio: 19.4%							
STATEMENT OF COMPLIANCE										
This certificate of compliance lists the building features and scores reported to comply with Title 24, Part 1 of the Administrative Code of Regulations.										
The documentation author hereby certifies that the documentation is true and correct.										
Documentation Author										
Company: [Redacted] Name: [Redacted] Address: [Redacted] City/State/Zip: [Redacted] Phone: [Redacted]										
Designer or Owner (per Business & Professions Code)										
Company: [Redacted] Name: [Redacted] Address: [Redacted] City/State/Zip: [Redacted] Phone: [Redacted]										

PERFORMANCE CERTIFICATE: Residential (Part 3)										
Project Name: Addition for LUCHETTI Building Type: Single Family Date: 04/2011										
ADDRESS FOR LUCHETTI Building Type: Single Family Date: 04/2011										
ANNUAL ENERGY USE SUMMARY										
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PERFORMANCE CERTIFICATE: Residential (Part 5 of 5)										
Project Name: Addition for LUCHETTI Building Type: Single Family Date: 04/2011										
ADDRESS FOR LUCHETTI Building Type: Single Family Date: 04/2011										
SPECIAL FEATURES INSPECTION CHECKLIST										
The enforcement agency should pay special attention to the items specified in this section and document the inspection and approval of the building or the items specified in this section.										
FIELD INSPECTION ENERGY CHECKLIST										
☐ Yes ☐ No HERS Measures - If Yes, A CF-IR must be provided per Part 2 of 5 of this form.										
☐ Yes ☐ No Special Features - If Yes, see Part 2 of 5 of this form for details.										
INSULATION CONSTRUCTION TYPE										
Part	Material	Type	Area (ft ²)	Special Features (see Part 2 of 5)	Status					
Roof	Wood Framed Ceiling	None	1,315		Existing					
Roof	Wood Framed Ceiling	None	1,315		Existing					
Wall	Wood Framed	None	1,480		Existing					
Door	Garage Door	None	40		Existing					
Floor	Wood Framed Ceiling	None	1,315		Existing					
Roof	Wood Framed Ceiling	None	1,315		Existing					
Roof	Wood Framed Ceiling	None	1,315		Existing					
Roof	Wood Framed Ceiling	None	1,315		Existing					
FENESTRATION SURFACE DETAILS										
ID	Type	Area	U-Factor	SHGC	Area	Status	Glazing Type	Location/Comments		
1	Window	15.0	0.30	0.20	15.0	Approved	Single Glaz Clear	Living Area		
2	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
3	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
4	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
5	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
6	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
7	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
8	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
9	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
10	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
11	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
12	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
13	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
14	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
15	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
16	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
17	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
18	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
19	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
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21	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
22	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
23	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
24	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
25	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
26	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
27	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
28	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
29	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
30	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
31	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
32	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
33	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
34	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
35	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
36	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
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79	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
80	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
81	Window	1.00	0.30	0.20	1.00	Approved	Single Glaz Clear	Living Area		
82	Window									

LEGEND

 AREA OF REBUILD HOME

DEAN AB
ARCHITE

2411 W. WHITTE
LA HABRA, CA 9

AMCOR

6800 VALLEY'
BUENA PARK,
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. ALL DIMENSIONS ON THE DRAWINGS ARE FOR USE AND SHALL NOT BE USED OTHER THAN AS SHOWN ON THE DRAWINGS.

NOTES:
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KEY PLAN

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PLAN / BLDG

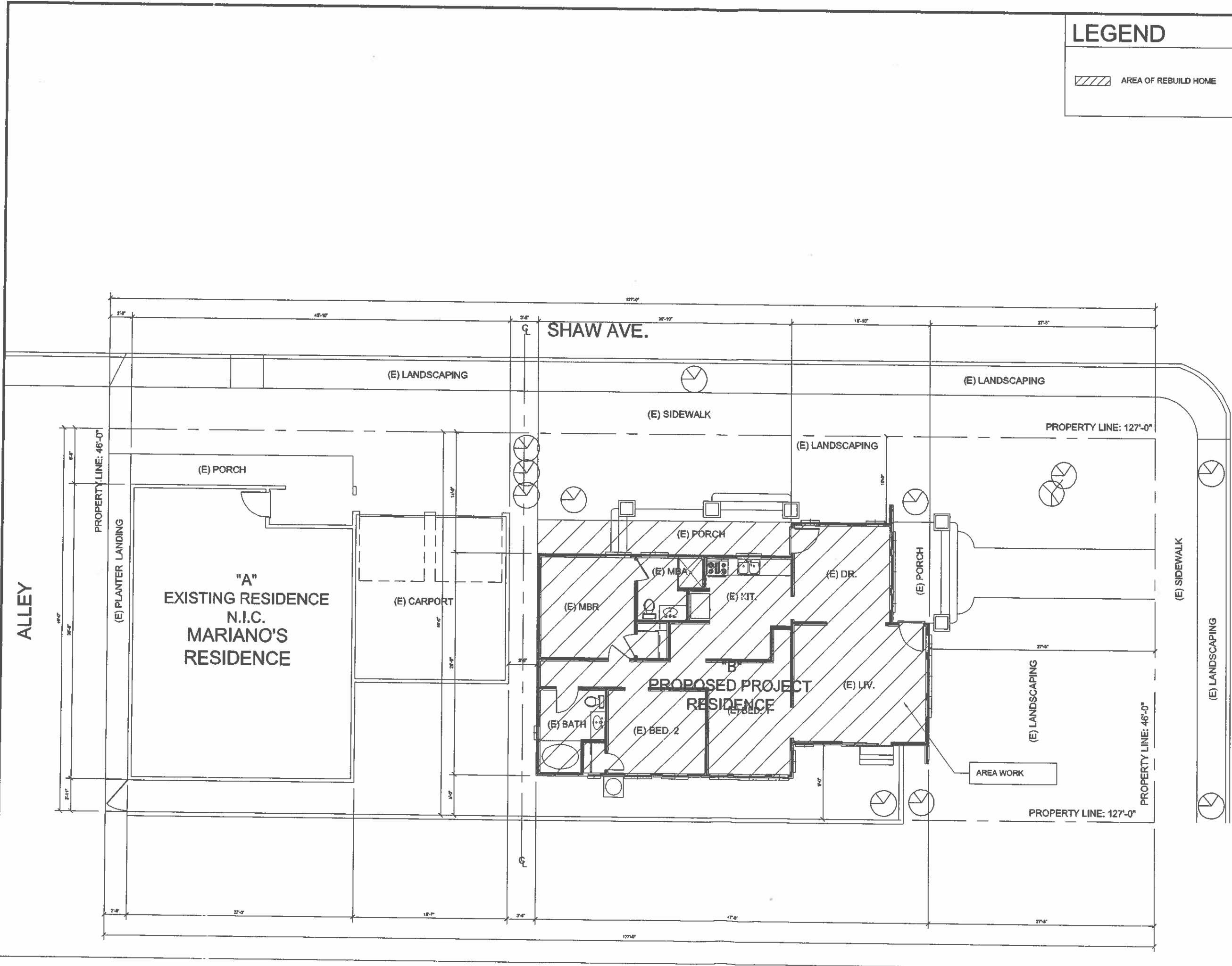
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ROSEWELL AVE.

SHAW AVE.

ALLEY



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--- DEMOLITION: TO BE REMOVED
— EXISTING WALLS

LEGEND

A. GENERAL

1. BY CAREFUL STUDY OF THE CONTRACT DOCUMENTS, DETERMINE THE LOCATION OF EXTENT OF SELECTIVE DEMOLITION TO BE PERFORMED. IN COMPANY W/ THE OWNER, VISIT THE SITE & VERIFY THE EXTENT & LOCATIONS OF SELECTIVE DEMOLITION REQUIRED.

- CAREFULLY IDENTIFY LIMITS OF SELECTIVE DEMOLITION.
- MARK INTERFACE SURFACE AS REQUIRED TO ENABLE WORKMAN ALSO TO IDENTIFY ITEMS TO BE REMOVED & ITEMS TO BE LEFT IN PLACE INTACT.

2. GENERAL WORK SHALL NOT PROCEED UNTIL ALL PROTECTIVE WORK IS PLACED AS REQUIRED TO PROTECT THE BUILDINGS ACTIVITIES, PROPERTIES & PERSONNEL FROM THE HAZARDS OF THE WORK, NOISE DUST, ETC. SHALL BE KEPT TO A MINIMUM. BE CAREFUL HANDLING, DAMPENING, ETC. AS REQUIRED.

3. EXISTING WORK DAMAGED IN THE PROSECUTION OF THE WORK SHALL BE REPAIRED OR RESTORED TO IT'S ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

4. DEMOLITION SHALL BE DONE ONLY BY EXPERIENCED WORKERS USING APPROPRIATE TOOLS & EQUIPMENT, & PROVIDED W/ ALL NECESSARY SAFEGAURDS.

5. WHEREVER THE REMOVAL OF ANY FINISHED SURFACE IS REQUIRED BY THE DRAWING AND /OR SPECIFICATIONS, THE CONTRACTOR SHALL MAKE DUE ALLOWANCE FOR FINISHING ALL UNFINISHED SURFACES EXPOSED AS A RESULT OF SUCH WORK.

6. ALL MATERIALS REMOVED UNDER THIS CONTRACT WHICH ARE NOT TO BE SALVAGED OR REUSED SHALL BECOME THE PROPERTY OF THE CONTRACTOR & BE PROMPTLY REMOVED FROM THE SITE. AT ALL TIMES USE MOVABLE DEBRIS BOXES, COVERED, TO CONVEY PERMIT DEBRIS TO ACCUMULATE ON THE SITE.

7. EXTREME CARE SHALL BE EXERCISED TO PREVENT, CHIPPING, BREAKAGE, BENDING, & MISHANDLING OF ALL MATERIALS.

8. UPON COMPLETION OF DEMOLITION WORK, LEAVE THE PROPERTY & ADJACENT AREAS CLEAN & SATISFACTORY TO THE DESIGNER OR THE OWNER.

