



GENERAL	
1	ALL ARCHITECTURAL DRAWINGS FOR DOORS, WINDOWS, NON BEARING INTERIOR AND EXTERIOR WALLS, ELEVATIONS, SLOPES, STAIRS, CURBS, DRAINS, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHED, ETC.
2	ALL WORKMANSHIP AND MATERIALS SHALL BE GOOD QUALITY, WHERE NOT SHOWN ON THE PLANS THE CONTRACTOR SHALL MEET INDUSTRY STANDARDS AND LOCAL CODES.
3	THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND NOTIFY THE ENGINEER OF ALL DISCREPANCIES.
4	THE DETAILS ON THESE DRWG'S SHALL BE USED WHEREVER APPLICABLE UNLESS OTHERWISE NOTED ON THE DRAWINGS NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
5	CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND JOB SITE AND OR ADJACENT PROPERTIES.
6	OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVE SHALL NEITHER BE CONSTRUCTED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
7	CONTRACTORS RESPONSIBLE FOR CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LABS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM/COMPONENT PER SEC 1706.1

CONCRETE	
1	ALL CONCRETE AND REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH GOOD QUALITY STANDARD PRACTICE. CONCRETE AND MASONRY SHALL BE ADEQUATELY CURED BEFORE REMOVING SHORING.
2	MINIMUM CONCRETE STRENGTH SHALL BE:
A	CONTINUOUS FOOTINGS, PADS, SLABS ON GRADE 2500 psi
B	BEAM AND CAISONS 3000 PSI GRADE
C	WALLS & BLOCK WALLS 40
3	CEMENT SHALL CONFORM TO ASTM C150, TYPE II OR III PORTLAND CEMENT.
4	HARD-ROCK AGGREGATES SHALL CONFORM TO ASTM C33. THEIR MAXIMUM SIZE SHALL BE 1 1/2 INCHES FOR FOOTINGS, CAISONS AND GRADE BEAMS AND 1 INCHES FOR ALL OTHER WORK.
5	LIGHTWEIGHT AGGREGATES (CONFORM TO ASTM C330) SHALL BE APPROVED AND THEIR MAXIMUM SIZE SHALL BE 1/2 INCH.
6	A STATEMENT OF MIX DESIGN SHALL BE MADE FOR CONCRETE DESIGNED BY METHOD 11, THE AVERAGE TRIAL BATCH STRENGTH SHALL EXCEED THE SPECIFIED STRENGTH, f_c , BY 25% OR 900 PSI, WHICHEVER IS LEAST. DESIGN SHALL BE SUBMITTED TO THE OWNER, ARCHITECT, ENGINEER, AND BUILDING DEPARTMENT FOR APPROVAL BEFORE USE.
7	ONLY ONE GRADE OF CONCRETE SHALL BE POURED ON THE JOB AT ONE TIME.
8	CONCRETE COVER OVER REINFORCING SHALL BE AS FOLLOWS:
A	POURED AGAINST EARTH 3 1/2 INCHES
B	EXPOSED TO EARTH, BUT POURED AGAINST FORMS 2 INCHES
9	ALL REINFORCING SHOWN CONTINUOUS SHALL BE LAPPED 30 DIAMETERS (GRADE 40) OR 36 DIAMETERS (GRADE 60) AT SPLICES AND SHALL BE MADE AWAY FROM POINTS OF MAXIMUM STRESS. MINIMUM LAP SHALL BE 24" LONG.
10	BEFORE CONCRETE IS POURED, CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC. RELATING TO WORK.
11	ALL SLEEVES NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE LOCATED BY THE TRADES INVOLVED AND SHALL BE APPROVED BY THE ENGINEER.
12	DRY PACK CONCRETE SHALL BE ONE PART PORTLAND CEMENT AND ONE PART SAND, WITH SUFFICIENT WATER TO ALLOW A SMALL AMOUNT OF PASTE TO CURE TO THE SURFACE.
13	CONCRETE GROUT SHALL BE NON-SHRINKING WITH SUFFICIENT WATER TO ALLOW POURING ULTIMATE COMPRESSIVE STRENGTH (f_c) AT 28 DAYS SHALL EQUAL 2000 psi.

REINFORCING STEEL	
1	ALL REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS CONFORMING TO ASTM A615 AS FOLLOWS UNLESS OTHERWISE SHOWN:
GRADE	GRADE
a	CONTINUOUS FOOTINGS, PADS, SLABS ON GRADE 40
b	STRUCTURAL SLABS, BEAMS, GIRDERS & COLUMNS 60
c	WALLS & BLOCK WALLS 40
2	ALL BARS SHALL BE FREE OF LOOSE FLAKY RUST AND SCALE, GREASE, OR OTHER MATERIAL WHICH MIGHT AFFECT OR IMPAIR BOND.
3	WELDING OF REINFORCING STEEL: FIELD WELDING OF REINFORCING STEEL SHALL BE PERFORMED BY WELDER SPECIFICALLY CERTIFIED FOR REINFORCING STEEL. PRIOR TO WELDING, THE "CARBON EQUIVALENT" (CE) OF STEEL SHALL BE DETERMINED. REINFORCING STEEL WHOSE "CE" CAN NOT BE IDENTIFIED OR EXCEEDS 0.757 SHALL NOT BE WELDED. EXCEPT FOR REINFORCING STEEL SHALL NOT BE PREHEATED AS SHOWN IN TABLE 1 OF RGA 3-77. IN ADDITION STEEL WITH "CE" BETWEEN 0.667 AND 0.757 SHALL BE WELDED ONLY WHEN PRIOR QUALIFICATIONS TESTS VERIFY AN ACCEPTABLE WELDABILITY.
4	ALL BENDS TO BE MADE COLD.
5	DO NOT WELD GRADE 60 REINFORCING UNLESS SPECIAL APPROVED IS OBTAINED FROM STRUCTURAL ENGINEER.
6	GRADE 40 REINFORCING MAY BE WELDED WHEN REQUIRED.
7	CONCRETE STRUCTURAL MEMBERS (SLAB, BEAMS, ETC.) SHALL NOT BE STRIPPED UNTIL THE CONCRETE HAS REACHED ITS DESIGN STRENGTH.

REMODELING & RENOVATION NOTE	
1	PRE EXISTING PORTION OF THE STRUCTURE MAY NOT CONFORM TO CURRENT CODES.
2	UNLESS REQUIRED BY OWNER AND PERMITTING AUTHORITY, IT IS NOT THE INTENTION OF THESE DOCUMENTS TO CORRECT EXISTING CODE VIOLATIONS THAT ARE NOT PART OF THESE PLANS.
3	REMODEL AND RENOVATION CONSTRUCTION INVOLVES A DISCOVERY OF UNRECORDED "CHANGED" CONSTRUCTION, AND/OR CONSTRUCTION METHOD MAY HAVE CAUSED CHANGES TO THE ORIGINAL BUILT CONSTRUCTION, PROGRAM SPECIFICATIONS AND/OR DOCUMENTS. THESE CHANGES (MADE IN THE FIELD) MAY NOT HAVE BEEN THE PROPOSED REMODEL CONSTRUCTION UNCOVERED THE CHANGED CONDITION (I.E. STRUCTURAL, ELECTRICAL, MECHANICAL, ETC.). THEREFORE, REMODEL CONSTRUCTION IS INEXACT AND UNPREDICTABLE.
4	THE DISCOVERY OF CHANGED CONDITION MUST BE REPORTED AND DOCUMENTED. THE ARCHITECT (DRAFT MAN) SHALL BE NOTIFIED, IN ORDER TO PROPERLY AND PRUDENTLY ASSESS OR EVALUATE THE SUBSEQUENT REMEDIAL ACTION. FAILURE ON THE PART OF THE OWNER OR CONTRACTOR TO REPORT CHANGED CONDITIONS RELEASES THE ARCHITECT FROM ANY AND ALL LIABILITY.
5	THE ENGINEER SHALL NOT BE LIABLE FOR UNRECORDED CHANGED CONDITIONS REMEDIAL DRAWINGS AND/OR DOCUMENTATION MAY BE REQUIRED TO CONTINUE THE CONSTRUCTION SEQUENCE. UNANTICIPATED AND UNKNOWN SUB GRADE CONDITIONS MAY ALSO EXIST, AND WILL BE ADDRESSED IN THESE DOCUMENTS.

