FOUNDATIONS

1) BASIS: 2013 CALIFORNIA BUILDING CODE (C.B.C.) CHAPTER 18, TABLE 1806.2, NO SOIL REPORT PROVIDED. ALLOWABLE SOILS BEARING PRESSURE: DEAD LOAD PLUS LIVE LOAD= 1,500 P.S.F. IF UPON EXCAVATION UNFAVORABLE SOIL CONDITIONS ARE DISCOVERED A LICENSED SOILS ENGINEER SHALL BE CONSULTED.

2) CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

3) NO DEVIATION FROM STRUCTURAL DETAILS WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. APPROVAL BY CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM PLANS OR SPECIFICATIONS.

4) ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH (F'C) OF 2500 P.S.I. AT TWENTY-EIGHT (28) DAYS. ALL CONCRETE SHALL BE REGULAR WEIGHT (UNLESS SPECIFICALLY NOTED OTHERWISE).

5) REINFORCING STEEL: ASTM – A615, 40 GRADE FOR #4 BARS AND SMALLER, 60 GRADE FOR LARGER BARS, CLEAN AND RUST FREE. LAPS AT SPLICES AND POUR LINES TO BE 40 DIAMETER OR 2' 0" MINIMUM UNLESS OTHERWISE NOTED ON PLANS. PERPENDICULAR FOOTINGS SHALL HAVE TWO SPLICE BARS TOP AND BOTTOM TYPICAL, 24'MIN. SPLICE.

6) CARRY ALL FOUNDATIONS TO REQUIRED DEPTHS INTO UNDISTURBED NATURAL SOIL OR BEDROCK (AS PER STRUCTURAL DRAWINGS) AND AS VERIFIED BY THE APPROPRIATE BUILDING OFFICIAL.

7) FOOTING SHALL BE POURED IN NEAT EXCAVATIONS, WITHOUT SIDE FORMS WHENEVER POSSIBLE. SIDES AND BOTTOMS OF DRY EXCAVATIONS MUST BE MOISTENED JUST PRIOR TO PLACING CONCRETE. CONVERSLY, DE-WATER OVER-WET EXCAVATIONS AS REQUIRED TO PRECLUDE STANDING WATER. WHEN FORMWORK IS NECESSARY, THE DESIGN AND REMOVAL IS THE RESPONSIBILTY OF THE CONTRACTOR AND SHALL CONFORM TO 2013 CBC SECTION 1906.1 AND 1906.2 AND ACI 318-11 SECTION 6.1 AND 6.2.

8) ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE BUILDING OFFICIAL PRIOR TO FORMING AND PLACEMENT OF REINFORCING OR CONCRETE.

9) CEMENT: TESTED, TYPE I PORTLAND CEMENT SHALL CONFORM TO C.B.C. SECTION 1903 AND ACI 318-11 SECTION 3.2.1 AND ASTM C 150.

10) AGGREGATES SHALL CONFORM TO 2013 C.B.C. 1903 AND ACI 318-11 SECTION 3.3.2. MAXIMUM AGGREGATE SIZE SHALL BE 1-1/4". AGGREGATE SIZE FOR EXPOSED CONCRETE, SUCH AS IN SLABS, SHALL NOT EXCEED 1". GRADATION OF AGGREGATE SIZE SHALL BE PER ASTM C33, C117 AND C136.

11) VIBRATE CONCRETE AS IS IT PLACED IN FOOTING EXCAVATIONS WITH A MECHANICAL VIBRATOR OPERATED BY EXPERIENCED PERSONNEL. THE VIBRATOR SHALL BE USED TO CONSOLIDATE THE CONCRETE NOT MOVE OR SPREAD THE CONCRETE. REINFORCING STEEL AND FORMS SHALL NOT BE VIBRATED.

12) CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF FIVE DAYS AFTER PLACEMENT.

13) UNLESS NOTED OTHERWISE SLABS ON GRADE SHALL BE A MINIMUM OF 5" THICK WITH #4 BARS AT 16" O.C. EACH WAY – PROVIDE 1-1/2" COVER TO TOP OF SLAB. SLAB IS TO BE PLACED ON 2" SAND LAYER ON 10 MIL VISQUEEN VAPOR BARRIER, OR PER SUBGRADE REQUIREMENTS IN SOIL REPORT, IF ANY, OR PER ARCHITECTS REQUIREMENTS.

14) ALL SILL PLATE BOLTS SHOWN ON STRUCTURAL DRAWINGS SHALL BE A307 "L" -GALVANIZED – BOLTS. MINIMUM ANCHOR BOLTS SHALL BE 5/8"DIA. WITH 9"EMBEDMENT INTO CONCRETE AND SPACING NOT MORE THAN 38 INCHES ON CENTER OR AS PER SHEARWALL SCHEDULE. ONE SILL PLATE BOLT SHALL BE LOCATED 12" FROM END OF WALL PANELS. BOLTS / HARDWARE IN CONTACT WITH PRESSURE TREATED LUMBER TO BE GALVANIZED.

15) ALL CAST-IN-PLACE HARDWARE, HOLDOWNS, CB BASES, ANCHOR BOLTS ETC, SHALL BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION. FRAMING CONTRACTOR TO VERIFY LOCATIONS. NO WET PLACEMENT OF HARDWARE ALLOWED.

16) SEE ARCHITECTURAL PLANS FOR LOCATIONS AND DIMENSIONS OF SLAB DEPRESSIONS, SLOPES, CURBS AND CONTROL JOINTS.

17) WHERE EXPANSIVE SOIL CONDITIONS APPLY:

A) DEPTH OF FOOTINGS BELOW THE NATURAL AND FINISH GRADES SHALL NOT BE LESS THAN 24 INCHES FOR EXTERIOR AND 18 INCHES FOR INTERIOR FOOTINGS.

B) EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE SUPPORTED ON CONTINUOUS FOOTINGS.

C) FOOTINGS SHALL BE REINFORCED WITH A MINIMUM OF FOUR #4 DEFORMED REINFORCING BARS. TWO BARS SHALL BE PLACED 4 INCHES FROM THE BOTTOM OF THE FOOTING AND TWO BARS WITHIN 4 INCHES FROM THE TOP OF THE FOOTING.

D) THE SOIL BELOW AN INTERIOR CONCRETE SLAB SHALL BE SATURATED WITH MOISTURE TO A DEPTH OF 18 INCHES PRIOR TO PLACING THE CONCRETE.

REINFORCING STEEL

1) ALL REINFORCING STEEL SHALL BE DEFORMED INTERMEDIATE GRADE BARS CONFORMING TO A.S.T.M. A-615, GRADE 40 FOR #4 AND SMALLER BARS, GRADE 60 FOR LARGER BARS.

2) REINFORCING STEEL SHALL NOT BE WELDED, UNLESS SPECIFICALLY NOTED OTHERWISE. WELDING OF REINFORCING STEEL (WHERE SPECIFICALLY NOTED OR DETAILED) SHALL CONFORM TO ACI 318-11.

3) TO HOLD REINFORCING BARS IN THEIR TRUE POSITION AND PREVENT DISPLACEMENT, STANDARD TIE AND ANCHORAGE DEVICES MUST BE PROVIDED.

4) SHOP DRAWINGS FOR FABRICATION OF ANY REINFORCING STEEL SHALL BE APPROVED BY THE CONTRACTOR AND SUBMITTED TO THE ARCHITECT AND THE ENGINEER, FOR THEIR REVIEW, PRIOR TO FABRICATION.

5) STAGGER SPLICES IN REINFORCING STEEL UNLESS SPECIFICALLY NOTED OTHERWISE.

6) ALL REINFORCING BAR BENDS SHALL BE MADE COLD.

7) FABRICATION, ERECTION, AND PLACEMENT OF REINFORCING STEEL SHALL CONFORM TO CONCRETE REINFORCING STEEL INSTITUTE (C.R.S.I.) MANUAL OF STANDARD PRACTICE.

8) MINIMUM LAP SPLICE FOR ALL REINFORCING BARS AT SPLICES SHALL BE 40 BAR DIAMETERS. ALL SPLICES ARE TO BE STAGGERED. PERPENDICULAR FOOTINGS SHALL HAVE TWO SPLICE BARS AT THE TOP AND BOTTOM (24" MIN. SPLICE).

9) THE MINIMUM RADIUS OF BEND FOR REINFORCING STEEL, MEASURED ON THE INSIDE OF THE REBAR, SHALL BE AS FOLLOWS:
#3 := 1-1/5" #4 := 2" #5 = 2.5" #6 = 4.5"

10) AT THE TIME CONRETE IS PLACED, REINFORCING SHALL BE FREE OF MUD, OIL OR OTHER NONMETALLIC COATING THAT DECREASES BOND. EPOXY COATING OF STEEL REINFORCEMENT WHEN NEEDED SHALL BE IN ACCORDANCE WITH THE STANDARDS OF ACI 318-11 SECTIONS 3.5.3.7 AND 3.5.3.8.

11) MINIMUM REINFORCING IN ALL SLABS ON GRADE SHALL BE #4 BARS AT 16" O.C. EACH WAY AT MID-DEPTH, UNLESS NOTED OTHERWISE.

PARALLAM, PSL

1) SCOPE: THIS WORK INCLUDES THE COMPLETE FURNISHINGS AND INSTALLATION OF ALL PARALLEL STRAND LUMBER (PSL) AS SHOWN ON THE DRAWINGS, HEREIN SPECIFIED AND NECESSARY TO COMPLETE THE WORK.

2) CODE APPROVALS: THESE PRODUCTS SHALL BE DESIGNED AND MANUFACTURED TO THE STANDARDS SET FORTH IN THE INTERNATIONAL CODE COUNCEL (ICC) EVALUATION SERVICE INC. REPORT NO. ESR-1387.

3) PRODUCT MATERIALS SHALL COMPLY WITH ICC REPORT NO. ESR-1387. PARALLEL STRAND LUMBER SHALL BE MANUFACTURED FROM STRANDS OF WOOD FIBER IN A CONTINUOUS PROCESS WITH ALL STRANDS ORIENTED TO THE LENGTH OF THE MEMBER AND THEN FED INTO A PRESS IN THE DESIRED LAY-UP PATTERN. ALL MEMBERS ARE TO BE FREE OF FINGER JOINTS OR SCARFS OR MECHANICAL CONNECTIONS IN FULL LENGTH MEMBERS. ADHESIVES SHALL BE OF THE WATERPROOF TYPE CONFORMING TO THE REQUIREMENTS OF ASTM D-2559.

4) FABRICATION: PSL SHALL BE MANUFACTURED IN A PLANT APPROVED FOR FABRICATION BY THE BUILDING CODE AND UNDER THE SUPERVISION OF AN APPROVED THIRD PARTY INSPECTION AGENCY. IT SHALL BE MANUFACTURED IN A CONTINUOUS PROCESS WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBERS.

5) ERECTION AND INSTALLATION: PARALLEL STRAND LUMBER, IF STORED PRIOR TO ERECTION, SHALL BE PROTECTED FROM THE WEATHER. IT SHALL BE ERECTED AND INSTALLED IN ACCORDANCE WITH THE PLANS, AND ANY OTHER PARALLEL STRAND LUMBER DRAWINGS AND INSTALLATION SUGGESTIONS WHICH MAY BE PROVIDED. TEMPORARY CONSTRUCTION LOADS WHICH CAUSE STRESSES BEYOND DESIGN LIMITS ARE NOT PERMITTED. HOLES, CUTS, OR NOTCHES NOT PREVIOUSLY APPROVED BY LVL MANUFACTURER AND/OR ENGINEER SHALL NOT BE PERMITTED.

6) THE PRODUCTS DELIVERED SHALL BE FREE FROM MANUFACTURING ERRORS OR DEFECTS IN WORKMANSHIP AND MATERIAL.

7) ALTERNATES AND/OR EQUALS: DUE TO THE CUSTOMIZED DETAILING AND ENGINEERING CHARACTERISTIC OF THE ROOF AND/OR FLOOR FRAMING ASSEMBLY, IT IS A REQUIREMENT THAT PARALLAM PSL BE USED IN THE "BASE" BID. OTHER MANUFACTURERS' BIDS ARE TO BE LISTED IN THE ALTERNATE SECTION OF YOUR PROPOSAL. ALL FRAMING PLANS, DETAILING, AND CALCULATIONS FOR THE ALTERNATE BIDS WILL BE REVIEWED BY THE OWNER, ARCHITECT, AND ENGINEER FOR STRUCTURAL PERFORMANCE, POSSIBLE CONFLICTS WITH RELATED TRADES, AND COMPATIBILITY WITH THE OVERALL BUILDING REQUIREMENTS AND BUILDING CODE.

CONCRETE

1) ALL APPLICABLE SECTIONS OF ACI 318 – 05 SHALL BE CONSIDERED AS A PART OF THESE SPECIFICATIONS. ALL CONCRETE WORK SHALL COMPLY WITH 2013 CALIFORNIA BUILDING CODE (C.B.C.) CHAPTER 19.

2) ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH (F'C) OF 3,000 P.S.I. AT TWENTY-EIGHT (28) DAYS. ALL CONCRETE SHALL BE REGULAR WEIGHT (UNLESS SPECIFICALLY NOTED OTHERWISE). CONCRETE IN GRADE BEAMS SHALL BE 3000 PSI AND WITH CONTINUOUS SPECIAL DEPUTY INSPECTION.

3) SPECIAL INSPECTION (AS REQUIRED OR SPECIFIED) SHALL CONFORM TO 2013 CBC SECTION 1704. SPECIAL INSPECTION SERVICES SHALL BE PROVIDED BY AN I.C.B.O. CERTIFIED DEPUTY INSPECTOR OR BUILDING DEPARTMENT APPROVED ENGINEER.

4) TYPE 1 OR 2 PORTLAND CEMENT SHALL CONFORM TO C.B.C. SECTION 1903 AND ACI 318-11 SECTION 3.2.1 STANDARD SPECIFICATION (ASTM C 150).

5) AGGREGATES SHALL CONFORM TO 2013 C.B.C. 1903 AND ACI 318-11 SECTION 3.3.2. MAXIMUM AGGREGATE SIZE SHALL BE 1-1/4". AGGREGATE SIZE FOR EXPOSED CONCRETE, SUCH AS IN SLABS, SHALL NOT EXCEED 1". GRADATION OF AGGREGATE SIZE SHALL BE PER ASTM C33, C117 AND C136.

6) WHERE NOT SPECIFICALLY DETAILED, THE MINIMUM CONCRETE COVER ON REINFORCING STEEL SHALL BE PER ACI 318-11 SECTION 4.4:

A) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH OR WEATHER: 3"
B) CONCRETE PLACED AGAINST FORMS, BUT EXPOSED TO EARTH OR WEATHER: 2".

7) MAXIMUM CONCRETE SLUMP SHALL BE 3 INCHES, 4 INCHES FOR CONCRETE STRUCTURAL DECKS.

8) ALL SLABS ON GRADE SHALL BE 5" THICK WITH #4 BARS AT 16" O.C., EACH WAY, AT MID DEPTH, UNLESS NOTED OTHERWISE ON PLANS. PROVIDE 10 MIL VISQUEEN VAPOR BARRIER PROTECTED BY SAND UNDER ALL SLABS AT LIVING AREAS.

9) ALL ANCHOR BOLTS USED IN CONCRETE CONSTRUCTION SHALL HAVE A MINIMUM TOTAL EMBEDMENT AS FOLLOWS, UNLESS NOTED OTHERWISE:

5/8" DIAMETER OR SMALLER: 7"
3/4" DIAMETER: 12"

10) LOCATION OF ALL CONSTRUCTION JOINTS, OTHER THAN SPECIFIED, SHALL BE APPROVED BY THE ARCHITECT AND THE ENGINEER PRIOR TO POURING. CONSTRUCTION JOINTS SHALL BE THOROUGHLY AIR AND WATER CLEANED AND HEAVILY ROUGHENED SO AS TO EXPOSE COARSE AGGREGATES. ALL SURFACES TO RECEIVE CONCRETE SHALL BE MAINTAINED CONTINUOUSLY WET AT LEAST THREE HOURS IN ADVANCE OF PLACING CONCRETE.

11) ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS, INSERTS, AND ANY OTHER HARDWARE TO BE SET INTO CONCRETE SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING OF CONCRETE.

12) THE ARCHITECT, ENGINEER, AND INSPECTOR SHALL BE NOTIFIED, IN A TIMELY MANNER, FOR REINFORCING INSPECTION PRIOR TO THE POURING OF ANY CONCRETE.

13) THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND THE ENGINEER PRIOR TO PLACING SLEEVES, PIPES, DUCTS, CHASES, CORING, AND OPENING ON OR THROUGH STRUCTURAL CONCRETE BEAMS, WALLS, FLOORS AND ROOF SLABS, UNLESS SPECIFICALLY NOTED OR DETAILED. ALL PIPES OR CONDUITS PASSING THROUGH CONCRETE MEMBERS SHALL BE SLEEVED WITH ANY MATERIAL NOT HARMFUL TO CONCRETE WITHIN LIMITATIONS OF THE ACI 318-11 SECTION 6.3.

14) FORMWORK DESIGN AND REMOVAL IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO 2013 C.B.C SECTION 1906.1 AND 1906.2 AND ACI 318-11 SECTION 6.1 AND 6.2.

15) FORM REMOVAL: REMOVE FORMS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

SIDE FORMS AT FOOTINGS: MINIMUM 2 DAYS.
EDGE FORMS OF SLAB ON GRADE STRIP 1: MINIMUM 1 DAY.

16) VIBRATE ALL CONCRETE AS IT IS PLACED WITH A MECHANICAL VIBRATOR OPERATED BY EXPERIENCED PERSONNEL. THE VIBRATOR SHALL BE USED TO CONSOLIDATE THE CONCRETE, NOT TRANSPORT IT. REINFORCING STEEL AND FORMS SHALL NOT BE VIBRATED.

17) ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE (A.C.I.) BUILDING CODE (A.C.I. 318-05) AND THE LATEST EDITIONS OF THE A.C.I. MANUALS OF CONCRETE PRACTICE AND SPECIFICATIONS.

18) CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF FIVE DAYS AFTER PLACEMENT.

19) THE CONTRACTOR SHALL SUBMIT REQUESTS FOR THE USE OF ADMIXTURES TO THE ARCHITECT AND ENGINEER FOR THEIR REVIEW AND APPROVAL.

20) MIX DESIGNS SHALL BE PREPARED BY AN APPROVED TESTING LABORATORY AND SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL.

21) ONLY ONE GRADE OF CONCRETE SHALL BE ALLOWED ON THE PROJECT SITE AT ANY ONE TIME.

22) UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE, CONSTRUCTION AND CONTROL JOINTS SHALL BE PROVIDED IN ALL CONCRETE SLABS, AND SHALL BE LOCATED SUCH THAT THE AREA WITHIN THE JOINTS DOES NOT EXCEED 400 SQUARE FEET (20' X 20' AREA).

23) FOR MAT SLAB CONCRETE STRENGTH SHALL BE VERIFIED BY STANDARD CYLINDER TESTS (IN ACCORDANCE WITH 2013 C.B.C. 1905.6 MADE BY AN APPROVED TESTING LABORATORY. THE CONTRACTOR SHALL MAINTAIN COPIES OF THE TEST REPORTS AT THE JOB SITE AND AVAILABLE FOR REVIEW AND INSPECTION BY THE BUILDING OFFICIALS. MAKE 3 TEST CYLINDERS FOR EACH DAY'S POUR. TEST EACH BATCH OF CYLINDERS AS FOLLOWS: 1 AT 7 DAYS, AND 2 AT 28 DAYS.

24) SEE ARCHITECTURAL PLANS FOR LOCATIONS OF ALL DIMENSIONS, SLAB DEPRESSIONS, SLOPES, CURBS, AND CONTROL JOINTS.

25) ALL "DRYPACK" CALLED FOR UNDER BASEPLATES SHALL BE PRE-MIX SPEC CONCRETE -5000 PSI GROUT (LARR# 24968). THIS IS A DRY FACTORY-BLENDED CONCRETE MIX CONSISTING OF TYPE II PORTLAND CEMENT, SAND AND 3/8" AGGREGATE. THIS DRYPACK SHALL BE PLACED UNDER CONTINUOUS DEPUTY INSPECTION.

GENERAL (CONTINUED)

7) THE FOLLOWING NOTES, TYPICAL DETAILS AND SCHEDULES SHALL APPLY TO ALL PHASES OF THIS PROJECT UNLESS NOTED OR SHOWN OTHERWISE ON PLANS. TYPICAL DETAILS MAY NOT BE REFERENCED AND WILL APPLY TO SIMILAR CONDITIONS.

8) SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

9) THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONDITION WHICH, IN HIS OPINION,MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS OF THE STRUCTURE.

10) ALL WORK SHALL CONFORM TO THE BEST PRACTICE PREVAILING IN THE VARIOUS TRADES COMPRISING THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES.

11) THESE NOTES, DETAILS, DRAWINGS AND SPECIFICATIONS (CONTRACT DOCUMENTS) REPRESENT THE FINISHED STRUCTURE, AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING TEMPORARY SHORING AND SAFETY.

12) THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THE DRAWINGS.

13) THE CONTRACTOR SHALL PROVIDE THE DESIGN, MATERIALS, AND FABRICATION OF ALL TEMPORARY BRACING AND SHORING FOR ALL STRUCTURAL MEMBERS AS REQUIRED FOR STRUCTURAL STABILITY OF THE STRUCTURE DURING ALL PHASES OF THE CONSTRUCTION.

14) THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ENSURE PROPER ALIGNMENT OF THE STRUCTURE AFTER THE INSTALLATION OF ALL STRUCTURAL AND FINISH MATERIALS. THIS SHALL INCLUDE ANY NECESSARY PRE-LOADING OF THE STRUCTURE TO DETERMINE FINAL POSITION OF THE COMPLETED WORK.

15) OBSERVATION VISITS TO THE PROJECT SITE BY FIELD REPRESENTATIVES OF THE ENGINEER (SUPPORT SERVICES) SHALL NOT INCLUDE INSPECTIONS OF SAFETY OR PROTECTIVE MEASURES, NOR CONSTRUCTION PROCEDURES, TECHNIQUES OR METHODS. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING ANY PHASE OF THE CONSTRUCTION, SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES (AS REQUIRED BY ANY REGULATING GOVERNMENTAL AGENCY, I.E. LOCAL BUILDING DEPARTMENT) PROVIDED BY OTHERS. THESES SUPPORT SERVICES, WHETHER MATERIAL OR WORK, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE TO THE CONSTRUCTION DOCUMENTS, BUT DO NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

16) COORDINATION WITH ARCHITECTURAL PLANS; THE ARCHITECT SHALL COORDINATE STRUCTURAL PLANS WITH ALL OTHER PROFESSIONAL DISCIPLINES INCLUDING ARCHITECTURAL PLANS, ANY CONFLICTS BETWEEN THE STRUCTURAL PLANS AND OTHER CONSULTANTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN THE DESIGN PHASE.

17) PROVIDE OPENINGS AND SUPPORTS AS REQUIRED PER TYPICAL DETAILS AND NOTES FOR MECHANICAL AND ELECTRICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC. ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE PROPERLY "SWAY" BRACED AGAINST ALL LATERAL (WIND, SEISMIC, VIBRATION, ETC.) FORCES.