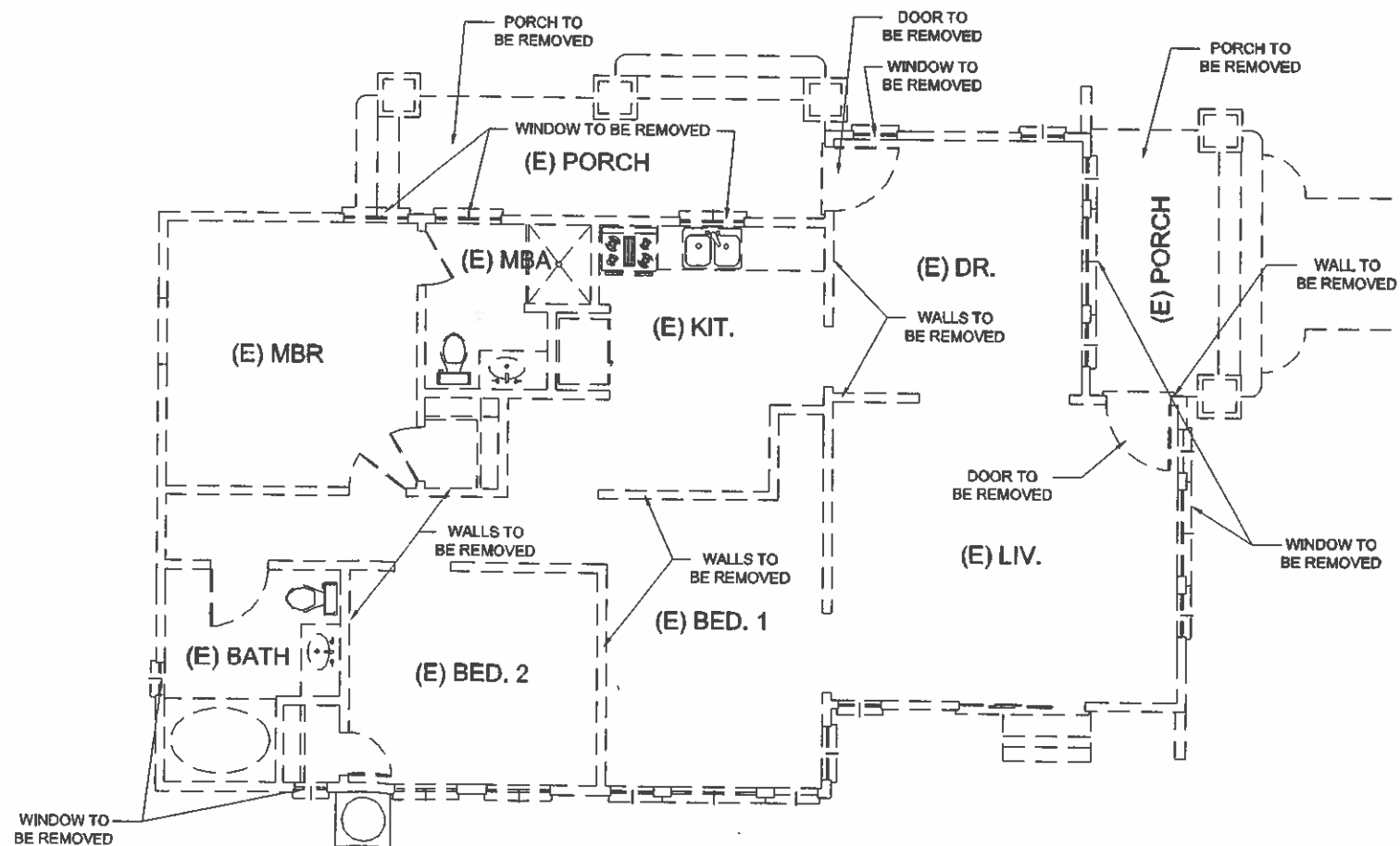
B. MECHANICAL & ELECTRICAL

1. CAREFULLY REVIEW DRAWINGS & DETERMINE LINE TO BE REMOVED & THOSE TO BE KEPT ACTIVE OR TO BE REACTIVATED. PROTECT LINES TO REMAIN. PROVIDE FOR MINIMUM SERVICE INTERRUPTION OF LINES TO REMAIN.

2. REMOVE LINES COMPLETELY WHEREVER POSSIBLE. CUT & CAP OR PLUG IN A POSITIVE MANNER BEHIND THE TERMINATION MUST BE ACCESSIBLE.

3. CONTRACTOR SHALL MAINTAIN &/OR RECONNECT CONNECTIVITY FOR ALL HVAC, PLUMBING, ELECTRICAL & GAS UTILITY SERVICES THAT SERVE OTHER ROOMS OR AREAS.

4. PATCH & REPAIR ALL FLOOR PENETRATIONS FROM EXISTING PLUMBING, ELECTRICAL & MECHANICAL UTILITIES.



FLOOR NOTES:

- ALL GLAZING HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING [2408] (GLAZING IN BATH & SHOWER ENCLOSURE ONLY)
- DETECTORS SHALL SOUND & ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT, WHICH THEY SERVE.
- PROVIDE 1 - MAIN SWITCHED FLOURESCENT LIGHT IN EACH BATHROOM & KITCHEN PER STATE ENERGY CODE.
- SAFETY GLASS (TEMP) ENCLOSURE W/ METAL FRAME.
- PROVIDE EXTERIOR STUCCO LATH NAILING W/ @11 ga. 1 1/2" LONG, 7/16" HEAD, 1/2" THICK FUR NAILS. TWO (2) LAYERS OF GRADE 'D' PAPER REQ'D FOR THE STUCCO WORK.
- PROVIDE RADIANT BARRIER ON ATTIC SIDE OF ROOF SHEATHING MATERIAL PER STATE ENERGY CODE.
- WALL COVERING SHALL BE TILE OR EQUALLY APPROVED MATERIAL 70" ABOVE DRAIN INLET (BATHROOM ONLY)
- ALL NEW WINDOWS MUST MATCH EXISTING WINDOWS IN STYLE, TYP. TREATMENT & TRIM. ALL WINDOWS AS RECESSED W/ MOUNTINGS & MULLIONS.
- ALL DUAL GLAZED OF THE PROPOSED DWELLING ARE TO BE NON-METAL FRAME & LOW-3 TYPE GLAZING SHGC = 4.0 MAX \$ U - VALUE = 0.35 MAX.
- A 12" MIN. ACCESS PANEL TO BATH TUB TRAP CONNECTION IS REQUIRED UNLESS PLUMBING IS W/O SLIP JOINTS [PC 405.2]
- ALL PLUMBING WALLS TO BE 2" X 6".
- IN SHOWERS & TUBS/SHOWER COMINATIONS. CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. (UPC SEC. 410.7)
- OPENINGS INTO ATTICS, FLOORS OR OTHER ENCLOSED AREAS SHALL BE COVERED W/ CORROSION - RESISTANT WIRE MESH NOT GREATER THAN 1/4" IN ANY DIMENSION UNLESS OPENINGS ARE EQUIPPED W/ SASH OR DOORS.
- DUCT TAPE AS A MIN. MEETING THE REQUIREMENTS OF UL181, 181A OR 181B, SHALL BE REQUIRED FOR INSTALLING MECHANICAL DUCTING.
- THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE "NATIONAL FENESTRATION RATING COUNCIL" (NFRC) & SHOWING COMPLIANCE W/ THE ENERGY CALCULATIONS.
- EXTERIOR LATH SHALL BE INSTALLED AS REQUIRED IN SECTION 1402.1 OF THE L.A. COM. BUILDING CODE, 2002 EDITION, & WHEN APPLIED OVER WOOD BASE SHEATHING SHALL INCLUDE 2 LAYERS OF GRADE 'D' PAPER.
- FIXTURES HAVING CONCEALED SLIP JOINTS CONNECTIONS SHALL BE PROVIDED W/ AN ACCESS PANEL OR UTILITY SPACE @ LEAST 12" (305 MM) IN ITS LEAST DIMENSION & SO ARRANGED W/O OBSTRUCTIONS AS TO MAKE SUCH CONNECTIONS READILY ACCESSIBLE FOR INSPECTION & REPAIR. L.A. CO. BC, SECTION 405.2
- SMOKE DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS.
- SMOKE DETECTORS SHALL HAVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING W/ BATTERY BACK-UP.
- LIGHTING IN BATHROOMS. ALL LUMINARIES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.
- OTHER ROOMS. ALL LUMINARIES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ. FT. ARE EXEMPT FROM THIS REQUIREMENT.
- OUTDOOR LIGHTING. ALL LUMINARIES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES OR SHALL BE CONTROLLED BY A PHOTOCONTROL / MOTION SENSOR COMBINATION.

WINDOW SCHEDULE

SYM.	QTY.	WIDTH	HEIGHT	REMARKS
1	2	6'-0"	6'-0"	FIXED - CASEMENT
2	6	2'-0"	3'-0"	CASEMENT - OPERABLE
3	3	3'-0"	4'-0"	CASEMENT - OPERABLE - TEMPERED
4	2	2'-0"	3'-0"	CASEMENT - SLIDING - TEMPERED
5	1	3'-0"	6'-8"	CASEMENT - OPERABLE
6	2	3'-0"	5'-0"	CASEMENT - OPERABLE
7				
8	1	4'-0"	5'-0"	FIXED - CASEMENT

NOTE:
 1. THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS & MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
 2. WINDOWS ARE DUAL GLAZED AND LABELED.
 3. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN. CLEAR OPENING OF 5.7 S.F. W/ A MIN. NET CLEAR OPENING HEIGHT OF 24" & WIDTH 20" (R31.1.1, R310.1.2 & R310.1.3)

DOOR SCHEDULE

SYM.	QTY.	WIDTH	HEIGHT	TYPE	REMARKS
1	2	3'-0"	6'-8"	SOLID CORE / GLASS	ENTRY - LOCK
2	1	6'-0"	6'-8"	SOLID CORE / GLASS	FRENCH GLASS
3	5	2'-8"	6'-8"	HOLLOW CORE	
4	2	2'-6"	6'-8"	HOLLOW CORE	
5	1	3'-0"	6'-8"	POCKET DOOR	
6	2	2'-0"	6'-8"	CLOSET DOOR / SLIDER	
7	1	3'-8"	6'-8"	SOLID CORE / GLASS	ENTRY - LOCK

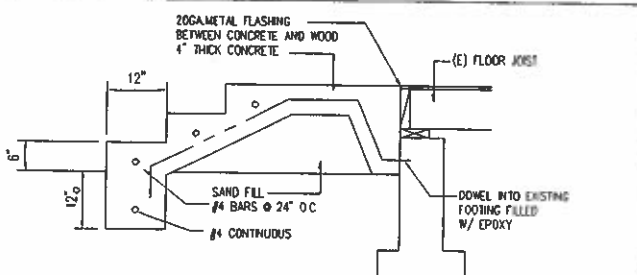
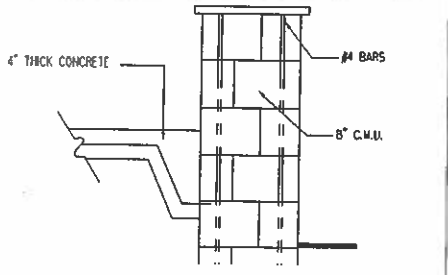
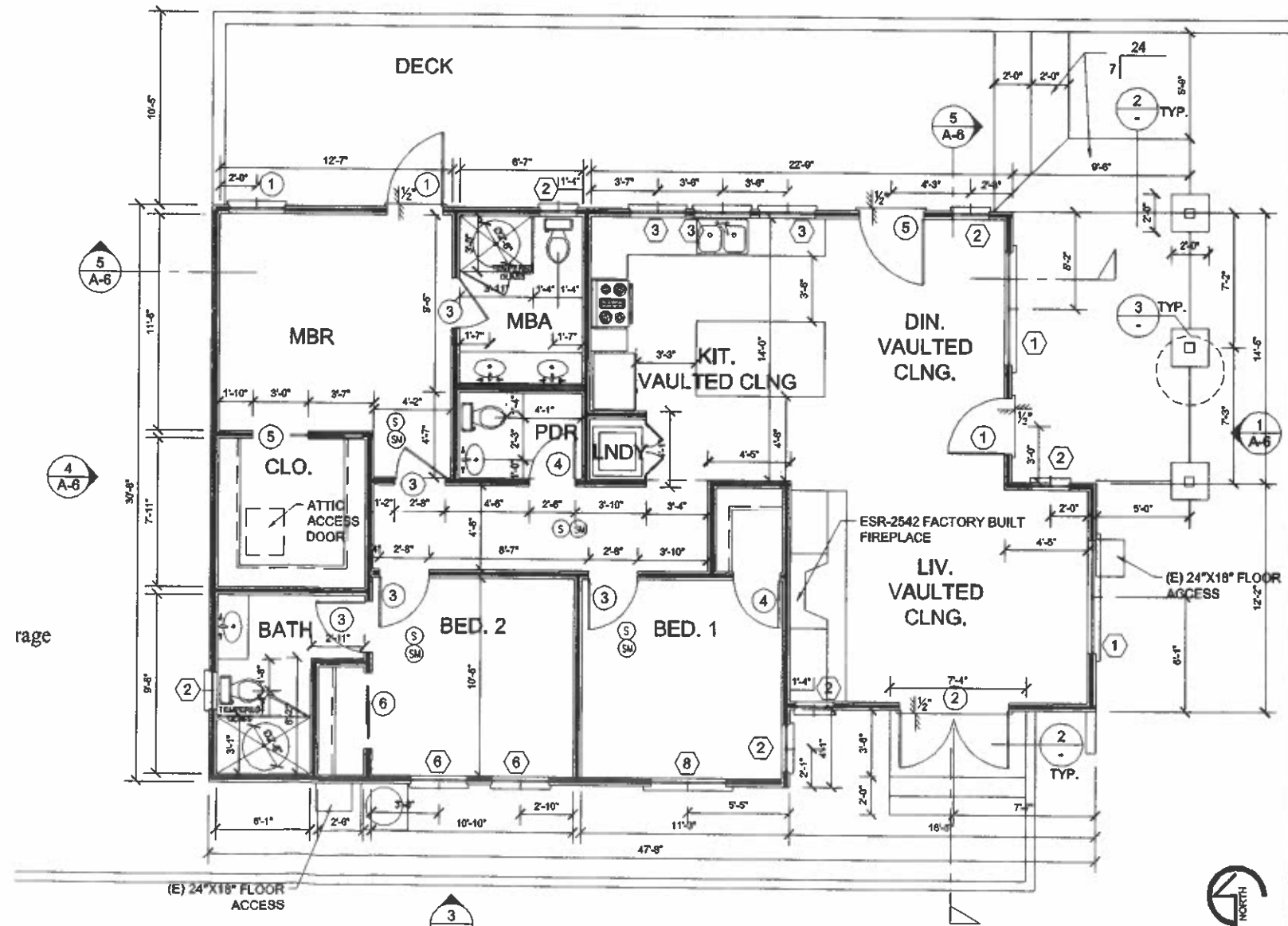
NOTE:
 1. DOOR MAY OPEN ON THE TOP STEP OF A FLIGHT OF STAIRS OR AN EXTERIOR LANDING, PROVIDED THE DOOR DOES NOT SWING OVER THE TOP STEP OR EXTERIOR LANDING AND THE LANDING IS NOT MORE THAN 7.75-IN BELOW THE THRESHOLD.
 2. OWNER TO SPECIFY DOOR STYLE
 3. NEW WINDOWS, DOORS & TRIMS TO MATCH EXISTING U.N.O.
 4. PROVIDE HEATING TO PRODUCE THE REQUIRED MIN. ROOM TEMP. OF 70° F 3" ABOVE LEVEL UNDERCUT BEDROOM DOORS FOR WARM AIR CIRCULATION.