DESIGN VALUES	
ROOF LOADS :	IMPORTANCE FACTOR = 1.0
COVER = 7 PSF Ss & S1	= 1.88, 0.69
SHEATHING = 2 PSF	:D
FRAMING = 3 PSF Ss & Sd1	:1.25, 0.69
CEILING = 0 PSF	:D
TOTAL DEAD LOAD = 12 PSF	DESIGN CATEGORY : BEARING WALL
ROOF LIVE LOAD = 20 PSF	& CANTILEVER COL
FLOOR LOADS :	DESIGN BASE SHEAR : 3.5 psf
COVER = 1 PSF Cs	= 0.15
SHEATHING = 3 PSF R (Long Direction)	= 6.5
FRAMING = 6 PSF R (Short Direction)	= 6.5
TOTAL DEAD LOAD = 10 PSF R (CANTILEVER COL)	= 1.5
FLOOR LIVE LOAD = 40 PSF ANALYSIS PROCEDURE : E.L.F.	
SOIL TYPE :	WIND LOAD :
ALLOWABLE SOIL Kzt	BASIC WIND SPEED = 85 mph
BEARING CAPACITY = 1500 PSF I	Kz = 1.0
	Ps30 = 15.90
	I = 1.0
	Ps=KzI.Ps30 = 20.5 PSF

STATEMENT OF SPECIAL INSPECTIONS

WORK REQUIRING SPECIAL INSPECTION AND STRUCTURAL OBSERVATION DURING:		SPECIAL INSPECTION	STRUCT
(TO BE SELECTED AND CHECKED BY THE DESIGN PROFESSIONAL OF RECORD)		CONTINUOUS	PERIODIC
GRADING & FOUNDATION	A PLACEMENT OF COMPACTED FILL, GRADING, AND EXCAVATIONS		
	B PIPE DRAINING		
	C CAISSON DRILLING		
CONCRETE	A CONCRETE PLACEMENT, 1 FOUNDATION/FOOTINGS, 2 ALL OTHER STRUCTURAL CONCRETE, B PLACEMENT OF NON SHRINK GROUT, C PLACEMENT OF REINFORCEMENT AND CONCRETE IN CAISSENS, D PLACEMENT OF REINFORCEMENT AND CONCRETE ON REINFORCED FRAMES AS PNEUMATICALLY PLACED CONCRETE, PERSONNEL QUALIFICATION, E REBAR PLACEMENT CONDITIONS, SAMPLE PANEL VERIFICATION, G CONCRETE PLACEMENT, H CONCRETE BATCHING CONSISTENCY, I WEIGHMETER CALIBRATION		
DRILLED ANCHORS	A INSTALLATION OF ADHESIVE ANCHORS, RODS AND DOWELS, B EXPANSION ANCHORS IN CONCRETE OR MASONRY, C PLACEMENT OF REINFORCING BARS,	X	X
REINFORCING STEEL	A SAMPLING FOR TESTING, C STRUCTURAL CONNECTION AND MATERIAL IDENTIFICATION, D PRESTRESS TENDON PROFILE, VERIFY EQUIPMENT CALIBRATION, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z		
WELDING	1, SHOP FABRICATION AND WELDING OF SMPS (REF. 1701.5), 2, SHOP FABRICATION/WELDING IN NON-APPROVED SHOPS, C STRUCTURAL LIGHT GAUGE FRAMING OR DECKING, D SHEAR CONNECTORS INSPECTION AND FIELD TEST, E REINFORCING STEEL WELDING (REF. 1701.5.3), F OMP & SMC CONNECTION, COLUMN/SUPPORT AND BASE,		X
STRUCTURAL STEEL	A VERIFICATION OF MILL REPORTS AND IDENTIFICATION OF STEEL OR PHYSICAL TESTS, B INSPECTION OF STEEL SURFACES, C STRUCTURAL STEEL ERECTION		
BOLTING	A HIGH STRENGTH BOLTING		
MASONRY	A PLACEMENT OF MASONRY UNITS, B MASONRY REINFORCEMENT, MORTAR AND GROUT SAMPLING, C MASONRY JOINTS, D MATERIALS CERTIFICATION, E MASONRY WALLS COMPLETION		
WOOD CONSTRUCTION	A PLACEMENT AND NAILING OF SHEATHING, B DRAG CONNECTIONS AND HOLD-DOWNS, C SEMI-COMBINED CONNECTIONS,	X	X
INSULATING CONCRETE FILL	A INSPECTION FOR CONCRETE PLACEMENT AND MOLDING TEST CYLINDERS, B TEST SPECIMENS, C TEST SPECIMENS		
SPRAYED-ON FIRE PROOFING	A TEST SPECIMENS, B TEST SPECIMENS		
OFF-SET FABRICATORS			
SPECIAL CASES			

CITY OF LOS ANGELES DEPARTMENT OF BUILDING & SAFETY GENERAL NOTES FOR STRUCTURAL OBSERVATION

- Structural observation is required for the structural system in accordance with MAD 110. Structural observation is the visual observation of the elements and connection of the structural system at significant construction stages and the completed structure for general conformance to the approved plans and specifications. Structural observation does not waive the responsibility for the inspections required of the building inspector or the deputy inspector.
- The owner shall employ a civil or structural engineer or architect to perform the structural observation. The engineer or architect shall be registered or licensed in the State of California. The department of building and safety recommends the use of the engineer or architect responsible for the structural design when they are independent of the contractor.
- The structural observer shall provide evidence of employment by the owner. A letter from the owner or a copy of the agreement for services shall be sent to the building inspector before the first site visit. The structural observer shall also inform the owner of the requirements for a reconstruction meeting and shall preside over this meeting.
- The owner or owner's representative shall coordinate and call for a meeting between the engineer or architect responsible for the structural design, structural observer, affected subcontractors and deputy inspector. The purpose of the meeting shall be to identify the major structural elements and connection that affect the vertical and lateral load systems of the structure and review scheduling of the required observation. A record of the meeting shall be included in the first observation report submitted to the building inspector.
- The structural observer shall perform site visits at those steps in the progress of the work that allow for correction of deficiencies without substantial effort or uncovering of the work involved at a minimum the following significant construction stages require a site visit and an observation report from the structural observer
 - construction stages element/ connection to be observed
 - a) FOUNDATION REBARS
 - b) SHEAR WALL NAILING
 - c)
 - d)
 - e)
- The structural observer shall prepare a report on the department from BUS 261 for each significant stage of construction observed. The original of the observation report shall be sent to the building inspector's office and shall be signed and sealed (wet stamp) by the responsible structural observer. One copy of the observation report shall be attached to the approved plans. The copy attached to the plans need not be sealed but shall be signed by the responsible structural observer or their designee copies of the report shall also be given to the owner, and deputy inspector.
- A final observation report must be submitted which shows that observed deficiencies were resolved and the structural system generally conforms with the approved plans and specifications. The department of building and safety will not accept the structural work without this final observation report and the correction of specific deficiencies noted during normal building and deputy inspection.
- The structural observer shall send the original observation report to the following inspection office:
 - Inspection Group Name
 - Street Address
 - Community of LA, CA, ZIP Code
- when the owner elects to change the structural observer of record, the owner shall
 - a) notify the building inspector in writing before the next inspection
 - b) call an additional reconstruction meeting, and
 - c) furnish the replacement structural observer with a copy of all previous observation report
 The replacement structural observer shall approve the correction of the original observed deficiencies unless otherwise approved by plan check supervisor. The policy of the department shall be to correct my properly noted deficiencies without consideration of their source.
- The engineer or architect of record shall develop all changes relating to the structural systems. The building department shall review and approve all changes to the approved plans and specifications. Structural observation is required for all plywood shear walls with a design load of over 300 PL. Or (2) for entire structure or addition when required by section 3.1 of the attached MAD # 110.
- a) The front sheet of the plans (sheet A1) & PERMIT APPLICATION MUST CLEARLY SHOW THAT STRUCTURAL OBSERVATION IS REQUIRED IN COMPLIANCE WITH MAD 110, FOR SHEAR WALLS OVER 300 PL. OR FOR ALL NEW CONSTRUCTION
- b) Include the attached GENERAL NOTES FOR STRUCTURAL OBSERVATION in your plans. Complete sections 5 and 8.
- c) As inspection will need to stop work where a structural observation is not cleared by a report from the structural observer, it is important that the engineer clearly define all construction stages needing structural observation, such as: Foundation excavation, after reinforcement is in place before placing concrete. Still bolts and HD anchors, prior to covering walls. Shear transfer plates and straps prior to being covered. Framing shear walls and horizontal diaphragms prior to covering etc. plans which do not clearly defined each significant construction stage will not be approved.

STRUCTURAL STEEL	
1	CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST AISC STANDARD PRACTICES.
2	FIELD WELDING TO BE DONE BY WELDERS MUST BE CERTIFIED BY THE LA CITY BUILDING DEPARTMENT. CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED.
3	STEEL: STRUCTURAL STEEL ASTM (A36) A(992). STRUCTURAL ASTM A53 GRADE B, TUBING ASTM A501. REINFORCING BARS A615.
4	BOLTED CONNECTIONS USED SHALL CONSIST OF UNFINISHED BOLTS CONFORMING TO ASTM A307, UNLESS OTHERWISE NOTED. BOLTS SHALL BE 3/4" DIAMETER, UNLESS NOTED OTHERWISE.
5	ALL FABRICATION SHALL BE DONE IN THE SHOP OF A FABRICATOR LICENSED BY THE CITY OF LOS ANGELES OR UNDER CONTINUOUS INSPECTION.
6	SUBMIT SHOP DRAWINGS FOR REVIEW BY STRUCTURAL ENGINEER PRIOR TO FABRICATION.
7	WELDING SHALL BE DONE BY WELDERS CERTIFIED BY BUILDING DEPARTMENT, USING E-60 ELECTRODES.
8	THE SEISMIC DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH PART I, PART III, AND SUPPLEMENT NO. 2 OF THE "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS", APRIL 15, 1997, PUBLISHED BY AISC. THESE PROVISIONS SHALL BE APPLIED



EDGE DISTANCE FOR A BOLT @ NEW FTG.