18) PRIOR TO COMMENCING WITH THE CONSTRUCTION, THE CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS TO COORDINATE WITH STRUCTURAL DRAWINGS, AND ANY DISCREPANCY BETWEEN THESE DRAWINGS SHALL BE REFERRED TO THE ENGINEER FOR CLARIFICATION BEFORE START OF CONSTRUCTION.

19) IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES OR SPECIFICATIONS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR (SIM.) CONDITIONS THAT ARE SHOWN OR CALLED FOR.

20) THE CONTRACTOR SHALL HAVE A COPY OF THE PROJECT SOILS / GEOTECHNICAL / FOUNDATION INVESTIGATIONS ON THE JOB SITE AT ALL TIMES. THESE REPORTS SHALL BE CONSIDERED AS A PART OF THESE PLANS AND THE CONTRACTOR SHALL INCORPORATE ALL RECOMMENDATIONS/REQUIREMENTS OF SAID REPORTS INTO THE CONSTRUCTION OF THIS PROJECT.

21) ASTM DESIGNATIONS AND STANDARDS, ICBO REPORTS, AND CITY OF LOS ANGELES (COLA) RESEARCH REPORTS (RR) REFER TO THE LATEST AMENDMENTS.

22) ONLY "BUILDING DEPARTMENT APPROVED" STRUCTURAL WORKING DRAWINGS (AND ALL OTHER CONSTRUCTION DOCUMENTS) ARE PERMITTED TO BE USED FOR CONSTRUCTION ON THIS PROJECT. ALL OTHER DRAWINGS ARE OBSOLETE AND ARE NOT PERMITTED ON THE JOB SITE, NOR SHALL THEY BE USED FOR ANY CONSTRUCTION PURPOSES (INCLUDING THE CALCULATION OF ALL FINAL ESTIMATES AND BIDS AND CONTRACTS). ANY CONTRACTOR USING UNAPPROVED DRAWINGS WILL BE HELD SOLELY RESPONSIBLE FOR ALL WORK NOT PERFORMED IN ACCORDANCE WITH THE "APPROVED" DRAWINGS.

23) THESE PLANS REPRESENT THE STRUCTURAL DESIGN ONLY. NO INFORMATION NOR WARRANTY IS PROVIDED FOR ARCHITECTURAL INFORMATION, INCLUDING BUT NOT LIMITED TO, WATERPROOFING DETAILS, DRAINAGE, VENTILATION OF FRAMING, AND ARCHITECTURAL DIMENSIONS.

24) ALL REPORTS BY THE SPECIAL DEPUTY INSPECTOR SHALL BE SUBMITTED TO THE ENGINEER AND ARCHITECT.

25) NO WARRANTY: IN PERFORMANCE OF PROFESSIONAL SERVICES, THE ENGINEER SHALL USE THAT DEGREE OF CARE AND SKILL ORDINARILY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY OTHER MEMBERS OF THE PROFESSION IN THIS LOCALE AT THE TIME THE SERVICES ARE RENDERED. NO OTHER WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE IN CONNECTION WITH RENDERING OF PROFESSIONAL SERVICES.

26) STRUCTURE TO BE BUILT PER PERMITTED PLANS. IF ANY DISCREPANCIES FOUND BETWEEN EXISTING CONDITIONS IN THE FIELD AND EXISTING CONDITIONS ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND ARCHITECT IN WRITTEN FORM EXPLAINING THE DISCREPANCY. ALL STRUCTURAL CONTRUCTION QUESTIONS ARE TO BE IN WRITTEN FORM AND SENT TO THE ENGINEER OF RECORD AT C.W.HOWE ASSOCIATES (FAX : (310) 838-5380) AND ALSO SENT TO THE ARCHITECT OF RECORD BY THE GENERAL CONTRACTOR AND/OR SUBCONTRACTORS.

27) STRUCTURAL OBSERVATION: WHEN THE ENGINEER OF RECORD IS REQUIRED TO PERFORM STRUCTURAL OBSERVATIONS IN THE FIELD DURING CONSTRUCTION. (SEE STRUCTURAL OBSERVATION NOTES) THE FIELD SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS IN ADVANCE OF THE REQUIRED STRUCTURAL OBSERVATION. CITY INSPECTION SHALL BE SCHEDULED ONE DAY AFTER ENGINEER'S STRUCTURAL OBSERVATION.

BUILDING AND SITE INFORMATION

SITE CLASS: D

SEISMIC DESIGN CATEGORY: E

SEISMIC IMPORTANCE FACTOR, I: 1.0

RISK CATEGORY: 2

SEISMIC-FORCE-RESISITNG SYSTEM(S): LIGHT FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE

RESPONSE MODIFICATION FACTOR, R: 6.5

REDUNDANCY FACTOR, R: 1.3

DEAD LOADS:
ROOF: 16.0 PSF
CEILING: 10.0 PSF
FLOOR: 13.0 PSF

LIVE LOADS
ROOF: 20.0 PSF
FLOOR: 40.0 PSF

EQUIVALENT LATERAL FORCE PROCEDURE:

SHORT SPECTRAL RESPONSE ACCELERATION, SS:	2.512
1 SEC. SPECTRAL RESPONSE ACCELERATION, S1:	0.872
SHORT SPECTRAL RESPONSE COEFFICIENT, SDS:	1.675
1 SEC. SPECTRAL RESPONSE COEFFICIENT, SD1:	0.872

SEISMIC RESPONSE COEFFICIENT, CS= 0.258 W

DESIGN BASE SHEAR, V= 0.234 W (ASD)

WIND DESIGN PARAMETERS:

BASIC WIND SPEED (V) :	110 MPH (ASCE 7- 10 FIG. 26.5-1A)
EXPOSURE CATEGORY:	C (ASCE 7-10 SEC. 26.7.3)
OCCUPANCY CATEGORY:	11 (ASCE 7-10, TABLE 1.5-1)
TOPOGRAPHIC FACTOR (KZT):	1.0
ADJUSTMENT FACTOR (λ):	1.37
MEAN ROOF HEIGHT (H):	30 FT
ROOF SLOPE (θ):	0
INTERNAL PRESSURE COEFFICIENT (GCPI):	+/- 0.18 (ASCE 7-10 FIG. 26.11-1)
SIMPLIFIED HORIZONTAL PRESSURE (PS30):	11.52 PSF
DESIGN HORIZONTAL PRESSURE (PS):	16.0 PSF

GENERAL

1) ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 2012 EDITION OF THE IBC AND THE 2013 CALIFORNIA BUILDING CODE - AND ALL OTHER REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK.

2) THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS (CONTRACT DOCUMENTS) AND VERIFY ALL DIMENSIONS AND CONDITIONS AND REPORT ANY DISCREPANCIES (BETWEEN ARCHITECTURAL AND STRUCTURAL OR BETWEEN STRUCTURAL AND MEP OR BETWEEN STRUCTURAL AND THE CONDITIONS IN THE FIELD) TO THE ENGINEER AND ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION OR FINAL BIDDING. THE ARCHITECTURAL PLANS SHALL BE USED FOR ALL DIMENSIONS AND WALL LAYOUTS.

3) CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT.

4) ALL INFORMATION ON EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE BASED ON BEST PRESENT KNOWLEDGE AVAILABLE, BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE SITE. BEFORE FINAL BIDDING AND/OR DURING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPENCIES BETWEEN THE PLANS AND THE CONDITIONS AT THE SITE, OR BETWEEN THE STRUCTURAL AND ARCHITECTURAL DRAWINGS. SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT, OR WHERE THERE APPEARS TO BE A DISCREPANCY BETWEEN THE DRAWINGS (ARCHITECTURAL AND/OR STRUCTURAL) AND THE CONDITION IN THE FIELD, THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED PRIOR TO CONTINUING WITH WORK / FINAL PRICING.

5) THERE SHALL BE NO DEVIATION FROM THE PLANS, DETAILS, NOTES, AND SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

6) DO NOT SCALE STRUCTURAL PLANS OR DETAILS. ONLY WRITTEN DIMENSIONS SHALL BE USED.

REGISTERED PROFESSIONAL ENGINEER
HAGOP J. HADJIAN
No. 84917
Exp. 03-31-18
CIVIL
STATE OF CALIFORNIA

SHEET INDEX

INITIAL DATE:
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GENERAL NOTES

SHEET NO.

S1.0

STRUCTURAL OBSERVATION

I. INTRODUCTION

THIS INFORMATION BULLETIN STIPULATES THE DEPARTMENT'S POLICY AND PROCEDURE IN REGARDS TO STRUCTURAL OBSERVATION AS MANDATED BY LOS ANGELES MUNICIPAL CODE (LAMC) SECTION 91.1702, AND DESCRIBES THE RESPONSIBILITY OF ALL PARTIES INVOLVED IN COMPLIANCE WITH STRUCTURAL OBSERVATION.

STRUCTURAL OBSERVATION IS INTENDED TO ASSIST AND SUPPLEMENT THE WORK OF THE BUILDING INSPECTOR. STRUCTURAL OBSERVATION BY ITSELF DOES NOT CERTIFY, GUARANTEE OR ENSURE CONFORMANCE WITH ALL OF THE SPECIFIC REQUIREMENTS OF THE APPROVED PLANS. IT DOES NOT PROVIDE THE QUALITY ASSURANCE OF CONTINUOUS INSPECTIONS BY THE BUILDING INSPECTOR OR DEPUTY INSPECTOR.

THE REQUIREMENT FOR HAVING A REGISTERED ENGINEER OR LICENSED ARCHITECT PRESENT DURING KEY CONSTRUCTION PHASES PROVIDES AN ADDITIONAL OBSERVATION OF THE GRAVITY AND/OR LATERAL LOAD STRUCTURAL SYSTEMS BY A KNOWLEDGEABLE OBSERVER. THIS WILL SUBSTANTIALLY INCREASE THE LIKELIHOOD THAT THE STRUCTURAL SYSTEM WILL BE IN GENERAL CONFORMANCE WITH THE APPROVED PLANS BY TRACKING THE LOAD PATHS TO PREVENT GROSS ERRORS AND OMISSIONS.

II. DEFINITION

STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM, FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS, AT SIGNIFICANT CONSTRUCTION STAGES AND AT COMPLETION OF THE STRUCTURAL SYSTEM. THE STRUCTURAL SYSTEM INCLUDES THE LATERAL AND/OR GRAVITY LOAD PATHS.

STRUCTURAL OBSERVATION REQUIRED BY LAMC 91.1702, SHALL BE PERFORMED BY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, OR A REGISTERED ENGINEER OR LICENSED ARCHITECT DESIGNATED BY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN.

III. PROJECTS REQUIRING STRUCTURAL OBSERVATION

STRUCTURAL OBSERVATION IS REQUIRED FOR ALL STRUCTURES IN SEISMIC ZONE 4 WHEN A STRUCTURAL DESIGN IS PERFORMED BY A REGISTERED ENGINEER OR LICENSED ARCHITECT.

LAMC SECTION 91.1702 SPECIFICALLY REQUIRES STRUCTURAL OBSERVATION AS FOLLOWS:

1. THE STRUCTURE IS DEFINED IN TABLE 16-K OF THE CALIFORNIA BUILDING CODE (CBC) AS OCCUPANCY CATEGORY 1, 2 OR 3.
2. THE STRUCTURE IS REQUIRED TO COMPLY WITH SECTION 403 OF CBC.
3. THE STRUCTURE IS IN SEISMIC ZONE 4 AND A LATERAL DESIGN IS REQUIRED FOR THE ENTIRE STRUCTURE,

EXCEPTION: ONE- AND TWO-STORY, WOOD-FRAMED GROUP R, DIVISION 3 AND GROUP U OCCUPANCIES, LESS THAN 1,500 SQUARE FEET, AND ONE-AND TWO-STORY GROUPS B,F, M AND S OCCUPANCIES WITH AN OCCUPANT LOAD LESS THAN 10 PROVIDED THE ADJACENT GRADE IS NOT STEEPER THAN 1 UNIT VERTIVAL IN 10 UNITS HORIZONTAL (10% SLOPE).

4. WHEN REQUIRED BY THE ARCHITECT OR ENGINEER OF RECORD, OR
5. WHEN SUCH OBSERVATION IS SPECIFICALLY REQUIRED BY THE BUILDING OFFICIAL. STRUCTURES FALLING UNDER THIS CATEGORY SHALL INCLUDE, BUT ARE NOT LIMITED TO:

A. RETAINING OR FREE STANDING WALLS GREATER THAN 8 FEET IN HEIGHT.
B. LARGE SIGNS.
C. STORAGE RACKS OVER 10 FEET IN HEIGHT.
D. SWIMMING POOLS NOT COVERED BY A LOS ANGELES CITY STANDARD PLAN.

IV. DOCUMENTING STRUCTURAL OBSERVATION REQUIREMENT

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE ARCHITECT OR ENGINEER RESPONSIBLE FOR THE DESIGN OF THE BUILDING OR STRUCTURE SHALL SPECIFY STRUCTURAL OBSERVATION AT EACH CONSTRUCTION STAGE IDENTIFIED IN LAMC 91.108 ON THE L.A.D.B.S./L.A.R.U.C.P. "STRUCTURAL OBSERVATION REPORT" FORM. THIS FORM SHALL BE MADE A PART OF THE APPROVED PLANS. IN ADDITION, FOR REPETITIVE WORK INVOLVING SIMILAR OR IDENTICAL CONSTRUCTION, I.E., FLOOR CONSTRUCTION AT MULTI-STORY BUILDINGS, THE ARCHITECT OR ENGINEER SHALL SPECIFY THE LOCATION AND/OR FREQUENCY OF STRUCTURAL OBSERVATION REQUIRED THEREIN ON THE PLAN. SEE ALSO SECTION UNDER "REPETITIVE CONSTRUCTION FOR SINGLE-FAMILY WOOD-FRAMED STRUCTURES".

THE INDIVIDUAL OR FIRM RESPONSIBLE FOR PERFORMING THE STRUCTURAL OBSERVATION SHALL BE EMPLOYED BY THE OWNER, AND THIS INFORMATION SHALL BE SPECIFIED ON THE "STRUCTURAL OBSERVATION REPORT" FORM. SUCH INDIVIDUAL OR FIRM MAY BE CALLED THE "STRUCTURAL OBSERVER OF RECORD" FOR THE PROJECT. THE STRUCTURAL OBSERVER OF RECORD MUST MEET THE FOLLOWING THREE CONDITIONS:

1. THE STRUCTURAL OBSERVER MUST BE A PERSON OR FIRM REGISTERED IN CALIFORNIA TO PRACTICE ENGINEERING OR ARCHITECTURE.
2. THE STRUCTURAL OBSERVER MUST HAVE A DIRECT CONTRACTURAL RELATIONSHIP WITH THE OWNER TO PROVIDE THE STRUCTURAL OBSERVATION SERVICE.
3. THE STRUCTURAL OBSERVER MUST BE EITHER THE ENGINEER OR ARCHITECT OF RECORD FOR THE STRUCTURAL DESIGN, OR ANOTHER ENGINEER OR ARCHITECT DESIGNATED BY THE ENGIINEER OR ARCHITECT OF RECORD.

NOTE: THE PERSON WHO ACTUALLY PERFORMS STRUCTURAL OBSERVATION IN THE FIELD MAY BE EITHER THE STRUCTURAL OBSERVER OF RECORD, OR AN ENGINEER (REGISTERD) OR ARCHITECT (LICENSED) UNDER THE RESPONSIBLE CHARGE OF THE STRUCTURAL OBSERVER OF RECORD.

V. EXECUTION OF STRUCTURAL OBSERVATION

PRE-CONSTRUCTION MEETING: THE OWNER OR OWNER'S REPRESENTATIVE SHALL ARRANGE A PRECONSTRUCTION MEETING TO BE ATTENDED BY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS, DEPUTY INSPECTORS, AND THE BUILDING INSPECTOR. AS A MINIMUM, TELECONFERENCED MEETINGS BETWEEN VARIOUS PARTIES ARE TO BE HELD BEFORE THE START OF CONSTRUCTION. THE PURPOSE OF THE MEETING, AMONG OTHERS, IS TO REVIEW THE APPROVED PLANS AND TO MUTUALLY AGREE UPON THE SCOPE AND FREQUENCY OF STRUCTURAL OBSERVATION REQUIRED FOR THE PROJECT. A RECORD OF THE MEETING SHALL BE INCLUDED IN THE FIRST REPORT SUBMITTED TO THE BUILDING OFFICIAL.

PERFORMING STRUCTURAL OBSERVATION AND SUBMISSION OF STRUCTURAL OBSERVATION REPORTS: THE STRUCTURAL OBSERVER SHALL PERFORM STRUCTURAL OBSERVATION IN ACCORDANCE WITH THE STRUCTURAL OBSERVATION REPORT FORM AND THE APPROVED PLANS. UPON COMPLETION OF STRUCTURAL OBSERVATION AT EACH CONSTRUCTION STAGE, THE STRUCTURAL OBSERVER OF RECORD SHALL COMPLETE THE L.A.D.B.S./L.A.R.U.C.P. STRUCTURAL OBSERVATION FORM.

WHEN A DEFICIENCY IS NOTED, THE FORM SHALL BE GIVEN TO THE CONTRACTOR, OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, AND BUILDING INSPECTOR. THE STRUCTURAL OBSERVER SHALL NOTE ON THE FORM WHETHER THE CORRECTION OF THE DEFICIENCY NEEDS TO BE VERIFIED THROUGH RE-OBSERVATION BY HIM OR HER, OR AT THE DISCRETION OF THE STRUCTURAL OBSERVER. THE FORM MAY BE SUBSTANTIATED BY A REGISTERED DEPUTY INSPECTOR IN THE FORM OF A DEPUTY INSPECTION REPORT FORM B-94.

A LICENSED ENGINEER OR REGISTERED ARCHITECT, WHO WORKS UNDER THE SUPERVISION OF THE STRUCTURAL OBSERVER OF RECORD AND ACTUALLY PERFORMS THE OBSERVATION, MAY FILL OUT A REPORT NOTING ANY OBSERVED DEFICIENCIES. THAT PERSON'S NAME AND REGISTRATION NUMBER SHALL BE NOTED IN THE REPORT. THE REPORT SHALL BE REVIEWED, COMPLETED, STAMPED AND SIGNED BY THE STRUCTURAL OBSERVER OF RECORD, WHO TAKES RESPONSIBILITY FOR THE REPORT.

THE STRUCTURAL OBSERVER SHALL SUBMIT A FINAL OBSERVATION REPORT UPON COMPLETION OF THE STRUCTURAL SYSTEM. THE REPORT MUST STATE THAT THE STRUCTURAL SYSTEM GENERALLY CONFORMS WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT ALL OBSERVED DEFICIENCIES HAVE BEEN CORRECTED. NO FINAL APPROVAL OR ACCEPTANCE OF THE STRUCTURAL WORK BY THE DEPARTMENT WILL OCCUR WITHOUT THIS FINAL REPORT.

STRUCTURAL OBSERVATION (CONTINUED)

REPETITIVE CONSTRUCTION FOR SINGLE-FAMILY WOOD FRAMED STRUCTURES: THE STRUCTURAL OBSERVER OF RECORD MAY REQUEST A REDUCTION IN THE SCOPE OF STRUCTURAL OBSERVATION FOR ANY REPEATED SINGLE-FAMILY DETACHED WOOD FRAME STRUCTURE. ADMIINISTRATIVE APPROVAL WILL BE CONSIDERED FOR ALTERNATIVE QUALITY CONTROL PROGRAMS THAT MEET THE FOLLOWING MINIMUM REQUIREMENTS.

THE STRUCTURE SHALL BE REPEATED A MINIMUM OF THREE TIMES. REPETITIVE STRUCTURES ALSO INCLUDE REVERSED FLOOR PLANS AND ALLOW NON-STRUCTURAL CHANGES IN EXTERIOR ELEVATIONS.

1. THE DEPARTMENT DETERMINES THAT THE REPEATED STRUCTURE IS NOT UNUSUAL IN ITS SIZE, SHAPE OR ORIENTATION.
2. THE PERSONNEL RESPONSIBLE FOR THE CONSTRUCTION FOR THE OWNER, CONTRACTOR, AND SUBCONTRACTORS SHALL REMAIN CONSTANT DURING THE PHASE OR PHASES OF CONSTRUCTION CONSIDERED.
3. THE BUILDING INSPECTOR SHALL ATTEND ANY PRE-CONSTRUCTION MEETINGS.
4. THE STRUCTURAL OBSERVER SHALL FULLY OBSERVE THE INITIAL STRUCTURE IN ANY REPEATED GROUP.
5. THE STRUCTURAL OBSERVER SHALL MAKE A FINAL OBSERVATION VISIT AND REPORT FOR EACH STRUCTURE AFTER ANY MECHANICAL PENETRATIONS ARE IN PLACE AND BEFORE APPROVAL OF THE ROUGH FRAMING AND COVERING OF THE WORK.
6. THE REPEATED CONSTRUCTION DOES NOT RESULT IN DEFICIENT CRITICAL ELEMENTS OR THEIR CONNECTIONS, WHICH WOULD NORMALLY BE REPORTED UNDER FULL STRUCTURAL OBSERVATION.

INSPECTION BY BUILDING INSPECTOR: GENERALLY, TO OBTAIN L.A.D.B.S. INSPECTION APPROVAL AT EACH CONSTRUCTION STAGE, A STRUCTURAL OBSERVATION REPORT FORM IS REQUIRED STATING THAT THERE WERE NO DEFICIENCIES, OR A DEPUTY INSPECTION REPORT FORM B-94 IS REQUIRED STATING THAT ANY DEFICIENCY NOTED IN THE STRUCTURAL OBSERVATION REPORT FORM HAS BEEN CORRECTED.

CONSTRUCTION STAGES / ELEMENTS TO BE OBSERVED:

A. FOUNDATIONS: REINFORCEMENT, ANCHOR BOLT PLACEMENT, HOLDOWN ROD PLACEMENT, GRADE BEAM REINFORCEMENT,
B. SHEARWALLS: SHEARWALL NAILING, HOLDOWN STRAPS, HDU'S, GENERAL FRAMING, ROOF AND FLOOR SHEATHING.
C. MOMENT FRAME SHEAR TRANSFER

SPECIAL INSPECTION

IN ADDITION TO THE REGULAR INSPECTIONS, THE FOLLOWING CHECKED ITEMS WILL ALSO REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH SEC. 1704 OF THE 2013 CALIFORNIA BUILDING CODE

- ☐ SOILS COMPLIANCE PRIOR TO FOUNDATION INSPECTION (CONTINUOUS)
- ☐ STRUCTURAL CONCRETE OVER 2500 PSI (CONTINUOUS)
- ☐ PRESTRESSED CONCRETE
- ☐ STRUCTURAL MASONRY
- ☐ FIELD WELDING (PERIODIC)
- ☐ ORDINARY MOMENT FRAME CONNECTIONS (PERIODIC)
- ☐ HIGH STRENGTH BOLTING
- ☐ EXPANSION/EPOXY ANCHORS
- ☐ SPRAYED ON FIRE-PROOFING
- ☒ SHEARWALL NAILING CLOSER THAN 4" O.C. (PERIODIC)
- ☐ OTHER______________________________

NAME(S) OF INDIVIDUAL(S) OR FIRM(S) RESPONSIBLE FOR THE SPECIAL INSPECTIONS LISTED ABOVE:

A. ____

(BY ARCHITECT/OWNER)

B. ____

(BY ARCHITECT/OWNER)

DUTIES OF THE SPECIAL INSPECTORS FOR THE WORK LISTED ABOVE:

A. VERIFY THAT ITEMS NOTED ABOVE ARE IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS INDICATED ON THE STRUCTURAL DRAWING.