LEGEND

- NEW WALLS - 2 x 4 WALL STUDS @ 16" O.C. W/ GYPS. BOARD @ INTERIOR WALLS. EXTERIOR WALL - 7/8" LATH & PLASTER TO MATCH EXISTING
- EXISTING WALLS
- SMOKE DETECTORS: SHALL BE INTERCONNECTED HARD-WIRED W/ BATTERY BACKUP.
- CARBON MONOXIDE DETECTOR
- EXISTING

FLOOR VENT CALCULATION:
 L x W x H =
 33 x 44 x 2 = 2,904 SF
 2,904 SF / 15 = 193.6
 VENT: 9" x 19" = 171 SF
 VENTS PROVIDED: 7

FLOOR VENT CALCULATION



DEAN AB ARCHITECT

2411 W. WHITT LA HABRA, CA

AMCOR

6600 VALLEY BUENA PARK
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF DEAN AB ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DEAN AB ARCHITECT.

NOTES:
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KEY PLAN

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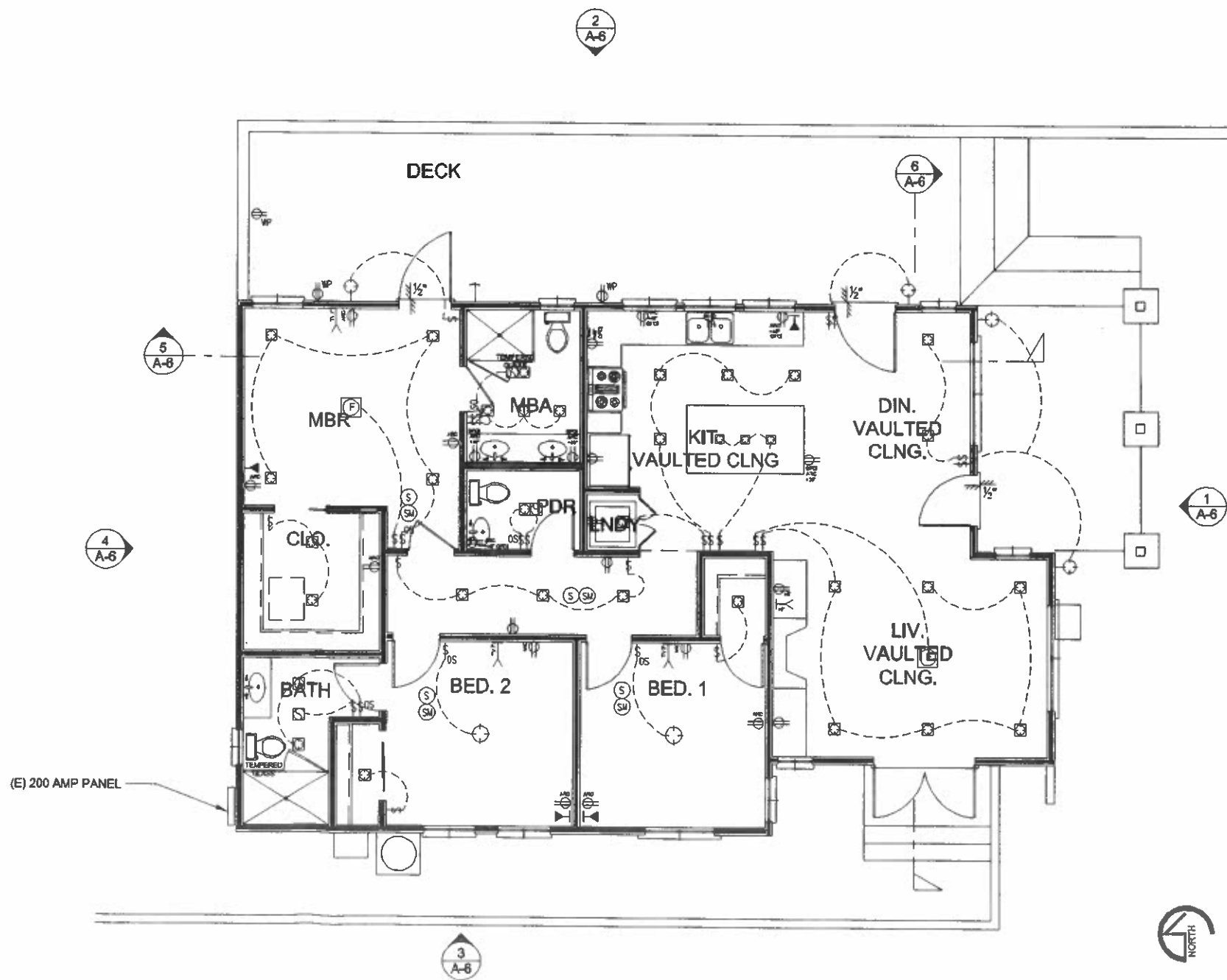
1. ELECTRICAL LOCATIONS ARE SCHEMATIC ONLY, PRIOR TO INSTALLATION VERIFY W/ OWNER EXACT LOCATIONS.
2. ALL EXTERIOR OUTLETS SHALL BE WATERPROOF GROUND FAULT INTERRUPT CURCUIT.
3. ELECTRICAL LOCATIONS ARE SCHEMATIC ONLY, PRIOR TO INSTALLATION, VERIFY W/ OWNER EXACT LOCATIONS.
4. ALL ELECTRICAL OUTLET ARE CONNECT TO EXISTING HOUSE PANEL.
5. PROVIDE (1) - MAIN SWITCHED FLOURESCENT LIGHT IN EACH BATHROOM & KITCHEN PER STATE ENERGY CODE.
6. ALL LIGHT FIXTURE IN BATHROOM & KITCHEN MUST BE FLOURESCENT LIGHT.
7. NO EXISTING LIGHTING FIXTURE & OUTLET TO BE REMAIN.
8. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) BY UNDERWRITERS LABORATORIES OR OTHER TEXTING / RATING LABORATORIES RECOGNIZED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS.
9. EACH ROOM CONTAINING A WATER CLOSET SHALL HAVE @ LEAST ONE FLOURESCENT LIGHT. IF THERE IS MORE THAN ONE LIGHT IN THE ROOM, THE FLOURESCENT LIGHT SHALL BE SWITCHED @ THE FLOURESCENT LIGHT IN AN ADJACENT ROOM W/ A COMPLIMENTARY PLUMBING FIXTURE.
10. ALL OUTLETS IN BEDROOMS TO BE ARC FAULT.
11. 20 - AMP DEDICATED BRANCH TO THIS BATHROOM ONLY.
12. 20 - AMP GENERAL PURPOSE CIRCUIT. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER(S), INCLUDED BUT NOT LIMITED TO RECEPTACLES, LUMINAIRE OUTLETS, SMOKE DETECTORS, ETC. [ARTICLE 210.12 C.E.C.]
13. ALL NEW BEDROOMS REQUIRE COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTERS (AFCI). IN ADDITIONS TO EXISTING BEDROOMS (OR REMODELING), AN AFCI PROTECTION DEVICE WILL NOT BE NECESSARY TO BE INSTALLED WHEN AN EXISTING CIRCUIT IS EXTENDED AND:
 - A. THAT CIRCUIT IS PART OF A MULTI WIRE BRANCH CIRCUIT.
 - B. THE LOAD CENTER SERVING THAT CIRCUIT WILL NOT ACCOMMODATE AN AFCI BREAKER

- ⊙ CEILING FAN
- ⊠ SMALL RECESSED PENDANT LIGHT
- ⊡ RECESSED CAN LIGHTS
- ⊕ CEILING LIGHT FIXTURE
- ⊖ WALL HUNG FIXTURE
- ⊞ EXHAUST FAN (MIN. 5 AIR CHANGES PER HOUR)
- ⊟ 110 v DUPLEX OUTLET
- ⊠ SINGLE POLE SWITCH @ 48" HIGH
- ⊡ 3 - WAY SWITCH @ 48" HIGH
- ⊟ SMOKE DETECTOR (IN HOUSE WIRING) W/ BATTERY BACK-UP
- ⊠ TELEPHONE JACK @ 15" HIGH
- ⊡ TELEVISION JACK @ 15" HIGH
- ⊟ HOSE OUTLET W/ NON REMOVABLE BACK FLOW DEVICES
- ⊠ DIMMER SWITCH
- ⊡ OCCUPANCY SENSOR
- ⊟ WATERPROOF OUTLET
- ▬ NEW WALLS
- ▭ EXISTING WALLS

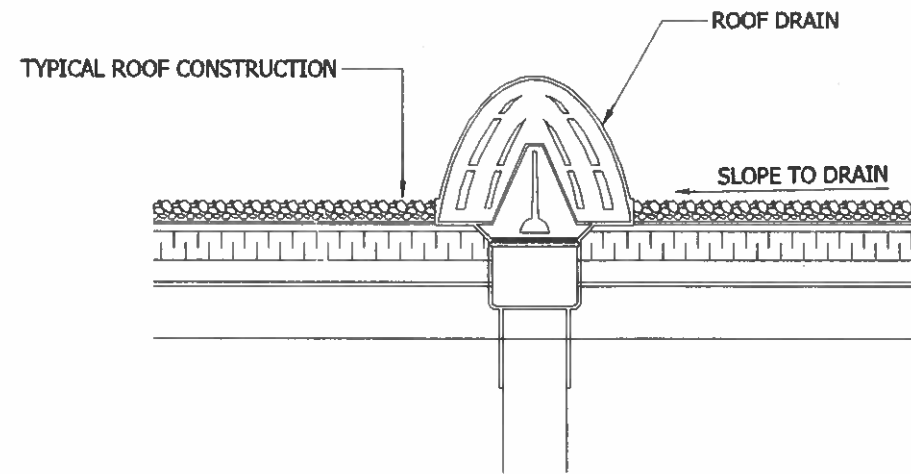
ELECTRICAL NOTES

LEGEND

ELECTRICAL GUIDELINE - RESIDENTIAL 1 & 2 FAMILY ENERGY COMMISSION T-24 RULES			
ROOM	GENERAL RULE FOR ALL	HARDWIRED LIGHTS SHALL BE HIGH EFFICACY	ALTERNATE TO HIGH EFFICACY HARDWIRED LIGHTS
KITCHEN	ELECTRONIC BALLASTS IF 13 WATTS OR MORE	YES	UP TO 50% OF HARDWIRED WATTAGE CAN BE LOW-EFFICACY MANUAL SWITCH FOR ON (MOS)
BATHROOM, GARAGE, LAUNDRY, UTILITY ROOM	RECESSED CANS IN INSULATED CEILINGS IC TYPE & CERTIFIED AIRTIGHT	YES	AUTOMATIC VACANCY-SENSOR OFF
ALL OTHER ROOMS (HALL, DINING, BEDROOM, ETC)	SWITCH ALL HIGH-EFFICACY LIGHTS SEPERATELY FROM LOW-EFFICACY LIGHTS.	YES	MANUAL SWITCH FOR ON AUTOMATIC VACANCY-SENSOR OFF OR ELECTRONIC DIMMER SWITCHES
OUTDOOR LIGHTS ON BUILDINGS		YES	MOTION SENSOR ON PHOTO CONTROLLED SENSOR OFF
INITIAL LAMP LUMENS DIVIDED BY WATTS = EFFICACY			
UP TO 15 WATTS A LAMP NEEDS		40 LUMENS PER WATT TO BE HIGH-EFFICACY	
FROM 15 TO 40 WATTS A LAMP NEEDS		50 LUMENS PER WATT TO BE HIGH-EFFICACY	