TOP PLATE SPLICE ST0203

NOTCHES AND HOLES IN JOISTS ST0401

HORZ. TIE @ WINDOW ST0215

ANCHOR BOLT NOTES ST0114

TYP. DRAG STRUT. ST0206a

SHEAR WALL @ PLUMBING WALL ST0202

PL. WASHERS ST0231

PIPE THRU FTG. ST0404

SHEAR WALL @ PLUMBING WALL ST0202

NAILING SCHEDULE ST0201

HOLDOWN DETAIL ST0101b

CONC. SLAB DTL. ST032

HANDRAIL DETAIL ST0405

SHEAR WALL INTERSECTION ST0608

CONNECTION- NAILING ST0201

NOTES:

1. ALL ANCHORS SHALL CONFORM TO ASTM 193 GRADE B, A307 ALL THREADED.
2. SPECIAL INSPECTION IS REQUIRED BY A REGISTERED DEPUTY INSPECTOR LICENSED BY LOCAL CITY.
3. INSTALLATION SHALL CONFORM TO ICBO OR R.R. AND PER MANUFACTURERS SPECIFICATIONS.

EDGE DISTANCE FOR A BOLT @ EXTG. FTG.

NOTES:

1. EMBODIMENT OF "SSTB16" BOLTS IN THE SCHEDULE ARE FOR CONCRETE ($t_c=2500$ PSI MINIMUM) APPLICATION ONLY DO NOT USE THEM IN MASONRY AND DO NOT SUBSTITUTE WITH HOOKED BOLTS.
2. MINIMUM END AND EDGE DISTANCES SHALL BE 5" AND 1-3/4" RESPECTIVELY.
3. INCREASE THICKNESS OF FOOTINGS AS NECESSARY TO GET THE CORRECT EMBEDMENT (IA IN 18" E.S. OF HD. BOLT).
4. IN MASONRY USE HEADED BOLTS WITH 30" MINIMUM EMBEDMENT AND LAPPED WITH 2-OS FULL HEIGHT VERTICAL WALL REBARS.
5. USE STANDARD HEADED BOLTS IN POST. IF BOLT HEADS CAN NOT PROTRUDE ADD A STUD AND COUNTERSINK HEADS 1" MAXIMUM.
6. FLOOR BOLTS SHALL BE A307 MACHINE BOLTS.
7. ANCHOR BOLT MODEL AS MANUFACTURED AND TESTED BY THE SIMPSON'S STRONG TIE COMPANY. THE ANGELED PORTION OF THE BOLT MUST POINT AWAY FROM THE EDGE.
8. USE PLATED BOLTS IN CONCRETE DECKS WHERE THICKNESS OF CONCRETE AND EMBEDMENT OF BOLTS ARE LIMITED.
9. PLATE WASHERS ARE REQUIRED FOR ALL HOLDOWNS. RR #25720

HOLDOWN SCHEDULE

SIMPSON HOLD-DOWN	POST THICKNESS	SDS SCREW SIZE (in)	SDS SCREW QUANTITY	ANCHOR BOLTS			
				SIZE	"E"	MODEL	WASHER
HDU2	4X4	1/4x2.5	6	5/8"	12"	SSTB16	STD.
HDU4	4X4	1/4x2.5	10	5/8"	16"	SSTB20	STD.
HDU5	4X4	1/4x2.5	14	5/8"	20"	SSTB28	STD.
HDU8	4X4	1/4x2.5	20	7/8"	24"	SSTB28	STD.
HDU11	4X8	1/4x2.5	30	1"	28"	-	STD.
HDU14	4X8	1/4x2.5	36	1"	28"	-	STD.
HD08	4X6	1/4x2.5	20	7/8"	24"	SSTB28	STD.
PHD2	4X4	1/4x3	10	5/8"	12"	SSTB16	STD.
PHD5	4X4	1/4x3	14	5/8"	20"	SSTB28	STD.
PHD6	4X4	1/4x3	18	7/8"	24"	SSTB28	STD.

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PIPE THRU FTG.

SHEAR WALL @ PLUMBING WALL

NAILING SCHEDULE

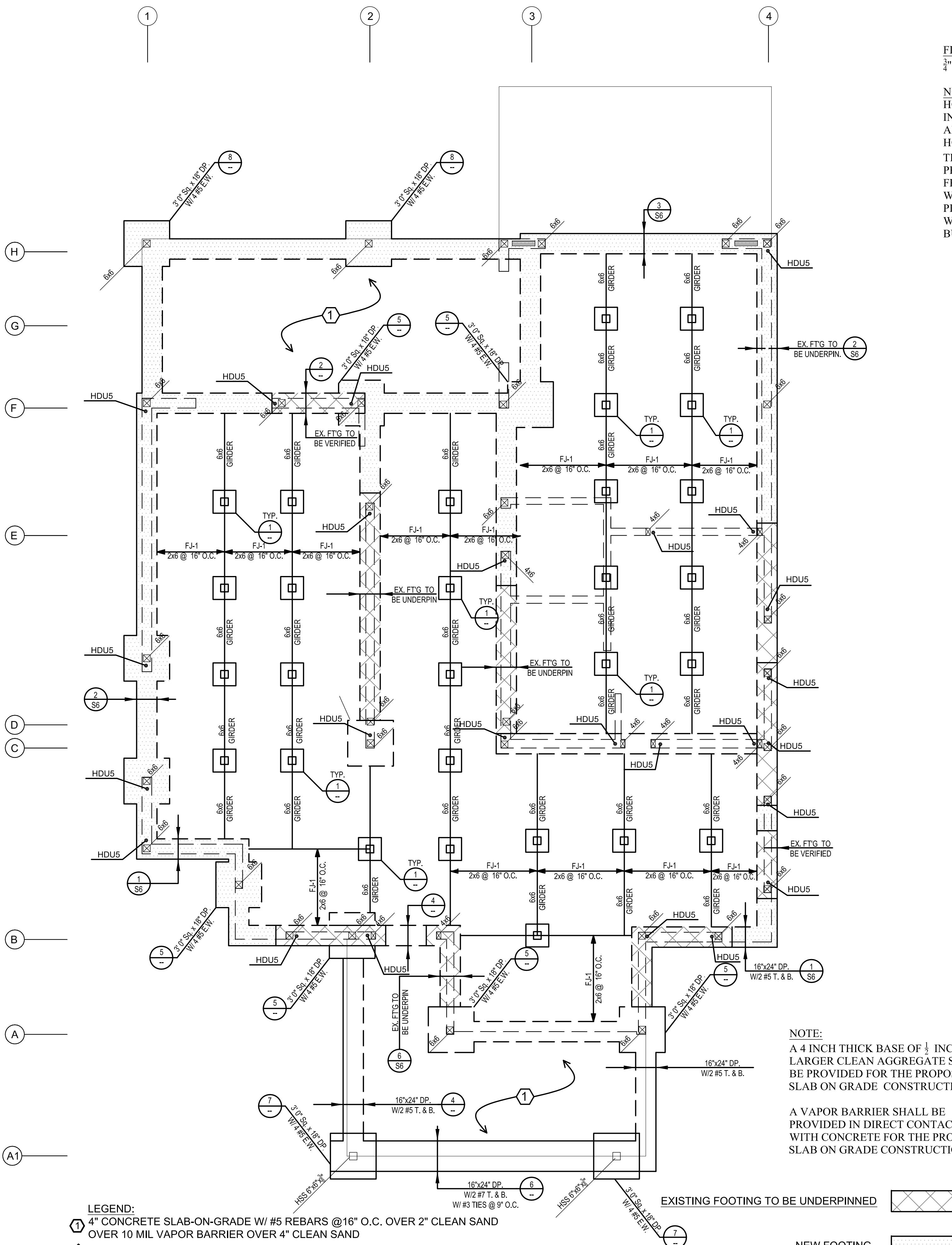
HOLDOWN DETAIL

CONC. SLAB DTL.