B. VERIFY THAT ITEMS NOTED ABOVE CONFORM WITH THE STANDARDS DESIGNATED BY THE UNIFORM BUILDING CODE AND ALL OTHER REQUIREMENTS SPECIFIED BY THE CITY.

Los Angeles Regional Uniform Code Program

Committee I-3: Structural Observation

STRUCTURAL OBSERVATION PROGRAM
AND DESIGNATION OF THE
STRUCTURAL OBSERVER

PROJECT ADDRESS: 1202 Geragthy Ave. Los Angeles, CA 90063 PERMIT APPL. NO.: ____________

Description of Work: Residential Addition and Remodel

Owner: Zahid Abdou Designer: Ricardo Figueroa Engineer: Jack Hadjian

STRUCTURAL OBSERVATION (only checked items are required)			
Firm or Individual to be responsible for the Structural Observation: Name: Jack Hadjian Phone: (818) 430-8545 Calif. Registration: 84917			
FOUNDATION	WALL	FRAME	DIAPHRAGM
☒ Footing, Stem Walls, Piers	☒ Concrete	☐ Steel Moment Frame	☐ Concrete
☐ Mat Foundation	☐ Masonry	☐ Steel Braced Frame	☐ Steel Deck
☐ Caisson, Piles, Grade Beams	☒ Wood	☐ Concrete Moment Frame	☒ Wood
☒ Stepping, Retaining Foundation ~~Hillside Special Anchors~~	☐ Others:	☐ Masonry Wall Frame	☐ Others:
☐ Others:		☐ Others:	

DECLARATION BY OWNER

I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature Date

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD

(required if the Structural Observer is different from the Architect or Engineer of Record)

I, the Architect or Engineer of record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation.

Signature License Number Date

TIMBER

1) FRAMING: 2X AND SMALLER TO BE DOUGLAS FIR GRADE #2 OR BETTER UNLESS NOTED OTHERWISE. 4X AND LARGER TO BE #1 OR BETTER UNLESS NOTED OTHERWISE. POSTS TO BE DOUGLAS FIR #1. STUDS AT BEARING WALLS TO BE DOUGLAS FIR #2 OR BETTER AND STUDS AT NON-BEARING WALLS TO BE STUD GRADE OR BETTER. ALL LUMBER MUST BE GRADE MARKED.

2) FOUNDATION SILL PLATES SHALL BE PRESSURE TREATED DOUGLAS FIR (PTDF). SEE SHEAR WALL SCHEDULES AND FOUNDATION AND FRAMING PLANS FOR ANCHOR BOLT SPACING. (MAXIMUM SPACING FOR SILL PLATE BOLTING SHALL BE 48" O.C. - 5/8" DIAMETER X 7" EMBEDMENT IN CONCRETE ANCHOR BOLT WITH 1-7/8" MIN. EDGE DISTANCE. PROVIDE A MINIMUM OF TWO BOLTS PER PLATE WITH ONE BOLT WITHIN 12" OF EACH END OF PLATE). PLATE WASHERS REQUIRED FOR SILLS ON CONCRETE OR MASONRY. <u>ALL BOLTS GALVANIZED.</u>

3) BOLTS IN TIMBER TO HAVE STANDARD CUT WASHERS, UNLESS NOTED OTHERWISE. BOLTS USED WITH STEEL PLATES OR ANGLES MAY NOT REQUIRE WASHERS. HOLES FOR BOLTS TO BE A MAXIMUM OF 1/16 INCH LARGER THAN BOLT DIAMETER. ALL BOLTS SHALL CONFORM TO ASTM A325-07A.

4) ALL NAILS SHALL BE COMMON WIRE NAILS. 16D SINKERS MAY BE USED FOR FRAMING, I.E. ATTACHING STUDS TOGETHER OR TO PLATES. COMMONS SHALL BE USED FOR ALL SHEARWALL NAILING, ROOF AND FLOOR SHEATHING, TOP PLATE SPLICING, HARDWARE CONNECTION, ETC. NAILS SHALL NOT BE SPACED CLOSER THAN 1/2 THEIR LENGTH, NOR CLOSER TO THE EDGE OF THE MEMBER THAN 1/4 THEIR LENGTH, EXCEPT FOR SHEATHING. SUB-BORE WHEN NAILS TEND TO SPLIT WOOD. DIAMETER TO BE 0.75 TIMES NAIL DIAMETER.

5) STRUCTURAL HARDWARE CALLOUTS (JOIST HANGERS, POST BASES, HOLDOWNS AND ALL OTHER HARDWARE) SHOWN ON STRUCTURAL DRAWINGS REFER TO REFERENCE NUMBERS CONTAINED IN THE LATEST EDITION SIMPSON STRONG-TIE CO. INC. CATALOG, UNLESS NOTED OTHERWISE. EQUIVALENT HARDWARE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ARCHITECT AND THE STRUCTURAL ENGINEER.

6) PLYWOOD FOR SHEARWALLS SHALL BE C.D.X. STRUCTURAL I (OR BETTER), 5-PLY WITH EXTERIOR GLUE, AS GRADED BY A.P.A. PLYWOOD FOR FLOORS AND ROOFS SHALL BE CDX EXTERIOR GRADE. PLYWOOD SHALL CONFORM TO DOC PS 1. STRUCT I ORIENTED STRAND BOARD IS ALSO ACCEPTABLE IF APPROVED BY THE ARCHITECT.

7) ALL HORIZONTAL PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO JOISTS AND WITH STAGGERED JOINTS.

8) SHEATHING: (PLYWOOD DIAPHRAGMS MUST BE PRODUCT STANDARD DOC PS 1 DOUGLAS FIR-LARCH, CDX)

ROOF SHEATHING:

5/8" CDX PLYWOOD (INDEX 32/16) NAILED WITH 10D COMMON WIRE NAILS (0.148" DIAMETER X 2-1/4" LONG - EZCODE ID "S") AT 6" ON CENTER AT BUILDING BOUNDARIES AND AT PANEL EGES AND AT 12" ON CENTER AT INTERMEDIATE SUPPORTS. PANEL EDGES TO BE BLOCKED WITH FLAT 2X4'S.

FLOOR SHEATHING:

3/4" CDX PLYWOOD - TONGUE AND GROOVE - (INDEX 32/16) NAILED WITH 10D COMMON WIRE NAILS (0.148" DIAMETER X 2-3/8" LONG - EZCODE ID "T") AT 4" ON CENTER AT BUILDING BOUNDARIES, 6" ON CENTER AT PANEL EDGES, 10" ON CENTER AT INTERMEDIATE SUPPORTS. PANEL EDGES TO BE BLOCKED WITH FLAT 2X4'S. (GLUE AND NAIL ALL PLYWOOD).

9) ALL FLUSH FRAMED JOISTS OR BEAMS SHALL SEAT IN 'SIMPSON' JOIST HANGERS: 2X JOISTS TO BEAMS - LU ; 4X BEAMS TO BEAMS - HU ; 6X BEAMS TO BEAMS - HUTF ; 6X BEAMS - HW,W HANGERS.

10) BUILT-UP OR MULTIPLE JOIST BEAMS SHALL NOT BE SUBSTITUTED FOR SOLID BEAMS.

11) PROVIDE 2X SOLID BLOCKING BETWEEN ALL JOISTS AND RAFTERS AT ALL SUPPORTS AND UNDER ALL PARTITIONS. 2 X 10 OR LARGER JOISTS AND RAFTERS SHALL BE SUPPORTED LATERALLY BY BLOCKING AT INTERVALS NOT EXCEEDING EIGHT FEET AND AT ALL SUPPORTS. REFER TO IBC SECTION 2308.2 FOR ALL BLOCKING REQUIREMENTS. 2X10 ROOF JOISTS WITH RIP STRIPS ABOVE SHALL ALSO BE BLOCKED AT EIGHT FOOT INTERVALS. WOOD WEB JOISTS (TRUS JOIST, ETC) DO NOT REQUIRE MID SPAN BLOCKING, HOWEVER MICROLLAM BLOCKING/RIMS (LVL) SHALL BE USED ABOVE AND BELOW ALL WALLS. SEE ARCHITECTURAL PLANS FOR FIRE BLOCKING REQUIREMENTS.

12) LAG SCREWS SHALL BE TURNED NOT DRIVEN INTO PRE-DRILLED HOLES OF 3/4 THE SHANK DIAMETER, AND FULL DIAMETER FOR SMOOTH SHANK PORTION. SOAP, PARAFFIN OR OTHER APPROVED LUBRICANT SHALL BE USED ON THREADS. CARE SHALL BE TAKEN NOT TO OVER-TORQUE SCREWS.

13) SPLICES IN TOP PLATES SHALL HAVE A MINIMUM 4 FOOT LAP SPLICE WITH 20-16D NAILS. DOUBLE TOP PLATES SHALL BE NAILED TOGETHER TYPICALLY WITH 16D AT 16" O.C. ANY BREAKS IN TOP PLATES FOR BEAMS, ETC. SHALL BE STRAPPED TOGETHER WITH MST48 BY SIMPSON.

14) ALL BEAMS SHALL BE SUPPORTED BY POSTS OR GIRDERS. FOR 4X8 AND SMALLER BEAMS 2-2X4 POSTS SHALL BE USED UNLESS NOTED OTHERWISE. FOR LARGER BEAMS A 4X4 POST SHALL BE USED UNLESS NOTED OTHERWISE. ALL POSTS SHALL PROVIDE FULL BEARING WIDTH FOR THE BEAM UNLESS NOTED OTHERWISE.

15) ALL POSTS SHALL CONTINUE THROUGH FLOORS (OR SOLID BLOCKED BETWEEN FLOORS) UNTIL A BEAM OR FOUNDATION IS ENCOUNTERED.

16) ALL 4X6 POSTS, OR SMALLER, INSIDE WALLS MAY BEAR ON THE SILL PLATE UNLESS NOTED OTHERWISE. ISOLATED POSTS SHALL SEAT IN SIMPSON "CB" BASES, 4X8 OR LARGER POSTS, IN WALLS, SHALL BE SEATED IN SIMPSON POST BASES.

17) UNMARKED HEADERS SHALL BE THE FOLLOWING UNLESS NOTED OTHERWISE: SUPPORTING CEILING AND ROOF: 4X4 UP TO 4'-0" SPAN ; 4X6 UP TO 6'-0" SPAN ; 4X8 UP TO 8'-0" SPAN ; 4X10 UP TO 10'-0" SPAN ; 4X12 UP TO 12'-0" SPAN. SUPPORTING 2ND FLOOR, CEILING, AND ROOF: 4X4 UP TO 3'-0" SPAN ; 4X6 UP TO 5'-0" SPAN ; 4X8 UP TO 7'-0" SPAN ; 4X10 UP TO 9'-0" SPAN ; 4X12 UP TO 10'-0" SPAN.

18) MINIMUM WALL STUD SIZES - WALLS: 2X4 AT 16" O.C. UP TO 9'-0" TALL; 2X6 AT 16" O.C. UP TO 13'-0"; 2X8 AT 16" O.C. UP TO 17'-6" TALL. ALL STUDS FOR WALLS WILL CONTINUE FULL HEIGHT BETWEEN FLOORS, UNLESS BROKEN BY CEILING JOISTS OR FLOOR ON AT LEAST ONE SIDE OF THE WALL. STUDS SUPPORTING TWO FLOORS SHALL BE 3X4 OR 2X6 AT 16" O.C. MINIMUM.

19) NAILING TO COMPLY WITH NAILING SCHEDULE - IBC TABLE NO. 2304.9.1 UNLESS NOTED OTHERWISE. NAILING REQUIREMENTS STATED IN THE SPECIFICATIONS, PLANS OR DETAILS SHALL SUPERSEDE TABLE 23-II-B-1.

20) TABLE NO. 23-II-B-1 NAILING SCHEDULE (ABBREVIATED VERSION):

CONNECTION NAILING

A) JOIST TO SILL OR GIRDER (TOENAIL) 3-8D
B) BRIDGING TO JOIST, TOENAIL EACH END 2-8D
C) SOLE PLATE TO JOIST OR BLOCKING FACE NAIL 16D AT 16" O.C.
D) TOP PLATE TO STUD, END NAIL 2-16D
E) STUD TO SOLE PLATE 4-8D, TOENAIL OR 2-16D, END NAIL
F) DOUBLE STUDS, FACE NAIL 16D AT 16" O.C.
G) DOUBLED TOP PLATES, FACE NAIL 16D AT 16" O.C.
H) TOP PLATE INTERSECTIONS, FACE NAIL 2-16D
I) CONTINUOUS HEADER, TWO PIECES 16D AT 16" O.C. ALONG EACH EDGE.
J) CEILING JOISTS TO PLATE, TOENAIL 3-8D
K) CONTINUOUS HEADER TO STUD, TOENAIL 4-8D
L) CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL 3-16D
M) CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL 3-16D
N) RAFTER TO PLATE, TOENAIL 3-8D
O) 1" BRACE TO EACH STUD AND PLATE, FACE NAIL 2-8D
P) BUILT-UP CORNER STUDS 16D AT 24" O.C.

TIMBER (CONTINUED)

21) ALL LUMBER SHALL CONFORM TO THE AMERICAN SOFTWOOD LUMBER STANDARD DOC PS 20.

22) MAXIMUM MOISTURE CONTENT FOR ALL STRUCTURAL MEMBERS SHALL NOT EXCEED 19% (UNLESS SPECIFICALLY NOTED OTHERWISE).

23) FACE NAIL ALL DOUBLE 2X STUDS AND JOISTS TOGETHER WITH 16D AT 6" O.C., STAGGER NAILS TOP AND BOTTOM.

24) PROVIDE 2X SOLID FIRE BLOCKING IN ALL STUD WALLS AT A MAXIMUM OF 8'-0" VERTICAL SPACING.

25) PLACE ALL BEAMS WITH NATURAL CAMBER UPWARD.

26) NOTCHING AND HOLES IN STRUCTURAL MEMBERS SHALL CONFORM TO NOTES BELOW UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE, OR WITH THE WRITTEN APPROVAL OF THE ARCHITECT AND THE STRUCTURAL ENGINEER.

27) HOLES AND NOTCHES IN JOISTS:

28) NOTCHES IN THE TOP AND BOTTOM OF JOISTS SHALL NOT EXCEED ONE SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN OR WITHIN 18" OF THE SUPPORTS.

29) HOLES BORED IN JOISTS SHALL NOT EXCEED ONE SIXTH OF THE JOIST DEPTH AND SHALL BE LOCATED WITHIN THE MIDDLE 2/3 OF THE SPAN AND WITHIN THE MIDDLE THIRD OF THE JOIST'S DEPTH.

30) HOLES AND NOTCHES IN STUDS, PLATES, AND SILLS: BORED HOLES MAY BE PLACED IN STUDS, PLATES ,AND SILLS PROVIDED THAT THEY ARE ACCURATELY CENTERED ABOUT STUD, SPACED A MINIMUM OF 12" APART AND THE HOLE DIAMETER DOES NOT EXCEED 25% OF THE STUD WIDTH. STUDS MAY BE NOTCHED PROVIDED NOTCH DEPTH DOES NOT EXCEED 25% OF STUD WIDTH. SHOULD THE BORED HOLE EXCEED 25%, CONTACT THE ARCHITECT AND THE STRUCTURAL ENGINEER. NON-BEARING PARTITIONS MAY BE BORED TO 40% OF WIDTH.

31) PROVIDE DOUBLE JOISTS BENEATH ALL NON-BEARING PARALLEL WALLS WITHOUT WALLS BELOW. PROVIDE SOLID BLOCKING BELOW WALLS WITH PERPENDICULAR FLOOR FRAMING.

32) ALL NAILS, BOLTS, SCREWS, HANGERS, WASHERS, NUTS, ETC., USED FOR CONSTRUCTION EXPOSED TO THE WEATHER IN IT'S FINAL POSITION SHALL BE FIRST QUALITY HOT-DIPPED GALVANIZED.

33) SHEARWALL SHEATHING NOTES:

34) PLYWOOD SHEARWALL NAILING: SEE PLAN AND SHEARWALL SCHEDULE FOR 3X FRAMING MEMBERS REQUIRED AT ADJOINING PANEL EDGES AND BOTTOM SILL PLATES. ALSO USE 3X FRAMING AT BOUNDARIES IF NAILING IS SPACED LESS THAN 4"" O.C. A MINIMUM OF 1/2" EDGE DISTANCE SHALL BE PROVIDED FROM THE EDGE OF THE PLYWOOD PANEL TO THE NAILING.

35) SHEAR PANELS: SEE DETAILS AND SHEAR WALL SCHEDULE. SHEAR WALLS TO EXTEND FULL LENGTH OF WALL BETWEEN DOOR OR WINDOW OPENINGS OR END OF WALL UNLESS NOTED OTHERWISE. PLYWOOD SHEATHING AND FRAMING MUST EXTEND THE FULL HEIGHT OF THE WALL TO THE ROOF OR FLOOR DIAPHRAGM ABOVE - NOT TO CEILING ONLY. SEE TYPICAL SHEAR TRANSFER DETAILS FOR THE PROPER CONNECTION OF THE ROOF AND FLOOR DIAPHRAGMS TO ALL SHEAR WALLS. PLYWOOD SHEAR WALLS TO BE BLOCKED AND NAILED WITH COMMON NAILS.

36) THE USE OF NAIL GUNS FOR SHEARWALL NAILING IS SUBJECT TO A SATISFACTORY JOBSITE DEMONSTRATION AND APPROVAL BY THE ENGINEER PROIR TO FRAMING. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. IF THE NAILHEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HELD HAMMER, OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.

37) ALL EXTERIOR WALLS SHALL RECEIVE ONE-HALF INCH PLYWOOD WRAP. NON-SHEARWALL AREAS (IE ABOVE AND BELOW WINDOWS AND DOORS, OR WALLS NOT DESIGNATED AS SHEARWALLS ON PLANS, ETC.) DO NOT NEED TO BE BLOCKED, BUT DO NEED TO HAVE ONE-HALF INCH PLYWOOD. SEE FRAMING PLAN NOTES AND SHEARWALL SCHEDULE. MINIMUM PLYWOOD WALL WILL BE #2 WALL PER SHEARWALL SCHEDULE.

38) WHERE PLYWOOD OCCURS ON BOTH SIDES OF A WALL, THE PLYWOOD JOINTS ON OPPOSITE SIDES SHALL NOT OCCUR OVER THE SAME STUDS OR BLOCKING.

39) ALL NAILS SHALL BE COMMON WIRE NAILS. AT EXISTING WALLS, #8 X 3 INCH FLAT HEAD WOOD SCREWS AT 6" O.C. VERTICALLY MAY BE USED IN PLACE OF 10D COMMON NAILS.

40) EACH PLYWOOD SHEET SHALL HAVE A MINIMUM AREA OF 8 SQUARE FEET AND A MINIMUM DIMENSION OF 2 FEET IN ANY DIRECTION. JOINTS NEED NOT BE STAGGERED AT WALLS. PLYWOOD MAY BE PLACED WITH GRAIN PARALLEL TO STUDS.

41) SIMPSON A35 OR LTP4 FRAMING CLIPS SHALL BE USED AT DOUBLE TOP PLATE TO BLOCKING AT ALL FLOOR LEVELS, SEE SHEAR TRANSFER DETAILS, SPACING SHALL BE PER PLAN AND SHEAR WALL SCHEDULE AT SHEARWALLS. EXCEPTION: SHEATHING EDGES BREAK AT RIM JOIST / BLOCKING (SEE STANDARD AND ALTERNATE SHEAR TRANSFER DETAILS - TYPICAL). AT NON-SHEARWALL AREAS (ABOVE OPENINGS, ETC.) MAXIMUM SPACING SHALL BE AT 32" O.C. TYPICAL. WOOD SILL PLATES SHALL BE ATTACHED PER SHEARWALL SCHEDULE AND PLAN, AT NON-SHEARWALL AREAS (BELOW OPENINGS, ETC.) MAXIMUM NAIL SPACING FOR SILL PLATE ATTACHMENT IS 16D AT 6" O.C. INTO BLOCKING BELOW - TYP.

42) WATERPROOFING: EXTERIOR STRUCTURAL WOOD PANEL SHEAR WALLS SHALL BE COVERED WITH A MINIMUM OF 2 LAYERS 15# FELT UNDERLAYMENT PRIOR TO PLACING FINISH MATERIAL.

43) STUCCO LATH NAILING FOR SHEARWALL APPLICATIONS (90PLF) SHALL BE: 12 Ga., 1-1/2" LONG, 3/8" DIAMETER HEAD, GALVANIZED AND BE FURRED A MINIMUM OF 1/4". SPACING SHALL BE 3" O.C. FOR NON-SHEARWALL APPLICATIONS THE SAME NAIL MAY BE USED AT 6" O.C.

44) HOLD-DOWN CONNECTORS: ALL BOLT HOLES IN WOOD POSTS ARE TO BE 1/16" MAXIMUM OVERSIZED. ALL CONNECTORS ARE TO BE TIGHTENED BEFORE WALL IS CLOSED UP. LEAVE ENOUGH SPACE BETWEEN SILL AND HOLDOWN TO ALLOW FOR SOME SLIP AT POST WHEN TIGHTENED. PLATE WASHERS SHALL BE USED ON THE WOOD POST SIDE OF THE HOLDOWN CONNECTION, WASHER SIZES ARE PER LIST BELOW.

45) HOLDOWNS SHALL STACK UNLESS INTERRUPTED BY A BEAM. HOLDOWNS SHOWN ON PLANS ARE FOR THE FRAMING LEVEL BELOW.

46) APPROVED PLATE WASHERS, IN LIEU OF CUT WASHERS, SHALL BE PROVIDED FOR ALL PLYWOOD SHEARWALL SILL PLATE ANCHOR BOLTS. FOLLOWING ARE PLATE WASHER SIZES:

1/2" DIA. BOLT 2" x 2" x 3/16"
5/8" DIA. BOLT 2.5" x 2.5" x 1/4"
3/4" DIA. BOLT 2.75" x 2.75" x 5/16"
7/8" DIA. BOLT 3" x 3" x 5/16"
1" DIA. BOLT 3.5" x 3.5" x 3/8"

48) FOLLOWING ARE L.A. CITY RESEARCH REPORT NUMBERS FOR PRODUCTS USED IN THESE PLANS:

SIMPSON HDU HOLDOWNS:	RR # 25720
SIMPSON A35 ANCHORS:	RR # 25716
SIMPSON MST STRAPS:	RR # 25713
PARALLAM:	RR # 25202
MICROLLAM:	RR # 25202
TJI WOOD WEB:	RR # 25538
DRYPACK -PRE-MIX SPEC CONCRETE:	RR # 24968

INITIAL DATE: 2017-09-25

REVISION DATE:

DRAWN BY: JH

SCALE: AS NOTED

JOB NO. 17D01

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GENERAL NOTES

SHEET NO.