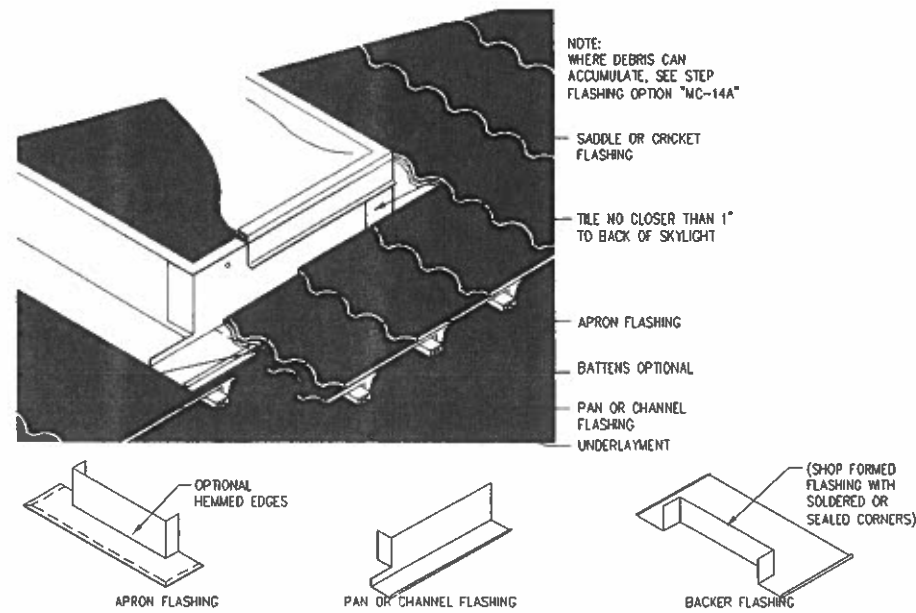
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ROOF DRAIN DETAIL

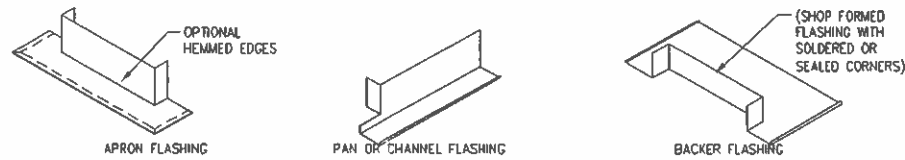
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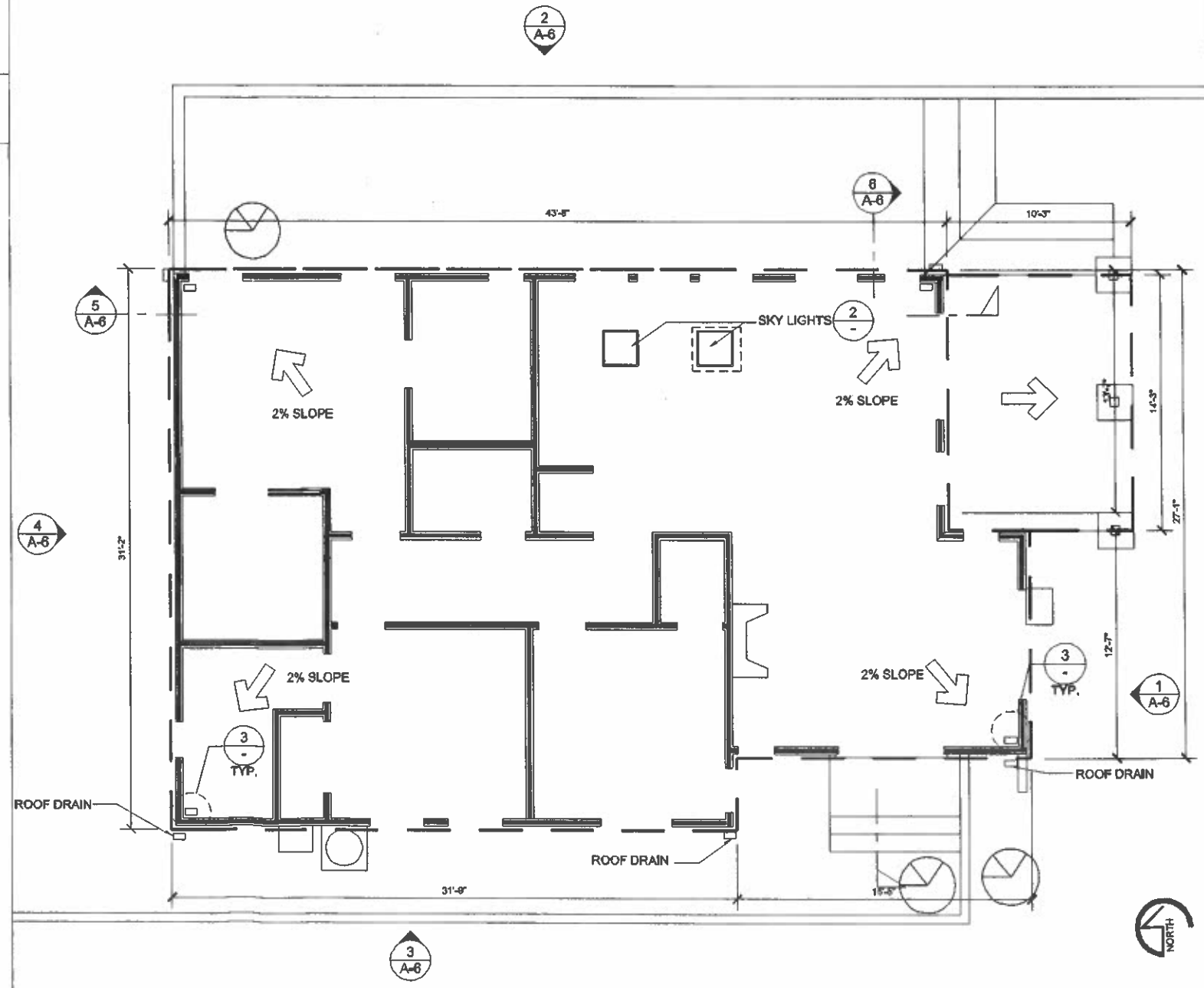


NOTE:
WHERE DEBRIS CAN
ACCUMULATE, SEE STEP
FLASHING OPTION "MC-14A"

SADDLE OR CRICKET
FLASHING
TILE NO CLOSER THAN 1"
TO BACK OF SKYLIGHT
APRON FLASHING
BATTENS OPTIONAL
PAN OR CHANNEL
FLASHING
UNDERLAYMENT



- Notes:
1. Skylight flashing dimensions will vary according to local weather conditions, size, location, slope of roof, rafter length behind skylight and tributary vector area.
 2. A saddle flashing will be allowed for skylights and other penetrations less than 30" in width. Extend a minimum of 6" or to top of curb and 14" up roof slope.
 3. A cricket flashing is recommended for skylights and penetrations equal to or greater than 30" in width to promote possible runoff, unless supporting data shows otherwise.
 4. One layer of No. 30 asphalt-saturated felt complying with ASTM D-226 Type II (ASTM D4899 Type IV) as a minimum underlayment on all tile roof applications. Other underlayments as approved by local building officials will be allowed. Dimensions shown are minimums and are intended to be approximate to allow for reasonable tolerances due to field conditions.
 5. Dimensions shown are minimums and are intended to be approximate to allow for reasonable tolerances due to field conditions.
 6. Malleable metal optional for profiled tile.
 7. Roof to wall apron flashing will extend a minimum of 3" over laphead lap onto tile.



KEY PLAN

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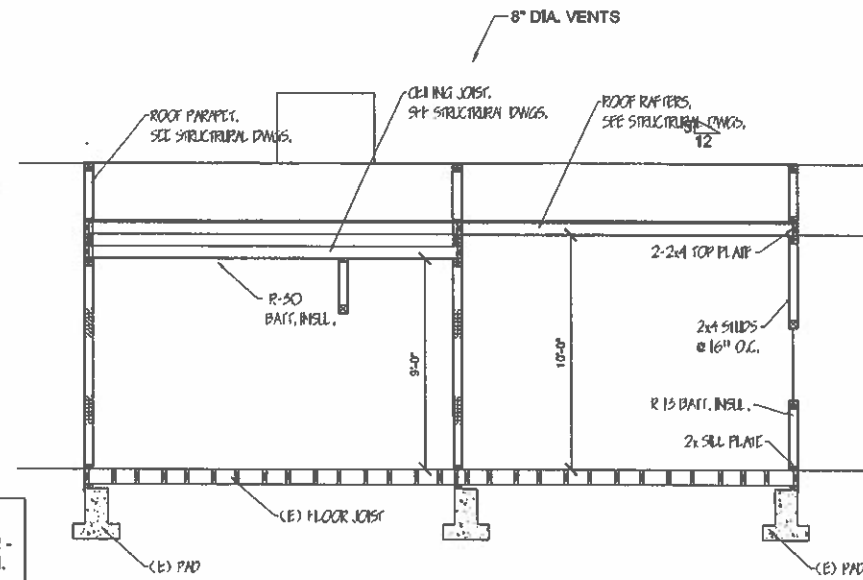
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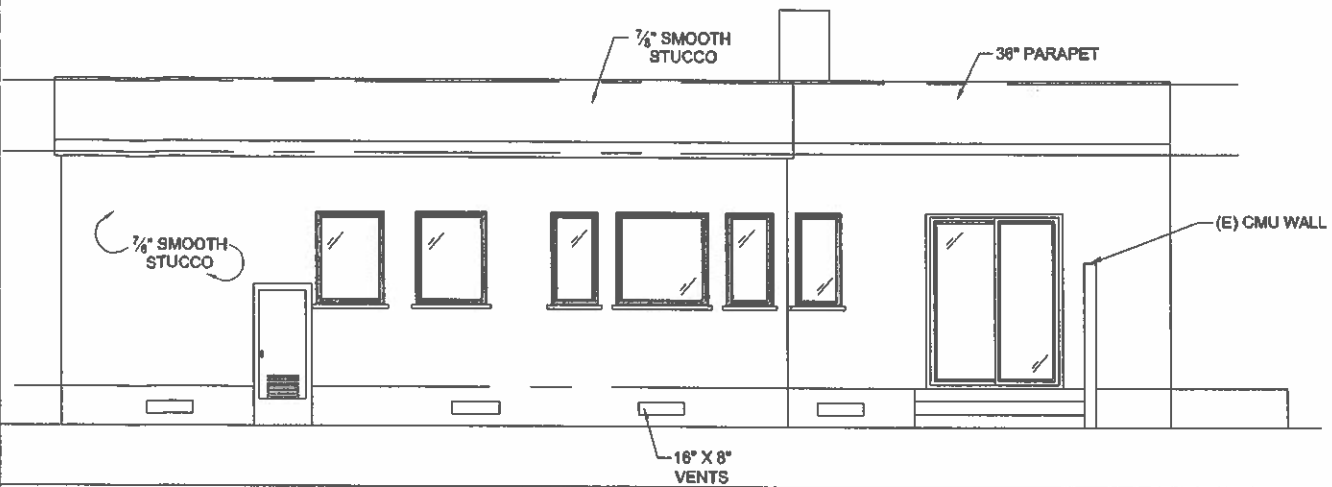


NOTE:
SEE STRUCTURAL DRAWINGS, S02 -
S03, FOR DETAILS & INFORMATION.