HANDRAIL DETAIL

SHEAR WALL INTERSECTION

CONNECTION- NAILING

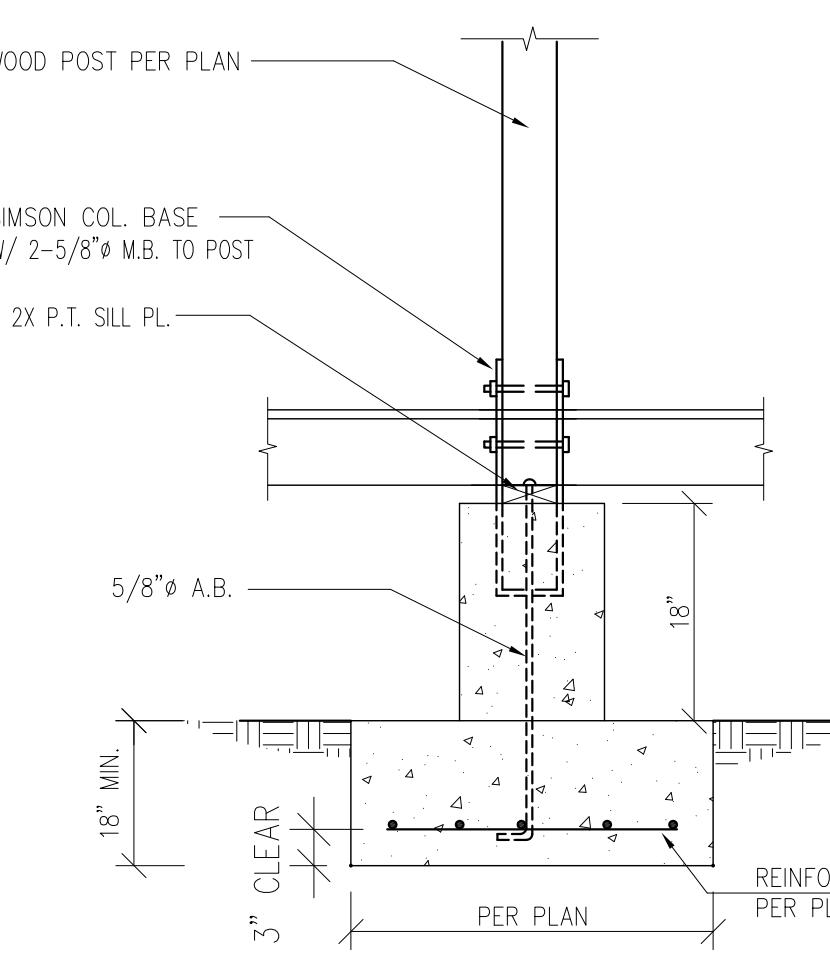


FOUNDATION PLAN

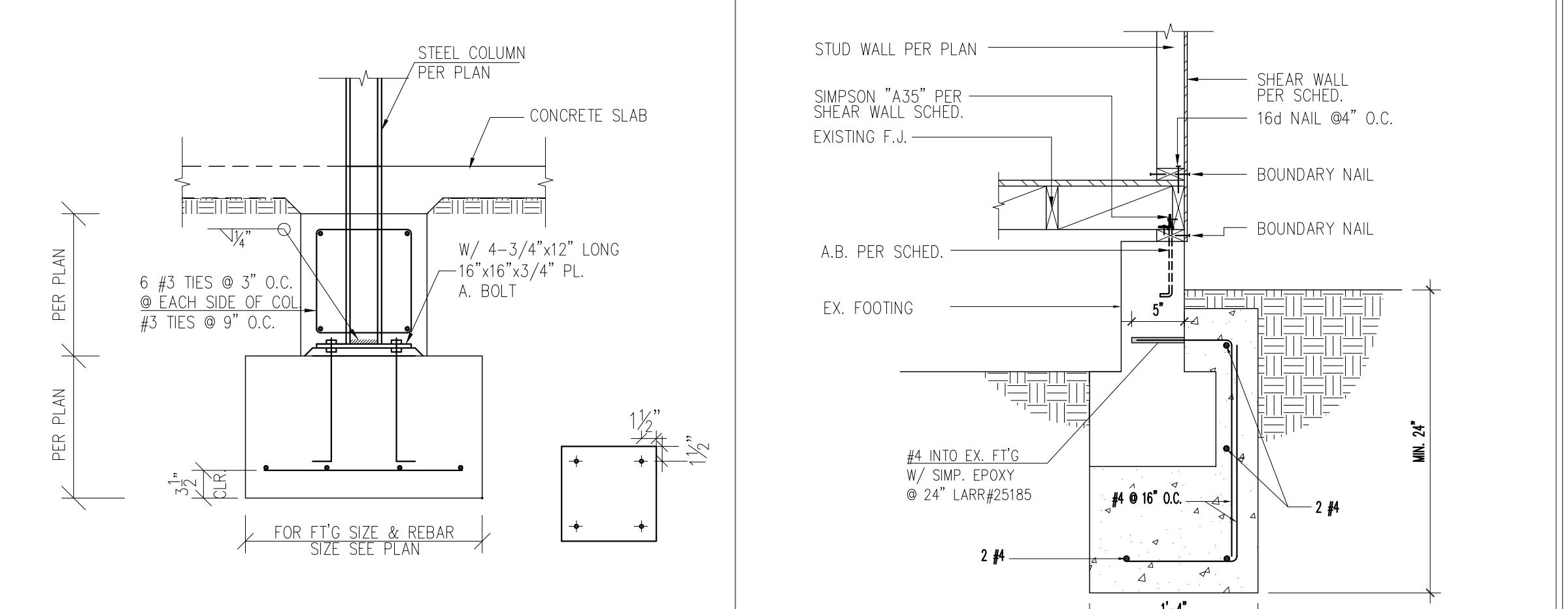
SCALE : 1/4" = 1'-0"

FLOOR SHEETING:
3/4" Ply- CD W/10d @ 4:4:12 10 index 32/16

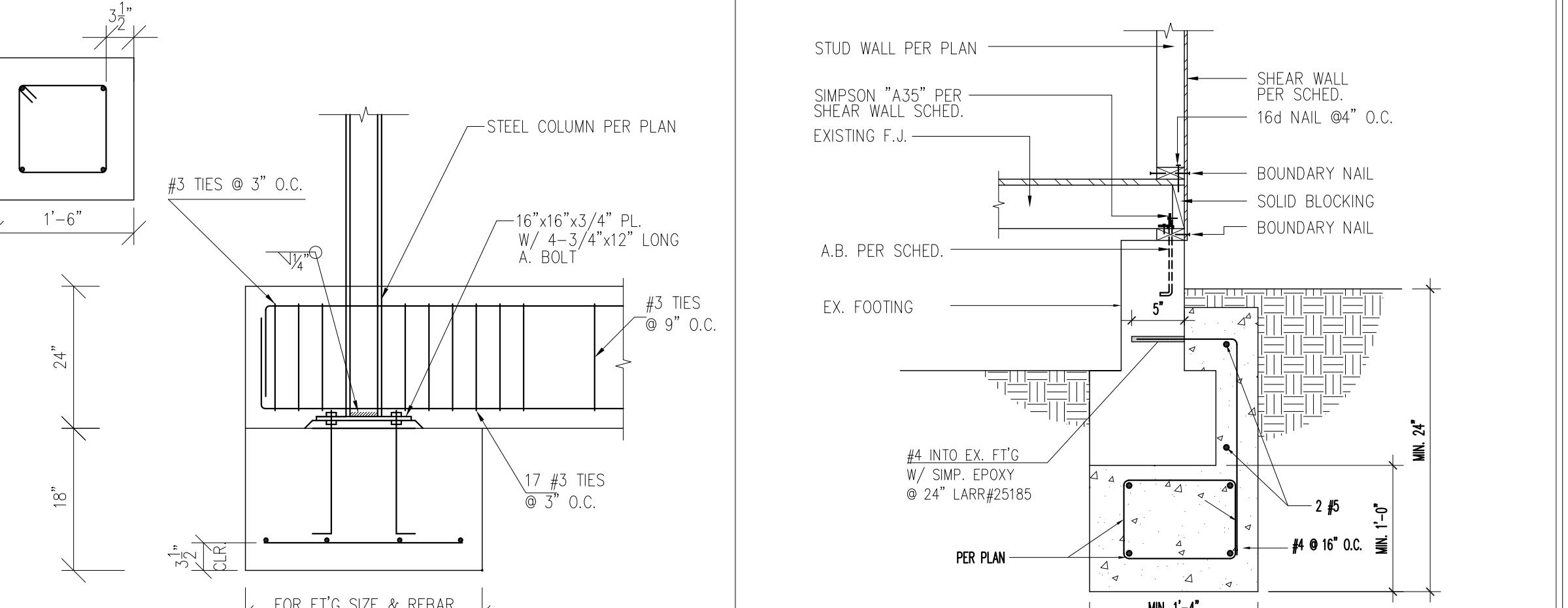
NOTE:
HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND $\frac{1}{2}$ WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS IN ACCORDANCE WITH TABLE 2305.5 OF THE LA BUILDING CODE.