S1.1

INITIAL DATE:
2017-09-25
REVISION DATE:

DRAWN BY:
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SCALE:
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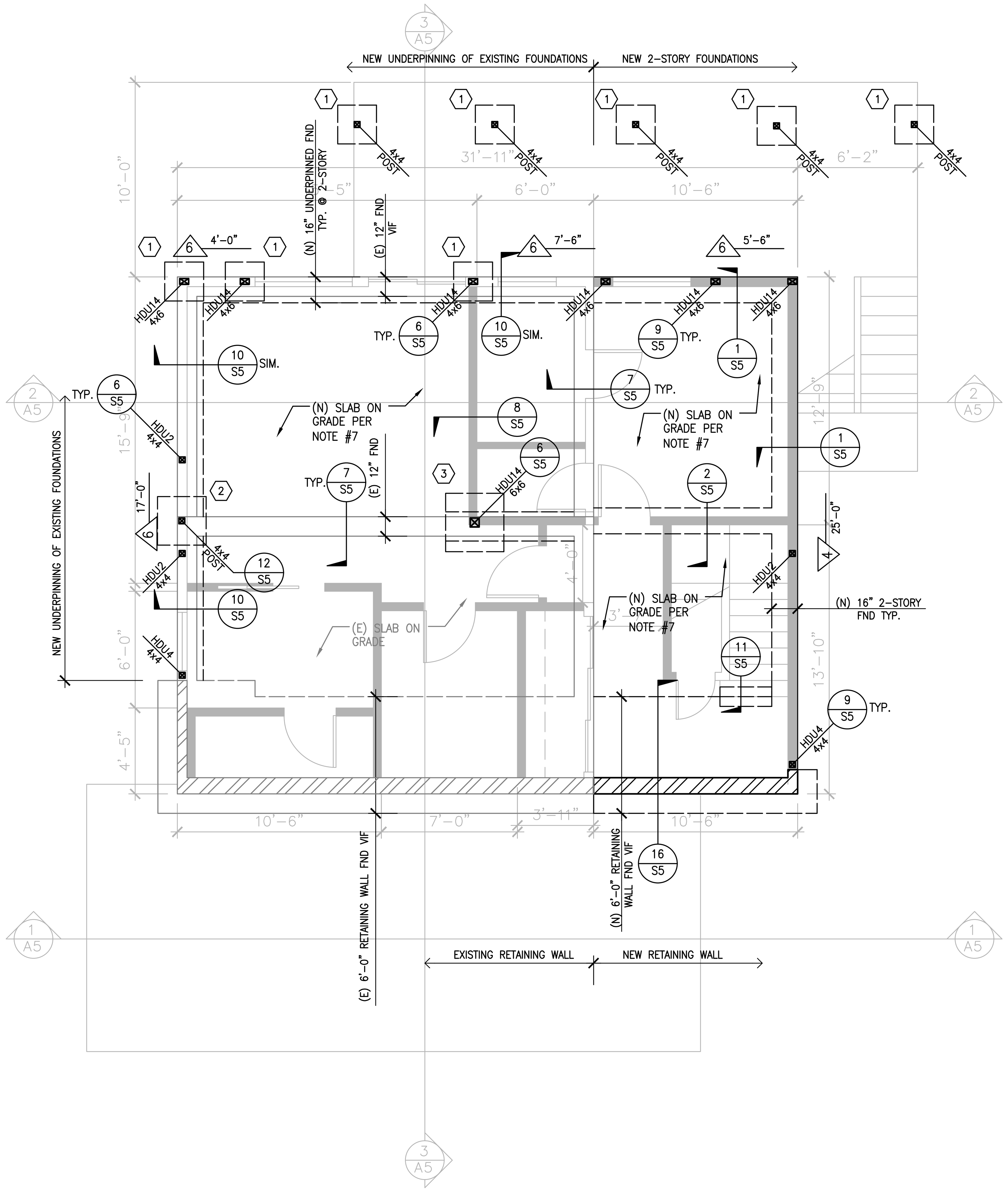

FOUNDATION PLAN 1
Scale: 1/4"=1'-0"

N

FOUNDATION NOTES

1. PAD FOOTING INDICATOR – SEE PAD SCHEDULE FOR SIZE AND REINFORCEMENT.
2. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, SLAB DEPRESSIONS, CURBS AND ELEVATIONS.
3. REFER TO THE SHEAR WALL SCHEDULE FOR THE ANCHOR BOLT SPACING AND SILL PLATE DIMENSIONS. (MAXIMUM 5/8"ϕ BOLT SPACING @ 48" O.C.–12" FROM END OF PLATE)
4. FOUNDATION SILL PLATES SHALL BE PRESERVATIVE–TREATED LUMBER. ALL ANCHOR BOLTS AND OTHER FASTENERS IN PRESERVATIVE–TREATED SILL PLATES SHALL BE HOT–DIPPED GALVANIZED OR STAINLESS STEEL.
5. ALL ANCHOR BOLT SHALL HAVE THE STEEL PLATE WASHERS AS NOTED ON NOTE 11 OF THE SHEAR WALL SCHEDULE.
   PLATE WASHERS
   1–7/8"
   ANCHOR BOLT
6. ALL THE HOLD DOWNS SHALL BE RE–TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
7. SLAB ON GRADE:
   5" CONCRETE SLAB W/ #4 @ 16" O.C. EA. WAY OVER SUBGRADE AND VAPOR BARRIER PER CALIFORNIA GREEN BUILDING CODE REQUIREMENTS.
   f'c = 2500 psi (INCREASE psi FOR MORE CRACK CONTROL)
   Fy = 40,000 psi
   CONTROL JOINTS SHALL BE LOCATED NO MORE THAN 10' APART IN EACH DIRECTION UNLESS SPECIFIED OTHERWISE BY ARCHITECT.
8. BEARING MATERIAL IS NATURAL SOIL
   MAXIMUM ALLOWABLE BEARING PRESSURE IS 1,500 PSF.
   MINIMUM EMBEDMENT DEPTH IS 24"
9. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REGULATIONS.
10. ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY BUILDING OFFICIAL PRIOR TO PLACEMENT OF REINFORCING STEEL.
11. EXISTING CONDITIONS ARE SHOWN BASED ON AVAILABLE BUILDING DOCUMENTS AND FIELD OBSERVATIONS. THE CONTRACTOR SHALL NOTIFY THE SEOR IF CONDITIONS ARE NOT SHOWN PRIOR TO PROCEEDING WITH THE WORK
12. ANY EXCAVATIONS THAT WOULD POTENTIALLY REMOVE LATERAL OR BEARING SUPPORT FROM STRUCTURES OR PROPERTIES SHOULD BE EXCAVATED IN A TYPICAL SLOT–CUTTING PROCEDURE CALLED THE "A–B–C" SLOT–CUT METHOD. ALL OF THE "A" SLOT ARE CUT; THE EXCAVATION IS THEN FORMED/STEEL REINFORCEMENT AND CONCRETE PLACED PRIOR TO CUTTING "B" AND "C" SLOTS WILL BE THE LAST IN THE EXCAVATION PHASE OF CONSTRUCTION. CONTRACTOR SHALL SHORE (E) SLAB ON GRADE DURING CONSTRUCTION OF (N) FOUNDATION PER THE SLOT CUTTING PROCEDURE.
13. SHEARWALL INDICATOR – SEE SHEARWALL SCHEDULE.
14. HDU 4x4 DENOTES SIMPSON HOLDOWN AND POST IN WALL, TO POST IN WALL, BEAM, DOUBLE JOIST, OR FOUNDATION BELOW. 2–2x POST MINIMUM IF NOT SPECIFIED.
15. = DENOTES (N) RETAINING WALL
    = DENOTES (E) RETAINING WALL
    = DENOTES (N) WALL
    = DENOTES (E) WALL

PAD SCHEDULE		
SYMBOL	SIZE	STEEL
1	2'–0" x 2'–0" x 24" THICK	(3) #4 EACH WAY
2	2'–6" x 2'–6" x 24" THICK	(4) #4 EACH WAY
3	3'–0" x 3'–0" x 24" THICK	(5) #4 EACH WAY

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FOUNDATION PLAN

SHEET NO.
S2

INITIAL DATE:
2017-09-25
REVISION DATE:

DRAWN BY:
JH
SCALE:
AS NOTED
JOB NO.
17D01

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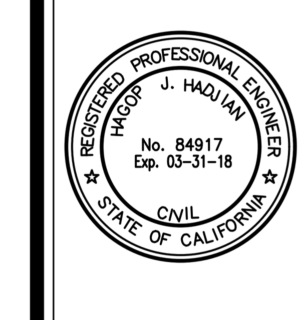

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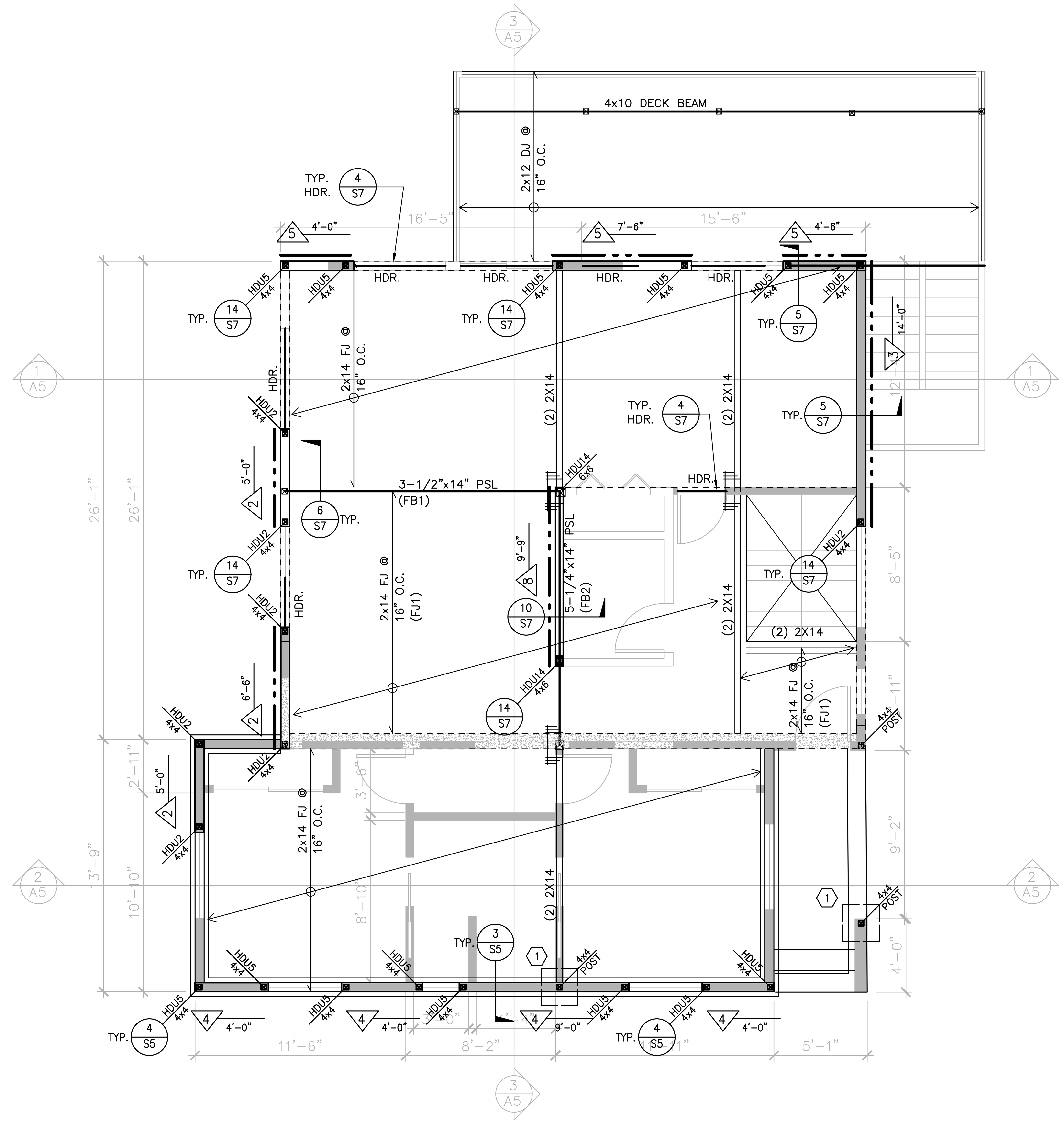
SECOND FLOOR FRAMING PLAN/FIRST FLOOR FOUNDATION (UPPER LEVEL)

SHEET NO.
S3



SECOND FLOOR FRAMING PLAN/FIRST FLOOR FOUNDATION (UPPER LEVEL) 1
Scale: 1/4"=1'-0"

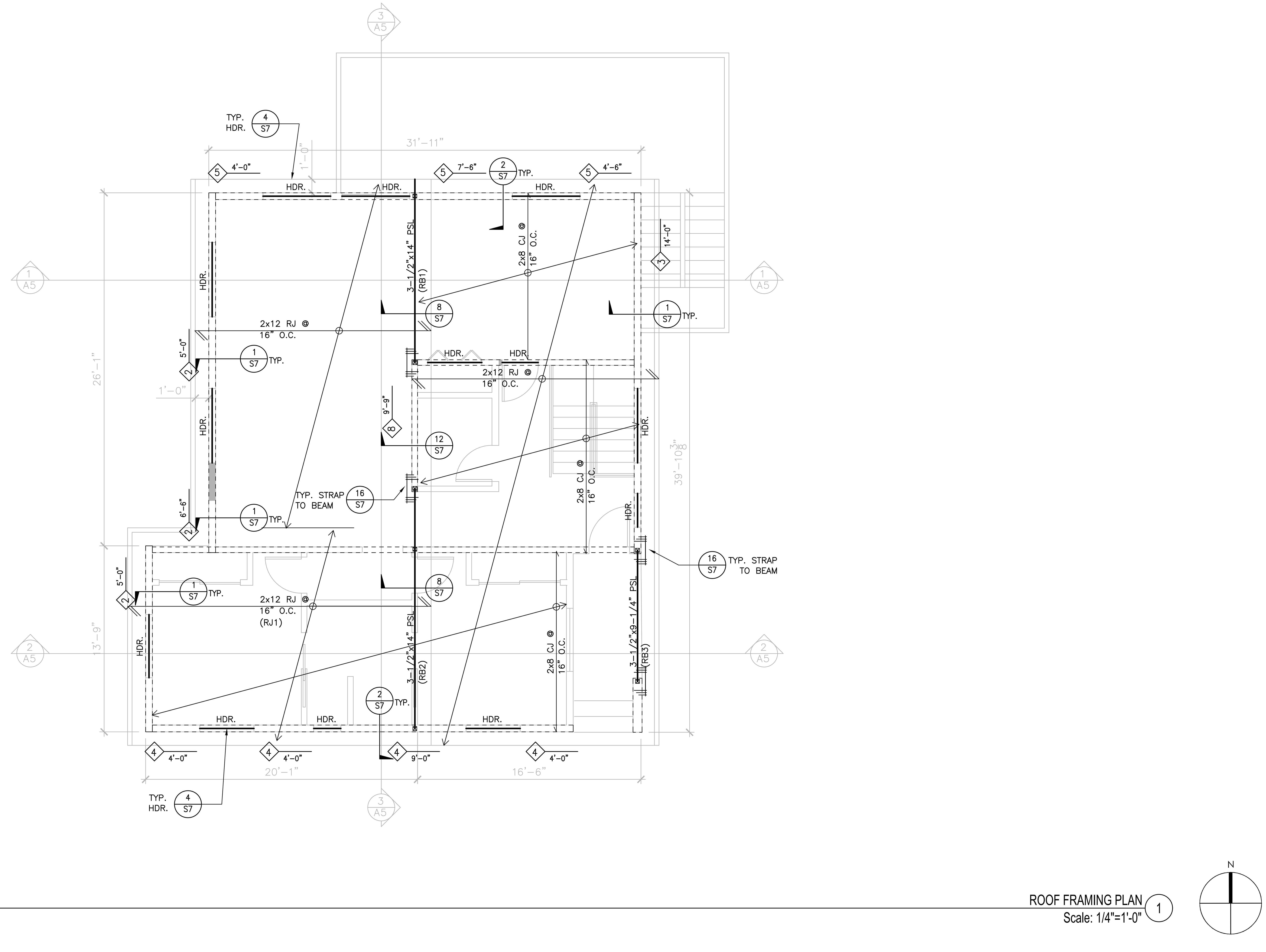
PAD SCHEDULE		
SYMBOL	SIZE	STEEL
1	2'-0" x 2'-0" x 24" THICK	(3) #4 EACH WAY
2	2'-6" x 2'-6" x 24" THICK	(4) #4 EACH WAY
3	3'-0" x 3'-0" x 24" THICK	(5) #4 EACH WAY

FOUNDATION NOTES

1. PAD FOOTING INDICATOR – SEE PAD SCHEDULE FOR SIZE AND REINFORCEMENT.
2. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, SLAB DEPRESSIONS, CURBS AND ELEVATIONS.
3. REFER TO THE SHEAR WALL SCHEDULE FOR THE ANCHOR BOLT SPACING AND SILL PLATE DIMENSIONS. (MAXIMUM 5/8"Ø BOLT SPACING @ 48" O.C.–12" FROM END OF PLATE)
4. FOUNDATION SILL PLATES SHALL BE PRESERVATIVE–TREATED LUMBER. ALL ANCHOR BOLTS AND OTHER FASTENERS IN PRESERVATIVE–TREATED SILL PLATES SHALL BE HOT–DIPPED GALVANIZED OR STAINLESS STEEL.
5. ALL ANCHOR BOLT SHALL HAVE THE STEEL PLATE WASHERS AS NOTED ON NOTE 11 OF THE SHEAR WALL SCHEDULE.
   PLATE WASHERS
   ANCHOR BOLT
   1-7/8"
6. ALL THE HOLD DOWNS SHALL BE RE–TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
7. EXISTING CONDITIONS ARE SHOWN BASED ON AVAILABLE BUILDING DOCUMENTS AND FIELD OBSERVATIONS. THE CONTRACTOR SHALL NOTIFY THE SEOR IF CONDITIONS ARE NOT SHOWN PRIOR TO PROCEEDING WITH THE WORK
8. BEARING MATERIAL IS NATURAL SOIL MAXIMUM ALLOWABLE BEARING PRESSURE IS 1,500 PSF. MINIMUM EMBEDMENT DEPTH IS 24"
9. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REGULATIONS.
10. ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY BUILDING OFFICIAL PRIOR TO PLACEMENT OF REINFORCING STEEL.

FRAMING PLAN NOTES

1) SHEARWALL INDICATOR – SEE SHEARWALL SCHEDULE.
2) ALL EXTERIOR WALLS ARE 2 WALLS UNLESS NOTED OTHERWISE PER PLAN AND SHEARWALL SCHEDULE. AREAS ABOVE AND BELOW WINDOWS, ETC. NEED NOT BE BLOCKED WHEN WALL IS NOT DESIGNATED AS SHEARWALL.
3) ALL BEAMS DESIGNATED AS "STRUTS" TO HAVE PLYWOOD BOUNDARY NAILING.
4) INTERIOR WALLS ARE 5/8" GYPSUM WALL BOARD BOTH SIDES WITH 6d NAILS AT 6", 6", 6" NAILING. SILL CONNECTION 16d's @ 6" O.C. A35'S @ 32" O.C.
5) 4x4 DENOTES POST PROVIDE MULTIPLE STUDS AT ALL BEAMS FOR FULL BEARING UNLESS NOTED OTHERWISE. (2–2x MIN. IF NOT SPECIFIED)
6) PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALLS AND PROVIDE BLOCKING BELOW ALL PERPENDICULAR WALLS
7) HDU 4x4 DENOTES SIMPSON HOLDOWN AND POST IN WALL, TO POST IN WALL, BEAM, DOUBLE JOIST, OR FOUNDATION BELOW. 2–2x POST MINIMUM IF NOT SPECIFIED.
8) FLOOR MATERIAL AND NAILING:
   3/4" CDX PLYWOOD (INDEX 32/16) T&G W/ 10d COMMON NAILS (0.148" dia. x 2–3/8" LONG – EZCODE ID "T") @ 6" O.C. AT PANEL EDGES AND 4" O.C. AT BUILDING PERIMETER (BOUNDARY) + 10" O.C. AT PANEL FIELDS. GLUE AND NAIL ALL PLYWOOD.
9) SEE FRAMING SYMBOL KEY OR PLAN FOR JOIST SIZES.
10) MINIMUM HANGERS:
    2x JOISTS TO BEAMS: U — 6x BEAMS TO BEAM: HUTF
    4x BEAMS TO BEAM: HU — > 6x BEAMS: HW, W
11) TRIMMERS:
    1–2x4 TRIMMER REQUIRED FOR 4x8 HEADERS AND SMALLER, U.N.O.
    4x4 TRIMMER REQUIRED FOR HEADERS LARGER THAN 4x8 U.N.O.
12) MST DENOTES HORIZONTAL STRAP BETWEEN WALL TOP PLATES AND BEAM OR DOUBLE JOISTS OR BETWEEN TWO BEAMS AT BREAK – SEE TYPICAL DETAILS AND PLAN. (MST48 MIN. U.N.O.)
13) F.J. = FLOOR JOIST — R.J. = ROOF JOIST
    F.B. = FLOOR BEAM — R.B. = RIDGE BEAM
    = BEAM (SIZE AS NOTED ON PLAN)
    = DOUBLE JOIST
    = SINGLE JOIST
    = BLOCKING
    = FLOOR JOISTS
    = DENOTES (N) WALL AT FLOOR BELOW
    = DENOTES (N) WALL AT THIS FLOOR
14) PROVIDE STRAPS AND BLOCKS AROUND ALL WINDOWS PER 10/S-6
15) INTERIOR STUDS ARE MINIMUM 2x4 @ 16" O.C.
    EXTERIOR STUDS ARE MINIMUM 2x6 @ 16" O.C.



ROOF FRAMING PLAN 1

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

FRAMING PLAN NOTES

1) SHEARWALL INDICATOR – SEE SHEARWALL SCHEDULE.

2) ALL EXTERIOR WALLS ARE 2 WALLS UNLESS NOTED OTHERWISE PER PLAN AND SHEARWALL SCHEDULE. AREAS ABOVE AND BELOW WINDOWS, ETC. NEED NOT BE BLOCKED WHEN WALL IS NOT DESIGNATED AS SHEARWALL.

3) ALL BEAMS DESIGNATED AS "STRUTS" TO HAVE PLYWOOD BOUNDARY NAILING.

4) INTERIOR WALLS ARE 5/8" GYPSUM WALL BOARD BOTH SIDES WITH 6d NAILS AT 6", 6", 6" NAILING. SILL CONNECTION 16d's @ 6" O.C. A35'S @ 32" O.C.

5) ⊠ DENOTES POST BELOW ROOF PROVIDE MULTIPLE STUDS AT ALL BEAMS FOR FULL BEARING UNLESS NOTED OTHERWISE. (2–2x MIN. IF NOT SPECIFIED)

6) PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALLS AND PROVIDE BLOCKING BELOW ALL PERPENDICULAR WALLS

8) ROOF MATERIAL AND NAILING:

5/8" CDX PLYWOOD (INDEX 32/16) W/ 10d COMMON NAILS (0.148" DIA. x 2–1/4" LONG – EZCODE ID "S") @ 6" O.C. AT PANEL EDGES AND 12" O.C. @ PANEL FIELDS. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING.