SECTION

6

SCALE: 1/4" = 1'-0"

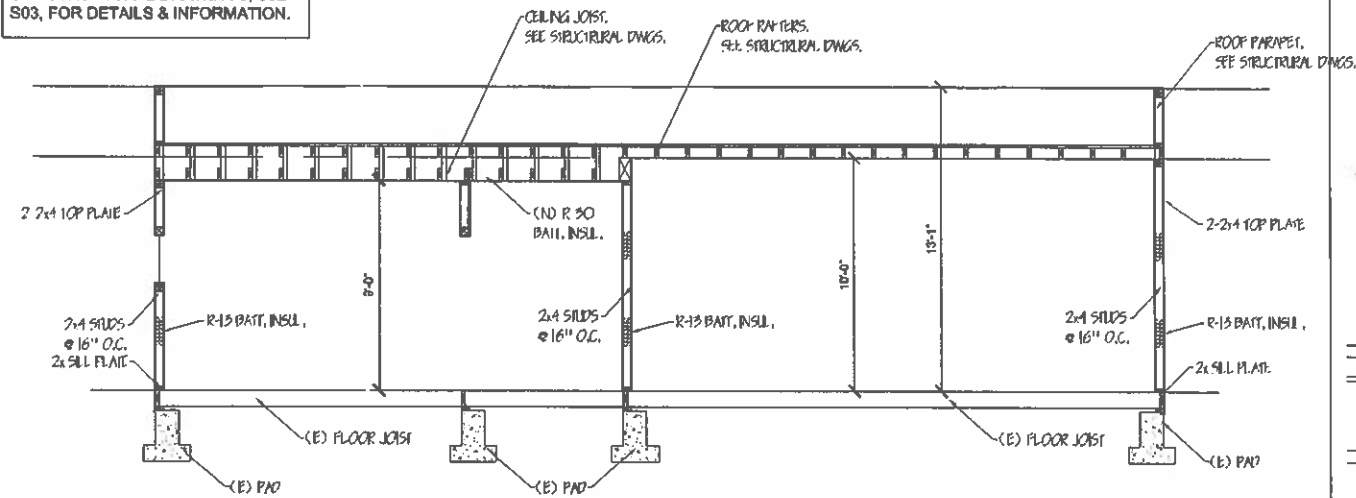


LEFT - ELEVATION

3

SCALE: 1/4" = 1'-0"

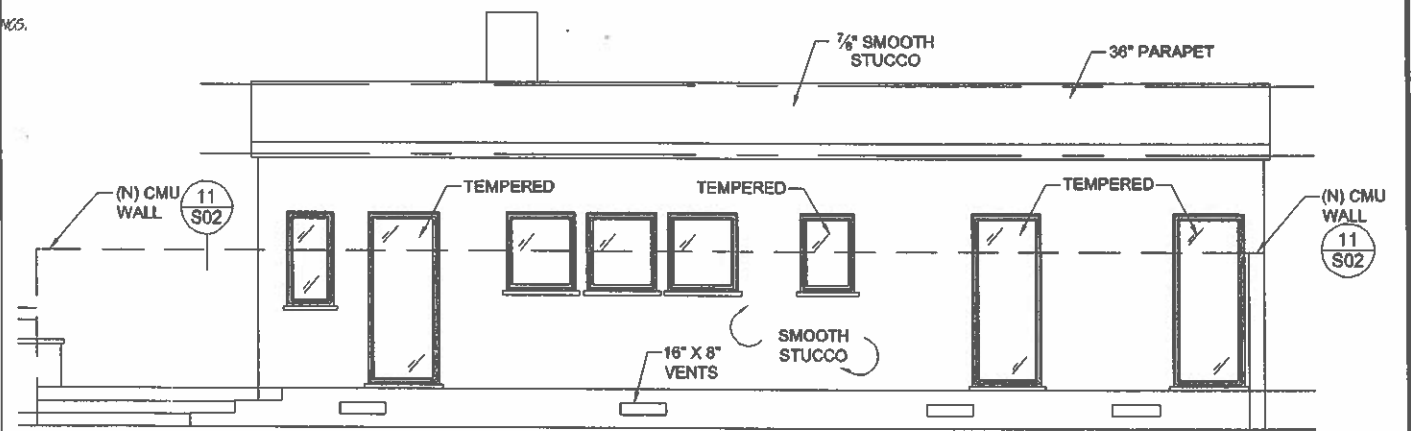
NOTE:
SEE STRUCTURAL DRAWINGS, S02 -
S03, FOR DETAILS & INFORMATION.



SECTION

5

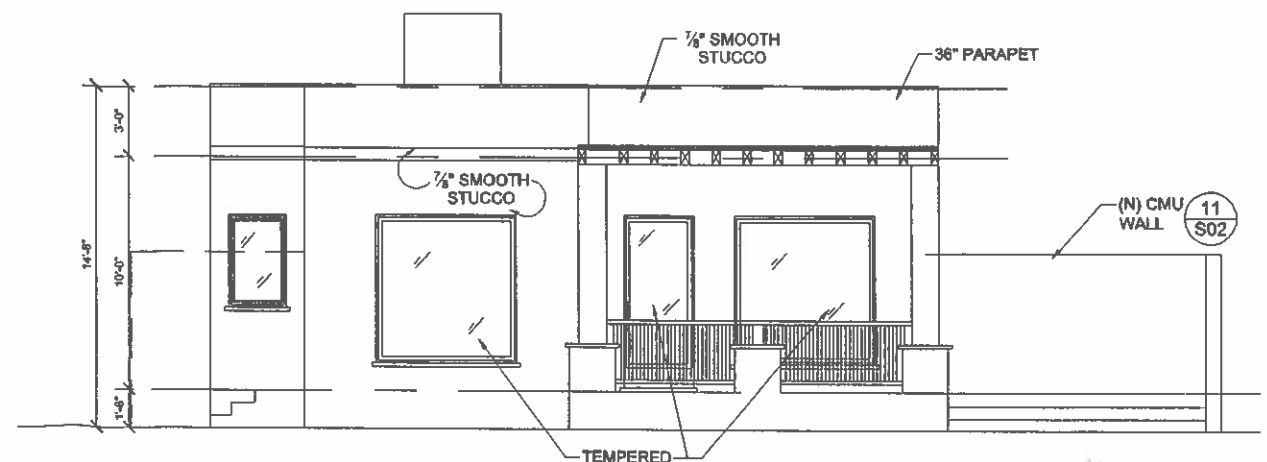
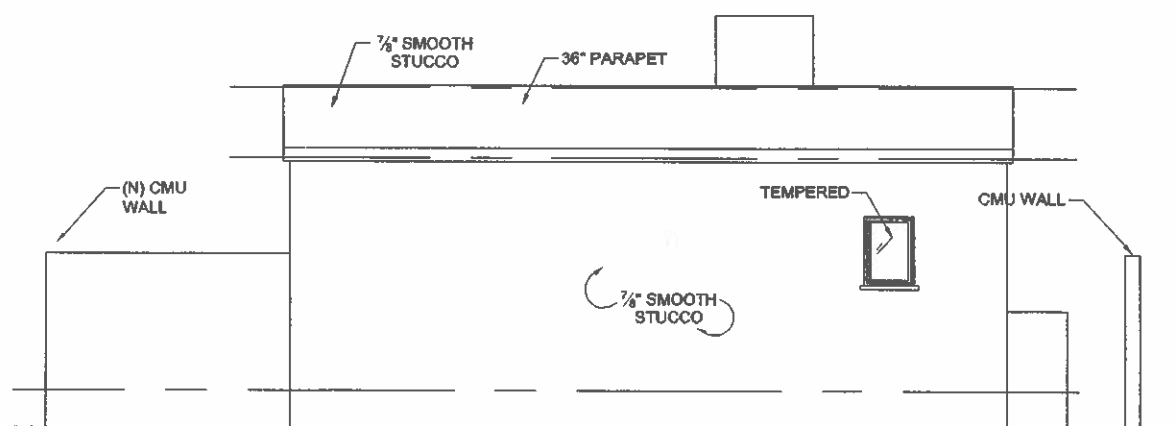
SCALE: 1/4" = 1'-0"



RIGHT - ELEVATION

2

SCALE: 1/4" = 1'-0"



CONSTRUCTION NOTES:

GENERAL:

- All work performed shall be in accordance with the 2010 edition of the California Building Code.
- Where no specific detail, section or indication is given, typical or approved standard practice details are to be used.
- The contractor shall verify all dimensions shown on plans and existing field conditions. In case of any discrepancies, the engineer shall be contacted before proceeding with the work.
- The contractor shall coordinate all structural work with the architectural, mechanical, plumbing, and any other related drawings and notifies the engineer of any discrepancies.
- Contractor shall verify location and size of floor, roof and wall openings with other drawings. Openings not shown on structural drawings are not permitted.

FOUNDATION:

- Design soil bearing pressure is limited to 1000 psf. All site recommendations related to grading and foundations systems shall be based on the soils report; code minimums were assumed due to none soils report was provided.
- All exterior footings shall extend into firm natural soil or approved compacted fill a minimum of 24".
- All interior footings shall extend into firm natural soil or approved compacted fill a minimum of 18".
- Garage slab should be poured separately from the residence footings. A positive separation should be maintained with expansion joint materials to permit relative movement (WHERE APPLIES).
- All trench excavations should conform to CAI-OSHA and local safety codes. All utilities trench backfill should be brought to near optimum moisture content and then compacted to obtain a minimum relative compaction of 90 percent of ASTM D-1557-91.
- Excavations adjacent to existing buildings or walls shall not extend below an angle of 45 degrees from the bottom of the footings of these adjacent structures, or the contractor shall provide adequate shoring for the excavations.
- Where existing footings, concrete slabs, pipes, utilities or other buried items are removed, the disturbed (loose) soil shall be removed and recompacted to a minimum of 90% of maximum density.
- All fills shall be compacted to a minimum of 90% of maximum density in accordance with ASTM D-1557-91. Fill shall be placed under the supervision of, tested and certified by, an approved soils engineer.
- The soil engineer shall inspect all excavations, removal of surficial and unsuitable soils, and utility trench backfill.
- All residential foundation shall be setback from the descending slope surface a minimum horizontal distance of H/3 but need not exceed 40 feet.

CONCRETE:

- All concrete shall be made with stone aggregate and shall attain a minimum compressive strength at 28 days of 2500 psi. The maximum concrete slump shall be 3" - 4".
- Special inspection by a certified inspector shall be provided for structural concrete when the structural design is based on f'c in excess of 2500 psi or where a special hazard exists per County Ord. No. 3953, Sec. 7-1-22.
- Cement for concrete, mortar, and grout shall be Type V conforming to ASTM C-150. Aggregates shall conform to ASTM C-33 and shall not exceed 1" in size.
- The engineer shall approve location of all construction joints.
- No pipes or ducts, other than conduits, shall be placed in structural concrete unless specifically shown on plans. Aluminum conduit shall not be used.
- Drypack shall be 1:3 cement sand mix.
- All anchor bolts, dowels and other inserts shall be placed before pouring concrete.

REINFORCING STEEL:

- All detailing, erection, and fabrication of reinforcing and accessories shall conform to the Manual of Standard Practice of the Concrete Reinforcing Steel Institute.
- Reinforcing steel shall conform to ASTM A-615, Grade 60.
- Reinforcing shown continuous shall be lapped 40 bar diameters (24" minimum) in concrete, unless noted otherwise.
- Reinforcing shall have the following minimum cover:
Concrete poured against earth 3-inch
Formed concrete-exterior face 2-inch
- Welded wire mesh shall conform to ASTM A-185. Lap one full mesh plus 2" at splice.