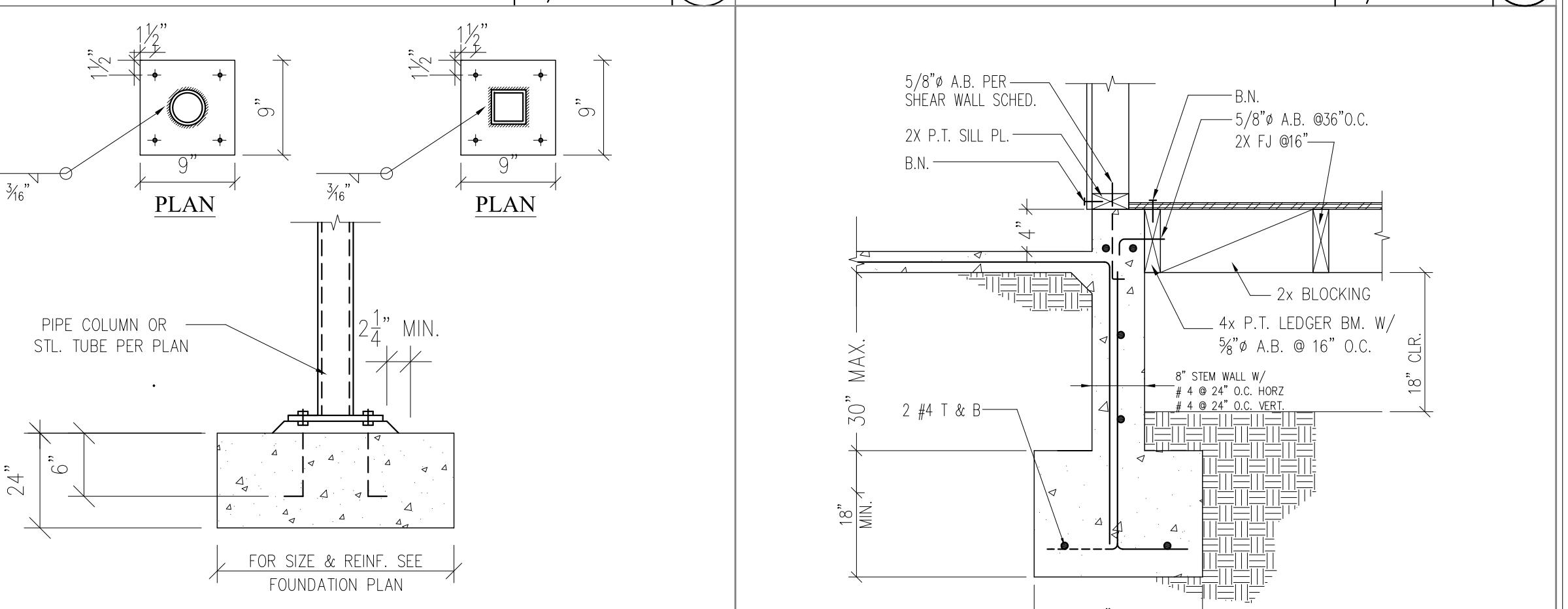
POST BASE (RAISED) 5 PIER DETAIL



STL. COL. ON CONC. FT'G 6 EXTER. WALL RAISED FT'G



STL. COL. ON CONC. FT'G 7



STL. COLUMN @ FTG. 8 EXTERIOR FOOTING

SCALE : 3/4" = 1'-0"

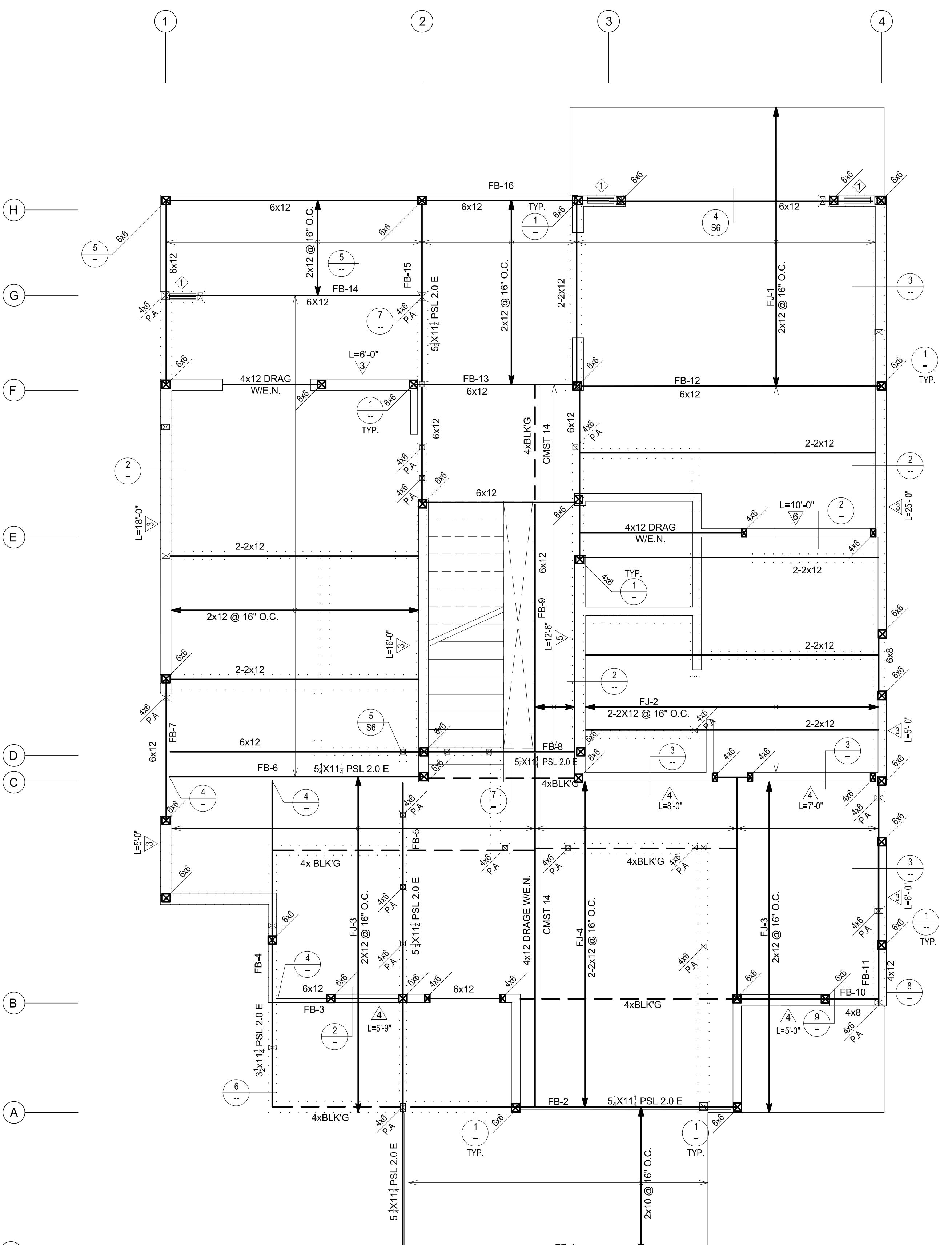
NOTE: SLAB CAN BE POURED SEPARATELY.

PROJECT NO : 13375

1" = 1'-0"



DRAWING TITLE
2nd Floor Framing Plan Details



FLOOR SHEETING:
4th Ply-CD W/10d @ 4:4:12 10 index 32/16

NOTE:
USE FULL HEIGHT 2x6 16"O.C. STUDS.