9) SEE FRAMING SYMBOL KEY OR PLAN FOR JOIST SIZES.

10) MINIMUM HANGERS:

2x JOISTS TO BEAMS:	U	6x BEAMS TO BEAM:	HUTF
4x BEAMS TO BEAM:	HU	> 6x BEAMS:	HW, W

11) TRIMMERS:

1–2x4 TRIMMER REQUIRED FOR 4x8 HEADERS AND SMALLER, U.N.O.
4x4 TRIMMER REQUIRED FOR HEADERS LARGER THAN 4x8 U.N.O.

12) MST DENOTES HORIZONTAL STRAP BETWEEN WALL TOP PLATES AND BEAM OR DOUBLE JOISTS OR BETWEEN TWO BEAMS AT BREAK – SEE TYPICAL DETAILS AND PLAN. (MST48 MIN. U.N.O.)

13) F.J. = FLOOR JOIST R.J. = ROOF JOIST
F.B. = FLOOR BEAM R.B. = RIDGE BEAM

= BEAM (SIZE AS NOTED ON PLAN)
= DOUBLE JOIST
= SINGLE JOIST
= BLOCKING
= ROOF JOISTS – 2x12 @ 16" O.C.
= CEILING JOIST
= DENOTES (N) WALL AT FLOOR BELOW
= DENOTES (N) WALL AT THIS FLOOR

14) PROVIDE STRAPS AND BLOCKS AROUND ALL WINDOWS PER 10 S-6

15) INTERIOR STUDS ARE MINIMUM 2x4 @ 16" O.C.
EXTERIOR STUDS ARE MINIMUM 2x6 @ 16" O.C.

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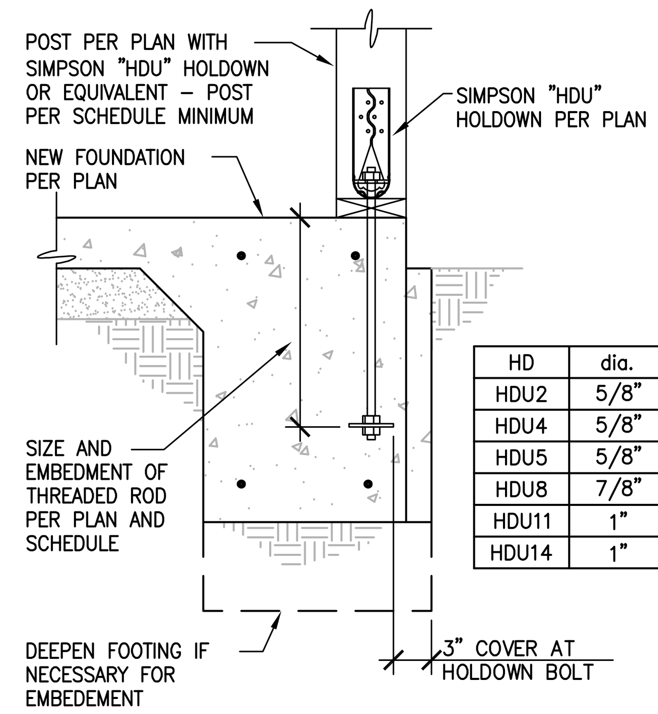
ROOF FRAMING PLAN

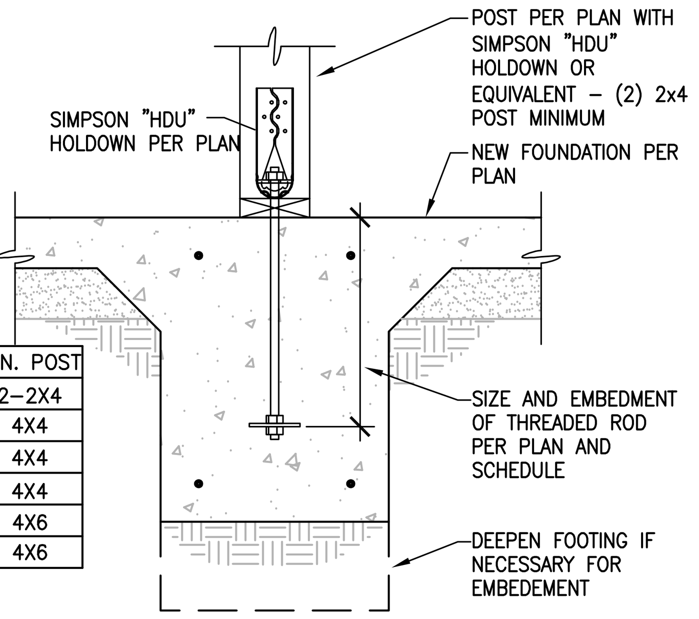
SHEET NO.

S4

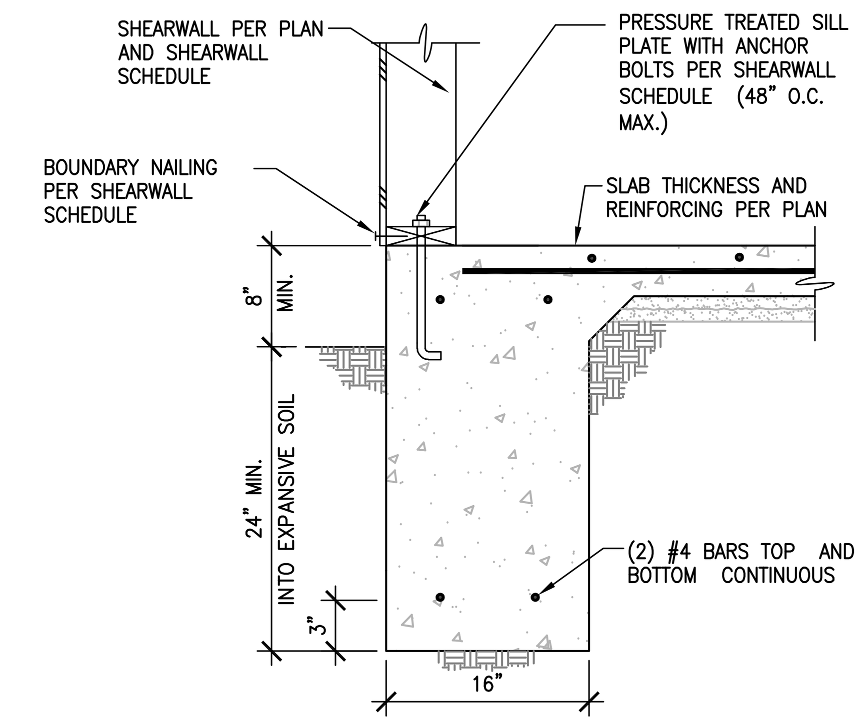


HD	dia.	ANCHOR BOLT	MIN. EMBED.	ALLOW	MIN. POST
HDU2	5/8"	ROD W/3"x3"x1/4" ?	15"	2306#	2–2X4
HDU4	5/8"	ROD W/3"x3"x1/4" ?	15"	3423#	4X4
HDU5	5/8"	ROD W/3"x3"x1/4" ?	15"	4233#	4X4
HDU8	7/8"	ROD W/3"x3"x1/4" ?	15"	5227#	4X4
HDU11	1"	ROD W/3"x3"x1/4" ?	18"	7151#	4X6
HDU14	1"	PER MANUFACTURER	18"	11193#	4X6

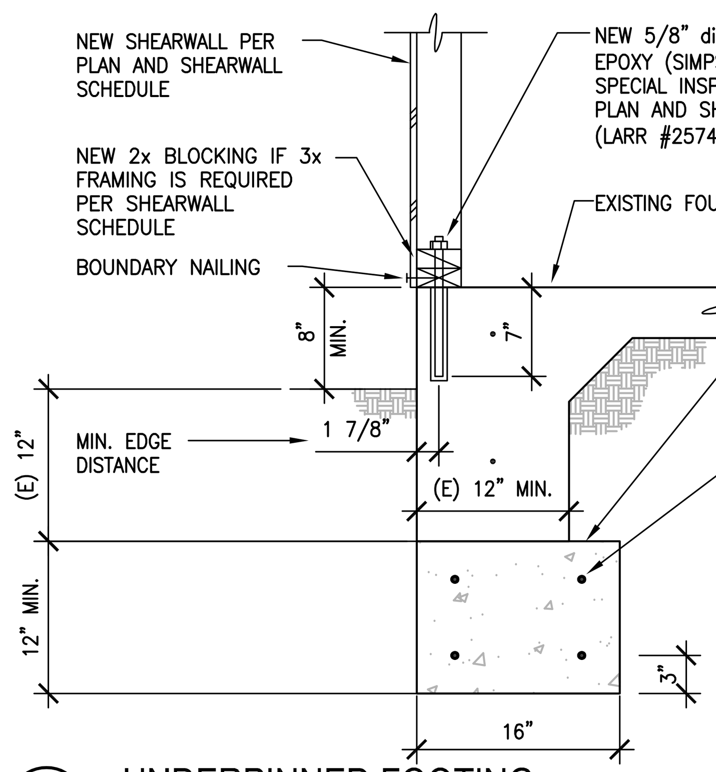
NOTES:
1) NO SPECIAL DEPUTY INSPECTION REQUIRED.
2) DESIGN INCLUDES REDUCED EDGE DISTANCE.
3) HDU ALLOWABLE LOADS PER LARR # 25720
4) PLATE TO BE 3"x3"x1/4" PLATE.
5) ALLOWABLE LOADS HAVE BEEN REDUCED BY 25% AS REQUIRED BY SEC. 2315.5.6 OF THE 2014 CITY OF L.A. BUILDING CODE.



9 HDU HOLDOWN TO INTERIOR / EXTERIOR FOUNDATION
SCALE: 1"=1'-0"

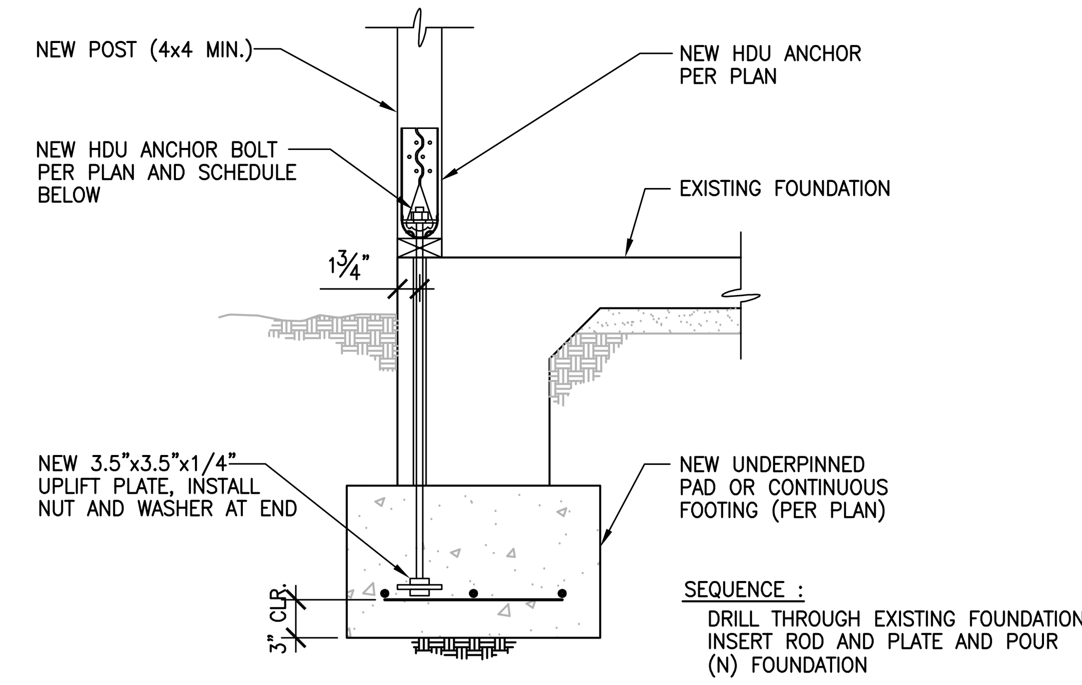


1 TWO STORY EXTERIOR FOUNDATION ON EXPANSIVE SOIL
SCALE: 1"=1'-0"

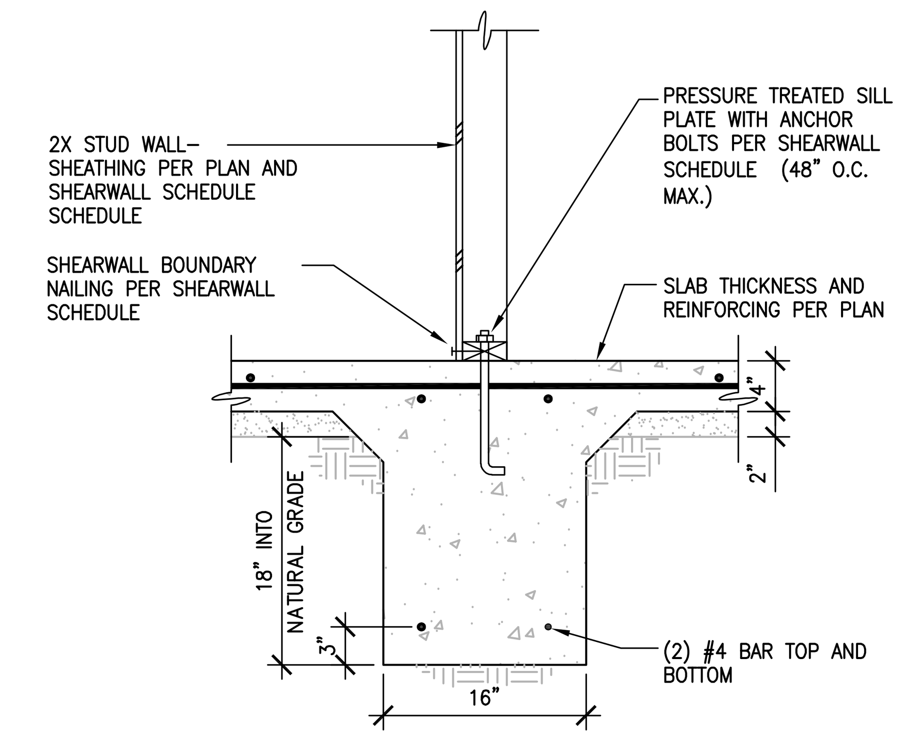


SEQUENCE OF CONSTRUCTION:
UNDERPINNED CONTINUOUS FOUNDATION IS TO BE PLACED USING AN "A-B-C" SLOT METHOD. EXCAVATE 4' LENGTHS OF FOOTING AT 12'-0" O.C. – PLACE CONCRETE – EXCAVATE REMAINING 4' LENGHTS AND PLACE CONCRETE – LAP BREAKS IN BARS 18".

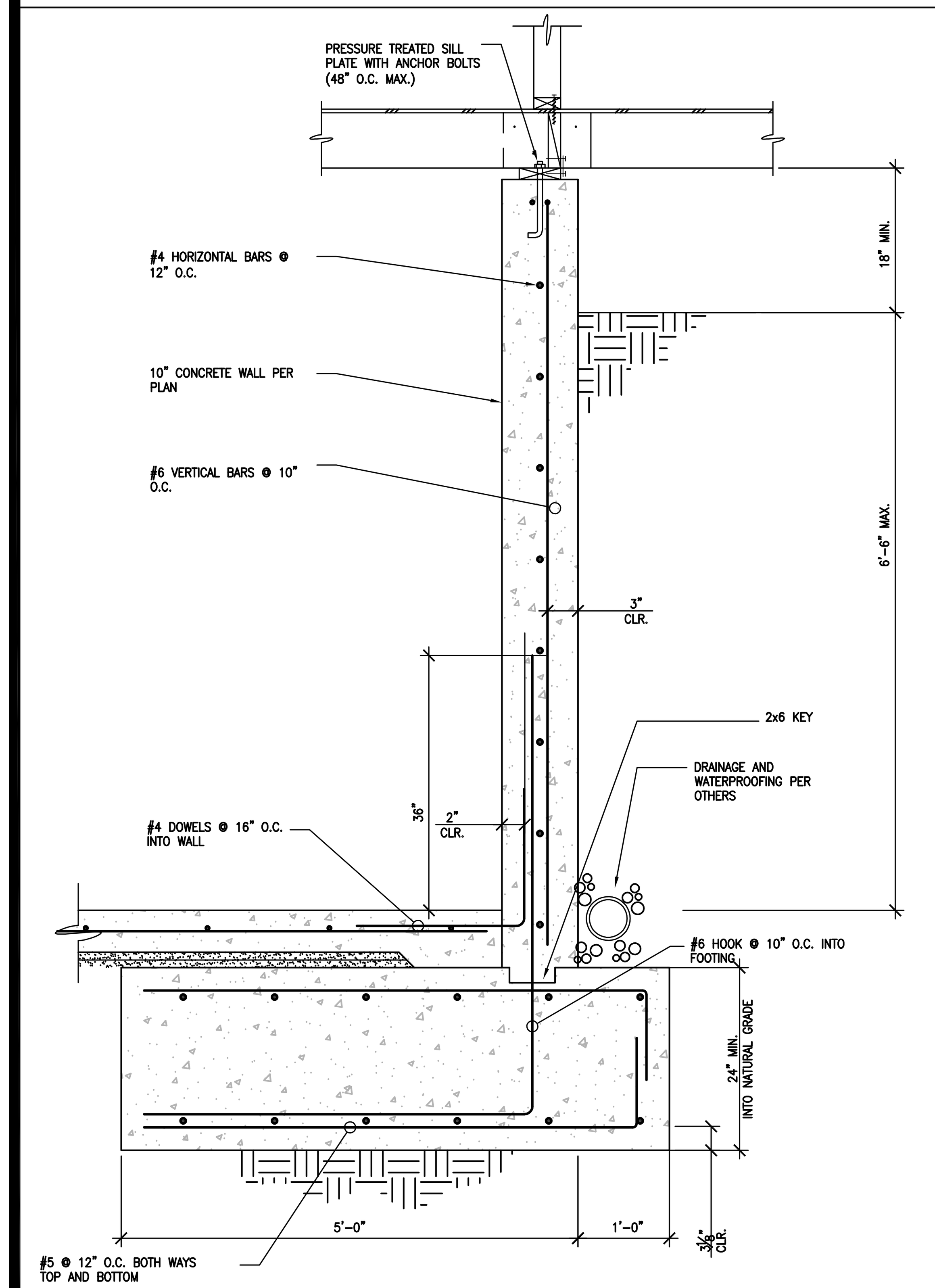
10 UNDERPINNED FOOTING
SCALE: 1"=1'-0"



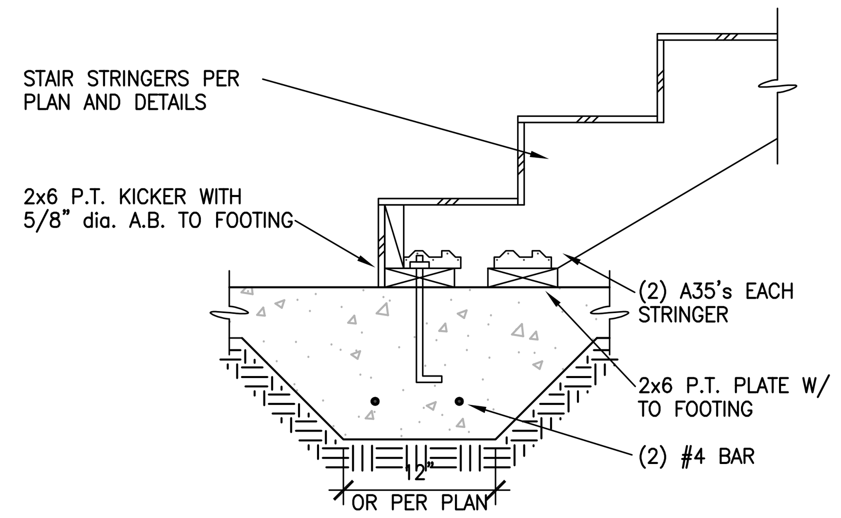
6 HDU HOLDOWN TO UNDERPINNED FOUNDATION
SCALE: 1"=1'-0"



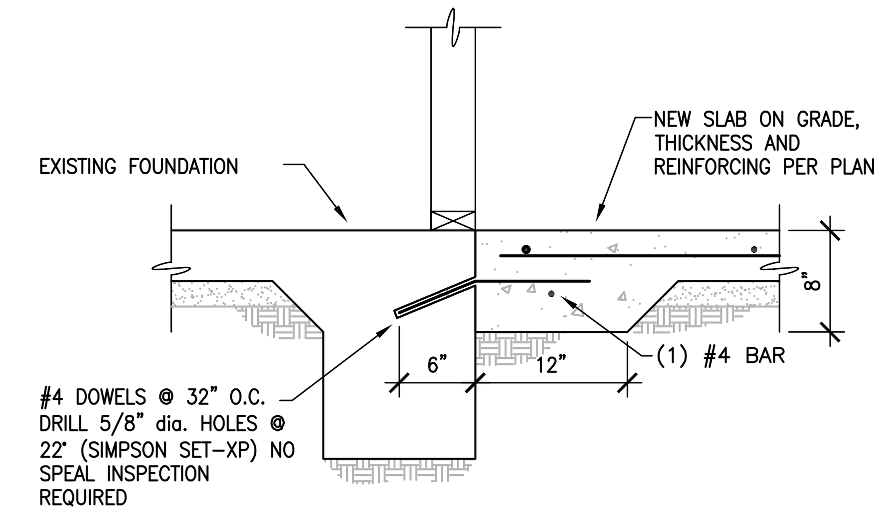
2 TWO STORY INTERIOR FOUNDATION ON EXPANSIVE SOIL
SCALE: 1"=1'-0"



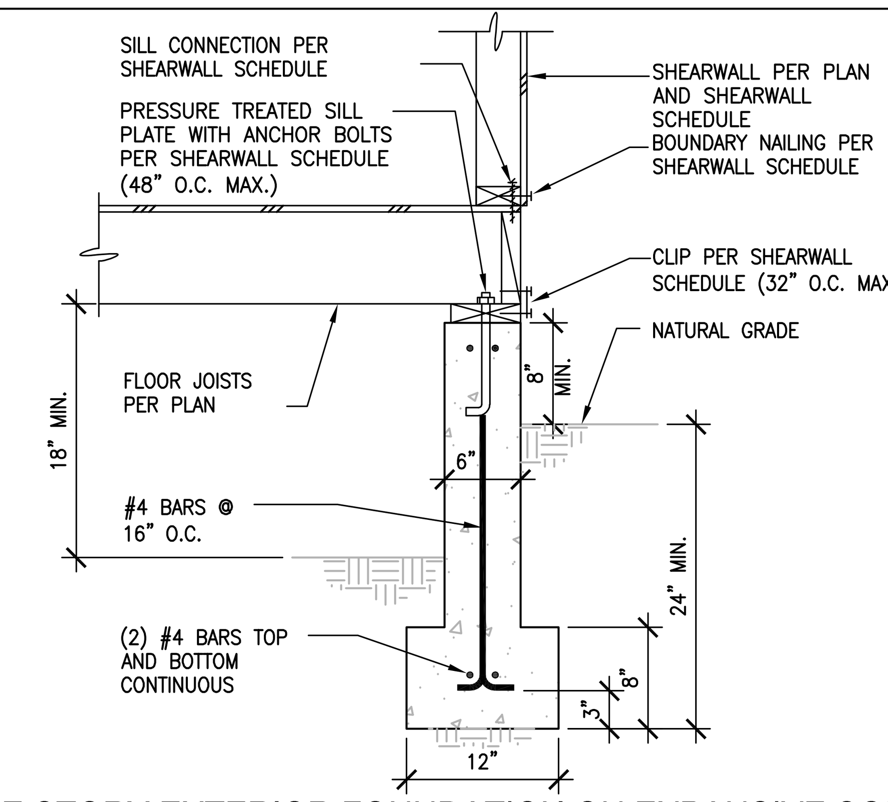
16 NEW RETAINING WALL
SCALE: 1"=1'-0"