STRUCTURAL AND MISCELLANEOUS STEEL:

- All detailing, erection, and fabrication shall conform to the latest edition of AISC specifications.
- Welding electrode shall be AWS E70XX or equal. Welding to be designed for half stresses. Non-continuous inspection by a Deputy Inspector is required.
- All welding processes and inspection procedures shall conform to the American Welding Society Specification D1.0 latest edition. Welding shall be performed by City of Los Angeles certified welders in a shop of an approved fabricator. All field welding shall be performed under continuous inspection or a Special Deputy Inspector approved by local building Department.
- Steel fabricator shall submit shop drawings to the engineer for review prior to fabrication.
- A certificate of fabrication from the fabricating shop or a report from the special inspector must be furnished to the local Building Department prior to framing approval.

WOOD FRAMING:

- Framing lumber shall be Douglas Fir-Larch, grade marked by W.W.P.A. or W.C.L.I.B. as follows, unless noted on plans:
Vertical Framing
2" x 4" Standard Grade or Better
2" x 6" and Larger No. 2 Grade or Better
4" x 4" and Larger No. 1 Grade or Better

HORIZONTAL FRAMING:

- 2" x 4" & 4" x 6" No. 2 Grade or Better.
6" x and Larger No. 1 Grade or Better
- Plywood roof and floor sheathing shall be as noted on plans. Plywood for shear walls shall be a minimum Structural II. All sheets shall conform to PS-1-83 and shall be bonded with exterior glue.
- Each plywood sheet shall have a minimum area of 8 square feet and a minimum dimension of 2 feet in any direction. Plywood shall be installed with joints staggered in adjacent sheets, with each sheet continuous over 2 or more supports and the face grain perpendicular to supports for floor and roof sheathing, and parallel to supports for wall sheathing.
- All nails shall be common wire nails with minimum nailing per Table 25-P of the Uniform Building Code, unless shown otherwise.
- All framing hardware shown are strong-Tie Connectors as manufactured by the Simpson Company, unless noted otherwise. All hardware to be installed per manufacturer's recommendations.
- Bolts shall conform to ASTM A-307. Provide washers under all bolts, nuts, and screw heads.
- Provide double joists under all parallel walls and solid blocking under walls perpendicular to floor joists.
- Anchor bolts shall be 5/8" in diameter by 10" long with 3"x3"x1/4" MIN. washers embedded 7" minimum into concrete or masonry, unless noted otherwise on plans. See shear wall schedule and plans for spacing. Install a minimum of 2 bolts in each piece of pressure treated sill plate, with the first bolt within 12" of the end of the plate.
- Joists or rafters framing from opposite sides of beams or walls shall be lapped a minimum of 4" and spliced with 4-16d nails, unless noted otherwise on plans.
- Beams built-up with more than 2-2" members shall have all pieces full length and shall have 1/2" bolts at 18" O.C. staggered top and bottom 3" from the edges, with the first bolt 3-1/2" from the end.
- All flush framed 2"x connections shall be made with Simpson "LUP" series hangers, unless noted otherwise on the plans.
- All flush framed 2"x and larger connections shall be made with Simpson "B" series hangers, unless noted otherwise on the plans.
- Lap all 2x top plates a minimum of 4'-0" at splices and nail with 10-16d on each side of each splice, unless noted otherwise on the plans. Where top or sill plates are cut, use a 1/8" x 1-1/2" metal strap with 10-16d on each side of cut.
- Studs may be cut or notched to a maximum depth of 25% of the width. Bored holes shall not be nearer than 5/8" to the edge of a stud and shall not exceed 40% of stud width.
- Joists or rafters may be notched at top or bottom a maximum of one-sixth of depth, but not within middle third of span. Holes bored in joists or rafters shall not be nearer than 2" to the edge and shall not exceed one-third of the joist or rafter depth.
- Notching of exterior and bearing/nonbearing walls shall not exceed 25%/40% respectively. Bored holes in bearing/nonbearing walls shall not exceed 40%/60% respectively.
- Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports.
- Floors shall have tongue and groove or blocked panel edges. Plywood spans shall conform.

NAILING SCHEDULE

CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOE NAIL	3-8d
2. JOIST OR RAFTER TO SIDES OF STUDS 6-INCH JOIST OR LESS	3-16d
3. For each additional 4 inches in depth of joist	1-16d
4. BRIDGING TO JOIST, TOENAIL EACH END	2-8d
5. Blocking between joist or rafters to joist or rafters-toenails each side, each end.	2-10#12
6. Blocking between studs, each end.	2-10d toenails, o.c. 2-16d
7. 1"x6" (25mm x 152 mm) SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
8. WIDER THAN 1"x6" (25 mm x 152 mm) SUBFLOOR TO TO EACH JOIST, FACE NAIL	3-8d
9. 2" (51 mm) SUBFLOOR TO JOIST OR GIRDER, BLIND @ FACE NAIL	2-16d
10. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d@16" (406 mm) o.c.
11. SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	3-16d@16" (406 mm)
12. TOP PLATE TO STUD, END NAIL	2-16d
13. STUD TO SOLE PLATE	4-8d, toe nail or 2-16d, end nph.
14. DOUBLE STUDS, FACE NAIL	16d@24" (610 mm) o.c.
15. DOUBLE TOP PLATE, TYPICAL FACE NAIL	16d@16" (406 mm) o.c.
16. DOUBLE TOP PLATES, LAP SPICE	2-16d
17. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATES, TOE NAIL	3-8d
18. RM JOIST TO TOP PLATE, TOENAIL	8d@6" (152 mm) o.c.
19. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
20. CONTINUOUS HEADER, TWO PIECES	16d@16" (406 mm) o.c. along each edge.
21. CEILING JOIST TO PLATE, TOE NAIL	3-8d
22. CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d
23. CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	3-16d
24. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
25. JOIST OR RAFTERS AT ALL BEARINGS-TOENAILS, EACH SIDE	2-10#12
26. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
27. 1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
28. WIDER THAN 1"x8" (25 mm x 203 mm) SHEATHING TO EACH BEARING, FACE NAIL	3-8d
29. BUILT-UP CORNER STUDS	16d@24" (610 mm) o.c.
30. BUILT-UP GIRDER AND BEAMS	20d@32" (813 mm) o.c. at top & bottom & staggered 2-2d at ends and at each splice.
31. PLANKS	2-16d at each bearing
32. WOOD STRUCTURE PANELS AND PARTICLEBOARD, SUBFLOOR AND WALL SHEATHING (TO FRAMING)	
1/2" (12.7 mm) and less	6d
19/32" - 3/4" (15 mm - 19 mm)	8d or 6d
7/8" - 1" (22 mm - 25 mm)	3-8d
1 1/8" - 1 1/2" (29 mm - 32 mm)	10d or 8d
33. PANEL SIDING (TO FRAMING)	
1/2" (12.7 mm) and less	6d
5/8" (16 mm)	8d
34. FIBERBOARD SHEATHING	
1/2" (12.7 mm)	No. 11 9d
25/32" (20 mm)	No. 16 9d
	No. 11 9d
	No. 16 9d
35. INTERIOR PANELING	
1/4" (6.4 mm)	4d or 6d
3/8" (9.5 mm)	6d
36. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.	
37. NAILS SPACED @ 6" (152 mm) O.C. ON CENTER AT EDGES, 12" (305 mm) AT INTERMEDIATE SUPPORTS EXCEPT 6" (152 mm) AT ALL SUPPORTS WHERE SPANS ARE 48" (1219 mm) OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DAF RIGHS AND SHEAR WALLS, REFER TO SECTIONS 2315A.3.3 & 2315A.4. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.	
38. COMMON OR DEFORMED SHANK	
39. COMMON	
40. DEFORMED SHANK	
41. CORROSION-RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENT OF SECTION 2304A.3.	
42. FASTENERS SPACED 3" (76 mm) O.C. ON CENTER AT EXTERIOR EDGES AND 6" (152 mm) O.C. ON CENTER AT INTERMEDIATE SUPPORTS.	
43. CORROSION-RESISTANT ROOFING NAILS WITH 7/16" DIAMETER (11mm) HEAD AND 1 1/2" (38 mm) LENGTH FOR 3/4" (12.7 mm) SHEATHING AND 1-3/4" (44 mm) LENGTH FOR 25/32" (20 mm) SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2304A.3.	
44. CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16" (11 mm) CROWN AND 1-1/8" (29 mm) LENGTH FOR 3/4" (12.7 mm) SHEATHING 1 1/2" (38 mm) LENGTH FOR 25/32" (20 mm) SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2304A.3.	
45. PANEL SUPPORTS AT 16" (406 mm) [20" (508 mm) IF STRENGTH IS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED], CASING OR FINISH NAILS SPACED 6" (152 mm) ON PANEL EDGES, 12" (305 mm) AT INTERMEDIATE SUPPORTS.	
46. PANEL SUPPORTS AT 24" (610 mm), CASING OR FINISH NAILS SPACED 6" (152 mm) ON PANEL EDGES, 12" (305 mm) AT INTERMEDIATE SUPPORTS.	
47. WHEN POSSIBLE, NAILS DRIVEN PERPENDICULAR TO THE GRAIN SHALL BE USED INSTEAD OF TOENAILS.	

DIAPHRAGM

ROOF SHEATHING :	1/2" CDX PLYWOOD UNBLOCKED W/BL NAILS@6", 6", 12" o.c.
	Ø BOUNDARY, EDGE & FIELD. PANEL SPAN RATING 24/0.

Earthquake design data

Seismic importance factor and occupancy category	I-1	Story Shear Vx	6.442(K)
Mapped spectral response accelerations Ss	1.73g	Total weight of building	36.31(K)
Mapped spectral response accelerations S1	0.661g	Seismic response coefficient(s), Cs(max)	0.713g
Site Class	B	Response modification factor(s), R	6.5
Spectral response coefficients SDS	1.2g	Redundancy Factor Used	1.3
Spectral response coefficients SD1	0.441g		

CONTENT:

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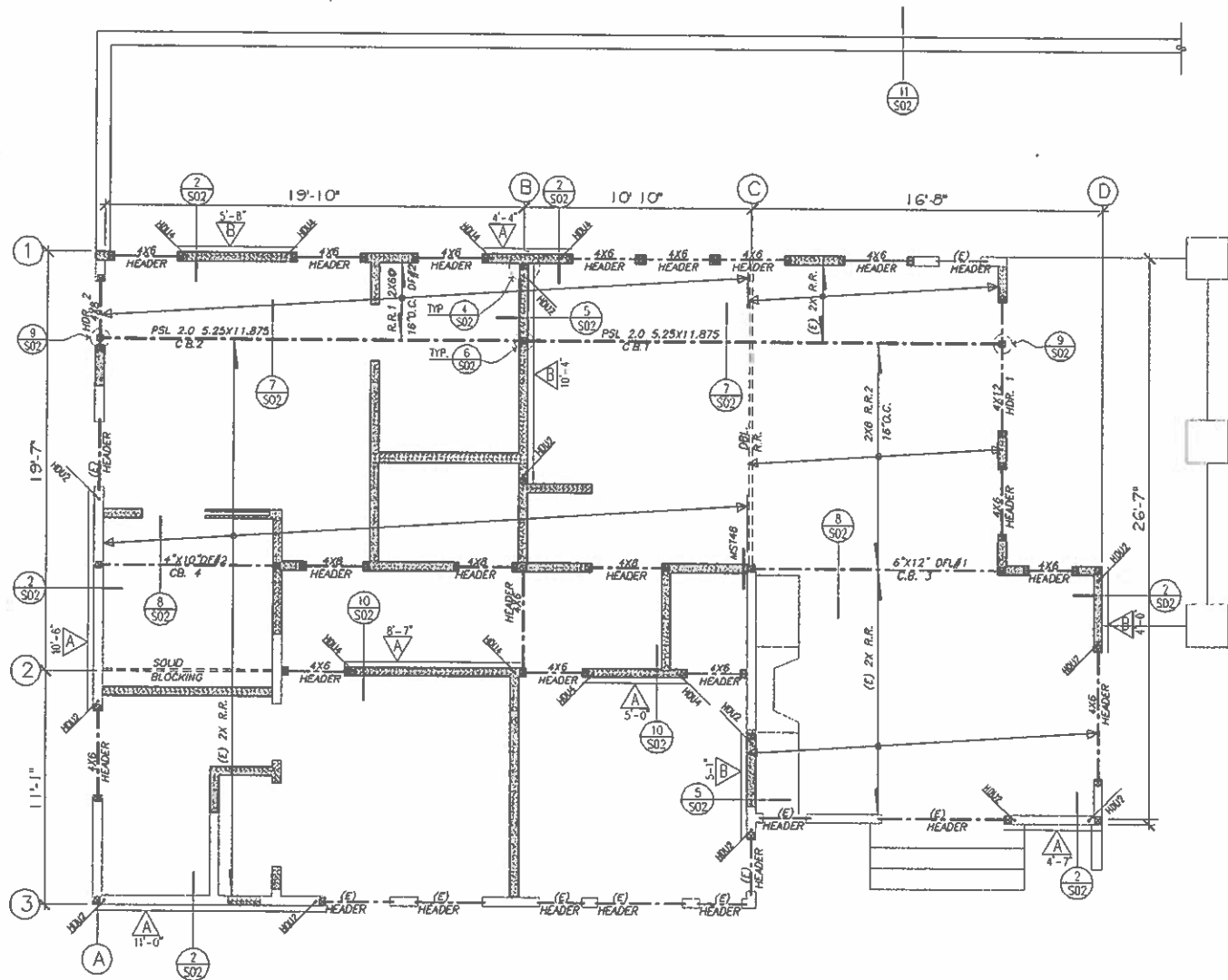
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17