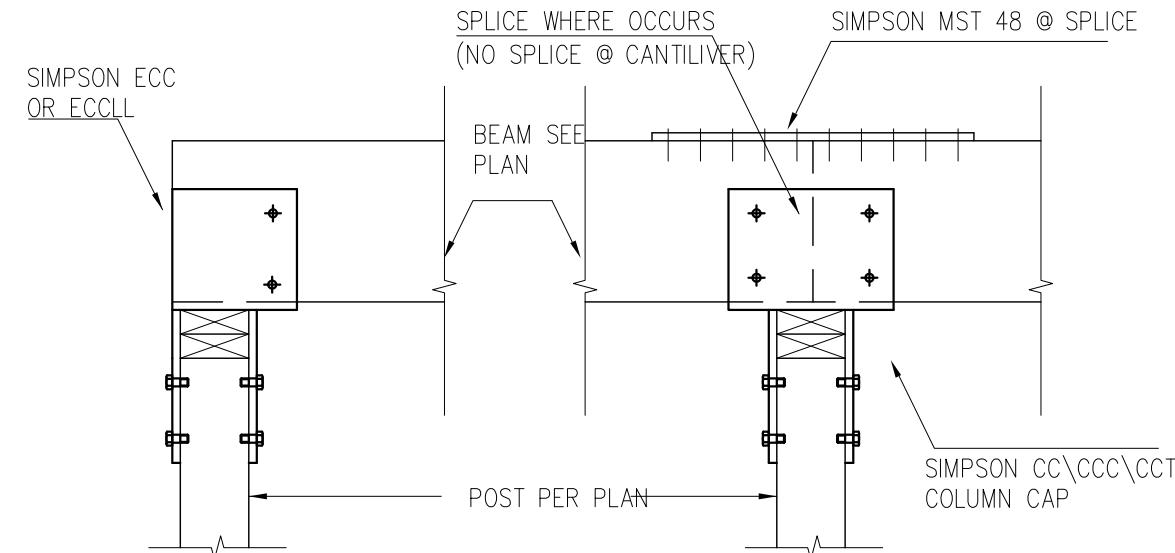
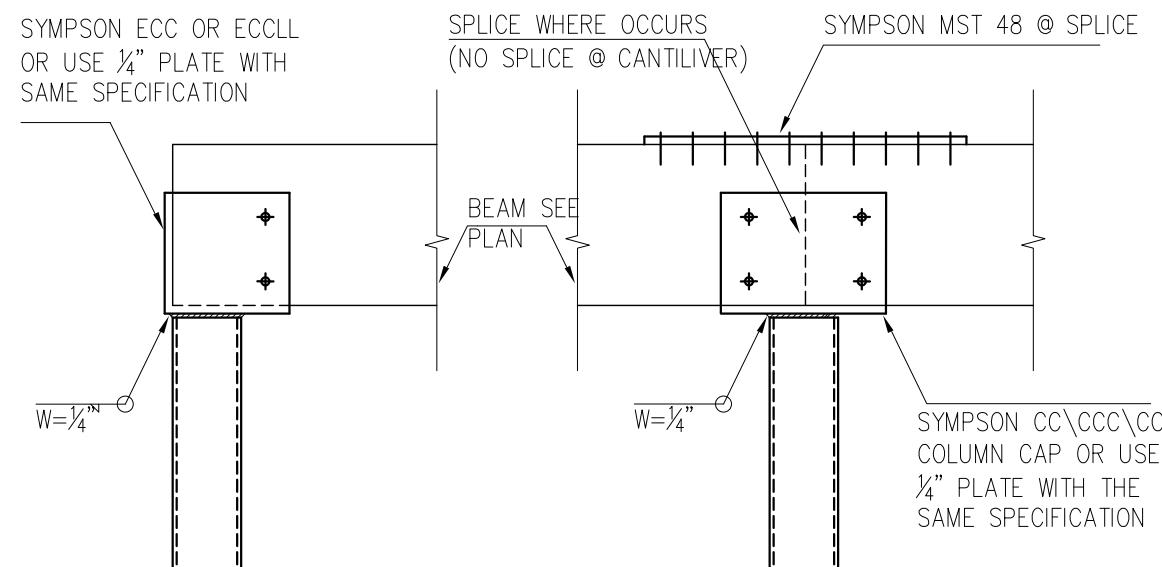
LEGEND:
HARDY FRAME HFX-18x10

NOTES:
• FLOOR DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.7.

• FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES.
PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.7.