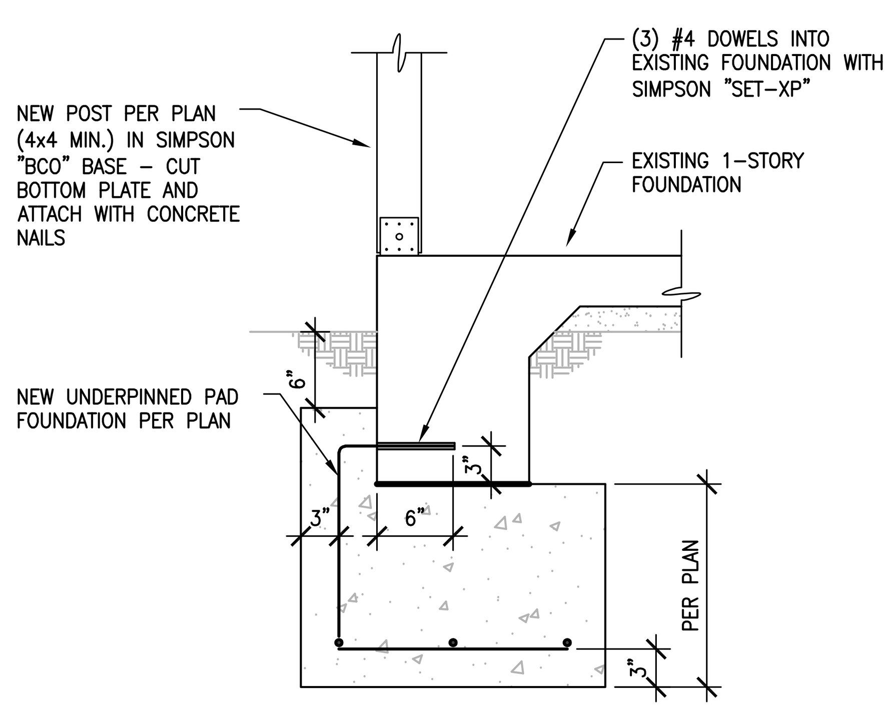
11 STAIR FOUNDATION
SCALE: 1"=1'-0"



7 NEW SLAB TO EXISTING FOUNDATION
SCALE: 1"=1'-0"



3 ONE STORY EXTERIOR FOUNDATION ON EXPANSIVE SOIL
SCALE: 1"=1'-0"



12 UNDERPINNED PAD FOUNDATION
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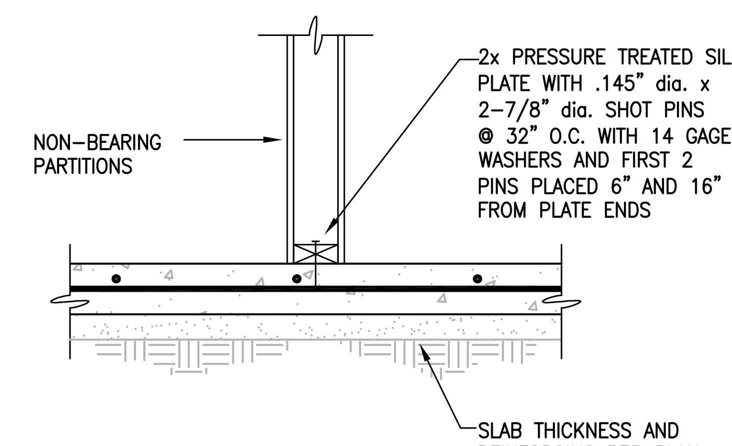
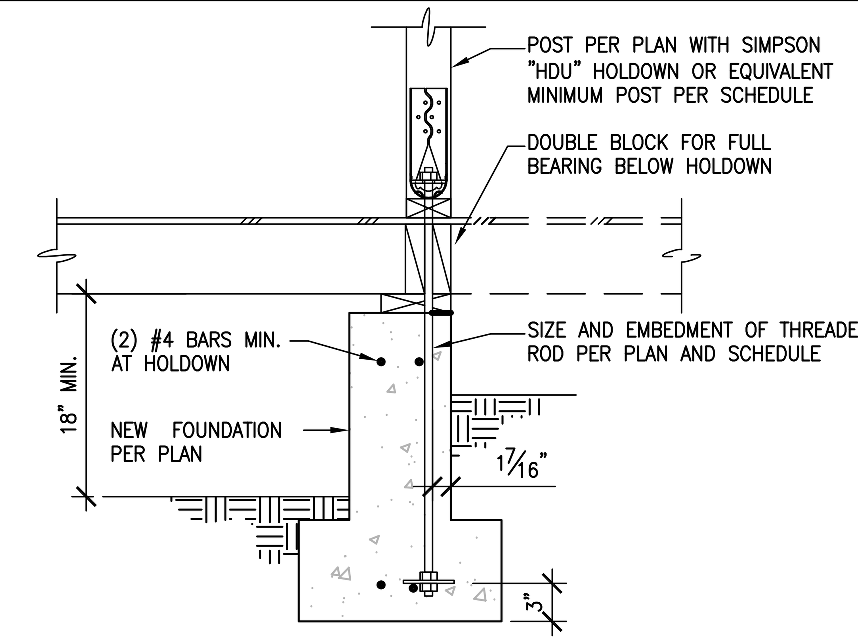


8 NON-BEARING WAL
SCALE: 1"=1'-0"



4 HDU HOLDOWN TO RAISED WOOD FOUNDATION
SCALE: 1"=1'-0"

INITIAL DATE:
2017-09-25
REVISION DATE:

DRAWN BY:
JH
SCALE:
AS NOTED
JOB NO.
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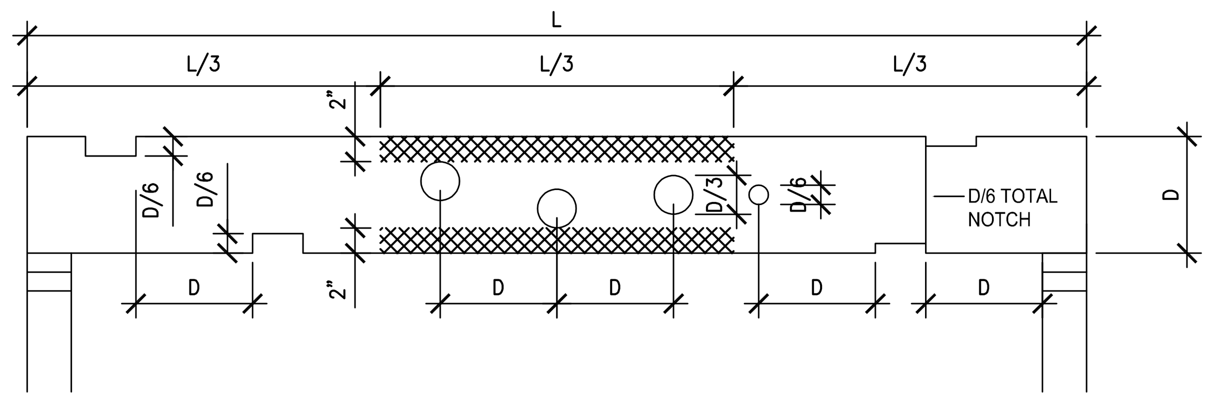
STRUCTURAL DETAILS

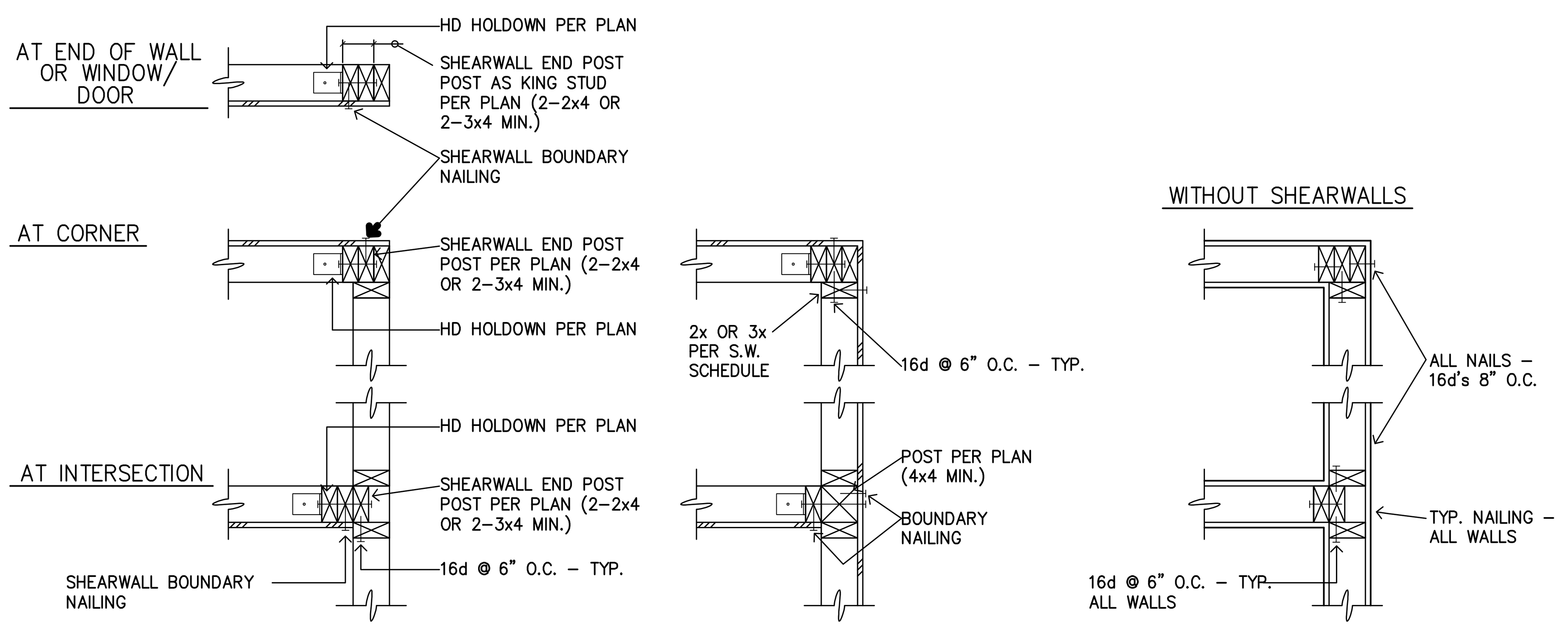
SHEET NO.
S5



NOTES:
1) D = JOIST OR RAFTER DEPTH
L = JOIST OR RAFTER LENGTH
2) CROSS HATCHING INDICATES AREA WHERE NOTCHES OR HOLES ARE NOT ALLOWED.
3) PREFERRED LOCATION OF NOTCH IS AT TOP OF MEMBER.
4) NO NOTCHES ALLOWED IN TJI WOOD WEB JOISTS.

NOMINAL	ACTUAL	D/6	D/4	D/3
6"	5ï"	á"	1í"	1à"
8"	7ë"	1à"	1à"	2î"
10"	9ë"	1ï"	2ì"	3è"
12"	11ë"	1á"	2à"	3 3/4"
14"	13ë"	2ê"	3ì"	4 î"

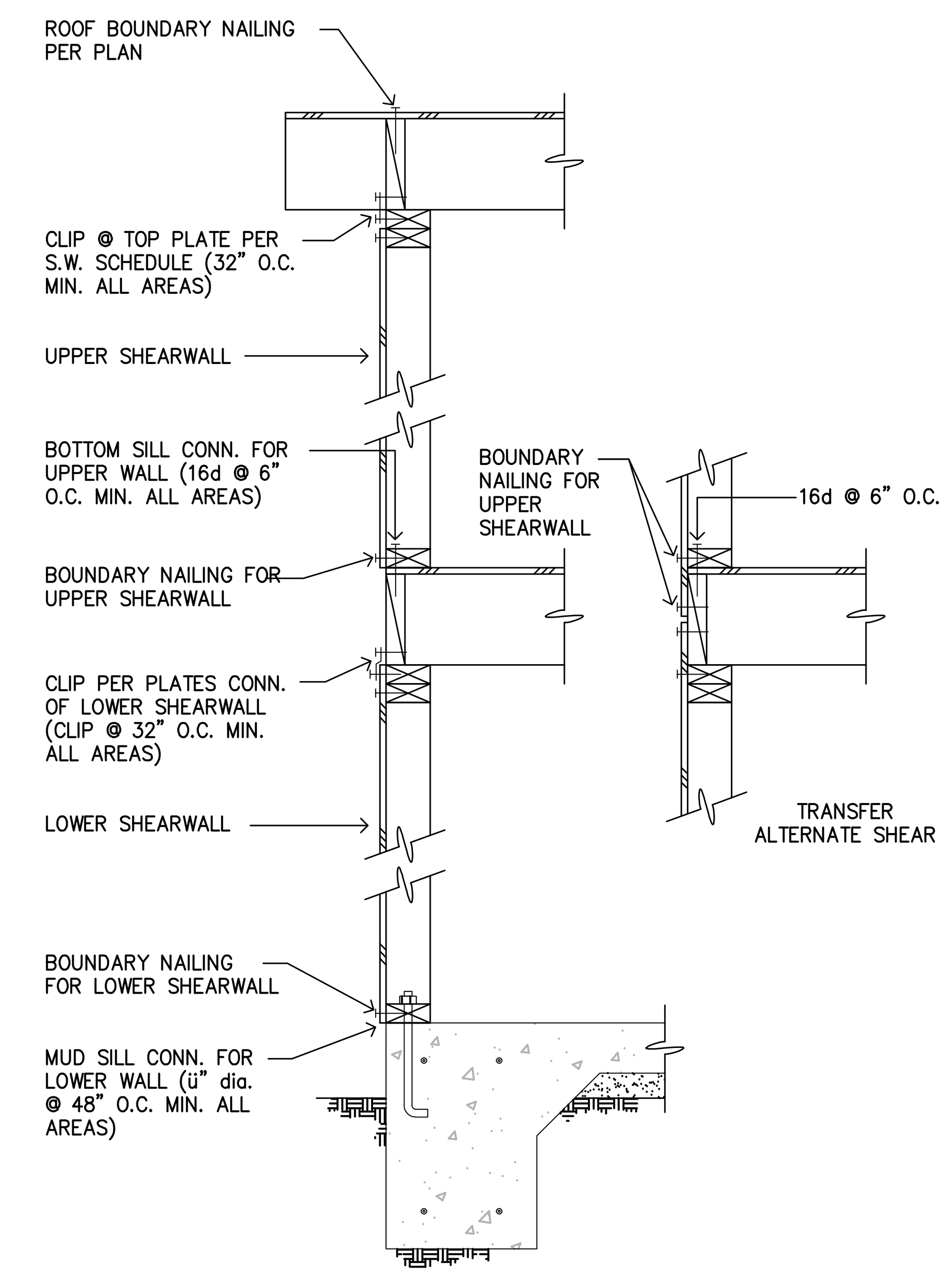
7 NOTCHING AND BORING OF JOISTS
SCALE: NTS



8 TYPICAL SHEARWALL CORNERS AND INTERSECTIONS
SCALE: NTS

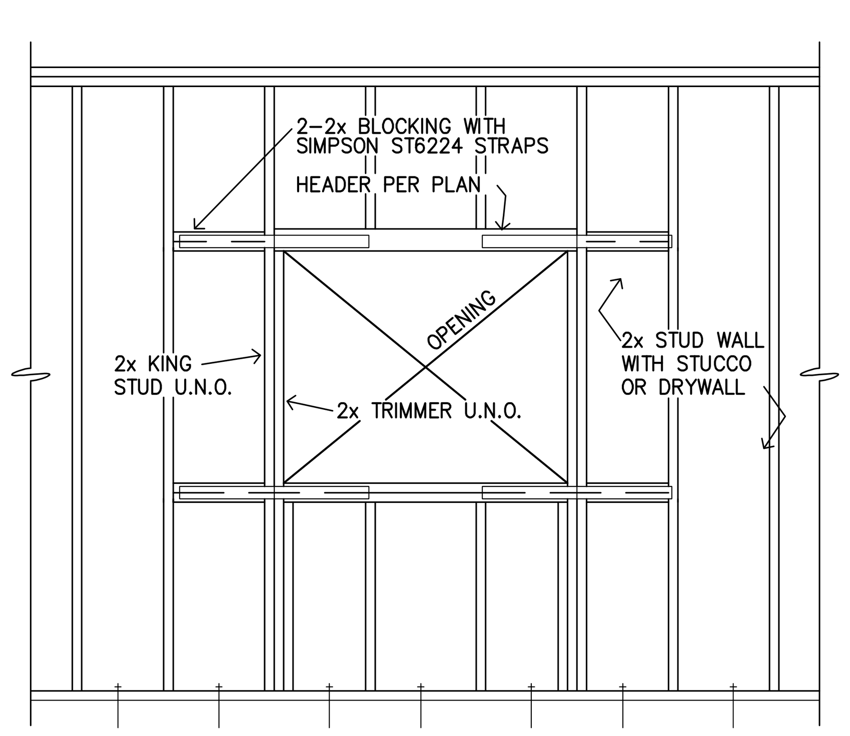
SHEARWALL SCHEDULE PER 2013 CBC (BASED ON 2012 IBC)													
DESCRIPTION					FASTENER (8) (10) (16)				SHEAR TRANSFER				VALUE PLF (6) (7)
									BOTTOM SILL	CLIP	MUD SILL (16)	MUD SILL	
NO.	MATERIALS	2 SIDES	BLOCKED	3x FRMG	SIZE (15)	BOUNDRY	EDGE	FIELD (1)	NAIL / LAG / SDS (2)	A35/LTP4 (3)	5/8" dia. A.B. OR THREADED ROD IN EPOXY (5)	UFP10 (12) RETROFIT PLATE	
2	15/32" STRUCT 1 PLYWD	NO	YES	NO	8d	6"	6"	12"	16D @ 5"	19"	38" (11)	48"	280
3	15/32" STRUCT 1 PLYWD	NO	YES	NO	10d	6"	6"	12"	16D @ 4"	15"	32" (11)	32"	340
4	15/32" STRUCT 1 PLYWD	NO	YES	YES (4)	8d	4"	4"	12"	SDS @ 7" (14)	12"	25" (11)	32"	430
5	15/32" STRUCT 1 PLYWD	NO	YES	YES (4)	10d	4"	4"	12"	SDS @ 6" (14)	10"	21" (11)	30"	510
6	15/32" STRUCT 1 PLYWD	NO	YES	YES (4)	10d	3" (8)	3" (8)	12"	SDS @ 4" (14)	8"	16" (11)	24"	665
7	15/32" STRUCT 1 PLYWD	NO	YES	YES (4)	8d	2" (8)	2" (8)	12"	SDS @ 4" (14)	7"	15" (11)	20"	730
8	15/32" STRUCT 1 PLYWD	NO	YES	YES (4)	10d	2" (8)	2" (8)	12"	LAGS @ 7" (9)	6"	12" (11)	18"	870

NOTES:
(1) NAILING TO STUDS PER PLAN AT 12" O.C. ALL NAILS TO BE COMMON.
(2) 16D COMMON NAIL TRANSFER THRU BOTTOM SILL OR 3/8" DIA. LAGS - SEE NOTE (9). OR 1/4"x6" SIMPSON SDS SCREWS - SEE NOTE (14).
(3) SIMPSON A35 BENT CLIP OR SIMPSON LTP4 FLAT FRAMING CLIP.
(4) 3x FRAMING REQUIRED AT ALL ADJOINING PANEL EDGES, AND BOTTOM SILL PLATES THAT REST ON CONCRETE OR MASONRY ONLY, EXCEPT DOUBLE TOP-PLATES. MINIMUM 1/2" EDGE NAILING DISTANCE AT PANEL EDGES AND NOT LESS THAN 3/8" FROM EDGE OF CONNECTION MEMBERS. USE 3x MEMBERS AT BOUNDARIES WHEN NAILING SPACED AT 4" O.C. OR LESS.
(5) USE SIMPSON "SET" EPOXY FOR RETROFIT BOLTS - 7" EMBED - WITH SPECIAL INSPECTION.
(6) VALUES PER 2013 CBC TABLE 2306.4.1
(7) STRUCTURAL OBSERVATION BY THE STRUCTURAL ENGINEER IS REQUIRED FOR ALL WALLS WITH A VALUE GREATER THAN 300 PLF PERIODIC SPECIAL INSPECTION IS REQUIRED WHEN NAILING OF SHEATHING IS 4" O.C. OR CLOSER PER 2013 CBC SECTION 1707.3
(8) NAILS SHALL BE STAGGERED IN TWO LINES ALONG PANEL EDGES WHEN NAIL SPACING IS 2" O.C. OR WHEN 10d COMMON NAILS SPACED 3" O.C. PENETRATE FRAMING MORE THAN 1-1/2".
(9) AT BOTTOM SILL PLATE FLOOR TRANSFER PROVIDE 3/8" DIAMETER LAG SCREWS WITH CUT WASHERS 3" EMBEDMENT INTO BLOCKING BELOW. HOLES MUST BE PRE-DRILLED. STAGGER LAGS 1/2" MIN. USE MIN. 4x BLOCKING BELOW (OR 3 1/2" LSL BLOCKING)
(10) SHEATHING NAILS AND SCREWS SHALL BE DRIVEN SO THAT THEIR HEAD IS FLUSH WITH THE SURFACE OF THE SHEATHING. PER 2007 CBC SECTION 2304.9.2. IF HEAD PENETRATES SHEATHING MORE THAN 1/16" THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY AND WILL NOT BE APPROVED.
(11) ë" X 3" X 3" PLATE WASHERS ARE REQUIRED. A DIAGONALLY SLOTTED HOLE OF 13/16" WIDTH AND 1-3/4" LENGTH IN WASHER IS PERMITTED PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE SLOTTED PLATE WASHER AND NUT PER 2013 CBC 2305.3.11
(12) AT RAISED WOOD FOUNDATIONS, WHERE OCCURS, UFP10 SIMPSON RETROFIT PLATE: USE (5) SDS ë" dia. x 3" WOOD SCREWS INTO SILL PLATE & (2) 1/2" dia. THREADED RODS W/ SIMPSON "SET" EPOXY INTO EXISTING CONCRETE FOUNDATION - EMBED 4 1/2".
(13) WHERE PLYWOOD IS APPLIED ON BOTH SIDES OF SHEARWALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
(14) AT BOTTOM SILL PLATE FLOOR TRANSFER PROVIDE 1/4"x6" SIMPSON SDS SCREWS WITH 2-3/4" EMBEDMENT INTO BLOCKING BELOW. STAGGER SCREWS 1/2" MIN. USE MIN. 4x BLOCKING BELOW (OR 3 1/2" LSL BLOCKING)
(15) 10d COMMON = 3" X 0.148". 8d COMMON = 2-1/2" X 0.131"
(16) FOUNDATION SILL PLATES SHALL BE PRESSURE-TREATED LUMBER (CBC 2304.11.2.4). ANCHOR BOLTS AND OTHER FASTENERS IN PRESERVATIVE-TREATED SILL PLATES SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL PER CBC 2304.9.5.1.
(17) CLIPS TO BE ON EACH SIDE OF WALL WITH SPACING PER SCHEDULE.
(18) STUDS MUST BE SPACED A MAXIMUM OF 16" O.C.