18

ROOF FRAMING PLAN

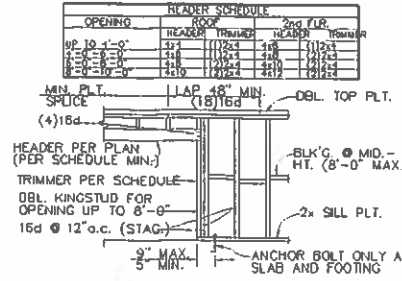
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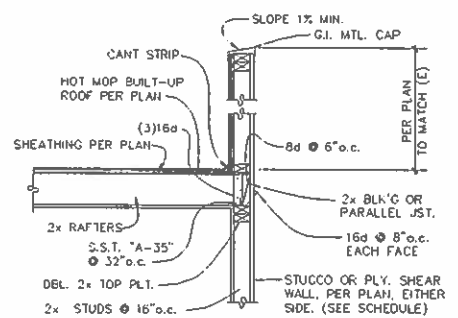
MARK	MATERIAL	PANEL NAILING PERIM.	PANEL NAILING FIELD	BLK'G TO DBL. PLATE CONN.	SHEAR CAPAC.	PLATE THK.	A. BOLTS
A	1/2" STRUC-1 PLY	8d @ 4" o.c.	8d @ 12" o.c.	S.S.T. "A35" @ 16" o.c.	300 #/FT.	2x	5/8" @ 32" o.c.
B	1/2" STRUC-1 PLY	8d @ 2" o.c.	8d @ 12" o.c.	S.S.T. "A35" @ 16" o.c.	550 #/FT.	3x	5/8" @ 16" o.c.

- THIS NAILING SCHEDULE IS IN ADDITION TO MIN. NAILING REQUIRED BY UBC. USE COMMON NAILS ONLY
- FRAMING AT BOUNDARY AND PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED FOR ALL PLYWOOD.
SHEAR WALLS WITH SHEAR VALUES EXCEEDING 300#/FT. NAILING EDGE DISTANCE FOR 3x BOUNDARY AND PANEL EDGE MEMBERS SHALL BE 1/2" MIN.
- ANCHOR BOLTS SHALL HAVE MINIMUM EMBEDMENT OF 8" AND BEARING PLATE 0.229"x3.0"x3.0".
- ALL INTERIOR WALLS SHALL HAVE HILT DN WITH MINIMUM PENETRATION OF 1/8" INTO CONCRETE SLAB @ 32" OC UNO, 10B0 #2308.
- THE MAX. ALLOWABLE SHEAR FOR 3-PLY PLYWOOD, LESS THAN 5/8" THICKNESS SHALL NOT EXCEED 200#/FT.
- FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE 10d NAILS HAVING PENETRATION INTO FRAMING OF MORE THAN 1-5/8" ARE SPACED 3" OR LESS ON CENTER.
- PLYWOOD SHALL HAVE FRAMING OR BLOCKING AT ALL EDGES OF ALL SHEETS IN SHEARWALLS.
- ALL DIAPHRAGM AND SHEARWALL NAILING SHALL UTILIZE COMMON OR GALVANIZED BOX NAILS.
- USE 3/16"x5" LAG SCREW @ 6" o.c. ON THE SOLE PLATE ON THE SHEARWALL LINES.
- SHEARWALLS SHALL RUN CONTINUOUSLY FROM FOUNDATION TO ROOF/FLOOR FRAMING.

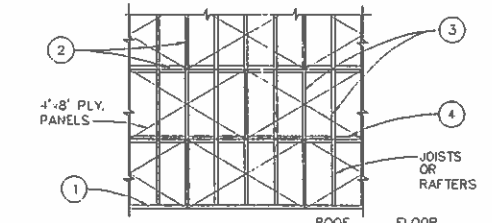
NOTE:
SOME ASSUMPTIONS WERE MADE ABOUT INACCESSIBLE PORTIONS OF THE EXISTING FRAMING BASED ON COMMON BUILDING PRACTICES TODAY.
THE CONTRACTOR SHOULD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING ANY WORK AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THIS OFFICE.



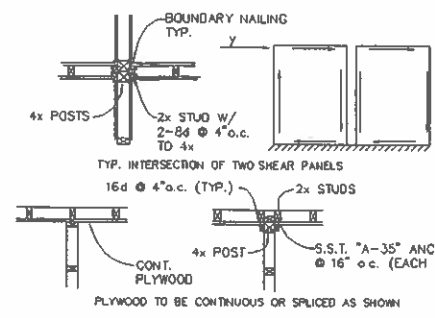
STUD WALL FRAMING
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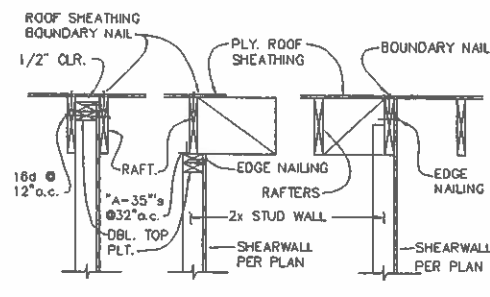
SHEAR @ STD. PARAPET
NOT TO SCALE



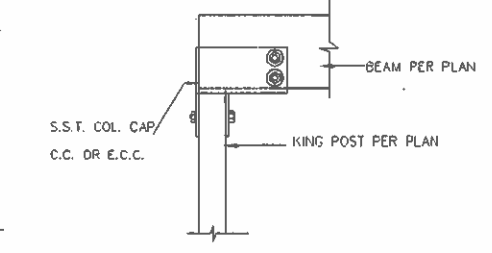
TYP. PLY. LAYOUT & NAILING
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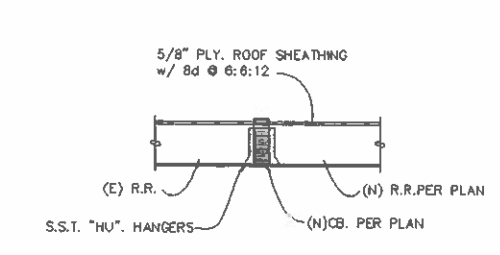
SHEAR WALL INTERSECTIONS
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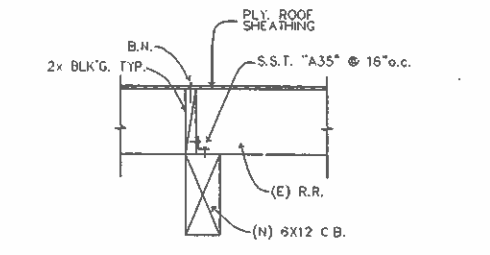
R.R. PAR. TO SHEAR WALL
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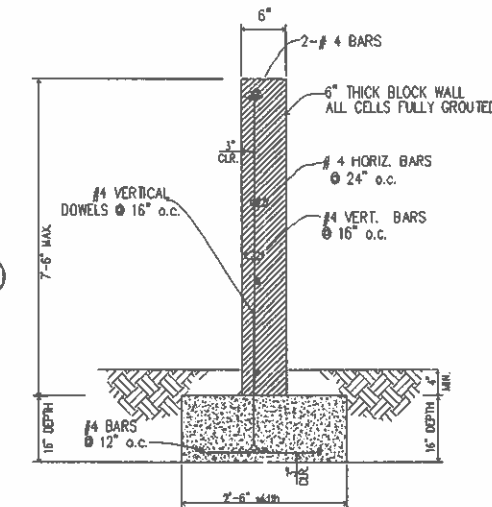
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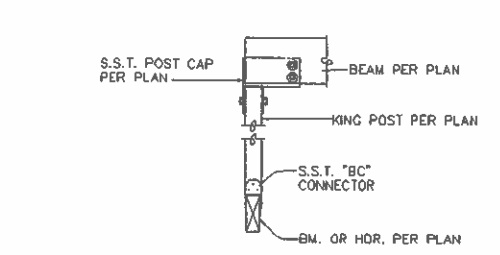
HARDY FRAME DETAIL
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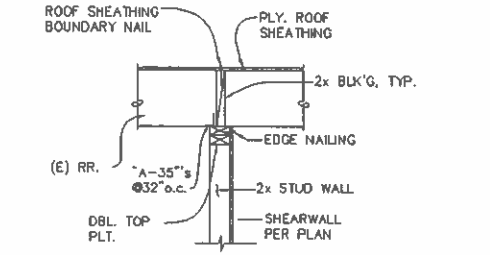
R.R. TO BEAM CONN.
NOT TO SCALE



PARTITION WALL
NOT TO SCALE



KING POST
NOT TO SCALE



R.R. PERP. TO SHEAR WALL
NOT TO SCALE

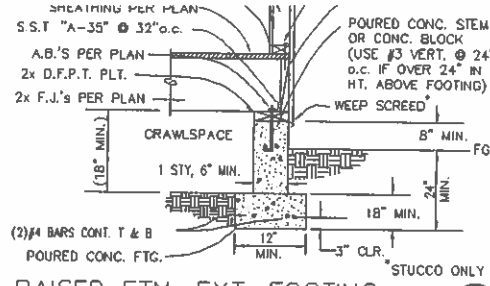
GENERAL FRAMING NOTES:

- IT IS CONTRACTOR'S RESPONSIBILITY TO SHORE EXISTING STRUCTURE AS NEEDED.
- ALL SHEAR WALLS SHALL BE EXTENDED TO ROOF SHEATHING AND BOUNDARY NAILING SHALL BE PROVIDED.
- ALL FRAMING MEMBERS SHALL BE DF#2 U.N.O. EXCEPT 6x MEMBERS SHALL BE DF#1.
- ⊗ REPRESENTS DOUBLE STUDS UNO PER DETAIL 1 SHEET SO2.

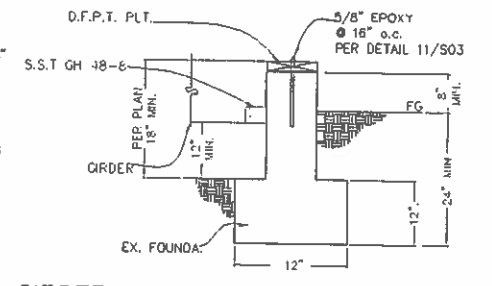
ROOF SHEATHING SHALL BE 1/2" CDX (32/16) PLYWD, STAGGERED AND NAILED w/ 8d COMMON @ 6:6:12, PER DET. HEREON. (STAGGER EDGES OVER NEW/OLD JUNCTURE WHERE APPLIES)

ROOF D.L.	20 psf
ROOF L.L.	20 psf

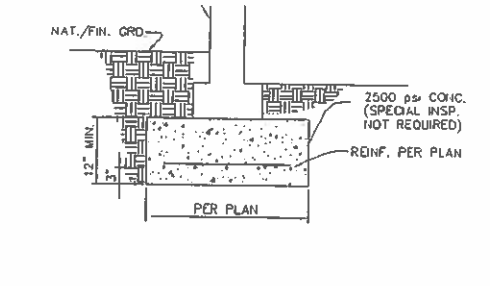
CUTTING OR NOTCHING OF WOOD STUDS OR PLATES SHALL NOT EXCEED 25% OF THE STUD/PLATE WIDTH IN EXTERIOR AND BEARING WALLS AND NOT TO EXCEED 40% OF THE STUD/PLATE WIDTH IN NONBEARING PARTITIONS. BORED HOLES DIAMETER IS LIMITED TO 40% OF THE STUD/PLATE WIDTH IN ANY STUD MAY BE 60% IN NONBEARING PARTITIONS OR WHEN THE BORED STUDS IS DOUBLED.