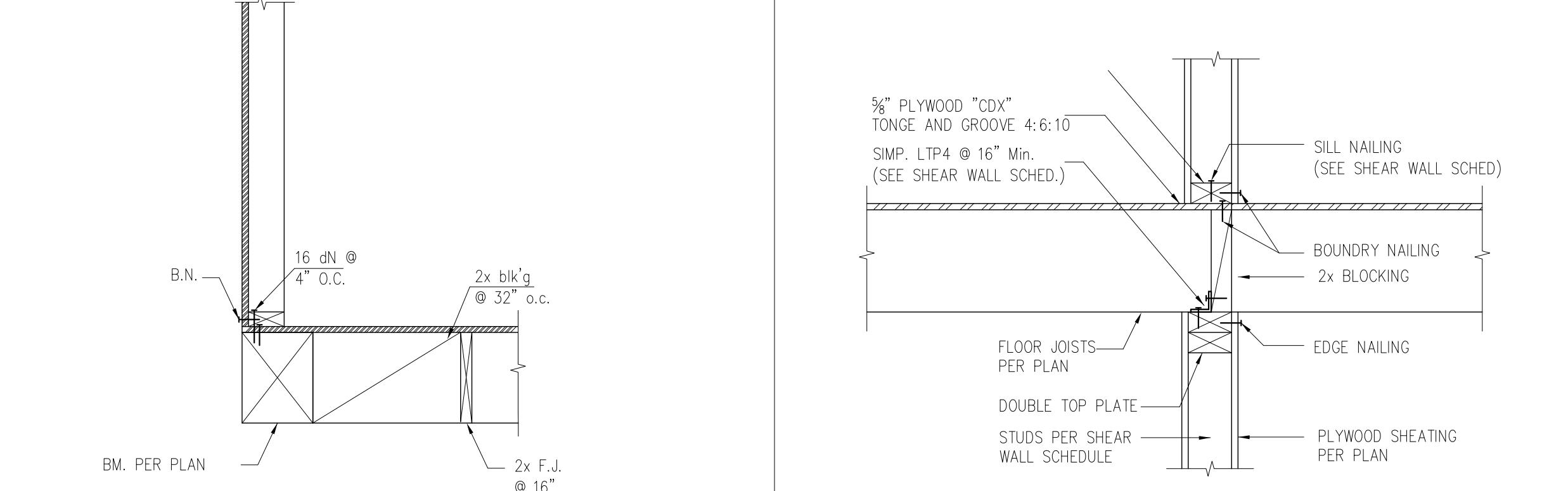
2ND FLOOR FRAMING PLAN

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



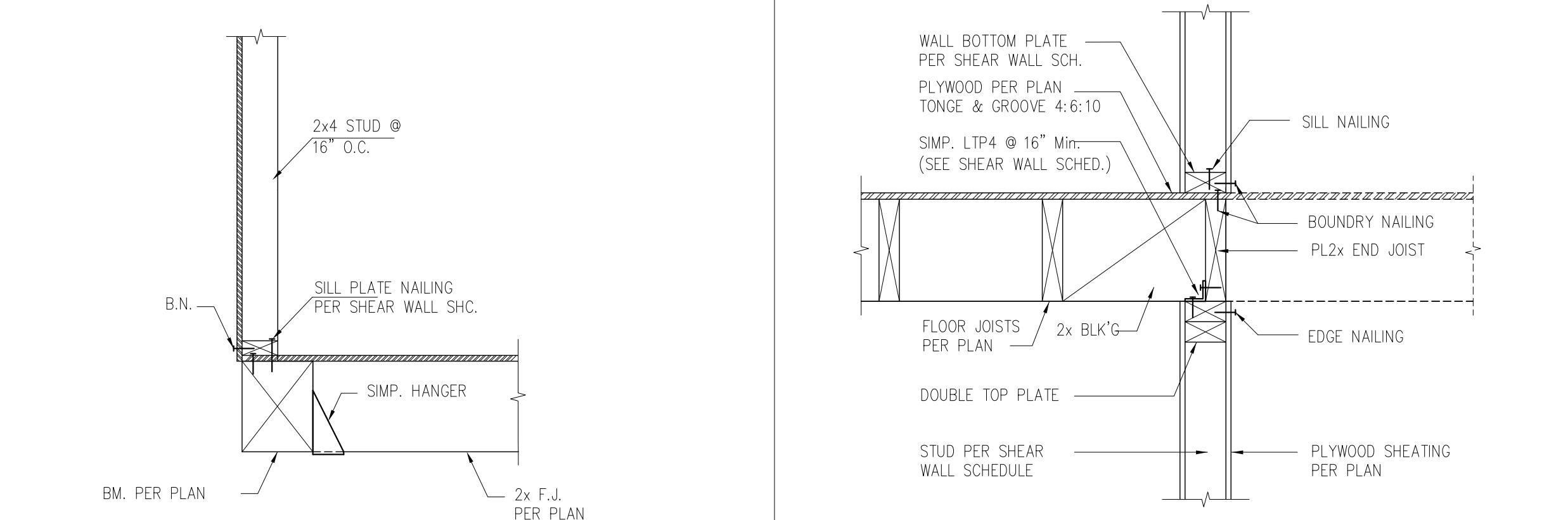
WOOD BEAM TO POST SCALE 1" = 1'- 0" 5

WOOD BEAM TO POST SCALE 1" = 1'- 0" 1



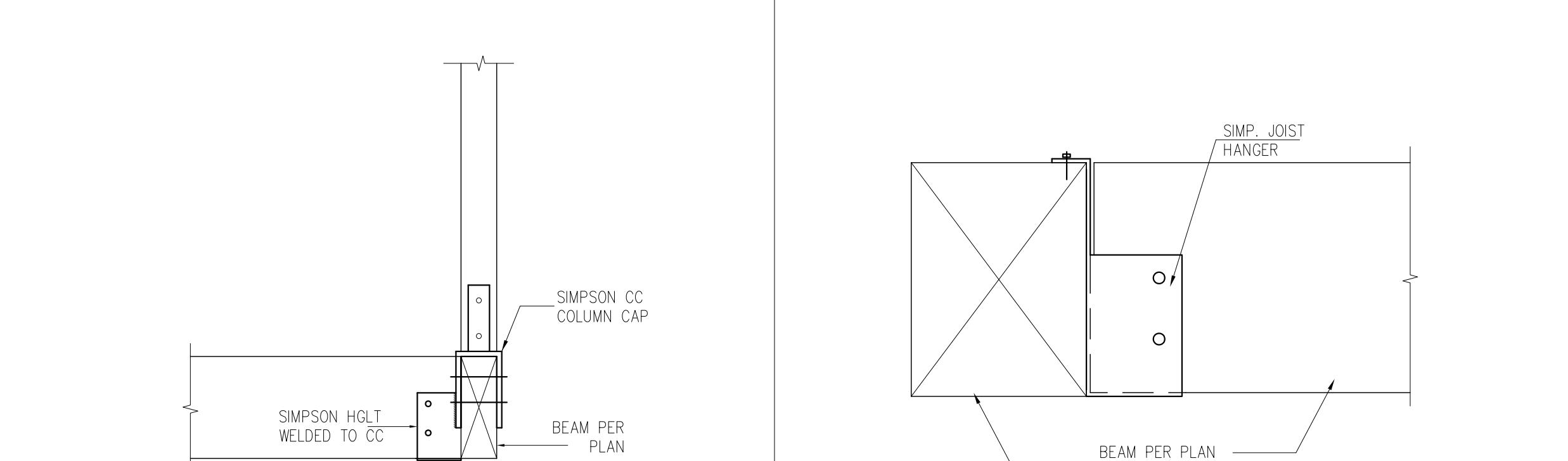
SEE SHEAR WALL SCHEDULE FOR FRAMING @ PANEL EDGES SCALE 1" = 1'- 0" 5

SEE SHEAR WALL SCHEDULE FOR FRAMING @ PANEL EDGES SCALE 1" = 1'- 0" 2



SEE SHEAR WALL SCHEDULE FOR FRAMING @ PANEL EDGES SCALE 1" = 1'- 0" 7

SEE SHEAR WALL SCHEDULE FOR FRAMING @ PANEL EDGES SCALE 1" = 1'- 0" 3



WOOD BEAM- WOOD BEAM CON. SCALE 1 1/2" = 1'-0" 4

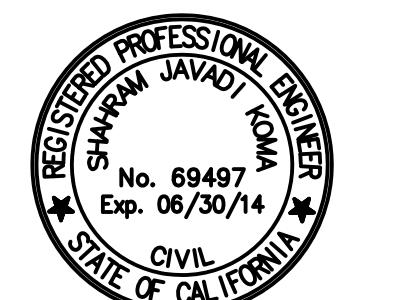
SINGLE FAMILY HOUSE
3360 BEETHOVEN STREET
LOS ANGELES, CA 90066

PROJECT NAME :
PROJECT ADDRESS :
OWNER NAME :

REVISIONS
△ 08/07/13
△
△

S 4
OF 6

PROJECT NO : 13375



DRAWING TITLE
Roof Framing Plan
Details

SINGLE FAMILY HOUSE
3360 BEETHOVEN STREET
LOS ANGELES, CA 90066

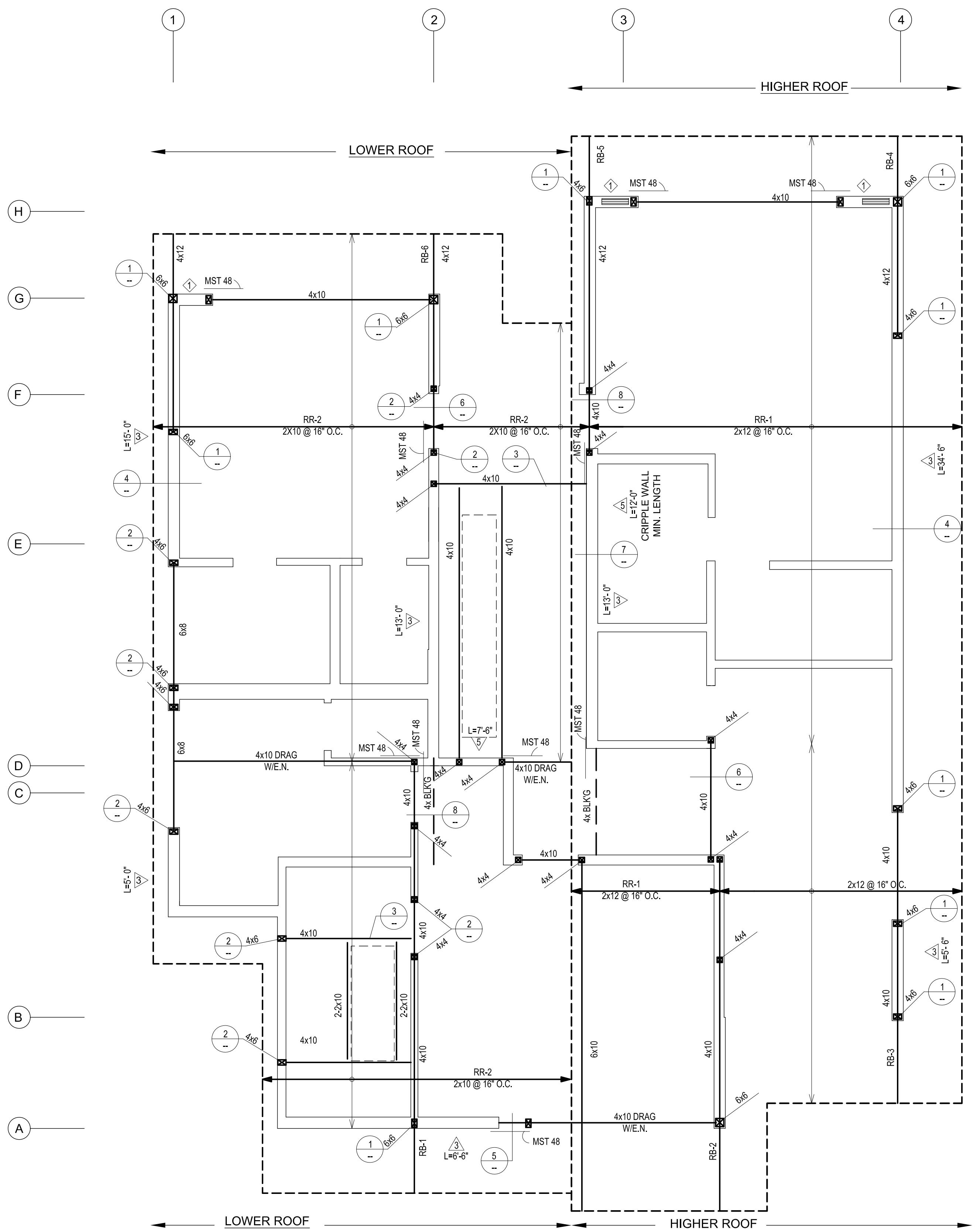
PROJECT NAME :
PROJECT ADDRESS :
OWNER NAME :

REVISIONS
△ 08/07/13
△
△

S5

OF 6

PROJECT NO : 13375

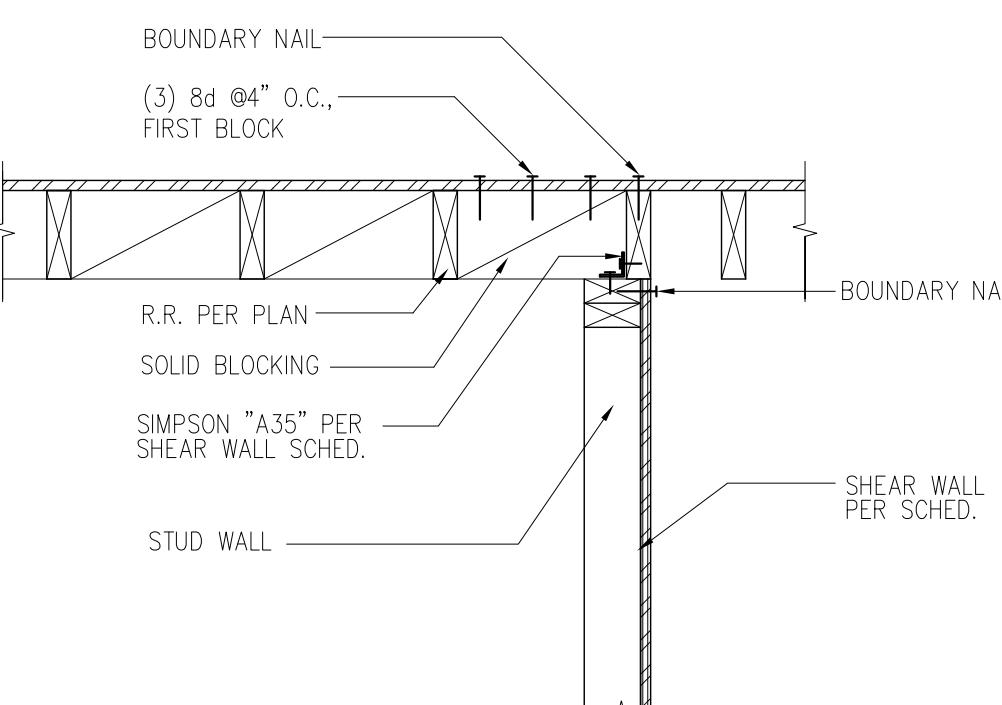


ROOF FRAMING PLAN

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

ROOF SHEETING:
5/8" Ply-CD W/8d @ 6:6:12 10 index 24/0

NOTE:
USE FULL HEIGHT 2x6 @ 16" O.C. STUDS.