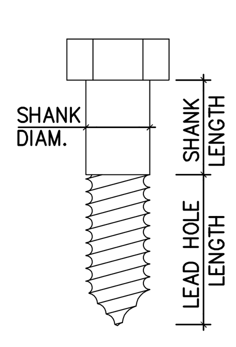
NOTE:
ALL ANCHOR BOLTS AND OTHER FASTENERS IN PRESERVATIVE-TREATED SILL PLATES SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

1 SHEARWALL SCHEDULE
SCALE: NTS



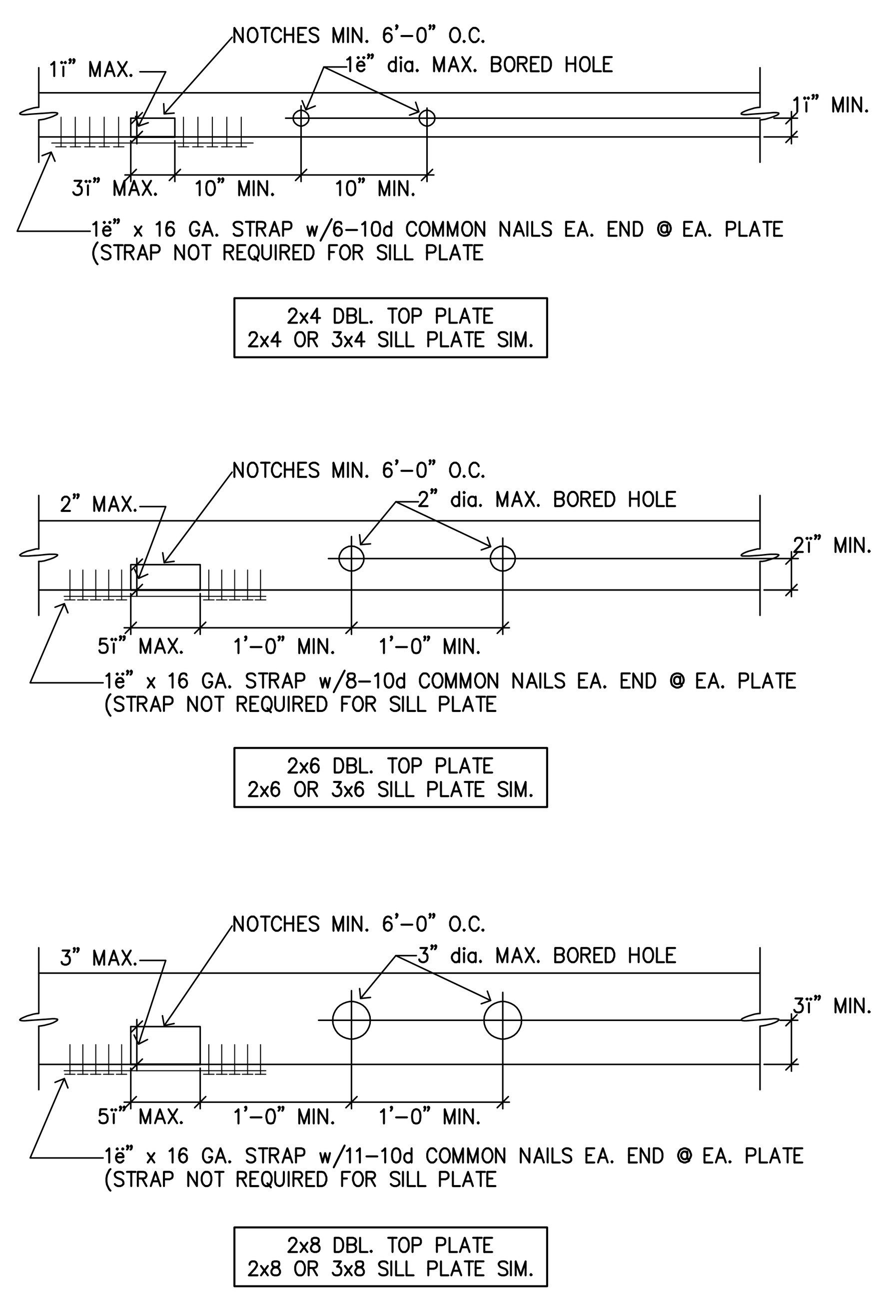
10 TYPICAL WINDOW STRAPS - ALL WINDOWS
SCALE: NTS

LAG SCREW ASSEMBLY [1,2,3,4]		
SCREW DIAMETER (IN.)	LEAD HOLE [5] DIAMETER (IN.)	
	DOUG. FIR & SO. PINE	RED WOOD
1/4, 5/16, 3/8	NOT REQ.	NOT REQ.
7/16	5/16	1/4
1/2	3/8	5/16
5/8	7/16	3/8
3/4	1/2	7/16
7/8	5/8	1/2
1	3/4	5/8

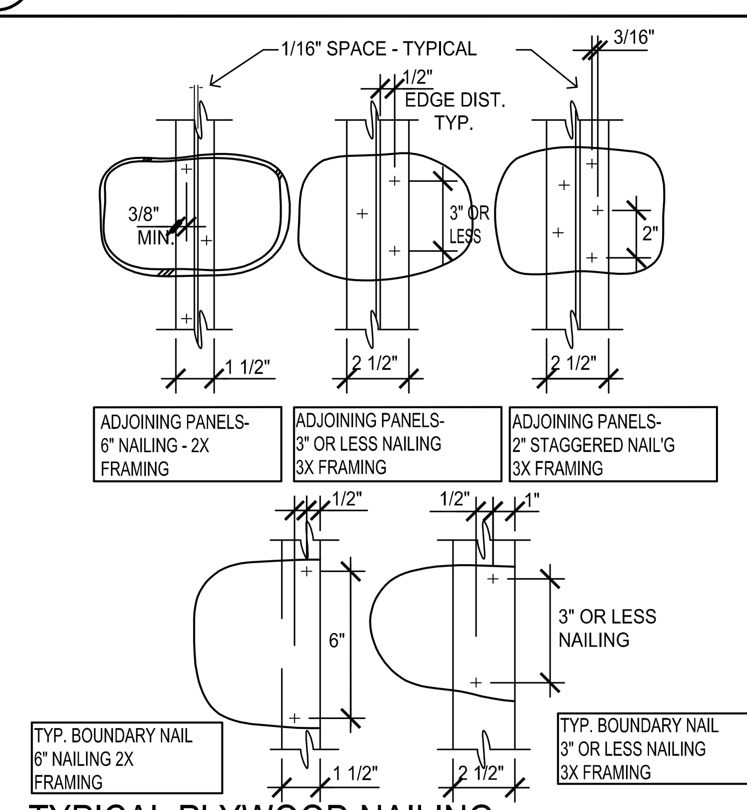


NOTES:
1. TABLE APPLIES FOR DOUGLAS FIR LARCH, SOUTHER PINE WOODS, AND REWOOD (PER 2012 IBC SEC. 2337).
2. LAG SREWS SHALL BE WRENCH TIGHTENED; HAMMERING OF LAG SCREWS IS NOT PERMITTED.
3. SOAP OR OTHER APPROVED LUBRICANTS SHALL BE USED ON THE THREADED PORTION OF THE LAG SCREW TO PREVENT DAMAGING THE SCREW AND FACILITATE INSERTION.
4. THE SHANK HOLE SHALL HAVE THE SAME DIAMETER AND DEPTH OF PENETRATION AS THE SHANK LENGTH AND DIAMETER.
5. THE LEAD HOLE SHALL HAVE THE SAME DEPTH AS THE THREADED PORTION OF THE LAG SCREW.

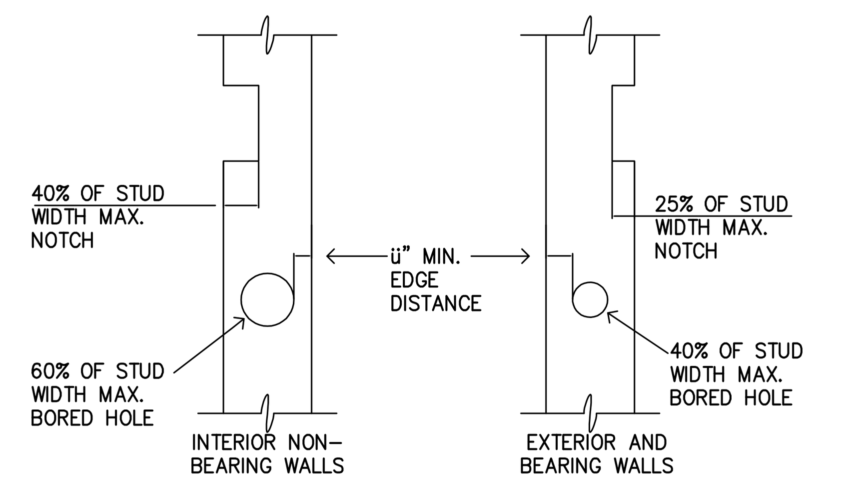
11 LAG SCREW REQUIREMENTS
SCALE: NTS



9 TYPICAL SHEARWALL NAILING + STRAPS
SCALE: NTS



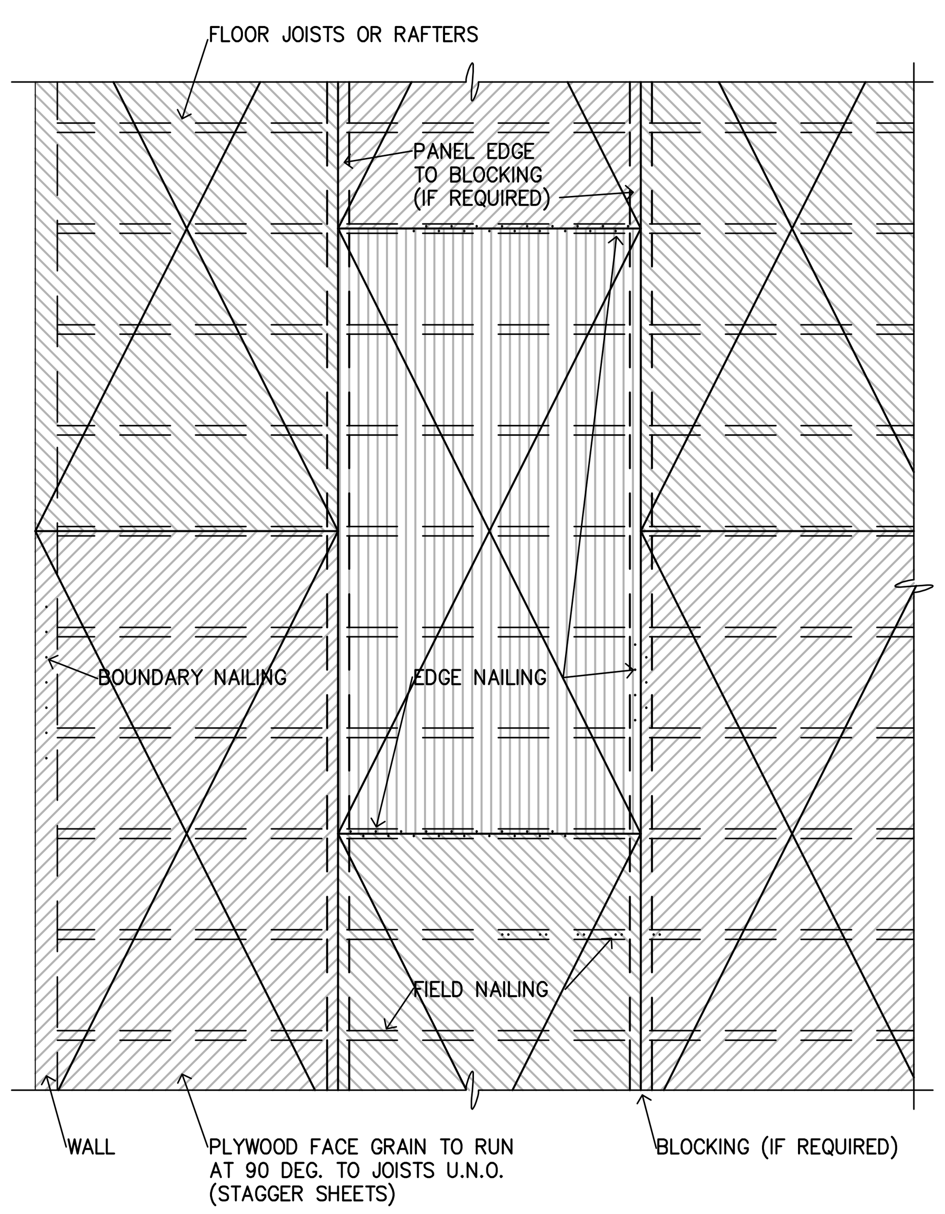
5 TYPICAL PLYWOOD NAILING
SCALE: NTS



NOTES:
1) NOTCHES AND HOLES SHALL NOT OCCUR AT THE SAME LOCATION ON A STUD
2) ANY STUD MAY BE BORED WITH A MAXIMUM HOLE OF 60% OF THE STUD WIDTH IF THE STUD IS DOUBLED AND ONLY TWO SUCCESIVE STUDS ARE SO BORED.

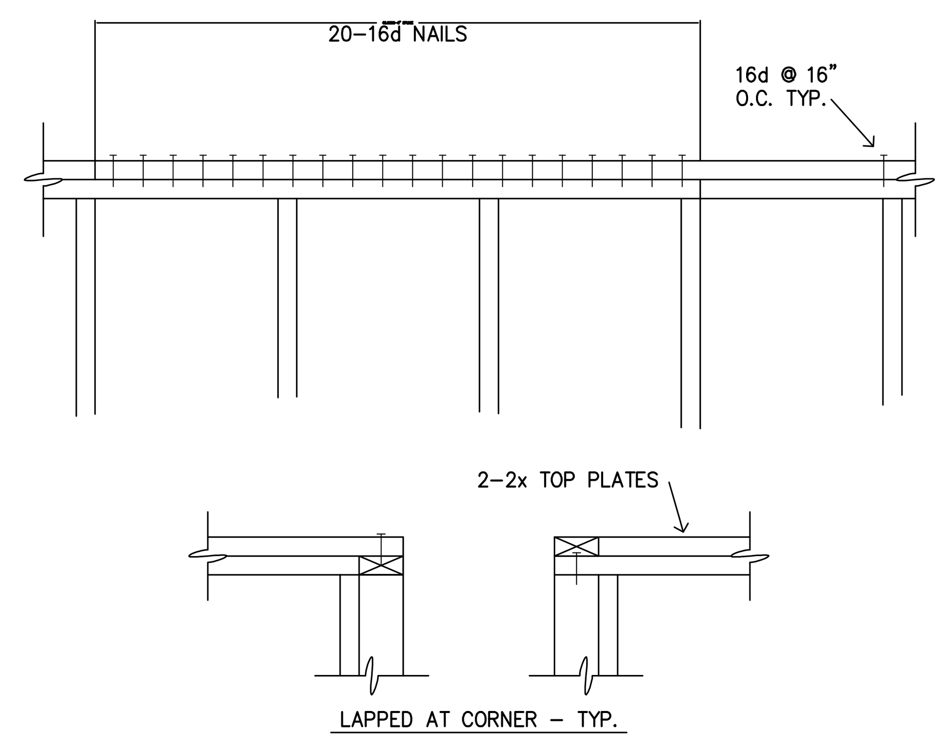
% OF STUD WIDTH	2x4	2x6
25%	á"	1 í"
40%	1 í"	2 é"
60%	2"	3 ë"

6 NOTCHING AND BORING OF STUDS
SCALE: NTS

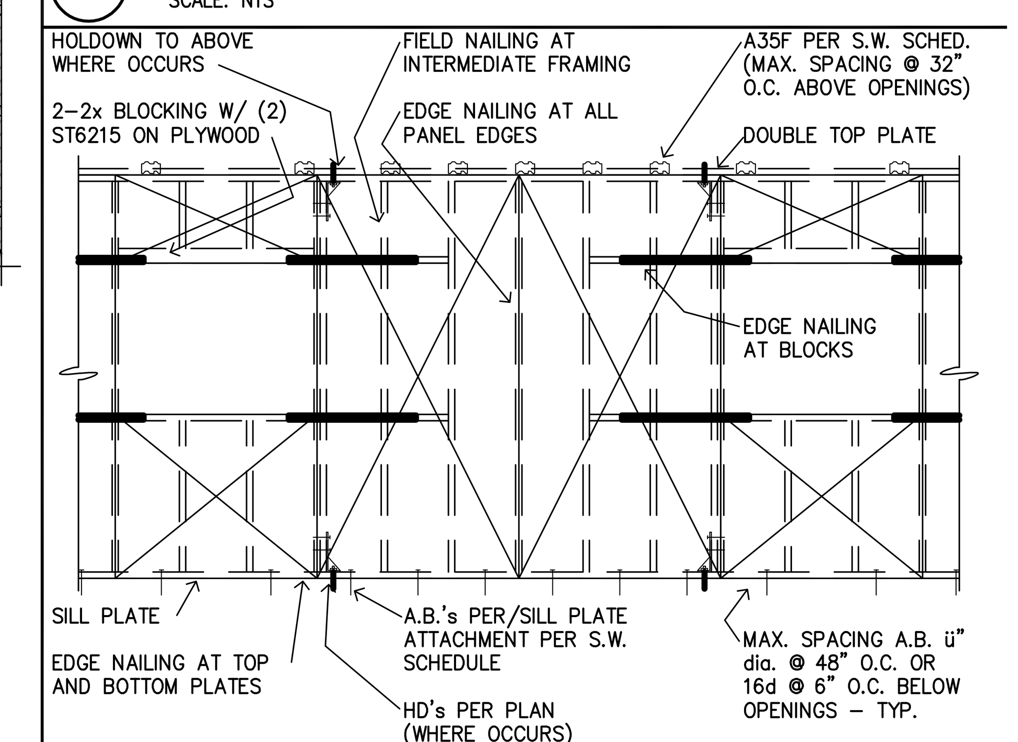


NOTES:
1) PLYWOOD THICKNESS AND GRADE PER PLAN
2) ALL PLYWOOD SHEETS TO BE 4'-0" x 8'-0" EXCEPT WHERE JOB CONDITIONS PROHIBIT.
3) NAILING PER SPECIFICATIONS, FRAMING PLAN NOTES AND TYPICAL PLYWOOD NAILING DETAIL.
4) IF BLOCKED DIAPHRAGM REQUIRED: PROVIDE 2x FULL DEPTH @ 8'-0" O.C. + 3x4 FLAT BLOCKING AT OTHER PANEL EDGES.
5) FRAMING AT ADJOINING PANEL EDGES SHALL BE 3-IN OR WIDER & NAILS SHALL BE STAGGERED WHERE:
   A. NAILS ARE SPACED 2-IN OR 2 1/2-IN ON CENTER
   B. 10d NAILS HAVING PENTRATION INTO FRAMING OF MORE THAN 1 5/8-IN ARE SPACED 3-IN OR LESS ON CENTER

4 TYPICAL FLOOR AND ROOF SHEATHING
SCALE: NTS



2 TYPICAL DOUBLE TOP-PLATE SPLICE/CORNER LAP
SCALE: NTS



NOTES: 1) PLYWOOD SHEARWALLS SHALL BE BLOCKED AT ALL PANEL EDGES. 2) SHEAR NAILING (AND BLOCKING) NOT REQUIRED ABOVE OR BELOW OPENINGS UNLESS NOTED OTHERWISE ON PLANS

3 TYPICAL SHEARWALL NAILING + STRAPS
SCALE: NTS

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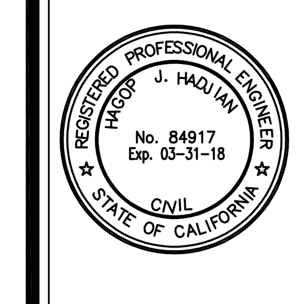

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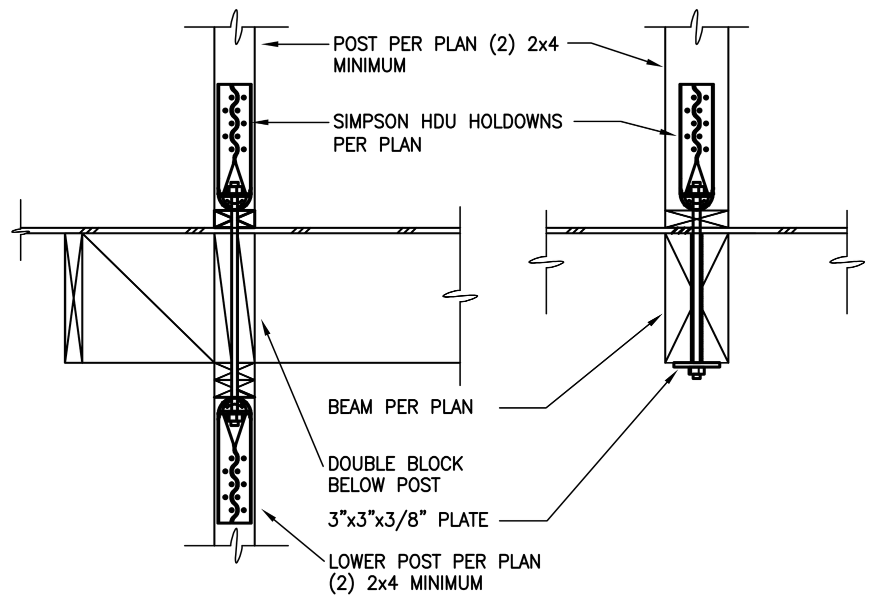
STRUCTURAL DETAILS