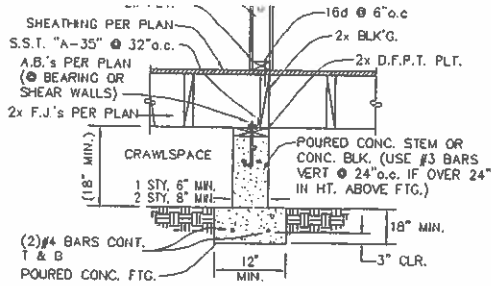
1 RAISED FTN. EXT. FOOTING
NOT TO SCALE



2 GIRDER-FOUNDATION
NOT TO SCALE

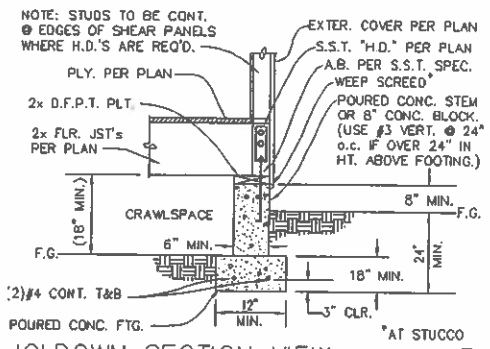


3 POST PAD @ (E) FTG.
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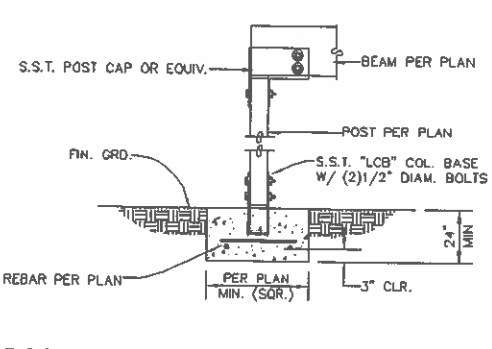


4 RAISED FTN. INT. FOOTING
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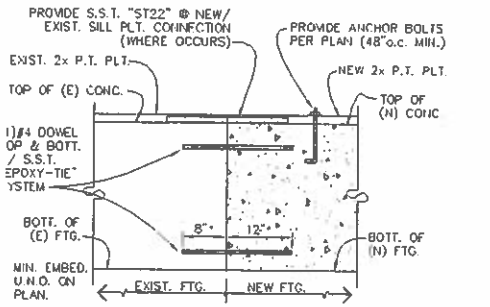
NOTE:
SOME ASSUMPTIONS WERE MADE ABOUT
INACCESSIBLE PORTIONS OF THE EXISTING
FOUNDATION AND FRAMING BASED ON
COMMON BUILDING PRACTICES TODAY.
THE CONTRACTOR SHOULD VERIFY ALL
EXISTING CONDITIONS PRIOR TO STARTING
ANY WORK AND BRING ANY DISCREPANCIES
TO THE ATTENTION OF THIS OFFICE.



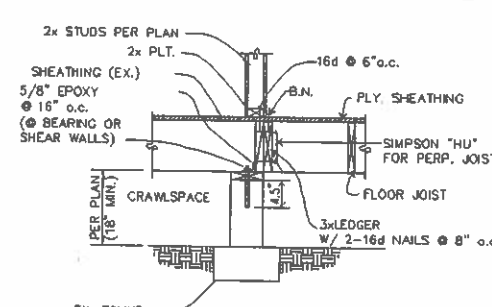
5 HOLDOWN SECTION VIEW
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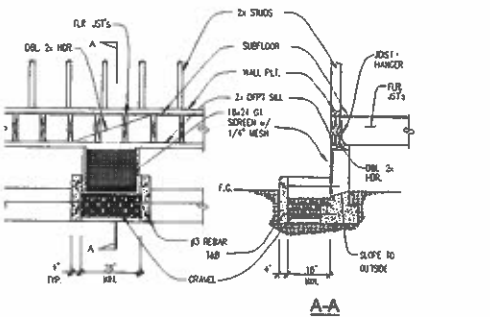
6 POST CONNECTIONS & PAD
NOT TO SCALE



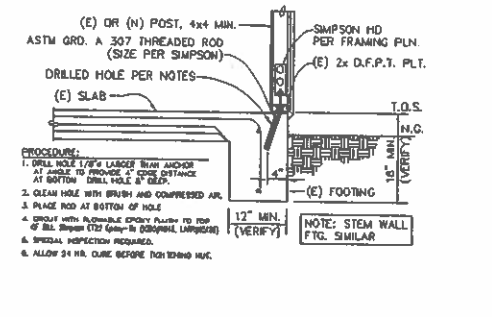
7 NEW TO EXISTING STEM/FTG.
NOT TO SCALE



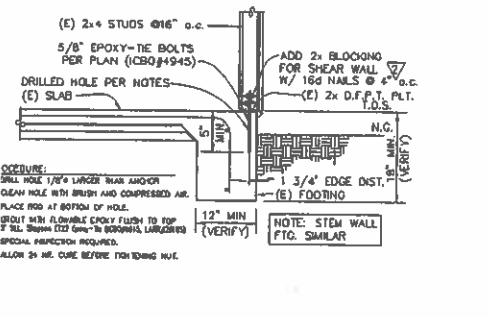
8 RAISED FTN. INT. FOOTING
NOT TO SCALE



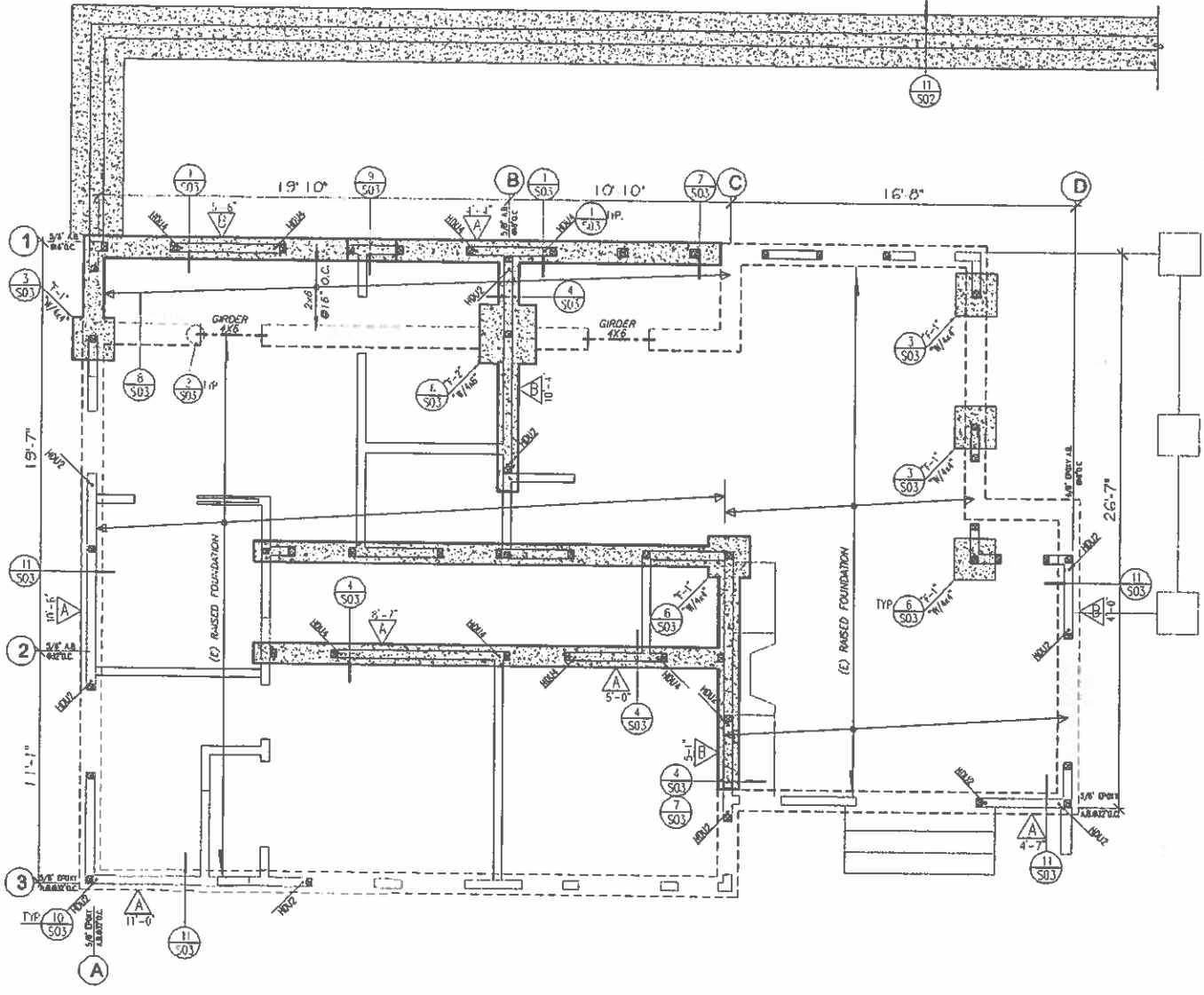
9 RAWL SPACE ACCESS
NOT TO SCALE



10 HOLDOWNS @ EXIST. FTN'S
NOT TO SCALE



11 EPOXY-TIE @ EX. FOUNDATION
NOT TO SCALE



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

- FOUNDATION NOTES:
- IT IS CONTRACTOR'S RESPONSIBILITY TO SHORE EXISTING HOUSE AS NEEDED.
 - FOUNDATION DESIGN IS BASED ON SOIL BEARING CAPACITY OF 1000PSF.
 - USE 2500 PSI CONCRETE FOR FOUNDATION.
 - ALL HOLD DOWN BOLTS SHALL BE RE-TIGHTENED PRIOR TO COVERING.
 - ALL ANCHOR BOLTS & H.D. BOLTS SHALL BE PLACED WITH TEMPLATE PRIOR TO CALLING FOR FOUNDATION INSPECTION.
 - SPECIAL DEPUTY INSPECTION IS REQUIRED FOR EPOXY ANCHORS.
 - "F-1" REPRESENTS 2'0"x2'0"x12" THK. PAD W/ #4 BARS @ 12" o.c. EACH WAY, W/ 4"x4" DFL #2 POST.
 - "F-2" REPRESENTS 2'9"x2'9"x12" THK. PAD W/ #4 BARS @ 12" o.c. EACH WAY, W/ 4"x4" DFL #2 POST.

NOTE:
Hold down hardware must be secured in place prior to foundation inspection.
Hold down connector bolts into wood framing require approved plate washers
on opposite and hold downs shall be tightened just prior to covering the wall
framing.

NOTE:
CONTRACTOR SHALL VERIFY THAT EXISTING
FOUNDATION IS FREE FROM ALL SIGNS OF
DISTRESS PRIOR TO COMMENCING WORK
AND SHALL BRING ANY ANOMALIES TO THE
ATTENTION OF THIS OFFICE.

ANCHOR BOLTS:
ANCHOR BOLTS SHALL BE MIN. 1/4"x12",
"L"-BOLTS W/ 3"x3"x1/4" PLATE WASHERS
@ 48" o.c. (U.N.O.) & WITHIN 12" OF PLT.
CUTS AND EMBEDDED 9" INTO CONC. (U.N.O.)
(SEE SHEARWALL SCHEDULE WHERE APPLIES)