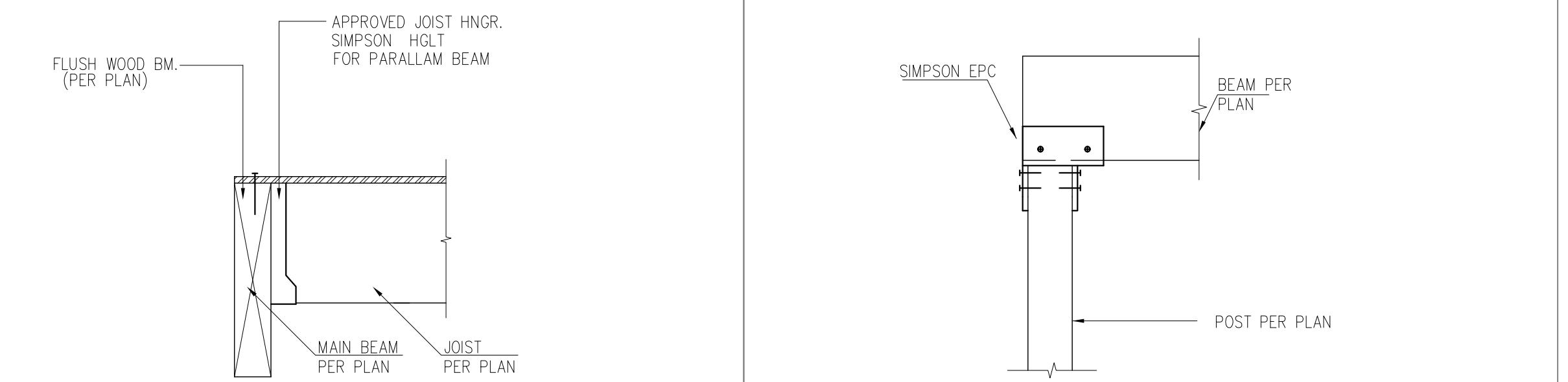
Rafter @ Wall

SCALE 1" = 1'-0"

ST0711

Wood Beam to Post

SCALE 1" = 1'-0"



Joist to Beam Connection

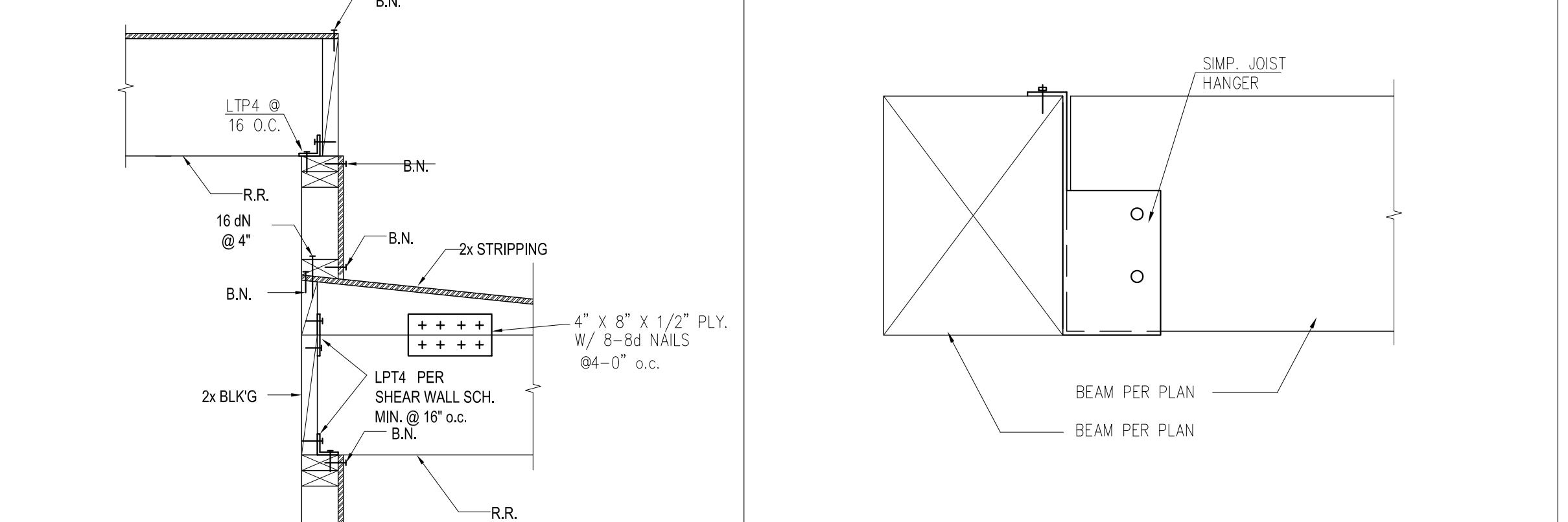
SCALE 1" = 1'-0"

ST0208b

Wood Beam to Post

SCALE 1" = 1'-0"

ST0710a



Shear Transfer

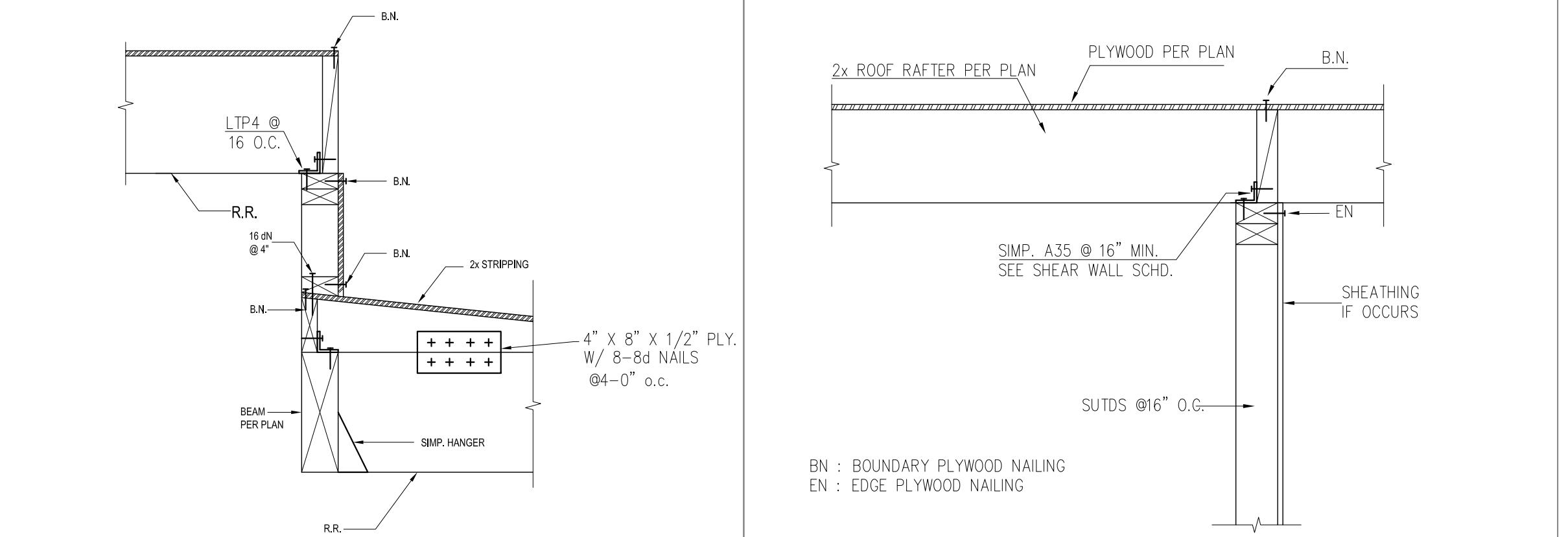
SCALE 1" = 1'-0"

ST0241

Wood Beam- Wood Beam Con.

SCALE 1 1/2" = 1'-0"

ST0241



Shear Transfer

SCALE 1" = 1'-0"

ST070811

Shear Transfer

SCALE 1" = 1'-0"

ST070811