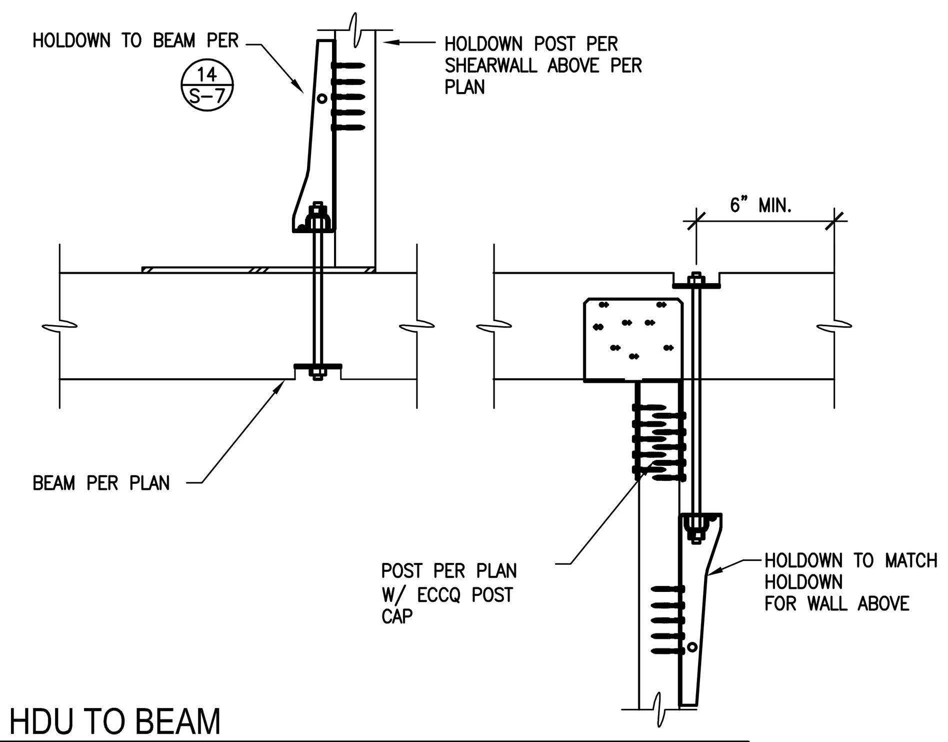
SHEET NO.
S6



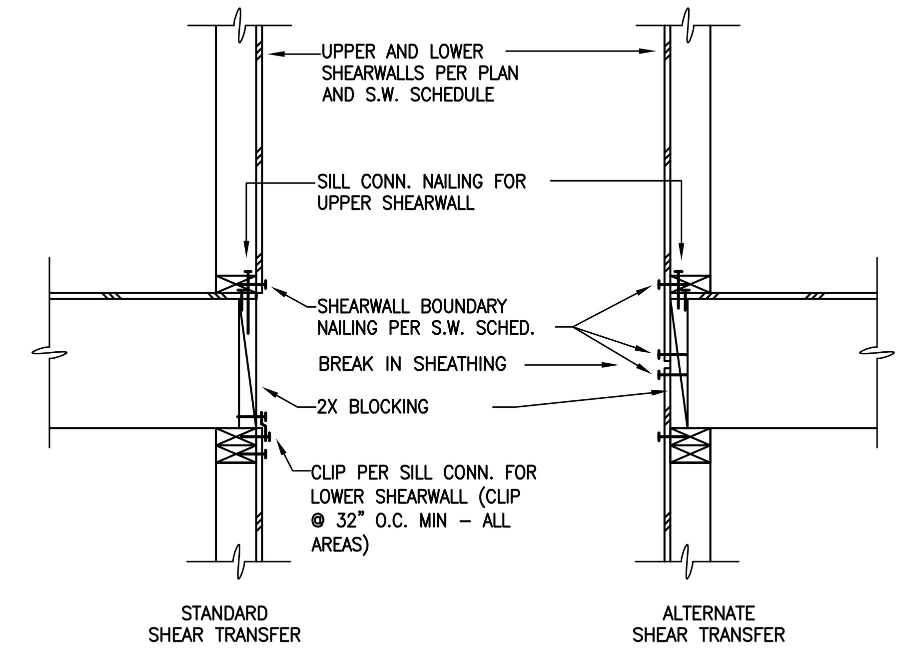
HD	ANCHOR ROD DIAMETER AND PLATE	MINIMUM EMBED.	MINIMUM POST	# OF SDS
HDU4	5/8" ROD W/3"x3"x1/4" ?	15"	4X4	10
HDU5	5/8" ROD W/3"x3"x1/4" ?	15"	4X4	14
HDU8	7/8" ROD W/3"x3"x3/8" ?	15"	4X4	20
HDU11	1" ROD W/3"x3"x3/8" ?	15"	4X6	30
HDU14	1" PER MANUF.	18"	4X6	36

NOTES:
1) NO SPECIAL DEPUTY INSPECTION REQUIRED.
2) DESIGN INCLUDES REDUCED EDGE DISTANCE.
3) ALLOWABLE LOADS HAVE BEEN REDUCED BY 25%
4) ALL SDS SCREWS TO BE 1/4" dia. X 2-1/2" LONG

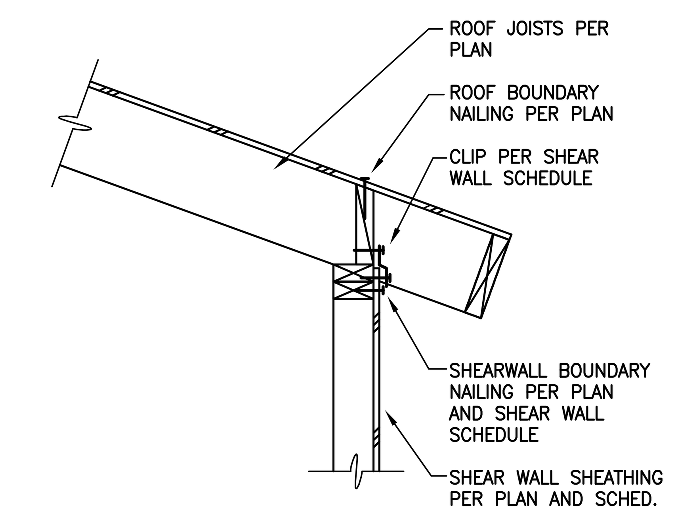
14 HDU HOLDOWN BETWEEN FLOORS
SCALE: 1"=1'-0"



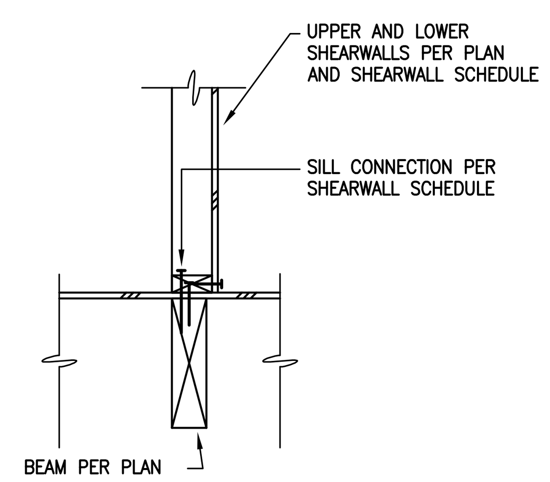
9 HDU TO BEAM
SCALE: 1"=1'-0"



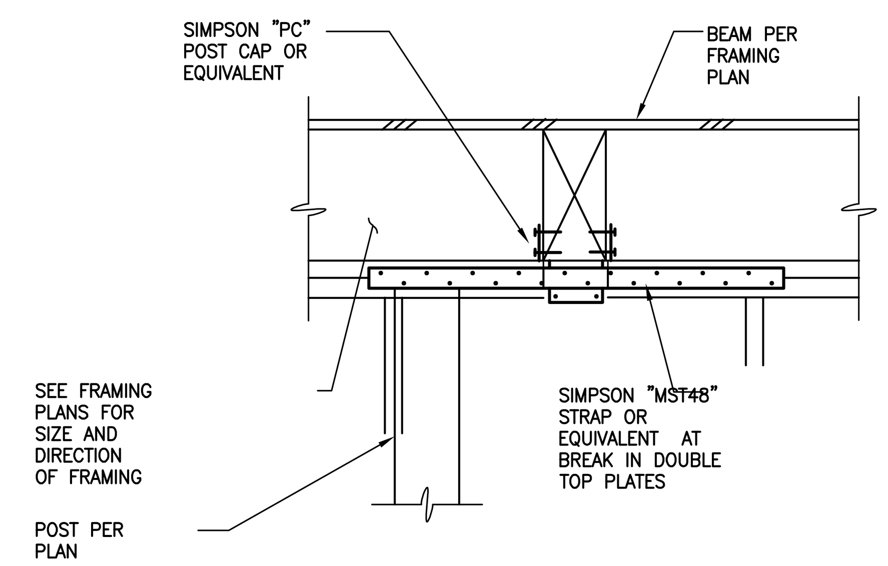
5 TYPICAL SHEAR TRANSFER THROUGH FLOOR
SCALE: 1"=1'-0"



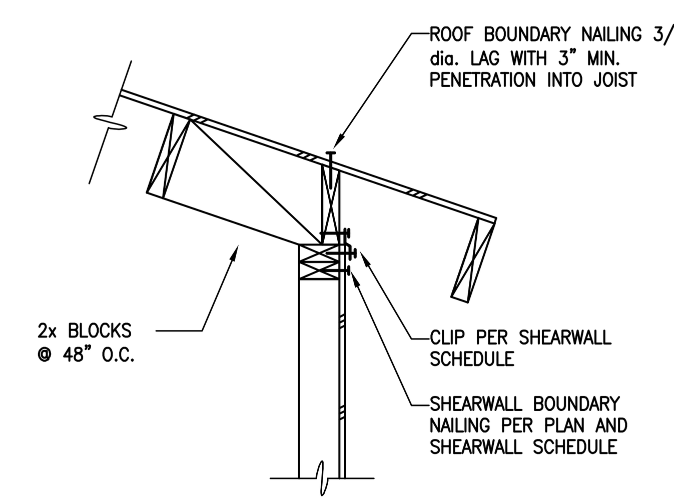
1 SHEAR TRANSFER AT ROOF
SCALE: 1"=1'-0"



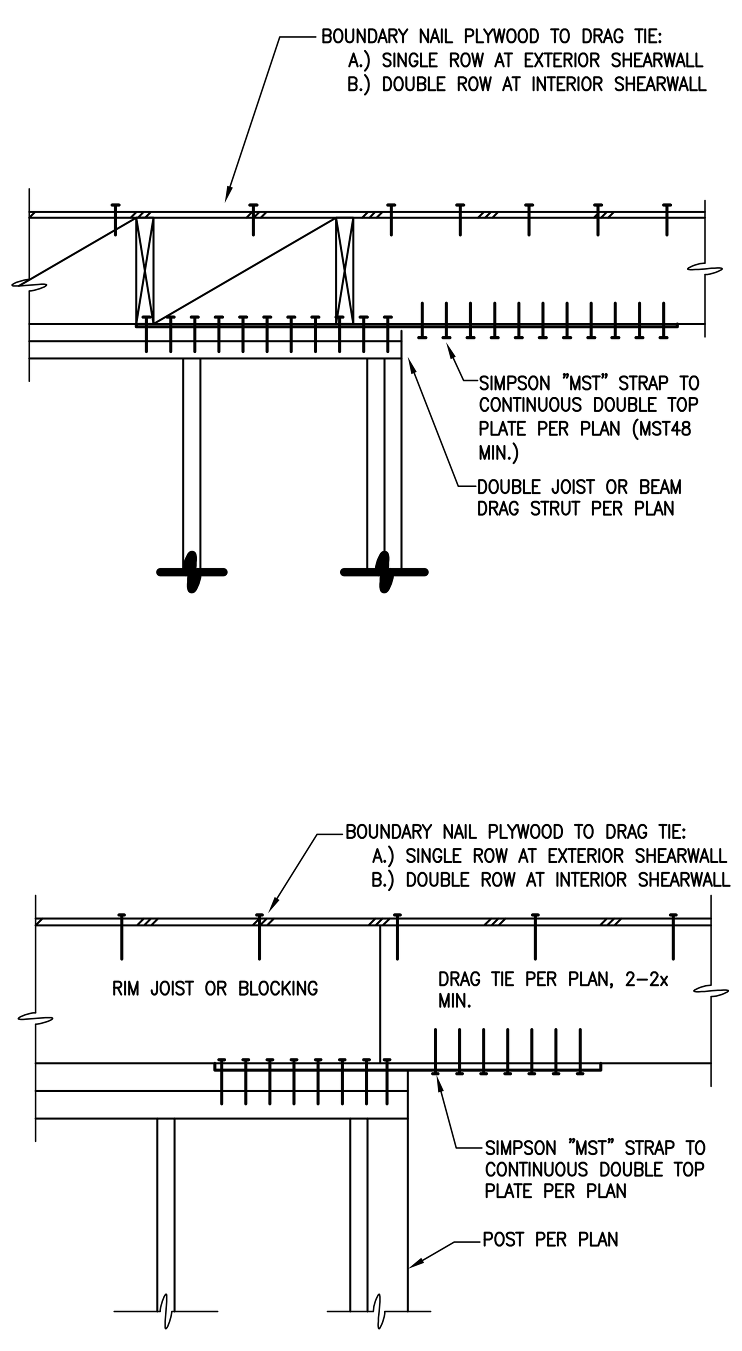
10 SHEAR TRANSFER TO BEAM
SCALE: 1"=1'-0"



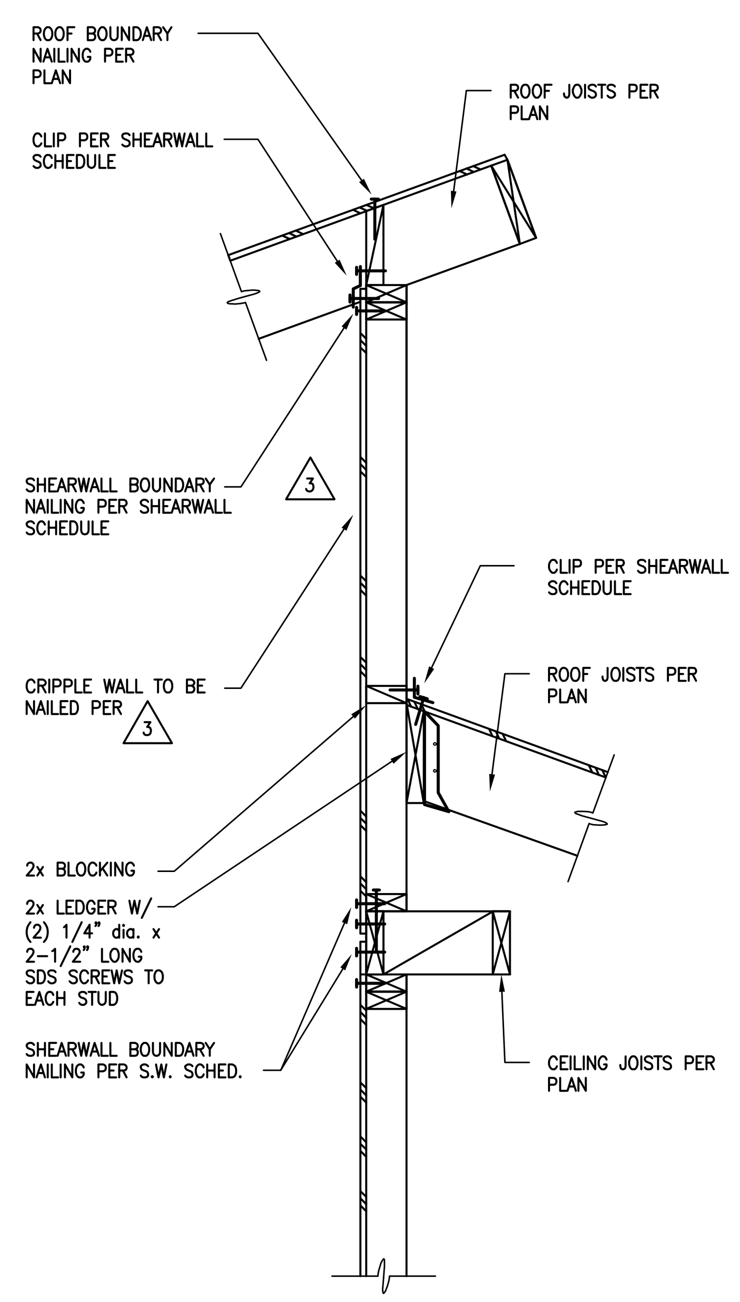
6 BEAM TO POST IN WALL
SCALE: 1"=1'-0"



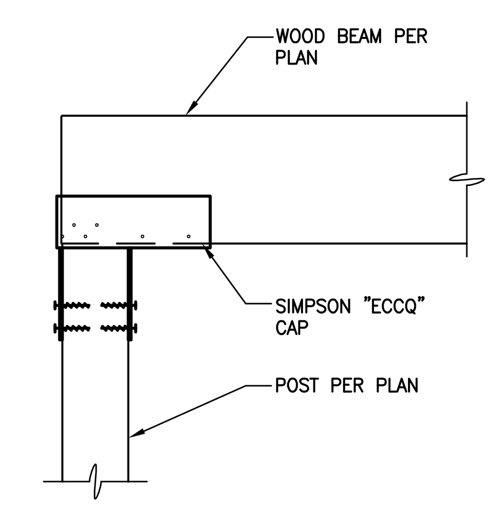
2 SHEAR TRANSFER AT ROOF
SCALE: 1"=1'-0"



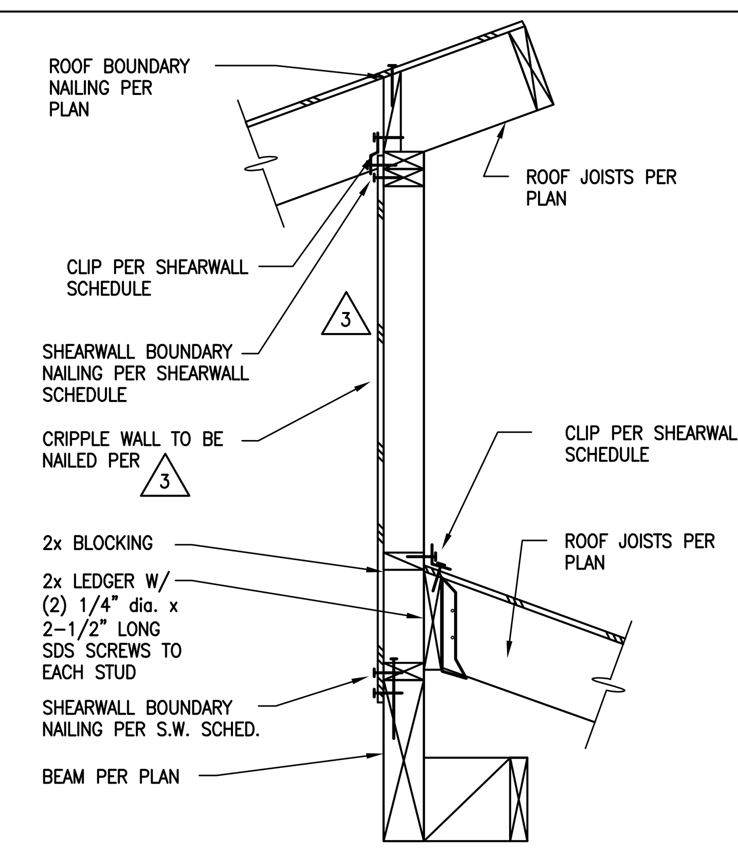
16 DRAG CONNECTION
SCALE: 1"=1'-0"



12 SHEAR TRANSFER AT HIGH/LOW ROOF
SCALE: 1"=1'-0"



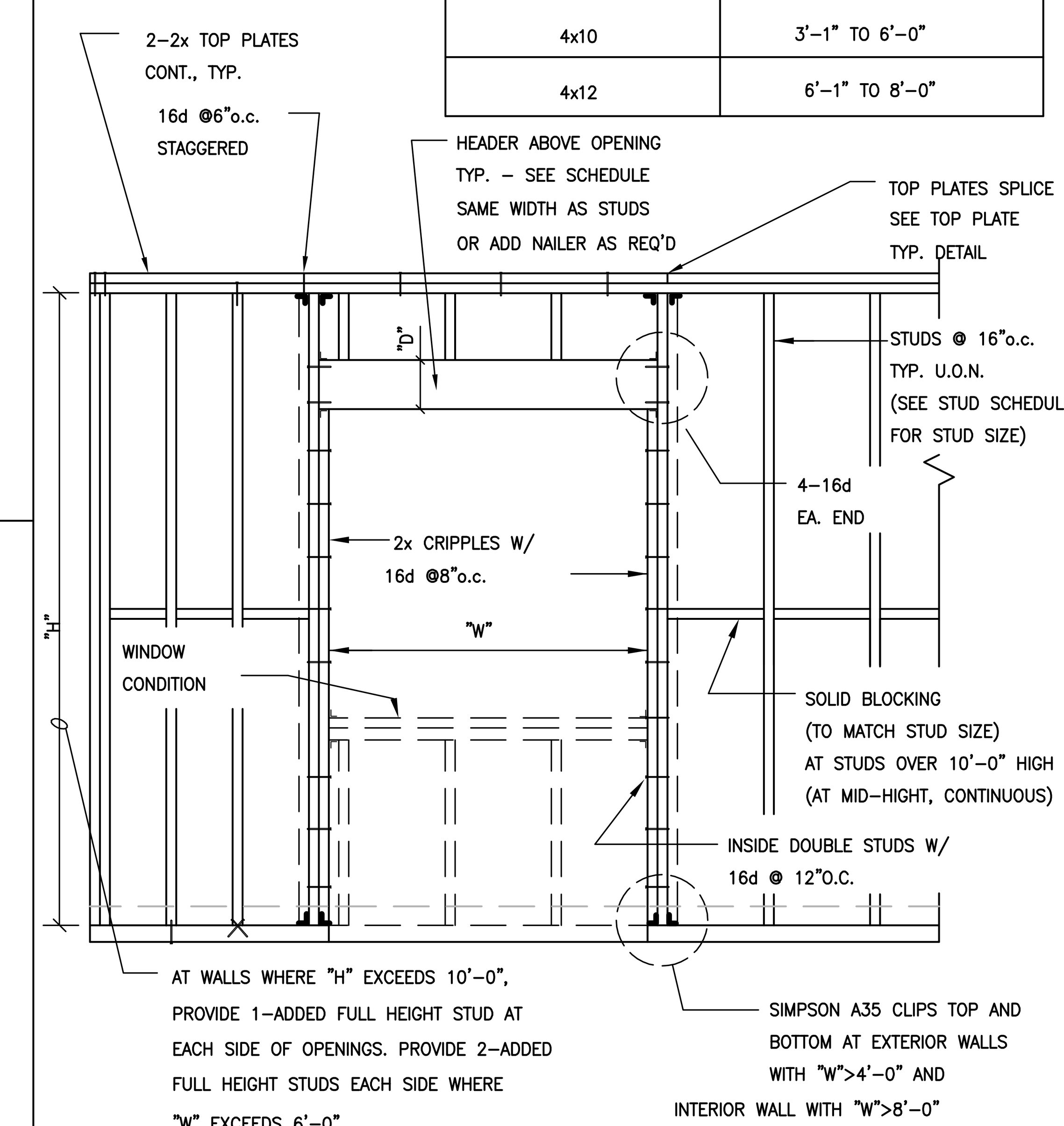
7 TYPICAL WOOD POST TO WOOD BEAM
SCALE: 1"=1'-0"



8 SHEAR TRANSFER TO BEAM AT HIGH/LOW ROOF
SCALE: 1"=1'-0"

HEADER SCHEDULE

"D" HEADER DEPTH	"W" WIDTH OF OPENING
4x8	TO 36" MAX.
4x10	3'-1" TO 6'-0"
4x12	6'-1" TO 8'-0"



4 TYPICAL HDR DETAIL
SCALE: 1"=1'-0"

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SHEET NO.
S7